

AGENDA

ORANGE COUNTY BOARD OF ADJUSTMENT

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

MAY 14, 2012

<u>TIME</u>	<u>PAGE</u>	<u>AGENDA ITEM</u>
7:30 p.m.		1. CALL TO ORDER
		2. CONSIDERATION OF ADDITIONS TO AGENDA
	1 - 2	3. APPROVAL OF MINUTES a. January 9, 2012
		4. PUBLIC CHARGE

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.

3 - 98 5. **A-1-12 – Application for Class B SUP for
development of a Class II Kennel**

Review of a Class B Special Use Permit application proposing the development of a Class II Kennel for a parcel of property located at along Millhouse Road (PIN 9871-61-5733) in accordance with the provisions of Section 2.7 *Special Use Permits*, Section 5.3.2, and specifically Section 5.6.5 of the Orange County Unified Development Ordinance.

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

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT
Craig N. Benedict, AICP, Director

Current Planning
(919) 245-2575
(919) 644-3002 (FAX)
www.co.orange.nc.us



131 W. Margaret Lane
Suite 201
P. O. Box 8181
Hillsborough, NC 27278



MEMORANDUM

TO: Orange County Board of Adjustment

FROM: Michael D. Harvey AICP, CFO, CZO – Planner III
 Current Planning Supervisor

DATE: May 7, 2012

RE: **CASE NUMBER A-1-12** –Review of a Class B Special Use Permit application proposing the development of a Class II Kennel for a parcel of property located at along Millhouse Road (PIN 9871-61-5733) in accordance with the provisions of Section 2.7 *Special Use Permits*, Section 5.3.2, and specifically Section 5.6.5 of the Orange County Unified Development Ordinance

GENERAL INFORMATION:

APPLICANT: Mr. and Mrs. Samuel and Carolyn Griffin
 1415 Manor Drive
 Chapel Hill, NC 27516

Mr. and Mrs. Tammy and Andrew Purner
 1515 Bruin Trail
 Chapel Hill, NC 27516

STATUS OF APPLICANT: Applicant(s) are the owners of the property.

PROPERTY INFORMATION:

1. The property is located within the Chapel Hill Township
2. Parcel Identification Number (PIN 9871-61-5733),
3. The property is approximately fifteen (15) acres in area,
4. The property is currently zoned Rural Buffer (RB).

REQUESTED ACTION: The applicant is requesting that the Board of Adjustment approve a Class B Special Use Permit, allowing for the development of a Class II Kennel on the aforementioned property in accordance with the provisions of Section 2.7 *Special Use Permits*, Section 5.3.2, and specifically Section 5.6.5 of the Orange County Unified Development Ordinance

(Please refer to the SUP application contained in Attachment One)

PURPOSE OF REQUEST: The request will allow the property owner to utilize the property as a Class II Kennel designed to house a maximum of ninety (90) animals.

EXISTING LAND USE AND ZONING:

NORTH: The properties to the north are zoned Rural Buffer (RB) and are utilized to support single-family residences.

SOUTH: The properties to the south are zoned Rural Buffer (RB) and are owned by Orange County. The long range plan for these properties calls for the development of a community park.

WEST: The properties to the west are zoned Rural Buffer (RB) and are utilized to support single-family residences.

EAST: The properties to the east are zoned Rural Buffer (RB) and are utilized to support single-family residences.

LAND USE PLAN: The Land Use Element of the Comprehensive Plan designates the property as being located within the Rural Buffer land use category.

BACKGROUND:

In the fall of 2011 meet with Mr. Andrew Purner (hereafter ‘the Applicant’) to discuss the possibility of developing a kennel/boarding operation within the County from a parcel of property located off of Millhouse Road (hereafter ‘the property’).

As previously indicated within this abstract, the property is approximately fifteen (15) acres in area and is currently zoned Agricultural Residential (AR) and Haw Creek Protected Watershed Overlay.

ORDINANCE REQUIREMENTS:

After reviewing the provisions of the Orange County Unified Development Ordinance (hereafter 'the Ordinance'), staff determined that the proposed operation was consistent with a Class II Kennel operation, defined within Article Ten (10) of the Ordinance as:

An establishment involving animals of any species, excluding domesticated livestock, engaged in any of the following:

- a) The owning or keeping, for any purpose, of 20 or more animals;*
- b) The selling and/or training of guard dogs or security dogs;*
- c) The keeping of more than five animals at any given time for the purpose of breeding, boarding, or rehabilitation.*

The operator of a Kennel (Class II) shall be allowed to reside on the property to ensure the continuous care of the animals kept on-site.

In reviewing the provisions of the Ordinance, staff determined that such land uses are permitted within the RB zoning district subject to the review and approval of a Class B Special Use Permit (hereafter 'SUP') in accordance with the provisions of the UDO.

Section 5.6.5 of the Ordinance establishes the following submittal requirements and standards of evaluation for a Class II Kennel:

(1) Submittal Requirements –

In addition to the information required by Section 2.7, the following information shall be supplied as part of the application for approval of this use:

- (a) Plans for all kennels, exercise yards, dog runs, pens and related improvements, including signage.*
- (b) Site plan showing the improvements listed in a) above, other structures on the same lot, and structures on adjacent property.*

(2) Standards of Evaluation –

- (a) The site is of adequate size to protect adjacent properties from adverse effects of the kennel.*
- (b) No part of any building, structure, dog run, pen, or exercise yard, in which animals are housed or exercised shall be closer than 150 feet from a property line, except property occupied by the owner/operator of the kennel. These minimum distances shall not apply if all portions of the facility, in which animals are housed, are wholly enclosed within a building.*
- (c) Any kennel, including primary enclosures or runs, which is not wholly enclosed within a building shall be enclosed by a security fence at least six feet in height.*
- (d) The site plan shows parking, access areas and screening devices for all buildings and animal boarding facilities existing or proposed for the property.*
- (e) The site plan shall be reviewed by the Orange County Animal Services Department, and found in conformance with the Animal Control Ordinance.*

- (f) *Building plans for all kennel facilities shall be reviewed and approved by the Orange County Animal Services Department prior to issuance of any building permits.*
- (g) *A sign clearly visible from the ground shall be posted at the main entrance to the facility and shall contain the names, addresses, and telephone numbers where persons responsible for the facility may be contacted at any hour of the day or night. The sign shall comply with dimensional requirements as set forth within this Ordinance.*
- (h) *A Class II Kennel Permit shall be obtained from Orange County Animal Services, within the first 30 days of occupancy. Failure to obtain and maintain a valid Class II Kennel Permit or other related permits which may be required by the USDA or Wildlife Resources Commission will result in revocation of the Special Use Permit.*

REQUEST:

As detailed within the application, the applicants are seeking to construct a 9,740 square foot training building as well as a 48,850 square foot exercise yard enclosed via a 6 foot tall fence. This area will also include a 550 square foot exercise pool and a solar array. In total the facility is designed to house up to ninety (90) animals.

Access to the proposed facility is denoted on the submitted site plan as being through a driveway located within a previously recorded driveway easement on file within the Orange County Registrar of Deeds, specifically Plat Book 23 Page 114.

The applicant(s) currently reside within existing single-family residences to the north and west of the property.

ORDINANCE REQUIREMENTS:

In submitting a SUP request for a Class II Kennel, the applicant is required to submit additional information as outlined within Section 5.6.5 of the Ordinance, specifically:

- 1) A Site Plan showing all existing or proposed buildings, outdoor exercise areas, parking facilities, and all other information as required by the UDO.

Staff Comment: Staff has reviewed the submitted site plan and determined that the application contains all required elements. Per Section 5.6.5 of the UDO, the site plan denotes the main kennel building, exercise yards, and all related improvements to support the proposed facility.

The applicant is proposing direct access to the facility from an existing access easement off of Millhouse Road. NC DOT will have to review the approved site plan and determine if a driveway permit is required, or if improvements are necessary to the roadway, in order for the kennel to commence operations. This should be a condition of approval for the project if approved by the Board.

A description of the type of facility planned, the size, capacity, and use of proposed buildings is contained within the application and the site plan (Attachment One).

In developing a Class II Kennel, the applicant is required to demonstrate compliance with the following standards of evaluation as outlined within Section 5.6.5 of the UDO, specifically:

- a) The site is of adequate size to protect adjacent properties from adverse effects of the kennel or riding stable/academy.

Staff Comment: The property is fifteen (15) acres in area. The Board of Adjustment must determine, as a required finding, if the property is of sufficient size to allow for the development of the aforementioned use.

- b) No part of any building, structure, runway or riding arena, in which animals are housed or exercised shall be closer than 150 feet from a property line, except property occupied by the owner/operator of the kennel. These minimum distances shall not apply if all portions of the facility, in which animals are housed, are wholly enclosed within a building.

Staff Comment: According to the site plan, all proposed facilities associated with the project will be one hundred fifty (150) feet from the majority of property lines.

The proposed outdoor exercise yard is approximately thirty (30) feet from the northern property line, which is adjacent to the Griffin's residence. According to Section 5.6.5 (A) (2) (b) of the UDO the required one hundred fifty (150) feet setback does not necessarily apply to the northern property boundary as it is owned by the applicant.

The site plan contains a note indicating that the applicant is fully aware of this requirement and understands that if this northern property is sold then the operator of the kennel must either revise the site or close down the kennel operation.

- c) Any kennel which is not wholly enclosed within a building shall be enclosed by a security fence at least 6 feet in height, which shall include primary enclosures or runs.

Staff Comment: According to the site plan, the proposed kennel runs will have a six (6) foot high fence surrounding them as required by the UDO.

- d) The site plan shows parking, access areas and screening devices for buildings and animal boarding facilities.

Staff Comment: As previously indicated the site plan contains all required information per the Ordinance.

With respect to screening devices, the applicant is proposing to preserve existing foliage to serve as the required landscape buffer for the property. Significant, natural, vegetation is going to be protected to ensure a more than adequate buffer as required under Article Six (6) of the UDO.

- e) The site plan shall be reviewed by the Orange County Animal Services Department, and found in conformance with the Animal Control Ordinance.

Staff Comment: Animal Services has reviewed and offered tentative approval of the project. Staff is recommending that this become a condition of approval in the event the Board of Adjustment determines the SUP can be issued.

- f) Building plans for all kennel facilities shall be reviewed and approved by the Orange County Animal Services Department prior to issuance of any building permits.

Staff Comment: Staff is recommending that this become a condition of approval in the event the Board of Adjustment determines the SUP can be issued.

- g) A sign clearly visible from the ground shall be posted at the main entrance to the facility and shall contain the names, addresses, and telephone numbers where persons responsible for the facility may be contacted at any hour of the day or night.

Staff Comment: Staff is recommending that this become a condition of approval in the event the Board of Adjustment determines the SUP can be issued.

