

**Chair**  
Ray Cobb

**Planning Director**  
Tonya Caddle



Commissioners' Meeting Room  
124 W Elm Street  
Graham, NC 27253  
October 13, 2022 at 7:00 PM

# ALAMANCE COUNTY PLANNING BOARD AGENDA

Virtual-

<https://www.youtube.com/channel/UC1QADkhkyUpac9rMs42imjA>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF PLANNING BOARD MINUTES**
  - 1) June 9, 2022
- IV. PUBLIC COMMENTS\***
- V. BOARD/COMMISSIONER RESPONSES**
- VI. NEW BUSINESS**
  - 1) Solar Energy System Application – Quaker Creek Solar
  - 2) Heavy Industrial Development Application – Euliss Road LCID
  - 3) Planning Board Reappointment:
    - Planning board has one member for reappointment:
    - a. Debra Hyder – Patterson Township
  - 4) Planning Board Membership Applications:
    - Planning Board has one vacant seat.
    - Applicants & Townships:
    - a. Max Morgan – Melville
    - b. Amie Perkins – Haw River
    - c. David Hadley – Albright

*\*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*

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## **ALAMANCE COUNTY PLANNING BOARD AGENDA**

d. Julian Doby – Boone Station

### **VII. OLD BUSINESS**

1) Minimum Lot Size Discussion

### **VIII. ANNOUNCEMENTS/DISCUSSION**

### **IX. ADJOURNMENT**

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### **Members Present**

Rodney Cheek  
Vaughn Willoughby  
Eric McPherson  
Sandy Ellington-Graves  
Anthony Pierce  
Bill Poe  
Ernest Bare  
Stephen Dodson  
John Paisley, *Commissioner liaison*

### **Members Absent**

Ray Cobb, *Chair*  
Blake Cobb  
Arthur Hall  
Debra Hyder

### **Staff Present**

Tonya Caddle, *Planning Director*  
Ian Shannon, *Planner I*  
Sherry Hook, *Acting County Manager*  
Patrick Scott (virtually), *Assistant County Attorney*  
Rob Snow, *Environmental Health Program Specialist*

## **I. CALL TO ORDER**

Tonya Caddle called the meeting to order at 7:03 PM

## **II. ROLL CALL**

Staff handled roll call through Zoom and in-person roster.

## **III. APPROVAL OF PLANNING BOARD MINUTES**

1) May 12, 2022

Motion to accept as presented: Vaughn Willoughby  
Second: Eric McPherson  
Vote: Unanimous

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### IV. PUBLIC COMMENTS\*

**Debby Shaner:** Passed out some folders to board members with her research on lot size restrictions. She discussed a large 300-home subdivision under potential development near her home and spoke on the issue of overuse and depletion of groundwater. Asked the board to consider a moratorium on subdivision development until they could put new lot size restrictions in place.

### V. BOARD/COMMISSIONER RESPONSES

None at this time.

### VI. NEW BUSINESS

#### 1) Lot Size Minimums

Tonya Caddle gave a presentation to the board on current lot sizes in the UDO and how they have changed coming from Environmental Health's jurisdiction to planning. The board discussed at length the varying ideas they had for new lot size minimums and requirements. Rodney Cheek proposed the idea of a 5-acre minimum lot size for subdivisions of 15 lots or greater, with minimum lot sizes reduced by 1 acre for every 5 lots. Access to public water and sewer would further lower lot size minimums by an acre. Tonya Caddle and the board discussed precedent on subdivision phasing and road requirements. Rodney Cheek asked about the possibility of using ordinance to prevent re-subdividing with smaller lot sizes if access to public water and sewer became available after the original subdivision.

The board and Rob Snow discussed definitions and regulations regarding water and sewer access: how Environmental Health defines different kinds and levels of access and what similar regulations and lot size minimums look like for other jurisdictions. The board determined that any new ordinance should have clear definitions of public water and sewer access to determine lot sizes as well as private road requirements. They also discussed the idea of following the county's Land Use Plan for varying lot size minimums. The board decided to continue this discussion during their next meeting with additional ordinance and land use plan information from Planning.

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### **OLD BUSINESS**

None at this time.

### **VII. ANNOUNCEMENTS/DISCUSSION**

Tonya Caddle gave a staff update on the RV ordinance. It went to the Board of Commissioners in May, was tabled until June 6th, and then tabled again until the June 20<sup>th</sup> meeting for discussion.

### **VIII. ADJOURNMENT**

Motion: Bill Poe  
Second: Eric McPherson  
Vote: Unanimous  
Adjourned at 8:30 pm.

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**SOLAR ENERGY SYSTEM REQUEST**  
**STAFF REPORT**

**TO:** Alamance County Planning Board

**FROM:** Planning Staff

**DATE:** October 5, 2022

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Following you will find the staff report for the Quaker Creek Solar Farm (PIN 9807580256, 9807590082, 9807179822, 9807346315, 9807385640, 9807682665) Solar Energy System application to be presented to the Planning Board on October 13, 2022.

**Case Number: 2022SLR0001**

**Case Summary**

Development Name: Quaker Creek Solar Farm

Location: John Lewis Road, Burlington, NC 27215

PIN: 9807580256, 9807590082, 9807179822, 9807346315, 9807385640, 9807682665

Development Type: Solar Energy System

Tract Size (for solar): Total acreage 597.07- project area request is for 391 acres

Roads: None

Watershed Overlay: BOW Back Creek

School Districts: Pleasant Grove Elementary, Woodlawn Middle School, Eastern High School

**Action Requested:**

The applicant is requesting consideration for a solar energy system. This request is for a solar energy system on 391 acres sited on 6 parcels of which the total parcel acreage is 597.07 acres. This project has been reviewed in accordance with the Alamance County Unified Development Ordinance, Section 6.8 Solar Energy System Standards. The ordinance requires that property owners sign the decommissioning plan required in the ordinance. This project requested that a bond be set up that should the system need to be decommissioned, the County can call the bond in for funds to decommission. The Alamance County legal department has reviewed the request to meet legal requirements. A site plan is available in the review packet.

**Appendix B**

**Specifications for SES Site Plans**

**Title & General Information**

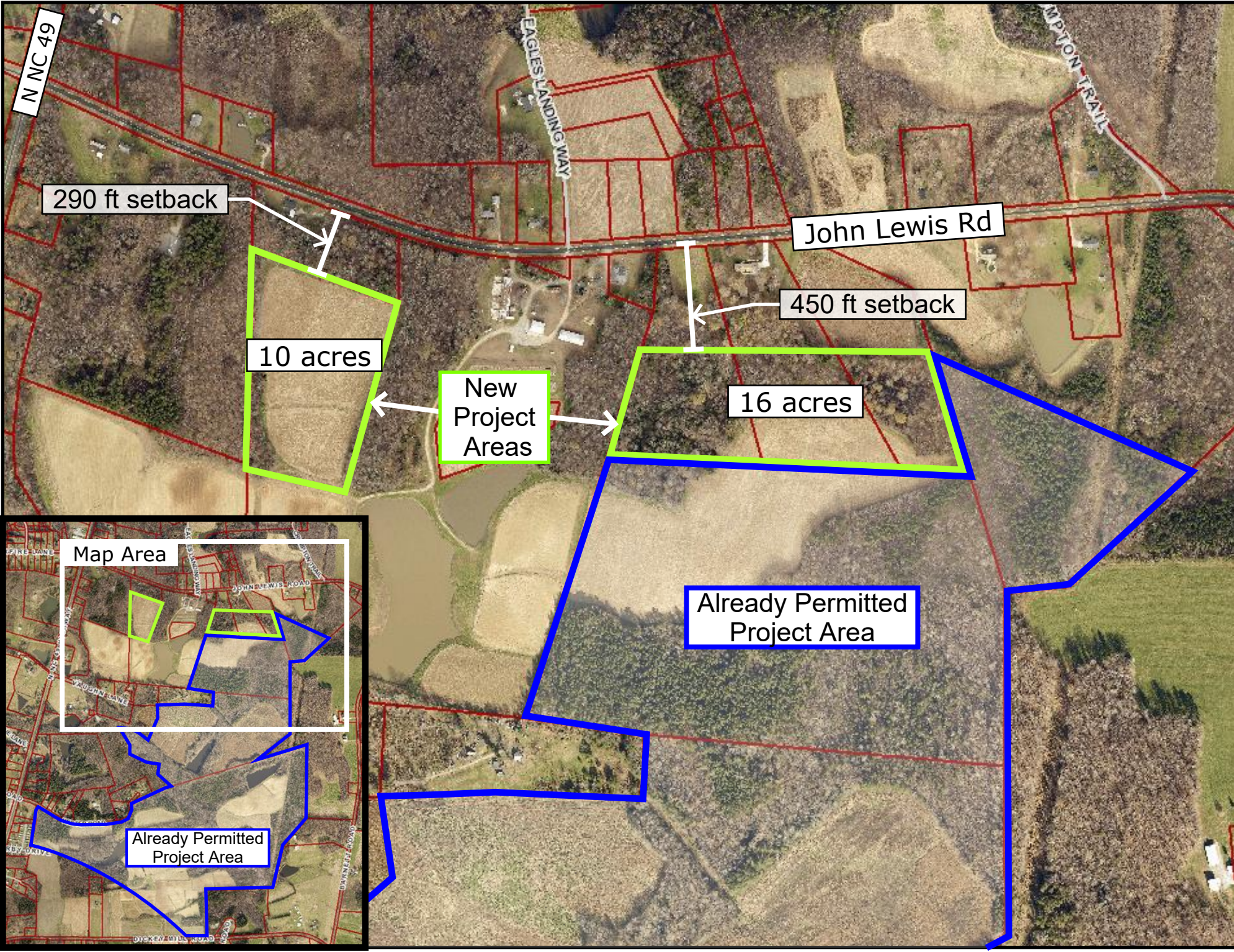
- a. Date of submission.
- b. Location designation (township, county, state).
- c. Name and address of surveyor (Surveyor must sign and seal the site plan).
- d. Scale in figures and bar graph.
- e. North arrow.
- f. Vicinity Map
- g. Surveyor's or Engineer's Seal

**Site Data**

- a. Name and address of owner(s).
- b. Parcel Identification Number(s)
- c. Name of Project.
- d. Total acreage
- e. Total percentage of proposed and existing impervious surface area.

**Project Area (as applicable)**

- a. Designated Area of Operations; clearly showing all fencing and existing and/or proposed buildings to be located on the site.
- b. The distance of the Area of Operations from all property lines.
- c. Location of any streams, ponds, or other waterways located on the property.
- d. The distance of the Area of Operations from any stream (perennial or intermittent) located on the property.
- e. Lake and stream buffers.
- f. Location and extent of any marginal land/floodplain.
- g. Representative topography.
- h. Location and purpose of any existing or proposed rights-of-way or easements.
- i. Location of any existing or proposed stormwater control devices.
- j. Location of existing or proposed septic tank and drainage field or public utilities
- k. Design of the parking lot, showing all points of entrance and exit, proposed lot lighting (if applicable), parking stalls, handicapped-parking stalls, and distance between stalls (aisles); including all dimensions.
- l. Location and dimensions of loading berths.
- m. Location of proposed gate and signage.
- n. If necessary, an exterior lighting plan showing location of all lighting and proposed lighting fixtures.



