

Amy Harvey

From: Jess Anderson
Sent: Wednesday, May 22, 2019 4:41 PM
To: Jeanette Coffin
Cc: Penny Rich; Ben Hitchings; Becky McDonnell; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: Re: email...RE: Item #9

Dear Chairwoman Rich,

Thank you for chatting by phone this afternoon and for sharing the interests and concerns of the Orange Board of County Commissioners regarding the zoning text and map amendments proposed for the Rogers Road area. I understand the concerns raised about the need for a courtesy review, given that the BOCC are the elected officials for the Rogers Road residents and would like to be able to answer questions and discuss the new zoning with constituents.

The Rogers Road Zoning Initiative has included extensive public involvement and significant cross-jurisdictional collaboration. From September 2018 to May 2019, Chapel Hill and Carrboro have held six community meetings in the Rogers Road neighborhood. Orange County has been a strong partner, sending County Planning staff to all of these meetings, by our count. In addition, the Rogers Road project team has provided updates to elected officials and staff at the Mayors, Managers, and Chair (MMC) meetings held in September 2018, November 2018, and February 2019.

Residents in the Rogers Road area have expressed an interest in seeing the rezoning adopted in order to tap some of the new provisions proposed such as expanded opportunities for home-based business, as well as to get the rezoning in place as the sewer extension project comes to completion. I believe that postponing the vote tonight would result in quite a bit of distress and confusion from community members, who are very excited to see the results of their hard work and engagement. As a result, the Chapel Hill Town Council would like to move forward this evening with considering the rezoning. In order to meet your interest of being able to understand and discuss the changes, I would like to suggest that our staffs find a time for a presentation to your board, and I regret that we couldn't make that happen in advance of the vote tonight.

Warm Wishes,

Jess

Jessica Anderson
Mayor Pro Tempore
Member, Chapel Hill Town Council
janderson@townofchapelhill.org
(919) 391-0118

On May 22, 2019, at 11:08 AM, Jeanette Coffin <jcoffin@townofchapelhill.org> wrote:

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

<image001.gif> Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Penny Rich [<mailto:prich@orangecountync.gov>]
Sent: Wednesday, May 22, 2019 10:54 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>
Cc: ALL_BOCC_MANAGER_CLERK <OCBOCC@orangecountync.gov>; Maurice Jones <mjones@townofchapelhill.org>
Subject: Item #9

Mayor Hemminger and Council,

Last night at our BOCC meeting a commissioner raised concerns referring to agenda item #9 under discussions, *Consider Amending the Town Of Chapel Hill Zoning Atlas to Apply the HR-L and HR-M Subdistricts to Properties in the Historic Rogers Road Area*. This led to a brief conversation with many questions unanswered. As you know the Rogers Road neighborhood is split between Orange County and Carrboro with the county land in a Chapel Hill ETJ. We understand that a courtesy review only extends to JPA land, however, with so many years of very sensitive conversations and disappointing outcomes, it is important that we are all informed and in agreement as we move forward to preserve the neighborhood and move towards the creation of affordable housing and mixed use for the nearby Greene Tract.

We respectfully ask that you not vote on the re-zoning tonight and work with the county staff to present an overview at an upcoming meeting, allowing the commissioners to hear the facts and ask questions. This courtesy review will allow us all to be on the same page and help build trust with this community, long overdue.

Thank you for your consideration
Penny Rich

.....
Commissioner Penny Rich - Chair
Board of County Commissioners,
Orange County, NC
200 South Cameron St.
Hillsborough, NC 27278
prich@orangecountync.gov
pennyrich.ch@gmail.com
919-960-0220

<image002.jpg>

Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 22, 2019 11:09 AM
To: Penny Rich
Cc: Ben Hitchings; Becky McDonnell; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
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Sincerely,

Jeanette Coffin



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[Town of Chapel Hill Manager's Office](#)
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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

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Thank you for your consideration

Penny Rich

.....
Commissioner Penny Rich - Chair
Board of County Commissioners,
Orange County, NC
200 South Cameron St.
Hillsborough, NC 27278
prich@orangecountync.gov
pennyrich.ch@gmail.com
919-960-0220



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Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 22, 2019 4:33 PM
To: Deborah Hawkins
Cc: Ben Hitchings; Judy Johnson; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: RE: Rodgers Road Project

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Deborah Hawkins [mailto:djhawk1@att.net]
Sent: Monday, April 22, 2019 1:51 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Zen City <processing@zencity.io>
Subject: Rodgers Road Project

To Whom It May Concern:

I am writing in support of the new zonings proposed for the Historic Rogers Road area as expressed by the community. I support the effort to have mixed use services available, especially including home occupations and offices for needed services. Please review and respect the wishes of the historic community as expressed in the 2016 RENA report. Thank you for your consideration.

Sincerely,

Deborah Hawkins

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 22, 2019 4:33 PM
To: Karen Reid
Cc: Ben Hitchings; Judy Johnson; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: RE: Rogers Road Community

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Karen Reid [mailto:Shereids@nc.rr.com]
Sent: Monday, April 22, 2019 12:28 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; boa@townofcarrboro.org
Cc: Zen City <processing@zencity.io>
Subject: Rogers Road Community

To Whom It May Concern:

I am writing in support of the new zonings proposed for the Historic Rogers Road area as expressed by the community. I support the effort to have mixed use services available, especially including home occupations and offices for needed services. Please review and respect the wishes of the historic community as expressed in the 2016 RENA report.

Thank you for your consideration.

Sincerely,

Karen M. Reid

Chapel Hill email address:

mayorandcouncil@townofchapelhill.org

Carrboro email address:

boa@townofcarrboro.org

Sent from [Mail](#) for Windows 10

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 23, 2019 10:42 AM
To: Sharon Riggsbee
Cc: Ben Hitchings; Judy Johnson; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email..RE: Rogers road project

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Sharon Riggsbee [mailto:sharon.riggsbee@yahoo.com]
Sent: Monday, April 22, 2019 9:57 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Zen City <processing@zencity.io>
Subject: Rogers road project

To Whom It May Concern:

I am writing in support of the new zonings proposed for the Historic Rogers Road area as expressed by the community. I support the effort to have mixed use services available, especially including home occupations and offices for needed services. Please review and respect the wishes of the historic community as expressed in the 2016 RENA report.

Thank you for your consideration.

