

MEMO TO: FILE

FROM: Mark L. Reep, PE, Project Manager

DATE: January 18, 2013

SUBJECT: Citizens Informational Workshop (CIW) for Orange County Crossing Closure at North Carolina Railroad NCR/Norfolk Southern (NS) Railway Byrdsville Road (P-4405K).

A Citizens Informational Workshop was held between 5:00 p.m. – 7:00 p.m. on January 14, 2013, at the Shared Visions Retreat Center, 3717 Murphey School Road, Durham. The purpose of the meeting was to introduce the project to residents and local officials and to receive comments on the alternatives and issues to be considered during the project development process. Approximately 20 residents and local officials attended the meeting. Below is a summary of comments received. A Spanish-speaking interpreter was present at the meeting.

Written and Verbal Comments

Comment: Property owners on the north side Byrdsville Mobile Home Park are concerned that having access through the Mobile Home Park will decrease property values of residences.

Comment: If lot lines are restructured due to easements rental incomes could be lost.

Comment: Property owners on the north side of Byrdsville Mobile Home Park do not want to drive through the mobile home park for access.

Comment: Several property owners believe the proposed changes have many negative logistic, legal, and financial ramifications for all the residents of Byrdsville.

Comment: Property owners between the Byrdsville Mobile Home Park and the rail line believe the railroad crossing closure would negatively impact their driveway configurations and the day-to-day living conditions associated with the new exit/entrance to the Mobile Home Park.

Comment: The proposed project would essentially make properties north of the Mobile Home Park a part of the Park.

Comment: Property owners north of the Mobile Home Park do not have a legal easement to the proposed exit through the Mobile Home Park and are concerned about the legal and financial ramifications of acquiring one.

Comment: Property owners north of the Mobile Home Park are concerned that future property sales would be scrutinized by lending institutions as a result of the crossing closure.

Comment: A family of residents in the Byrdsville project area indicated that their concerns about access through the mobile home park would be alleviated if the project included paving the primary road within the trailer park and adding it to the state secondary road system. They would also like to see the trailer lots along the proposed new entrance to the trailer park cleaned up.

Comment: The owner of the Byrdsville Road Mobile Home Park said that he supports the project. He said that there are no recorded easements for any of the roads within the trailer park. He indicated a willingness to relocate the trailers along the new entrance road if the road was paved and added to the state system. He also said that he had several Hispanic rental tenants within the trailer park that would not attend the CIW, but he would advise them of the project later.

E-Mail Comment

The following questions and comments were received from individuals that did not attend the workshop.

Comment: Who will be paying for this?

Comment: Will residents only be allowed to access the area through Joppa Oaks Mobile Home Park?

Comment: Will Byrdsville Mobile Home Park mailboxes be moved and would addresses change?

Comment: Plans should include relocation of the mail receptacle to the new entrance on Walter Clark Drive to effect delivery and practical pick up by the customers.

January 13, 2013

Marc L. Hamel, Rail Environmental Manager
NC DOT Rail Division
1553 Mail Service Center
Raleigh, NC 27699-1553

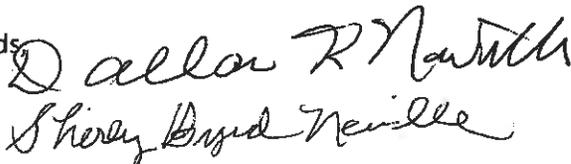
Dear Mr. Hamel,

We would like to address the proposed closing of Crossing #735 189T/MP H 43.89/Byrdsville Road (P-4405K and the ramifications that this closing would cause on our properties, those owned by Dallas and Shirley Byrd Neville (property #9873953925) and Dallas and Kelly Neville (property #9873955757). These two properties are located directly after crossing the railroad tracks and before entering the Byrdsville trailer park. Besides the tremendous depreciation of land value, the closing of the railroad crossing would negatively impact our properties in other ways, including the reconfiguration of driveways and the day-to-day living conditions associated with the new exit/entrance to the trailer park.

Our land has been in the Byrd family for several generations, and it was given to me by my father and mother, Joseph and Mary Byrd. I personally have lived here over seventy-seven years. We have lived and raised our family here since before there even was a trailer park, and we have witnessed first-hand the degradation of the trailer park during that time. The current state of the Byrdsville trailer park is poorly maintained. The roads are neglected, and the majority of the homes within the trailer park are not unlike slums. Closing the railroad crossing would not only essentially make our home part of the trailer park, it would be the back of the trailer park. In addition, since we do not have a legal easement to the proposed exit of the trailer park, the legal and financial ramifications of acquiring one are quite concerning. Any future reselling of property subsequent to the closing of the railroad crossing would be under the heavy scrutiny of lending institutions.

Due to the vague nature of the information provided to us about this closing, we are hoping that more answers will be provided during the Citizens Informational Workshop. In addition to the main concerns listed in this letter, there are still many other questions that remain to be answered, and we hope to discuss these as they develop in future meetings.

Regards,

Handwritten signatures of Dallas K. Neville and Shirley Byrd Neville. The signature of Dallas K. Neville is written in black ink and is positioned above the signature of Shirley Byrd Neville, which is written in blue ink.