**Carolina Solar Energy**  
 2536 Durham Chapel Hill Blvd  
 Suite E  
 Durham, NC 27707

**DESCRIPTION**  
 Already Permitted  
 Map

**CLIENT**

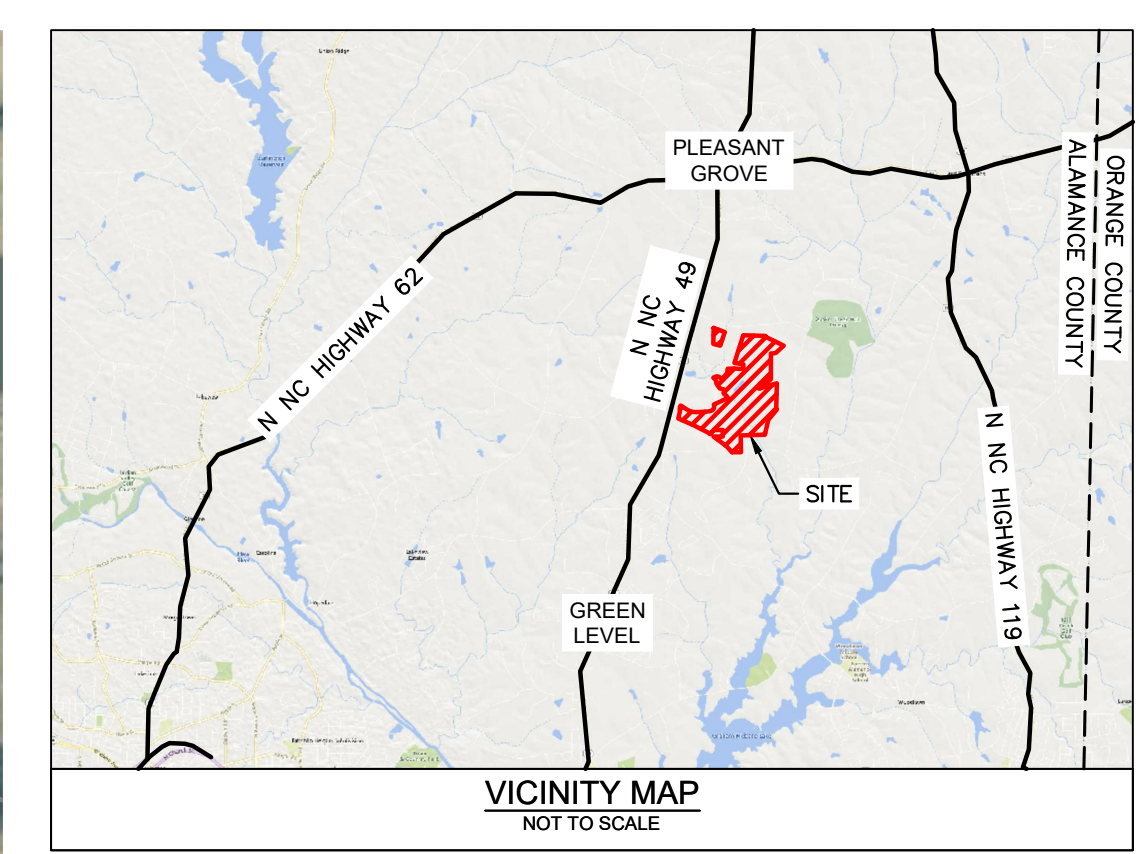
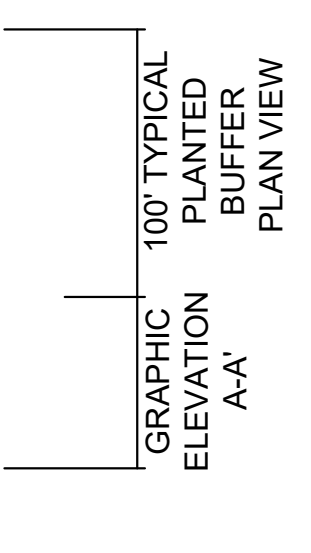
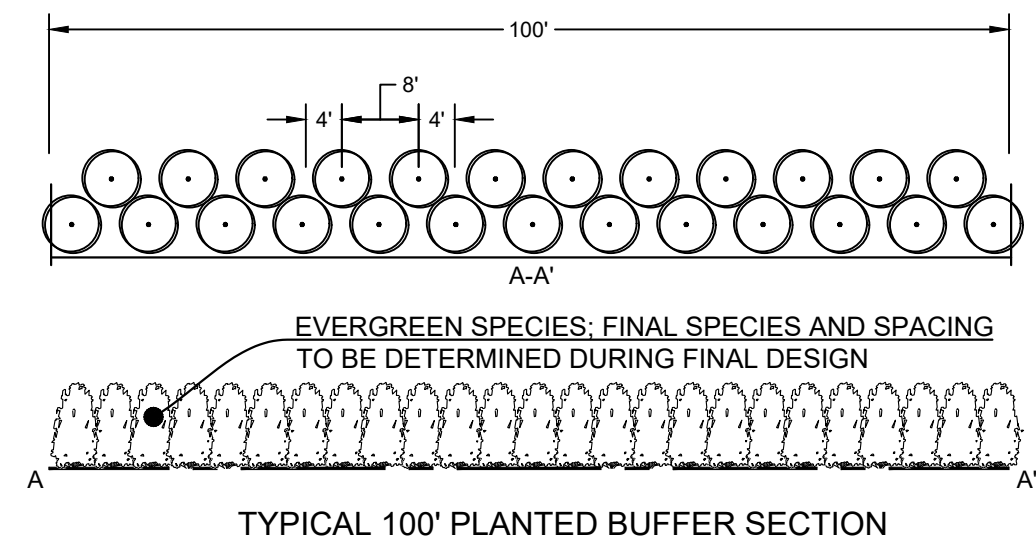
**DRAWN BY**  
 TC

**ISSUE**  
 10.3.2022

**PROJECT**  
 Quaker  
 Creek



Plotted By: Holmes, Sophie    Layout: EX1.0 ZONING SITE PLAN    August 26, 2022    11:30:42am    K:\RAL\DEVA\013632010\_quakercreek\08\_cad\_files\Exhibits\Zoning\plan\EX1.0\_Zoning\_Site\_Plan-013632010.dwg  
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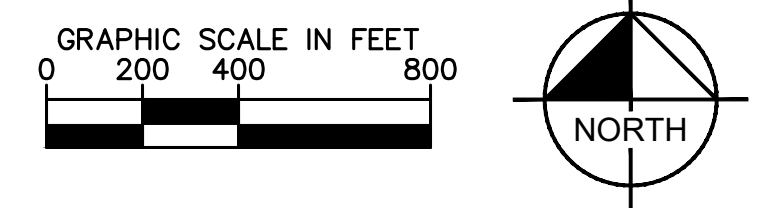


SITE DATA TABLE	
PROJECT NAME	QUAKER CREEK SOLAR
PROJECT ADDRESS	JOHN LEWIS ROAD
PROJECT AREA	± 391 ACRES
EXISTING IMPERVIOUS AREA	± 1.0%
MAXIMUM PROPOSED IMPERVIOUS AREA	± 24.0%
APPROXIMATE POWER CAPACITY	35 MW AC
ZONING JURISDICTION	ALAMANCE COUNTY
CURRENT LAND USE	GENERAL FARM, VACANT LAND
PROPOSED LAND USE	SOLAR ENERGY
SETBACKS	75' OPERATIONAL 100' HISTORIC LANDMARK 50' STREAM
PROPOSED LANDSCAPE BUFFER	30' WIDTH CONTINUOUS VEGETATIVE SCREEN

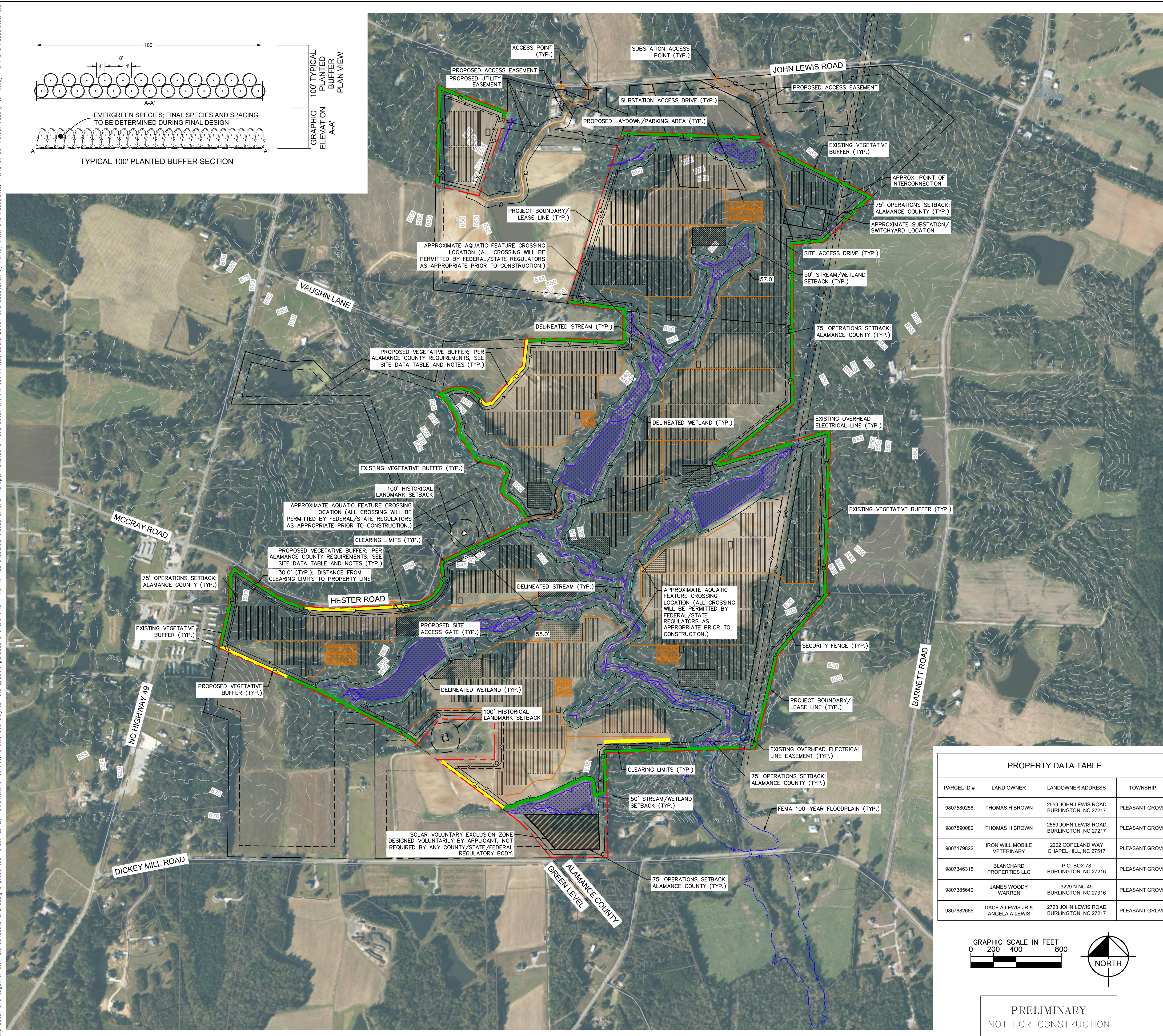
LEGEND	
	PROJECT BOUNDARY / LEASE LINE
	PROPERTY LINE
	75' OPERATIONS SETBACK
	100' HISTORIC LANDMARK SETBACK
	APPROXIMATE ELECTRIC EASEMENT
	APPROXIMATE EXISTING OVERHEAD TRANSMISSION LINE
	STREAM/WETLAND SETBACK
	DELINEATED STREAMS
	DELINEATED WETLANDS
	CLEARING LIMITS
	SOLAR ARRAY
	SECURITY FENCE
	VOLUNTARY EXCLUSION ZONE
	EXISTING NATURAL WOODED AREA TO BE PRESERVED
	PROPOSED VEGETATIVE BUFFER
	FEMA 100 YEAR FLOODPLAIN
	PROPOSED LAYDOWN/PARKING AREA
	SITE ACCESS DRIVE