Sharon Riggsbee

"The power of God within you is greater than the pressure of troubles around you" (Cor. 4:8-9)

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 23, 2019 10:42 AM
To: BEVERLY REESE
Cc: Ben Hitchings; Judy Johnson; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email..RE: New Zoning

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: BEVERLY REESE [mailto:BEV1CAN@msn.com]
Sent: Monday, April 22, 2019 7:21 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Zen City <processing@zencity.io>
Subject: New Zoning

To Whom It May Concern:

I am writing in support of the new zonings proposed for the Historic Rogers Road area as expressed by the community. I support the effort to have mixed use services available, especially including home occupations and offices for needed services. Please review and respect the wishes of the historic community as expressed in the 2016 RENA report.

Thank you for your consideration.
Sincerely,

Beverly Reese

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 23, 2019 4:32 PM
To: Ann Wilkerson
Cc: Ben Hitchings; Judy Johnson; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email...RE: 2016 Rena Report

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Ann Wilkerson [mailto:cawdst@att.net]
Sent: Tuesday, April 23, 2019 4:22 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Zen City <processing@zencity.io>
Subject: 2016 Rena Report

To Whom It May Concern:

I am writing in support of the new zoning's proposed for the Historic Rogers Road area as expressed by the community. I support the effort to have mixed use services available, especially including home occupations and offices for needed services. Please review and respect the wishes of the historic community as expressed in the 2016 RENA report.

Thank you for your consideration.

Sincerely,
Ann Wilkerson
Chapel Hill Resident

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 06, 2019 12:19 PM
To: whodges@nc.rr.com
Cc: Sue Burke; Chris Roberts; Ben Hitchings; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email...FW: Stormwater and the Rogers Road Zoning Initiative
Attachments: Stormwater Concerns 05 04 19.pdf

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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Sincerely,

Jeanette Coffin

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Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: whodges@nc.rr.com [mailto:whodges@nc.rr.com]
Sent: Saturday, May 4, 2019 4:32 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; boa@townofcarrboro.org
Cc: Development Services <developmentsservices@townofchapelhill.org>; PlanDept@ci.carrboro.nc.us; RDodd@townofcarrboro.org
Subject: Stormwater and the Rogers Road Zoning Initiative

Dear Municipal Officials,

I live at 1315 Tallyho Trail in Carrboro. My home is in the Fox Meadow subdivision, which is adjacent to the proposed rezoning of the Rogers Road neighborhood. An unnamed tributary of Bolin Creek flows through my yard. Another unnamed stream joins it south of my property line.

The area affected by the proposed zoning changes lies upstream of us, and these two streams receive stormwater runoff both sides of it - Chapel Hill and Carrboro.

Given the increased intensity and duration of extreme rainfall events due to climate change, I fear that the proposed rezoning of the historic Roger Road properties will have unintended consequences. I fear I could lose my home to urban flooding.

I have attached a PDF file of a Power Point presentation I created to fully outline my concerns. Please, if you can, take the time to read it.

Wayne Hodges

PS We have scheduled a neighborhood walkabout with Randy Dodd of the Carrboro Stormwater Utility for next Saturday (May 11) at 9:30 am. We will meet at my home at 1315 Tallyho Trail. You are all welcome to join us if you can.



- * My name is Wayne Hodges. Cammie Brantley and I have lived at 1315 Tallyho Trail since October 1994.
- * Our lot is bisected by an unnamed tributary of Bolin Creek. A second unnamed stream joins our stream just south of our property.
- * Both of these streams convey stormwater runoff from above Tallyho Trail, and serve as downstream drainage for properties in the jurisdictions of Carrboro, Chapel Hill, and Orange County.
- * During stormwater flooding, the two streams and the associated floodplain cannot handle the volume of runoff. Our property floods.

- * Over time, we have observed an increase in both the frequency and the severity of stormwater flooding on our property. At first, flooding was an issue only in extreme events, like Hurricane Fran in 1996. Now, stormwater flooding may occur at any time or season. Remnants of tropical systems, summer thunderstorms, and even generic frontal systems can prompt flash flood warnings year-round.

- * Last September the remnants of Hurricane Florence passed through our area. The bulk of the rainfall occurred overnight. The next morning I took videos of the two streams. The following pictures are from those videos.

This is stormwater
backing up on the
north side of
Tallyho beside
the new OWASA
sewer easement.



The culverts here cannot handle the volume of flow, so the street acts as a dam.



Even with the flow restricted by the culverts, the stream is well out of its banks as it passes south of the road.



The stormwater
then overflows
the OWASA
easement
behind the
home at 1319
Tallyho Trail



While flooding is occurring on property adjacent to us, our stream is flooding as well.





The stormwater flows through our yard and joins the first stream (Slides 5-8) behind our studio. We have a river on our property.

Where did this stormwater originate?

- * By using a tool I found on the United States Geologic Service (USGS) website, I was able to trace the path rainfall takes as it flows from specific locations upstream. I took screenshots of the results.
- * Anyone can access this tool by following this link: <https://streamstats.usgs.gov>.



SELECT A STATE / REGION >

Step 2: You have zoomed in sufficiently to select a state or regional study area. Your selection will dictate the data used to perform basin delineation and flow statistics calculation.