Shirley Byrd Neville and Dallas K. Neville
Phone: 919-732-3600

North Carolina Department of Transportation

January 10, 2013

NCDOT

Rail Division

1553 Mail Service Center

Raleigh, NC 27699-1553

Re: Citizens Informational Workshop
Proposed Railroad Crossing Closure at Byrdsville Road

Dear Mr. Hamel,

Please be advised that we did receive your mailing concerning the proposed closure of the Byrdsville Road railroad crossing. Our individual concern is the 1.86 acre lot (Pin#9873955757). We are wondering if these proposed changes affect this particular property in any way. If so, all the details would be greatly appreciated. We are also concerned that the proposed change of having to drive through the run-down, dilapidated trailer park will **decrease the value** of the aforesaid mentioned lot.

The majority of the land-owners who will be affected by this change are part of the Byrd family whose land has **been in this family for generations**. In fact, several of these people grew up on this property before it was subdivided, and before there was ever a trailer park in existence. It appears that several of these relatives will not only have their property devalued, but several of them may also be losing rental income due to the proposed restructuring of easement lines.

We are concerned that by closing the railroad crossing entrance, residents near the existing railroad crossing have to drive through the trailer park to reach the new entrance/exit. Essentially, the properties which are now reached before the trailer park will be at the back of the trailer park. It will be impossible to avoid going through it to reach family residences.

A short time ago, we received one postcard notification about this proposed railroad crossing closing that has apparently been in the works for a long time. **These proposed changes have many negative logistic, legal, and financial ramifications for all the residents of Byrdsville.** We do expect that all our questions will be answered at the first Citizens Informational Workshop since the information that we have so far is very lacking, especially considering the magnitude of the proposed changes.

Respectfully,

Kelly and Wanda Neville

919-619-0293



Kerr, Will

From: Reep, Mark
Sent: Monday, January 14, 2013 8:45 AM
To: heavenslight@embarqmail.com
Cc: Kerr, Will; Oliver, Clay; Hamel, Marc L; havener, daniel; Lewis, Ed F
Subject: RE: I live in Byrdsville Trailer Park..

Good Morning Ms. Dixon,

Thank you for contacting us with your questions about the Byrdsville Road rail crossing project. Here are responses to your questions:

1 – My main question is: Who will be paying for this?

Federal funds are being applied to this project. The Federal Railroad Administration is overseeing the use of these funds for a number of other rail improvement and safety projects throughout North Carolina.

2 – If I'm understanding the flyer correctly we will only (if plans go thru to close the current park entry) be able to enter the park except thru Joppa Oaks Mobile Home park is that correct?

Residents would enter the Byrdsville Road neighborhood using Walter Clark Drive and a new road that joins Walter Clark with Byrdsville Road. This route would be beside the Joppa Oaks neighborhood but does not use the streets within Joppa Oaks.

3 - What about the mailboxes – will they be moved? And would our address change?

Mailboxes would most likely move to the Walter Clark Drive location, but we are not sure if this would require an address change. Those decisions would be made after a final decision is made on the location of the road. This would likely occur during the right of way acquisition phase as land purchases are discussed with property owners.

We hope you will be able to attend tonight's workshop. But if you are not able, we can send you a copy of the information that is provided during the workshop.

Please let me know if you have other questions.

Thank you,

Mark

Mark Reep, PE | Project Manager

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919-851-6066 (Office)

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From: Nancy Dixon [<mailto:heavenslight@embarqmail.com>]
Sent: Saturday, January 12, 2013 04:59 PM
To: Hamel, Marc L; mreep@flohut.com <mreep@flohut.com>
Subject: I live in Byrdsville Trailer Park..

I will be unable to make the workshop on Monday. Please tell me a couple of things...

1 – My main question is: Who will be paying for this?

2 – If I'm understanding the flyer correctly we will only (if plans go thru to close the current park entry) be able to enter the park except thru Joppa Oaks Mobile Home park is that correct?

3 - What about the mailboxes – will they be moved? And would our address change?

Nancy “Beth” Dixon
Jeremiah 29:11

“As for me and my house, we will serve the Lord”

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

Kerr, Will

From: Reep, Mark
Sent: Monday, January 14, 2013 9:02 AM
To: Pollard, Tom - Hillsborough, NC
Cc: mhamel@ncdot.gov; Hilton-Cain, Linda; Lewis, Ed F; havener, daniel; Kerr, Will; Oliver, Clay
Subject: RE: TIP P-4405K Proposed RR Crossing Closure at Byrdsville Road

Mr. Pollard,

Thank you for contacting us about this project. Other residents have also expressed your same concern about relocating mail boxes from Old NC 10. The new mailbox placement area near Walter Clark Drive and NC 86 would be identified after a final decision is made on the location of the road. This would likely occur during the right of way acquisition phase as land purchases are discussed with property owners.

We will add your name to the project mailing list to be notified of future information about the project as it develops. Thank you again for contacting us.

Sincerely,

Mark Reep, PE / Project Manager

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From: Pollard, Tom - Hillsborough, NC [<mailto:David.T.Pollard@usps.gov>]

Sent: Monday, January 14, 2013 8:50 AM

To: mhamel@ncdot.gov; Reep, Mark

Subject: TIP P-4405K Proposed RR Crossing Closure at Byrdsville Road

I learned of this proposal from the letter carrier that delivers to Byrdsville MHP.

This proposal will impact the Postal Service's delivery to the residents of Byrdsville since the mail receptacle is located at the Old NC 10 entrance. Plans should include relocation of the mail receptacle to the new entrance on Walter Clark Drive to effect delivery and practical pick up by the customers.

Please include me on future information concerning this change so that I may plan carrier route adjustments accordingly.

Thank you in advance.

Tom Pollard

Postmaster

Hillsborough, NC 27278

919-732-3986