

TOWN OF CARRBORO  
301 W. Main St.  
Carrboro, NC 27510

27 August 2002  
Ray W. Ford, Planning Department  
919-733-1111

THIS MAP IS NOT A CERTIFIED SURVEY AND IS FOR REFERENCE ONLY.  
The requestor must be aware of data conditions and ultimately bear responsibility for the appropriate use of the information with respect to possible errors, original map scale, collection methodology, currency of data, and other conditions specific to the data.

### Winmore-Horace Williams Annexation

- Southern Railroad
- Winmore-Horace Williams
- Carrboro Town Limits
- Carrboro
- Chapel Hill
- Chapel Hill Planning Jurisdiction

The following ordinance was introduced by Aldermen\_\_\_\_\_ and duly seconded by Aldermen\_\_\_\_\_.

AN ORDINANCE ANNEXING  
Winmore/UNC Homestead & Horace Williams Area

WHEREAS, Town of Carrboro received petitions for the Annexation of Contiguous Property requesting the annexation of the Winmore/UNC Homestead & Horace Williams Area consisting of several individual lots (Orange County Township 7, Tax Map 109, Lots 8, 11A, 11B, 11C; 11D, 13, 15 and 16C) and the portion of UNC's Horace Williams Property lying West of the center of the Southern Railway track (Orange County Township 7, Tax Map 29, Lot 1B) and all intervening public rights of way.

WHEREAS, the petitions have been signed by the owners of all the real property located within such area; and

WHEREAS, a public hearing on the question of annexation was held on September 17, 2002, following notice of such hearing published in The Chapel Hill Herald on August \_\_\_, 2002.

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. The Board of Aldermen finds that petitions requesting the annexation of the area described in section 2 was properly signed by the owners of all real property located within such area and that such area is contiguous to the boundaries of the Town of Carrboro, as the term "contiguous" is defined in G.S. 160-31(f).

Section 2. The following area is hereby annexed to and made a part of the Town of Carrboro:

BEING ALL OF WINMORE/UNC HOMESTEAD & HORACE WILLIAMS AREA CONSISTING OF SEVERAL INDIVIDUAL LOTS (ORANGE COUNTY TOWNSHIP 7, TAX MAP 109, LOTS 8, 11A, 11B, 11C; 11D, 13, 15 AND 16C) AND THE PORTION OF UNC'S HORACE WILLIAMS PROPERTY LYING WEST OF THE CENTER OF THE SOUTHERN RAILWAY TRACK (ORANGE COUNTY TOWNSHIP 7, TAX MAP 29, LOT 1B) AND ALL INTERVENING PUBLIC RIGHTS OF WAY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that certain tract or parcel of land lying, situated and being in Chapel Hill Township, Orange County, North Carolina, being more particularly described as follows:

BEGINNING at a point located on the western right-of way line of Seawell School Road (SR1843) and the centerline of the Southern Railway line; said point also being on the existing Chapel Hill corporate limit line. Thence from said point of beginning proceeding along the western right-of-way line of Seawell School Road (SR1843) in a northerly direction with the curve approximately 355 feet to the northern property line of Tax Map 30..4 and Tax Map 30..2A also known as the PH Craig Properties and the southern boundary of Tax Map 29..1B also known as the Horace Williams Tract owned by the University of North Carolina at Chapel Hill; thence proceeding in a westerly direction along said line to a point on the northwest corner of Tax Map 30..2A and proceeding in a southwest direction along the western boundary of Tax Map 30..2A to a point in the center of Bolin Creek on the northeast corner of the Spring Valley Subdivision said point being on the existing Carrboro corporate limit line and the southern boundary line of the Horace Williams Tract; thence proceeding in a westerly direction along the Carrboro corporate limit line and the southern boundary line of the Horace Williams Tract running also along the northern boundary lines of the Spring Valley Subdivision, the Waverly