Click to select a State or Regional Study Area

North Carolina



Search for a place

Help

IDENTIFY A STUDY AREA

SELECT SCENARIOS

Exploration Tools

General

Measure Tool

Elevation Profile Tool

Show Your Location

Network Navigation

Flow (Raindrop) Path

Network Path

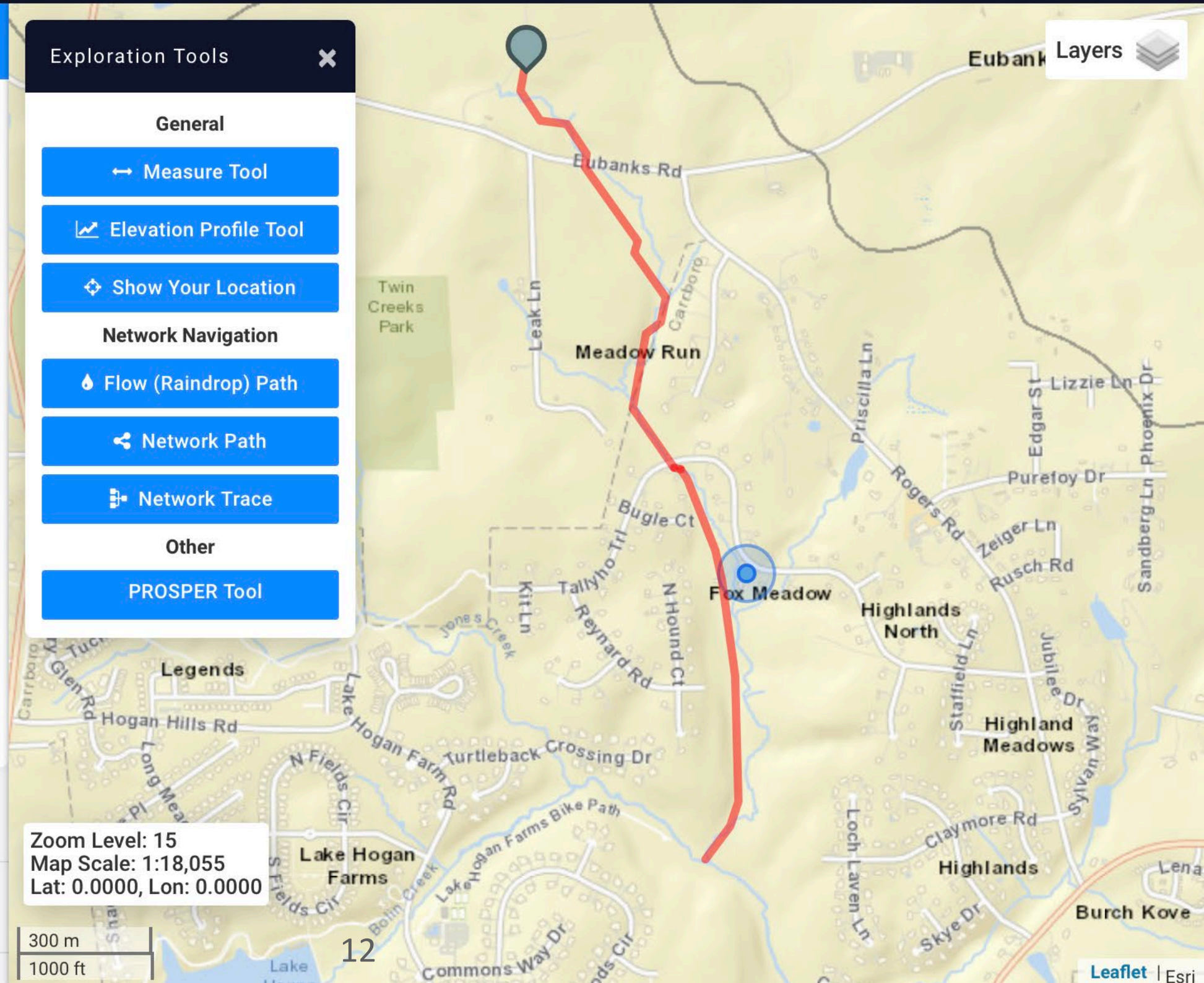
Network Trace

Other

PROSPER Tool

Zoom Level: 15
Map Scale: 1:18,055
Lat: 0.0000, Lon: 0.0000

300 m
1000 ft



Layers

- * The green dot represents a raindrop that falls northwest of the intersection of Eubanks and Rogers Road. The blue circle represents my home.
- * The red line indicates the path rainfall takes as it travels downstream.

SELECT A STATE / REGION >

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North Carolina



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PROSPER Tool

Zoom Level: 16
Map Scale: 1:9,027
Lat: 0.0000, Lon: 0.0000

100 m
500 ft

Layers



Fox Meadow



SELECT A STATE / REGION >

Step 2: You have zoomed in sufficiently to select a state or regional study area. Your selection will dictate the data used to perform basin delineation and flow statistics calculation.

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North Carolina



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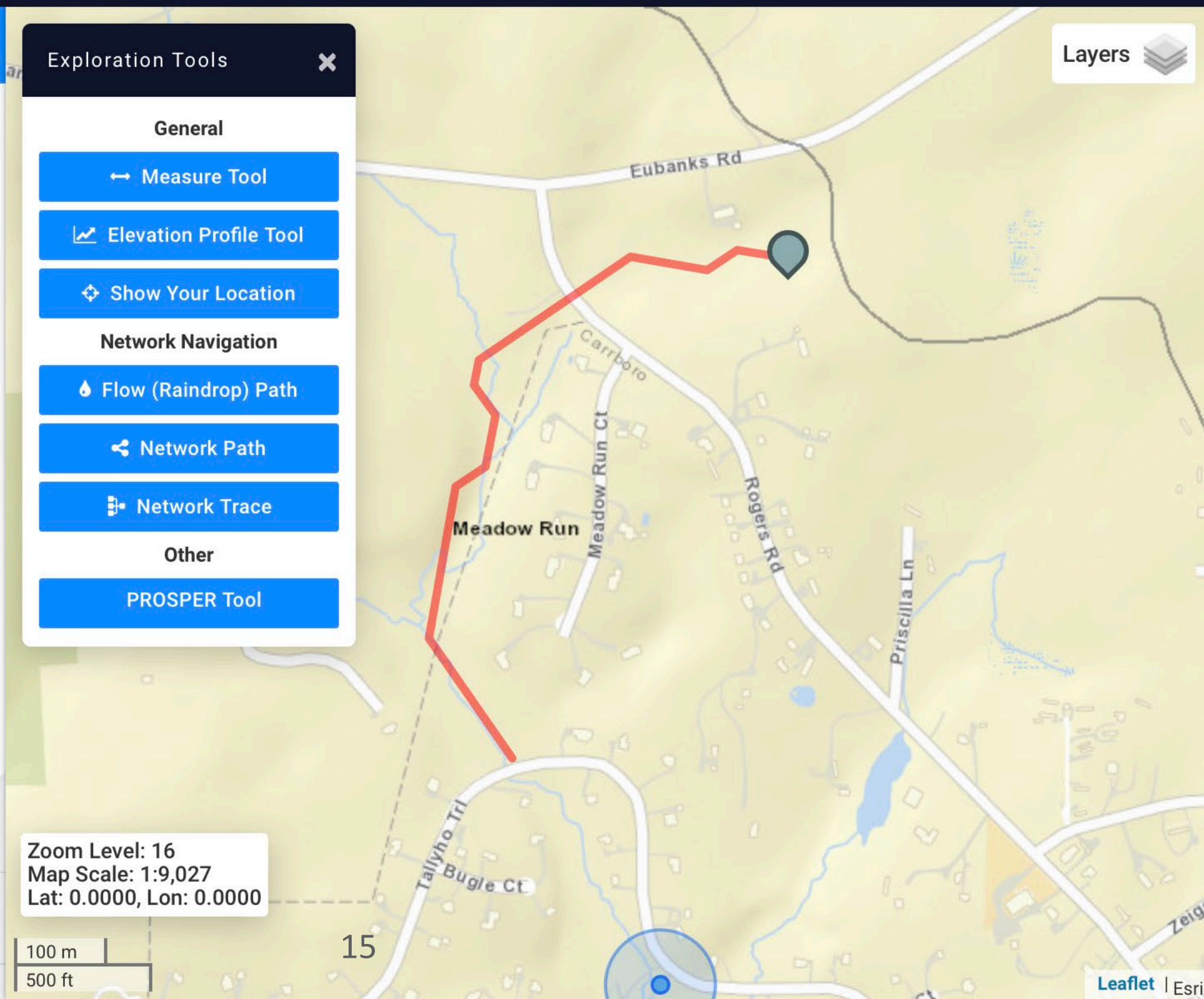
Other