- NOTES**
- PROJECT BOUNDARY, PARCEL BOUNDARIES, 100-YR FLOODPLAIN LINEWORK, STREAM LINEWORK, WETLAND LINEWORK, AND EXISTING TRANSMISSION LINES SHOWN IS BASED ON FILES RECEIVED FROM PINE GATE RENEWABLES ON 04/15/2021 AND 07/12/2022.
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  - THIS PLAN IS PRELIMINARY AND WILL NOT BE RELEASED FOR CONSTRUCTION.
  - NO SOLAR PANELS OR MAJOR EQUIPMENT WILL BE LOCATED WITHIN THE FLOODPLAIN OR STREAM SETBACK OF THE PROJECT FOOTPRINT. ANY DEVELOPMENT WITHIN THE FLOODPLAIN OR STREAM SETBACKS WILL BE LIMITED TO UTILITY LINES OR SITE ACCESS DRIVES AND WILL FOLLOW ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS FOR FLOODPLAIN/ STREAM DEVELOPMENT.
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PRELIMINARY  
NOT FOR CONSTRUCTION



DEVELOPER:  
CAROLINA SOLAR ENERGY

PROJECT OWNER:  
PINE GATE RENEWABLES

130 ROBERTS STREET  
ASHEVILLE, NC 28801  
855-989-3380

**Kimley»Horn**

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601  
PHONE: 919-677-2000 FAX: 919-677-2050  
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#-0102

KHA PROJECT	013632010
DATE	08/15/2022
SCALE	AS SHOWN
DESIGNED BY	WITH
DRAWN BY	WITH
CHECKED BY	CJH

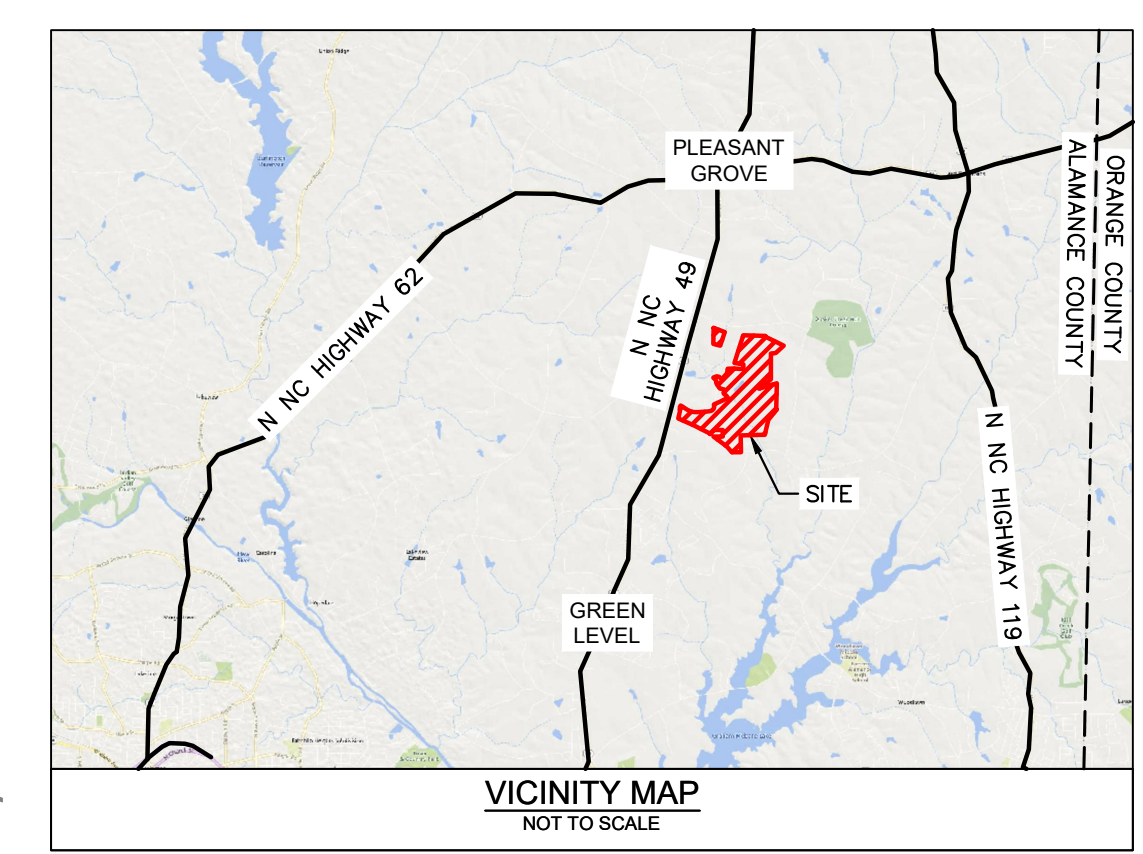
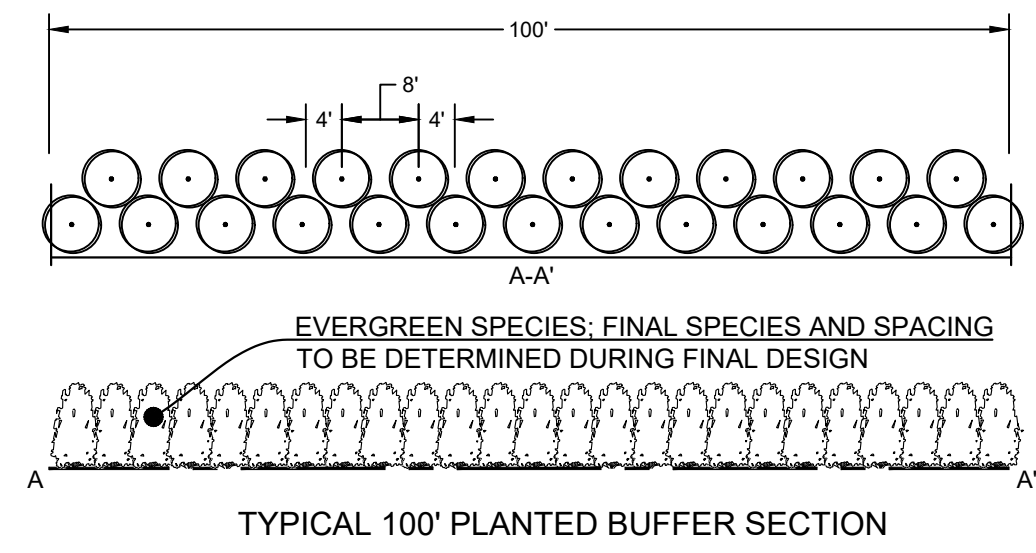
**ZONING SITE PLAN**

**QUAKER CREEK SOLAR**

NORTH CAROLINA  
ALAMANCE COUNTY

SHEET NUMBER  
**EX1.0**

Plotted By: holmes, Sophie. Layout: EX2.0 ZONING SITE PLAN August 26, 2022 11:30:44am K:\RAL\DEVA\013632010\_quakercreek\solar\08\_cad\_files\Exhibits\zoning\zoning\plan\EX2.0 Zoning Site Plan-013632010.dwg  
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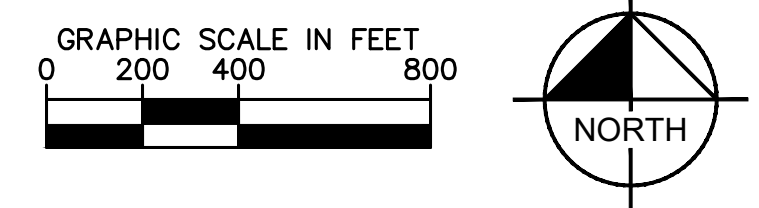


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DEVELOPER:  
CAROLINA SOLAR ENERGY

PROJECT OWNER:  
PINE GATE RENEWABLES  
130 ROBERTS STREET  
ASHEVILLE, NC 28801  
855-969-3380

**Kimley»Horn**

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PHONE: 919-677-2000 FAX: 919-677-2050  
WWW.KIMLEY-HORN.COM # - 0102

