

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
TOWN OF CARRBORO, UNDER THE
AUTHORITY GRANTED BY CHAPTER 160A, ARTICLE 4A, PART 3 OF THE
GENERAL STATUTES OF NORTH CAROLINA**

WHEREAS, all of the prerequisites to adoption of this ordinance prescribed in Chapter 160A, Article 4A, Part 3 of the General Statutes of North Carolina, have been met; and

WHEREAS, the Carrboro Board of Aldermen has taken into full consideration the statements presented at the public hearing held on November 16, 2004 on the question of this annexation; and

WHEREAS, the Carrboro Board of Aldermen has concluded and hereby declares that annexation of the area described herein is necessary to the orderly growth and development of the Town of Carrboro, North Carolina;

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Carrboro, North Carolina that:

Section 1. From and after the effective date of this annexation, the following territory shall be annexed to and become a part of the Town of Carrboro, North Carolina and the corporate limits of the Town of Carrboro, North Carolina shall be extended to include said territory more particularly described by metes and bounds as follows:

Northeast Annexation Area "A"

Beginning at a point on the existing Carrboro City limits line, said point also being the northeast 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 and the southeast corner of Tax Map 109..11F owned by David L. Backus et al 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 from said point of beginning and in a northerly direction along the existing Chapel Hill corporate limit line and the eastern boundary line of Tax Map 109..11F and Tax Map 109..11E owned by James M. Rosinia to a point on the northeast corner of Tax Map 109..11E; thence continuing in a westerly direction along the Chapel Hill corporate limit line and the northern boundary of Tax Map 109..11E and Tax Map 109..11 owned by Robert W. Masto; to a point where the Chapel Hill corporate limit line runs within the right-of-way of Homestead Road (SR 1777); thence continuing approximately 200 feet along the existing Chapel Hill corporate limit line to its northernmost intersecting point with the centerline of Homestead Road (SR 1777); thence in a northerly direction along the centerline of Homestead Road (SR 1777) approximately 1,606 feet to its

intersection with the centerline of Rogers Road (SR 1729); thence in a northerly direction approximately 2,360 feet along the centerline of Rogers Road (SR 1729) to a point along a line coinciding with the northern boundary line of the Highlands North Subdivision (see: PB 78, Pg. 110); thence in a westerly direction along a line coinciding with the northern boundary line of the Highlands North Subdivision approximately 630 feet to a point on the northwestern corner of the Highlands North Subdivision; thence in a southerly direction along the western boundary of the Highlands North Subdivision approximately 569 feet to a point in the centerline of Tallyho Trail (SR 2213); thence in an easterly direction along the centerline of Tallyho trail approximately 200 feet; thence in a southerly direction approximately 25 feet to a point on the northwestern corner of the Highland Meadows Subdivision (see PB 61 P126); thence in a southerly direction along the western boundary of the Highland Meadows Subdivision approximately 765 feet to a point on the southwest corner of the Highland Meadows Subdivision and the northern boundary of the Highlands Subdivision Phase 4B (see PB 53 P 86); thence in a westerly direction along the northern boundary of the Highlands Subdivision Phase 4B and Phase 4 (see PB 52 P 139) approximately 845 feet to a control corner on the northeastern corner of Tax Map 109..8 (see DB 218 P 806) owned by the University of North Carolina; thence in a southerly direction along the eastern boundary of Tax Map 109..8 and the Carrboro corporate limit line approximately 2,246 feet; thence continuing in an easterly direction along the Carrboro corporate limits and the northern boundary of tax map 109 11..B approximately 1,332 feet thence continuing with the Carrboro corporate limit across the Homestead Road (SR 1777) right of way and along the northern boundary 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 approximately 554 feet to the point and place of the beginning. Containing 119.5 acres more or less.

Northeast Annexation Area "B"

Beginning at a point on the centerline of Rogers Road (SR 1729), said point being approximately 675 feet southeast of the intersection of the Rogers Road right-of-way (SR 1729) with the Eubanks Road (SR 1727) right-of-

