Chair
Rodney Cheek

Planning Director
Libby Hodges

Commissioner's Meeting Room
124 W. Elm Street
Graham, NC 27253
March 10, 2016 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD

AGENDA

I. CALL TO ORDER

II. APPROVAL OF PLANNING BOARD MINUTES

1. January 14, 2016

III. PUBLIC COMMENTS

IV. NEW BUSINESS

1. Board Appointments:
   - David Michael Spruill, Burlington Township
   - Debra Hyder, Patterson Township

2. Review of Board Bylaws and Meeting Procedure Rules.

3. Waivers
   - 2016SW00001 – 10 Federal Storage Z, LLC – Setback Waiver
   - 2016SW00002 - Margie Barnette Property – Lot Standards Waiver

V. OTHER BUSINESS

1. Review of racetrack research

VI. ANNOUNCEMENTS

1. Strategic Plan update

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
REGULAR MEETING MINUTES

Thursday, January 14, 2016
7:00 p.m., Board of County Commissioners Room

Members Present	**Members Absent**	**Staff Present**
Cletus Dodson	Jody Tyree	Libby Hodges,
Edgar Pritchett	Monte Holland	*Planning Director*
Gene Brooks		
Ravi Balan		
Rob Countiss		
Rodney Cheek		

I. **CALL TO ORDER** (Planning Director)
The meeting was called to order at 7pm and the floor was opened for nominations to leadership positions.

II. NOMINATION AND ELECTION OF LEADERSHIP POSITIONS

1. Chair
   Mr. Brooks nominated Mr. Rodney Cheek for the Chair Position.
   Second: Mr. Balan.
   Vote: Unanimous.
   Mr. Cheek presided over the remainder of the meeting.
2. Vice-Chair
   Mr. Pritchett nominated Mr. Brooks as Vice-Chair.
   Second: Mr. Countiss.
   Vote: Unanimous.

III. APPROVAL OF PLANNING BOARD MINUTES

1. Meeting minutes for the November 12, 2015, were approved with one spelling correction.
   Motion: Countiss
   Second: Brooks
   Vote: Unanimous

IV. PUBLIC COMMENTS

1. Mr. Rick Bowman, Altamahaw-Racetrack Rd., Elon, spoke to the Board about noise at the Ace Speedway. He provided notes and they are included at the end of these minutes.
2. Mr. Philip Greene, Altamahaw-Racetracks Rd., Elon. Mr. Green addressed the Board about noise at the Ace Speedway. He provided a petition signed by residents surrounding the Speedway.
   - Board members Cheek, Dodson, Pritchett, Balan and Countiss responded.
   - Staff was asked to compile comparison with other counties with racetracks for comparison. Staff indicated that research will be presented at the next Planning Board meeting.

V. NEW BUSINESS

1. Approval of meeting schedule for 2016
   - Motion to Approve: Countiss
   - Second: Brooks
   - Vote: Unanimous
2. Planning Board Applicants (4 vacancies)
   - Ann Meletzke (Morton Township)

- Motion: Dodson
- Second: Countiss
- Vote: Unanimous

VI. **OTHER BUSINESS**

1. Review of Board composition & attendance requirements from other jurisdictions
    - The Board provided feedback and suggestions for Ordinance changes. Changes will be forwarded for review to the legal department and brought back for review at the earliest convenience.

VII. ANNOUNCEMENTS

1. Staff provided handouts to the Board on NCDOT Projects in process and proposed by BGUMPO (Burlington-Graham Metropolitan Planning Org.) and TIP (Transportation Improvement Projects)
2. Staff announced upcoming Strategic Plan Community Forums:
    - Jan. 12, 2016, Elon University Oaks Building
    - Jan. 26, 2016, Mebane Arts and Community Center
    - Additional forums being scheduled at local fire stations

VIII. ADJOURNMENT

1. Mr. Books move to adjourn at 8:23pm.
   Second: Countiss
   Vote: Unanimous

Respectfully Submitted,

Libby Hodges
Planning Director

Alamance County Advisory Board Application

Planning Board

Applicant Name: David Spruill Township: Burlington

Summary of Experience and Interest

Please provide a brief description of any personal, professional, or organizational activities you are involved in that are related to local planning of land development.

Soil and Water Conservation District Supervisor
Alamance County Nursing Home Community
Advisory Committee, Adult Care Home
Social Service Board

If you have specific skills, training, or experience in a planning- or development-related field that would be advantageous to the board, please mention it.

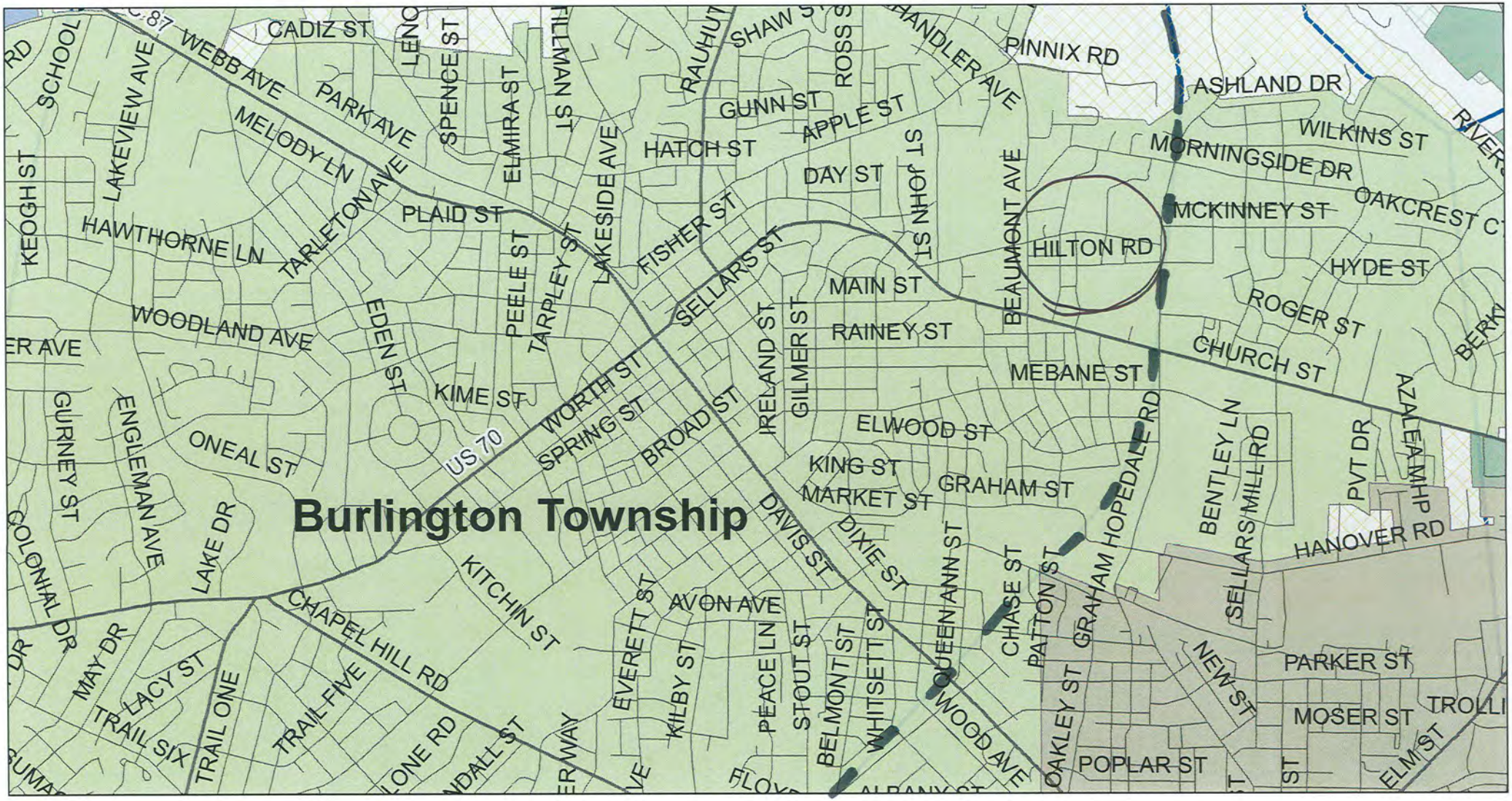
Very interested to help make
a positive impact on the Community.

Please Note: Planning staff will notify the applicant when the application is added to a Planning Board meeting agenda. It is strongly recommended that the applicant attend this meeting.

Return completed form to:
Alamance County Planning Department
215 N. Graham Hopedale Rd.
Burlington, NC 27217

Email: planning@alamance-nc.com
Phone: 336-570-4054
Fax: 336-228-3925

Office Use Only
Date Received:
For Term:
Action:


Burlington Township
WEBB AVE
CADIZ ST
PARK AVE
MELODY LN
LAKEVIEW AVE
SCHOOL
KEOGH ST
HAWTHORNE LN
TARLETON AVE
PLAID ST
ELMIRA ST
SPENCE ST
LAKESIDE AVE
TARPLEY ST
PEELE ST
EDEN ST
WOODLAND AVE
KIME ST
ONEAL ST
US 70
WORTH ST
SPRING ST
BROAD ST
SELLARS ST
FISHER ST
RAUHUT
SHAW ST
ROSS ST
GUNN ST
APPLE ST
HATCH ST
DAY ST
ST JOHN ST
HANDLER AVE
PINNIX RD
ASHLAND DR
WILKINS ST
MORNINGSIDE DR
OAKCREST CT
MCKINNEY ST
HILTON RD
BEAUMONT AVE
HYDE ST
ROGER ST
CHURCH ST
MAIN ST
RAINEY ST
MEBANE ST
IRELAND ST
GILMER ST
ELWOOD ST
KING ST
MARKET ST
GRAHAM ST
DAVIS ST
DIXIE ST
QUEEN ANN ST
CHASE ST
PATTON ST
GRAHAM HOPEDALE RD
BENTLEY LN
SELLARS MILL RD
PVT DR
AZALEA MHP
HANOVER RD
PARKER ST
NEW ST
MOSER ST
TROLLI
ELM ST
POPLAR ST
OAKLEY ST
WOOD AVE
ALBANY ST
FLOYD
WHITSETT ST
BELMONT ST
STOUT ST
PEACE LN
KILBY ST
EVERETT ST
AVON AVE
KITCHIN ST
CHAPEL HILL RD
LONE RD
TRAIL FIVE
TRAIL ONE
TRAIL SIX
LACY ST
MAY DR
COLONIAL DR
LAKE DR
ENGLEMAN AVE
GURNEY ST

Alamance County Advisory Board Application
Planning Board

Applicant Name: Debra Hyder Township: Snow Camp / Alamance County

Summary of Experience and Interest

Please provide a brief description of any personal, professional, or organizational activities you are involved in that are related to local planning of land development.

