



Orange County Planning and Inspections Department

APPLICATION FOR
CLASS A SPECIAL USE PERMIT

APPLICANT INFORMATION:

Date: 2/25/2015

Applicant: White Cross Solar, LLC and property owners
William and Carol Byron
Address: 176 Mine Lake Court, Suite 100
Raleigh, NC 27615

Phone: 407.963.2391
Cell Phone: same as above
E-mail: jluster@pinegatedev.com

*Suit
#0002*

Agent: Beth Trahos, Smith Moore Leatherwood, LLP
Address: 434 Fayetteville Street, Suite 2800
Raleigh, North Carolina 27601

Phone: 919.755.8760
Cell Phone: 919.306.1394
E-mail: beth.trahos@smithmoorelaw.com

Address of subject property: 1606 White Cross Road, Chapel Hill, NC

Parcel Identification Number (PIN): 9748 32 0786 Lot Size: 35.8± acres

Zoning Designation: AR Watershed Overlay: _____

Other Overlay Zoning Districts: _____

Request (include detailed description of proposed land use): Please see the attached brief.

SUBMITTAL INFORMATION Per Section 2.7.3 of the Unified Development Ordinance (UDO), all Class A Special Use Permit applications are required to submit the following:

- 1) 26 copies of a site plan prepared by a registered North Carolina land surveyor, landscape architect, architect, or engineer containing all required information detailed within Section 2.5 of the UDO. This site plan will also need to contain all relevant information demonstrating that the proposed special use compliance with all general and specific standards governing the proposed special use as detailed within Article(s) 5 and 6 of the UDO.
- 2) A detailed narrative outlining the proposed land use including operational requirements, the location of facility, appearance, etc.,
- 3) Documentation establishing compliance with Section 5.3.2 inclusive of the UDO.
- 4) The names and addresses of the owners involved with the project,
- 5) A list of property owners within 500 feet of the subject parcel and the name and address of each property owner, as currently listed in the Orange County tax records,
- 6) Elevations of all structures proposed to be used in the development,
- 7) 26 copies of the Environmental Assessment and/or Environmental Impact Statement if required by Section 6.16 of the UDO,
- 8) Statement outlining the anticipated development schedule for the completion of the project,

**** NOTE: It should be remembered that the review of all special use permit applications/modifications are carried out in a *quasi-judicial* format meaning that decisions relating to the approval or denial of an application are based solely on the sworn testimony of all parties involved with the case, both those for and against an application, as well as the review of competent material and substantial evidence submitted during the public hearing.**

Further the applicant has the burden of establishing, by the submission of competent material and substantial evidence, the existence of facts and conditions that demonstrate the projects compliance with the various requirements and standards detailed within the Unified Development Ordinance. **

I (we), the undersigned, have been made aware of the process for the review and action associated with a Class A Special Use Permit application and understand that only completed applications, containing all information required by the Orange County UDO shall be reviewed and acted upon by the County.

I (we) understand that it shall be my (our) responsibility to present evidence to the County in the form of sworn testimony, exhibits, documents, models, plans, and the like support the request for approval of the Class A Special Use Permit.

Further I (we) understand that any assistance I (we) may receive from County staff in preparing this application in no way guarantees a favorable recommendation by staff on the merits of this proposal nor does it guarantee an approval of the request by the County.

William Byers
Applicant

2/27/15
Date:

Carol A. Byers
Applicant

2-27-15
Date:

STATE OF NORTH CAROLINA

BEFORE THE BOARD OF
COMMISSIONERS AND PLANNING
BOARD

COUNTY OF ORANGE

IN RE: White Cross Solar, LLC- Solar Array- Public Utility
Orange County PIN: 9748 32 0786
Address: White Cross Road, Chapel Hill, North Carolina

**STATEMENT OF JUSTIFICATION IN SUPPORT OF THE
SPECIAL USE PERMIT APPLICATION**

NOW COMES THE PETITIONER, by and through counsel of record, and respectfully requests approval of their application for a special use permit to operate a Solar Array-Public Utility. In support of this request, Petitioner provides the following information:

I. Introduction

White Cross Solar, LLC proposes to construct a solar array-public utility on 35.8± acres of land owned by William and Carol Byron. The property is located on White Cross Road near its intersection with Old Greensboro Road. The property is currently zoned Agricultural Residential (AR). Adjacent properties are developed as homes, a church, a recreational area and farms. Adjacent properties are also zoned Agricultural Residential (AR).

