

# AGENDA

## ORANGE COUNTY BOARD OF ADJUSTMENT

**LOWER LEVEL CONFERENCE ROOM  
(ROOM #004)  
WEST CAMPUS OFFICE BUILDING  
131 W. MARGARET LANE  
HILLSBOROUGH, NORTH CAROLINA**

**AUGUST 27, 2014  
7:30 p.m.**

<u>No.</u>	<u>Page(s)</u>	<u>Agenda Item</u>
1.		<b>CALL TO ORDER</b>
2.		<b>CONSIDERATION OF ADDITIONS TO AGENDA</b>
3.	001-028	<b>APPROVAL OF MINUTES</b> a. August 11, 2014
4.		<b>PUBLIC CHARGE</b> <i>The Board of Adjustment pledges to the citizens of Orange County its respect. The Board asks its citizens to conduct themselves in a respectful, courteous manner, both with the Board and with fellow citizens. At any time should any member of the Board or any citizen fail to observe this public charge, the Chair will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until such time that a genuine commitment to this public charge is observed. All electronic devices such as cell phones, pagers, and computers should please be turned off or set to silent/vibrate.</i>  <i>The Board of Adjustment is a quasi-judicial administrative body established in accordance with the provisions of local regulations and State law to perform specified functions essential to the County's planning program. Action(s) taken by the board are based solely on competent, substantial, and material evidence presented during a previously scheduled and advertised public hearing on a specific item. As detailed within Section 2.12.2 of the UDO the Board chair reserves the right to exclude evidence and testimony that is deemed: 'incompetent, irrelevant, immaterial, or unduly repetitious' and therefore fails to reasonably address the issues before the Board of Adjustment. While it should be noted there is no time limit on the presentation of evidence, the Chair asks that the presentation of evidence be consistent with established policies, rules of procedure, and acceptable levels of decorum to ensure a fair and equitable hearing for all parties.</i>

<u>No.</u>	<u>Page(s)</u>	<u>Agenda Item</u>
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5.	135-284	<b>A-3-14 – Class B Special Use Permit – Utilities: Gas Transmission Lines</b>
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In accordance with Section(s) 2.7 *Special Uses*, 5.2.2 *Table of Permitted Uses*, 5.3.2 *Application of Use Standards – Special Uses*, and 5.9.5 *Electric, Gas, and Liquid Transmission Lines* of the UDO, PSNC has submitted a proposal to install a new gas transmission line on several properties within Orange County. The project will involve the establishment of a new easement, and installation of new gas line, on the following properties identified utilizing an Orange County Parcel Identification (PIN) Numbers:

<b>PARCEL NUMBER</b>	<b>NAME OF PROPERTY OWNER</b>	<b>ADDRESS/LOCATION OF PROPERTY</b>
9831951537	Heather E. Main	No street address assigned. Property is approximately 2,026 feet south of the intersection of Bradshaw Quarry and Buckhorn Roads.
9831951104	L.K. Tommy Thompson	No street address assigned. Property is approximately 2,237 feet south of the intersection of Bradshaw Quarry and Buckhorn Roads.  Property is approximately 211 feet south of Heather Main Property as listed herein.
9841042197	Jewell L. Crawford (Living Trust)	No street address assigned. Property is approximately 3,571 feet south of the intersection of Bradshaw Quarry and Buckhorn Roads.  Property is approximately 1,244 feet south of LK Tommy Thompson Property as listed herein.
9841255060	Frances S. Cates (John Cates, son)	6611 Orange Grove Road
9841333860	J. Felton & Billie Johnson	6505 Orange Grove Road
9841640018	William R. Kirk, Kenneth C. Kirk (Trustee)	6108 Orange Grove Road
9841402406	James M. Snipes	5400 Dairyland Road
9841517360	James M. Snipes & Charles W. Snipes	5107 Dairyland Road
9841701394	James Snipes (Heirs)	4901 Dairyland Road
9841828007	Betty Hamme Fudge	No street address assigned. Property is approximately 154 acres in area and is located approximately 2,020 feet east of the intersection of Dairyland and Dodsons Cross Roads.