way; thence in a westerly direction 47 feet to a point along a line coinciding with the northern boundary line of the Meadow Run Subdivision (see: PB 55, Pg. 38) and the northeast corner of lot 1 or Tax Map 23.C.32; thence continuing in a westerly direction along the northern boundary line of the Meadow Run Subdivision approximately 161.85 feet; thence continuing in a southwesterly direction along western boundary of the Meadow Run Subdivision 1,574.97 feet; thence to an existing iron pin on the southwestern corner of the Meadow Run Subdivision and the Northwestern corner of the Fox Meadow Subdivision (see PB 45 Pg 111 Section Three Phase B Fox Meadow); thence continuing in a southwesterly direction along the western boundary of the Fox Meadow Subdivision, Section Three Phase B, 948.47.feet; thence continuing in a southwesterly direction along the western boundary of the Fox Meadow Subdivision, Section Four Phase A (see PB 49 Pg 78 Section Four Phase A Fox Meadow) 189.81.feet; thence continuing in a westerly direction along the northern boundary of the Fox Meadow Subdivision, Section Four Phase A 703.60 feet; thence continuing in a southwesterly direction along the western boundary of the Fox Meadow Subdivision, Section Four Phase A 427.62 feet to a point along the Carrboro corporate limit line; thence running with the Carrboro corporate limit line and continuing in a southwesterly direction along the western boundary of the Fox Meadow Subdivision, Section Four Phase A 86.78 feet and Section Four Phase B (see PB 50 Pg 36 Section Four Phase B Fox Meadow) 677.98 feet; thence in an easterly direction along the southern boundary of Section Four Phase B of the Fox Meadow Subdivision and along the Carrboro corporate limit 1,463.85 feet; thence continuing in a southern direction along the Carrboro corporate limit and the western boundary of Section Four Phase C (see PB 50 Pg 81 Section Four Phase C Fox Meadow) of the Fox Meadow Subdivision 422.81 feet to a point along the Carrboro corporate limit and the northwest corner of Tax Map 109..8 owned by the University of North Carolina; thence continuing in a easterly direction along the Carrboro corporate limit line and the northern boundary of Tax Map 109..8 approximately 1,183 feet; thence leaving the Carrboro corporate limit line and continuing in an easterly direction along the southern boundary of Tax Map 23.C.28 known as the Laura Walker Cotton Etal property approximately 310 feet to a point on the southwest corner of Section One of the Fox Meadow Subdivision (see PB 39 Pg 154); thence continuing southeast along the southern boundary of the Fox Meadow Subdivision

approximately 537 feet to a point on the southeast corner of Section One of the Fox Meadow Subdivision and the southwest corner of the Highland Meadows Subdivision (see PB 61 Pg 126); thence in a northern direction along the eastern boundary of Section One of the Fox Meadow Subdivision approximately 764.8 feet to a point on the centerline of Tallyho Trail (SR 2213); thence in a westerly direction along the centerline of Tallyho Trail approximately 200 feet; thence in a northern direction approximately 25 feet to a point on the southwestern corner of the Highlands North Subdivision (see PB 78 Pg 110); thence along the western boundary of the Highlands North Subdivision approximately 544 feet to a point on the northwestern corner of the Highlands North Subdivision; thence along the northern boundary of the Highlands North Subdivision approximately 630 feet to the centerline of Rogers Road (SR 1729); thence in a northern direction along the centerline of Rogers Road approximately 3,560 feet to the point and place of the beginning. Containing 202 acres more or less.

Section 2. The Board of Aldermen hereby finds and declares that the above described territory meets the requirements of G.S. 160A-48, in that:

Northeast Annexation Area "A"

1. The area is contiguous to the Town limits.
2. Over one-eighth (12.5%) of the aggregate external boundary of the area under consideration coincides with the existing Town limits. As previously noted, 35% of the annexation area boundary is contiguous with the present Town primary corporate limits.
3. None of the area is within the boundary of an incorporated municipality.
4. Recorded property lines and streets have been used in fixing the proposed municipal boundaries resulting from this annexation.
5. Land developments in the area are primarily residential.
6. The annexation area is composed of one area which meets the statutory requirements for urbanization in G.S. 160A-48(c)(1) for a density of at least 2.3 persons per acre.

Northeast Annexation Area "A"; using the 2000 Census Summary File 1 for townships, and based on the Northeast Annexation Area "A" being in the Chapel Hill Township, the appropriate average family size for this area is 2.96 persons. This factor multiplied by the actual count of occupied dwelling units (164) was used to estimate a population of 485 people. The Northeast Annexation Area "A" contains 100.8 acres,(excluding street rights-of-way). The population of 485 people divided by an acreage of 100.8 yields a population density of 4.81 persons per acre. Since Northeast Annexation Area "A" has a density that exceeds 2.3 persons per acre, it qualifies for annexation as an area developed for urban purposes under G.S. 160A-48(c) (1).

In addition the Northeast Annexation Area "A" complies with the urban purpose standard provided in G.S. 160A-48(c) (2) and in G.S. 160A-48(c) (3) as follows:

In compliance with 48(c) (2), the annexation area has a total resident population equal to 4.81 persons per acre which exceeds the one person per acre threshold; 100.8 acres or 100% of the total acreage consists of lots and tracts three acres or less in size which exceeds the 60% threshold and 160 of the 171 lots or 93.6% of the lots are one acre or less in size which exceeds the 65% threshold.

In compliance with 48(c) (3), the annexation area has 70 lots or 99.4% of the lots (71) used for residential, commercial, industrial, institutional or governmental purposes which exceeds the 60% threshold. Secondly, 100.8 acres or 100% of the 100.8 acres (not counting acreage used for commercial, industrial, governmental or institutional purposes) consist of lots and tracts three acres or less in size which exceeds the 60% threshold.