PROSPER Tool

Zoom Level: 16
Map Scale: 1:9,027
Lat: 0.0000, Lon: 0.0000

100 m
500 ft

Layers





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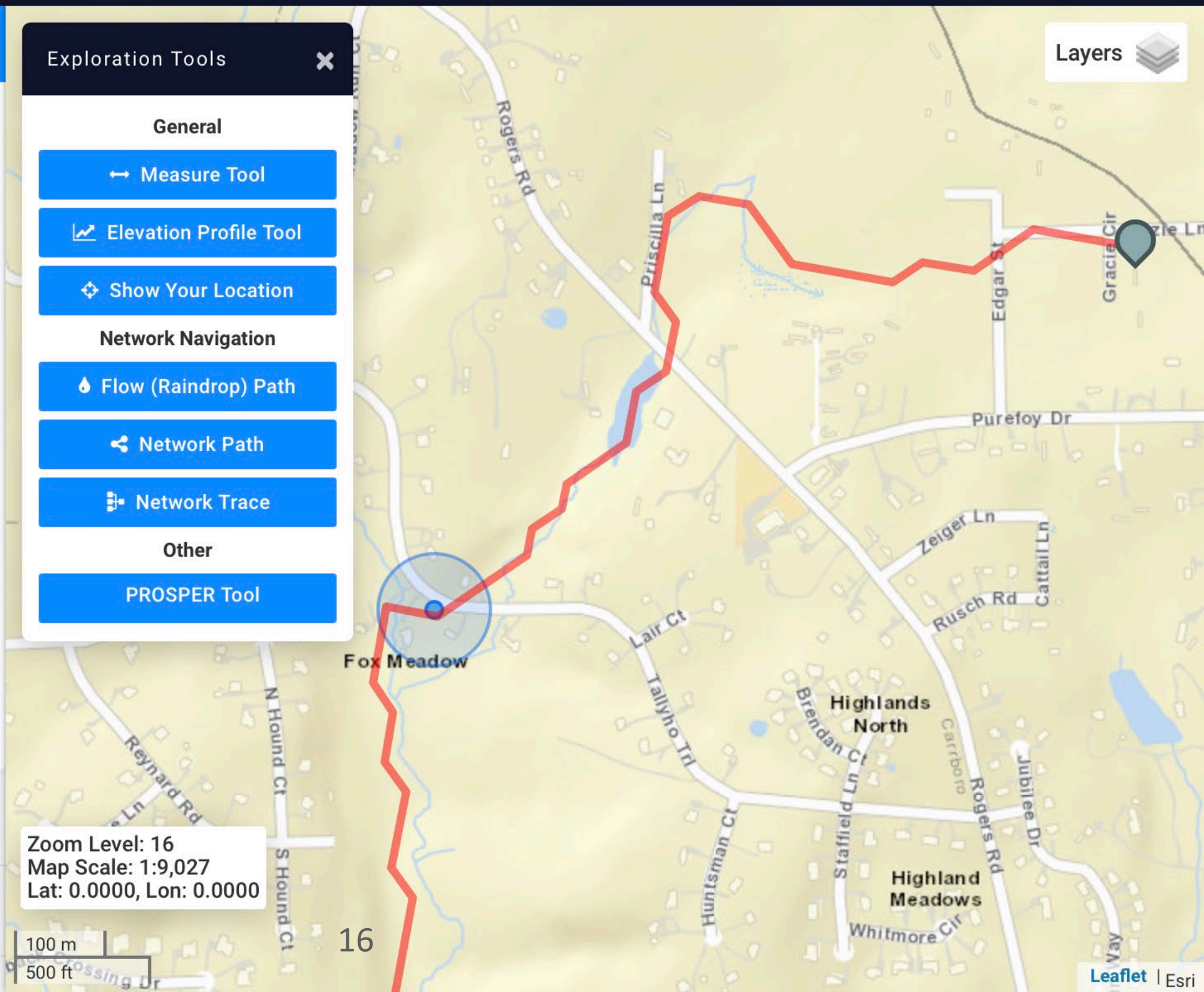
Flow (Raindrop) Path

Network Path

Network Trace

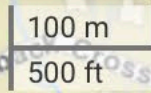
Other

PROSPER Tool



Layers

Zoom Level: 16
Map Scale: 1:9,027
Lat: 0.0000, Lon: 0.0000



16



SELECT A STATE / REGION >

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Click to select a State or Regional Study Area