Forest Subdivision, the Fair Oaks Subdivision and the Sudbury Subdivision to a point on the southwest corner of the Horace Williams Tract, the northwest corner of the Sudbury Subdivision and the eastern boundary of the Cobblestone Subdivision; thence continuing in a northern direction with the Carrboro corporate limit line, the western boundary of the Horace Williams Tract and the eastern boundary of the Cobblestone Subdivision and Phase Six of the Wexford Subdivision to a point on the northeast corner of Phase Six of the Wexford Subdivision and the southeast corner of Tax Map 109..16 known as the Curtis Preston Hogan Tract; thence leaving the Carrboro corporate limit and proceeding along the western boundary of the Horace Williams Tract to a point on the northwest corner of the Horace Williams Tract; thence proceeding in a southeastern direction along the northern boundary of the Horace Williams Tract and the southern boundary of the Curtis Preston Hogan Tract to a point in the center of Bolin Creek and the southwest corner of Tax Map 109..16C owned by the University of North Carolina at Chapel Hill; thence running in a northerly direction along the centerline of Bolin Creek and the western boundary line of tax Map 109..16C to a point on the northern right-of way line of Homestead Road (SR 1777); thence in a northeasterly direction along the northern right-of way line of Homestead Road (SR 1777) to a point on the southeastern corner of Tax Map 109..15 known as the Robert and Fay Daniel Tract; thence in a westerly direction along the southern boundary of Tax Map 109..15 to a point on the southwestern corner of Tax Map 109..15 and the southeastern corner of Tax Map 109..11D known as the Annie P. Hogan Collier Tract; thence continuing in a westerly direction along the southern boundary of Tax Map 109..11D to a point on the southwestern corner of Tax Map 109..11D; thence running in a northerly direction along the western boundary of Tax Map 109..11D to a point on the northwest corner of Tax Map 109..11D; thence running in an easterly direction along the northern boundary of Tax Map 109..11D to a point on the northeast corner of Tax Map 109..11D and on the southwest corner of Tax Map 109..8 known as the Horace Williams Homestead Tract owned by the University of North Carolina at Chapel Hill; thence continuing in a northerly direction along the western boundary of the Horace Williams Homestead Tract and the eastern boundary of the Lake Hogan Farm Subdivision to a point on the northwestern corner of the Horace Williams Homestead Tract and the southwestern corner of the Fox Meadow Subdivision; thence in an easterly direction along the northern boundary of the Horace Williams Homestead Tract to a point on the northeastern corner of the Horace Williams Homestead Tract and the northwestern corner of the Highlands Subdivision; thence in a southerly direction along the eastern boundary of the Horace Williams Homestead Tract to a point on the southeastern corner of the Horace Williams Homestead Tract, the southwest corner of the Camden Subdivision and the northern property line of Tax Map 109..11B known as the Bryan R. & Helen Yates Tract; thence running along the northern boundary line to a point on the northeast corner of the Bryan R. & Helen Yates Tract (Tax Map 109..11B), the southwestern corner of Tax Map 109..37 and the northern/western right-of-way line for Homestead Road (SR 1777); thence running perpendicular with the northern/western right-of-way for Homestead Road to the southern/eastern right-of-way and running in a southerly direction along this line to a point on the northwest corner of Tax Map 109..11A known as Tract 2 of the T. H. Hogan Estate owned by the University of North Carolina at Chapel Hill; thence in an easterly direction along the northern boundary line of Tax Map 109..11A to a point on the northeast corner of Tax Map 109..11A and on the western property line of Tax Map 109..12 known as the Chapel Hill High School Property that is also the existing Chapel Hill corporate limit line; thence running in a southerly and easterly direction with the Chapel Hill corporate limits to the centerline of the Southern Railway and continue running in a southerly direction with the Southern Railway centerline and the Chapel Hill corporate limits to the point of BEGINNING. This description is intended to annex all properties and rights-of-way within the previously described area containing approximately 448 acres and for which annexation petitions from the owners of the following property have been submitted to the Town of Carrboro:

Orange County, North Carolina, Chapel Hill Township Map 109 lots 8, 11A,11B, 11C,11D, 13,15, and 16C; and  
Orange County, North Carolina, Chapel Hill Township Map 29 lot 1B.

Section 3 The Board hereby strongly requests that the applicant for the annexation and all persons associated with the annexation property indicate in all advertisements and sales information regarding this property that the property is located within the corporate limits of the Town of Carrboro.