I have just started a new business (DM Construction) in Alamance County and I feel that it would be an honor to get involved with the local planning development. I want to learn more about our Communities.

If you have specific skills, training, or experience in a planning- or development-related field that would be advantageous to the board, please mention it.

I had the pleasure of working with your planning department in getting some land developed and that was a nice learning experience.

Please Note: Planning staff will notify the applicant when the application is added to a Planning Board meeting agenda. It is strongly recommended that the applicant attend this meeting.

Return completed form to:
Alamance County Planning Department
215 N. Graham Hopedale Rd.
Burlington, NC 27217

Email: planning@alamance-nc.com
Phone: 336-570-4054
Fax: 336-228-3925

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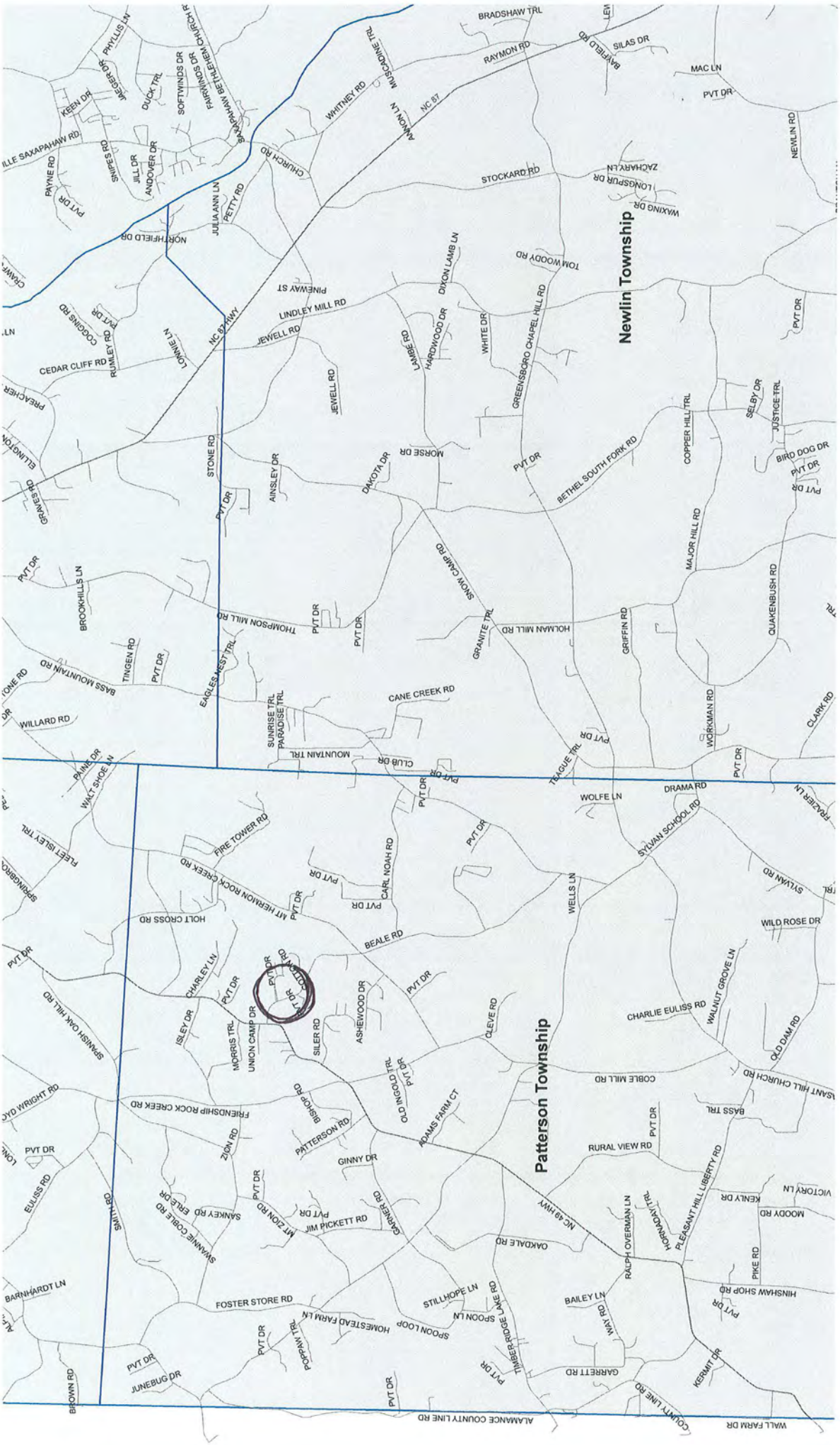
Newlin Township
Patterson Township
BRADSHAW TRL
RAYMON RD
BAILFIELD RD
SILAS DR
MAC LN
PVT DR
NEWLIN RD
WHITNEY RD
MUSCADINE TRL
NC 87
CANNON LN
CHURCH RD
STOCKARD RD
ZACHARY LN
LONGSPUR DR
WAXING DR
TOM WOODY RD
DIXON LAMB LN
LINDLEY MILL RD
PINEWAY ST
NC 87 HWY
JEWELL RD
LAMBE RD
HARDWOOD DR
WHITE DR
GREENSBORO CHAPEL HILL RD
COPPER HILL TRL
SELBY DR
JUSTICE TRL
BIRD DOG DR
BETHEL SOUTH FORK RD
MORSE DR
DAKOTA DR
AINSLEY DR
STONE RD
SNOW CAMP RD
MAJOR HILL RD
QUAKENBUSH RD
GRIFFIN RD
HOLMAN MILL RD
GRANITE TRL
THOMPSON MILL RD
BROOKHILLS LN
TINGEN RD
BASS MOUNTAIN RD
EAGLES NEST TRL
SUNRISE TRL
PARADISE TRL
CANE CREEK RD
WILLARD RD
MOUNTAIN TRL
CLUB DR
TEAGUE TRL
WORKMAN RD
CLARK RD
PAINE DR
WALT SHOE LN
WOLFE LN
DRAMA RD
SYLVAN SCHOOL RD
FIRE TOWER RD
FLEET ISLEY TRL
SPRINGBROOK
MT HERMON ROCK CREEK RD
CARL NOAH RD
WELLS LN
SYLVAN RD
WILD ROSE DR
HOLT CROSS RD
BEALE RD
CHARLEY LN
SPANISH OAK HILL RD
ISLEY DR
MORRIS TRL
UNION CAMP DR
SILER RD
ASHEWOOD DR
CLEVE RD
CHARLIE EULISS RD
WALNUT GROVE LN
OLD DAM RD
COBLE MILL RD
MT HILL CHURCH RD
OLD NIGOLD TRL
ADAMS FARM CT
BISHOP RD
PATTERSON RD
FRIENDSHIP ROCK CREEK RD
BASS TRL
RURAL VIEW RD
GINNY DR
ZION RD
EULISS RD
SWANNIE COBLE RD
SANKEY RD
ERLE DR
MT ZION RD
JIM PICKETT RD
GARNER RD
NC 49 HWY
OAKDALE RD
RALPH OVERMAN LN
HORNADAY TRL
PLEASANT HILL LIBERTY RD
KENLY DR
VICTORY LN
MOODY RD
PIKE RD
HINSHAW SHOP RD
BARNHARDT LN
FOSTER STORE RD
STILLHOPE LN
SPOON LN
SPOON LOOP
HOMESTEAD FARM LN
TIMBER RIDGE LAKE RD
BAILEY LN
MAY RD
GARRETT RD
KERMIT DR
POPPY TRL
JUNEBUG DR
BROWN RD
ALAMANCE COUNTY LINE RD
COUNTY LINE RD
WALL FARM DR

(DRAFT)
PLANNING ORDINANCE FOR ALAMANCE COUNTY

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS FOR THE COUNTY OF ALAMANCE AS FOLLOWS:

WHEREAS, Article 18, Part 1, Chapter 153A of the General Statutes of North Carolina, grants to counties the authority to designate planning agencies and to assign powers and duties to such agencies, and,

WHEREAS, Alamance County has heretofore established a Planning Board and a Planning Department to carry out some of the functions prescribed by said Statute, ordinance for which was adopted August 1, 1966 and again confirmed on September 7, 1971 and is recorded in the Ordinance Book beginning at Page 16, however, in the judgment of the Board of Commissioners, the planning function and the need therefor has been altered sufficiently to require a reconsideration and a rewriting of the Planning Ordinance;

NOW, THEREFORE, BE IT HEREBY ORDAINED, THAT THE Board of Commissioners for the County of Alamance does hereby designate the Alamance County Planning Department and its staff as the planning agency authorized by G.S.153A-321 for Alamance County to perform the following duties described in said Statute:

Comment [LH1]: This section remains largely the same. Typos were corrected (numbering and punctuation)

1. Make studies of the county and surrounding areas;
2. Recommend to the Board of Commissioners objectives to be sought in the development of the study area;
3. Prepare and present to the Board of Commissioners plans for achieving these objectives;
4. Develop and recommend policies, ordinances, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner;
5. Perform any other related duties that the Board of Commissioners may direct.

BE IT FURTHER HEREBY ORDAINED that the Alamance County planning agency is hereby granted the supplemental powers set forth in G. S. 153A-322, to be exercised in the manner set forth in that Statute, and

BE IT FURTHER HEREBY ORDAINED that the Alamance County Planning Department is hereby specifically charged with responsibility, under the direction and subject to final approval of the Board of Commissioners for the following:

1. Developing and proposing a community development plan;
2. Carrying out responsibilities as the County's lead agency for transportation planning;

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3. Carrying out responsibilities as the County's lead agency for land development planning;
4. Administration of County Ordinances as assigned;
5. Such other responsibilities as the Board of Commissioners may from time to time specifically assign to the Alamance County Planning Department.

BE IT FURTHER HEREBY ORDAINED that there is hereby created an Alamance County Planning Board, which said Board shall:

1. Serve as advisory body to the Alamance County Planning Department;
2. Study and suggest policies to the Planning Department, the County Manager, and the Board of Commissioners;
3. From time to time make recommendations for the establishment and implementation on the functions of the Planning Department in addition to those set forth in this ordinance; and
4. Set up a program of public meetings with respect to the role of panning for the County and the functions of the Planning Department in order to encourage public participation and expression and a better understanding of the needs of the County.