Northeast Annexation Area "B"

1. The area is contiguous to the Town limits.
2. Over one-eighth (12.5%) of the aggregate external boundary of the area under consideration coincides with the existing Town limits. As previously noted, 26.1% of the annexation area boundary is contiguous with the present Town primary corporate limits.
3. None of the area is within the boundary of an incorporated municipality.
4. Recorded property lines and streets have been used in fixing the proposed municipal boundaries resulting from this annexation.
5. Land developments in the area are primarily residential.
6. The annexation area is composed of one area which meets the statutory requirements for urbanization in G.S. 160A-48(c)(3)

The Northeast Annexation Area "B" is in compliance with 48(c) (3). The annexation area has 124 lots or 89.8% of the 138 lots are used for residential, commercial, industrial, institutional or governmental purposes which exceeds the 60% threshold. Secondly, 193.8 acres of the total 202 acres are used for purposes other than commercial, industrial, governmental or insitutional purposes. Of this 193.8 acres, 144.5 acres or 74.5%, consist of lots and tracts three acres or less in size which exceeds the 60% threshold.

Section 3. It is the purpose and intent of the Town of Carrboro, North Carolina to provide services to the area being annexed under this ordinance, as set forth in the report of plans for services approved by the Board of Aldermen on September 14, 2004 and filed in the office of the Clerk for public inspection on September 17, 2004 .

Section 4. The Board of Aldermen hereby finds and declares that, on the effective date of annexation prescribed in Section 9 hereof, the Town of Carrboro, North Carolina will have sufficient funds appropriated, in the amount of \$125,000, to finance the

estimated cost of constructing 900 linear feet of outfall line to a point where OWASA sewer service will be generally available to annexation area "B".

Section 5. From and after the effective date of this annexation, the territory annexed and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Carrboro, North Carolina, and shall be entitled to the same privileges and benefits as other parts of the Town.

Section 6. The newly annexed territory described above shall be subject to Town taxes according to G.S. 160A-58.10.

Section 7. The mayor of the Town of Carrboro, North Carolina shall cause an accurate map of the annexed territory described in Section 1 hereof, together with a duly certified copy of this ordinance, to be recorded in the office of the register of deeds of Orange County, and in the office of the Secretary of State in Raleigh. Such a map shall also be delivered to the Orange County Board of Elections, as required by G.S. 163-288.1.

Section 8. This ordinance shall become effective on January 31, 2006.

As to qualified tracts of agricultural land, horticultural land and forestland, the annexation will become effective on the last day of the month in which the tract or part thereof becomes ineligible for present-use classification under G.S. 105-227.4 or no longer meets the requirements of G.S. 160A-4.9(f1)(2).

Adopted this _____ day of _____, 20__.

Mayor

Attest:

Town Clerk

NOTES FROM INFORMATIONAL MEETING ON
NORTHEAST ANNEXATION AREAS "A" AND "B"
6:30 P.M., CARRBORO CENTURY CENTER
NOVEMBER 1, 2004

STAFF PRESENT	POSITION
STEVE STEWART	TOWN MANAGER
ROY WILLIFORD	PLANNING DIRECTOR
DALE McKeel	TRANSPORTATION PLANNER
TODD SPENCER	OWASA, ENGINEER
HENRY WELLS	TOWN ENGINEER
PATRICK CHILDS	PURCHASING OFFICER /BUDGET ANALYST
JAMES HARRIS	COMMUNITY/ECONOMIC DEVELOPMENT DIRECTOR
BING ROENIGK	ASSISTANT TOWN MANAGER
DESIREE WHITE	PERSONNEL DIRECTOR
RODNEY MURRAY	FIRE CHIEF
CAROLYN HUTCHISON	POLICE CHIEF
GEORGE SEIZ	PUBLIC WORKS DIRECTOR
DENNIS JOINES	RECREATION ADMINISTRATOR
MIKE BROUGH	TOWN ATTORNEY
SARAH WILLIAMSON	TOWN CLERK

Steve Stewart welcomed the attendees and introduced the town staff.

Roy Williford presented a summary of the Northeast Annexation Service Report.

Ms. Minnis, representing Camden, stated that the town was wonderful in working with them on Winmore. The area of biggest concern is fire. She asked if the town has looked at contracting with Chapel Hill to provide fire service to them since Chapel Hill Fire Station 4 is so much closer to them than Carrboro's station. She also asked for response times. She also asked how they prove to insurance companies which fire department is their first responder. She stated that she would like to have a first response from a manned fire department. She asked if the Joint Planning Agreement or Annexation Area Boundary Agreement governs the Rogers Road split. She asked if the complete annexation report could be put on the town's website.

Chief Murray stated that Carrboro has a mutual aid agreement with all fire departments in the county. Chapel Hill, New Hope and Carrboro departments will all respond. Insurance companies look up addresses to determine which insurance rating one receives. He stated that he would get the response times to Ms. Minnis. After the annexation, Carrboro will be the first responder.

Mr. Williford stated that the Annexation Area Boundary Agreement governs the Rogers Road split issue, which is a 20-year agreement.