Section 4. This ordinance shall become effective on September 30, 2002.

Section 5. The Town Clerk shall cause to be recorded in the Office of the Register of Deeds of Orange County and in the Office of the secretary of State an accurate map of the annexed territory described in section 2 together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Orange County Board of Elections as required by G.S. 163-288.1.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 17<sup>th</sup> day of September, 2002:

Ayes:

Noes:

Absent or Excused:



# TOWN OF CARRBORO


NORTH CAROLINA

WWW.TOWNOFCARRBORO.ORG

ATTACHMENT C

## MEMORANDUM

**TO:** Robert W. Morgan  
Town Manager

**FROM:** Roy M. Williford, *AICP*   
Planning Director

**DATE:** September 20, 2002

**RE:** General Cost/Revenue Analysis  
Winmore/UNC Horace Williams Annexation Area

The following information is provided in response to a request from Board of Alderman during the September 17, 2002 annexation public hearing. The request was to provide a general cost/revenue analysis of the Winmore/UNC Horace Williams Annexation Area using the base density allowed in the existing R-20 zone.

The area in question is basically undeveloped and under current circumstances may only be annexed on a voluntary basis. A cost/revenue analysis is not required for properties annexed on a voluntary basis. This analysis does not purport to satisfy the analysis required for involuntary annexation but provides a general idea of what one may expect according to three different scenarios.

The cost/revenue information was generated using several basic assumptions and/or conditions. Following is a listing of the basic assumptions and/or conditions:

- Residential densities will not exceed the net density allowed in the R-20 zone;
- The average current tax value of housing within the portion of the R-20 zone in the Carrboro Town Limits will be used to estimate the build out value;
- The 2001-02 per capita expenditure rate represents the cost of town services reported in the audit;
- Per capita shared revenues include all sources of 2001-02 town revenue reported in the audit except for those generated from property tax;

- Property tax revenues represent the average value of all R-20 properties within the Carrboro town limits, i.e.\$193,000 average building value plus \$57,000 average land value for a total average value of \$250,000;
- Persons per unit represent the average number of people in each household as reported in the 2000 US Census for the Town of Carrboro
- The analysis does not attempt to project the timing of development or incorporate any other types of development that may be produced by any proposal beyond the net number of units allowed by R-20 zoning;
- The analysis treats all properties according to current ownership and does not presuppose future transfers;
- The analysis assumes that revenues and/or costs associated with Town services provided to tax exempt state owned properties would depend on future conditions and possible negotiation for services.

In conclusion, *Scenario 1* shows a worst-case outcome from the town's perspective where no property taxes are generated on UNC property and the full range of town services are required to be provided by the Town. *Scenario 2* is based on no property tax revenues from UNC with and a negotiated level of town services. *Scenario 3* provides a more optimistic expectation from the Town's standpoint where the UNC buildings are subject to property taxes and the full range of town services will be required. Obviously, many scenarios may be developed, but the staff feels that these provide a reasonable range within the realm of possibilities.

**UNC/Winmore**  
**General Cost/Revenue Analysis**  
**Scenario 1**  
**Expenditure for Full Range of Town Services with no Property Tax from UNC**

TAX MAP #	Net Units (R-20 zoning)	Population @ 2.2 persons/unit	Estimated Tax Value @ \$250,000/unit	Estimated Carrboro Property Tax @ 0.006852	Estimated Per capita Revenues	Total Revenues	Expenditures (per capita cost=\$678 & *\$678 for UNC)	Net Revenue
7.29..1B	546	1,202	\$0	\$0	\$362,874	\$362,874	\$814,665	-\$451,790
7.109..16C	49	109	\$0	\$0	\$32,875	\$32,875	\$73,805	-\$40,930
7.109..11A	26	57	\$0	\$0	\$17,167	\$17,167	\$38,541	-\$21,374
Total UNC Horace Williams Area	621	1,367	\$0	\$0	\$412,916	\$412,916	\$927,011	-\$514,095
7.109..8 UNC Homestead	106	233	\$0	\$0	\$70,362	\$70,362	\$157,964	-\$87,603
7.109..11D	16	36	\$4,093,824	\$28,051	\$10,880	\$38,931	\$24,425	\$14,505
7.109..15	43	94	\$10,672,846	\$73,130	\$28,364	\$101,494	\$63,678	\$37,816
7.109..11B	22	48	\$5,489,183	\$37,612	\$14,588	\$52,200	\$32,751	\$19,449
7.109..11C	24	52	\$5,942,605	\$40,719	\$15,793	\$56,512	\$35,456	\$21,056
Total Winmore	105	231	\$26,198,458	\$179,512	\$69,625	\$249,137	\$156,310	\$92,826
Total Annexation Area	832	1,831	\$26,198,458	\$179,512	\$552,903	\$732,415	\$1,241,286	-\$508,871

