

## WINMORE

WINMORE LAND MANAGEMENT, LLC  
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Memo

July 17, 2002

To: Mr. Martin A. Roupe  
Town of Carrboro


From: Robert L. Chapman

RLC

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Re: Environmental Impact Statement in compliance with Appendix A, Item 14 of the Town of Carrboro Land Use Ordinance: "The environment impact of a development, including its effect on historically significant or ecologically fragile or important areas and its impact on pedestrian or traffic safety or congestion."

### Historically Significant Areas

 No generally recognized historically significant areas exist on the property. However, the only existing dwelling on the property, the small house occupied by Ms. Faye Daniels, was the residence of Andy Griffith while he attended the University of North Carolina in the 1950's. Winmore Land Management intends to retain this house for future adaptive use, possibly as an environmental center.

### Ecologically Fragile or Important Areas

The project site is located in Orange County, North Carolina which lies within the Southern Piedmont Physiographic Province of the eastern United States. This province is characterized by broad, gently rolling ridges formed on the stronger bedrock of the area. Between these ridges lowlands and drainages areas are formed on the lesser resistant bedrock. The soils weathered from the parent bedrock generally consist of an upper layer of fine-grained clay and silt underlain by medium sandy silt or silty sand. Most, if not all, of the property was cleared and utilized for agriculture in the 1800s and early 1900s. All of the areas intended for development are re-forested farm fields with second or third growth timber.

### Floodways and Stream Buffers

As a primary constraint, the amount of flood plains, floodways and stream buffers exceeds the required 40% set aside for open space.