North Carolina



Search for a place

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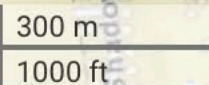
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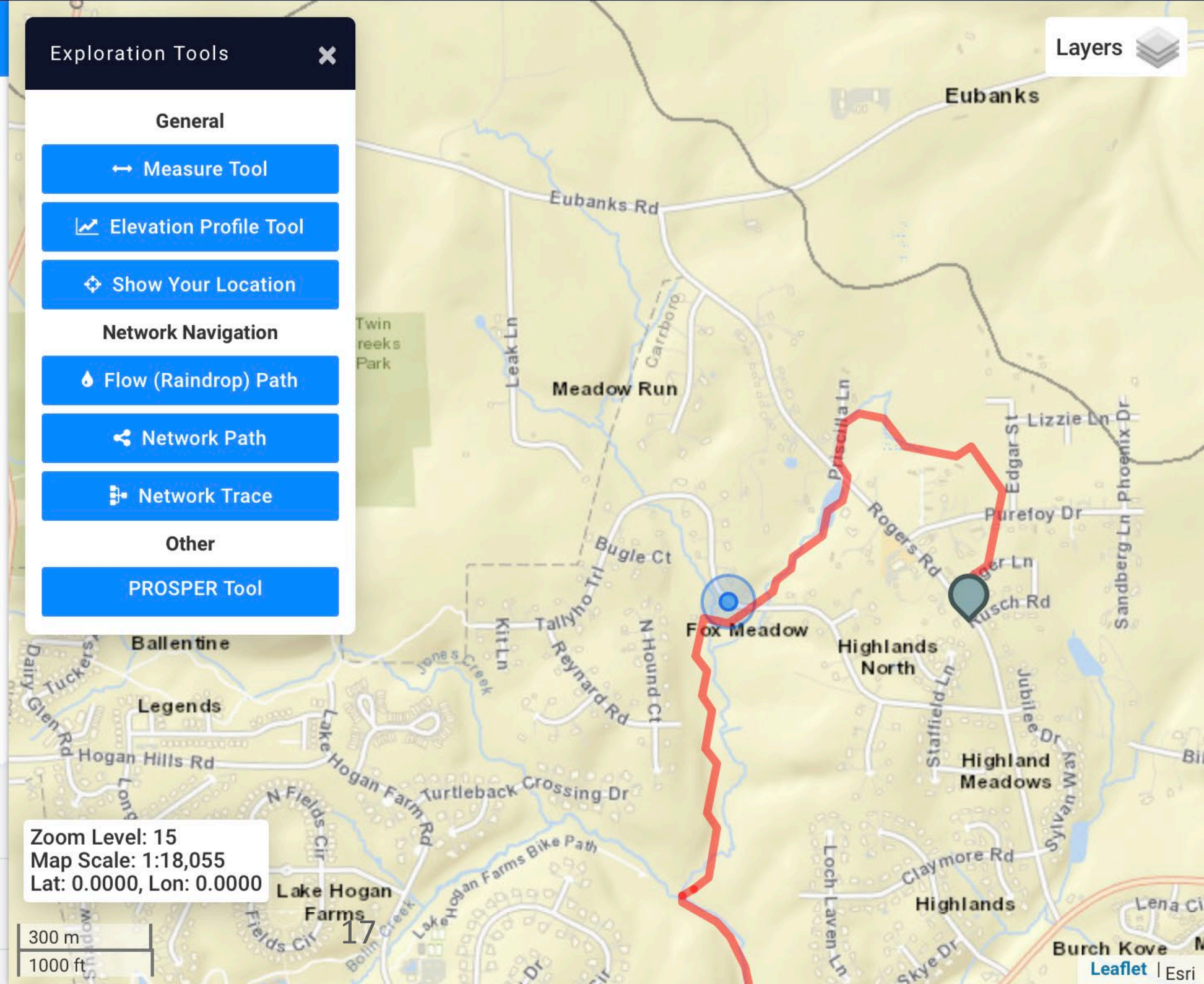
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Zoom Level: 15
Map Scale: 1:18,055
Lat: 0.0000, Lon: 0.0000



Layers





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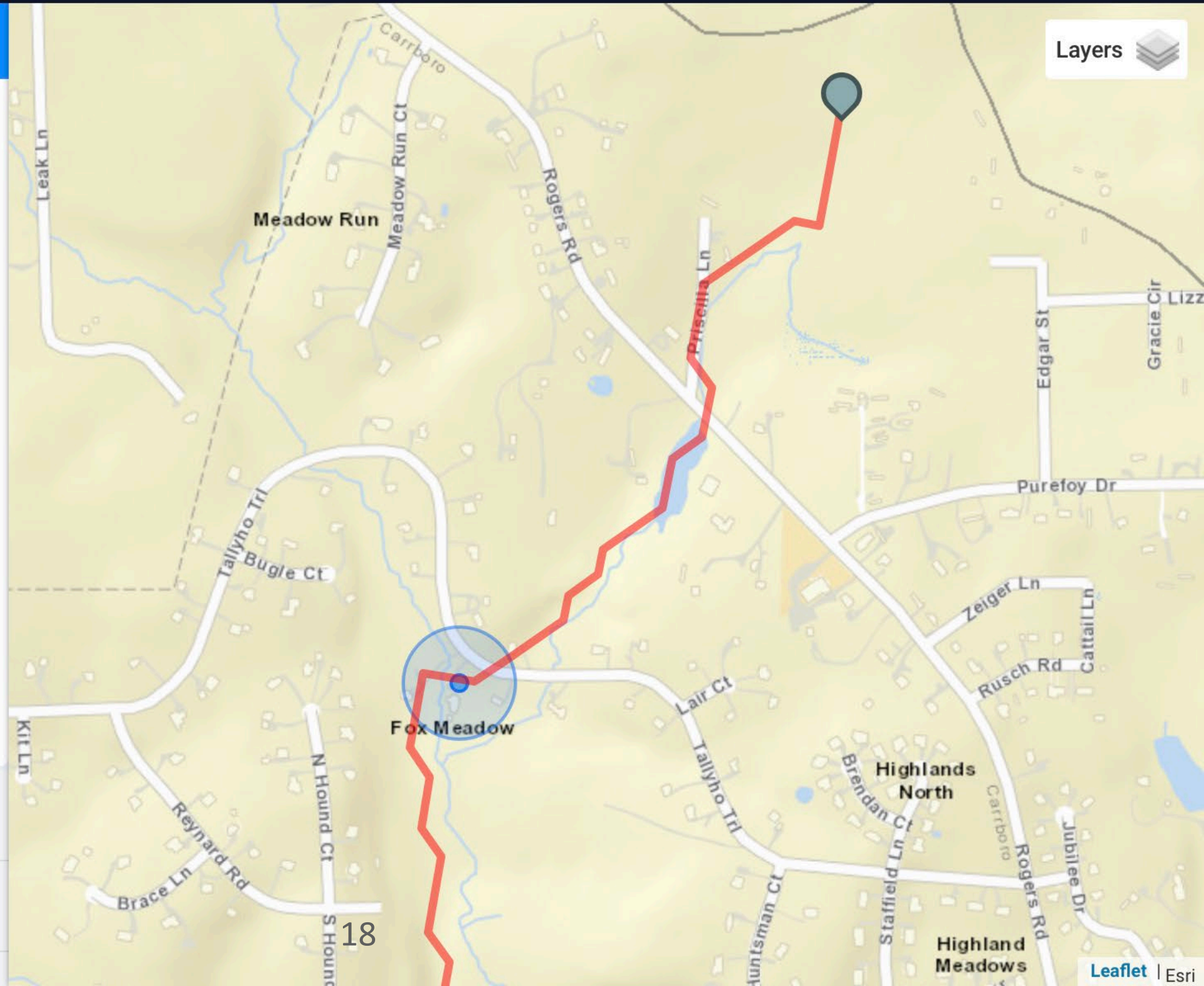


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[Help](#)