BE IT FURTHER ORDAINED that the membership of the Planning Board shall be composed of thirteen (13) citizens of Alamance County and:

1. Terms for members of the Planning Board shall last for three (3) years with a two (2) term limit. After two terms, whether full or partial, outgoing members shall be ineligible for reappointment for a period of one (1) year. *OR… After serving two full terms, outgoing members shall be ineligible for reappointment for a period of one (1) year.*
2. The Planning Board may offer a recommendation to the Board of Commissioners for board candidates, but such recommendation shall not be mandatory for appointment.
3. Members of the Planning Board must reside full-time in Alamance County. Failure to be a full-time resident of Alamance County shall be grounds for removal from the Planning Board, upon a vote of the Board of Commissioners.
4. In order to achieve participation from all areas of the County, no more than three members of the Planning Board should reside in a single township.
5. Any vote shall be carried by a simple majority present at the meeting.
6. A member of the Board of Commissioners shall be named as an ex officio (without vote) member of the Board in order to provide liaison between the Planning Board and the Board of Commissioners.

BE IT FURTHER ORDAINED that meetings of the Planning Board shall be held at least quarterly. At the first meeting in each calendar year, the Planning Board shall elect a Chair, Vice Chair, and the Planner-in Charge or designate shall serve as the ~~secretary~~ Clerk to the Planning Board. Additionally at the first meeting in each calendar year, the Planning Board shall adopt an annual meeting schedule which shall be properly posted outside of the meeting room and registered with the Clerk to the Board of County Commissioners.

BE IT FURTHER ORDAINED that any ordinances or parts of ordinances in conflict with this resolution and ordinance hereby repealed, and this ordinance shall be in full force and effect as

Comment [LH2]: Changed language to encompass all ordinances that Planning enforces, not just the Subdivision Ordinance.

Comment [LH3]: The responsibility for street naming was removed, as this has been superseded by the County Address Administrator through the "Road Naming and Addressing Ordinance of Alamance County" (2011).

Comment [LH4]: Removed language about Alternate/Regular member and voting status. Changed format to numbered list to clarify different expectations and requirements for Board members. Planning Board needs to decide final requirement for term limits.
Any vote now carried by simple majority present.

Comment [LH5]: Revised to match language in Bylaws.

Comment [LH6]: Removed language to clarify expectations for reimbursements, schedule for meetings, Board Officers and responsibilities that should be located in the Planning Board Bylaws.

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an ordinance of Alamance County from and after the date of its adoption by the Board of County Commissioners; and should any section, paragraph, sentence, clause, or phrase of this ordinance be declared unconstitutional or invalid for any reason, the remainder of the ordinance shall not be affected thereby.

****

The foregoing Ordinance shall become effective immediately and shall rescind all previous versions of the Planning Ordinance for Alamance County.

Adopted this the xx day of xx, 2016.

_____
Chairman

_____
Vice-Chairman

_____
Commissioner

_____
Commissioner

_____
Commissioner

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Alamance County Planning Board By-Laws and Meeting Procedures

Article I Meetings

Section 1.1 Annual Meetings
The annual meeting of the Alamance County Planning Board shall generally be the in the month of January of each year. At the annual meeting of each year, the Board shall elect members to the office of Chair and Vice-Chair. The Board shall also adopt a meeting schedule for the entire year; including the meeting date of the annual meeting for the next calendar year.

Section 1.2 Regular Meetings
Regular meetings of the Alamance County Planning Board shall take place on the second Thursday of each month. Meetings will be held at 7:00 PM at the Alamance County Commissioners Room, 124. W. Elm St., Graham, NC 27253.

Comment [LH1]: Revised to show new location of meetings.

Section 1.3 Special Meetings, Change of Meeting Date, Time, or Location.
In the event that a special meeting of the Alamance County Planning Board is necessary, Planning Board members shall be notified, either verbally or in writing, no less than forty-eight (48) hours prior to the time of the meeting. Notification of any change in meeting date, time, or location shall be done in accordance with applicable North Carolina General Statutes which regulate such notification. While not required by Statute, reasonable efforts should be made to post such changes on the County website.

~~Section 1.4 Quorum~~
~~No votes or official action may be taken at any Planning Board meeting without the presence of a quorum of members. A quorum shall consist of a majority of regular voting members. In the event that a quorum of regular members does not exist, alternate members may be counted toward the quorum, as they may vote at that time.~~

Comment [LH2]: The Ordinance now states that a majority of present members will carry any vote. Language about who is eligible to vote no longer applies with the removal of alternate members.

~~Section 1.5 Lack of Quorum~~
~~In the event that there is a lack of a quorum, the Chair may adjourn the meeting. Unless otherwise directed by the Chair at the meeting, all agenda items shall be placed on the next regular meeting agenda.~~

Section 1.6 Order of Proceedings
All Planning Board meetings shall follow, in general, the following order of proceedings:

1. Call to Order
2. Roll Call
3. Approval of Minutes
4. Public Comments

5. Board Responses
~~5~~6. New Business
~~6~~7. Old Business
~~7~~8. Announcements
~~8~~9. Adjournment

Comment [LH3]: Added to clarify the appropriate place for responses.

The Chair of the Planning Board may, at their discretion, make changes to the order the agenda to accommodate the public.

Section 1.7 Public Comments
Anybody that attends a Planning Board meeting shall have the opportunity to make public comments on any agenda item. Prior to speaking, each person shall give their name and address for the minutes of the meeting. Time limitations may be placed on speakers, at the discretion of the Chair, based upon the number of those wishing to address the Board.

Section 1.8 Disruptions
Disruptions or disruptive behavior during a Planning Board meeting shall not be tolerated. All disruptive behavior shall be enforced pursuant to N.C.G.S. 143-318.17 which states: *"A person who willfully interrupts, disturbs, or disrupts an official meeting and who, upon being directed to leave the meeting by the presiding officer, willfully refuses to leave the meeting is guilty of a Class 2 misdemeanor."*

Section 1.9 General Rules of Procedure
All meetings shall follow the general guidelines for procedure:

1. All Planning Board members shall be recognized by the Chair prior to asking questions of Staff or citizens.
2. Staff shall direct all comments to the Chair and request recognition before addressing the Board on any issue.
3. Prior to opening the floor for discussion among the members of the Board; the Chair may, at their discretion, solicit comments from the public.
4. Prior to taking any motions, the Chair shall open the floor for discussion among the members of the Board.
5. No vote may be taken without a motion and a second. In the event that a motion fails to garner a second, the motion shall be considered dead and reported as such in the minutes of the meeting.
6. All votes shall require a simple majority to carry.

Article II Officers

Section 2.1 Officers
The officers of the Alamance County Planning Board shall consist of a Chair and a Vice Chair, each of whom shall serve for a term of one year.

Section 2.2 Election of Officers

The officers of the Planning Board shall be elected for the ensuing year at the annual meeting of the Planning Board. Elections will be determined by a simple majority.

Section 2.3 Duties of Officers

The duties and powers of the officers of the Planning Board shall be as follows:

a. Chair:
   1. To preside over the Board at all meetings,
   2. To call special meetings in accordance with these By-Laws,
   3. To sign all official documents of the Planning Board

b. Vice Chair:
   1. During the absence, disability or disqualification of the Chair, the Vice Chair shall exercise or perform all the duties and be subject to all the responsibilities of the Chair.

Section 2.4 Clerk to the Planning Board

The Planning Director or designee shall serve as the Clerk to the Planning Board. The Clerk shall be responsible for the following:

1. Preparing all agenda packets for the Planning Board.
2. Ensuring that accurate minutes of the meeting are taken and reported.
3. Maintaining an archive of agendas and minutes for public review.

Comment [LH4]: Added designee for flexibility in assignment.

Article III Voting and Conflicts of Interest

Section 3.1 Voting

Each Planning Board member that counts toward the quorum of a meeting may cast one vote on any given item. A simple majority is necessary for any motion to carry.

Section 3.2 Conflicts of Interest

No Planning Board member may deliberate or vote on any matter in which they have a direct financial interest or may benefit from. In the event that a Planning Board member does have a conflict of interest, the Board member shall request recusal from the Chair. Recusal must occur before deliberation of an agenda item begins. Once recused, the member may not take part in any discussion regarding the issue being considered.

Article IV Board Membership

Section 4.1 General

All Planning Board members shall be appointed by the Alamance County Board of Commissioners in accordance with the Alamance County Planning Ordinance~~. The Planning Board shall consist of thirteen (13) members. One (1) member shall be a County Commissioner without vote. No more than two (2) Planning Board members may be from the same Township.~~.

Comment [LH5]: Revised to remove requirements for "Alternates" to reduce confusion; these are covered by the Ordinance now.

~~Section 4.2 Term Limits~~

~~In accordance with the Alamance County Planning Ordinance, Planning Board members shall be limited to two (2) consecutive three (3) year terms. After six (6) years of consecutive service, Planning Board members will be ineligible for reappointment for a period of one (1) year. Any member appointed to fulfill the remainder of another member's term shall not have that time counted as a consecutive term.~~

Comment [LH6]: Revised to omit information contained in the Ordinance.

~~Section 4.3 Requirements for Appointment~~

~~All Planning Board members shall be residents of Alamance County in order to be eligible to serve on the Board . It is the responsibility of each Board member to immediately notify the Chair, Vice Chair or Clerk if the member changes residence.~~

Comment [LH7]: Clarified that Board members are responsible to update any change of residence.

Section 4.~~4~~2 Recruitment

The Alamance County Planning Board may utilize a number of means to recruit for new members to fill positions of members whose terms are set to expire. Such means should include advertisement on the County website and, if necessary, in the local newspaper. Interested parties will be required to fill out ~~a committee~~an application ~~and submit a brief summary of qualifications or letter of interest~~and any additional information required by the Planning Board. Applications will be kept on file in the Planning Department for a period of two (2) years.

Section 4.~~5~~3 Review of Applications

Applications for the Planning Board will be reviewed by the Planning Director to determine basic eligibility based on Township representation and residency. After eligible applicants have been determined by the Planning ~~Manager~~Director, ~~their~~ applications will be given to the Planning Board for review at a regular Planning Board meeting. The Planning Board will then make a formal recommendation of appointment to the Board of Commissioners.

Comment [LH8]: Revised title.

Section 4.~~6~~4 Meeting Attendance

All Planning Board members are expected to regularly attend ~~monthly~~ Planning Board meetings. If a member has more than two (2) consecutive unexcused absences, the Chair of the Planning Board may request that the member be removed from the Board. Anticipated absences will be considered excused if reported more than 24 hours in advance to the Chair, Vice Chair or Clerk. Any and all removals must be approved by the Alamance County Board of Commissioners.

Comment [LH9]: Revised to clarify excused vs. unexcused absences and to whom to report absence.

Section 4.~~7~~5 Vacancies Due to Resignation, Death, Disability, etc.

In the event that a Planning Board vacancy occurs due to resignation, death, disability, relocation out of the County, or any other reason other than normal expiration of a term; the Planning ~~Manager~~ Director shall immediately make the Clerk to the Board Commissioners aware of the vacancy. Attempts to fill the position shall begin with applications that are kept on file by the Clerk to the Planning Board. If a replacement cannot be found in applications that are kept on file, active recruitment shall begin pursuant to ~~Section 4.4 of~~ these By-Laws. Should such a vacancy be the office of Chair~~man~~, the Vice-Chair~~man~~ will become the Chair and a new Vice-Chair~~man~~ will be elected at the next regular meeting.