KHA PROJECT	DATE	SCALE	DESIGNED BY	WITH	WITH	CHECKED BY
013632010	08/15/2022	AS SHOWN				CJH

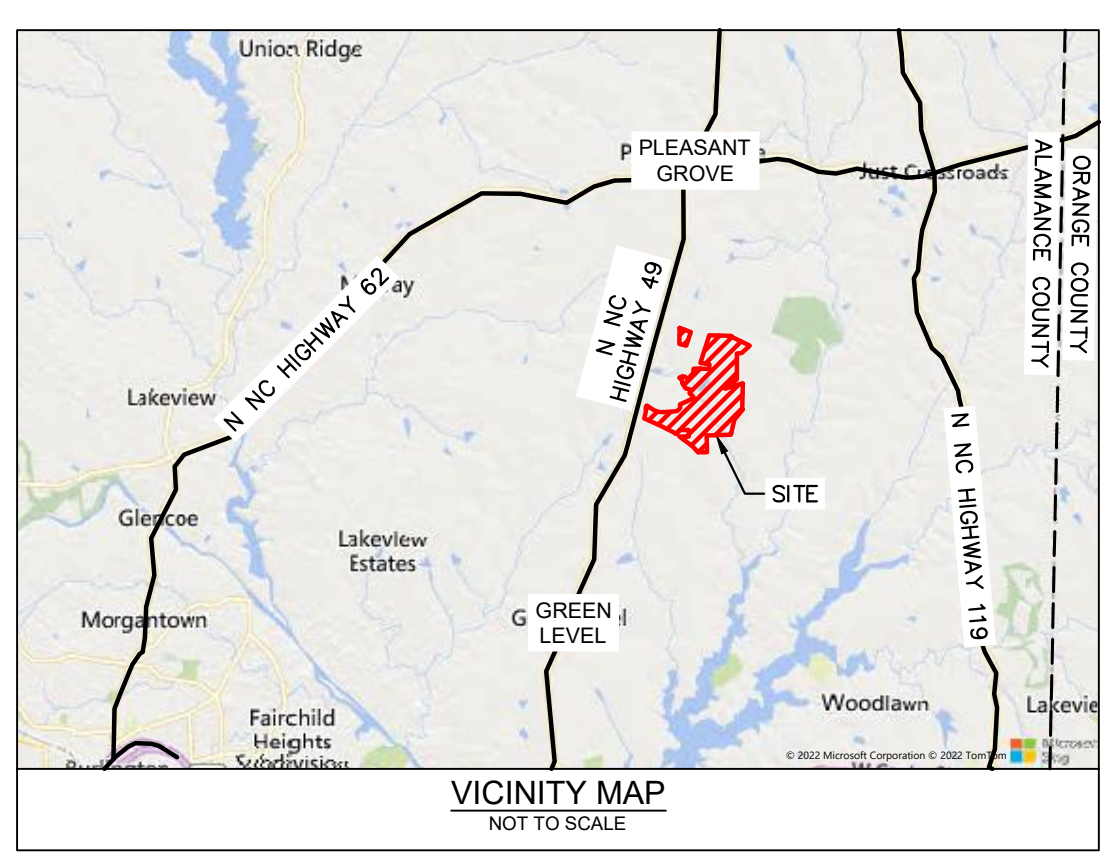
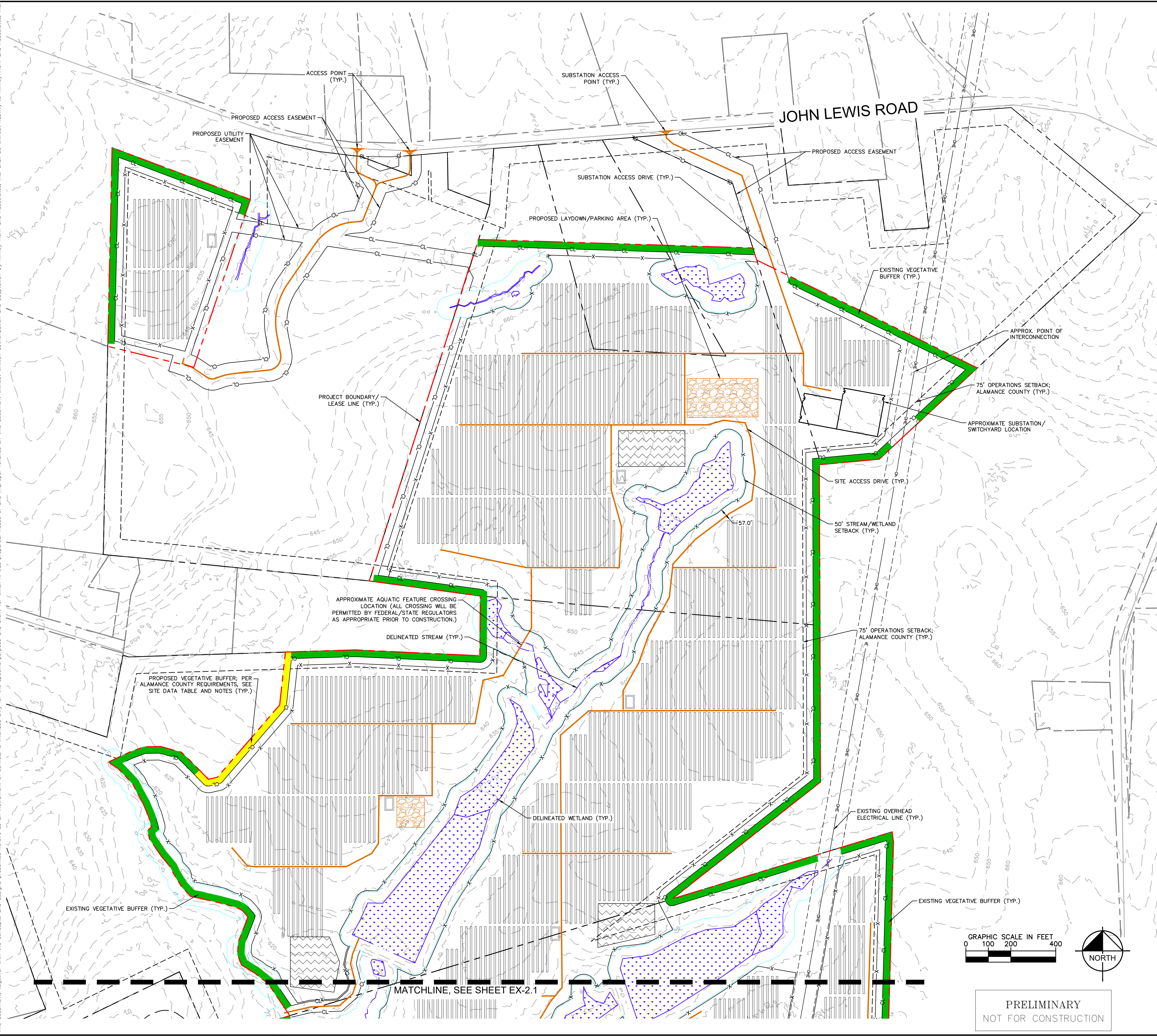
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**QUAKER CREEK SOLAR**

NORTH CAROLINA  
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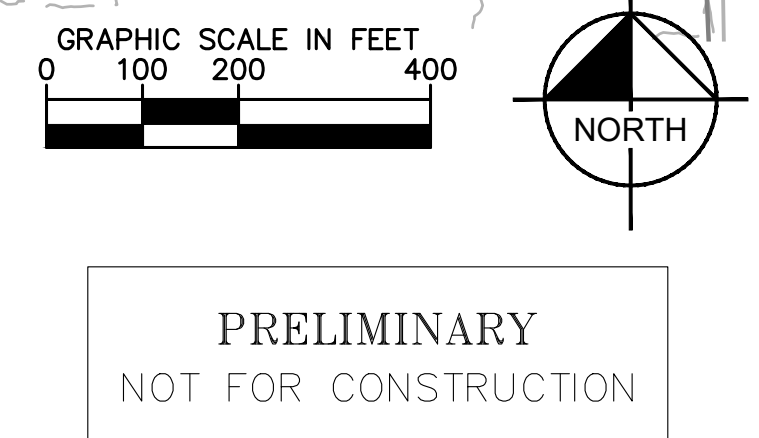
Plotted By: holmes, Sophie    Layout: EX-1    ENLARGED ZONING SITE PLAN    August 25, 2022    11:31:04am    K:\RAL\DEVA\013632010\quakercreek\08\_cad\_files\Exhibits\zoning\enlarged\EX2.0\_Enlarged\_Zoning\_Site\_Plan-013632010.dwg  
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PROJECT AREA	± 391 ACRES
EXISTING IMPERVIOUS AREA	± 1.0%
MAXIMUM PROPOSED IMPERVIOUS AREA	± 24.0%
APPROXIMATE POWER CAPACITY	35 MW AC
ZONING JURISDICTION	ALAMANCE COUNTY
CURRENT LAND USE	GENERAL FARM, VACANT LAND
PROPOSED LAND USE	SOLAR ENERGY
SETBACKS	75' OPERATIONAL 100' HISTORIC LANDMARK 50' STREAM
PROPOSED LANDSCAPE BUFFER	30' WIDTH CONTINUOUS VEGETATIVE SCREEN

LEGEND	
	PROJECT BOUNDARY/ LEASE LINE
	PROPERTY LINE
	75' OPERATIONS SETBACK
	100' HISTORIC LANDMARK SETBACK
	APPROXIMATE ELECTRIC EASEMENT
	APPROXIMATE EXISTING OVERHEAD TRANSMISSION LINE
	STREAM/WETLAND SETBACK
	DELINEATED STREAMS
	DELINEATED WETLANDS
	CLEARING LIMITS
	SOLAR ARRAY
	SECURITY FENCE
	VOLUNTARY EXCLUSION ZONE
	EXISTING NATURAL WOODED AREA TO BE PRESERVED
	PROPOSED VEGETATIVE BUFFER
	FEMA 100 YEAR FLOODPLAIN
	PROPOSED LAYDOWN/ PARKING AREA
	SITE ACCESS DRIVE

- NOTES**
- PROJECT BOUNDARY, PARCEL BOUNDARIES, 100-YR FLOODPLAIN LINEWORK, STREAM LINEWORK, WETLAND LINEWORK, AND EXISTING TRANSMISSION LINES SHOWN IS BASED ON FILES RECEIVED FROM PINE GATE RENEWABLES ON 04/15/2021 AND 07/12/2022.
  - THE LOCATION OF PROPOSED EQUIPMENT INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, ELECTRICAL EQUIPMENT, OVERHEAD POLES AND LINE, ETC. SHOWN ARE APPROXIMATE AND MAY BE SUBJECT TO MODIFICATIONS DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT AND/OR OTHER CONSTRAINTS.
  - THIS PLAN IS PRELIMINARY AND WILL NOT BE RELEASED FOR CONSTRUCTION.
  - NO SOLAR PANELS OR MAJOR EQUIPMENT WILL BE LOCATED WITHIN THE FLOODPLAIN OR STREAM SETBACK OF THE PROJECT FOOTPRINT. ANY DEVELOPMENT WITHIN THE FLOODPLAIN OR STREAM SETBACKS WILL BE LIMITED TO UTILITY LINES OR SITE ACCESS DRIVES AND WILL FOLLOW ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS FOR FLOODPLAIN/ STREAM DEVELOPMENT.
  - SITE WILL BE ENCLOSED BY 6-FT TALL SELF-LOCKING SECURITY FENCING.
  - ALL MECHANICAL EQUIPMENT WILL ENCLOSED BY 8-FT SELF-LOCKING SECURITY FENCING.
  - PROPOSED VEGETATIVE BUFFER WILL CONSIST OF A DOUBLE ROW OF EVERGREEN SHRUBS SPACED APPROXIMATELY 8-FT APART. SHRUBS ARE TO BE AT LEAST 3-FT TALL AT TIME OF PLANTING EXCEPT AS OTHERWISE NOTED ON THE SITE PLAN. SHRUB SPECIES SHOULD BE ABLE TO GROW TO A MATURE HEIGHT OF 8-FT TALL. FINAL SPECIES AND SPACING WILL BE DETERMINED AT TIME OF CONSTRUCTION DRAWINGS.
  - ALL SITE ACCESS DRIVES ARE TO PROVIDE ACCESS UP TO AT LEAST 200-FT FROM EACH SOLAR ARRAY.
  - ALL SITE ACCESS DRIVES WILL BE AT A MINIMUM 12' WIDE WITH 30' MINIMUM TURNING RADIUS. ACCESS DRIVE THICKNESS WILL BE DETERMINED BY THE FINAL GEOTECH REPORT. ALL ACCESS DRIVES ARE TO BE DESIGNED TO ALLOW ADEQUATE ACCESS TO ALAMANCE COUNTY FIRE APPARATUS.
  - SITE ACCESS DRIVES WILL BE AGGREGATE BASE COURSE WHERE RECOMMENDED BY THE PROJECT GEOTECHNICAL ENGINEER. ALL OTHER SITE ACCESS DRIVES WILL BE COMPACTED EARTH PER GEOTECHNICAL ENGINEER RECOMMENDATIONS.
  - ALL SIGNAGE IS TO MEET THE REQUIREMENTS OF ALAMANCE COUNTY.
  - FINAL IMPERVIOUS AREAS WILL BE CALCULATED DURING DETAILED SITE DESIGN AND CONSTRUCTION DRAWING SUBMITTALS. IMPERVIOUS AREAS ARE CALCULATED PER NCDC'S STORMWATER DESIGN MANUAL PART 6-6 SOLAR FARMS.
  - SAFETY SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE SAFETY REGULATIONS FOR SOLAR POWER PLANTS.