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SELECT SCENARIOS ▾

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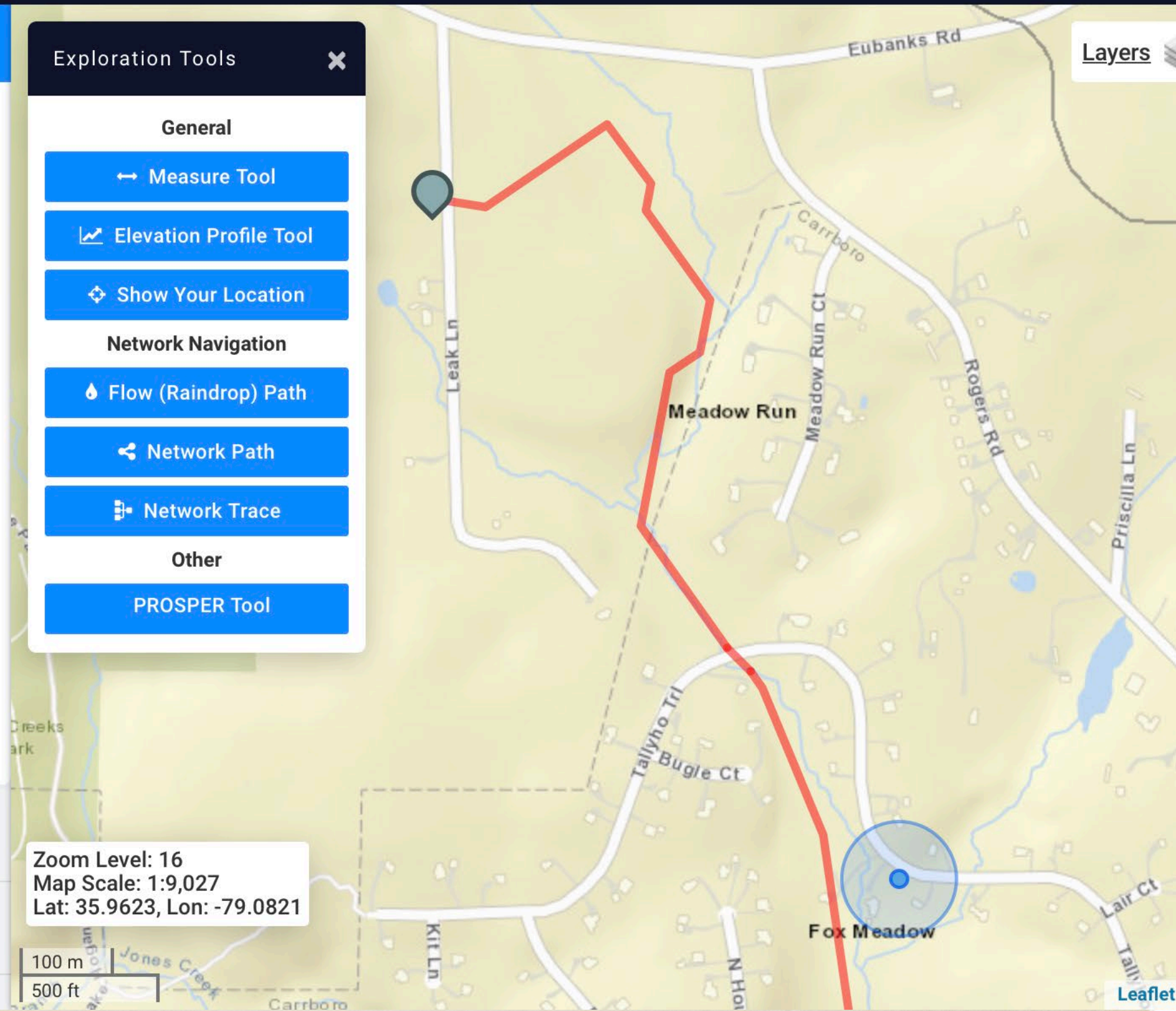
Network Trace