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Article V Miscellaneous

Section 5.1 Communication to the Board
All communications to the Board, including applications, petitions, emails, (when specifically directed to the board or appropriate for the Board's information, at the reasonable discretion of staff) or other referrals, shall be directed to the Planning Department and shall thereafter be provided to the Board.

Section 5.2 Board Requests
All requests for information (maps, ordinances, etc.) from the Planning Staff by a Planning Board member shall be directed to the Planning Director. Any response by the Planning Director shall be directed to the Planning Board as a whole.

Section 5.3 Amendments
The Planning Board may recommend adoption, amendment, repeal, or alteration; in whole or in part, these by-laws by a majority vote at any regular meeting; provided that any change requested has been placed on the Board's regular meeting agenda.

Adopted by the Alamance County Planning Board on this the __ day of _____, 2016.

_____
Chair

_____
Attest, Clerk

DRAFT

Alamance County

PLANNING DEPARTMENT
215 N Graham Hopedale Rd.
Burlington, NC 27217
Tel. (336) 570-4053

WAIVER REQUEST – STAFF REPORT

TO: Rodney Cheek, Planning Board Chair

FROM: Libby Hodges, Planning Director

DATE: March 4, 2016

Mr. Cheek,

Following you will find the staff reports for the two cases asking for Waivers from the Planning Board on March 10, 2016.

Please contact me if you have any questions.

Thank you,

Libby Hodges
Planning Director

Alamance County
PLANNING DEPARTMENT
215 N Graham Hopedale Rd.
Burlington, NC 27217
Tel. (336) 570-4053
WAIVER REQUEST REPORT

Case Number: 2016SW00001

Case Summary

Development Name: 10 Federal Self Storage - Graham
Location: 2390 NC Hwy 54, Graham (Swepsonville)
PIN: 152404
Development Type: Commercial, Self-Storage
Tract Size (for waiver): 1.42 acres
Roads: Public
Watershed Overlay: N/A
School Districts: AO Wilson Elementary, Hawfields Middle, Southern High

Action Requested: Approval of waiver for building setbacks as allowed by Section 34.12 Waivers and Amendments, Site Conditions.

Information Summary:

The applicant is requesting consideration for a waiver for building setbacks less than the required 40' from the right-of-way line along Hwy. 54. The waived amount would be approximately 9' or less. Please see attached letter for justification/explanation of the waiver.

2014 Aerial

Site at corner of Hwy 54 and Long Dairy Rd.

Site Photographs: 3-4-16

Hwy 54 Frontage

Long Dairy Rd. Frontage

Alamance County
PLANNING DEPARTMENT
215 N Graham Hopedale Rd.
Burlington, NC 27217
Tel. (336) 570-4053
WAIVER REQUEST REPORT

Case Number: 2016SW00002

Case Summary

Development Name: Barnette Property
Location: 3526 Altamahaw Union Ridge Rd.
PIN: 118710
Development Type: Residential, Single Family
Tract Size (for waiver): 1.577 acres
Roads: Public
Watershed Overlay: N/A
School Districts: Altamahaw Ossipee Elementary, Western Middle, Western High

Action Requested: Approval of waiver for lots standards per Subdivision Ordinance Section Appendix H, items C & E, as allowed by Section 34.12 Waivers and Amendments, Site Conditions.

Information Summary:

The applicant is requesting consideration for a waiver for the easement length (250') and lot size (1 acre) in order to create a parcel to the rear of the existing house.

The lot as shows would have no public road frontage, would have an access easement with a 140.08' length and would be 30,005 square feet in area.

Appendix H requires a minimum lot size of 1 acre and an exclusive access easement (per Appendix H), but would be 30,000 square feet on a lot having road frontage. Lots are generally required to have 60' of road frontage (public or private).

2014 Aerial

ALTAMAHAW UNION RIDGE RD
3526
3538
118708
1
118710
118712
3453
118632
3440

Site Photographs: 3-4-16

From Altamahaw Union Ridge Rd. (house is brick house on right)

From church parking lot

Alamance County
PLANNING DEPARTMENT
215 N. Graham Hopedale Rd.
Burlington, NC 27215
Tel. (336) 570-4053

Case Number: 2016SW00002

Submittal Date: 3/4/2016

Subdivision Ordinance Waiver Application

Applicant Name:	MARGIE N. BARNETTE
Property Owner Name (if different):	
Project Name:	MARGIE BARNETTE PROPERTY
Parcel Address:	3526 ALTAMAHAW UNION RIDGE RD
Parcel ID:	118710 / 4-7-15A
Proposed Use:	RESIDENTIAL
Section(s) of the Ordinance being varied:	APPENDIX H: C AND E

Instructions:

Please provide the following items:

- [x] The application form has been fully completed, signed and notarized.
- [x] Applicant has had a pre-application conference with Planning Department representatives in the past three (3) months.
- [x] Inclusion of exhibits and/or sketches of proposed development in sufficient detail to identify all waived requirements from the Subdivision Ordinance.
- [ ] Inclusion of an explanation of the purpose and intent of this waiver, including what is to be accomplished by granting this waiver and why your property is unable to comply with the ordinance requirements.
- [x] Application fee. *($300.00)*

Applicants are encouraged to provide documents providing written justification and graphic exhibits as needed to illustrate current conditions, the effects of the Ordinance as currently written, and the justifications required below. Any application materials should be clearly labeled for content and relate to all of the findings.

Alamance County
PLANNING DEPARTMENT
215 N. Graham Hopedale Rd.
Burlington, NC 27215
Tel. (336) 570-4053

The following conditions *may* constitute justification for waiving the standards of this Ordinance:

Section 34.11 Cluster Development or Planned Unit Development: Standards and requirements of this Ordinance may be modified in the case of a plan and program for a complete Cluster Development or Planned Unit Development where satisfactory evidence is presented that compliance with the standards and requirements of this Ordinance would cause an unusual, unnecessary, and substantial hardship, and if such developments provides adequate public spaces and improvements for pedestrian and vehicular circulation, recreation, light, air, service needs of the tract, and continued maintenance of on-site group or public utilities when fully developed and populated, and which also provides such covenants, financial guarantees and other legal provisions to guarantee conformity to and achievement of the total development plan.

Section 34.12 Site Conditions: Where, because of natural features or other existing physical conditions peculiar to the site, compliance with the standards and requirements of this Ordinance would cause an unusual and unnecessary hardship to the subdivider, waivers may be permitted, provided that such waivers will not have the effect of nullifying the purpose of these regulations.

Please note: Alamance County does not produce a verbatim transcript of the Planning Board and County Commissioner hearing proceedings. If a verbatim transcript is required, the applicant or party requesting said transcript shall be responsible for arranging, producing and payment of all expenses for the production of said transcript. Alamance County shall in no manner be responsible for providing a verbatim transcript of public hearings. Signing this application indicates the applicant's understanding and acceptance of this policy.

All of the items required by this application must be turned in to the Planning Department, by 5:00 p.m. of the prescribed deadline. Incomplete applications will not be accepted. Applications submitted after the deadline will be held until the next deadline for processing.

Alamance County
PLANNING DEPARTMENT
215 N. Graham Hopedale Rd.
Burlington, NC 27215
Tel. (336) 570-4053

Statement of Acceptance:

I swear/affirm that the information provided in this application is true and accurate to the best of my knowledge. I certify that any copies of documents I did not create myself are true, accurate, and complete copies of the original documents.

MARGIE BARNETTE — 3-4-16
Property Owner — Date

Margie Barnette — 3-14-16
Applicant — Date

Sworn to and subscribed before me this 4th day of March, 2016.

Cathy C. Light
Notary Public
Cathy C. Light
Printed Name of Notary Public
My Commission Expires: Nov. 19, 2018

CATHY C. LIGHT NOTARY PUBLIC ALAMANCE COUNTY, NC

For Internal Use

Received by: Date

Date of Planning Board hearing:
Date of Board of Commissioners hearing:

ALLRED
LAND SURVEYING
336.684.8202 allred-surveying.com

TRANSMITTAL MEMO

To:	**Alamance County Planning** **Libby Hodges**	**From:**	**Jeff Allred**
Project #:	**2016-10**	**Date:**	**March 4, 2016**
Cc:			

Re: **Barnette - Preliminary**

Urgent | For Review | Please Comment | Please Reply | Please Recycle

Libby,

I have attached the following:

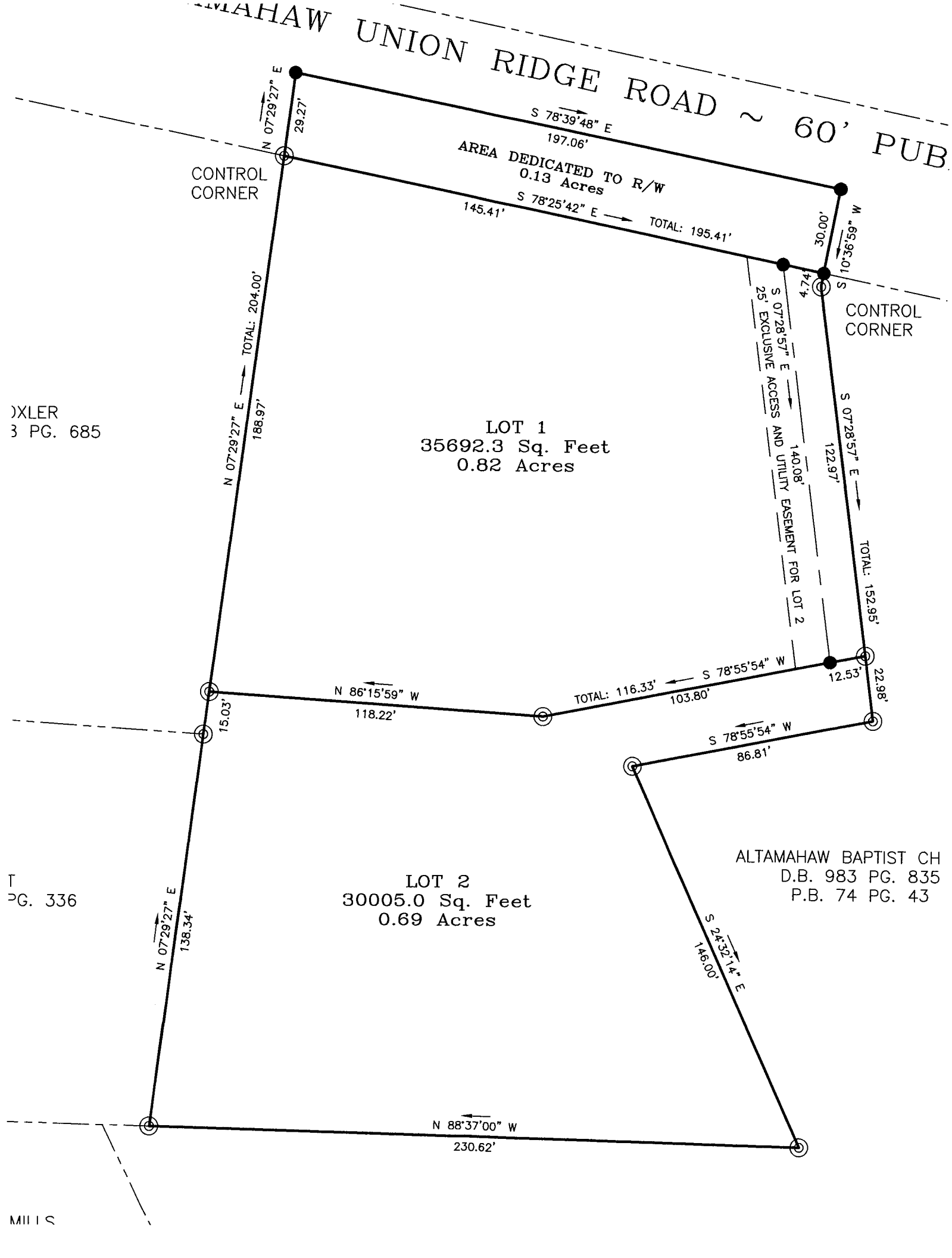
- Subdivision Ordinance Waiver Application
- Check for $300.00
- 8.5 x 11 sketch of proposed lot
- 8.5 x 11 GIS map