- h) A Class II Kennel Permit shall be obtained from Orange County Animal Services, within the first 30 days of occupancy. Failure to obtain and maintain a valid Class II Kennel Permit or other related permits which may be required by the USDA or Wildlife Resources Commission will result in revocation of the Special Use Permit.

Staff Comment: Staff is recommending that this become a condition of approval in the event the Board of Adjustment determines the SUP can be issued.

STAFF COMMENT – IN GENERAL:

1. **Class II Kennel:** Staff has determined that the proposed use of the property is consistent with the definition of a Class II Kennel and that such a land use can be established within the RB zoning district subject to a SUP being issued by the Board of Adjustment.
2. The applicant has made preliminary applications to the Health Department for the proposed kennel for septic and well approval (please refer to Attachment Three). The Orange County Health Department has approved the permit.
3. Planning staff has not received any documentation indicating that other County Departments (i.e. Police, Fire, Parks, etc.) have an issue with the proposal.
4. From staff's perspective, the proposed operation complies with the provisions of the Comprehensive Plan.
5. In the event that the Board of Adjustment determines that the application could be approved, staff recommends that following additional conditions be attached to the approval in addition to those referenced within the text of the abstract:

- a. That the applicant complete and submit a formal application to the Orange County Inspections Department requesting authorization to commence construction of the proposed kennel facility. The application, including all applicable fees, shall be submitted within one hundred eighty (180) days from the approval of the Special Use Permit. Further, the building permit application shall be reviewed and approved by the Director of Animal Control for compliance with any and all applicable animal control regulations in accordance with the provisions of the UDO,
- b. That the applicant will submit the approved site plan and Special Use Permit to the North Carolina Department of Transportation for review in order to determine any and all required permit(s) within one hundred eighty (180) days from the approval of the Special Use Permit. Any modifications required by NC DOT allowing for the development of the kennel facility will need to be constructed and approved by NC DOT prior to the commencement of kennel operations from the property,
- c. That the applicant complete and submit a formal application to Orange County Animal Control for a Class II Kennel within one hundred eighty (180) days from the issuance of the SUP,
- d. That the applicant be required to submit a sign rendering for review and approval by the Planning Department within one hundred eighty (180) days from the issuance of the SUP and that the approved sign shall be installed prior to the issuance of a Certificate of Occupancy allowing for kennel operations to commence.

Please find attached to this memorandum:

1. The application requesting the SUP including a site plan of the property, (Attachment One),
2. An aerial photo/map of the adjacent properties (Attachment Two),
3. Staff correspondence (Attachment Three), and
4. The Findings of Fact for this request (Attachment Four).

(PLEASE PRINT OR TYPE - IF ONLY)

Attachment 2012 11

APPLICATION FOR CLASS B SPECIAL USE PERMIT
ORANGE COUNTY BOARD OF ADJUSTMENT

DATE: 3 / 2 / 2012

APPLICATION NUMBER: _____

I (We) request a Class B Special Use Permit as provided for in Article 5.6.5 of the Orange County Zoning Ordinance for The Green Beagle Lodge which will serve the Orange County area with kennels for up to 90 dogs.

The following information is provided in support of the request:

A. PROPERTY INFORMATION:

1. Street Address or Location: Millhouse Road Pin: 9871-61-5733
2. Orange County Tax Map n/a Block _____ Lot(s) _____ Township _____
3. Zoning District(s): RB
4. Lot/Parcel Size: 15.71 acres or 684,429 square feet
5. Number of Existing Buildings: 0 Gross Floor Area: _____ square feet
6. Number of Proposed Buildings: 1 Gross Floor Area 10,100 square feet
7. Water Supply: _____ Public (specify) _____ Community Individual
8. Wastewater Disposal: _____ Public (specify) _____ Community Individual
- 9.a School District: Orange County 9.b Fire District: New Hope
10. General Land Uses in Area: Residential
11. Critical Areas: _____ Stream/Drainageway; _____ Flood Prone Area;
Jordan Lake Watershed (specify); _____ Historic Site;
Other (Explain): _____

B. SITE PLAN INFORMATION:

Ten (10) copies of a Site Plan, prepared by a registered North Carolina surveyor or engineer, are provided as required by Section 2.7 of the Unified Development Ordinance (UDO) including the following information:

- North point, scale, and date.
- Extent of area to be developed.
- Locations and widths of all easements and right-of-way within or adjacent to the site.
- Location of all existing and proposed structures on the site.
- Location of all areas on the site subject to flood hazard or inundation as shown on flood maps or soils maps.
- Location of all water courses on the site, including direction of flow.

- Existing topograph at a contour interval of five (5) feet based on mean sea level datum.
- Existing and proposed fencing, screening, gates, parking, service, and storage areas.
- Access to site, including sight distances on all roads used for access.

C. OTHER SUBMITTAL INFORMATION:

- 1. Elevations of all structures proposed to be used in the development.
- 2. Two (2) full-size copies of the applicable Orange County Tax Map, one (1) copy with the property in question clearly marked.
- 3.a The names and addresses of the property owner(s) and/or applicant(s),
- 3.b and the names and addresses of all persons owning property within five hundred (500) feet of the property in question.
- 4. Application fee as set by the Orange County Board of Commissioners.
- 5. n/a Traffic impact study as required by Section 6.17 of the UDO.
- 6. Additional information regarding the proposed Special Use as required by the UDO.
- 7. Narrative (or letters from appropriate agencies) indicating:
 - a) Method and adequacy of sewage disposal facilities, solid waste disposal, and water services. Where public sewer is not available, a letter from Orange County Health Department certifying the suitability of the existing and/or proposed wastewater treatment system for the property.
 - b) Method and adequacy of police, fire, and rescue squad protection.
 - c) Method and adequacy of vehicular access to the site and traffic conditions around the site.

I (We), the applicant(s) hereby certify that the foregoing application and supporting documentation is complete and accurate. I understand that it shall be my (our) responsibility to present evidence to the Board of Adjustment in the form of sworn testimony, exhibits, documents, models, plans, and the like support the request for approval of the Class B Special Use Permit.

[Handwritten Signature]
APPLICANT SIGNATURE(S)

03 / 02 / 12
DATE

NOTE: If title to the above mentioned property is not in the name of the applicant(s), please include a letter from the owner(s) signifying approval of the request.

FEES: Amount \$ _____ Date Paid: ____/____/____ Receipt# _____

GREEN BEAGLE LODGE

Property Owner: Cecil Griffin et al

PIN: 9871615733

Address: Millhouse Road

Class B Special Use Permit Application

Narrative

The Green Beagle Lodge is proposed as a pet boarding and day-care facility with up to 90 dog runs and 20 cat enclosures. Operating daily from 7AM until 7PM, the Lodge projects the average daily pet occupancy to be 50 animals with only the holiday season occupancy reaching capacity. All enclosures are proposed to be indoors with construction design, materials and setbacks utilized to contain noise and minimize sound at the property boundaries. The outdoor exercise yards are proposed to be encircled by an 8 foot security fence and located 400' from the eastern property boundary, 150' from the southern boundary (future park) and compliant with all ordinance setback requirements.

The proposed site for the Green Beagle Lodge is on a 15.7 acre wooded parcel just outside the town of Chapel Hill. The site was selected as it is bounded on the north and west by the owner/operator/applicants, to the south by the future county park property and east by the Millhouse Road right of way. On the edge of the rural buffer, the proposed site neighbors the recently developed Town of Chapel Hill Operations and Transportation Centers, the Orange County Parks Division Parks Operation Base, Spence's Farm, the Waldorf School and some smaller horse boarding properties. Interstate 40 is a short distance to the east and the railroad right of way used to feed the University's coal fired power plant is even closer. Orange County Animal Services is located at the end of Millhouse Road on Eubanks Road. Centrally located in the county with easy Interstate 40 access at NC 86 and shorter driving distances for Chapel Hill residences, helps to maintain the environmental impact goals of the Green Beagle Lodge.

"Clean, Green Safe & Fun!" are the hallmarks of the Green Beagle Lodge. Co-developed and operated by two families, the Lodge is intended to provide a unique "away from home" experience for the pet members of the more than 60,000 Orange County households who have one or more pets. Pet handling and operational maintenance procedures for the facility shall be reviewed with Orange County Animal Services Director to ensure that pets are provided with a sanitary and safe environment. Exercise yards in part covered with artificial turf are proposed to again maintain the cleanliness of the facility and the pets, in addition to reducing the fertilizers and vast amounts of water required to grow natural turf.

The building proposed for the Green Beagle Lodge has been designed with sustainable building principles and may even qualify for LEED recognition. Rainwater capture, solar water heaters, 95 kW photovoltaic solar array shading the exercise yards, radiant floor heating powered by solar heaters, natural

lighting, LED lighting, highly efficient ventilation systems are many of the features that will set the facility apart from other pet boarding buildings and even many existing and proposed developments within Orange County.

Compliance

The use will maintain or promote the public health, safety, and general welfare.

- Solid waste shall be removed by operator to the nearby county solid waste convenience center.
- Orange County Health Department has issued an Improvement Permit for a conventional wastewater system.
- Water shall be supplied by a new well meeting all setback requirements.
- Traffic generation shall be minimal and a gravel driveway of size and design approved by Orange County Emergency Services shall be installed on the deeded easement along the southern border with the future county park.
- 8' high security fencing shall be installed around the exercise yards to contain and protect the animals.

The use will maintain or enhance the value of contiguous property.

- Impact analysis from a certified real estate appraiser shall be provided as substantial and competent evidence that the proposed development will not diminish real estate values of contiguous properties.
- Compliance with all zoning and building ordinances shall provide reasonable protections for the values of adjacent properties.