\*NOTE: Expenditure estimates for UNC owned properties includes the full range of town services even though the State usually makes a payment in-lieu for fire protection, provides their own police protection, and a major portion of other services such as street maintenance and solid waste collection.

**UNC/Winmore**  
**General Cost/Revenue Analysis**  
**Scenario 2**  
**Partial Expenditure for Police, Fire and Public Works with no Property Tax from UNC**

TAX MAP #	Net Units (R-20 zoning)	Population @ 2.2 persons/unit	Estimated Tax Value @ \$250,000/unit	Estimated Carrboro Property Tax @ 0.006852	Estimated Per capita Revenues	Total Revenues	Expenditures (per capita cost=\$678 & *\$306 for UNC)	Net Revenue
7.29..1B	546	1,202	\$0	\$0	\$362,874	\$362,874	\$367,680	-\$4,806
7.109..16C	49	109	\$0	\$0	\$32,875	\$32,875	\$33,310	-\$435
7.109..11A	26	57	\$0	\$0	\$17,167	\$17,167	\$17,395	-\$227
Total UNC Horace Williams Area	621	1,367	\$0	\$0	\$412,916	\$412,916	\$418,385	-\$5,469
7.109..8 UNC Homestead	106	233	\$0	\$0	\$70,362	\$70,362	\$71,294	-\$932
7.109..11D	16	36	\$4,093,824	\$28,051	\$10,880	\$38,931	\$24,425	\$14,505
7.109..15	43	94	\$10,672,846	\$73,130	\$28,364	\$101,494	\$63,678	\$37,816
7.109..11B	22	48	\$5,489,183	\$37,612	\$14,588	\$52,200	\$32,751	\$19,449
7.109..11C	24	52	\$5,942,605	\$40,719	\$15,793	\$56,512	\$35,456	\$21,056
Total Winmore	105	231	\$26,198,458	\$179,512	\$69,625	\$249,137	\$156,310	\$92,826
Total Annexation Area	832	1,831	\$26,198,458	\$179,512	\$552,903	\$732,415	\$645,990	\$86,425

\*NOTE: Expenditure estimates for UNC owned properties includes general town services not provided by the University such as governance, administration, planning, and recreation. In addition, 1/4 of police, public works and fire expenditure rates are included even though the State usually makes a payment in-lieu for fire protection, provides their own police protection, and a major portion of other services such as street maintenance and solid waste collection.



**UNC/Winmore**  
**General Cost/Revenue Analysis**  
**Scenario 3**  
**Expenditure for Full Range of Town Services and UNC Housing Units Taxable**

