



# TRIANGLE WEST

Transportation Planning Organization

**September 3, 2025**

TO: Triangle West Technical Committee  
FROM: Monet Moore, Principal Planner  
SUBJECT: Public Comments Received for Proposed CTP Amendment on Massey Chapel Road

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## Summary:

This memorandum summarizes the public comments received regarding Massey Chapel Road Comprehensive Transportation Plan Amendment proposed by the City of Durham in partnership with Kimley-Horn and Associates, Inc. Public comments were gathered, largely, through online submissions from June 17, 2025 to August 1, 2025. Additionally, during the Triangle West TPO Board meeting on August 26, 2025 residents presented public comments. The comments have been organized to identify existing concerns and to share perspectives. This summary is intended to provide an overview of the feedback for consideration in the decision-making process.

During the meeting, community members raised several questions and concerns regarding the proposed amendment and related improvements. Key questions included:

- What are the next steps for the proposed amendment?
- Will members of the public have additional opportunities to provide feedback?
- Are any land-use changes anticipated in the area?
- What is the timeline for the project or potential improvements?
- If the proposal is approved, how will James Ross Drive be improved, and how much land will be required for the roundabout?

In addition to these questions, participants also highlighted several concerns:



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- The absence of sidewalks along Cook Road, which is a route regularly used by [REDACTED] walking to school.
- Speeding along Massey Chapel Road, which creates safety challenges for residents exiting driveways.
- The history of displacement experienced by older community members during the construction of NC 147 and ongoing concerns about potential displacement as development in the area continues.

Lastly, the public comments submitted via online submissions and phone calls are enclosed.

## View results

Respondent

5

Anonymous

04:48

Time to complete

### Contact Information

Full Name \*

David [REDACTED]

Email Address (Optional)

[REDACTED]@gmail.com

Phone Number (Optional)

919 [REDACTED]

Are you submitting this comment as: \*

- An individual
- A community group or organization
- A business or other entity

### Public Comment

What topic or plan would you like to comment on? Please select all that apply. \*

- Massey Chapel Road CTP Amendment
- Massey Chapel Rd

What is your comment, feedback or recommendation? \*

Please provide as much details as you'd like. Your comment may be used in reports or summaries of this outreach.

I'm not seeing how this expenditure of public funds would improve travel for anyone. Investment has recently been made to add 2 separate (!?) sets of stoplights. Coordinating these stoplights would do more to help people move through the Massey Chapel/Fayetteville Rd intersection(s).

## Demographic Questions

The questions within this section are optional but we (the TPO) appreciate you answering them. These questions are asked for us to have a better understanding of who is represented in public comments.

Select ALL options below that apply to you.

- I am 17 years or younger.
- I am 18-24 years old.
- I am 24-65 years old.
- I am 65 years or older.
- I identify as a woman.
- I identify as a man.
- I identify as non-binary or other gender.
- I am or considered to be disabled.
- Five (5) or more people live in my household.
- My household's total income is at or under \$43,130 per year.
- My household has zero cars.
- I do not speak, read or write English well.
- I am Hispanic, Latino or of Spanish origin.
- I represent a minority race or 2+ races (Black, Asian, South Asian, Native American, Alaskan Native, Middle Eastern, Hawaiian, Pacific Islander)

## View results

Respondent

6 Anonymous

01:38

Time to complete

### Contact Information

Full Name \*

Rashed [REDACTED]

Email Address (Optional)

[REDACTED]@aol.com

Phone Number (Optional)

919 [REDACTED]

Are you submitting this comment as: \*

- An individual
- A community group or organization
- A business or other entity

## Public Comment

What topic or plan would you like to comment on? Please select all that apply. \*

Massey Chapel Road CTP Amendment

Other

**What is your comment, feedback or recommendation? \***

Please provide as much details as you'd like. Your comment may be used in reports or summaries of this outreach.

To Whom It May Concern,

I am writing to formally oppose the proposed amendment to the Comprehensive Transportation Plan (CTP) that involves the realignment of Massey Chapel Road to reconnect both sides. I am the legal owner of property that would be directly impacted by this realignment, and I have not been properly consulted about this amendment prior to receiving a notice.

This proposed change presents several serious issues, both for me as a property owner and for the surrounding community:

1. Significant Loss of Property Value

The proposed road alignment will drastically reduce the value of my land. It disrupts future plans I have for development or sale and makes the property less appealing to potential buyers or tenants. Encroachment from a road project of this nature undermines the long-term investment I made in this land.

2. Increased Pollution and Safety Risks

This realignment would introduce long-term noise pollution, air quality concerns, and light intrusion, which would negatively affect the environment and quality of life. These issues not only reduce property value but also present health and safety risks.

3. Construction Disruptions

Transportation projects of this scale typically take years to complete and involve disruptive construction activities, including dust, debris, limited property access, and persistent vibration from heavy machinery. I am deeply concerned about how this will affect both my property and my ability to access or maintain it during the construction period.

4. Lack of Adequate Community Engagement

The notification process has been insufficient. A project of this magnitude requires more proactive communication, especially with landowners whose property may be physically affected. I did not have the opportunity to provide input before this stage, and many in the surrounding community remain unaware.

5. Potential Environmental Impact

My property includes green space that may be disturbed or destroyed as a result of this realignment. This raises questions about erosion risk, water drainage patterns, and the loss of green buffers or wildlife habitat.