An overarching theme of the Orange County Comprehensive Plan is a desire to create a sustainable future. In Chapter 1, the Plan Overview, the Orange County Comprehensive Plan states that “. . .we must seek to develop a community that meets the needs of the present generation without compromising the ability of future generations to meet their needs.” This solar farm fulfills the County’s goal to reduce dependence on fossil fuels and nuclear power and turn to a sustainable form of energy generation.

The solar array-public utility will contain rows of Photovoltaic (PV) cells mounted on posts set in the ground individually in an effort to minimize the amount of grading on site. These rows of PV cells are referred to as “solar arrays.” The solar arrays will be fixed in place facing south in order to receive the maximum amount of solar energy. This configuration contains no moving parts. The power generated from the solar farm will be sold to Duke Power Company for use by Orange County and consumers in place of power produced by non-sustainable means.

Solar energy is a public necessity. Demand for electricity has increased exponentially in recent years and our society is dependent upon conventional sources of power such as coal, gas, nuclear and hydro energy. Conventional sources of electricity are expensive, finite resources that require significant environmental disruption and public safety risk to maintain or extract. Solar energy is a clean, cheap, unlimited resource with little

environmental impact. The demand for power will not decline. We must embrace renewable means of power generation.

II. Statement in Support of Application

This Class A Special Use Permit application for a Solar Array - Public Utility meets all general standards for approval as required by Section 5.3.2 (A), those specific standards required by Section 5.3.2 (B), and the requirements of 5.9(C). This Statement addresses both general and specific standards as required by Orange County Ordinance.

A. The use will maintain or promote the public health, safety and general welfare, if located where proposed and developed and operated according to the plan as submitted.

The proposed solar array – public utility will not materially affect the public health or safety. Access to the site will be from White Cross Road. The site will generate virtually no traffic. The solar array – public utility will not be staffed daily. Employees are expected to visit the property weekly or less frequently to check and maintain the equipment, mow the grass and make repairs. Two gravel parking spaces will be provided for employee use.

The active area of the solar array – public utility will be enclosed by an eight foot (8') high fence and gated for security purposes. Access codes to the gate will be provided to local police, fire, and emergency service providers. Vehicular access to the site is adequate for the use proposed and for emergency services.

There will be no buildings or employees on the property so there is no need for sewage disposal facilities, solid waste, and water on the site.

The proposed solar array – public utility will protect against soil erosion and sedimentation. Care is taken to minimize grading on the site by hand setting poles to support the solar cells. The areas beneath the solar panels will be planted with grass or alfalfa to stabilize the site. During construction, erosion control measures will be maintained in accordance with the County regulations and the site will comply with County stormwater regulations. All environmental buffers will be maintained and respected.

B. The use will maintain and enhance the value of contiguous property (unless the use is a public necessity, in which case the use need not maintain or enhance the value of contiguous property).

The proposed use will maintain and enhance the value of contiguous properties. A solar array – public utility is virtually silent. The solar arrays proposed have no moving parts. The only sound is the quiet hum of electrical transformers, invertors and substation that deliver the solar power to the power grid. Similar facilities are located in neighborhoods to deliver power to homes. At night, when the sun is not available, there is no energy

being created and no noise on the site. Solar array – public utility generate far fewer vehicles trips than one average single-family home. Employees visit the site once a week or even less frequently. Solar panels are designed to absorb light, rather than reflect it.

C. The location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and the use is in compliance with the plan for the physical development of the County as embodied in these regulations or in the Comprehensive Plan, or portion thereof, adopted by the Board of County Commissioners.

The proposed solar array – public utility is consistent with the land use pattern that exists in the area today. The site of the proposed solar array – public utility. In fact, there is an existing solar utility located along White Cross Road in this area. A Type D Land Use buffer will be provided in accordance with the Orange County Code.

The proposed solar array – public utility is consistent with the Orange County Land Use Plan. Throughout the Orange County Land Use Plan references are made to the County's desire to encourage locally-generated alternative energy resources and to promote alternative and sustainable fuels. The Greenhouse Gas Emission Inventory and Reduction Action Plan initiated by Orange County in 2006 suggested that private alternative energy production be encouraged in the County. The Orange County Comprehensive Plan designates this as an area of Commercial-Industrial Transition. Allowing the subject property to develop as a solar array – public utility provides an opportunity for locally generated energy resources in Orange County and creates income for the property owners and tax base for the County.

The proposed solar array – public utility will consume practically no county services: no seats in county schools or on school buses, virtually no refuse or recycling needs, no special sheriff protection, no light pollution, no emissions of any kind, no demand for water from depleted aquifers and no sewage disposal.