<b>PARCEL NUMBER</b>	<b>NAME OF PROPERTY OWNER</b>	<b>ADDRESS/LOCATION OF PROPERTY</b>
9841901177	Joseph A. & Evelyn Cima	No street address assigned. Property is approximately 70 acres in area and is located approximately 1,800 feet east of the intersection of Dairyland and Dodsons Cross Roads.  The property is adjacent to the Fudge property as listed herein.
9851113135	K.A. Caeral (NC) LLC	No street address assigned. Property is approximately 104 acres in area and is located approximately 1,650 feet north of the intersection of Dairyland and Dodsons Crossroads.  The property is adjacent to the Cima property as listed herein.
9851002293	Peggy M. Ritch (et al) & Debrorah D. Williams	7213 Dodson Knoll Road
9850198635	Sandra T. & Michael Carwile	7005 Dodsons Crossroads
9850291124	Matthew & Keri Carwile	7040 Dodsons Crossroads
9851303363	Patsy S. Moore	6820 Dodsons Crossroads
9850295232	Roger V. & Judy M. Atkins	7100 Farmington Lane
9850297016	James E. Spainhour & Patricia Ann Oliver	7106 Farmington Lane
9850395287	William L. Noland & Catalina A. Arocena	3711 Dairyland Road
9850399032	Amy Waddell Cannon	3700 Dairyland Road
9850693598	Nutter Farms LLC	3000/3100 Dairyland Road
9850681310	Nutter Farms LLC	No street address assigned. Property is approximately 10 acres in area and is adjacent to the Nutter Farms property (PIN 9850-68-1310) as referenced herein.

<b>PARCEL NUMBER</b>	<b>NAME OF PROPERTY OWNER</b>	<b>ADDRESS/LOCATION OF PROPERTY</b>
9850678850	Propiedad Carino LLC	No street address assigned. Property is approximately 39 acres in area and is adjacent to the Nutter Farms property (PIN 9850-68-1310) as referenced herein.
9850779856	William V. Burlingame	2793 Pickard Mill Lane
9850965741	Hazel Stanfield Cheek	2338 Dairyland Road
9850879421	Michael Cheek	2332 Dairyland Road
9860156516	Glynmorgan Homeowners Association Inc.	No street address assigned. Property is approximately 29 acres in area. It is the open space area associated within the Glynmorgan Subdivision off of Union Grove Church Road.
9860059751	Louis J. Garcia & Susan P. Landis	7801 Still Crossing Road
9860152630	P. Bowman Root III & Mary K. Root	7716 Still Crossing Road
9860156343	Joel E. & Christy L. Shaffer	8321 Glynmorgan Way
9860159246	Lisa D. Beavers & Gerald J. Gurevich	8223 Glynmorgan Way
9860253287	Evelyn Neville	7717 Union Grove Church Road
9860249707	Tupelo Ridge II Homeowners Association Inc.	No street address assigned. Property is approximately 9 acres in area. It is the open space area associated within the Tupelo Ridge Subdivision off of Union Grove Church Road.
9860257235	Fred Dixon Jr.	7607 Union Grove Church Road
9860350106	Markus & Alysa Lesemann	1002 Maple Ridge Road
9860345920	Aaron & Amber Tarter	1008 Maple Ridge Road
9860347800	Sean A. McCarthy (Trustee)	1010 Maple Ridge Road
9860441900	Sean A. McCarthy (Trustee)	1015 Maple Ridge Road

<b>PARCEL NUMBER</b>	<b>NAME OF PROPERTY OWNER</b>	<b>ADDRESS/LOCATION OF PROPERTY</b>
9860345255	Elizabeth Faye Potter	8020 Union Grove Church Road
9860335761	Todd Kmiec	No street address assigned. Property is approximately 12 acres in area, with street frontage along Union Grove Church Road, and is south east of property with PIN 9860-34-7800 and directly south of a parcel of property with a street address of 7805 Talbryn Way (PIN 9860-45-3947) as identified herein.
9860453947	John V. & Nicole D. Donovan	7805 Talbryn Way
9860429969	Bolin Creek Stewardship Limited Partnership	611 Bolin Brook Farm Road
9860640144	Edward Wharton Witkin & Ellen Watkins Shrader	420 Britton Drive
9860643077	Adele D. Ellis-Nielsen & Mark S. Nielsen (H & W) and Doris G. Kaneklides	400 Britton Drive
9860647013	David E. & Angela H. Annas	304 Britton Drive
9860741085	Yuping Seywald (Trustee)	212 Britton Drive
9860735651	James T. Bryan III & Wendy D. Bryan	8033 Old NC Highway 86
9860735232	Mary E. Ayers & John R. Tuton	
9822223759	H. Edwin & Terry D. Scott	No street address assigned. Property is approximately 1.9 acres in area and west of the intersection of Mebane Oaks Road and Randor Farm Road.
9822224531	H. Edwin & Terry D. Scott	No street address assigned. Property is approximately 2.9 acres in area and is 188 feet south west of the intersection of Mebane Oaks Road and Randor Farm Road.