Other

PROSPER Tool

Zoom Level: 16
Map Scale: 1:9,027
Lat: 35.9623, Lon: -79.0821

100 m
500 ft



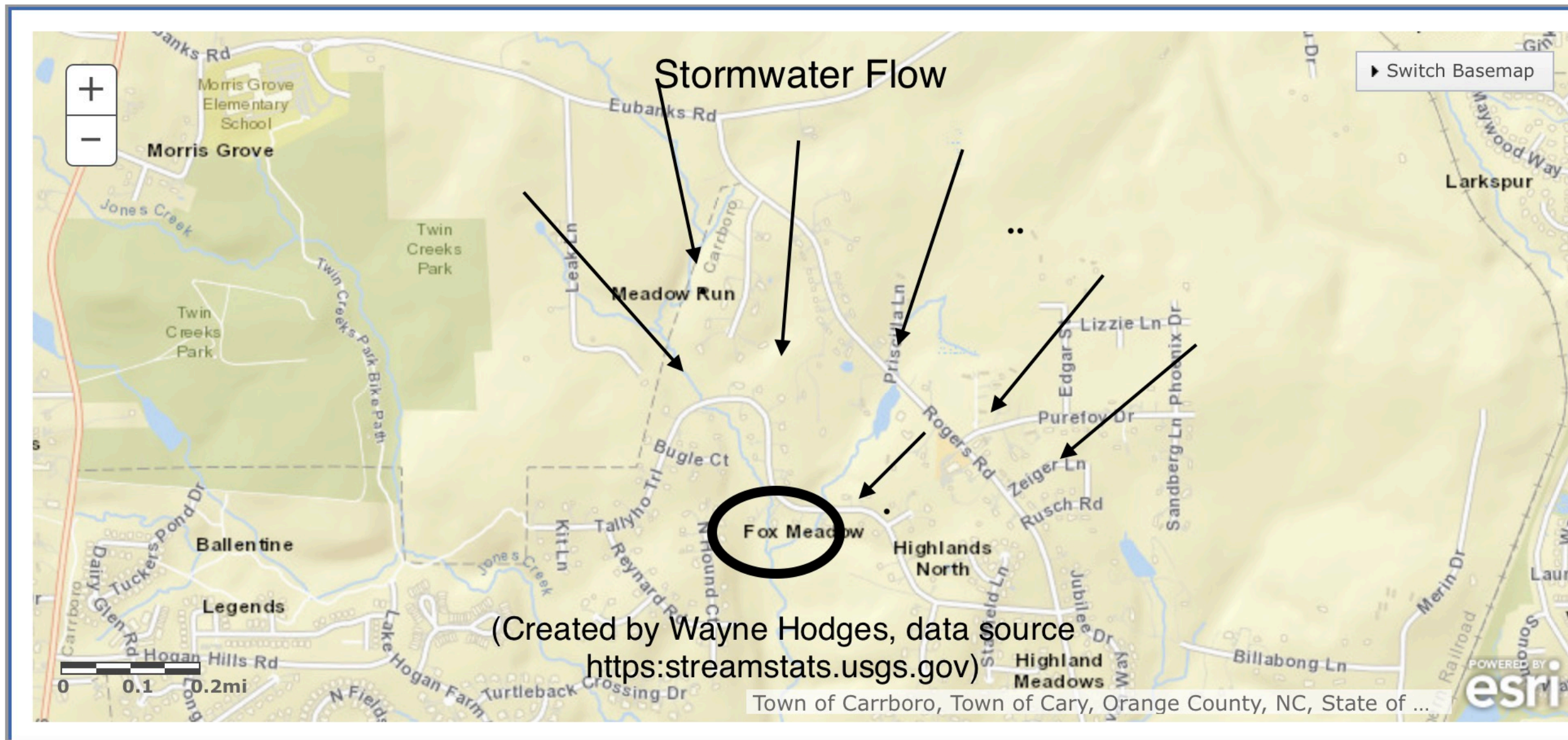
Layers

Leaflet

- * By using these screenshots, I was able to create the following map that estimates the origins of stormwater flow upstream of my home.

Orange County, North Carolina
Hydrologic Unit Code [03030002](#)
Latitude 35°55'20.3", Longitude 79°03'57.6" NAD83
Drainage area 7.9 square miles
Gage datum 333.94 feet above NAVD88

Location of the site in North Carolina



[Questions about sites/data?](#)
[Feedback on this web site](#)

[Data Tips](#)
[Explanation of terms](#)

- * In trying to understand why our stream is flooding with increasing frequency, I started searching for info on urban flooding. I found that our situation in Chapel Hill and Carrboro is part of a growing problem across the country.
- * The origin, nature, and extent of the challenges we face are outlined in “The Growing Threat of Urban Flooding: A National Challenge 2018” (<https://cdr.umd.edu>).



Urban Flooding

New report from UMD and Texas A&M Characterizes the Growing Threat

[READ MORE](#)



- * Among the findings of the study were:
- * “In many communities, a lack of resources, a division of responsibilities among various departments, and a reluctance to deal with the impacts of increasingly intense precipitation and climate change has slowed progress in meeting the challenges of urban flooding.”
- * “The growing number of extreme rainfall events that produce extreme precipitation have resulted in - and will continue to result in - increased urban flooding unless steps are taken to mitigate their impacts.”
- * “Governments, at all levels, have not provided effective means to communicate risks to those in urban flood-prone areas.”
- * “Communication of flood risk is often seen by public officials and developers as a negative.”
- * Also, the authors noted the following:

TRIGGERS OF URBAN FLOODING

- Increasing episodes of intense rainfall events
- Aging and inadequate drainage infrastructure
- Upstream expansion of impervious surfaces
- Development that does not recognize natural drainage patterns—overland flow
- Sprawling development patterns that fragment natural hydrological processes
- Poor drainage maintenance
- Fragmentation/degradation/removal of natural functions
- Development that places obstacles (walls, roads, buildings) or buries (box culverts, drains) streams and creeks

Aerial view of the
Historic Rogers Road
neighborhood



- * The wooded areas in the photo serve as stormwater treatment for the Rogers Road neighborhood, the Fox Meadow neighborhood, and all other neighborhoods downstream. If they were removed, where would that stormwater go?

The orange and purple areas on the overlay lie directly upstream from my home.

Legend

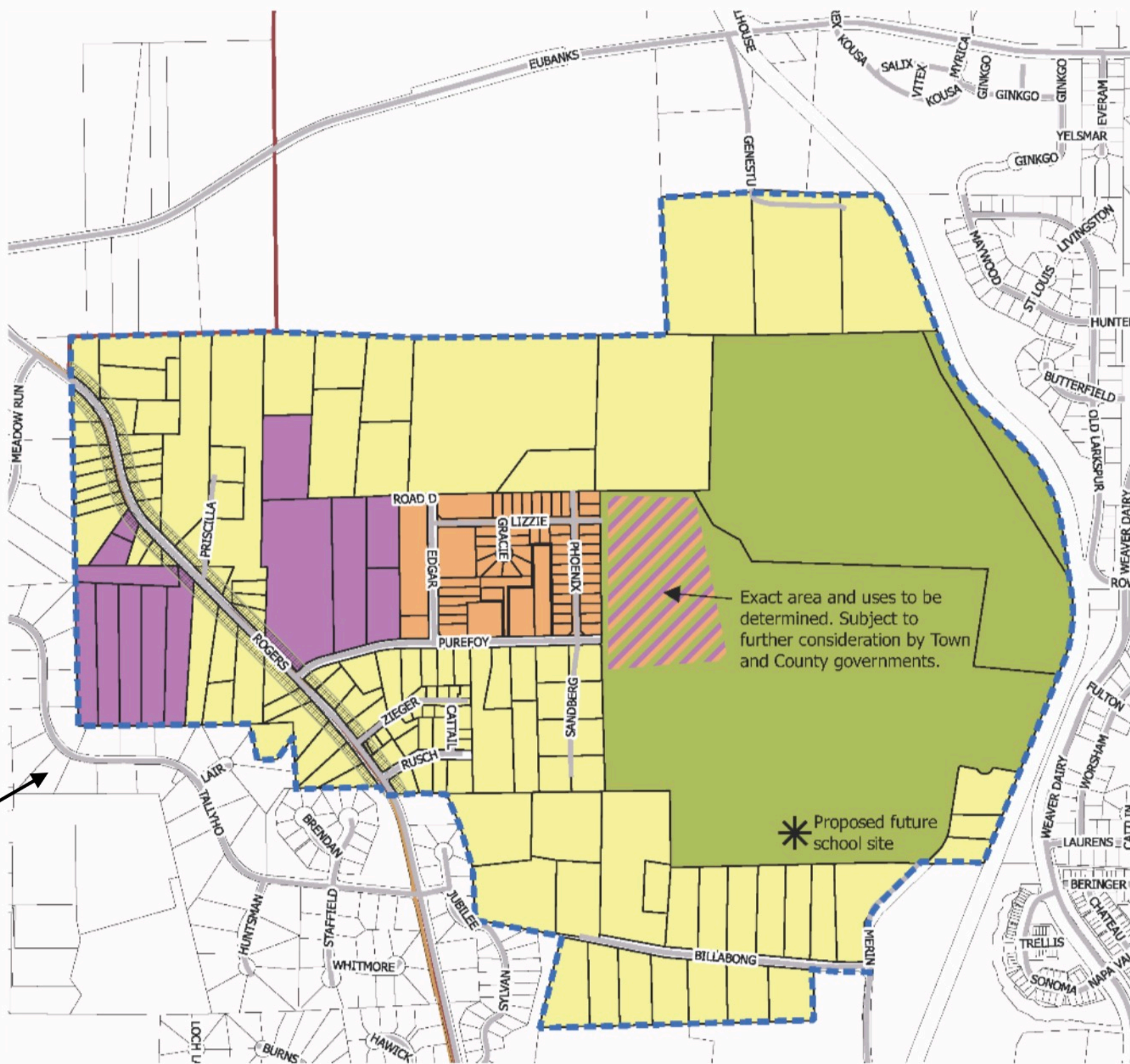
Historic Rogers Road District Boundary

Character Areas

- Conservation
- Residential - Low Density
- Residential - Medium Density
- Mixed Use
- Rogers Road Corridor Preservation
- Future Greene Tract Development