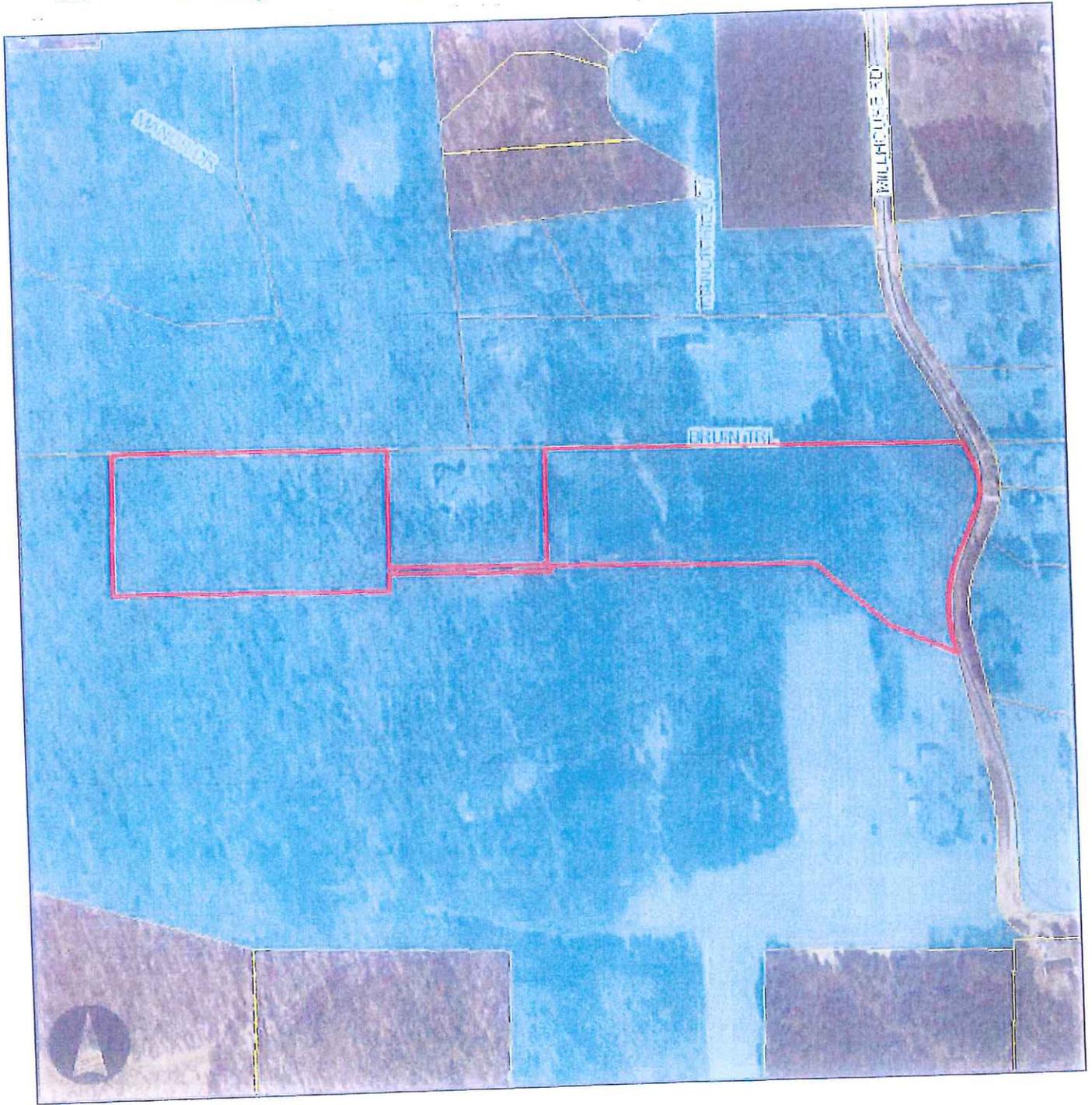
The location and character of the use will be in harmony with the area in which it is to be located, and the use is in compliance with the general plan for the physical development of the County.

- Proposed facility shall maintain existing vegetation and will not have any substantial visibility from public right of ways or adjacent properties.
- Erosion Control Division has conducted a Surface Water Identification evaluation and found the property is NOT subject to buffer regulations.
- Located near the higher population centers of the County, the proposed use shall reduce County wide traffic volumes.
- The proposed sustainable building features shall support the harmonious use of the property with the surrounding environment.

12/12



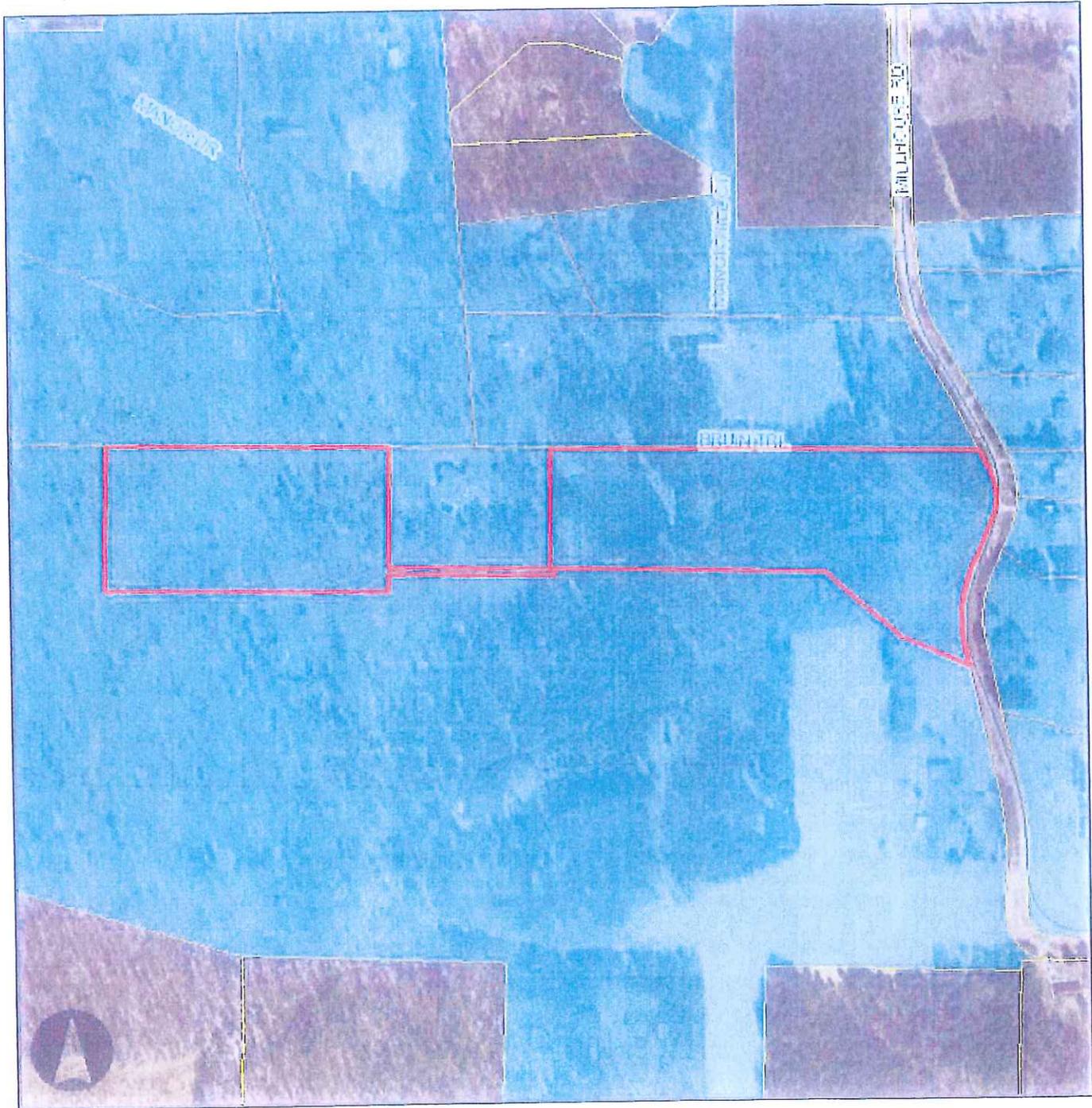
Orange County, NC GIS



1 inch = 400 feet
Created on 3/2/2012. Orange County, North Carolina



Orange County, NC GIS



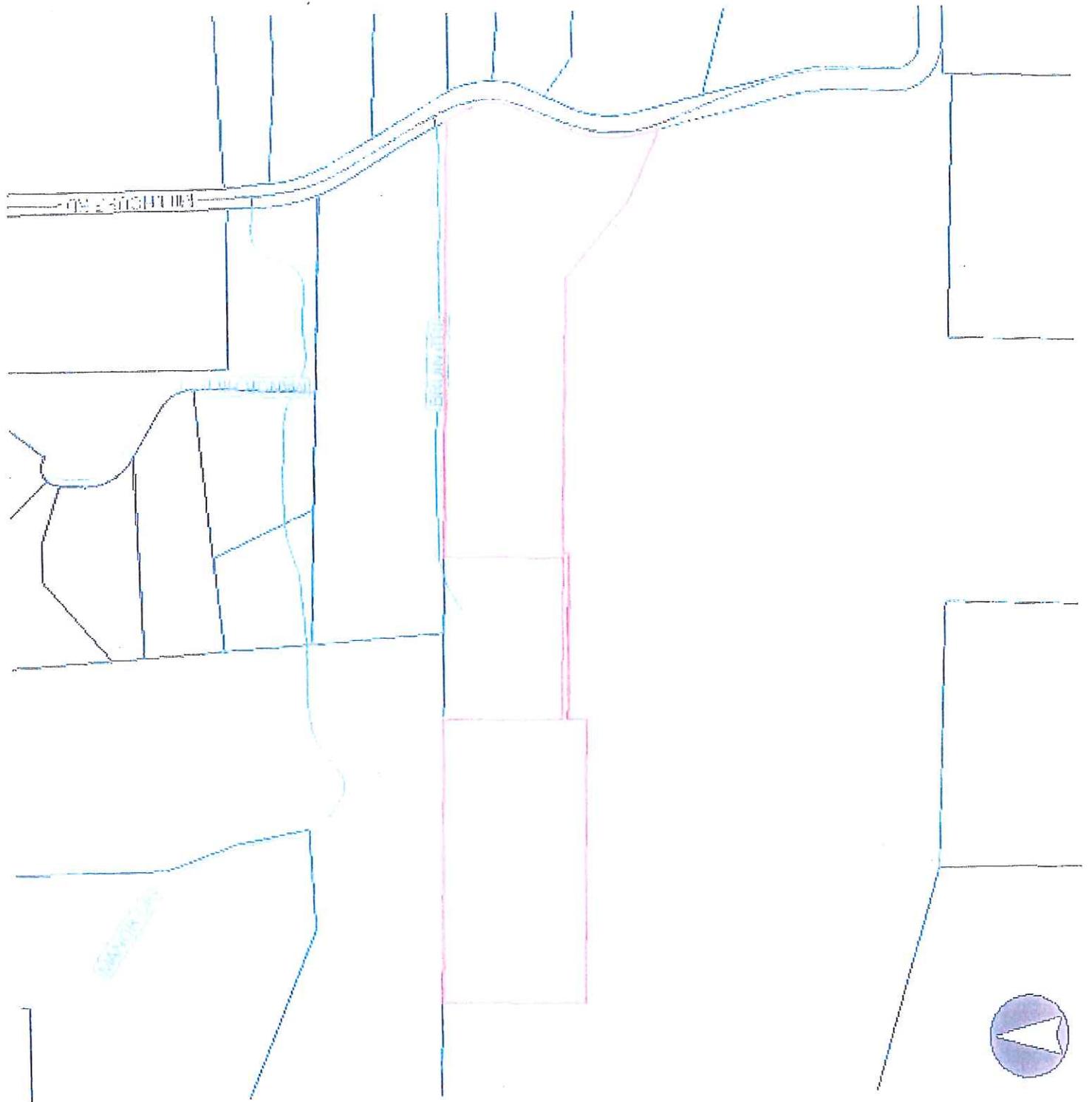
1 inch = 400 feet
Created on 3/2/2012. Orange County, North Carolina