Mrs. Barnette is asking for waivers to Appendix H: C and E based on equal or better performance and personal hardship. In equal or better performance, the length of the easement serving the lot only needs to be 140' long to serve its purpose. The personal hardship is due to the total acreage only being 65,600 s.f., which doesn't allow for a 1 acre tract and a 30,000 s.f. tract.
Mrs. Barnette simply wants to give her grand-daughter a lot to build a house on.

Let me know if you need anything else.

Thanks,

Jeff Allred, PLS
Allred Land Surveying, PLLC


ALTAMAHAW UNION RIDGE ROAD ~ 60' PUB
N 07°29'27" E
29.27'
S 78°39'48" E
197.06'
AREA DEDICATED TO R/W
0.13 Acres
CONTROL
CORNER
S 78°25'42" E
145.41'
TOTAL: 195.41'
30.00'
S 10°39'59" W
4.74'
CONTROL
CORNER
S 07°28'57" E
25' EXCLUSIVE ACCESS AND UTILITY EASEMENT FOR LOT 2
140.08'
122.97'
S 07°28'57" E
TOTAL: 152.95'
N 07°29'27" E
TOTAL: 204.00'
188.97'
LOT 1
35692.3 Sq. Feet
0.82 Acres
)XLER
3 PG. 685
N 86°15'59" W
118.22'
TOTAL: 116.33'
S 78°55'54" W
103.80'
12.53'
22.98'
15.03'
S 78°55'54" W
86.81'
ALTAMAHAW BAPTIST CH
D.B. 983 PG. 835
P.B. 74 PG. 43
T
PG. 336
LOT 2
30005.0 Sq. Feet
0.69 Acres
N 07°29'27" E
138.34'
S 24°32'14" E
146.00'
N 88°37'00" W
230.62'
MILLS

Welcome to the Alamance County GIS Site. THIS IS NOT A LEGAL DOCUMENT. Alamance County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused; or any decisions made or actions taken or not taken by user in reliance upon any information or data furnished hereunder. The user knowingly waives any and all claims for damages against any and all of the entities comprising the ALAMANCE COUNTY GIS SYSTEM that may arise from the mapping data.

ALAMANCE COUNTY
PLANNING DEPARTMENT
215 N. Graham Hopedale Road, Burlington, NC 27217
Phone: (336) 570-4059 Fax: (336) 570-6310

RECEIPT FOR PAYMENT

Paid By: BARNETTE MARGIE N
3526 ALTAMAHAW UNION RDG RD.

Receipt Number: 137

Receipt Date: 03/04/2016

Received By: Libby Hodges

Quantity	Permit #	Charge Description	Charge Amount
1	2016SW00002	Subdivision Ordinance Waiver	$300.00

Cash:		$0.00
Check:	# 2662	$300.00
Credit Card:		$0.00
Total:		**$300.00**

Alamance County
PLANNING DEPARTMENT
215 N. Graham Hopedale Rd.
Burlington, NC 27215
Tel. (336) 570-4053

Case Number: 2016SW00001

Submittal Date: 3/1/2016

Subdivision Ordinance Waiver Application

Applicant Name:	ID Federal Storage 2, LLC
Property Owner Name (if different):	Same
Project Name:	ID Federal Self Storage - Graham
Parcel Address:	2390 NC HWY 54, Graham NC 27253
Parcel ID:	152404 / 9-11-24
Proposed Use:	Self Serve Storage facility
Section(s) of the Ordinance being varied:	Section 67. Building Setback Lines

Instructions:

Please provide the following items:

- ☑ The application form has been fully completed, signed and notarized.
- ☑ Applicant has had a pre-application conference with Planning Department representatives in the past three (3) months.
- ☑ Inclusion of exhibits and/or sketches of proposed development in sufficient detail to identify all waived requirements from the Subdivision Ordinance.
- ☑ Inclusion of an explanation of the purpose and intent of this waiver, including what is to be accomplished by granting this waiver and why your property is unable to comply with the ordinance requirements.
- ☑ Application fee. *($300.00)*

Applicants are encouraged to provide documents providing written justification and graphic exhibits as needed to illustrate current conditions, the effects of the Ordinance as currently written, and the justifications required below. Any application materials should be clearly labeled for content and relate to all of the findings.

Alamance County
PLANNING DEPARTMENT
215 N. Graham Hopedale Rd.
Burlington, NC 27215
Tel. (336) 570-4053

The following conditions *may* constitute justification for waiving the standards of this Ordinance:

Section 34.11 Cluster Development or Planned Unit Development: Standards and requirements of this Ordinance may be modified in the case of a plan and program for a complete Cluster Development or Planned Unit Development where satisfactory evidence is presented that compliance with the standards and requirements of this Ordinance would cause an unusual, unnecessary, and substantial hardship, and if such developments provides adequate public spaces and improvements for pedestrian and vehicular circulation, recreation, light, air, service needs of the tract, and continued maintenance of on-site group or public utilities when fully developed and populated, and which also provides such covenants, financial guarantees and other legal provisions to guarantee conformity to and achievement of the total development plan.

Section 34.12 Site Conditions: Where, because of natural features or other existing physical conditions peculiar to the site, compliance with the standards and requirements of this Ordinance would cause an unusual and unnecessary hardship to the subdivider, waivers may be permitted, provided that such waivers will not have the effect of nullifying the purpose of these regulations.

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All of the items required by this application must be turned in to the Planning Department, by 5:00 p.m. of the prescribed deadline. Incomplete applications will not be accepted. Applications submitted after the deadline will be held until the next deadline for processing.

Alamance County
PLANNING DEPARTMENT
215 N. Graham Hopedale Rd.
Burlington, NC 27215
Tel. (336) 570-4053

Statement of Acceptance:

I swear/affirm that the information provided in this application is true and accurate to the best of my knowledge. I certify that any copies of documents I did not create myself are true, accurate, and complete copies of the original documents.

Cliff Ulrich 2-29-2016

Property Owner 10 Federal Storage 2, LLC Date

Cliff Ulrich 2-29-2016

Applicant 10 Federal Storage 2, LLC Date

Sworn to and subscribed before me this 29th day of February, 2016.

MARGUERITE CORGAN
Notary Public, North Carolina
Hoke County
My Commission Expires
11/24/18

Marguerite Corgan
Notary Public

Marguerite Corgan
Printed Name of Notary Public

My Commission Expires: 11/24/18

For Internal Use

Received by: L. Hodgin Date 3/1/2016

Date of Planning Board hearing: 3/10/2016

Date of Board of Commissioners hearing:

Coulter | Jewell | Thames, PA

111 WEST MAIN STREET
DURHAM, NORTH CAROLINA 27701
p919.682.0368 f919.688.5646

Planning for the Future

March 1, 2016

Libby Hodges
Alamance County Planning Department
215 N. Graham Hopedale Rd.
Burlington, NC 27217

RE: 10 Federal Self Storage – Swepsonville
Alamance County
Waiver Application

Ms. Hodges:

Please find included with this letter a Subdivision Ordinance Waiver Application and exhibit drawings for the proposed waiver for the above referenced project. The waiver is requesting a variance to Section 67 – Building Setback Lines of the Alamance County Subdivision Ordinance. Based on section 67, this project is required to provide a 40' front setback from the right-of-way of NC 54.

When the site was originally surveyed, the old property maps and deeds were used to determine the location of the right-of-way. In particular, the deed located in book 3219 on page 679 was used. The only indication of the right-of-way width was a plat reference from 1956 (PB 10 PG 7). In addition, no right-of-way monuments were found along the property frontage or along NC 54 adjacent to the property when the site was surveyed. Only minimal property corners were found on the site as well. So, using the best available information, the site boundary was prepared.

Following completion of the survey, we proceeded with the design of the site with the proposed building located at the setback line. The site was approved by all review agencies, including NCDOT, showing a 100' wide right-of-way for NC 54. Once construction was complete, an ALTA survey was prepared. An ALTA survey is generally only performed on commercial properties to show the extent of the improvements on the site along with the boundary lines. In addition, a greater level of property research that goes beyond the level of research performed for a typical site survey is performed for an ALTA survey. At that time, old NCDOT plans were found that indicated that the width of the right-of-way was actually 120'. This width was later confirmed by NCDOT at the completion of construction. We have confirmed with NCDOT that they are agreeable to allowing a portion of the site improvements (a small area of asphalt pavement along with the fence) to remain within their right-of-way.

With that said, the actual setback varies from 30.27' to 31.82' from the right-of-way. Unfortunately, the age of the property, lack of on-site property markings, and the lack of detailed and accurate deed information led to the right-of-way being shown incorrectly. With that said, we request that you grant a waiver from Section 67 of the Alamance County Subdivision Ordinance to allow the existing buildings to remain in their current location.