D. The method and provision of sewage disposal facilities, solid waste and water is adequate.

This facility will be unmanned- there will be no space designed or utilized for human occupancy. Water and sewage disposal facilities are not necessary, and will not be provided to the site. Solid waste disposal will be similarly unnecessary. Any refuse generated by landscape maintenance or facility repair will be removed from the site and disposed of by the professional service providers using approved and safe methods.

E. Police, fire and rescue squad protection is sufficient to the site.

There will be little, if any demand for police fire or rescue squad protection at this location. The facility will be unmanned with no space designed or utilized for human occupancy.

F. Vehicular access to the site and traffic condition around the site are acceptable.

Access to the property will be directly off of White Cross Road. Traffic conditions around the site are acceptable. The proposed Solar Array- Public Utility will generate less traffic than one (1) single family home after construction.

G. The proposed Class A Special Use Permit is for a Solar Array - Public Utility subject to the requirements of Section 5.9.6 (C)(2) and (3) as follows:

(a) All on-site utility and transmission lines shall, to the extent feasible, be placed underground.

Utility and transmission lines shall be placed underground to the extent feasible.

(b) The height of proposed arrays and support structures shall not exceed 40 feet.

Arrays, support structures and invertors do not exceed forty feet (40') in height.

(c) Individual arrays/solar panels shall be designed and located in order to prevent reflective glare toward any inhabited buildings on adjacent properties as well as adjacent street rights-of-way.

Reflective glare is not ordinarily associated with solar panels. Solar panels absorb rather than reflect light. The Federal Aviation Administration has given permission for solar panels to be located at airports where reducing glare is of paramount importance. The site will be designed to avoid glare toward inhabited buildings on adjacent properties as well as adjacent street rights-of-way.

(d) A clearly visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.

The site will be appropriately signed.

(e) All mechanical equipment of principal solar energy systems including any structure for batteries or storage cells, shall be completely enclosed by a minimum eight (8) foot high fence with a self-locking gate, and provided with screening in accordance with the provisions of Section 6.8.

The site will be enclosed in accordance with this section.

(f) The applicant shall submit proof of liability insurance covering bodily injury and property damage demonstrating a minimum coverage limit of \$ 500,000.00 per occurrence.

Appropriate liability insurance will be provided for the site.

(g) A Type D Land Use Buffer shall be provided along any portion of the perimeter of the parcel, easement, or leasehold area located adjacent to property zoned, or otherwise utilized for, residential use except where such property is owned, leased or consists of other utility easements currently used for electrical distribution or transmission purposes. Existing vegetation may be used to satisfy the landscaping requirements.

A buffer meeting the Orange County Code, Unified Development Ordinance is shown on the associated site plan and will be maintained on the subject property.

(h) Decommissioning

The applicant and owners, as appropriate, agree to the following as conditions in case the utility is to be abandoned:

(i) The owner/operator of the facility is required to notify the Orange County Planning Director in writing 60 days prior to the planned cessation or abandonment of the facility for any reason. This notice shall provide the exact date when the use of the facility will cease.

(ii) Documentation shall be provided indicating that the public utility purchasing the power has been made aware of the decision.

(iii) The facility shall be removed within 12 months from the date the applicant ceases use of the facility.

(iv) Once the infrastructure is removed the property, the owner shall obtain the necessary Erosion Control permits to re-stabilize the property. The time frame for completion shall be determined by the Orange County Erosion Control Officer.

(v) The owner shall provide financial security in form and amount acceptable to the County to secure the expense of dismantling and removing said structures.

(vi) Upon removal of the facility, the Department shall cause a notice to be recorded within the Orange County Registrar of Deeds office indicating that the Class A Special Use Permit has been revoked.

III. Anticipated Development Schedule for Completion of the Project

We expect to begin construction on the Solar Array-Public Utility within six (6) months of approval by Orange County. Construction should take roughly four months. We expect the facility to be operational by the end of 2016.

Application For Environmental Assessment

Project Name: White Cross Farm Solar Array – Public Utility

Applicant: White Cross Solar, LLC and William & Carol Byron

176 Mine Lake Court, Suite 100

Raleigh, NC 27615

Phone: (407)963-2391

Owner: William J. & Carol B. Byron

Address: 1606 White Cross Road, Chapel Hill, NC 27516

Phone: _____

Location of Property: S.R. 1951 (White Cross Road), Chapel Hill, Orange

County, NC

Acreage: 35.8 Ac **Township:** Bingham

Tax Map Reference: _____ **PIN(s):** 9748320786

For Department Use Only

Date Received: _____ **Reviewed by:** _____

Date Accepted/Rejected: _____

Summary Comments:

I. General Site Information:

TO BE COMPLETED BY THE APPLICANT, WITH ASSISTANCE FROM PLANNING DEPARTMENT AS NEEDED

A. Zoning and use of adjacent property:

North: AR; Wooded Land South: AR; Residential/Wooded Land
East: AR; Commercial/ West: AR; Residential/Wooded Land
Wooded land _____

B. Topography:

Highest Elevation: 580 ft. ±

Lowest Elevation: 535 ft. ±

General Direction of Slope: North and South

Estimated % of property with:

0-5% Slope: 0%

5-15% Slope: 100% (2 to 6% and 6-10% Slopes – Per USDA Soils Map)

15-25% Slope: 0%

More than 25% Slope: 0%

(Required only for the portion of the site associated with or impacted by the proposed activity)

C. Drainage:

Are there any streams or drainage easements located on the property?

Yes, one jurisdictional stream is located along the eastern property line near State Road 1951. There is a wetland located adjacent to the stream channel near State Road 1951 as well. (see attached map)

Is any of the site within a:

Watersupply Watershed: Yes – Haw River Protected

Water Quality Critical Area: No

Floodplain: No

Describe: _____

D. Does the property contain any of the following Inventory of Natural or Cultural Resources?

(As identified in the "Inventory of Sites of Cultural, Historical, Recreational, Biological, and Geological Significance in the Unincorporated Portions of Orange County" or the "Inventory of Natural Areas and Wildlife Habitats of Orange County, North Carolina".)

	<u>Yes</u>	<u>No</u>
1. Cemeteries	_____	<u>X</u>
2. Archaeological sites	_____	<u>X</u>
3. Historic sites	_____	<u>X</u>
4. Areas of geological significance	_____	<u>X</u>
5. Designated natural areas	_____	<u>X</u>
6. Designated habitat	_____	<u>X</u>
7. Other	_____	<u>X</u>

For each "yes" answer above, please indicate the location on site plan and complete the following, with the assistance of the Orange County Environmental Planner. Also complete Attachment A.

1. Type of Resource: _____
Inventory reference no. or page: _____
Description of Resource: _____

2. Type of Resource: _____
Inventory reference no. or page: _____
Description of Resource: _____

(Attach additional sheets if needed)

II. To Be Completed By Applicant:

A. Project Description:

1. Describe proposed use of property:

This project proposes the development of a solar electric power plant. The White Cross Farm is located on State Road 1951 (White Cross Road) in Chapel Hill, Orange County, North Carolina. The project site consists of a leased portion of one parcel. The property PIN is 9748320786 (35.8 acres). The project area contains approximately 22.0 acres of vacant wooded land. The site is surrounded primarily with wooded and residential lands with White Cross Recreational Center along the eastern property line. The existing soils within the project site are Appling sandy loam "ApB", Georgeville silt loam "GeB" and Georgeville silt loam "GeC". The entire site is in hydrologic soils group "B" (see attached soils map). The site surface drainage flows from a high point thru the middle of the proposed site north toward Wildcat Creek and south toward Terrells Creek. There is a jurisdictional stream located along the eastern property line near State Road 1951. There is a wetland located adjacent to the stream channel near State Road 1951 as well. FIRM Panel 3710974800J indicates the project limits do not lie within a special flood hazard area. The site is located in the Cape Fear River basin. Project site Latitude and Longitude is 35.901348° and -79.190065°.

The proposed solar farm will consist of fixed solar panels, inverter/transformer areas and a chain link fence along the perimeter of the array. The project will also include temporary laydown and parking areas and a permanent driveway apron along State Road 1951. The installation of the solar panels themselves will not generally create significant land disturbance. The panels will be mounted to racks, which are supported by a series of posts. The posts will be driven directly into the existing ground without excavation or land disturbance and the existing ground cover will be allowed to remain to the extent possible. The project area true disturbance caused by rubber tire vehicles accessing the site to distribute and install above grade material, a dozen or so small trenches (2' wide, 36" deep) for wiring the array and rack posts mechanically driven directly into the ground, is typically about a third of the project limits. All areas downslope of disturbed areas will be protected by silt fence, diversion ditches and sediment basins as needed. No change in drainage patterns (site drainage remains as sheet flow) or ponding of water will occur as a

result of this project. At the completion of construction, the entire site will be seeded to create a good stand of grass.

The typical construction schedule for these standard farms is approximately three months. Energy generated by the farm will be distributed to Duke Energy customers.