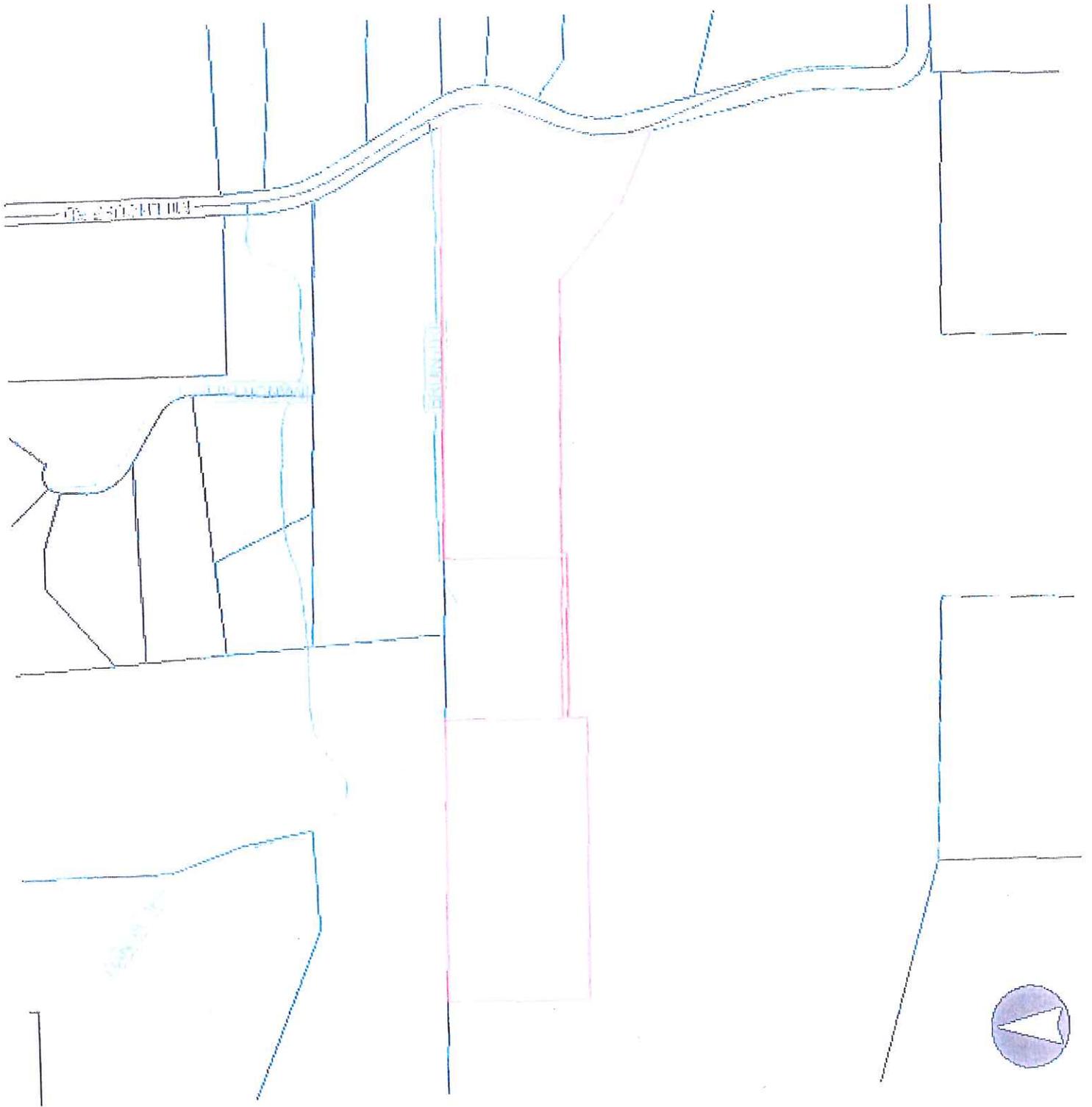
Buffer: 500 Feet on Search Results (1)

Name
Buffer 1

=====

<u>Buffer selection in Parcels (Table)</u>										
PIN	OWNER1_LAST	OWNER1_FIRST	LAST	ST	ADDRESS1	CITY	TE	ZIPCODE		
9871810744	CHAPEL HILL TOWN	OF			405 MARTIN LUTHER KING JR BLVD	CHAPEL HILL	NC	27514		
9871622755	ASSOCIATION	INC			6601 MANOR HILL CT	CHAPEL HILL	NC	27516		
9871427687	BARNARD	ROBERT JOHN	BARNARD	LINDA	1108 MANOR DR	CHAPEL HILL	NC	275168107		
9871523229	FOUSHEE	JOHN M JR	FOUSHEE	SARAH	1214 MANOR DRIVE	CHAPEL HILL	NC	275165173		
9871721248	HAMMOND	DALE W	HAMMOND	EMILY KAY	6532 MILLHOUSE RD	CHAPEL HILL	NC	27516		
9871621309	ADAMO	MARTHA FRIEDMAN			1322 MANOR DR	CHAPEL HILL	NC	27516		
9871712937	KERWIN	BRYAN EDWARD			6704 MILLHOUSE RD	CHAPEL HILL	NC	27516		
9871519160	ORANGE	COUNTY			PO BOX 8181	HILLSBOROUGH	NC	27278		
9871712824	LONG	KRISTIN MICHELLE			6710 MILLHOUSE RD	CHAPEL HILL	NC	27516		
9871712461	KIRSCHNER	CORNELIUS GEORGE			6806 MILLHOUSE RD	CHAPEL HILL	NC	275168173		
9871713609	SCHENLEY	KATHLEEN S	HARRIS	CLAUDIA S	6714 MILLHOUSE RD	CHAPEL HILL	NC	27516		
9871527362	ZURBUCH	DAVID	KNIGHT	AMY	1310 MANOR DR	CHAPEL HILL	NC	27516		
9871721174	CORNETT	KAREN M	CORNETT	MICHAEL E	1623 CATES HICKORY HILL LN	HILLSBOROUGH	NC	27278		
9870199380	DUKE UNIVERSITY SCHOOL OF FORESTRY				402 OREGON ST	DURHAM	NC	27725		





PRODUCT INFORMATION

Intended Use
Architectural luminaires for general illumination in rough service (vandal-resistant) wall or ceiling-mount applications. Ideal for interior or exterior applications where safety and security are a concern. Certain airborne contaminants can diminish integrity of acrylic. Refer to Acrylic Environmental Compatibility tables on pages 794-795 for suitable uses.

Construction
Bezel: One-piece, die-cast aluminum, low-copper alloy (<1% copper), .125" thick. Secured to housing with stainless steel TORX® T10 set screws (two included).

Finish: Standard finish is textured polyester powder coat. Color must be specified.

Housing: One-piece, die-cast aluminum, low-copper alloy (<1% copper), post-painted in textured polyester powder coat. For use directly over outlet box or conduit entry (1/2" and 3/4" threaded opening).

Gasket: Polycarbonate: Perimeter lens gasket is one-piece silicone "O" ring. Glass: Perimeter lens gasket is closed-cell silicone. Pad mounting gasket (closed-cell neoprene) seals housing to mounting surface.

Optics
Lens: Translucent white, injection-molded, UV-stabilized polycarbonate, .125" thick. Smooth exterior for easy cleaning. Interior pattern diffuses light for uniform surface illumination. Optional borosilicate glass lens available (.250" thick).

Reflectors: High-gloss white powder coat finish for maximum light output. Lamps positioned for uniform brightness and illumination.

Electrical
Ballast: HID: High-reactance, HPF, starting temp. -20°F (MH) or -40°F (HPS). CFL: Class P, electronic, HPF multi-volt.

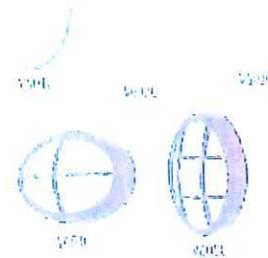
<10% THD with starting temperature of 0°F.

Socket: HID: Medium-base 4KV porcelain. CFL: High-temperature thermoplastic with lamp retention clip.

Lamps: 35K four-pin lamp(s) standard for compact fluorescent. MH: Reduced UV lamp is standard. Included unless L/LP is specified.

Listings
UL Listed to US and Canadian safety standards (see Options).
UL Listed for 25°C ambient and wet locations. IP65 rated.

VGO Gateway,® Cast Housing



Example: VGO1C 50S TB DWIIG PE LPI

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Series	Lamp type	Lens	Voltage	Ballast ²
Deep profile	Double twin-tube	42TRT	120	(blank) Standard ballast
VGO1C 6.7" deep	13DTT	High pressure sodium	208 ¹	A/DCF Advance ² electronic fluorescent ballast
VGO2C 6.9" deep	18DTT	GL	240 ¹	MOTCF OSRAM ³ SYLVANIA ⁴ electronic fluorescent ballast
VGO3C 6.9" deep	26DTT	Polycarbonate	277	TUBCF Universal ⁵ Lighting Technologies electronic fluorescent ballast
VGO4C 7" deep	Triple-tube	Borosilicate glass	347	A/DEZ Advance ⁶ Mark X ⁷ electronic dimming ballast ^{8,9}
VGO5C 6.9" deep	32TRT		TB ¹¹	GMHL LUTRON ¹⁰ Hi-Lume ¹¹ electronic dimming ballast ¹²
			120VLT ¹³	

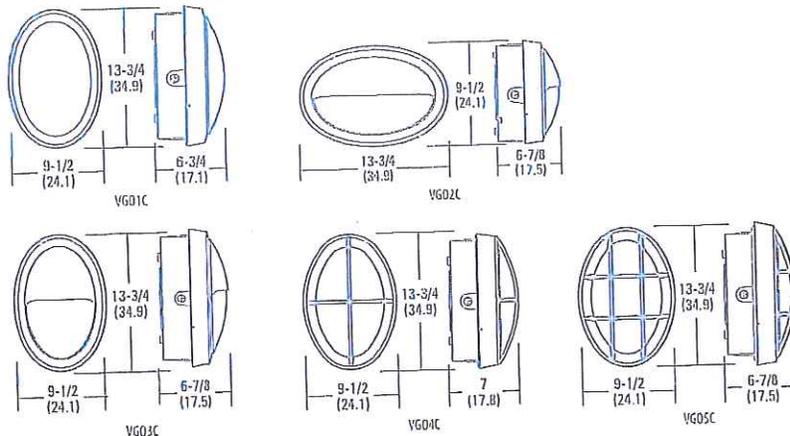
Finish ^a	Options ^b	UL	Lamped ¹³
Standard textured colors	SF Single fuse, 120V, 277V ¹¹	High light (incandescent, 7-W max) ^{10,11}	LPI Lamp(s) included (std.)
DWHG White	DF Double fuse, 208V, 240V ¹²	PE Photoelectric cell (button type) ⁹	L/LP Less lamp(s)
DBLB Black	EC Emergency circuit (incandescent, 25W max) ⁹	QRS Quartz restrrike system ¹³	
DDBT Dark bronze	GLR Internal fast-blow fusing ¹⁷	TRS Tamper-resistant screws ¹⁷	
DNAT Natural aluminum	GMF Internal slow-blow fusing ¹⁷	CSA Meets Canadian standards	
DSST Sandstone			

ADDITIONAL INFORMATION

For additional product information, visit www.lithonia.com.