Nancy Kramer, a resident of Fox Meadow, asked if she would be forced to connect to OWASA water if neighbors petition for water? She asked how she could prevent being assessed? What percentage of the neighborhood would have to sign the petition to make it valid?

Mr. Williford stated that if the entire neighborhood signs a petition requesting OWASA water and it is approved by OWASA, all residents would be assessed.

Todd Spencer stated that a majority of the property owners would have to sign the petition, and if the OWASA Board agrees to extend the lines, she would have to pay an assessment. He stated that typically neighborhoods don't ask for water unless there is a need.

Mr. Williford stated that residents could currently ask for OWASA water, regardless of whether they are annexed.

Mr. Stewart stated that the only control the town has over water is the fact that the town has two representatives on the OWASA Board of Directors.

Rich Smelver, a resident of Fox Meadow, stated that the residents of Brace Lane are opposed to the annexation. There will be very little difference in insurance costs because of the annexation, there will be no benefit in fire service, the Sheriff's Department serves their neighborhood well, the residents do not want street lights because they like looking at the stars. He stated that most of the wells in Fox Meadow are very deep and it is not likely they will require OWASA water. There will be no benefit for double taxation.

Jim Robinowitz asked how regulation will change if they are in Carrboro. He asked what the current population of Carrboro is. He also asked what the population of mill town Carrboro is? He wanted to know what kind of weight the annexation areas would have on Carrboro town government. He asked what the additional revenue from the annexation would be used for? He stated that they would be taxed to support someone else's lifestyle.

Mr. Williford stated that land use regulations would remain the same as currently are, all other Town Code regulations would be in enforce upon annexation. He stated that the current population of Carrboro is approximately 17,500. Mr. Williford stated that the additional revenue would be used to provide town services.

Mike Brough explained some of the ordinances contained in the town code.

Amy Klamada, a resident of Tallyho, stated that their neighborhood is a rural way of life without streetlights. She asked if there are plans to extend Tallyho? She asked about how Tallyho will be affected by infrastructure improvements.

Mr. Williford stated that the town encourage connectivity in Carrboro, stated that there is a Northern Transition Area plan. He stated that the streets in this area do not meet town standards. If residents want improvements to the roads, those improvements will be done on an assessment basis.

Ken Eurdon, a resident of Fox Meadow, stated that he would be in favor of another way out of their neighborhood. He asked about the contiguous area calculation. He asked if Carrboro police provides homes checks.

Mr. Williford explained the contiguous area calculation.

Chief Hutchison stated that yes; the Carrboro Police Department provides home checks upon request.

Sarah King, a resident of Tallyho Trail, asked if they could avoid being annexed if a high-percentage does not want to be annexed? She stated that her neighborhood is very "undensely" populated. How it is likely to be developed in the future?

Mike Brough stated that the annexation does not require the consent of residents; the Board of Aldermen makes that decision after holding a public hearing on the matter.

Mr. Williford stated that Fox Meadow currently requires one unit per acre. Unless the zoning is changed, that it the way it would be developed. The zoning could change in the future.

Merle Camphor, a resident of Fox Meadow, asked what the Board would be willing to give the residents if annexed? Would they put bike paths on Homestead Road? She asked how assessments for water are paid back. She also asked if their assessed values would increase as a result of the annexation?

Todd Spencer stated that there would be no rationale for water and sewer extensions without a compelling need.

Mr. Williford stated that petitions would be accepted from residents for road improvements. He explained the assessment process. Residents would be given ten years to pay the assessment. He stated that the Orange County Tax Office does the assessments for all of Orange County and that there is a re-evaluation scheduled for 2005.

Randolph Ryan asked if the Carrboro Fire Department runs EMS services? He also asked what route Carrboro would take to their neighborhood? He also asked about Carrboro Fire Department's policy on speed limit? He stated that it takes three minutes to get from Chapel Hill Fire Station No. 4. How long will it take for Carrboro to get to their neighborhood?

Chief Murray stated that Carrboro runs first responder with the county. He stated that they would probably takes Estes Drive to this area. He stated that they do not have a policy on speed limit, but they slow down at intersections. He stated that Carrboro has a mutual aid agreement with Chapel Hill and New Hope and all departments will respond to calls in their neighborhood.

Carley Buckner, a resident of Fox Meadow, asked if there have been any discussions between Chapel Hill and Carrboro about changing the annexation boundary line?

Mr. Williford stated that there have been no formal discussions about changing the annexation boundary line.

Peggy Benson, a resident of Highlands North, asked how frequently the Police Department would patrol the newly annexed areas, and would the Orange County Sheriff's Department cease patrolling their area after the annexation?

Chief Hutchison stated that the frequency of patrols would be based on calls for service; any special needs, but will be patrolled several times a day. Carrboro will be the primary response agency. The town has a mutual aid agreement with area agencies.

Jeff Knutson, a resident of Fox Meadow, asked if the neighborhood does not petition for water, there would be no assessment levied.

Todd Spencer stated that that is correct.

Susanne Allen, a resident of Fox Meadow, stated that she does not want to be annexed, does not want street lights, but does want better access to schools.