2. Number of lots: 0

3. Number of structures: 0

4. Estimated square footage of area to be graded for development of attached residential units (excluding roads, but including parking areas): 0

5. Estimated square footage of area to be graded for non-residential use (excluding roads) Approx. 4,000 sf (Inverter Pad areas)

6. Estimated area to be graded for roads 0

7. Road Type: Public N/A Private
Class A N/A
Class B N/A

8. Hours of operation for commercial or industrial use:
The solar farm will operate year round and generate electricity during daylight hours. The facility will be monitored remotely. Security and minimum maintenance are the only periodic activities anticipated. Daily operation does not require permanent on-site employees.

B. State Permits Required:

1. Does the project involve the mining of earth products?

If so, how many cubic feet of material are expected to be excavated?

No - N/A

Has an application for a Mining Permit been submitted to NCDRCD?

N/A

Please attach map indicating expected extent of proposed activity.

N/A

2. Does the project involve generation or storage of hazardous or toxic wastes, as identified by the Environmental Protection Agency? (A listing of all hazardous materials is available from the Planning Department)

Describe the wastes to be generated. There will be no hazardous material stored or introduced on site.

How much material is expected to be generated per month?

N/A

Will any material be treated onsite? No

Volume? _____

Will any material be stored onsite? No

Volume? _____

Where will disposal of the material take place?

N/A

How will materials be transported to the disposal site?

N/A

What measures are proposed to protect water quality and air quality in case of spills?

N/A

3. Will the project involve a land application system for treatment of wastewater? No wastewater treatment is proposed for this project.

If yes, describe _____

Has an application for a non-discharge permit been submitted to the NC

Department of Environmental Management or Orange County Department of Environmental Health? N/A

4. Is a septic tank system proposed which as a design capacity of more than 3000 gallons per day?

If yes, describe No septic systems are proposed for this project.

Has an application for a non-discharge permit been submitted to the NC Department of Environmental Management or Orange County Department of Environmental Health? N/A

5. Does the activity involve sludge disposal? No

If yes, where is the source of the sludge? N/A

Describe where and how the sludge is being disposed.

N/A

Has a NPDES permit from the NC Division of Environmental Management been issued? N/A

6. Water Usage: N/A

a. Estimated no. of employees _____ x 25 gpd = _____ gpd

b. Estimated water use for climate control = _____ gpd

c. Process water:

_____ % consumed

_____ % discharged to septic system

_____ % discharged to surface (including storm sewers)

(describe: _____)

_____ % evaporated

_____ % reclaimed/reused

_____ % other

100%

d. Water used for cooling, heating, etc., in association with production or manufacturing

_____ % reused

_____ % consumed
_____ % discharged

(describe: _____)

100%

_____ gpd
Total Water Usage

e. Describe source of water:

N/A – No new water connections or changes are proposed with this project.

ATTACHEMENT A
TO BE COMPLETED ONLY IF INVENTORY SITES ARE IDENTIFIED
IN I.E.

(ATTACH ADITIONAL SHEETS IF NECESSARY)

1.

a. Impact on Resource from Proposed Development

b. Proposed Mitigation

2.

a. Impact on Resource from Proposed Development

b. Proposed Mitigation

Soil Map—Orange County, North Carolina
(White Cross Solar)



Map Scale: 1:3,310 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features**
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Orange County, North Carolina
Survey Area Data: Version 14, Sep 10, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 10, 2010—Apr 30, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Orange County, North Carolina (NC135)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ApB	Appling sandy loam, 2 to 6 percent slopes	6.0	25.4%
GeB	Georgeville silt loam, 2 to 6 percent slopes	13.7	58.3%
GeC	Georgeville silt loam, 6 to 10 percent slopes	3.8	16.3%
Totals for Area of Interest		23.5	100.0%

The Approximate Wetland Lines depicted on this drawing were flagged and surveyed with a Trimble GeoExplorer XH 6000 Series GPS with GNSS receiver in the field by Terracon Consultants on 01/19/15. Each survey point was at sub-meter accuracy.

Approximate Total Jurisdictional RPWs: 400 Linear Feet
 Approximate Total Jurisdictional Wetlands: 0.14 Acres
 Approximate Total Uplands: 22.86 Acres
 Approximate Total Site Acreage: 23 Acres

Jurisdictional RPW, Tributary, 1
 (Approximately 400 Linear Feet)

Jurisdictional Wetland, 1
 (Approximately 0.14 Acres)

DP-2

DP-1

DP-3

Legend

- Approximate_Site_Boundary
- ▲ Upland_Data_Point
- Wetland_Data_Point
- Jurisdictional_RPW_Tributary
- Jurisdictional_Wetland