ADDRESSABLE OPTION - SEPARATELY
RK1 T10DRV TORX® T10 screwdriver for Gateway set screws
RK1 T20BIT TORX® T20 hex-base driver bit for TRS option
RK1 T20DRV TORX® T20 screwdriver for TRS option

Drawings are for dimensional detail only and may not represent actual mechanical configuration. Dimensions are shown in inches (centimeters) unless otherwise noted.



Notes

- 1 Low-UV lamp is included and recommended for replacement.
- 2 Available for HID units only.
- 3 Multi-tap ballast-US: 120V, 208V, 240V, 277V, CA: 120/347V.
- 4 Multi-volt electronic ballast (for DTT and TRT lamps) capable of operating on any line voltage between 120V and 277V.
- 5 Available for compact fluorescent units only.
- 6 Available with 26DTT, 26TRT and 32TRT.
- 7 Must specify voltage. Not available with MVOLT or IG.
- 8 For additional colors, see pages 796-799 or see Architectural Colors brochure on www.lithonia.com.
- 9 For other options and accessories, see Accessories table and pages 148-149.
- 10 Maximum wattage lamp included.
- 11 120V only.
- 12 Stainless steel TORX® T20 screws with center reject pin.
- 13 Lamp(s) included unless L/LP is specified.

PGR

PRINTING GARAGE & CANOPY

INTENDED USE

Intended Use
For parking garage applications

CONSTRUCTION

Upper housing: Rugged, die-cast aluminum with one-piece silicone gasketing. Standard finish is white, corrosion-resistant polyester powder paint. Other architectural colors available as listed below.

Lower Assembly: Precision injection-molded, UV stabilized acrylic. Hinged and secured with four stainless steel screws. Polycarbonate available.

OPTICS

Lower semi-specular, faceted, vacuum metalized aluminum reflector and upper-precision, injection-molded, prismatic acrylic refractor. Polycarbonate refractor available.

ELECTRICAL

Ballast: All ballasts are 100% factory tested. High reactance, high power factor for 150W and below. Constant voltage autotransformer 175W and above. MH: 150W and below are standard with pulse-start ignitor technology. Super CWA Pulse Start ballasts, 80% efficient and EISA legislation compliant, are required for 151-200W (must order SCWA option) for U.S. shipments only. CSA, NOM or IHTL required for probe start shipments outside the U.S. Electronic MH: 180°C Class H insulation system. Ballast is high power factor, <15% THD with starting temperature of -22°F (-30°C). Compact Fluorescent: Ballast is Class P, electronic, high power factor, <10% THD with starting temperature of 0°F (-18°C). Induction: High

Frequency Generator - Supplies high-frequency power to the discharge vessel (lamp) to initiate and maintain a gas discharge for a rated 100,000 hours of life (optimized for ambient temperatures ranging from -40° to 25°C; higher ambient temperatures may reduce lamp life). Power Coupler - Induction coil transfers energy from the generator to the discharge vessel.

Discharge Vessel - Glass bulb contains a mixture of low-pressure mercury vapor and inert buffer gas. The wall of the discharge vessel is coated with a fluorescent powder which produces light at 3000K color and 80+ CRI.

Socket: Medium-base, UL Listed 660W, 600V, 4K socket. CFL sockets are high temperature thermoplastic with integral retention clip. LPI is standard 35K for CFL.

INSTALLATION

Mounting: Fully silicone-gasketed, galvanized steel plate. Surface mounts to recessed box or pendant mounts to industry standard J-boxes. The quick-mounting bracket doubles as a hanger for the fixture, allowing for trouble-free electrical connections. The fixture twist-locks into place in a firm, secure fashion.

LISTINGS

UL Listed (standard), CSA Certified or IEC Certified (see Options). UL Listed for 25°C ambient operation and wet locations. U.S. Patent No. D402,075. Canadian patent No. 86779.



OPERATION INFORMATION

For shortest lead times, configure products using **bolded options**.

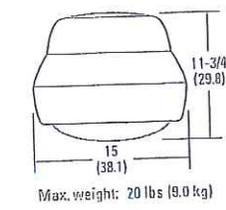
Example: PGR 100M TB LPI

Series	Lamp type	Voltage	Ballast	Mounting		Options				
				Ships separately ¹⁵	Ships installed					
PGR	High pressure sodium ¹	175M	Electronic metal halide^{1,2,3}	Induction⁴	120	480 ^{7,8,9,10}	(blank)	Magnetic ballast	Ships separately ¹⁵	Ships installed
		200M ¹		85IL	208 ^{7,8}	YB ^{10,11}		YK	Yoke	SF Single fuse, 120V, 277V, 347V
	70S	Metal halide ceramic¹	50M	85IL/40	240 ^{1,5}	23050HZ ²	CWI	OJB	Offset junction box	DF Double fuse, 208V, 240V, 480V
	100S		70M		277 ²	1MVOLT ¹¹		OJBHK	Offset junction box (for use with HEB, FL, IL)	GMF Internal slow-blow fusing
	150S	50MHC ^{1,4}	Compact fluorescent		347 ²	TVOLT ¹⁴	SCWA			EC Emergency circuit ¹⁶
		Metal halide	70MHC ^{1,4}	2/42TRT			HEB			QRS Quartz restrike system ¹⁸
		50M ^{1,2}	100MHC	2/57TRT						QRSD QRS time delay ^{15,17}
		70M ^{1,2}	150MHC	2/70TRT						KW1 KiloWatch 120V control ¹⁴
		100M ¹		85TRT						KW4 KiloWatch 277V control ¹⁴
		150M								
Options (continued)				CSA	Meets Canadian standards		Finish		Lamped	
TP	Tamperproof			NOM	Meets Mexican standards (consult factory)		(blank)	White (std.)	LPI	Lamp included
HS	House-side shield ^{15,16}			IHTL	Available for MH probe start shipping outside the U.S.		DDB	Dark bronze	L/LP	Less lamp
HSR	House-side glare shield ready ^{15,21}			Ships separately¹⁴			DBL	Black	LP	Lamp factory installed
HA	High ambient (40°C) ^{12,21,22}			BDS	Bird deterrent shroud		DGC	Charcoal gray		
FLR	Frosted lower lens						DHA	Natural aluminum		
DH	Downlight focused ^{17,18,21}						CR	Enhanced corrosion resistance		
PC	Polycarbonate refractor/lower housing/lens						CRT	Non-stick protective coating (black)		

ADDITIONAL INFORMATION

For additional product information, visit www.lithonia.com.

Drawings are for dimensional detail only and may not represent actual mechanical configuration. Dimensions are shown in inches (centimeters) unless otherwise noted.



Notes

- Not available with SCWA
- Not available with 480V.
- Must be ordered with SCWA option.
- Not applicable with LPI.
- Must be ordered with HEB option. (For ceramic lamp, order as 50MHC or 70MHC).
- Must be ordered with LP option. Optimized for use in areas where ambient temperature does not exceed 20°C. Higher ambient temperatures may reduce lamp life.
- Must specify CWI for use in Canada
- Not available with induction.
- Available in 150S, 175M and 200M only
- Not available with compact fluorescent.
- Optional multi-tap ballast (120V, 208V, 240V, 277V). In Canada 120V, 277V, 347V; ships as 120V/347V.

- Consult factory for available wattages.
- Optional multi-volt electronic ballast capable of operating on any line voltage from 120V-277V. Use for both compact fluorescent and electronic HID.
- Optional tri-volt electronic ballast capable of operating on any line voltage from 200V-277V. Available with induction only
- May be ordered as an accessory. Must specify finish. Prefix with fixture name and size (e.g. PGRVK U).
- Maximum allowable wattage lamp included.
- Not available with KiloWatch.
- Available with 175M, 200M and 150S only.
- Not available with HA (high ambient) option.
- Not available with DH (downlight focused) option
- Not available with HS (house-side glare shield)
- Not available with 200M

LITHONIA OUTDOOR



FEATURES & SPECIFICATIONS

INTENDED USE — The Contour Series LED luminaire is ideal for commercial wall-mounted applications where traditional metal halide luminaires are typically used. With a choice of three light levels, the luminaire generates up to 80% in energy savings and can replace traditional metal halide luminaires ranging from 175W up to 400W.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Unique flow-through design for optimized thermal management. Modularity allows for ease of maintenance and potential for future system upgrades. Metallic screen covers the top of the housing, preventing debris build-up while allowing for air flow. Housing is completely sealed against moisture and environmental contaminants.

Finish: Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish (available in both textured and non-textured) that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mm thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white.

OPTICS — Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Choice of four optimized distributions: Type II, Type III, Type IV, and Forward Throw. The optical system controls light above 90 degrees, eliminating wasteful up light.

ELECTRICAL — High-efficiency 4000K, 65 CRI LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life (L85 60,000 hrs, 25°C ambient). Standard and dimming drivers are available in 120-277V and 347-480V, 50/60 Hz. Drivers have power factor >90% and THD <20%. Thermal isolation results in expected driver life of over 100,000 hours. Replaceable surge protection device is tested in accordance with IEEE/ANSI C62.41.2 meeting Category C Low.

INSTALLATION — Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with every installation.

LISTINGS — CSA Certified to U.S. and Canadian standards. Light engine is IP66 rated. Luminaire is IP65 rated.

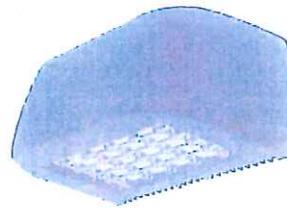
WARRANTY — Five-year limited warranty.

NOTE: Specifications subject to change without notice.

Catalog Number
Notes
Type

CONTOUR
SERIES

LED Building-Mounted Luminaire



Computer Simulated Efficacy of 6 Green is at 25°C, 700mA for 3000h at 100% modulation

Specifications

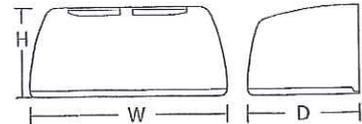
Height: 7-1/8 (29.2)

Width: 16-3/8 (41.6)

Depth: 9-5/16 (23.6)

Weight: 30 lbs (13.6 kg)

All dimensions are inches (centimeters) unless otherwise specified.



