

Christina Moon

From: David Andrews
Sent: Monday, October 5, 2020 6:15 PM
To: Patricia J. McGuire; Christina Moon
Subject: Fwd: Proposed text amendments to the Land Use Ordinance to establish new zoning districts and associated development requirements for the Historic Rogers Road neighborhood.

FYI

Begin forwarded message:

From: Kathryn Thomas <braskakjt@yahoo.com>
Date: October 5, 2020 at 5:09:23 PM EDT
To: PublicComment <publiccomment@townofcarrboro.org>
Subject: **Proposed text amendments to the Land Use Ordinance to establish new zoning districts and associated development requirements for the Historic Rogers Road neighborhood.**

I am unable to attend the Council meeting tomorrow (10/6/2020) evening but I would like to reiterate my concerns relative to the proposed text amendments to establish new zoning district HRR. My primary concerns relate to the protection of water quality available to Fox Meadow residents who are reliant on wells, and with the management of storm water resulting from development.

I purchased my home in 2002. Subsequently, this area went through several years of drought and the quality of my water degraded significantly. It became orange and very cloudy. I took my laundry to a laundromat for several years because I needed to conserve the water for personal hygiene. I drank only bottled water. After the drought abated, I continued to have concerns about the safety of my water and had it tested. The county decided to condemn my well and a new well was built using the well fund available to certain residents of the area. I have my well tested periodically because of this neighborhood's close proximity to the old landfill. A couple of years ago I was told that the water quality in my "new" well no longer met safety standards and I needed to have a water treatment system installed. The county paid for the installation of a water treatment system because of my proximity to the landfill. I now pay for water treatment services, but the water is still not safe to drink because of the sodium level resulting from the water treatment. I still have to purchase bottled water for drinking. I am concerned that water quality is a moving target in this area and that the HRR zone being proposed will result in further degradation of the water quality available which may require further mitigation measures.

Furthermore, I am concerned that denser development, including the addition of much more impervious surface, would have a significant impact on both the quality and the ability of the current wells to recharge. Storm water seems to be concentrated from the creek that runs under Rogers Road through the Rogers Road neighborhood and then runs down through the Fox Meadow neighborhood under Tallyho Trail. The surface runoff has increased significantly in recent years resulting in the creek overtopping its banks on occasion creating a significant potential for flooding for some of my near neighbors. In addition, in the aftermath of the construction of the sewer line, the shoulder along Tallyho in front of my house has eroded significantly because of the manner in which it was reconstructed. Soil is being washed away, leaving gravel and crushed asphalt. The soil is partly filling up the ditch, but mostly it has been washed away into the creek. We were promised that it would be made better than it had been, but the results are quite the opposite. Mitigation measures are costly for Fox Meadow residents.

Fox Meadow has been buffeted by many development changes since its inception in the early 1980s. The planning for this neighborhood was grounded on a completely different set of regulatory

requirements than are in existence today, yet this neighborhood is being treated as if the consequences of prior government and development decisions don't matter.

Fox Meadow residents are dependent on the health of their wells. I would hope that any development take into account water quality and storm water issues of concern to Fox Meadow residents like me.

Thank you for your consideration.

Kathryn Thomas
1415 Tallyho Trail
Chapel Hill, NC 27516

Christina Moon

From: David Andrews
Sent: Monday, October 5, 2020 6:14 PM
To: Patricia J. McGuire; Christina Moon
Subject: Fwd: Rogers Road Text Amendments

FYI

Begin forwarded message:

From: Cammie Brantley <cabbytwo@netscape.net>
Date: October 5, 2020 at 5:24:19 PM EDT
To: council <council@townofcarrboro.org>, PublicComment <publiccomment@townofcarrboro.org>
Subject: Rogers Road Text Amendments
Reply-To: Cammie Brantley <cabbytwo@netscape.net>

Dear Carrboro BOA members,

Thank you for the opportunity to comment on the Rogers Road text amendments up for consideration at your Oct 6 meeting. It has been a long time since many of us have had the time and opportunity to turn our attention toward these matters and understand that these comments are outside of the 24 hour window for public comment following the Sept 22 meeting, but so much is new with Covid changes that a lot of us did not realize the new procedures until today.

I ask that when considering the text amendments for the Bellin property that you remember the concerns of those of us downstream. Please remember that excessive storm water runoff can not only damage homes, but also wells and septic systems. This was not something I heard specifically mentioned at the Sept 22 meeting which I reviewed on video today.

The Tallyho Trail neighborhood is entirely dependent on well water and almost entirely dependent upon septic. About a dozen neighbors who border the new sewer easement that runs thru Tallyho in order to service Rogers Road were given the option to hook up. The rest of us are without recourse if our wells or septic systems are damaged or destroyed due to flooding and/or excessive run off. We need clean water to drink and we were specifically told by OWASA that there are no plans to provide service to our neighborhood now or in the future.

At the Sept 22 public hearing, I was happy to hear Tina Moon say that the draft language meets stormwater guidelines, etc. but am also wondering if those are the new guidelines or the old ones? When we were meeting on this previously, new guidelines were being developed out of necessity and I am unclear which are being adhered to for this property now. I would recommend that be looked at closely by the Board.

In the public comments submitted by the perspective developer of the property, he seeks a "formal stream determination" and I agree that is key to making good decisions about this property. There are streams that have developed in our neighborhood that don't show on stream maps because they were previously dry the majority of the time. I urge you to look closely and carefully at this issue.

Neither Tallyho Trail neighbors or Rogers Road neighbors intended or desired seeing a 58-60 unit residential development at this location. At one meeting Rogers Road representatives were adamant they didn't want to see something like the neighborhood at the intersection of Homestead and Seawell School Rd. (sorry, I don't know its name). Such a development would not be in keeping with the existing neighborhoods, which was definitely a stated goal for both Rogers Road and Tallyho neighbors.

Please make sure the language in the approved text doesn't allow any unintended consequences such as this. I believe there was discussion of general use vs. conditional use at the Sept 22 meeting and if conditional use allows greater ability to match the development of this property with the goals of the community and protects both the character and health of existing properties, I encourage you to choose it.

Sincerely,
Cammie Brantley
1315 Tallyho Trail

Christina Moon

From: jeaniefstroud <jeaniefstroud@gmail.com>
Sent: Tuesday, October 6, 2020 4:48 PM
To: Christina Moon
Subject: Multi-development 65 units

I am a resident of Rogers Road for over 30 yrs. I would NOT like to see this development come on Rogers Road. It will be very dangerous for our elderly, our children and our animals. NO MORE DEVELOPMENT ON ROGERS ROAD. Please, THANK U

Sent from my Verizon, Samsung Galaxy smartphone

Christina Moon

From: Jackie Poole <jackiepoole414@gmail.com>
Sent: Tuesday, October 6, 2020 6:33 PM
To: Christina Moon

We do not need another development coming to Rogers Road. A development of this magnitude will be a disaster to this neighborhood. The neighbor will be over-crowded and the increased traffic could become a hazard to the kids in the neighborhood.

Thank you!

Jackie Poole

jackiepoole414@gmail.com

919 260 4675

8006 Rogers Road

Chapel Hill, NC 27516