<b>PARCEL NUMBER</b>	<b>NAME OF PROPERTY OWNER</b>	<b>ADDRESS/LOCATION OF PROPERTY</b>
9822228555	Susie H. Thompson	No street address assigned. Property is approximately 2.9 acres in area and is located at the intersection of Mebane Oaks Road and Randor Farm Road.
9822227293	Thomas Tyree & Dana L. Averette	3818 Mebane Oaks Rd.
9822324212	Ray F. Ellis Jr. & Lydia M. Ellis	3904 Hidden View Rd.
9822414811	Enid R. Kafer	3722 Mebane Oaks Rd.
9822510921	Joseph L. Jr. & Mary L. Zaragoza	No street address assigned. Property is approximately 79 acres in area and is located at the intersection of Mebane Oaks Road and Randor Farm Road. Randor Farm Road runs through the property.
9822701854	Joseph L. Jr. & Mary L. Zaragoza	No street address assigned. Property is approximately 105 acres in area and is directly east of the Zaragoza property (PIN 9822-51-0921). The property also has frontage along Nicks Road.
9822406950	Billie Thon-Lanigan	1000 Radnor Farm Rd
9822803542	Matthew O. & Suzanne Case	4914 Nicks Road
9821990403	Charles R. & Sarah H. Raines	5000 Nicks Rd.
9821997273	Jerry W. & Betty Darlene Raines	4914 Nicks Rd.
9822809385	Jerry W. & Betty Darlene Raines	5013 Nicks Rd.
9831092577	Harrison B. Willets	211 Starberry Lane
9831097617	Larry G. Willets & Judith A. Rosenblum	222 Starberry Lane

<b>PARCEL NUMBER</b>	<b>NAME OF PROPERTY OWNER</b>	<b>ADDRESS/LOCATION OF PROPERTY</b>
9831186180	Neil E. & Ruby Joyce Garrett	6315 Oak Grove Church Rd.
9831280225	Jim & Beth Barba	6428 Sykes Glen Trail
9831283016	Carrie A. Fletcher	6420 Sykes Glen Trail
9831275976	Patricia C. Nichols	6408 Sykes Glen Trail
9831372963	Anthony D. & Traci L. Foster	5801 Oak Grove Church Rd.
9831279594	Jill S. Shoneman	5906 Oak Grove Church Road
9831361567	Fred L. Bunker & Ozette H. Bunker (trustees)	5421 Vernon Rd.
9831375808	Bradley Scott Marshall	5707 Oak Grove Church Rd.
9831377610	Janice S. Clayton	5400 Vernon Rd.
9831377890	Sykes Family Limited Partnership	No street address assigned. Property is approximately 22 acres in area and is located approximately 544 feet west from the intersection of Vernon and Oak Grove Church Roads (the property does have direct frontage along either roadway).
9831564044	Sykes Family Limited Partnership	No street address assigned. Property is approximately 187 acres in area and is located approximately 100 feet south from the intersection of Vernon and Oak Grove Church Roads. The property has frontage along Vernon Road.
9831767146	Courtney H. Ebbinghouse & Timothy J. Ives	5502 Bradshaw Quarry Rd.
9831758731	Betty C. & Clarence M. Williams	5600 Bradshaw Quarry Rd.
9831854743	Kenneth A. & Wendy L. Feldmann	5715 Buckhorn Rd.

The proposed line is being extended from Alamance County along Mebane Oaks Road and extends through the properties listed herein approximately 9.1 miles east to an existing regulator station along Old NC Highway 86.

The proposal calls for the installation of a 16 inch gas transmission pipeline within existing road rights-of-way as well as on the various properties identified herein.

According to the applicant the proposed pipeline is required to meet the growing demand for natural gas within, and outside of, the County. The proposal will also require the development of an above ground valve and tie-in station near the intersection of Nicks Road.

***Please bring agenda materials from the August 11, 2014 meeting.***

**6. ADJOURNMENT**

**IF UNABLE TO ATTEND THIS MEETING, PLEASE CALL THE PLANNING DEPARTMENT (NUMBERS LISTED BELOW – PRESS 1 PLUS EXTENSION 2575 OR 2585). STAFF CAN THEN DETERMINE IF A QUORUM WILL BE PRESENT FOR THE MEETING.**

**HILLSBOROUGH - 732-8181  
CHAPEL HILL - 967-9251**

**MEBANE - 227-2031  
DURHAM - 688-7331**