Chairman
W. Todd Lambert

Planning Director
Libby Hodges

Commissioner's Meeting Room
124 W. Elm Street
Graham, NC 27253
September 11, 2014 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD

AGENDA

I. CALL MEETING TO ORDER

II. APPROVAL OF PLANNING BOARD MINUTES

1. June 12, 2014 (minutes not currently available)

III. PUBLIC COMMENTS

IV. NEW BUSINESS

1. Board Action Request
   - Per direction of the Alamance County Board of Commissioners the Planning Board is asked to revise required width of private roads.

V. OTHER BUSINESS

1. Discussion Item: Planning Board goals 2014-2015
2. Discussion Item: Status of Board Appointments

VI. ANNOUNCEMENTS

VII. ADJOURNMENT

Meeting Notes:

1. *Those wishing to make public comments should sign-in prior to the meeting.*
2. *In order to be fair and ensure that all citizens wishing to speak may be heard, the Chair may place time limits on public comments.*
3. *Any further discussion by the public on a given agenda item is subject to the discretion of the Chair of the Planning Board*

Alamance County Planning Board
ACTION AGENDA ITEM

TO: **Todd Lambert, Chair**

MEETING DATE: 9/11/2014

FROM: Libby Hodges, Planning Director

ISSUE/ACTION REQUESTED:

Review 50' private road width to replace with 30' width.

BACKGROUND/PURPOSE OF REQUEST:

As directed by the Alamance County Board of Commissioners, the Planning Board has been asked to change the width requirement for private roads from 50' to 30'.

Altering this width will require amending Appendix C of the Subdivision Ordinance. Per Section 34 of the Alamance County Subdivision Ordinance, the Planning Board is required provide a review and recommendation for all changes to the Subdivision Ordinance.

STAFF RECOMMENDATION:

☐ **CONCUR** ☐ **RECOMMEND DENIAL** ☒ **NO RECOMMENDATION**

ATTACHMENTS:

1. Alamance County Subdivision Ordinance Appendix C (current)
2. Alamance County Subdivision Ordinance Appendix C (proposed)

PLANNING BOARD ACTION

APPROVED: ☐ **DENIED:** ☐ **DEFFERED:** ☐

UNTIL _____
OTHER:

APPENDIX-C

-STANDARDS FOR PRIVATE ROADS-

Private Roads shall be constructed in such a manner so as to not be a threat to the health, safety or welfare of the residents using the road.

SPECIFIC PROVISIONS FOR PRIVATE ROADS:

A. Minimum Road Standards for Class I Private Road

TYPE	DISTANCE
Width	50'
Travelway (minimum)	
Class I Road	(4" Compacted Gravel) 10'
Shoulder (minimum)	
Class I Road	8'
Ditch (typical)	
Class I Road	4'
Utilities (typical)	4'
Outside Ditch to Outside Ditch	42'
Maximum Cut or Fill Slope	2:1
Design Speed (per N.C. DOT)	20 MPH
Minimum Sight Distances, Curves	110'
Minimum Centerline Radius	90'
Maximum Grade	12%
Cul-de-Sac Radius, Minimum	50'
Intersection Angle, Minimum degrees	75'

All standards are minimum. The certifying engineer may require higher standards based on site conditions and accepted engineering and construction practices. A detailed drawing for a Class I private road is attached.

B. Drainage. All pipe culverts, and storm sewers, shall be constructed in such a manner as to alleviate

accumulation of debris and silt buildup and shall be structurally and hydraulically sound and functioning in a normal manner. All drainage ditches shall be of sufficient width, depth and slope as to carry the anticipated discharges. All private roads shall have adequate drainage. The grade of the side ditches should be such that the water is carried rapidly to a stable outlet.

C. Stabilization of Shoulders. Erosion prevention on shoulders shall be undertaken by using the methods of seeding, sodding or mulching. On cut and fill slopes run-off shall be prevented on the slopes.

D. Erosion Control Plan. An Erosion Control Plan must be submitted to and approved by the North Carolina Department of Environment, Health and Natural Resources if more than one (1) acre is cleared or disturbed.

E. Minimum Road Standards for a Class II Private Road: Class II private roads shall meet minimum N.C. DOT design and improvement standards, except for paving.

CLASS I PRIVATE ROADS

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SPECIFIC PROVISIONS FOR PRIVATE ROADS:

A. Minimum Road Standards for Class I Private Road

TYPE	DISTANCE
Width	30'
Travelway (minimum)	
Class I Road	(4" Compacted Gravel) 10'
Shoulder (minimum)	
Class I Road	8'
Ditch (typical)	
Class I Road	4'
Utilities (typical)	4'
Outside Ditch to Outside Ditch	22'
Maximum Cut or Fill Slope	2:1
Design Speed (per N.C. DOT)	20 MPH
Minimum Sight Distances, Curves	110'
Minimum Centerline Radius	90'
Maximum Grade	12%
Cul-de-Sac Radius, Minimum	50'
Intersection Angle, Minimum degrees	75'

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