ORDER INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: CSXW LED 1 30B700/40K SR3 MVOLT DDBTXD

CSXW LED	1						
Series	Number of light engines	Performance package ¹	Distribution	Voltage	Mounting	Options	Finish ²
CSXW LED	1	30B700/40K	SR2 Type II	MVOLT ¹	(blank) Surface mount	<u>Shipped installed in fixture</u> SF Single fuse (120, 277, 347V) DF Double fuse (208, 240, 480V) PE Photoelectric cell, button type ⁵ DimG Dimming option ⁶ <u>Shipped separately⁴</u> VG Vandal guard WG Wire guard	DDBXD Dark bronze
		30B530/40K	SR3 Type III asymmetric	120	<u>Shipped separately⁴</u>		DNAXD Natural aluminum
		30B350/40K	SR4 Type IV forward throw	208	BBW Surface-mounted back box		DWHXD White
		<u>Optional</u>	FT Forward throw	240			DBLXD Black
		30B700/30K		277			DDBTXD Dark bronze textured
		30B530/30K		347 ³			DHATXD Natural aluminum textured
		30B350/30K		480 ³			DWHGXD White textured
		30B700/50K					DBLTXD Black textured
		30B530/50K					
		30B350/50K					

Notes

- 1 Configured with 4000K (40K) provides the shortest lead times. 3000K (30K) and 5000 (50K) are also available. Please consult factory for additional information.
- 2 Multi-volt driver capable of operating on any line voltage from 120V-277V.
- 3 Available with 700mA only.
- 4 May be ordered as an accessory. Prefix with CSXW (i.e. CSXWVG). Must specify finish.
- 5 Must be ordered with fixture; cannot be field installed. Must specify voltage (not available with MVOLT or 480V).
- 6 DIMG only available with 700mA or 350mA MVOLT. Consult factory for 700mA 347 or 400 volt.
- 7 Must specify finish.

CSXW LED Building-Mounted Lighting

PERFORMANCE DATA

Number of light engines	Drive current	Performance package	Nominal system watts ¹	Dist. Type	100' (4,000L, 65 CRI)				
					Linear	B	U	G	LFM
1	530	30B530/-K	57	SR2	4,522	1	0	1	79
1	530	30B530/-K	57	SR3	4,475	1	0	1	79
1	530	30B530/-K	57	SR4	4,583	1	0	2	80
1	530	30B530/-K	57	SR5	4,898	3	0	1	86
1	530	30B530/-K	57	FT	4,613	1	0	1	81
1	700	30B700/-K	74	SR2	5,514	1	0	2	75
1	700	30B700/-K	74	SR3	5,403	1	0	2	73
1	700	30B700/-K	74	SR4	5,565	1	0	2	75
1	700	30B700/-K	74	SR5	6,105	3	0	1	83
1	700	30B700/-K	74	FT	5,601	1	0	2	76

700 mA		Current (A)					
Light engines	Nominal power (W)	120	200	240	277	347	400
1	74	0.62	0.36	0.31	0.27	0.21	0.15

Notes:

1. Based on CSXW LED-7000 model.
2. Additional lighting facts available; please consult factory.
3. Photometric data can be accessed from the Lithonia Lighting web site (www.lithonia.com).

CSXW LED



An Acuity Brands Company

IMPACT ANALYSIS

GREEN BEAGLE LODGE
Proposed Class B Special Use Permit
Proposed Use: Kennels
Millhouse Road
Chapel Hill, NC 27516
Orange County, NC

For

Andrew Purner
1550 Bruin Trail
Chapel Hill, NC 27516

W. Michael Wheeler
State Certified Residential Real Estate Appraiser (A4639)
The Real Estate Shop
P.O. Box 777
Hillsborough, NC 27278

Effective & Inspection Date of Report
March 2, 2012

File Number
1203044

W. Michael Wheeler
The Real Estate Shop
P.O. Box 777
Hillsborough, NC 27278
(919) 732-4428

March 2, 2012

Mr. Andrew Purner
1550 Bruin Trail
Chapel Hill, NC 27516

Subject: Impact Analysis of the Proposed Class B Special Use Permit for Kennel
Located at Millhouse Road, Chapel Hill, NC 27516

Dear Mr. Purner,

As you requested, the following is my opinion of the potential impact of the proposed Special Use Permit for a Kennel located off Millhouse Road in the southeast quadrant of Orange County in the Eubanks community. At your request, I inspected the subject site on Friday, March 2, 2012, and reviewed the available information, including the Site Plan documents provided by Summit Design and Engineering Services, and the narrative summarizing the proposed improvements. With this information, the following is my professional opinion of the potential impact of the proposed Class B Special Use Permit for a Kennel on the above referenced subject site, (as if 100% complete per noted plans) on the surrounding neighborhood area.

The property is located off Millhouse Road and features ample road frontage. This parcel is located approximately ½ mile north of the Eubanks Road intersection and Interstate Highway 40 is located approximately ½ mile to the east of the property. Further east is Highway 86 which serves as a major north/south corridor from Hillsborough to Chapel Hill. Old Highway 86 is located approximately 1.5 miles to the west of the property. Located approximately 2.00 miles to the north of the subject site is New Hope Church Road.

The site consists of a single parcel totaling 15.71 acres (as per Orange County Land Records), and the application and supporting documents filed with the Orange County Planning Department. The property is currently zoned RB (Rural Buffer) and falls within the Jordan Lake (unprotected) watershed overlay and within the Cape Fear River Basin. The proposed Class B Special Use Permit seeks to develop the site as a pet boarding and day-care facility. The proposed Kennel is to be controlled/managed/operated by the referenced applicants.

This report describes my opinion of the effect of the *assumption* that the proposed Kennel facility is 100% complete per the proposed Class B Special Use Permit for a Kennel on the surrounding properties and neighborhood.

An **Assumption** or **Extraordinary Assumption** is defined as: an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions (Assumptions presume as fact uncertain information, in this case it is assumed 100% complete per the Class B Special Use Permit for a Kennel.

The attached analysis is in two parts:

The first section contains a more detailed description of the property both as it is currently configured and as if the overall site would be configured as proposed and assumed 100% complete per the plans; and the site is fully developed per the proposed Class B Special Use Permit for a Kennel, as further described in the application, as well as relevant information about the neighborhood and its relation to the subject.

The second section is a summary of my investigations and data analyzed, and the reasoning behind my conclusions. This section addresses the issue of the likely effect of the proposed Class B Special Use Permit for a Kennel, as if 100% complete per the plans, on the values and marketability of the immediate surrounding neighborhood area.

Based on this information and analyses as contained herein, it is my opinion that the proposed Class B Special Use Permit for a Kennel when 100% complete per the plans appears to be consistent with other uses in the area including suburban and rural style large lot developments. Furthermore, there is no current market evidence that this proposed Special Use Permit (as 100% complete per the plans) would have a negative effect on the value or marketability on the immediate surrounding area and will *not* injure the surrounding properties or neighborhood. **Thus the surrounding properties and the general neighborhood vicinity near the proposed Kennel project should maintain their current market values, and over time, their respective appreciation levels.**

Respectfully submitted,

W. Michael Wheeler

W. Michael Wheeler (A4639)
The Real Estate Shop
North Carolina Residential Real Estate Appraiser



DESCRIPTION OF THE SUBJECT SITE (15.72 acres, as vacant)

Location

The property has frontage on Millhouse Road which is paved and state-maintained. Millhouse Road is accessed from the south by Eubanks Road and the north by Highway #36.

Shape and Size

The site appears to be two parcels but they are connected by a deeded access strip. The total acreage of the subject site is 15.71 acres. The lot between the two parcels consists of 2.99 acres which is owned and occupied by the co-applicant.

Zoning and Neighboring Land Uses

The subject property and immediately surrounding properties are currently zoned RB (Rural Buffer) and is in the Jordan Lake (unprotected) watershed overlay and within the Cape Fear River Basin. There were no observed or known creeks or streams located on the subject property; however a small pond fed by run-off only was noted on the site. (See attached Plat Map)

The immediate, neighborhood land use is predominately single family residential with some site sizes being sufficient to support additional outbuildings. The 69 +/- acre tract to the immediate south of the subject site is dedicated as a future park. Zoning for the extended area includes JPA (Joint Planning Area) and serves as the Town of Chapel Hill Operations and Transportation Center; the Orange County Parks Division Parks Operation Base; the Orange County Animal Services; and the Orange County Landfill. Also noted in the extended area were the Waldorf School and some horse boarding properties.

Topography

The topography is considered gently rolling with moderate sloping and has a high elevation of 576 feet above mean sea level down to a low of 490 feet above mean sea level. The actual building site has a high elevation of 516 feet above mean sea level and the mean low is the previously reported 490 feet. (See attached Orange County GIS Topographic map addendum). The site is not in a floodplain and the Orange County GIS system did not identify any area in close proximity to the subject property that was in a floodplain. The majority of the property is vegetated with a mature mixture of hard and softwood trees.

Soil Conditions

According to Andrew Furner (co-applicant) and attached Class B Special Use Permit Application, Orange County Health Department has issued an Improvement Permit for a conventional wastewater system. Water shall be supplied by a new well.

Access

The subject site has frontage on Millhouse Road; however a 60 foot (60') easement runs along the southern boundary of the site from Millhouse Road which will allow ingress/egress/regress to the proposed structure. (See attached Plat Map). Further reference to recorded documents may be viewed in Plat Book 23 at Page 114.

The appraiser hereby assumes that the owner of the subject site has legal rights of ingress, egress and regress as described in the recorded documents referenced above and that any costs associated with upgrading and maintaining the private gravel road right-of-way is the responsibility of the Kennel owners.

Vegetation

With the exception of the previously noted pond, the majority of the property is vegetated with a mixture of hard and softwood trees.

Easements/Encroachments

Public utility easements may exist but they are not considered adverse to value or marketability of the subject or the surrounding neighborhood. No other easements or encroachments are known or observed at inspection, on the subject property and none are assumed.

Improvements

No structural improvements were observed and none are assumed.

DESCRIPTION OF PROPOSED KENNEL SITE (As-If 100% complete)

Location

The property is located off Millhouse Road and features ample road frontage. This parcel is located approximately ½ mile north of the Eubanks Road intersection and Interstate Highway 40 is located approximately ½ mile to the east of the property. Further east is Highway 86 which serves as a major north/south corridor from Hillsborough to Chapel Hill. Old Highway 86 is located approximately 1.5 miles to the west of the property. Located approximately 2.00 miles to the north of the subject site is New Hope Church Road.

As per NC DOT Traffic Volume Maps representing the most recent traffic counts obtained in 2009, Millhouse Road reports approximately 1,725 daily traffic units, (Average Annual Daily Traffic) and 5,400 AADT for Eubanks Road. NC Highway #86 reports approximately 6,800 AADT. (See attached AADT Map). The 2009 Traffic Volume data is the most recent currently available for this area. The 2010 and 2011 data, if available might suggest AADT counts exceeding those most recently reported due to the increasing population figures for Orange County and for the overall surrounding Triangle area. The neighborhood residents appear to be willing to trade off any noise or certain traffic patterns for the superior location and ease of accessibility offered, which is considered a positive to value and marketability for the overall surrounding area.

