



8

Chapel Hill – Carrboro City Schools
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January 8, 2004

Cal Horton, Manager
Town of Chapel Hill
306 N. Columbia Street
Chapel Hill, NC 27516

Dear Mr. Horton:

Included are the potential school sites or existing school sites identified by the Board of Education for inclusion in the Land Use Plan of the Town of Chapel Hill. These sites were approved by the Board of Education for submission to the Town Council at their regularly scheduled meeting on December 18, 2003. The purpose of this request is to comply with the Town Manager's request of October 28, 2003 that sites be identified by the following criteria: *Make no change; Broaden review for current sites; and Add or revise school sites.* This is a recommendation from the Board of Education to the Chapel Hill Town Council, which has the responsibility to approve or disapprove the designation, in order to comply with the Manager's request.

The identification of sites only indicates that the site has potential for school placement. Identification does not imply that one site is better than another or that it is an ideal site. Once a Special Use Permit or Development Application is filed, the District will engage in a more thorough, professional review of the site including the location, topography, environmental impact and practicality. At this stage the District would contract with architects to review the site, similar to the efforts made in locating a southern site for high school number three.

This site search began with a review of the presently identified sites on the Town Use Plan. The second step of the process was to meet with Orange County staff to explore the possibilities of school site locations. The meetings with Roscoe Reeves, Land Records Manager; David Stancil, Environment and Resource Conservation Director and Chris Dwinell, a GIS Applications Specialist were invaluable in preparing this report. Their knowledge of the county and the environmental constraints is extensive. This is an excellent example of collaboration between the County and the District. These meetings proved extremely valuable and the staff's collective expertise and knowledge are greatly appreciated. The third step of the process was to review those findings with the Town of Chapel Hill. Roger Waldon and J.B. Culpepper are to be commended for their hard work and their dedication to the task. Their attention to detail and long range vision assisted greatly in the preparation of this report.

9

The Board of Education recommends that the following sites be identified in the Town of Chapel Hill Land Use Plan as school sites.

Add or Revise School Sites

The Board of Education requests that the following sites be added to the Land Use Plan as potential school sites.

<u>Owner</u>	<u>Location</u>	<u>Acreage</u>	<u>Tax Valuation</u>
American Legion	Legion Road	35.12	\$1,684,779
Park West Investors	Eubanks Road	29.56	\$1,197,504
Shieh Ting Kuo	Weaver Dairy Road	44.93	\$ 487,397
Harris Teeter	Weaver Dairy Road	11.79	\$3,065,400
Carolina North	Horace Williams	900+	Tax Exempt

The Board of Education would request that site reservation provisions would apply to multiple development application types.

Broaden Review for Current Status

<u>Owner</u>	<u>Location</u>	<u>Acreage</u>	<u>Tax Valuation</u>
Obeys Creek	Highway 15/501	89.13	\$1,148,928

The Board of Education would request that site reservation provisions would apply to multiple development application types.

Broaden Review for Current Status

<u>Owner</u>	<u>Location</u>	<u>Acreage</u>	<u>Tax Valuation</u>
Campus Estates/Buck	Eubanks Road	19.97	\$ 224,632

If the application for this site is not successful, the Board of Education would request that this site's reservation provisions would apply to multiple development application types.

Released Sites

The Board of Education has formally released two of the sites currently identified in the Land Use Plan. These sites include the Larkspur property as identified by the Orange County GIS and the western Erwin Road site (PIN 9890544321) that the Town of Chapel Hill purchased in 2001.

We appreciate your willingness and desire to work with the District in locating the future schools and are willing and able to attend and participate in any activities required by this process. Please feel free to call if you have any questions.

Sincerely,



Neil Pedersen
Superintendent