Mr. Williford stated that once this area is annexation, town funds could be spent for capital improvements. Most improvements are system-based, i.e., greenway system, that need to connect. The voters of Carrboro recently passed a bond issue to tax themselves to construct more sidewalks. There is also an assessment policy where the town pays for half the improvements and the residents pay the other half. NCDOT enhancement grants are also received from time to time.

Rob Day, a resident of Annexation Area B, asked if the Board of Aldermen have to consider the input from residents? He said he does not see any incentive for the Board to take the residents' concerns into account. What incentive to do they have to listen to them?

Mike Brough the Carrboro Board does not have to agree with the residents of the annexation areas, but the Board has listened to concerns of residents outside the city limits many times.

Kent Good, asked if the Cotton property and 1000 Brace Lane counted in the density calculations?

Mr. Williford stated that yes; they were counted in the density calculations.

Laura Wenzel, a resident of Fox Meadow, stated that while she was a member of the NTAAC, the Board of Aldermen listened to residents during the Northern Transition Area Plan. She stated that she was not opposed to the proposed annexation.

An unnamed resident asked if public transportation is considered a major service? She stated that here was a lot of work put into the NTA plan, but the zoning was changed for Winmore.

Mr. Williford stated that no, it is not one of the major services. It is a contractual service.

An unnamed resident asked if there a precedent where State representatives would be of assistance to citizens who do not want to be annexed?

Mike Brough stated that the General Assembly ultimately controls everything that goes on in municipalities.

Tim Forbes, a resident of Annexation Area, stated that individual property valuations would increase. He stated that every property owner has a right to object to his or her property values. He stated that he loves Carrboro.

Mr. Williford stated that valuation is carried out uniformly throughout the county.

Ken Merdon asked how OWASA assessments are calculated?

Todd Spencer stated that the assessments are based on total number of property owners.

Kay Hengeveld, a resident of Fox Meadow, stated that there are areas that are not developed, how are those areas assessed?

Todd Spencer stated that the assessments are based on total number of property owners in the assessment area.

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, November 16, 2004 at 7:30 p.m. in the Carrboro Century Center.

Present and presiding:

Mayor	Michael Nelson
Aldermen	Joal Hall Broun
	Mark Chilton
	Jacquelyn Gist
	John Herrera
	Diana McDuffee
Town Manager	Steven E. Stewart
Town Attorney	Michael B. Brough
Town Clerk	Sarah C. Williamson

Absent:

Alderman	Alex Zaffron
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PUBLIC HEARING: NORTHEAST ANNEXATION AREAS "A" AND "B"

The purpose of this item was for the Carrboro Board of Aldermen to hold a public hearing regarding the possible annexation of Northeast Area "A" and Northeast Area "B" as identified in the attached Resolution of Intent and Service Report for Northeast Annexation Areas "A" and "B" adopted by the Board of Aldermen on September 14, 2004.

Roy Williford, the town's Planning Director, presented a report.

Janet Tulowiecki, 1503 Tallyho Trail, stated that annexation is poorly suited. She said that she does not want to be annexed and that she believes that Area B has already made a significant contribution to Carrboro and neighboring communities by hosting the original and extended landfills, hosting the construction and demolition of waste site, hosting the new home of public transportation and public works, the likely future host of the solid waste transfer station, and by providing a congenial environment to two Habitat sites.

Ken Rundo, 1005 Tallyho Trail, stated that he has no need for town services. There are no police and fire substations in the area and he feels annexation will line the town's pockets and is stealing from the residents. He stated that he feels the town has nothing to offer the residents.

John Kramer, 1011 Brenden Ct., asked why Rogers Road was split. Town services will cost the residents money and he does not feel there will be insurance savings and that the population figures are correct. The annexation will not be mutually beneficial. He wants same services Carrboro residents receive. He wants bus service and feels New Hope provides better fire service with more water storage capacity. He suggested that the town raise its fees for services and not annex. If annexed, residents will run for office and will change the face of the town.

Meredith Kramer, 1011 Brenden Ct., stated that she is against annexation because she might have to move and neighbors might have to move. She does not want street lights because they contribute to light pollution and waste electricity.

Cameron Kramer, 1011 Brenden Court, stated that they would not be able to afford their home if annexed and may have to move.

Donald McDonnell, 1002 Gloucester Ct., and President of Camden Homeowners Association, spoke against the annexation and said he is comfortable with current services. He stated that it would have been a good idea for the Mayor and Board of Aldermen to have contact with the affected property owners prior to receiving the official notice of the public hearing. He suggested delaying the annexation for one year to allow residents to plan for the additional taxes. He asked that the town address the public safety issue at the top of Camden Road at Homestead Road, and that neighbors be given an opportunity for input on street lights, etc.

Alena Callimanis, 1004 Camden Lane, asked that the Board take off discussion of a roundabout at the intersection of High School Road and High School Road.