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

EXHIBIT NO. A

Approximate Depiction of Aquatic Resources
 White Cross Solar
 Orange County North Carolina

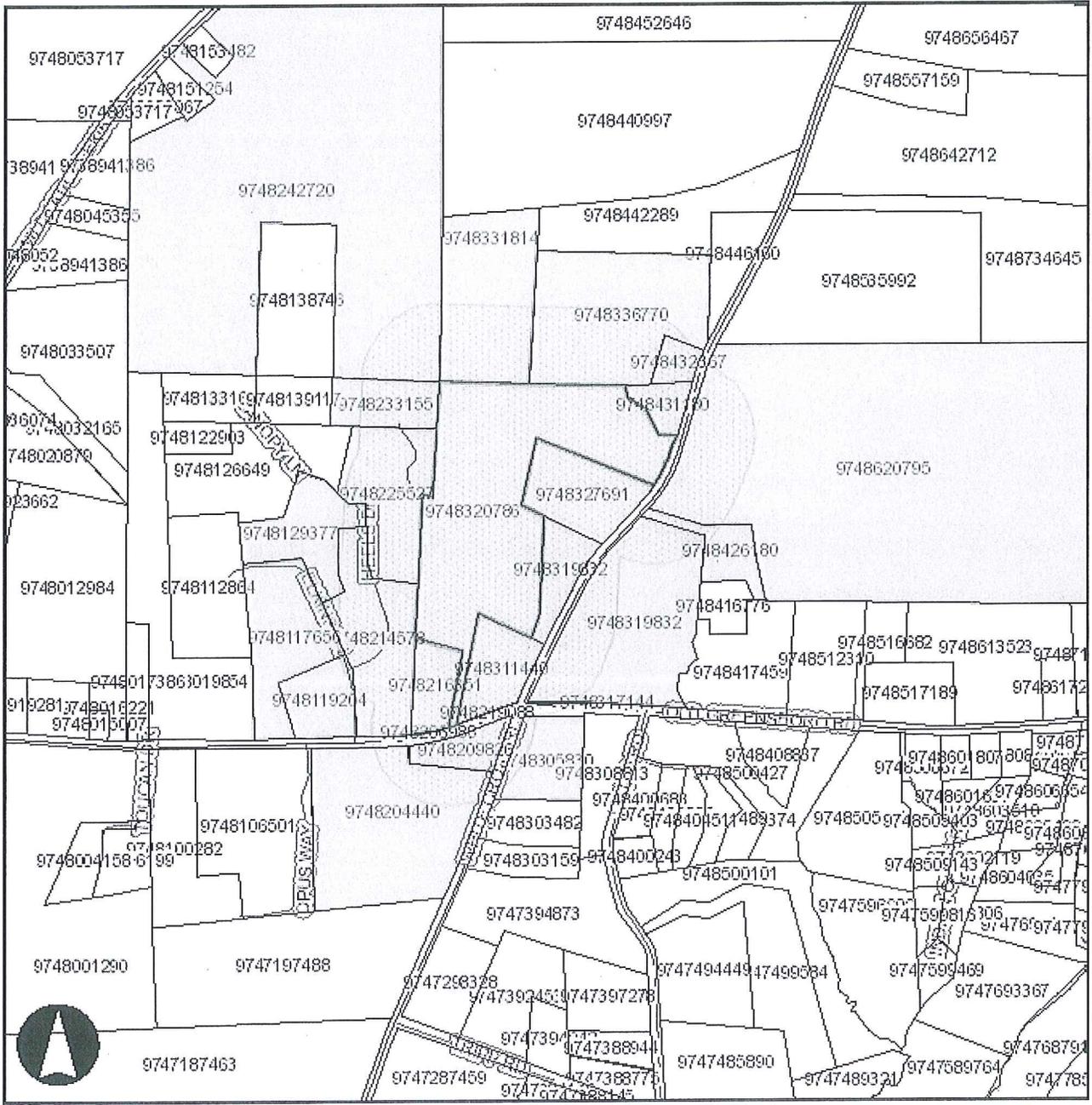
1450 Fifth Street West
 N.Charleston, SC 29405
 Phone: 843.864.1234 Fax: 843.864.9234

Project No.	EM157002
PM:	JAR
Approved By:	JAR
Date:	02/12/15



Orange County, NC GIS

Adjacent Properties - 500-foot Buffer



1 inch = 1000 feet.
Created on 2/25/2015. Orange County, North Carolina.