Proposed Improvements

The proposed Kennel facility (As-If 100% complete) is proposed as a single structure with multiple functions within a single design as per provided plans.

The proposed improvement is a two level structure with the ground level consisting of 9,300 square feet and the upper level loft consisting of 800 square feet for a total of 10,100 square feet of enclosed space. This space contains 70 interior kennels plus 20 kennels with exterior runs. Also featured is a separate room for boarding cats, a training area, grooming and washing rooms. An entry lobby and reception area, as well as, an office were also noted. The upper level will serve as an employee break room

The proposed structure is designed with sustainable building principles. Rainwater capture, solar water heaters, radiant floor heating powered by solar heaters, natural lighting, LED lighting, and efficient ventilation systems are noted as stand-out items which set this facility apart from the average pet boarding facilities.

According to the plans, the maximum height of the proposed structure is 28 feet high at its zenith and the exterior walls are a combination of stone and fiber-cement siding.

Included in the proposed drawing and documents are 23 parking spaces. The entry road and parking lot will be gravel with the exception of the required handicapped parking spaces and associated walkways.

All improvements are proposed to be supported by a private well and septic system sufficient to support the proposed facility, per the Orange County Department of Environmental Health.

Proposed Utilities

Electrical and telephone utilities are available on Millhouse Road and it is assumed they would be available for the proposed Kennel.

Proposed Access and Improvements

According to the proposed Site Plan, access to the proposed Kennel improvements will be from a sixty foot driveway easement which connects to the subject property from Millhouse Road. Bruin Trail is a private road which runs along the northern boundary of the subject site but not intended to be used for regular ingress/egress/regress.

Visibility

According to the proposed Site Plan, the applicant is proposing to retain a thirty foot (30') existing vegetation buffer along the section of the property that borders Millhouse Road. The natural height of the tree line and undercover along the perimeter of the property, coupled with the existing significantly wide vegetated buffers should be sufficient to virtually make the proposed Kennel facility invisible from immediate neighbors at all sides of the property and significantly limit direct visibility to all other property owners and travel corridors.

From a design layout standpoint, the proposed improvements (including building heights and existing sight and tree lines) being located within the existing vegetation appears to incorporate the careful location of these improvements to the least conspicuous area of the site and within the boundaries and setbacks requirements.

The context, aesthetics and scales of the proposed facility appear to have been planned such that they have been guided by an overarching architectural theme commensurate with the surrounding neighborhood existing designs and exterior finishes.

NEIGHBORHOOD DESCRIPTION

The subject property and immediately surrounding properties are currently zoned RB (Rural Buffer) and is in the Jordan Lake (unprotected) watershed overlay and within the Cape Fear River Basin. There were no observed or known creeks or streams located on

the subject property; however a small pond fed by run-off only was noted on the site. (See attached Plat Map)

The immediate, neighborhood land use is predominately single family residential. The sixty-nine acre (69 +/-) tract to the immediate south of the subject site is dedicated as a future park. Zoning for the extended area includes JPA (Joint Planning Area) and serves as the Town of Chapel Hill Operations and Transportation Center; the Orange County Parks Division Parks Operation Base; the Orange County Animal Services; and the Orange County Landfill. Also noted in the extended area were the Waldorf School and some horse boarding properties. It must be noted that one parcel approximately ½ mile north of the subject site is zoned PDHR which is residential use with higher density.

The area generally consists of large tract parcels that are mostly wooded and many have been improved with single family dwellings. Some site sizes are sufficient to support additional outbuildings and in many cases are supporting equestrian (horses), bovine (cattle & goats) and other similar agricultural activities.

The property is located off Millhouse Road and features ample road frontage. This parcel is located approximately ½ mile north of the Eubanks Road intersection and Interstate Highway 40 is located approximately ½ mile to the east of the property. Further east is Highway 86 which serves as a major north/south corridor from Hillsborough to Chapel Hill. Old Highway 86 is located approximately 1.5 miles to the west of the property. Located approximately 2.00 miles to the north of the subject site is New Hope Church Road.

As per NC DOT Traffic Volume Maps representing the most recent traffic counts obtained in 2009, Millhouse Road reports approximately 1,725 daily traffic units, (Average Annual Daily Traffic) and 5,400 AADT for Eubanks Road. NC Highway #86 reports approximately 6,800 AADT. (See attached AADT Map). The 2009 Traffic Volume data is the most recent currently available for this area. The 2010 and 2011 data, if available might suggest AADT counts exceeding those most recently reported due to the increasing population figures for Orange County and for the overall surrounding Triangle area. The neighborhood residents appear to be willing to trade off any noise or certain traffic patterns for the superior location and ease of accessibility offered, which is considered a positive to value and marketability for the overall surrounding area.

Conclusion

The area around the proposed Class B Special Use Permit for a Kennel site was observed to be in an already developing part of southeast Orange County, which appears consistent with other non-residential uses in the nearby area.

Developing areas generate a certain amount of audible sounds, exemplified by automobile traffic. Therefore, the proximity of I-40 which is a high volume corridor coupled with NC Highway #86 which is also a high volume corridor, supports circumstances that contribute to the overall developing neighborhood area.

It appears that the location of this property visually screened and off Millhouse Road in the southeastern section of Orange County, coupled with nearby Eubanks Road and the developing agricultural services already naturally in the overall surrounding area in large tract parcels while incorporating many agricultural uses including equestrienne and bovine uses supports such a proposed Special Use Permit in keeping with that which is proposed by the applicants as Green Beagle Lodge.

It should be noted that since 2003, three other Special Use Permits for Kennels have been issued by Orange County (Paws & Claws located at Guess Road & Normans Gravel Road; Canine Collage of Chapel Hill located at 719 New Hope Church Road; and Pet Behavior Help at Davis Road & Old NC Highway #86). Orange County, in conjunction with a local non-profit constructed and operates the Animal Control facility called "Paws 4Ever" on Nicks Road. This facility, although larger, has multiple shelters with runs, fenced animal play areas, agility field and equipment, a shelter for large animals and a Veterinary clinic.

It is my opinion that since Orange County has issued other similar suburban or rural Special Use Permits in a variety of locations across Orange County; it appears that such issuance of similar Special Use Permits appears in conformity with the desired types of growth that is acceptable in suburban and rural locations of Orange County, and that Green Beagle Lodge appears to have similar characteristics.

Therefore, it is my opinion that the proposed Kennel facility (as-if 100% complete) is consistent with the overall surrounding area and has incorporated appropriate design and layout standards. Furthermore, and under the assumptions contained herein, it is my opinion that the proposed Kennel facility (Class B Special Use Permit) would have *no* negative effect (in terms of value or marketability) on the immediate surrounding properties including single family residences and their respective nearby neighborhoods. Considering the general character of the area, the relative minimal density of development and the nearby location of I-40 and NC Highway #86, it is my opinion that the proposed Kennel facility (as-if 100% complete per the Special Use Permit) would be consistent with other existing uses in the nearby area and have *no* negative effect on the value or marketability of surrounding properties.

COMPARATIVE DATA

As requested, the following information was developed for use in addressing the potential impact of the proposed Kennel facility on the nearby neighborhood.

The property was observed to be directly served from Millhouse Road which is a paved, state maintained, public road. Developing areas, similar to the subject neighborhood, generate a certain amount of audible sounds, exemplified by automobile traffic. Therefore, the proximity of I-40 which generates approximately 67,000 vehicle trips per day (AADT) coupled with nearby Highway #86 which generates approximately 6,800 vehicle trips per day, supports circumstances that contribute to the overall developing neighborhood area.

I have inspected and analyzed the subject property, the proposed Class B Special Use Permit for a Kennel, surrounding neighborhood and comparable sales data, which is summarized as follows:

The general neighborhood consists primarily of large parcel, mixed style residential tracts with some properties sufficient in size to support equestrian, bovine and other agricultural uses. The general neighborhood area appears to have been developed over time from larger tracts with most homes being typically built to individual custom tastes, which were incorporated into the design and style of each structure.

According to current information obtained from Triangle Multiple Listing Service, (TMLS) numerous detached, single family, residential dwellings (979) in the immediate surrounding area (TMLS Area 207) have sold since 2002 (+/- 10 years). An additional 292 residential structures have transferred during the same time period which include townhouse, condominium and manufactured dwellings. Ninety-nine (99) residences are currently listed, of which twenty-nine (29) are townhouse, condominium or manufactured in design with the remaining seventy being detached, single family dwellings. The TMLS Area 207 is bordered on the south by Homestead Road, the north by New Hope Church Road, the east by Highway #86, and the west by Old Highway #86.

The subject neighborhood area has been compared to other single-family residential properties located throughout Orange County, one of which is located in central Orange County known as 'Wildwood' (containing over 150 single-family residences) which has a similar mix of styles, designs, age and external influences, such as I-85 to its north and adjacent to a major commercial hub 'Hampton Point' which was built after the 'Wildwood' subdivision was completed.

The following sales are located within the Wildwood subdivision:

#1: 2406 Wade Hampton Road John Edwin Stillman	PIN: 9873588038 7/17/09: \$145,000 9/30/94: \$87,000	4786/480 1291/234	+ 66%
#2: 2305 Judah Benjamin Court Angela M. Arrington	PIN: 9873576490 9/30/11: \$117,000 5/17/07: \$126,000 5/7/03: \$105,000	5229/482 4234/205 3003/230	- 7.1% + 2 %
#3: 2502 Wade Hampton Road Allison E. Myers	PIN: 9873660265 8/20/09: \$131,000 7/25/06: \$126,000	4809/296 4085/522	+ 3.9%
#4: 2406 Charles Tew Court Anne V. Brown	PIN: 9873569608 3/11/10: \$126,000 6/9/06: \$123,000	4912/263 4050/265	+ 2.4%
#5: 901 Alexander Stewart Road Cornelia Irene Phipps	PIN: 9873582261 4/28/09: \$142,000 10/28/04: \$129,000	4721/495 3596/139	+ 9.6%
#6: 1103 Joseph Johnston Court Ronald & Arwana Burroughs	PIN: 9873566117 6/3/11: \$108,000 6/23/09: \$101,000	5168/325 4767/24	+ 6.9%
#7: 2405 Wade Hampton Road Joanne J. Filley	PIN: 9873660696 7/9/09: \$170,000 1/30/04: \$145,000	4780/330 3328/332	+ 17.2%
#8: 1004 Walter Clark Drive Donald F. & Todd M. Doros	PIN: 9873576176 12/10/10: \$128,000 10/24/97: \$101,500	5074/240 1646/374	+ 26.1%
#9: 2409 George Anderson Drive Justin E. & Ashley C. Tillet	PIN: 9873564881 9/27/07: \$140,000 8/29/03: \$137,000	4381/585 3179/448	+ 2.1%