DEVELOPER:  
CAROLINA SOLAR ENERGY

PROJECT OWNER:  
PINE GATE RENEWABLES  
130 ROBERTS STREET  
ASHEVILLE, NC 28801  
855-969-3380

**Kimley-Horn**

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601  
PHONE: 919-677-2000 FAX: 919-677-2050  
WWW.KIMLEY-HORN.COM

KHA PROJECT	013632010
DATE	08/15/2022
SCALE	AS SHOWN
DESIGNED BY	WITH
DRAWN BY	WITH
CHECKED BY	CJH

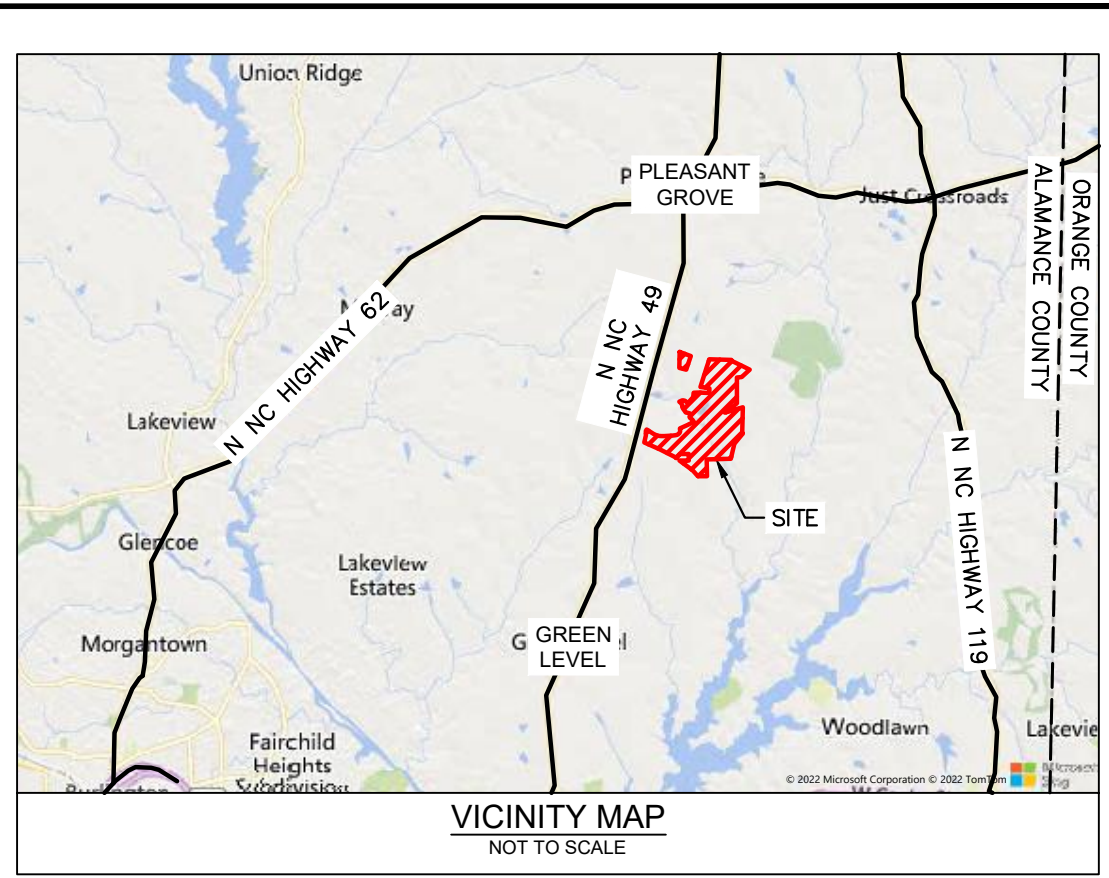
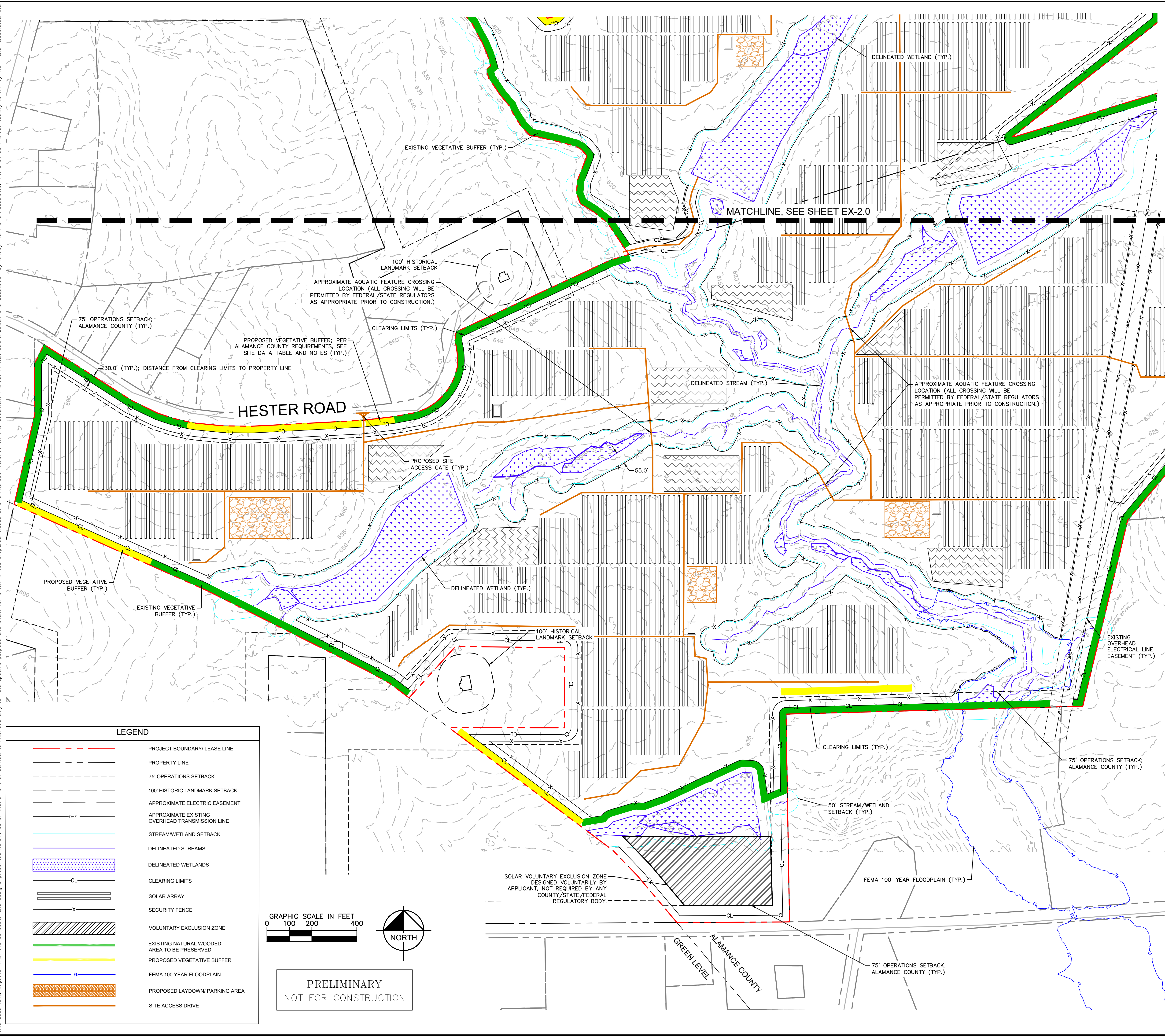
**ENLARGED ZONING  
SITE PLAN**

**QUAKER CREEK  
SOLAR**

NORTH CAROLINA  
ALAMANCE COUNTY

SHEET NUMBER  
**EX2.1**

Plotted By: holmes, Sophie. Layout: EX-2.2. ENLARGED ZONING SITE PLAN. August 25, 2022. 11:31:04am. K:\RAL\LOE\013632010\_quakercreeksolar\_08\_cad\_files\Exhibits\zoning\enlarged\EX-2.2\_Enlarged Zoning Site Plan-013632010.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DEVELOPER:  
 CAROLINA SOLAR ENERGY  
 PROJECT OWNER:  
 PINE GATE RENEWABLES  
 130 ROBERTS STREET  
 ASHEVILLE, NC 28801  
 855-969-3380

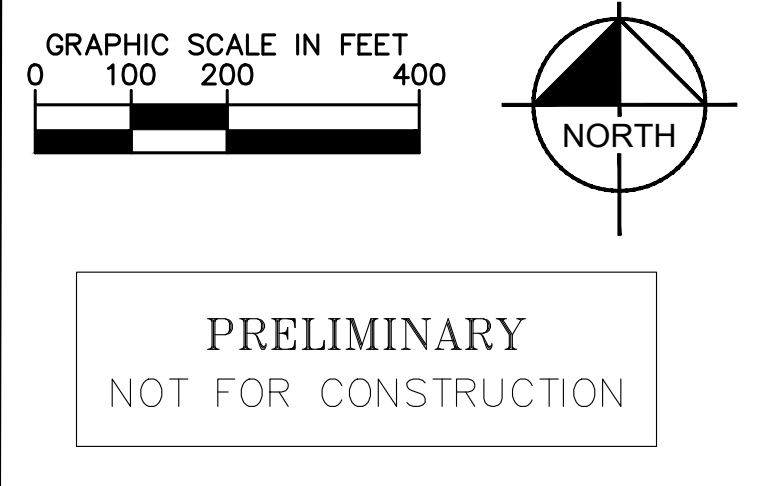
**Kimley»Horn**  
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601  
 PHONE: 919-677-2000 FAX: 919-677-2050  
 WWW.KIMLEY-HORN.COM  
 # - 0102

SITE DATA TABLE	
PROJECT NAME	QUAKER CREEK SOLAR
PROJECT ADDRESS	JOHN LEWIS ROAD
PROJECT AREA	± 391 ACRES
EXISTING IMPERVIOUS AREA	± 1.0%
MAXIMUM PROPOSED IMPERVIOUS AREA	± 24.0% SEE NOTE #12 BELOW
APPROXIMATE POWER CAPACITY	35 MW AC
ZONING JURISDICTION	ALAMANCE COUNTY
CURRENT LAND USE	GENERAL FARM, VACANT LAND
PROPOSED LAND USE	SOLAR ENERGY
SETBACKS	75' OPERATIONAL 100' HISTORIC LANDMARK 50' STREAM
PROPOSED LANDSCAPE BUFFER	30' WIDTH CONTINUOUS VEGETATIVE SCREEN

- NOTES**
- PROJECT BOUNDARY, PARCEL BOUNDARIES, 100-YR FLOODPLAIN LINEWORK, STREAM LINEWORK, WETLAND LINEWORK, AND EXISTING TRANSMISSION LINES SHOWN IS BASED ON FILES RECEIVED FROM PINE GATE RENEWABLES ON 04/15/2021 AND 07/12/2022.
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  - SITE WILL BE ENCLOSED BY 6-FT TALL SELF-LOCKING SECURITY FENCING.
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  - SAFETY SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE SAFETY REGULATIONS FOR SOLAR POWER PLANTS.