TAX MAP #	Net Units (R-20 zoning)	Estimated Population @ 2.2 persons/unit	Value @ \$250,000/unit and \$193,000 House Value for UNC	Estimated Carboro Property Tax @ 0.006852	Estimated Per capita Revenues	Total Revenues	Estimated Expenditures (per capita cost=\$678 & *\$678 for UNC Lands)	Net Revenue
7.29..1B	546	1,202	\$105,410,476	\$722,273	\$362,874	\$1,085,147	\$814,665	\$270,482
7.109..16C	49	109	\$9,549,697	\$65,435	\$32,875	\$98,309	\$73,805	\$24,504
7.109..11A	26	57	\$4,986,931	\$34,170	\$17,167	\$51,338	\$38,541	\$12,796
Total UNC Horace Williams Area	621	1,367	\$119,947,104	\$821,878	\$412,916	\$1,234,794	\$927,011	\$307,783
7.109..8 UNC Homestead	106	233	\$20,439,225	\$140,050	\$70,362	\$210,411	\$157,964	\$52,447
7.109..11D	16	36	\$4,093,824	\$28,051	\$10,880	\$38,931	\$24,425	\$14,505
7.109..15	43	94	\$10,672,846	\$73,130	\$28,364	\$101,494	\$63,678	\$37,816
7.109..11B	22	48	\$5,489,183	\$37,612	\$14,588	\$52,200	\$32,751	\$19,449
7.109..11C	24	52	\$5,942,605	\$40,719	\$15,793	\$56,512	\$35,456	\$21,056
Total Winmore	105	231	\$26,198,458	\$179,512	\$69,625	\$249,137	\$156,310	\$92,826
Total Annexation Area	832	1,831	\$166,584,787	\$1,141,439	\$552,903	\$1,694,342	\$1,241,286	\$453,056

\*NOTE: Expenditure estimates for UNC owned properties includes the full range of town services even though the State usually makes a payment in-lieu for fire protection, provides their own police protection, and a major portion of other services such as street maintenance and solid waste collection.



## TOWN OF CARRBORO

NORTH CAROLINA

## PLANNING DEPARTMENT

## MEMORANDUM

DELIVERED VIA: ☒ HAND ☐ MAIL ☐ FAX ☐ EMAIL**To: Robert W. Morgan****From: Philip J. Prete****Date: September 20, 2002****Subject: Inquiry into Report of Dumpsite on Horace Williams Tract**

As directed, On September 20, 2002, I accompanied Mr. David Otto to the site he mentioned in the September 17, 2002 Aldermen meeting that prompted a request from Alderman Gist for staff to follow up. Mr. Otto described a couple of holes near Bolin Creek that he suspected were excavated for the purpose of burying waste. He further described observing a sheen that he suspected was from oily contamination floating on a pool of water in the excavation.

He led me to the subject area, and there clearly were two areas that appeared to be excavated. Upon examination, I explained to Mr. Otto my assessment of what we were seeing as follows:

Upon closer examination, there was an apparent constructed dike between the two excavated areas, which were in-line along what appeared to be an excavated diversion ditch from Bolin Creek. Presumably, someone dammed the ditch at some point to create a small pool – perhaps for a swimming hole. It appeared that the dike was constructed from the material excavated from the holes. The downstream hole was further deepened over time by scouring action from water flowing over the dike during storm events. Following the ditch down gradient, we found that it terminates in what was apparently an old millpond, and likely was the feed water diversion stream for the millpond.

There was about one foot of standing water in the upstream excavation, but no sheen was observed on the water. The bottom of both excavations was clearly visible, and there was no evidence that anything had been dumped in the holes or buried. The sediment in the bottom of the upper excavation was orange in color, evidence of iron in the sediment that most likely was the source of the sheen through the action of ferrobaccillus bacteria. These bacteria grow in iron- rich, often standing water, or slow moving seeps and their byproducts often produce a sheen that appears much the same as an oil sheen. However, this is purely deduction, as there was no sheen visible at the time of our visit.

I hope this adequately answers the questions raised. Mr. Otto seemed relieved there was nothing of concern. I will be happy to provide any further information that you determine is necessary.

## OVERVIEW OF STREAM BUFFER AND FLOODPLAIN REGULATIONS

This overview has been prepared in response to a request from Aldermen Broun to Roy Williford, Planning Director, regarding the stream buffer and floodplain requirements for properties located within the Town and outside of the Town. The Town of Carrboro Land Use Ordinance (LUO) includes provisions that regulate development activities within designated drainage ways and floodplains. Such provisions were included in the LUO at the time of its adoption in 1980 and have been expanded over the years to further limit impacts to these natural features.

Currently, the LUO sections pertaining to drainage ways and floodplains include those listed. Floodplain requirements are the same for all areas of the Town's jurisdiction. Stream buffer requirements are defined for three separate areas of town and are described below.