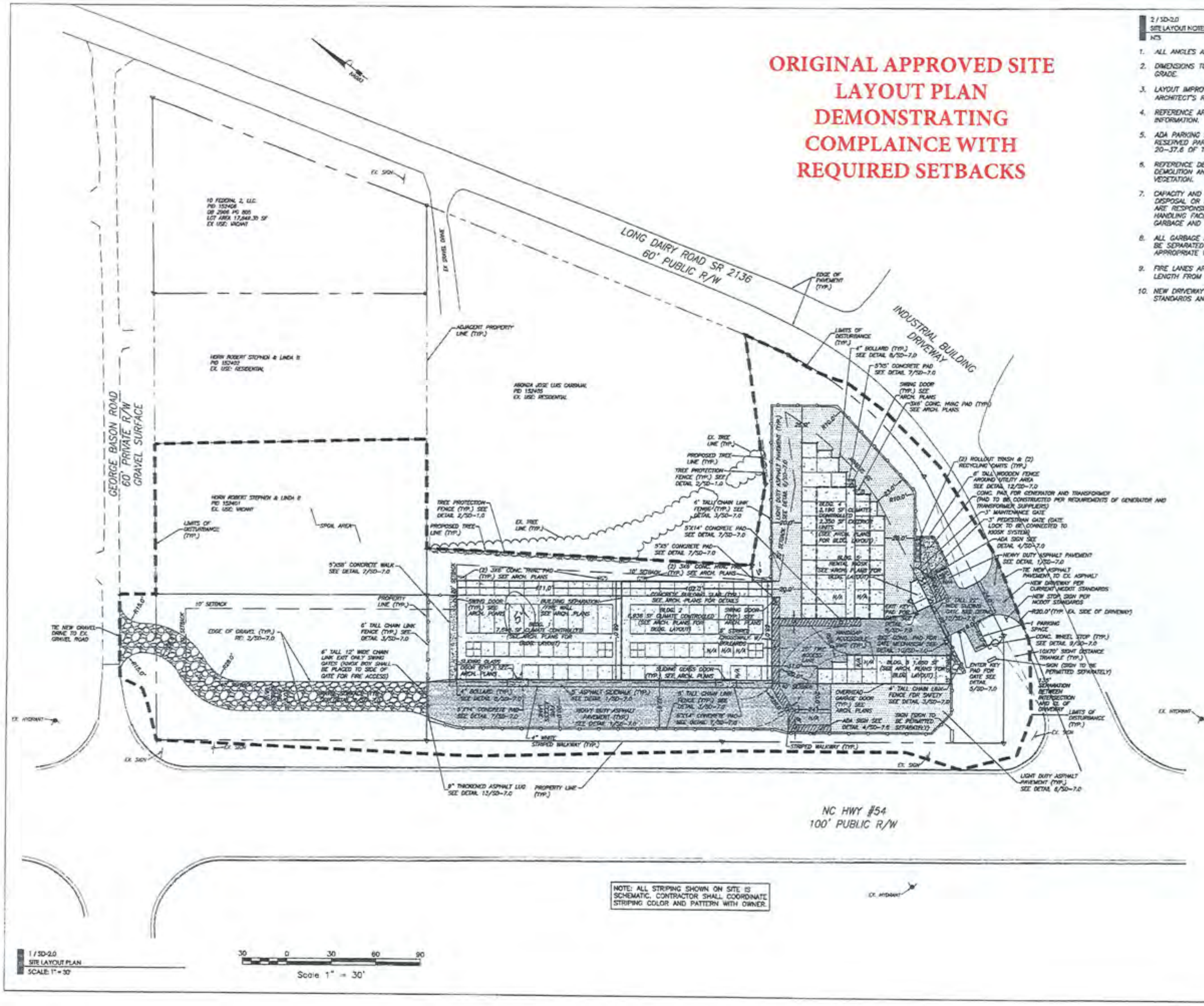
In addition to the documents mentioned above, a check for $300 is also included for the application fee.

Please begin your review of these materials, and if you have any questions regarding this matter, please do not hesitate to call me at (919) 682-0368. We look forward to hearing from you.

Sincerely,
Coulter Jewell Thames, PA

Preston B. Royster, PE
Project Engineer

ORIGINAL APPROVED SITE LAYOUT PLAN DEMONSTRATING COMPLAINCE WITH REQUIRED SETBACKS



2 / SD-2.0
SITE LAYOUT NOTES
NTS

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE.
3. LAYOUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
4. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
5. ADA PARKING SPACES SHALL BE SIGNED WITH TYPE R7-8 OR R7-8A RESERVED PARKING SIGN AND R7-80 MAXIMUM FINE SIGN PER GS 20-37.6 OF THE NORTH CAROLINA HANDICAP CODE.
6. REFERENCE DEMOLITION PLAN SHEET SD-1.0 FOR EXTENT OF DEMOLITION AND REMOVAL OF EXISTING SITE IMPROVEMENTS AND VEGETATION.
7. CAPACITY AND COLLECTION FREQUENCY SHALL PREVENT THE ILLEGAL DISPOSAL OR PLACEMENT OF GARBAGE AND RECYCLABLES. OWNERS ARE RESPONSIBLE FOR MAINTAINING ACCESS AREAS AND WASTE HANDLING FACILITIES AND FOR PREVENTING ILLEGAL DISPOSAL OF GARBAGE AND MANDATORY RECYCLABLES.
8. ALL GARBAGE AND RECYCLABLES GENERATED AT THE PROJECT WILL BE SEPARATED AND TRANSPORTED BY THE CONTRACTOR TO THE APPROPRIATE WASTE HANDLING FACILITY.
9. FIRE LANES ARE TO BE 20' WIDE MINIMUM. 400' MAX HOSE DRAG LENGTH FROM HYDRANT. 150' MAX HOSE PULL FROM FIRE TRUCK.
10. NEW DRIVEWAY SHALL BE CONSTRUCTED TO THE LATEST NCDOT STANDARDS AND SPECIFICATIONS.

3 / SD-2.0
UNIT COUNT
NTS

CLIMATE CONTROLLED (CC) BUILDINGS
TOTAL SQUARE FOOTAGE = 17,674 SF

TOTAL # OF CC UNITS = 121

TOTAL # OF AMBIENT UNITS = 36

KIOSK BUILDING – 175 SF

TOTAL BUILDING AREA = 21,849 SF
TOTAL # OF UNITS (BOTH CC AND AMBIENT) = 157

NOTE: PRIOR TO CONSTRUCTING DRIVEWAY CONNECTION ON LONG DAIRY ROAD, CONTRACTOR SHOULD VERIFY THAT EXISTING ASPHALT IS REMOVED AND REPAIRED. CONTRACTOR SHALL COORDINATE DRIVEWAY CONNECTION CONSTRUCTION WITH NCDOT INCLUDING, BUT NOT LIMITED TO; HOLDING A PRECONSTRUCTION MEETING WITH NCDOT AND THE OWNER, INSPECTIONS BY NCDOT, AND FINAL ACCEPTANCE BY NCDOT.

ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
Coulter Jewell Thames PA
111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com
NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC # C-1209
NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

FEDERAL 10 FINANCE

4.1.2015

Project
GRAHAM – 02-14NC
10 FEDERAL SELF STORAGE
GRAHAM

2390 NC HWY 54
GRAHAM, NC 27253
Melville Township

Alamance County
North Carolina

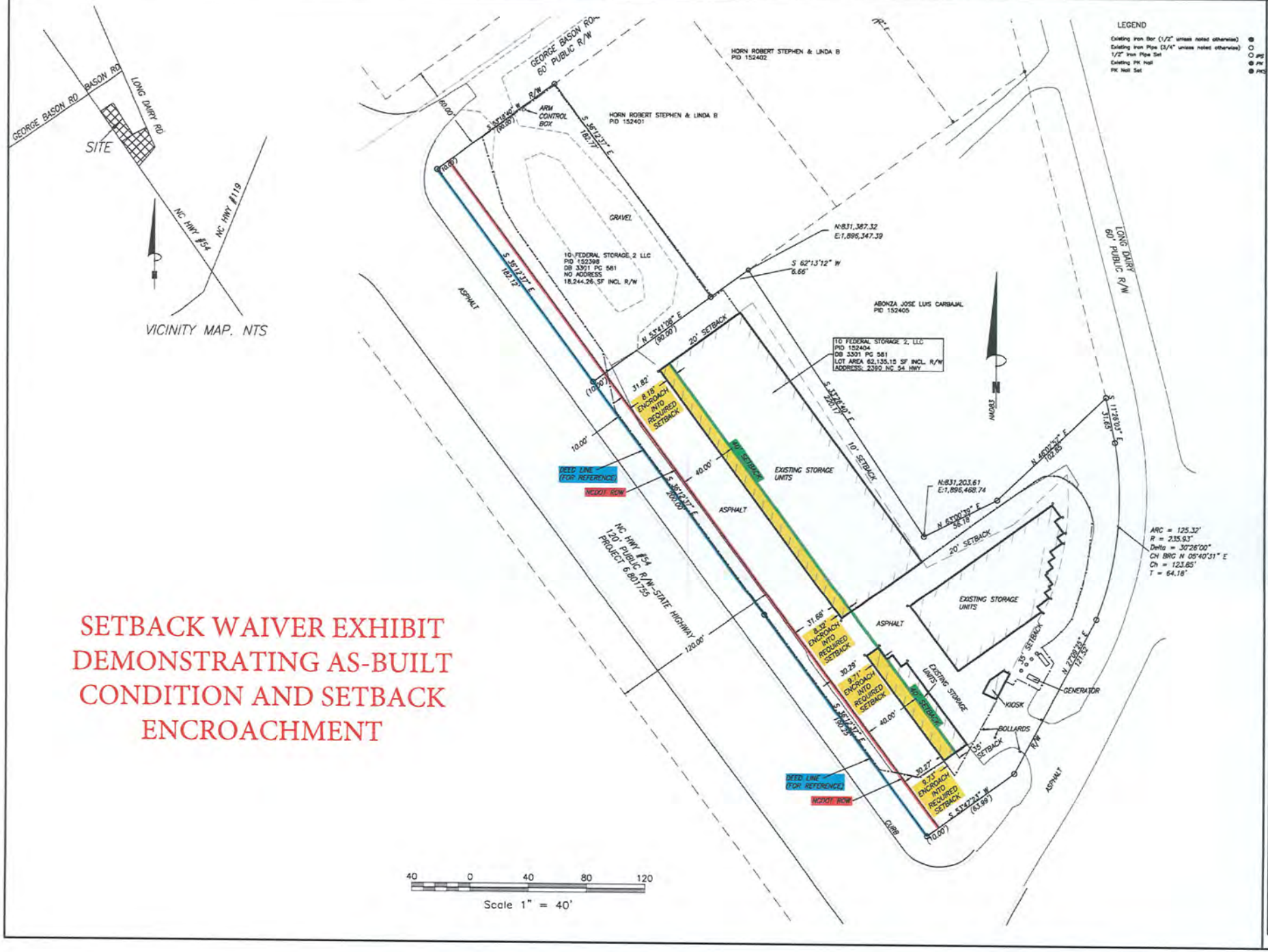
PID:
152404
152400
152398

CJT Job Number - 1543

CONSTRUCTION DRAWINGS
RELEASED FOR CONSTRUCTION

Sheet Title
SITE LAYOUT PLAN

Sheet Number
SD-2.0



SETBACK WAIVER EXHIBIT DEMONSTRATING AS-BUILT CONDITION AND SETBACK ENCROACHMENT

LEGEND

Existing Iron Bar (1/2" unless noted otherwise)
Existing Iron Pipe (3/4" unless noted otherwise)
1/2" Iron Pipe Set
Existing PK Nail
PK Nail Set