PIN	OWNER1_LAST	OWNER1_FIRST	OWNER2_LAST	OWNER2_FIRST	ADDRESS1	CITY	STATE	ZIPCODE
9748432367	DUKE ENERGY	CORPORATION			OLD HWY 86	HILLSBOROUGH	NC	27278
9748431180	HACKNEY	DAVID G	HACKNEY		3038 MANNS CHAPEL RD	PITTSBORO	NC	27312
9748426180	FARRELL	ROBERT B JR	FARRELL		P O BOX 1021	CARRBORO	NC	275101021
9748216351	MACCALIMAN	BARBARA A	MACCALIMAN		4525 OLD GREENSBORO RD	CHAPEL HILL	NC	275168504
9748620795	HACKNEY	JEAN WHITFIELD	HACKNEY		3038 MANNS CHAPEL RD	PITTSBORO	NC	273127049
9748233155	GOODMAN	MARY CHAMBERS			1034 HANKS CHAPEL RD	PITTSBORO	NC	273129782
9748209826	LLOYD	JERRY LEO			1514 WHITE CROSS RD	CHAPEL HILL	NC	275167338
9748336770	HAGGERTY	JULIA A	null		2213 ST MARYS ST	RALEIGH	NC	27608
9748225527	ELKINS	STEVEN D	WEBER		6048 HEELS DR	Chapel Hill	NC	27516
9748311440	BYRON	CAROL B	BYRON		1606 WHITE CROSS RD	CHAPEL HILL	NC	27514
9748305830	LLOYD	JERRY WAYNE	LLOYD		1441 WHITE CROSS RD	CHAPEL HILL	NC	27516
9748319832	ANTIOCH BAPTIST CHURCH OF ORANGE	COUNTY INC			1707 WHITE CROSS RD	CHAPEL HILL	NC	27516
9748319832	ANTIOCH BAPTIST CHURCH OF ORANGE	COUNTY INC			1707 WHITE CROSS RD	CHAPEL HILL	NC	27516
9748119204	ELKINS	LARRY T			4701 OLD GREENSBORO RD	CHAPEL HILL	NC	275168508
9748320786	BYRON	CAROL B	BYRON		1606 WHITE CROSS RD	CHAPEL HILL	NC	27516
9748129377	HADDEN	JAMES C	HADDEN		2062 ELKINS LN	CHAPEL HILL	NC	27516
9748204440	LLOYD	BERNARD E			1500 WHITE CROSS RD	CHAPEL HILL	NC	275167338
9748206988	DEPARTMENT OF	TRANSPORTATION			PO BOX 9278	GREENSBORO	NC	27408
9748117656	MOORE	LINDA T	MOORE		2039 ELKINS LN	Chapel Hill	NC	27516
9748317144	DEPARTMENT OF	TRANSPORTATION			PO BOX 9278	GREENSBORO	NC	27408
9748219088	DEPARTMENT OF	TRANSPORTATION			PO BOX 9278	GREENSBORO	NC	27408
9748242720	JOHN THOMAS BRADSHAW FAMILY	LIMITED PARTNERSHIP			2227 WILDCAT CREEK RD	CHAPEL HILL	NC	275169792
9748214578	ELKINS	STEVE W	null		4605 OLD GREENSBORO RD	CHAPEL HILL	NC	275168506
9748327691	WHITE	CROSS RECREATION	WHITE		1800 WHITE CROSS RD	CHAPEL HILL	NC	27516
9748331814	HAGGERTY	STEVEN A	null		318 AVE A	MELBOURNE BEACH	FL	32951

Site Assessment for PIN:9748-32-0786

Site Data

Zoning: AR - Agricultural Residential
 Acreage: 34.41 acres
 Overlay Districts: Haw River Protected
 Plat/Legal Description: DB 4881 / PG 313 Plat Book 81 / PG 31
 Recorded Declarations/Covenants: Not Found

Zoning Requirements

Min. Lot Size: 40,000 sq. ft.
 Min. lot width: 150'
 Maximum height: 25'
 Building Setbacks:
 -Front (and Corner lots) = 40' from public rights-of-way
 -Side Setbacks = 20' from side lot lines
 -Rear Yard Setback = 20' from rear lot lines

Note: Lot size, building setbacks and stream buffers may increase based on Private Road Justification (UDO 7.8.5).