**LEGEND**

	PROJECT BOUNDARY/LEASE LINE
	PROPERTY LINE
	75' OPERATIONS SETBACK
	100' HISTORIC LANDMARK SETBACK
	APPROXIMATE ELECTRIC EASEMENT
	APPROXIMATE EXISTING OVERHEAD TRANSMISSION LINE
	STREAM/WETLAND SETBACK
	DELINEATED STREAMS
	DELINEATED WETLANDS
	CLEARING LIMITS
	SOLAR ARRAY
	SECURITY FENCE
	VOLUNTARY EXCLUSION ZONE
	EXISTING NATURAL WOODED AREA TO BE PRESERVED
	PROPOSED VEGETATIVE BUFFER
	FEMA 100 YEAR FLOODPLAIN
	PROPOSED LAYDOWN/PARKING AREA
	SITE ACCESS DRIVE



**ENLARGED ZONING SITE PLAN**  
 QUAKER CREEK SOLAR  
 NORTH CAROLINA  
 ALAMANCE COUNTY  
 SHEET NUMBER  
**EX2.2**

**HEAVY INDUSTRIAL DEVELOPMENT INTENT-TO-CONSTRUCT PERMIT  
REQUEST STAFF REPORT**

**TO:** Alamance County Planning Board

**FROM:** Planning Staff

**DATE:** October 5, 2022

---

Following you will find the staff report for the Alamance Land Clearing and Inert Debris Landfill (PIN 8851011156) Heavy Industrial Development application to be presented to the Planning Board on October 13, 2022. The application attached at the end of the report.

**Case Number: 2022HID0002**

**Case Summary**

Development Name: Alamance LCID

Location: 4275 Euliss Road, Burlington, NC 27215

PIN: 8851011156

Development Type: Inert Debris Landfill

Tract Size (for operations): Total acreage 31.92 acres, to be subdivided from an existing 53.41 acres parcel

Roads: None

Watershed Overlay: N/A

School Districts: EM Holt Elementary, Southern Middle School, Southern High School

**Action Requested:**

The applicant is requesting consideration for an intent-to-construct permit for a land clearing and inert debris landfill. Inert debris landfills are a Class I regulated land use as defined by the Alamance County Unified Development Ordinance in section 6.5 Heavy Industrial Development. Site plan is available in the review packet.



# Alamance County

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

Case Number: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

## Heavy Industrial Development Intent-to Construct Permit Application

An Intent-to-Construct Permit does not convey permission to operate a heavy industrial facility. Planning Department staff must conduct site visits before construction begins, during construction, and before an Operations Permit can be issued. The final site visit is part of the review of As-Built site plans, which must be submitted once construction is completed.

Applicant Name:	Alamance LCID	
Property Owner Name (if different):	CLYDE GORON PIKE	
Project Name:	Alamance LCID	
Parcel Address:	3955 EMISS ROAD BURLINGTON, NC 27215	
Parcel ID:	111298	Acreage of Lot: 57.7±
Proposed Use:	LCID Landfill	
Applicant Contact (phone & email):	The Leos Group, Pa 336-227-8724	

### Instructions:

Please provide the following items:

- The application form has been fully completed, signed and notarized.
- Site plans for proposed project.
- Application fee. (\$500.00)

1. Describe what the land and/or building(s) will be used for:

LCID - Land Clearing and Inert Debris Landfill

2. Please state the proposed days and hours of operation:

M-F 7:00A - 6:00P and others during Emergency Weather  
FOR PUBLIC HOURS



# Alamance County

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

By signing this application, the applicant hereby certifies to the best of their knowledge the following statements are true:

1. The industry for which the Permit is being requested will at all times comply with the applicable regulations and standards imposed under this Ordinance.
2. No Permit issued to the applicant under this Ordinance, or under any successor Ordinance hereto, has ever been revoked.

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.

\* Clyde Gordon Rife 6-30-2022  
 Property Owner Date

The Leanos Group Pa, Charles D. Huffman, PE 6-30-2022  
 Applicant Date

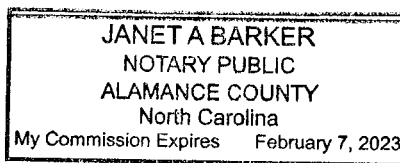
Sworn to and subscribed before me this

30th day of June, 2022.

Janet A. Barker  
 Notary Public

Printed Name of Notary Public

My Commission Expires: 2/7/23



For Internal Use

Received by: \_\_\_\_\_ Date \_\_\_\_\_

Date of Planning Board hearing: \_\_\_\_\_

Date of Board of Commissioners hearing: \_\_\_\_\_

**THIS APPLICATION MUST BE COMPLETE TO BE ACCEPTED FOR PROCESSING.  
Please see subsequent pages for additional items required at submittal.**



# Alamance County

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

## **Specifications for Heavy Industrial Development Site Plans**

The site plan requirements are the same for proposed projects and As-Built plans, which are to be submitted after construction is complete.

### **Title & General Information**

- a. Date of submission.
- b. Location designation (township, county, state).
- c. Name and address of surveyor (Surveyor must sign and seal the site plan).
- d. Scale in figures and bar graph.
- e. North arrow.
- f. Vicinity map
- g. Surveyor's or Engineer's Seal

### **Site Data**

- a. Name and address of owner(s).
- b. Parcel Identification Number(s).
- c. Name of Project.
- d. Total acreage
- e. Total percentage of proposed and existing impervious surface area.

### **Project Area**

- a. Designated Area of Operations; clearly showing all fencing and existing and/or proposed buildings to be located on the site.
- b. The distance of the Area of Operations from all property lines.
- c. Location of any streams, ponds, or other waterways located on the property.
- d. The distance of the Area of Operations from any stream (perennial or intermittent) located on the property.
- e. Lake and stream buffers.
- f. Location and extent of any marginal land/floodplain.
- g. Representative topography.
- h. Location and purpose of any existing or proposed rights-of-way or easements.
- i. Location of any existing or proposed stormwater control devices.
- j. Location of existing or proposed septic tank and drainage field or public utilities.
- k. Design of the parking lot, showing all points of entrance and exit, proposed lot lighting (if applicable), parking stalls, handicapped-parking stalls, and distance between stalls (aisles); including all dimensions.
- l. Location and dimensions of loading berths.
- m. Location of proposed gate and signage.
- n. An exterior lighting plan showing locations of all lighting and proposed lighting fixtures.



**DEVELOPMENT DATA**

Per Alamance County Planning:  
Front Setback - 40'  
Side Setback - 10'  
Rear Setback - 20'

**PARCEL DATA**

Alamance County Tax Information (Per Alamance County GIS)  
Parcels Included in this Project: 1  
Parcel Address: Euliss Road, Burlington, NC 27215  
Township: Coble  
GPIN: 085101156  
Parcel ID: 111298  
Parcel Area: 53.41 Acres ± Including Right-of-Way (EXISTING)  
51.98 Acres ± Not Including Right-of-Way (EXISTING)  
31.92 Acres ± Not Including Right-of-Way (PROPOSED LANDFILL PARCEL)  
20.06 Acres ± (Proposed Remainder)  
Deed Reference: Book 347, Page 85

**SITE DATA**

Property Owner Information:  
Clyde Gordon Pike  
3955 Euliss Road  
Burlington, NC 27215

Existing Use: Vacant  
Proposed Use: LCID Landfill

Exist. Impervious Surface: 0 sf ± (0.0 Acres ±)  
Proposed Impervious Surface: 25,731 sf ± (0.59 Acres ±) to be added, 1.85 % of site

Note: Existing vegetation will be used for required landscape screening buffer where applicable as noted on plan

Assumed Vehicle Trips per Day: 30 trips  
Basis (No ITE Use Classification) LCID Trip  
Generation estimate for 13 acre Landfill at 1.5  
truck trips per acre-day = 20 trips

**FLOOD DATA**

FEMA Map Information: Portions of the site are located in Zone AE  
Map Numbers: 371088400L, effective on 11/17/2017

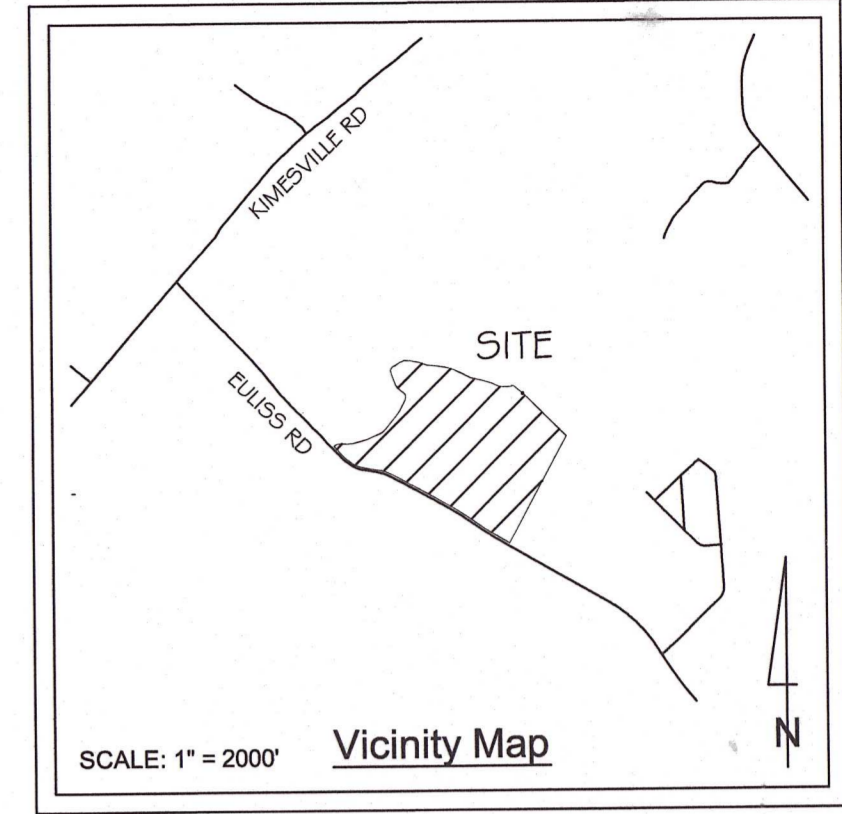
Date of Submittal: August 11, 2022

Alamance County Regulated Land Use: Class I  
Min. Lot Size: 10 acres  
Max. Building Height: 40 feet  
Operations Setback: 150 feet  
Stream Setback: 100 feet  
Landscaping Screening: 50 feet

