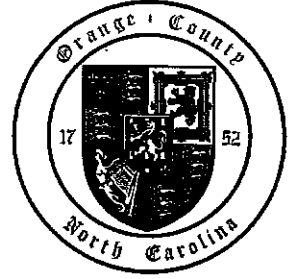


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ORANGE COUNTY BOARD OF COMMISSIONERS  
 POST OFFICE BOX 8181  
 200 SOUTH CAMERON STREET  
 HILLSBOROUGH, NORTH CAROLINA 27278



June 3, 2009

Kevin Foy, Mayor  
 Town of Chapel Hill  
 405 Martin Luther King Jr. Blvd.  
 Chapel Hill, NC 27514-5705

Re: Comments on Rogers Road Small Area Plan Task Force Report

Dear Mayor Foy:

Thank you for the opportunity to review and comment on the Rogers Road Small Area Plan Task Force Report. This important planning effort has been reviewed by several County Departments and comments are included in the enclosed sheets. The Board of County Commissioners formally received the small area plan at its June 2, 2009 meeting.

We look forward to continued cooperation with the Town as the small area plan moves through the adoption process in accordance with the provisions of the Joint Planning Agreement. If you have any questions, please do not hesitate to contact me.

Sincerely,

Valerie P. Foushee  
 Chair, Board of County Commissioners

Enclosure

[WWW.CO.ORANGE.NC.US](http://WWW.CO.ORANGE.NC.US)

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## **Orange County Staff Comments on Rogers Road Small Area Plan Task Force Report**

### **Cost of Water/Sewer Improvements (County Manager's Office):**

The most problematic part of implementation may be gaining public financing for water/sewer improvements and the most controversial the Homestead-like exemption to address long term property ownership and affordability. It should be clear that grants are to be primary or sole funding source for water and sewer improvements.

### **Claim of Well Contamination (Solid Waste):**

Comment in second paragraph (p 9, History) regarding contaminated wells is absolutely not true; not a single piece of reliable/legitimate evidence has ever been presented, and two series of evaluations of local wells by the Orange County Health Dept. has in fact concluded no trace of landfill contamination has been discovered. The County strongly refutes this assertion.

### **Roadways Problematic (Solid Waste):**

Given the minimal landfill buffers and storm water and other landfill support features that are present, it seems unlikely that the roadways noted would be feasible from a regulatory perspective. It is also not likely that public roadways would be considered located so close to the actual waste disposal cells. Alternative routes should be explored.

### **Use of Neville Tract (Solid Waste):**

The Neville Tract is an essential component of landfill operations, serving as the source of final cover soil for landfill closures (C&D landfill will close approximately 2027) and is the site where emergency storm debris is stored following being ground. Until a new location for emergency storm debris management is obtained, this tract is a critical part of local emergency management infrastructure. Planning efforts should focus on the Greene Tract and assume Neville is not available for some time.

**Protection of Streams and Wetland (Environment and Resource Conservation Department (ERCD))** Special care should be taken to avoid encroachment on two Bolin Creek headwater streams and associated wetlands on this property as identified by Goldstein & Associates, Inc. (2000). A copy of the Goldstein report is available from ERCD. Any school facilities should be designed and sited to avoid the Bolin Creek headwater streams and associated wetlands by Goldstein & Associates, Inc. (2000).

**Construction of Trails and Other Recreation Opportunities on the Greene Tract: (ERCD)** ERCD supports the construction of natural trails and a paved greenway trail as long as those facilities are properly located to minimize adverse environmental impacts. The Composite Land Use Map (Figure 9) on p 17 identifies a large pond,

which probably no longer exists on this property. There may have been a pond at one time, but that area is entirely forested. **Note by BOCC:** On page 20, the term "passive recreation" is used. Orange County prefers the term "low impact recreation" when describing recreational uses such as trails and picnic areas.

**Preservation of Cultural Resources/Historic Properties in the Development Process (ERCD):** A cultural resources (archaeology) survey of the Greene Tract conducted by TRC Garrow & Associates (2000) uncovered two historic sites, two prehistoric sites, and four "isolated finds." The consultants determined that the two historic sites were potentially eligible for the National Register of Historic Places and warranted further research before potentially disturbing land use activity occurred. The proposed road network through the Greene Tract shown on p 13-19 of the report appears to avoid the two sites, but ERCD recommends examining this area more closely.