Environmental Features

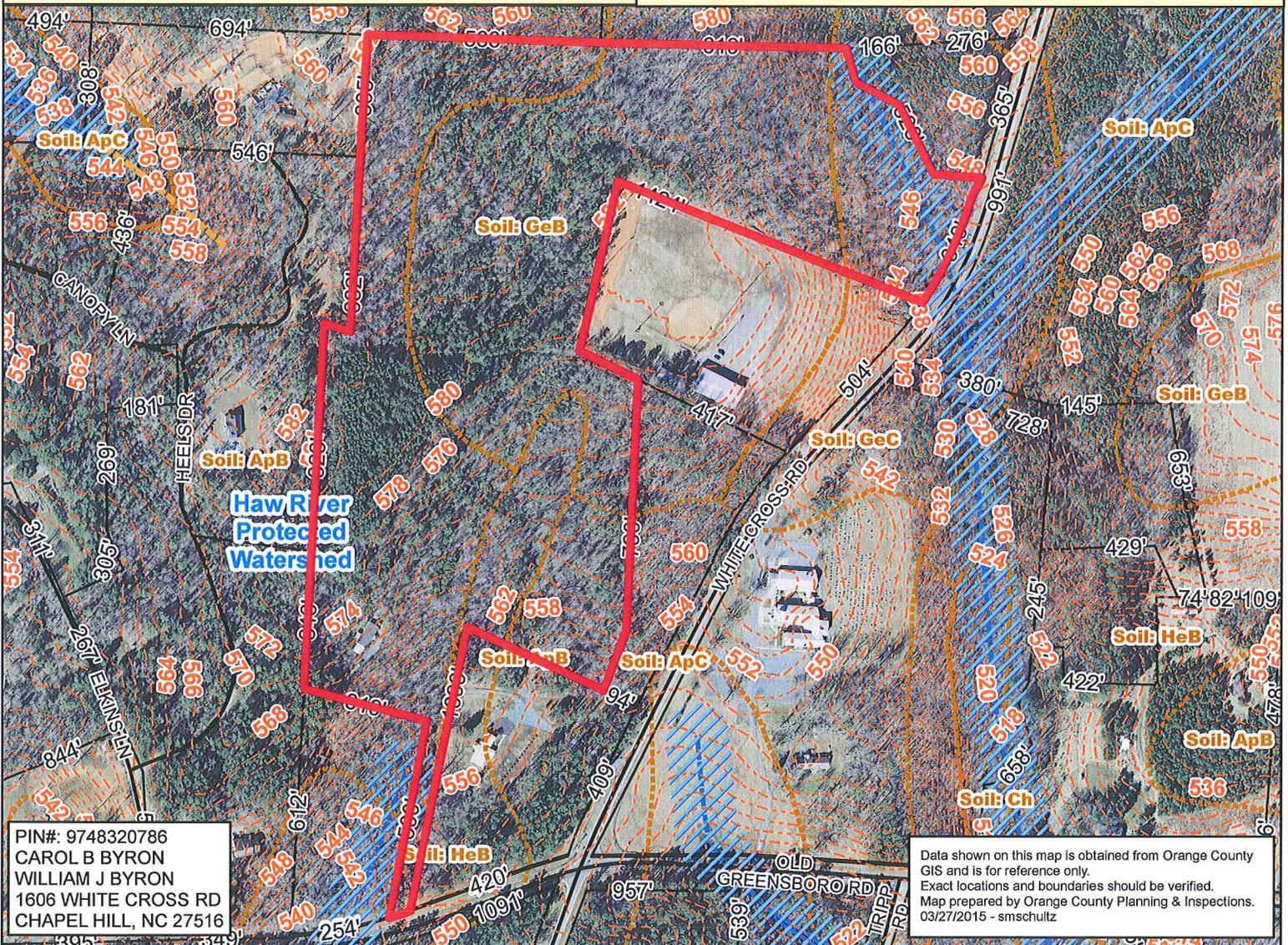
-Stream buffer located on lot. Stream buffer is 80 ft (method A 9.6%).

Impervious Surface Limits: 24% max. (359,735.9 sq. ft. max based on 34.41 acres).

Land Disturbance Thresholds

- 1) Environmental Control Permit required if disturbing more than 20,000 sq.ft.; and
- 2) Stormwater Management Permit required if disturbing more than 43,560 sq. ft. for residential structures.

Date Site Assessment Completed: 3/27/2015 by SMS



PIN#: 9748320786
 CAROL B BYRON
 WILLIAM J BYRON
 1606 WHITE CROSS RD
 CHAPEL HILL, NC 27516

Data shown on this map is obtained from Orange County GIS and is for reference only. Exact locations and boundaries should be verified. Map prepared by Orange County Planning & Inspections. 03/27/2015 - smschultz

- Streams (Deleted)
- Soils Survey Stream
- OC Updated Stream
- Stream Buffer 80ft
- 2' Contours (NCDOT)
- Parcels
- Zoning
- Watershed
- Soils

1 inch = 400 feet
 0 100 200 Feet