**NORMAL LANDFILL HOURS**

MONDAY - FRIDAY  
7:00 AM - 6:00 PM

Lighting Note:  
No Site Lighting is Proposed

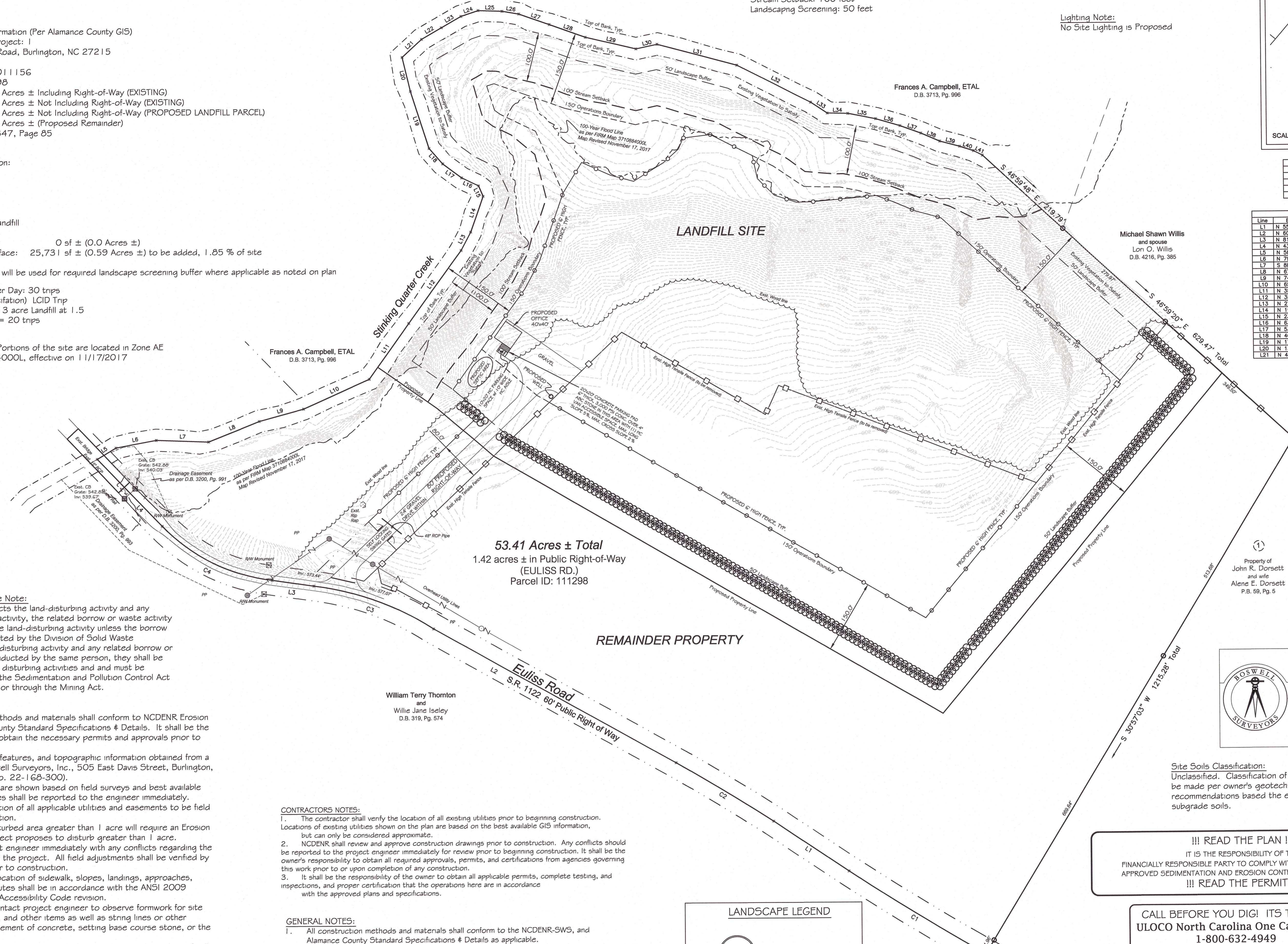


Curve Table

Curve	Chord Bearing	Chord	Radius	Length
C1	N 58°07'57" W	321.90'	4838.17'	321.98'
C2	N 58°28'26" W	228.50'	3851.33'	228.93'
C3	N 69°55'25" W	256.19'	566.61'	258.43'
C4	N 63°23'19" W	246.86'	364.27'	251.85'

Line Table

Line	Bearing	Distance
L1	N 85°54'00" W	182.33'
L2	N 60°36'25" W	558.70'
L3	N 81°47'20" W	84.85'
L4	N 43°51'54" W	188.80'
L5	N 58°42'28" E	44.11'
L6	N 79°18'07" E	82.81'
L7	S 88°03'16" E	105.40'
L8	N 67°54'20" E	109.81'
L9	N 74°30'21" E	92.44'
L10	N 65°38'34" E	145.63'
L11	N 35°12'27" E	138.22'
L12	N 35°44'07" E	192.48'
L13	N 27°40'23" E	41.84'
L14	N 19°20'46" E	76.92'
L15	N 23°36'23" W	23.11'
L16	N 83°54'06" W	37.47'
L17	N 53°11'14" W	47.41'
L18	N 40°57'25" W	41.76'
L19	N 17°51'07" W	121.73'
L20	N 13°32'53" W	71.17'
L21	N 47°18'51" E	84.06'
L22	N 59°58'29" E	46.33'
L23	N 59°50'30" E	45.55'
L24	N 71°21'57" E	36.48'
L25	S 88°09'01" E	48.62'
L26	S 80°15'51" E	34.04'
L27	S 70°24'16" E	84.63'
L28	S 70°22'28" E	77.63'
L29	S 76°38'57" E	105.16'
L30	N 77°49'43" E	43.52'
L31	S 74°58'40" E	186.44'
L32	S 62°49'23" E	187.02'
L33	S 56°07'58" E	40.10'
L34	S 88°38'09" E	41.28'
L35	S 78°44'08" E	57.54'
L36	S 73°39'53" E	51.08'
L37	S 69°36'58" E	44.32'
L38	S 66°48'33" E	41.98'
L39	S 74°55'48" E	41.14'
L40	S 71°24'12" E	28.24'
L41	S 62°40'51" E	20.14'



Michael Shawn Willis  
and spouse  
Lon O. Willis  
D.B. 4218, Pg. 385

Frances A. Campbell, ETAL  
D.B. 3713, Pg. 996

William Terry Thornton  
and  
Willie Jane Isley  
D.B. 319, Pg. 574

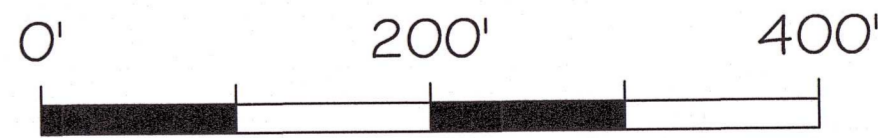
**53.41 Acres ± Total**  
1.42 acres ± in Public Right-of-Way  
(EULISS RD.)  
Parcel ID: 111298

**BOSWELL SURVEYORS, INC.**  
505 East Davis Street  
Burlington, NC 27215  
336.227.8723 (phone)  
336.222.9917 (fax)  
boswellsurveyors.com  
C-684

Site Soils Classification:  
Unclassified. Classification of near surface soils shall be made per owner's geotechnical engineering recommendations based on the evaluation of exposed subgrade soils.

**!!! READ THE PLAN !!!**  
IT IS THE RESPONSIBILITY OF THE FINANCIALLY RESPONSIBLE PARTY TO COMPLY WITH ALL TERMS OF THE APPROVED SEDIMENTATION AND EROSION CONTROL PLAN AND PERMIT  
**!!! READ THE PERMIT !!!**

**CALL BEFORE YOU DIG! ITS THE LAW**  
ULOCO North Carolina One Call Center  
1-800-632-4949



Graphic Scale  
Scale: 1" = 100'

**LANDSCAPE LEGEND**

- LOBLOLLY PINE  
QTY: 302  
PLANTED ON 6' to 10' SPACING
- 10' 10' 10' 10' 10' 10' 10' 10' 10' 10'

**CONTRACTORS NOTES:**

- The contractor shall verify the location of all existing utilities prior to beginning construction. Locations of existing utilities shown on the plan are based on the best available GIS information, but can only be considered approximate.
- NCDENR shall review and approve construction drawings prior to construction. Any conflicts should be reported to the project engineer immediately for review prior to beginning construction. It shall be the owner's responsibility to obtain all required approvals, permits, and certifications from agencies governing this work prior to or upon completion of any construction.
- It shall be the responsibility of the owner to obtain all applicable permits, complete testing, and inspections, and proper certification that the operations here are in accordance with the approved plans and specifications.

**GENERAL NOTES:**

- All construction methods and materials shall conform to the NCDENR-SWS, and Alamance County Standard Specifications & Details as applicable.
- Topographic and other existing feature data obtained from the above survey and Alamance County GIS.
- This project is located in the Alamance County Planning Jurisdiction.
- This project has a proposed disturbed area greater than one acre and requires an erosion control permit from The NCDENR-LQS.
- Exact locations, sizes, and material types of existing utilities shall be field verified prior to construction.
- Existing Conditions are shown based on field surveys and best available record. Any discrepancies shall be reported to the project engineer immediately.

**Additional Borrow / Waste Note:**  
If the same person conducts the land-disturbing activity and any related borrow or waste activity, the related borrow or waste activity shall constitute part of the land-disturbing activity unless the borrow or waste activity is regulated by the Division of Solid Waste Management. If the land-disturbing activity and any related borrow or waste activity are not conducted by the same person, they shall be considered separate land disturbing activities and must be permitted either through the Sedimentation and Pollution Control Act as a one-use-borrow site or through the Mining Act.

**General Notes:**

- All construction methods and materials shall conform to NCDENR Erosion Control and Alamance County Standard Specifications & Details. It shall be the owner's responsibility to obtain the necessary permits and approvals prior to construction.
- Boundary, existing features, and topographic information obtained from a survey prepared by Boswell Surveyors, Inc., 505 East Davis Street, Burlington, North Carolina (Project No. 22-168-300).
- Existing conditions are shown based on field surveys and best available record. Any discrepancies shall be reported to the engineer immediately.
- Exact size and location of all applicable utilities and easements to be field verified prior to construction.
- Projects with a disturbed area greater than 1 acre will require an Erosion Control Permit. This project proposes to disturb greater than 1 acre.
- Contact the project engineer immediately with any conflicts regarding the design or construction of the project. All field adjustments shall be verified by the project engineer prior to construction.
- Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap Code or latest Accessibility Code revision.
- Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.
- Compaction of fill materials, approval of residual subgrade, soil proof rolls, stone placement, and/or other materials testing functions shall be in accordance with the project geotechnical engineer's guidance, specifications, recommendations, and testing standards.

Plan Prepared for:  
Pike LCID, LLC  
3955 Euliss Road  
Burlington, NC 27215  
Contact: 336-516-2227

7/26/2022  
NORTH CAROLINA  
PROFESSIONAL  
SEAL  
L-4498  
LAND SURVEYOR  
ERIC MILLS  
g. Eric Miles

7/26/2022  
NORTH CAROLINA  
PROFESSIONAL  
SEAL  
L-4498  
LAND SURVEYOR  
CHARLES D. HUFFINE  
Charles D. Huffine

**EULISS ROAD  
LCID LANDFILL**

**THE L.E.A.D.S. GROUP, P.A.**  
100 EAST DAVIS STREET  
BURLINGTON, NC 27215  
TEL: (336) 227-9917  
FAX: (336) 227-9919  
CS 1939  
Land Engineering And Development Services

# Application for Committee Membership

\*Alamance County does not discriminate on the basis of race, color, religion, sex, age, national origin, handicap or disability. Information given on this application is a matter of public record and can be disclosed to third parties.