Due to the historic nature of the study area, ERCD would recommend that additional archaeological investigation (surface and subsurface investigation) be conducted in the rights of way of any future roads or potentially paved trails once those corridors are formally surveyed. The Town and County may wish to work together to conduct additional archaeological investigation as part of the development process for the future school site identified by the orange area on page 18 of the report. The Town and County may likewise wish to retain an archaeologist to be "on call" during construction to monitor work and record any finds during the development process for publicly-funded projects within the Rogers Road Study Area.

The Task Force recommends preserving and integrating two historic buildings into the future community facilities (p 21) . The Lloyd-Rogers House (OR 431), a two-story Greek Revival building (ca 1850s), located on the AME Church property is listed in the County's inventory of historic properties. The rear portion of the house was removed earlier this year; some stabilization measures may be needed to protect the house from deterioration to ensure its potential use for the future.

The second historic property referenced in the report is the one-story log house located at the end of Edgar Street. This building has been identified in the report as a potential focal point for a community garden or farmers market. This building was not recorded in the countywide survey, although it probably should have been. Based on photos and a brief drive-by, the 1930s date of construction seems on target. Like the Lloyd-Rogers House, the log building is in need of maintenance. It may be prudent to pursue general cost estimates for renovating these buildings as part of the long-term planning process implementing the Small Area Plan.

**Comments from the Town of Carrboro (From Minutes of a June 2009 worksession)**

A worksession of the Carrboro Board of Aldermen was held on Tuesday, June 9, 2009 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Mark Chilton
Aldermen	Dan Coleman
	Lydia Lavelle
	Joal Hall Broun
	Jacquelyn Gist
	Randee Haven-O'Donnell
Town Manager	Steven E. Stewart
Town Clerk	Sarah C. Williamson
Town Attorney	Michael B. Brough
Absent:	
Alderman	John Herrera

**REQUEST FROM THE TOWN OF CHAPEL HILL FOR FEEDBACK, COMMENTS OR QUESTIONS ON THE ROGERS ROAD SMALL AREA PLAN TASK FORCE'S FINAL REPORT**

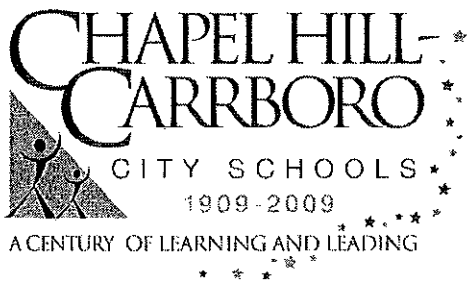
The purpose of this item was to give the Board of Aldermen, in response to an April 24, 2009 referral from Chapel Hill Mayor, Kevin Foy, the opportunity to provide the Town of Chapel with feedback comments, or questions on the Rogers Road Small Area Plan Task Force's Final Report.

David Bonk, Long Range and Transportation Manager with the Town of Chapel Hill, made the presentation and answered the Board's questions.

Mayor Chilton stated that it would be extremely expensive to provide sewer service to the Rogers-Eubanks community if homes are located on one acre lots. He also stated that it is doubtful that a road connection on Weaver Dairy Extension would be possible.

Alderman Lavelle suggested a coordinated effort to provide sidewalks on the same side of Rogers Road and Eubanks Road.

Alderman Coleman suggested a way to determine how long the individuals living in the Historic Rogers-Eubanks community have lived in there and how long they have been aggrieved by the landfill.



June 10, 2009

Kevin Foy, Mayor  
405 Martin Luther King Blvd.  
Chapel Hill, NC 27514

Dear Mayor Foy,

On June 4, 2009, the Chapel Hill-Carrboro City School Board reviewed the Final Report of the Rogers Road Small Area Plan Task Force. The Board of Education appreciates the opportunity to be involved in the planning and shaping process of our town's future.

The area that has been designated as a potential school site is desirable for us. The land offer of a fourteen acre site would be suitable for an elementary school. The other area developments that the Task Force plan envisions would allow the facility to be a community centered school. We would recommend that the Town Council consider this for another opportunity to share facilities. Perhaps these could include shared amenities such as a community gym, athletic fields, and/or tennis courts. The transportation and pedestrian improvements mentioned in the report would allow easy access for students, staff, families, and the community. It would make a great location for a school.

Thank you for your continued dedication and work for our community. This is yet another example of how through collaboration and partnerships, we can achieve a win-win for the school district, the Town of Chapel Hill, and the community. On behalf of the Chapel Hill-Carrboro City Schools, thank you.

Sincerely,

A handwritten signature in cursive script that reads "Lisa Stuckey".

Lisa Stuckey  
Board Chair

C: CHCCS Board of Education