Ken Meardon, 1008 Bugle Court, stated that they are an area without representation. He asked that the Board be open-minded about the annexation, and that the annexation area boundary agreement is a planning document that can be changed.

Larry Miller, 1611 Claymore Road, suggested that the town contract with the Chapel Hill Fire Dept. until a fire substation can be constructed. He said that a different solution needs to be found for Winmore rather than cutting through of Claymore Road into Winmore.

Tom Covalla, 8400 Sterling Bridge Road, asked that Carrboro enter into a dialogue with Chapel Hill to modify the annexation and joint planning agreements to allow for annexation of their area into Chapel Hill. He stated that he does not believe in forced annexation. They are not directly using Carrboro services; the only services they will receive are garbage collection and unwanted streetlights.

He read a statement from Dave Richter, 1613 Skye Drive, opposing the annexation. He is retired and on a fixed income. The annexation will force he and his wife to sell their house. The annexation proposal is an unwanted intrusion in their lives with no added value of services. They are satisfied with the services provided by the Orange County Sheriff's Department, and fire services are so far away that they do not offer any added benefit. The Chapel Hill tax rate is lower and fire service is closer.

Arne Johnson, 1005 Staffield Lane, stated that they do not use Carrboro services nor do they shop in Carrboro. He takes his trash to the landfill, does not want streetlights, does not need police service. The annexation will split the Rogers Road community. He stated that he is willing to pay his fair share. He also presented a petition from residents opposing the annexation.

Brad Redfoot, 8505 Sterling Bridge Rd., asked why Carrboro wants to annex his neighborhood. Their neighborhood is not what Carrboro likes. He chose to live in Chapel Hill, not Carrboro. He asked that the town leave their neighborhood as it is.

Brian Skinner, 8222 Huntsman Ct., stated that if annexed, he might have to move. Carrboro has a history of raising taxes. He does not feel they will be receiving any services and would not be able to afford to connect to OWASA water and sewer. Carrboro should share in the cost of the water and sewer. He requested that the Board remove Area B from consideration and urged the town to cut expenses.

Rhett Maconson, 2009 Whitmore Circle, stated that the only benefit he will receive is to roll his garbage can out to the street once a week.

Laura Van Sant, 8207 Reynard Road, stated that they will get street lights they don't want. Residents of Area B would get less services than other areas of Carrboro if the annexation occurs. She does not want street lights.

Anthony Giacheth, 8322 Lochlaren Lane, stated that taxes will go up 56% and they will not be getting better services. This annexation is premature because the town does not have a fire substation yet. Chapel Hill should annex their area if annexation takes place.

Shirley Marshall, 205-D W. Poplar Avenue, spoke in favor of the annexation. These annexations will complete the urban Carrboro boundaries as set by the Joint Planning Agreement.

Amy Clement, 1223 Tallyho Trail, stated that she is not part of Carrboro, but Chapel Hill, do not hijack them.

Patricia White, 1600 Sky Dr., does not use Carrboro Recreation and Parks services, but does shop in Carrboro. The annexation will make her home unaffordable. She asked that Board reconsider annexation and charge fees for Carrboro services.

Charlie Buckner, 8100 N. Hound Ct., stated that his neighborhood is not walkable, and there are no plans for connectivity. Rogers Road residents are having septic system problems and these issues should be resolved before annexation takes place.

Randolph Ryan, 1609 Claymore Rd., expressed concern about the response time to their area by Carrboro Fire Department. He stated that Chapel Hill Fire Station #4 has a response time of 2.39 minutes. In addition no land has been purchased by Carrboro to build a fire sub-station.

Jeff Vanke, 102 Weatherhill Pointe, said he couldn't get the town to pave his street and he lives in Carrboro. He stated that the town does not pay for schools and the residents of these two annexation areas do not use recreation department services, and that there needs to be a compelling reason to annex these areas.

Haiyan Gao, 1903 N. Hawick Ct., does not want to be annexed into Carrboro and was not informed by the realtor of a possible annexation.

Melissa Clepper-Faith, 1900 N. Hawick Ct., asked the Board to listen to the residents. She has faith that their voices will be heard, and asked the Board to do the ethical thing.

Lynn Carrino, 1310 Tallyho Trail, a school teacher with a single income, stated that she would struggle if the annexation takes place. The annexation is unjustified and she does not want it. She challenged the Board to hear their voices.

Sharon Cook, 1610 Claymore Road, stated that Rogers Rd. is a very diverse neighborhood, and this annexation will divide that neighborhood and burden the neighborhood with increased taxes. In addition, the roads in these neighborhoods were not designed to be major roads.

Susan Malone, 1001 Staffield Lane, stated that she is opposed to annexation by Carrboro, and that Rogers Road needs to be in one municipal district.

Polly Dixon, 8202 Reynard Road, stated that Chapel Hill Fire Department would get to their house first in case of fire, New Hope would get there second and Carrboro would get there third. She spoke against the annexation.

Sarah Kinyan, 1404 Tallyho Trail, asked that Board make it possible for them to continue to live in their neighborhood.

