

ATTACHMENT 10

(57)

TO: TOWN MANAGER CALVIN HORTON

**RE: MARRIOTT PROPOSAL
(COPY -- FOR YOUR INFORMATION)**

COVER PAGE PLUS THREE PAGES

58

110 White Oak Way, Chapel Hill, NC, 27514

**Editor, *Chapel Hill News*
Chapel Hill, NC
FAX 968-4953**

February 19, 2003

Dear Sir,

As residents of North Carolina and the Research Triangle area, we generally favor progress and development. But as citizens of Chapel Hill living close to the jam-packed 15-501 mixing bowl intersection near the Sheraton Hotel, we write to call attention to a pending development plan that would 1) add to the current congestion and 2) impact adversely the residential character of our neighborhood.

Further, we wish to bring to the community's notice the indirect if not downright devious way the developer has approached the project.

Marriott Hotels owns the approximately thirteen acres in question, in the northwest corner of the Erwin Road - Dobbins Drive Intersection (adjacent to 15-501, across from the Sheraton). That land was long zoned R-2, for residential use only. The acreage abuts a residential area -- single family dwellings and town homes. Private residences, all zoned R-2. In May 2002, Marriott Hotels obtained from the Town of Chapel Hill a change in designation to R-3 for their thirteen acres on the basis of a proposal to build an assisted-living facility. With the new R-3 designation in hand, those plans

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Tel: (919) 929 6764 Fax: 919 929 2845 E-mail <hmattox@mindspring.com

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were abandoned. Now Marriott has submitted a request for a change to "Community Commercial Conditional" - CC-C. (Note: Since the recent passage of the new land-use ordinance, such a bait-and-switch tactic is no longer permitted; if an approved project that was contingent upon a changed land-use designation is dropped, the land now reverts to its former designation.)

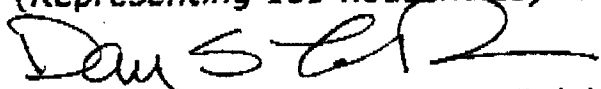
The new Marriott proposal is for a 108-room hotel, plus a detached building with four offices and four condominiums, one unit of which would be designated "affordable housing." The commercial aspects clearly are paramount.

Finally, we raise questions about the propriety of the Town Planning Board chairman serving as a consultant to Marriott, the applicant. This state of affairs is not only deplorable, but of itself may be sufficient reason for the Town of Chapel Hill to send this one back to the old R-2 drawing board.

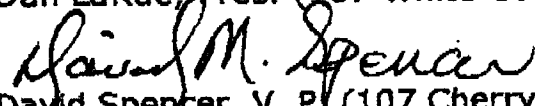
SMattox/hm

Sincerely,

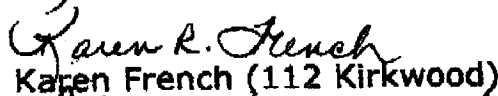
Board of Directors
Kirkwood Home Owners Assoc.
(Representing 109 households)



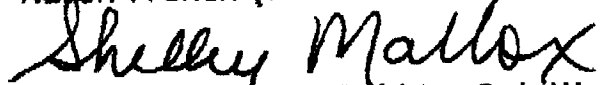
Dan LaRue, Pres. (107 White Oak Way)



David Spencer, V. P. (107 Cherrywood)



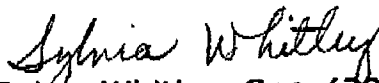
Karen French (112 Kirkwood)



Shelley Mattox (110 White Oak Way)



Ruthe Miesel (102 Homewood)



Sylvia Whitley, Sec. (304 Kirkwood)

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ADDITIONAL SIGNATURES

Old Oxford Road East/Erwin Road
(Single Family Residences)

Jeffrey S. Jandt	141 ERWIN ROAD
Beverly Smith-Jandt	141 ERWIN ROAD
David H. McFarling	2206 Old Oxford Rd Ea.
Rachel S. McFarling	2204 Old Oxford Rd. East
Greg B. McFarling &	2204 Old Oxford Rd. East.
Jill A. Hoop	2208 E Old Oxford Rd
Lisa M. House	2208 E. Old Oxford Rd
Anne S. Hastings	2140 Old Oxford Rd. East
Sharon S. Hastings	2140 Old Oxford Rd East