6. Availability of Better Alternatives

I request that the Triangle Transportation Planning Organization revisit alternate alignments that do not require use of or proximity to privately owned land like mine. Rerouting the connection or utilizing less disruptive corridors should be seriously considered.

For all these reasons, I strongly urge the board to reject or postpone approval of the proposed amendment until more transparent dialogue is held with affected property owners and alternate alignments are reviewed.

I am requesting a direct conversation with the lead staff planner responsible for this amendment to better understand the potential impact on my land and to have a voice in the planning process.

Sincerely,

Rashed 

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## View results

Respondent

7

Anonymous

22:07

Time to complete

### Contact Information

Full Name \*

Doris [REDACTED]

Email Address (Optional)

[REDACTED]@gmail.com

Phone Number (Optional)

704 [REDACTED]

Are you submitting this comment as: \*

- An individual
- A community group or organization
- A business or other entity

## Public Comment

What topic or plan would you like to comment on? Please select all that apply. \*

- Massey Chapel Road CTP Amendment
- Other

## What is your comment, feedback or recommendation? \*

Please provide as much details as you'd like. Your comment may be used in reports or summaries of this outreach.

I am totally in opposition to the proposal . This will have a detrimental impact on the community and its residents :

Safety concerns :

\*Increased traffic volume will make it more challenging for the residents to live and play in this area . And for them to safely access their properties including driveways and parking lots  
Because of more traffic there will be more accidents and and less space for the pedestrians to walk / exercise .

\*Noise / Air Pollution

With the expansion comes more noise pollution unfortunately disrupting the communities sleep pattern , and the ability to enjoy their homes . With increased vehicle traffic elevates air pollution levels potentially increasing respiratory problems , asthma and the other health concerns especially those who live close to the road .

Home owners

For those of us who own homes how is going to affect our property value ? This road will decrease my front yard .

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## View results

Respondent

9

Anonymous

14:12

Time to complete

### Contact Information

Full Name \*

Marcus [REDACTED]

Email Address (Optional)

[REDACTED]19@gmail.com

Phone Number (Optional)

980 [REDACTED]

Are you submitting this comment as: \*

- An individual
- A community group or organization
- A business or other entity

## Public Comment

What topic or plan would you like to comment on? Please select all that apply. \*

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What is your comment, feedback or recommendation? \*

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This project raises serious concerns for the family and the community. There are particular worries about the potential for significantly increased traffic volume and the associated safety risks for families. Given that this property has been in the family for decades, the possibility of displacement is deeply concerning. More viable and less impactful alternatives must be examined before proceeding with this plan. According to the Journal of Road Safety, community engagement is crucial for achieving better road safety outcomes. It is essential to rigorously evaluate alternative development strategies.

Address: [REDACTED] Massey Chapel Road Durham NC  
Lot: [REDACTED]

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## View results

Respondent

10

Anonymous

04:37

Time to complete

### Contact Information

Full Name \*

Email Address (Optional)

Phone Number (Optional)

Are you submitting this comment as: \*

- An individual
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- A business or other entity

If you are commenting on behalf of a community group, community organization, business or other entity, please share the name of the organization with us. \*

MONTS RIDGE LLC

### Public Comment

What topic or plan would you like to comment on? Please select all that apply. \*

- Massey Chapel Road CTP Amendment
- Other

What is your comment, feedback or recommendation? \*

Please provide as much details as you'd like. Your comment may be used in reports or summaries of this outreach.

My property, addressed [REDACTED] Massey Chapel Rd (Pin# [REDACTED] owned by MONTS RIDGE LLC), is negatively impacted by the current CTP Alignment. I prefer the recommend CTP modification through James Ross Dr. Thank you for your time.

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## View results

Respondent

12

Anonymous

33:48

Time to complete

### Contact Information

Full Name \*

Mahendra [REDACTED]

Email Address (Optional)

[REDACTED]@gmail.com

Phone Number (Optional)

919 [REDACTED]

Are you submitting this comment as: \*

- An individual
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Inspire Commercial LLC

## Public Comment

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- Massey Chapel Road CTP Amendment
- Other

## What is your comment, feedback or recommendation? \*

Please provide as much details as you'd like. Your comment may be used in reports or summaries of this outreach.

The below listed parcels (owned by Inspire Commercial LLC) are negatively impacted by the current CTP alignment of Massey Chapel Rd. We would prefer the recommended CTP modification through James Ross Dr.

7411, 7417, 7421, 7521, 7607, 7611, and 7615 Massey Chapel Rd  
111, 112, 115, 117, 121, 203, and 207 Cool Springs Rd  
103 and 210 Ellison Dr  
107 and 108 Leisure Ln  
106, and 111 James Ross Dr

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On Friday, August 1, 2025, Triangle West TPO staff received a phone call from David [REDACTED] regarding the proposed Comprehensive Transportation Plan Amendment regarding the alignment of Massey Chapel Road in the City of Durham. During the call, David Rucker stated he is the owner of the following parcel:

- 0718703998 (SE Corner of Massey Chapel Road and Fayetteville Road)

David shared the following sentiments during the phone call:

- James Ross Road would be preferred alignment at this time as it is the conservative decision.
- Traffic to go down James Ross Road is preferred.
- He would appreciate more details on the current alignment and what compensation would entail.