Drawn By:	SPW/JLP
Checked By:	SPW/JLP
Scale:	1"=40'
Project No.	1343
Date:	FEB. 26, 2014
Survey Date:	FEB. 4, 2014
Sheet No.	1 of 1

Other References:

SETBACK WAIVER EXHIBIT
10 FEDERAL SELF STORAGE 2
MELVILLE TOWNSHIP, ALAMANCE COUNTY, NORTH CAROLINA
FOR
10 Federal Storage 2, LLC
Address: 5611 NC Hwy 55, Durham, NC 27713

Coulter | Jewell | Thames PA
ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE
111 West Main Street Durham, North Carolina 27701
p919.682.0368 f919.688.5646

Preston Royster

From: Smith, Toyia C
Sent: Tuesday, February 23, 2016 11:25 AM
To: Preston Royster; Smith, Shawn F
Cc: Jeff Williams
Subject: RE: Swepsonville Self Storage

Preston,

I will let you know what the Locations and Survey unit finds regarding the right of way. And everything else you stated is correct. Thanks for working with us to get this matter straighten out.

Thanks,
Toyia Smith
Assistant District Engineer
Division 7, District 1 Office

336 570 6833 office
tcsmith@ncdot.gov

PO Box 766
115 E. Crescent Square Drive
Graham, NC 27253-0766

Nothing Compares

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

From: Preston Royster [mailto:proyster@cjtpa.com]
Sent: Tuesday, February 23, 2016 10:38 AM
To: Smith, Shawn F
Cc: Jeff Williams; Smith, Toyia C
Subject: RE: Swepsonville Self Storage

Toyia and Shawn,

It was good talking with you this morning. As we discussed, can you keep us posted when your folks are able to get to the site to mark the right-of-way. We'll also let the owner know the outcome of our discussion this morning, and we'll keep you updated when any work is done on the site.

Just to confirm, you would like the fence to be moved to the edge of pavement along NC 54. You would also like the sign moved back outside of the right-of-way. Can you confirm this? Also, once everything is corrected, you would like us to provide a set of plans for your records.

If you have any questions or need anything from us, just let me know. Thanks again.

Preston Royster, PE
Project Engineer

Coulter Jewell Thames, PA
111 West Main Street
Durham, NC 27701
phone: 919-682-0368
mobile: 919-691-3244
fax: 919-688-5646

From: Preston Royster [mailto:proyster@cjtpa.com]
Sent: Tuesday, February 23, 2016 8:53 AM
To: 'shawnsmith@ncdot.gov' <shawnsmith@ncdot.gov>
Cc: Jeff Williams <jwilliams@cjtpa.com>
Subject: RE: Swepsonville Self Storage

Shawn,

I hope you had a good weekend. Have you had a chance to look at the email below? In addition to the previously attached documents, please find the ALTA survey attached. When you have a chance, please give us a call to discuss this. If you have any questions or need more information, just let me know. Thanks.

Preston Royster, PE
Project Engineer

Coulter Jewell Thames, PA
111 West Main Street
Durham, NC 27701
phone: 919-682-0368
mobile: 919-691-3244
fax: 919-688-5646

From: Preston Royster [mailto:proyster@cjtpa.com]
Sent: Thursday, February 18, 2016 9:48 AM
To: 'shawnsmith@ncdot.gov' <shawnsmith@ncdot.gov>
Cc: Jeff Williams <jwilliams@cjtpa.com>
Subject: Swepsonville Self Storage

Shawn,

I wanted to circle back with you to see what you need from us to close out the Swepsonville Storage project. I've attached the approved driveway permit and plan as well as the latest construction drawing site and grading plans. If you could let us know, that would be great. Would it be possible to give you a call sometime today to discuss what is needed? If you're available, let me know what time works for you. If you have any questions or need anything in particular, please let me know. Thanks.

Preston Royster, PE
Project Engineer

Coulter Jewell Thames, PA
111 West Main Street
Durham, NC 27701
phone: 919-682-0368
mobile: 919-691-3244
fax: 919-688-5646

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

ALAMANCE COUNTY
PLANNING DEPARTMENT
215 N. Graham Hopedale Road, Burlington, NC 27217
Phone: (336) 570-4059 Fax: (336) 570-6310

RECEIPT FOR PAYMENT

Paid By: COULTER JEWELL THAMES PA
111 W MAIN ST

PH1: (919) 682-0368
proyster@cjtpa.com

Receipt Number: 132

Receipt Date: 03/03/2016

Received By: Libby Hodges

Quantity	Permit #	Charge Description	Charge Amount
1	2016SW00001	Subdivision Ordinance Waiver	$300.00

Cash:		$0.00
Check:	# 16238	$300.00
Credit Card:		$0.00
Total:		**$300.00**

Alamance County

PLANNING DEPARTMENT
215 N Graham Hopedale Rd.
Burlington, NC 27217
Tel. (336) 570-4053

INFORMATIONAL MEMORANDUM

TO: Alamance County Planning Board

FROM: Libby Hodges, Planning Director

DATE: January 7, 2016

SUBJECT: Noise Ordinance Research

Following is a brief review of the previously completed research regarding noise ordinances related to racetracks. A review of local racetrack development options has not been included at this time.

A brief summary of the current requirements from the Heavy Industrial Use Ordinance and the Alamance County Noise Ordinance are included for reference.

I look forward to further discussions regarding the Planning Board's recommendations regarding possible Ordinance and/or Rule revisions. Please feel free to contact me if you have any questions.

Thank you,

Libby Hodges
Planning Director

cc Jessica Dockery, Planner
Ben Pierce, Assistant County Attorney

Alamance County
PLANNING DEPARTMENT
215 N Graham Hopedale Rd.
Burlington, NC 27217
Tel. (336) 570-4053

Summary of Current Regulations

Alamance County Ordinance Prohibiting Unreasonably Loud, Disturbing, and Unnecessary Noises

Section 7: Exceptions

The following shall be considered an exception and shall be exempt from the provisions of this ordinance:

2) Sound emanating from regularly scheduled events at any permitted commercial race track, speedway, or drag strip.

Heavy Industrial Development Ordinance (HIDO)

Article II. Regulated Land Uses and Exceptions:

Section 3. Definitions:

"Dragstrip or Race Track includes any commercial facility for the conducting of races of human-operated machines (e.g. automobiles, go-carts, lawnmowers or motorcycles)."

Article III, Section 2. Alteration or Expansion of Nonconforming Use.

A nonconforming use may be altered, added to, expanded, or enlarged at the site of its operations, provided that the property was owned or leased by the industry prior to adoption of this ordinance.

Alamance County
PLANNING DEPARTMENT
215 N Graham Hopedale Rd.
Burlington, NC 27217
Tel. (336) 570-4053

Summary of Other Jurisdictions

City of Concord:

Sec. 30-205. - Exemptions.

> Noise emitted from Motor Sports Athletic Events during the following dates and times: Monday through Thursday (7:30 a.m. to 10:30 p.m.), Friday and Saturday (7:30 a.m. to midnight), Sunday (11:00 a.m. to 10:30 p.m.). Noise emitted from Motor Sports Athletic Events outside of these set times due to unavoidable circumstances with the express written permission of the chief of police in the interest of public safety and after due consideration of the factors listed in section 30-206(b). The chief of police shall follow the provisions of section 30-206 in its entirety in giving permission to extending the noise exemption outside of the hours stated above, unless otherwise regulated by another ordinance or permit, and then the stricter ordinance and/or permit shall apply.

Orange County:

(Noise Ordinance) Sec. 16-55. - Exceptions.

> (18) Commercial race tracks, as permitted by state law and county regulations.

(Other Ordinances) The Orange County BOCC adopted a small area plan in August of 2007 which was a collaborative effort between the Orange County Economic Development Department, Planning and Inspections Department, and Durham County. The area contains approximately 38 parcels and 930 acres which includes the Speedway and Go-Kart facility.

The plan was developed in order to analyze existing conditions and to make recommendations regarding future development trends and land uses with existing non-conforming land uses including Orange County Speedway and Go-Kart facility. Due to concerns by local residents, special attention was given to noise, litter, noxious odors and water quality.

The task force in charge with the plan made the following recommendations to a policy addressing the noise impacts of Orange County Speedway:

> 9. That a system of noise baffles on the western and southern perimeter of the racetrack as well as above and behind the existing stands be installed. The baffles shall be so constructed as to reduce sustained noise levels at the

western and southern property lines of the Speedway property to no more than 60 dBA.

> 10. That limits on racing activities be established so that no race shall extend beyond 11:00 p.m. on Friday and Saturday nights, or beyond 9:00 p.m. on other evenings. Practice activities shall not commence before 10:00 a.m. on any day and shall cease by 9:00 p.m.

The following recommendations were given to a policy addressing the noise impacts of the Go-Kart facility:

> 9. That limits on racing activities be established so that no race shall extend beyond 11:00 p.m. on Friday and Saturday nights, and beyond 9:00 p.m. every other evening. Activities shall not commence before 10:00 a.m. any day.
>
> 10. That all vehicles used for racing, or otherwise, shall have approved, functional noise mufflers attached at all times.

Richmond County:

(Noise Ordinance) Sec. 14-63. Exemptions from section 14-62.

> (8) All noises coming from the normal operations of the vehicles, aircraft, vendors, law enforcement authorities, and patrons emanating from the North Carolina Speedway 14:9 and the Rockingham Dragway during regular business hours and scheduled activities and events;

City of Winston Salem:

The City of Winston Salem adopted Forsyth County's noise ordinance with a few exceptions. The Forsyth County noise ordinance states, in part:

Sec. 15-1. Loud and disturbing noise.

Subject to the provisions of this section, the creation of any unreasonably loud and disturbing noise in the county is prohibited. Noise of such character, intensity and duration as to be detrimental to the health, safety or welfare of any individual is prohibited.

The ordinance also prohibits certain noises between the hours of 10pm and 6am in close proximity to residences but allows exceptions for certain "outdoor gatherings, public dances, shows and sporting events."