Scott Justus, 1904 N. Hawick Ct., asked if, following annexation, they have better police service? Better fire service? Does the Board realize the financial burden being placed on these residents? How will the increased revenues be used?

Rik Faith, 1900 N. Hawick Ct. does not want to be annexed into Carrboro, but does want to be annexed into Chapel Hill. If annexed, he will be able vote against Carrboro Aldermen in the next election, and will have to pay taxes for two years before voting for Mayor. He stated that there is still time for the Board of Aldermen to take the ethical high road, and open a dialogue with Chapel Hill to change the annexation boundary agreement.

Brian Voyce, 8401 Sterling Bridge, speaking for Jerry Benson of N. Hawick and Tom Weber of Burns Place, spoke against the annexation. Mr. Voyce stated that the annexation will turn affordable houses into unaffordable houses, and they will not get any services. He expressed his disappointment that the Board had not met with the residents about the proposed annexation prior to tonight's public hearing. He stated that he would work to get the Board members removed from office if the annexation takes place.

Jim White, 1600 Skye Drive, asked that annexation be delayed until all elected positions turn over. He is satisfied with the services of the Orange County Sheriff's Department and takes trash to landfill. He asked that Carrboro provide curb, gutter, sidewalks, street lights, and a paved bikepath to the high school without further assessment.

Kean Hankins, 1004 Staffield Lane, stated that Carrboro does not represent their interests, and they do not need services of Carrboro.

Janet Hankins, 1004 Staffield Lane, spoke against the annexation and said she has no affiliation to Carrboro.

Todd Pearson, 8404 Sterling Bridge Road and also speaking for his wife, Jan Diamond, stated that he has no desire to be annexed by Carrboro, does not want to pay additional taxes for services he does not need or want. Suggested that the Board table the annexation, initiate a process of merger into Chapel Hill, and that his home be annexed into the merger town.

Jeff Linker, 1803 Claymore Road, stated that it makes no sense to live so close to Airport Road and Chapel Hill and be annexed into Carrboro. Any additional tax dollars should go to Chapel Hill.

Jim Rabinowitz, 1510 Homestead Road, lives on property that abuts Chapel Hill. Carrboro is a village; the annexation is so far out it cannot be considered a part of the village. He asked why the proposed annexation was not made public much sooner than it was.

John Gallagher, 8320 Lockhaven Lane, was not told anything about the annexation when he bought his house one year ago. This annexation does not meet the goals of Carrboro.

Ron Weber, 8317 Lockhaven Lane, stated that he cannot afford the extra tax burden with children in college. He has no need or use for town services, and requested that they not be annexed.

Nelson Strother, 1703 Tallyho Trail, is interested in preserving status quo. He is not involved in Carrboro activities, and, if annexation occurs, Carrboro Aldermen will change and the tax rate will be reduced.

Sue Coutret, 8116 Reynard Road, spoke against the annexation. She stated that she couldn't afford the additional taxes. The annexation will turn her out of her home.

Kent Goode, 8119 Reynard Road, stated that he knows only one person out of the entire area that is for the annexation. Many families cannot afford the additional taxes, and there is no balance from the annexation.

Marilyn Strother 1703 Tallyho Trail stated that she signed the petition to be annexed into Chapel Hill. She read from the Declaration of Independence.

Donna Kramer, 1011 Brendan Court, lives in the county because of the lower taxes. She was told that Carrboro does not annex unless neighborhoods petition the town to be annexed. The annexation will force people to move.

Jim Bateson, a resident of Fox Meadow, stated that the annexation law is important and the town should consider consolidation of some services with Chapel Hill.

Mayor

Town Clerk



TOWN OF CARRBORO
PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

DECEMBER 16 , 2004

NORTH EAST ANNEXATION AREAS "A" & "B"