- 1) Article XVI Part I. Floodways and Floodplains, Sections 15-251 through 15-257
- 2) Section 15-261 - Natural Drainage System Utilized to the Extent Feasible
- 3) Section 15-262 - Development Must Drain Properly; Appendix I, Storm Drainage Design Manual
- 4) Section 15-265 - Protective Buffers in Watershed
- 5) Section 15-268 - Protective Buffers Along Streams Outside of the Water Supply Watershed
- 6) Section 15-269 - Buffers in Northern Transition Area

### Stream Buffer Requirements

*University Lake Watershed.* Buffer requirements for waterways in the University Lake watershed were added to the ordinance in 1983. These were the first specific buffers included in the LUO and were developed to protect the community's principle water supply. These provisions require the following:

Type of waterway	Flowing Into	Buffer width (Feet) from Centerline on Both Sides
Creeks and Tributaries (Permanent Streams)	University Lake Permanent Streams	100 + 4 x slope x 100
Intermittent Streams	Creeks and Tributaries	50
Intermittent Streams	University Lake	100
Intermittent Streams	Streams that flow directly into University Lake	50
University Lake	-	100 + 4 x slope x 100

While such buffers are to be left in, or restored to, a natural state, limited uses are permitted, including crossings for streets, bikeways, sidewalks, water/sewer lines or pump station, or water dependent structures.

*Areas of Town Limits Outside the University Lake Watershed.* Buffer requirements were added for those streams located outside the University Lake watershed in 1988. These buffers were

added to minimize nuisance flooding, to promote stormwater infiltration, and to help maintain local streams' capacity for carrying off stormwater. The buffer requirements are as follows:

<b>Drainage Area Maximum (Acres)</b>	<b>Drainage Area Minimum (Acres)</b>	<b>Buffer Width (Feet) from Centerline on Both Sides</b>
640	50	50
50	0	15 or 5 x average channel width

These requirements result in stream buffers on all drainage ways within the Town, including those ditches and channels that carry water only in association with a storm event. This is a departure from the stream buffer requirements in many locales, as it is more common to apply stream buffer requirements in accordance with United States Geological Survey (USGS) stream classifications for perennial and intermittent streams.

Clearing and grading is permitted in these buffer areas only when associated with ordinary maintenance of existing vegetation, addition of new vegetation, or the development of new uses that are permitted. Permissible uses in such buffers include various road and street-related improvements, storm drainage improvements, public, community and utility uses, and sewer and water supply facilities. Buffer areas may be counted towards required open space. Single-family homes that were located within buffer areas six months prior to the effective date of the buffer provisions or mobile home pads or foundations that were in place by the effective date (December 6, 1988) may be replaced by a new single-family residence or mobile home.

*Northern Transition Area.* Prior to 1999, stream buffer requirements were uniform for all portions of the Town's jurisdiction outside of the University Lake watershed. The *Facilitated Small Area Plan for Carrboro's Northern Study Area* affirmed these buffers as well, designating them among the area's Primary Conservation Areas. In the course of developing implementing regulations, the Ordinance Drafting Committee proposed more stringent buffers for the Northern Study Area. Modeled on the University Lake watershed buffers, the buffers are as follows.

<b>Type of waterway</b>	<b>Flowing Into</b>	<b>Buffer width (Feet) from Centerline on Both Sides</b>
Bolin Creek and Tributaries	Bolin Creek (if applicable)	$100 + 4 \times \text{slope} \times 100$
Intermittent Streams	Bolin Creek	60
Minor Intermittent Streams shown on the NTA Stream Buffer Map	(Waterways noted above)	30

Uses that may be permitted in these buffers include crossings for bikeways, sidewalks, and water and sewer lines. Sewer lines may be allowed in some instances. The buffers were proposed to implement the provisions of the NSA Plan associated with protection of Bolin Creek and thus would be applicable to all of the NSA, including those already-developed portions located in the Town limits. In reviewing the initial maps prepared to illustrate these buffers, it was evident that these buffers would create a large number of nonconforming situations for lots that were already developed or those in subdivisions that were still under construction. As a result, the buffers were defined to apply to the Transition Areas, not the ETJ and Town limits portions of the NSA. A draft text amendment to expand the applicability of these provisions is scheduled for the Board's initial review on October 8<sup>th</sup>.