**Date of Application**

10-5-2022

**Name of Applicant**

Debra Hyder

**Are you 18 years of age or older?**

Yes

**Mailing Address**

6360 Beale Road

**Home Address**

6360 Beale Road

**City**

Snow Camp

**ZIP Code**

27343

**Home Phone Number**

336-516-8939

**Employer**

AKG of America

**Employer Address**

7315 Oakwood ST EXT

**Work Phone Number**

919-304-4731

**E-mail Address**

debra.hyder@AKG-America.com

**Have you ever been convicted of a felony?**

No

**Are you a registered voter in Alamance County?**

Yes

**Educational Background**

High School & two Accounting Degrees

**Are you currently serving on any other boards or committees in Alamance County?**

No

**Please list any qualifications that you possess that would assist your service on this board or committee**

I have had Environment Training  
Worked with Construction Companies  
Accounting

**Please list any volunteer or civic activities that you are involved in**

Church volunteer/ missionary

**What impact do you hope to have by serving on this board or committee?**

To improve my community

**Gender (Required by State)**

Female

**Number of Years as an Alamance County resident**

50

**Residence located in which area of county (Township / City / Area)**

Snow Camp

**Additional Comments**

I enjoy being a member on the Planning Board.

It helps to know what is going in my community.

**Board Applied For:**

Alamance County Planning Board

**Date / Time**

Thursday, October 6, 2022 14:41

# Application for Committee Membership

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**Date of Application**

10/11/2021

**Name of Applicant**

Max Morgan

**Are you 18 years of age or older?**

Yes

**Mailing Address**

1300 Bonfire Dr.

**Home Address**

1300 Bonfire Dr.

**City**

Mebane

**ZIP Code**

27302

**Home Phone Number**

3362665187

**Employer**

P. Morgan Enterprises

**Employer Address**

810 Trollingwood Hawfields Rd. Mebane, NC 27302

**Work Phone Number**

3362665187

**E-mail Address**

rentmebane@yahoo.com

**Have you ever been convicted of a felony?**

No

**Are you a registered voter in Alamance County?**

Yes

**Educational Background**

High School Diploma, NC Real Estate

**Are you currently serving on any other boards or committees in Alamance County?**

No

**Please list any qualifications that you possess that would assist your service on this board or committee**

Knowledge of development in Alamance County.

**Please list any volunteer or civic activities that you are involved in**

N/A

**What impact do you hope to have by serving on this board or committee?**

To make a positive impact on the community and help it continue to grow.

**Ethnicity**

White

**Gender (Required by State)**

Male

**Number of Years as an Alamance County resident**

28

**Residence located in which area of county (Township / City / Area)**

Melville

**Board Applied For:**

Alamance County Planning Board

**Date / Time**

Monday, October 11, 2021 16:45

# Application for Committee Membership

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**Date of Application**

12-9-21

**Fax Number**

336-227-0610

**Name of Applicant**

Amie Perkins

**Have you ever been convicted of a felony?**

No

**Are you 18 years of age or older?**

Yes

**Are you a registered voter in Alamance County?**

Yes

**Mailing Address**

810 KECK ROAD

**Educational Background**

BS in Business Administration

**Home Address**

810 Keck Road

**City**

Haw River

**Are you currently serving on any other boards or committees in Alamance County?**

No

**ZIP Code**

27258

**Home Phone Number**

336-578-4845

**Employer**

Central Builders

**Employer Address**

PO Box 400 Haw River, NC

**Work Phone Number**

336-227-4551

**E-mail Address**

amiep@centralbuildersinc.com

**Please list any qualifications that you possess that would assist your service on this board or committee**

Small business owner and lived most of my life in Alamance County. I have worked 20+ years in the construction industry and feel that knowledge would be a good fit on the planning board. I know what's involved in making good projects and making sure they are a good fit for our county.

**Please list any volunteer or civic activities that you are involved in**

Haw River United Methodist Church Treasurer  
Haw River United Methodist Church Trustee  
Meals on Wheels

**What impact do you hope to have by serving on this board or committee?**

Bringing my knowledge from the construction industry to make sure we have the best fit and practices in place to keep Alamance County on the right path for adequate growth and preserving our communities.

**Ethnicity**

White

**Gender (Required by State)**

Female

**Number of Years as an Alamance County resident**

55

**Residence located in which area of county (Township / City / Area)**

Haw River

**Board Applied For:**

Alamance County Planning Board

**Date / Time**

Thursday, December 9, 2021 17:56

## Application for Committee Membership

<b>Submission Date</b>	10-05-2022 21:04:02
<b>Date of Application</b>	Oct 4, 2022
<b>Name of Applicant</b>	David A. Hadley
<b>Are you 18 years of age or older?</b>	Yes
<b>Home Address</b>	2950 Boywood Rd.
<b>City</b>	Graham
<b>ZIP Code</b>	27253
<b>Home Phone Number</b>	336-229-1630
<b>Employer</b>	Self Employed - Modern Builders
<b>Employer Address</b>	2950 Boywood Rd.
<b>Work Phone Number</b>	336-260-3508
<b>E-mail Address</b>	phadley@netpath.net
<b>Have you ever been convicted of a felony?</b>	No
<b>Are you a registered voter in Alamance County?</b>	Yes
<b>Educational Background</b>	High School
<b>Are you currently serving on any other boards or committees in Alamance County?</b>	Yes
<b>If Yes, Please List</b>	Alamance-Caswell Home Builders Assoc. - Swepsonville Fire Dept. Budget Comm.
<b>Please list any qualifications that you possess that would assist your service on this board or committee</b>	I have been a home builder - developer in Alamance Co. for over 35 years, and a licensed Home Inspector for 24 years.
<b>Please list any volunteer or civic activities that you are involved in</b>	Swepsonville United Methodist Church Board Member and Trustee committee.
<b>What impact do you hope to have by serving on this board or committee?</b>	To be involved in current and future plans for Alamance Co Land use and development.
<b>Ethnicity</b>	White
<b>Gender (Required by State)</b>	Male
<b>Number of Years as an Alamance County resident</b>	57
<b>Residence located in which area of county (Township / City / Area)</b>	Albright/Graham/Southern
<b>Additional Comments</b>	I was asked to serve by Rodney Cheek and Tonya Caddle.
<b>Board Applied For:</b>	Alamance County Planning Board
<b>Date / Time</b>	10/05/2022 8:54 PM



# Application for Committee Membership

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**Date of Application**

October 6, 2022

**Name of Applicant**

JULIAN MARLAIS DOBY

**Are you 18 years of age or older?**

Yes

**Mailing Address**

1405 VICTORIA CT

**Home Address**

1405 Victoria Ct

**City**

ELON

**ZIP Code**

27244

**Home Phone Number**

13362218900

**Employer**

Self

**Employer Address**

110 W. Elm St, Graham, NC 27253

**Work Phone Number**

13362218900

**E-mail Address**

julian@dobyraylaw.com

**Fax Number**

336-221-8995

**Have you ever been convicted of a felony?**

No

**Are you a registered voter in Alamance County?**

Yes

**Educational Background**

BA- Government, JD - Law

**Are you currently serving on any other boards or committees in Alamance County?**

Yes

**If Yes, Please List**

ACTA

**Please list any qualifications that you possess that would assist your service on this board or committee**

25 years of legal experience

**Please list any volunteer or civic activities that you are involved in**

Rotary, ACTA Board

**What impact do you hope to have by serving on this board or committee?**

Providing a legal perspective to the board on planning and development issues

**Ethnicity**

Caucasian

**Gender (Required by State)**

Male

**Number of Years as an Alamance County resident**

50

**Residence located in which area of county (Township / City / Area)**

ELON

**Board Applied For:**

Alamance County Planning Board

**Date / Time**

Thursday, October 6, 2022 16:27

## LOT SIZE MINIMUMS

**TO:** Alamance County Planning Board

**FROM:** Tonya Caddle, Planning and Inspections Director

**DATE:** June 2, 2022

Following you will find the existing ordinance language that regulates lot size as detailed in the Alamance County Unified Development Ordinance. For discussion purposes, we have included all language that applies to lot size, not simply those found in the subdivision section. This information is being presented for consideration at the June 9, 2022 the Planning Board meeting.

1. Heavy Industrial Development Standards

*6.5.3 REGULATIONS AND STANDARDS*

*Prior to issuance of any permit under this section, the regulated land use must demonstrate compliance with the applicable regulations and standards imposed.*

Classification	Minimum Lot Size	Building Height	Land Use Spacing	Operations Setback	Stream Setback
<b>Class I</b>	10 acres	40 feet	--	150 feet	100 feet
<b>Class II</b>	10 acres	40 feet	150 feet	150 feet	100 feet
<b>Class III</b>	40 acres	40 feet	1200 feet	500 feet	100 feet

2. Solar Energy Systems Standards

*6.8.2.A. Minimum Lot Size*

*No SES shall be situated on a tract of land less than ten (10) acres in size. Multiple parcels of land may be joined together to comprise the tract of the SES, but all parcels so joined must be contiguous and under the ownership and/or control of the same person or corporation at the time of application.*

3. Subdivision Standards

*6.9.4.E.i. Private Roads*

*Private roads may be allowed in any development in which a tract of land is divided into no more than fourteen (14) parcels along the private road and each parcel shall not be less than one (1) acre in size...*

6.9.4.G.v.b) Marginal Land

*Land subject to flooding or land which may aggravate the flood hazard or increase the danger to life or property if developed, and land uninhabitable for other reasons, shall not be considered in determining the minimum lot area or maximum lot depth as herein specified.*

6.9.4.G.x. Minimum Lot Area for Residential Lots

*Minimum lot area for residential lots with on-site facilities shall be determined by the result of soil analysis and investigations, and other appropriate criteria test, but in no case shall a lot with on-site systems be smaller than specified below:*

***Watershed Critical Area (WCA)\****

<u><i>Facility Provided</i></u>	<u><i>Minimum Lot Size</i></u>
<i>Septic System &amp; Well</i>	<i>2 acres</i>
<i>Public Water &amp; Sewer</i>	<i>2 acres</i>

***Balance of Watershed (BOW)\****

<u><i>Facility Provided</i></u>	<u><i>Minimum Lot Size</i></u>
<i>Septic System &amp; Well</i>	<i>1 acre</i>
<i>Public Water &amp; Sewer</i>	<i>1 acre</i>

***Non-Watershed Areas (NWA)\****

<u><i>Facility Provided</i></u>	<u><i>Minimum Lot Size</i></u>
<i>Septic System &amp; Well</i>	<i>30,000 sq. ft.</i>
<i>Community/Public Water &amp; Septic System</i>	<i>20,000 sq. ft.</i>
<i>Community/Public Sewer &amp; Well</i>	<i>10,000 sq. ft.</i>
<i>Community/Public Water &amp; Sewer</i>	<i>8,000 sq. ft.</i>

*\*NOTE: Additional acreage may be required by the Alamance County Health Department.*

*On lots which are not suitable for on-site subsurface wastewater systems for individual dwelling units or other uses, off-site disposal systems may be approved by the Health Department. Off-site systems may be provided by the use of easements or ownership of land designated for subsurface wastewater systems. A sewage easement of a minimum width of twenty feet (20') in width must be provided between the house location and the designated system area. Minimum easement area sizes for property utilizing off-site disposal systems shall be no smaller than 5,000 sq. ft. Additional area may be required by the Alamance County Health Department.*

6.9.4.G. xi. Minimum Lot Area for Non-Residential Lots

*Minimum lot area for non-residential lots shall at a minimum meet the standards set out above for lots in 6.9.4.G.x above.*

4. Exclusive Access Easement Specifications

*Appendix N Specifications for Exclusive Access Easements*

*c) Minimum lot size shall be 1 acre*