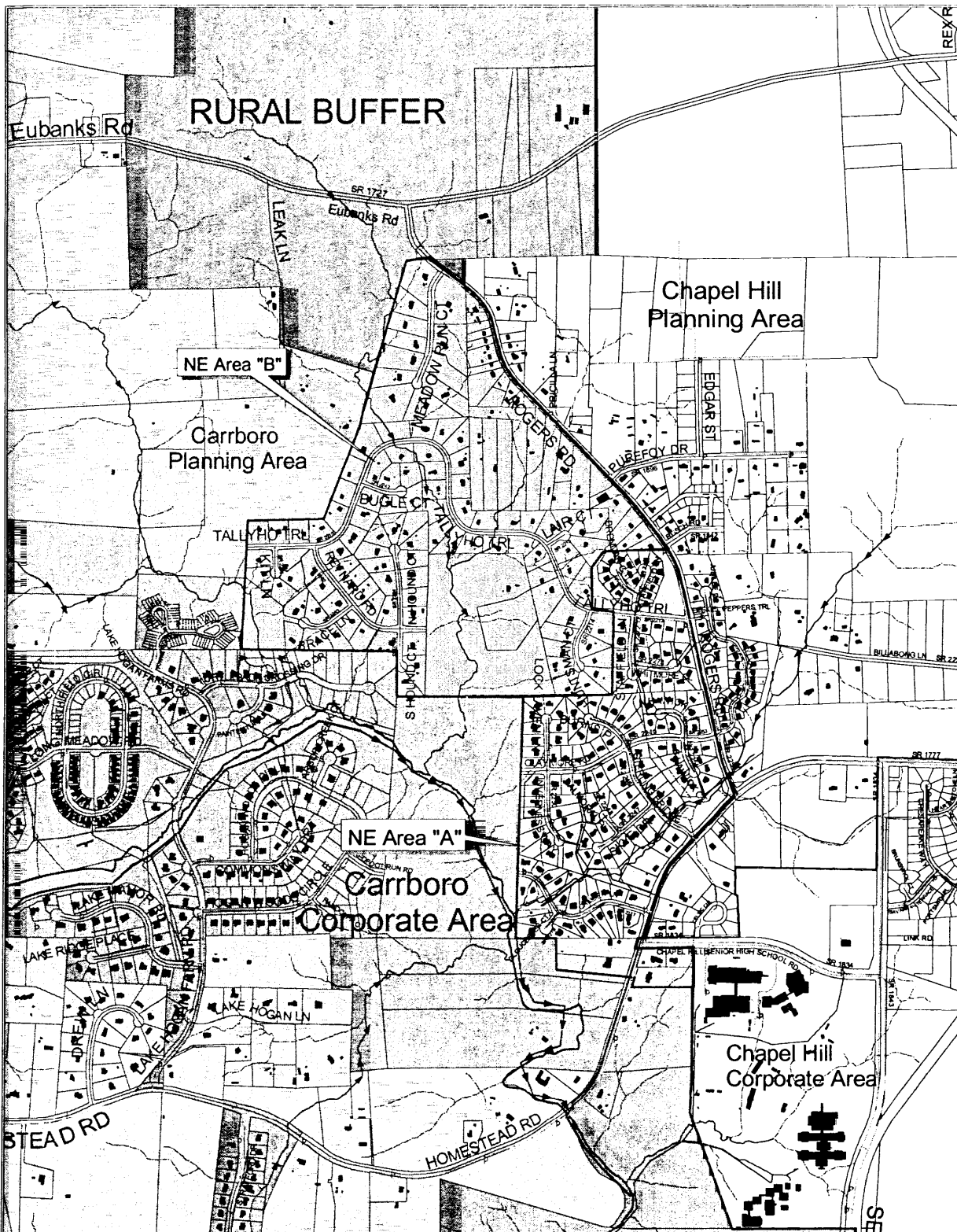
Motion was made by James Carnahan and seconded by Dave Clinton that the Planning Board recommend to the Board of Aldermen that the effective date for the Area A annexation be moved out to January 2007 in order to allow for site selection and construction of the fire station.

VOTE: AYES (5) (Carnahan, Clinton, Haven-O'Donnell, Babiss, Paulsen); NOES (2) (Poulton and Hammill); ABSTENTIONS (1) (West); ABSENT/EXCUSED (2) (Hogan and Marshall)


Motion was made by James Carnahan and seconded by Randee Haven-O'Donnell to drop the annexation of Area B until the residents of historic Rogers Road Community (properties contiguous of Rogers Road) as referenced in the facilitated small area plan, decide they want to be in one town.

VOTE: AYES (4) (Carnahan, Clinton, Hammill, Haven-O'Donnell); ABSTENTIONS (3) (Paulsen, West, and Babiss); NOES (1) (Poulton); ABSENT/EXCUSED (2) (Hogan and Marshall)

John Marshall / sep 1-6-05
John Marshall, Chair (date)



NE ANNEXATION AREAS "A" & "B"


TOWN OF CARRBORO
301 W. Main St.
Carrboro, NC 27510
252.228.1000
Ray Whitcomb, Planning Director
1998-1999

Carrboro Board of Aldermen

Although every effort has been made to ensure the accuracy of this map, the Town of Carrboro does not warrant its accuracy. Users are advised to verify the information shown on this map with the appropriate authorities. The Town of Carrboro is not responsible for any errors or omissions on this map. The Town of Carrboro is not responsible for any damages or injuries resulting from the use of this map. The Town of Carrboro is not responsible for any damages or injuries resulting from the use of this map.

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| <p>Fire Hydrant Firehydrants shp</p> <p>Water Line</p> <p>Gravity Sewer</p> <p>8" Sewer</p> <p>16" Sewer</p> <p>24" Sewer</p> <p>New 16" Sewer Outfall</p> | <p>Buildings</p> <p>Streams</p> <p>0-50 Acre Basin</p> <p>50-640 Acre Basin</p> <p>>640 Acres Basin</p> | <p>CH-Carrboro Annexation Boundary</p> <p>NE Annexation Area "B"</p> <p>NE Annexation Area "A"</p> <p>Carrboro City Limits</p> <p>Chapel Hill City Limits</p> |
|--|--|---|