Alamance County

PLANNING DEPARTMENT
215 N. Graham Hopedale Rd.
Burlington, North Carolina 27217
Tel. (336) 570-4053

LIBBY HODGES
Planning Director

JESSICA DOCKERY
Planner

February 24, 2016

Ace Speedway
3401 Altamahaw Race Track Rd.
Altamahaw, NC 27244

1804 1814 Greenstreet Associates
7900 Old York Rd.
Elkins Park, PA 19027

To Whom It May Concern,

This letter is to notify you that our Planning Board will be discussing the Noise Ordinance at our March 10, 2016 Planning Board meeting which may affect activities occurring at the ACE Motor Speedway at 3401 Altamahaw Race Track Rd., Altamahaw, NC 27244.

This meeting will be held in the Commissioner's Meeting Room at 124 W. Elm St., Graham, NC, 27253. This meeting will be held at 7pm.

Thank you,

Libby Hodges
Planning Director
Libby.hodges@alamance-nc.com
336-570-4052

cc. mwd2323@hotmail.com (per www.acemotorspeedway.com)
Ben Pierce, Assistant County Attorney
Rodney Cheek, Planning Board Chair
Craig Honeycutt, County Manager

Alamance County
Planning Department
215 N. Graham Hopedale Rd.
Burlington, NC 27217

1804 1814 Greenstreet Associates
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Alamance County
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215 N. Graham Hopedale Rd.
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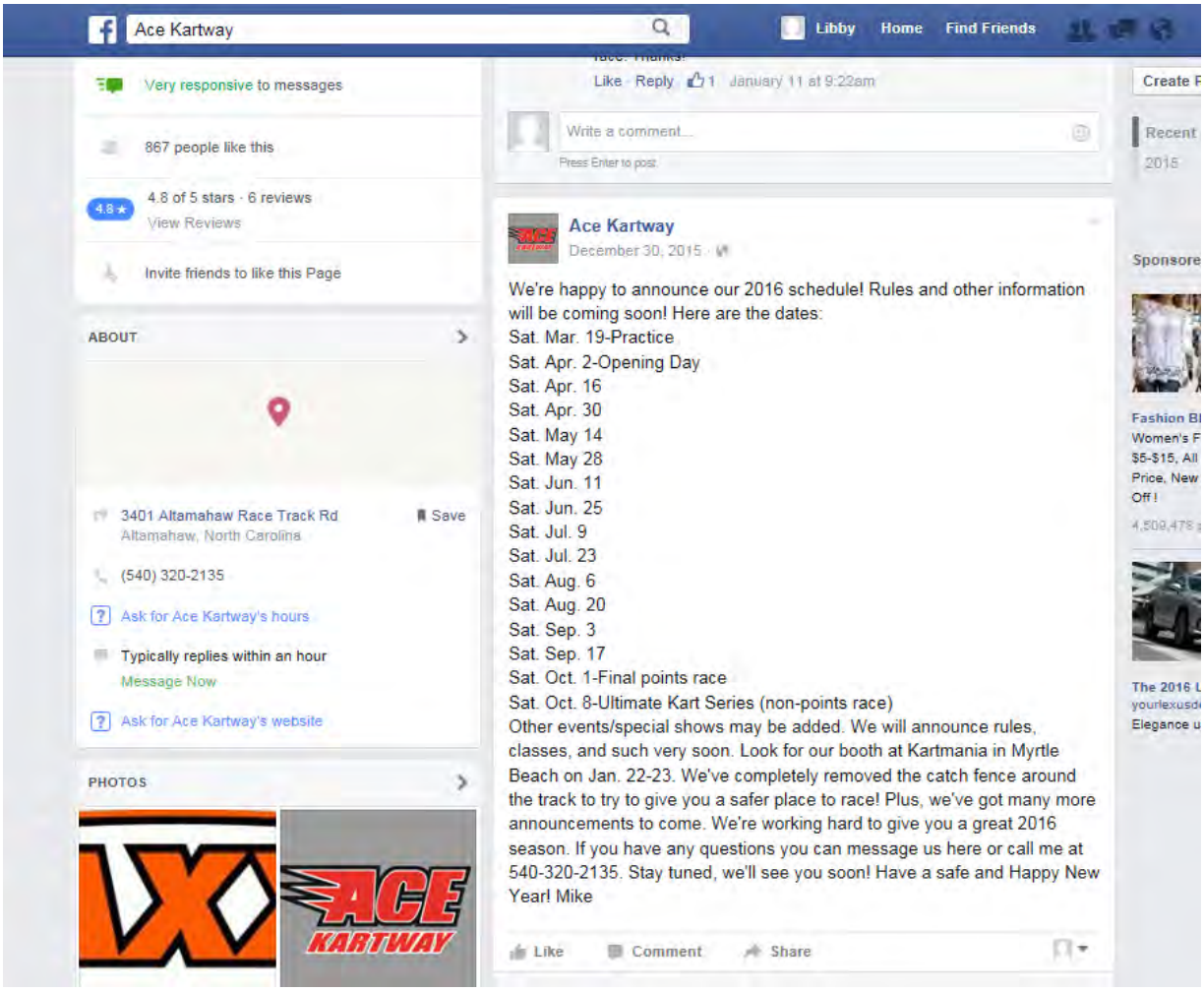
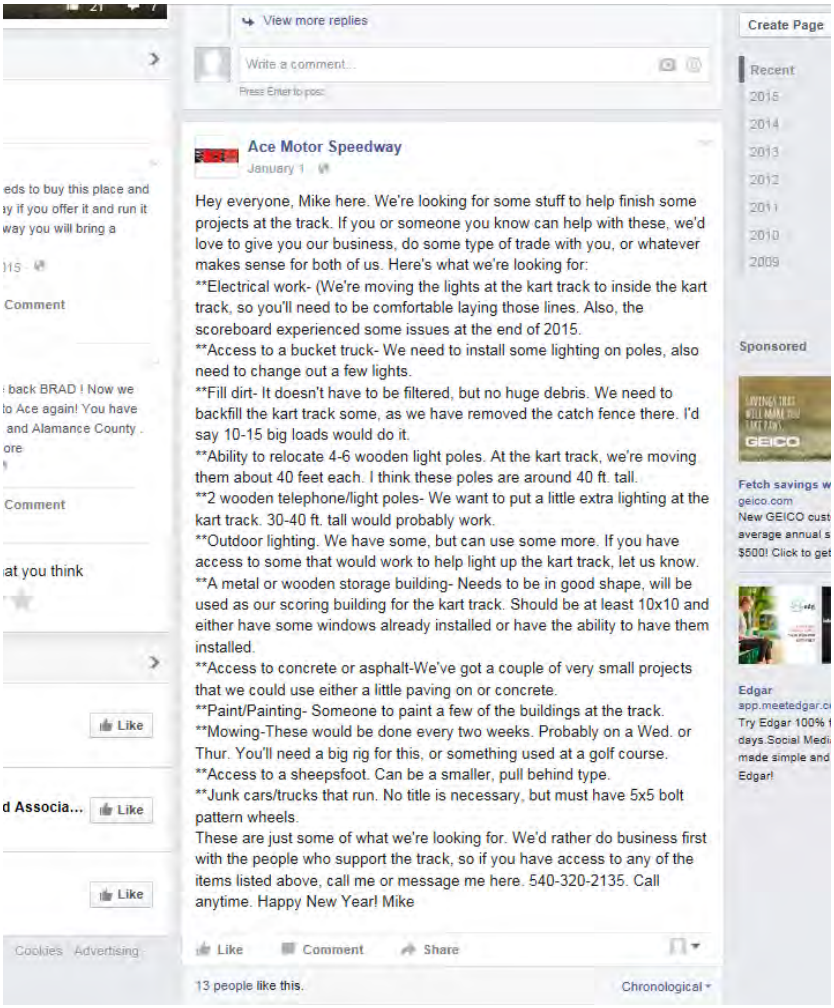
ACE Motor Speedway
3401 Altamahaw Race Track Rd.
Altamahaw, NC 27244

Ace Kartways – Facebook Page 2/3/2016



Ace Speedway – Facebook Page 2/3/2016



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Ace Motor Speedway
January 1

Hey everyone, Mike here. We're looking for some stuff to help finish some projects at the track. If you or someone you know can help with these, we'd love to give you our business, do some type of trade with you, or whatever makes sense for both of us. Here's what we're looking for:
**Electrical work- (We're moving the lights at the kart track to inside the kart track, so you'll need to be comfortable laying those lines. Also, the scoreboard experienced some issues at the end of 2015.
**Access to a bucket truck- We need to install some lighting on poles, also need to change out a few lights.
**Fill dirt- It doesn't have to be filtered, but no huge debris. We need to backfill the kart track some, as we have removed the catch fence there. I'd say 10-15 big loads would do it.
**Ability to relocate 4-6 wooden light poles. At the kart track, we're moving them about 40 feet each. I think these poles are around 40 ft. tall.
**2 wooden telephone/light poles- We want to put a little extra lighting at the kart track. 30-40 ft. tall would probably work.
**Outdoor lighting. We have some, but can use some more. If you have access to some that would work to help light up the kart track, let us know.
**A metal or wooden storage building- Needs to be in good shape, will be used as our scoring building for the kart track. Should be at least 10x10 and either have some windows already installed or have the ability to have them installed.
**Access to concrete or asphalt-We've got a couple of very small projects that we could use either a little paving on or concrete.
**Paint/Painting- Someone to paint a few of the buildings at the track.
**Mowing-These would be done every two weeks. Probably on a Wed. or Thur. You'll need a big rig for this, or something used at a golf course.
**Access to a sheepsfoot. Can be a smaller, pull behind type.
**Junk cars/trucks that run. No title is necessary, but must have 5x5 bolt pattern wheels.
These are just some of what we're looking for. We'd rather do business first with the people who support the track, so if you have access to any of the items listed above, call me or message me here. 540-320-2135. Call anytime. Happy New Year! Mike

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Ace Motor Speedway
December 30, 2015 · Radford, VA ·

We're happy to announce our 2016 schedule! Rules and other information will be coming soon! Here are the dates:
Sat. Mar. 26-Practice
Fri. Apr. 1-Opening Night
Fri. Apr. 15
Fri. Apr. 22-Southern Modified Racing Series presented by PASS
Fri. Apr. 29
Fri. May 13-The Rodney Cook Classic
Fri. May 27
Fri. Jun. 10
Fri. Jun. 24
Fri. Jul. 8
Fri. Jul. 22
Fri. Aug. 12
Fri. Aug. 19
Fri. Sep. 2
Fri. Sep. 16
Fri. Sep. 30-Final points race
Other events/special shows may be added. We will announce rules, classes, and such very soon. Look for our booth at the Piedmont Racing Expo in Raleigh on Jan 15-16. We've got more to come regarding The Rodney Cook Classic as well. We're working hard to give you a great 2016 season. If you have any questions you can message us here or call me at 540-320-2135. Stay tuned, we'll see you soon! Have a safe and Happy New Year! Mike

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