1:10,000

1315 Tallyho Trl



TRIGGERS OF URBAN FLOODING

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Do the existing design standards in our LUOs contain effective measures to mitigate urban flooding caused by climate change?

Where will the water go?



This is my back yard.



Would you say “Yes in my back yard” to flooding like this, or worse?

- * “The growing number of extreme rainfall events that produce extreme precipitation have resulted in - and will continue to result in - increased urban flooding **unless steps are taken to mitigate their impacts.**”
- * **“Communication of flood risk is often seen by public officials and developers as a negative.”**
- * I want to support my neighbors in the Rogers Road community to achieve economic success while preserving the character of their historic neighborhood. But, I believe that Land Use Ordinances must first be amended to mitigate new issues caused by climate change. Failure to do so may open a Pandora’s Box of unforeseen problems, particularly problems with stormwater runoff and urban flooding.
- * We are on the clock when it comes to addressing climate change. Town officials in Carrboro and in Chapel Hill must act NOW to address urban flooding.



May 6, 2019

To Whom It May Concern:

As a longtime member (38years) of the Historic Rogers Road Community and participant in the development of the 2016 Rogers Road: Mapping Our Community's Future, I am writing in support of rezoning and plans for the Greene Tract as stated in the 2016 Rogers Road: Mapping Our Community's Future. For many years, the wishes and concerns of members of the Historic Rogers Road Community were not heard or represented in decisions that directly affected our way and quality of life, so this plan was developed out of our desire to be proactive in the inevitable.

We expected that once the contaminated wells were replaced with city water, old septic tanks replaced with city sewer, the stench, vultures, wild dogs, rodents, noise of big trucks and blasting from the landfill becomes no longer an issue, we knew that having an infrastructure in place would attract all kinds of interests in the Greene Tract, as well as in our properties. As we made plans for the future of our community, high on our list of priorities was to permanently preserve and protect the most sensitive areas of the Greene Tract, as well as reserve a portion of the land for developing mixed income housing. As you may already know, this community existed in the 1700's and many families served as slaves to the plantation owners. Even with this dark era of history in mind, the Greene Tract is still near and dear to so many generations of Historic Rogers Road Community Members, both of African and Native American decent. We believe that it is our responsibility to permanently preserve a portion of a place that holds memories of harvesting fruit, nature walks, playing, etc., as well as to take this very unique opportunity to reserve a portion of the land in order to develop mixed use housing to accommodate people who are employed here, but cannot afford to live here. This would provide an excellent opportunity for organizations such as Empowerment, Habitat for Humanity, Community Home Trust, etc. to partner with Carrboro, Chapel Hill and Orange County in providing mixed income housing.

Believe it or not, two times each weekday, seven Chapel Hill-Carrboro City School Buses (bus numbers 95, 79, 151, 37, 247, 28 and 43) successfully drive through our narrow streets, not to mention the occasional activity or field trip bus. We currently have access to city bus services, with the exception of adjusted schedules "to accommodate the University of Chapel Hill's breaks" (summer, winter and spring). Ridership of the residents would greatly increase, if they could depend on the city buses keeping a consistent schedule throughout the year. Although the nearest grocery store is located miles away, members of the Historic Rogers Road Community, as well as members of the one hundred fifty Habitat households surrounding our community manage to find ways to get to and from grocery stores, appointments, and errands.

Concerns of building mixed use housing next to a "landfill" was mentioned at one Chapel Hill Town Meeting, but for many years Historic Rogers Road Community Members and community supporters fought to have the landfill as we knew it closed! Due to years of determination and perseverance, it is now closed and serves as a transfer station. So, the proposed development of mixed income housing would not be built next to an active "landfill," but next to a piece of land that the landfill uses to provide cover dirt and at some point, it too will cease to be used as cover material.

Thank you in advance for your consideration.

Sincerely, Karen Reid

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 22, 2019 4:29 PM
To: whodges@nc.rr.com
Cc: Sue Burke; Robert Reynolds; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email...FW: HR District Rezoning and Storm Water Impact
Attachments: Chart 05 22 19.pdf

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Wayne Hodges [mailto:whodges@nc.rr.com]
Sent: Wednesday, May 22, 2019 3:00 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: HR District Rezoning and Storm Water Impact

Earlier this month I emailed town officials in Chapel Hill and Carrboro outlining my concerns regarding storm water runoff relating to Historic Rogers Road (HR) neighborhood. That email contained specific data showing that there is an existing storm water flooding problem on my property (1315 Tallyho Trail in the Fox Meadow subdivision) that has been

increasing both in severity and frequency. The email also contained a chart (copy attached) that shows the sources and flow of storm water from the east (Chapel Hill) side of Rogers Road to the west (Carrboro).

These existing natural streams, and the existing storm water infrastructure, cannot handle the increased runoff that will result from the development of large wooded tracts upstream.

There are no significant storm water mitigation requirements for the proposed HR district. The standards of Section 5 of the Chapel Hill Land Use Management Ordinance will apply. The Historic Rogers Road Neighborhood District needs a district-specific storm water mitigation plan, which would govern any proposed development, to protect properties downstream.

The rezoning that is being adopted will add significant impervious service in an area that is largely rural in nature. Private properties immediately downstream on the Carrboro side, like mine, are already experiencing increased urban flooding.

Please act to ensure that we are protected.

Wayne Hodges

1315 Tallyho Trail

USGS 0209734440 BOLIN CREEK AT VILLAGE DRIVE AT CHAPEL HILL, NC

Available data for this site

Orange County, North Carolina
 Hydrologic Unit Code 03030002
 Latitude 35°55'20.3", Longitude 79°03'57.6" NAD83
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