#10: 2408 George Anderson Drive Johnathon & Sylwia Stevens	PIN: 9873566855 4/23/08: \$137,000 11/16/93: \$ 83,000	4509/63 + 65% 1182/232
#11: 1017 Alexander Stewart Drive Robert B. Freudenberg	PIN: 9873573739 3/5/08: \$137,500 9/1/05: \$134,000	4472/47 + 2.6% 3855/532
#12: 2400 Charles Tew Court Richard & Chrystal Gavaletz	PIN: 9873569805 6/5/08: \$152,000 4/8/04: \$128,500	4542/80 +13.2% 3395/323
#13: 2313 George Anderson Drive Cheryl Milton	PIN: 9873573347 8/1/07: \$140000 5/28/93: \$ 85,000	4345/509 + 64.7% 1114/313
#14: 2201 George Anderson Drive Robin Danielle Cohen & Eileen Joy Thibadeau	PIN: 9873574936 10/9/07: \$155,000 12/23/04: \$140,000	4388/552 + 10.7% 3639/142
#15: 2303 Wade Hampton Road Ted J & M Heather Rabalais	PIN: 9873671099 3/12/07: \$140,000 8/19/93: \$ 85,000	4235/593 + 64.7% 1147/41
#16: 1000 Walter Clark Drive Robert R & June A Minton	PIN: 9873575185 8/1/07: \$130,500 8/25/00: \$114,000	4345/38 + 14.5% 2125/595
#17: 2613 Wade Hampton Road Jennifer M Klimko	PIN: 9873554608 8/31/07: \$110,000 7/29/04: \$ 96,000	4367/391 + 14.5% 3513/225
#18: 2500 Wade Hampton Road Whitney Roberts	PIN: 9873660380 8/30/07: \$133,000 2/3/00: \$ 96,500 6/14/99: \$ 96,000 10/14/92:\$ 70,000	4365/486 + 37.8% 2038/233 + .05% 1940/21 + 37.1% 1039/495

#19: 2411 George Anderson Drive PIN: 9873564795
 Donald F & Todd M Doros 7/30/07: \$141,000 4342/194 + 33.6%
 7/30/99: \$105,500 1965/278

#20: 3 Steepleton Court PIN: 9873660620
 B R Hill 10/30/07: \$123,000 4400/301 + 68.4%
 8/31/93: \$ 73,000 1151/101

The above historical sales comparison analysis of the 'Wildwood' subdivision provides *no* evidence that Hampton Point has had a negative influence on the values or marketability of 'Wildwood' subdivision. Thus, it is concluded that the proposed Kennel facility would *not* have any negative influence on surrounding property values or marketability. Adjusting for the time for each resale, appreciation in the 'Wildwood' subdivision is approximately 2.43% per year over the past 10 years of historical ownership.

A further analysis of residential properties in the vicinity of veterinary hospitals with boarding facilities or dog kennels revealed the existence of ten such facilities. Five are located in commercial districts of Hillsborough, Carrboro and Chapel Hill and four such facilities are located outside of the main urban areas of the overall Orange County area including the subject. Other similar facilities are in Durham and Chatham County.

The five dog boarding facilities located outside the urban areas are as follows:

Chapel Hill Boarding Kennel
 719 New Hope Church Road
 Chapel Hill, NC 27516

Doggie Spa and Day Care
 1101 Dawson Road
 Chapel Hill, NC 27516

Greene Valley Farms Boarding and Grooming
 6416 Alexander Drive
 Chapel Hill, NC 27514

Paws and Claws Pet Inn, LLC
 5725 Normans Road
 Rougemont, NC 27572

Sunny Acres Pet Resort
 5908 US Highway 70W
 Durham, NC 27705

It is my opinion that the facility most similar to the proposed Green Beagle Lodge is Sunny Acres Pet Resort located at 5908 US Highway 70W in eastern Orange County near the Durham County line and just off Interstate Highway 85, (I-85). This kennel facility is located on 14+ acres with a significant portion fenced for outdoor activities for the boarded animals. There are several single-family residential properties in the immediate area and one single-family residential subdivision named 'Whispering Pines' located approximately 0.5 miles southwest of the Sunny Acres Pet Resort.

The following sales are located within the 'Whispering Pines' subdivision:

#1: 5600 Ponderosa Drive Reed C. Colver	PIN: 9893803661 3/17/07: \$100,000 6/15/04: \$ 95,500	4357/258 3465/333	+ 4.7%
#2: 6 Whispering Pines Circle Seth E. & Rebecca C. Shaw	PIN: 9893705048 7/10/09: \$116,500 5/26/04: \$104,500	4781/249	+ 1.9%
#3: 5527 Ponderosa Road Rinnie O. Orr	PIN: 9893805331 1/3/07: \$ 90,000 2/23/05: \$ 75,000	4193/493 3680/118	+ 2.0%
#4: 5546 Old Hillsborough Road Erin Strome	PIN: 9892798990 7/17/08: \$137,000 1/29/99: \$ 99,500	4570/507 1866/390	+ 37.7%
#5: 907 Spruce Pine Trail Gina L. Andrews	PIN: 9893801153 6/28/02: \$104,000 7/27/88: \$ 63,500	2630/154 740/419	+ 63.8%
#6: 913 Spruce Pine Trail Leal Escobedo	PIN: 9893708160 3/10/06: \$110,000 6/9/03: \$ 90,000 4/6/94: \$ 69,500	3934/276 3046/432 1233/400	+ 22.2% + 29.5%
#7: 5005 Spruce Pine Trail Steve & Marri Lewis	PIN: 9893708160 2/20/03: \$ 55,000 12/9/02: \$ 54,000	2896/85 2811/427	+ 1.9%

The above historical sales comparison analysis of the 'Whispering Pines' subdivision provides *no* evidence that Sunny Acres Pet Resort has had a negative influence on the values or marketability of 'Whispering Pines' subdivision. Thus, it is concluded that the proposed Kennel facility would *not* have any negative influence on surrounding property values or marketability. Adjusting for the time for each resale, appreciation in the 'Whispering Pines' subdivision is approximately 2.04% per year over the past 10 years of historical ownership.

Therefore, when comparing these two neighborhoods and the potential effect from their respective external influences, it is my conclusion that the proposed Green Beagle Lodge facility would *not* have any negative influence on surrounding property values or marketability. Furthermore, these comparable sales appear not to be negatively influenced by their respective proximity to major transportation corridors such as I-40 or Highway #86.

In conclusion, I have found *no* market evidence that the proposed Special Use Permit for the Green Beagle Lodge facility would have any negative influence on surrounding neighborhood market values or their respective marketability. Based on the data collected, it is my opinion that the proposed Special Use Permit for Green Beagle Lodge will *not* have a negative influence on the value or marketability of the surrounding properties located near the proposed facility when 100% complete.

NOTE: I have not performed an appraisal of the subject property as vacant, improved, or as proposed, or any of the surrounding neighborhood properties or comparable sales included in this report. The above referenced information and analysis is intended for use as an Impact Analysis only, as it relates to the subject proposed Special Use Permit for the Green Beagle Lodge facility (assumed 100% complete as proposed per Class B Special Use Permit for a Kennel as presented). No opinion of value is stated and none is assumed.

W. Michael Wheeler



W. Michael Wheeler (A4639)
The Real Estate Shop
North Carolina Residential Real Estate Appraiser

March 2, 2012

Certification and Statement of Limiting Conditions

The Appraiser certifies and agrees that:

1. The Appraiser has no present or contemplated future interest in the property analyzed; and neither the employment to make the analysis, nor the compensation for it is contingent upon any specific or implied value outcome.
2. The Appraiser has no personal interest in or bias with respect to the subject matter of the report or the participants. The opinions in the report are not based in whole or in part upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property.
3. The Appraiser has personally inspected the property and is familiar with the location of the comparable sales listed in the report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct and the Appraiser has not knowingly withheld any significant information.
4. All contingent and limiting conditions herein (imposed by the terms of the assignment or by the undersigned affecting the analysis, opinions and conclusions contained in the report).
5. This analysis report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the Appraiser is affiliated.
6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the report. No change of any item in the report shall be made by anyone other than the Appraiser and the Appraiser shall have no responsibility for any such unauthorized change.

Contingent and Limiting Conditions

The certification of the Appraiser appearing in the report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this report, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.

3. The Appraiser is not required to give testimony or appear in court because of having made the report with reference to the property in question, unless arrangements have been made previously therefore.

4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuation for land and building must not be used in conjunction with any other analysis and invalid if so used.

5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions or for engineering which might be required to discover such facts.

6. Information, estimates and opinions furnished to the Appraiser and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for the accuracy of such items furnished to the Appraiser can be assumed by the Appraiser.

7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.

8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions about the property, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purpose by anyone but the client specified in the report, the user if appraisal fee paid by same, the user or its successor and assigns, insurers, consultants, professional appraisal organizations, any state or federally approved institutions, any department, agency, or instrumentality of the United States of any state of District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the Appraiser in advance.

9. On all reports, subject to completion or satisfactory completion, repairs or alterations, the report and conclusions are contingent upon completion of the improvements in a workmanlike manner and/or as proposed.

W. Michael Wheeler



W. Michael Wheeler (A4639)
The Real Estate Shop
North Carolina Residential Real Estate Appraiser

ADDENDA

Orange County Land Records Data

Summary Information Page

PIN: 9871615733

PIN Status: Active

Property Owners:
Samuel C. Griffin and wife, Carolyn W. Griffin, and Theresa W. Brown

Owners Mailing Address:
1415 Manor Drive
Chapel Hill, NC 27516

Legal Description:
#2 Julia M. Blackwood
PB: 95/186
DB: 3547/251

Parcel Size: 15.712 acres

Tax Account Number: 276673
Total Assessed Value: \$ 208,985.00
Annual Taxes: \$ 1,980.13

Applicant Narrative

GREEN BEAGLE LODGE

Property Owner: Cecil Griffin et al

PIN: 9871615733

Address: Millhouse Road

Class B Special Use Permit Application

Narrative

The Green Beagle Lodge is proposed as a pet boarding and day-care facility with up to 90 dog runs and 20 cat enclosures. Operating daily from 7AM until 7PM, the Lodge projects the average daily pet occupancy to be 50 animals with only the holiday season occupancy reaching capacity. All enclosures are proposed to be indoors with construction design, materials and setbacks utilized to contain noise and minimize sound at the property boundaries. The outdoor exercise yards are proposed to be encircled by an 8 foot security fence and located 400' from the eastern property boundary, 150' from the southern boundary (future park) and compliant with all ordinance setback requirements.

The proposed site for the Green Beagle Lodge is on a 15.7 acre wooded parcel just outside the town of Chapel Hill. The site was selected as it is bounded on the north and west by the owner/operator/applicants, to the south by the future county park property and east by the Millhouse Road right of way. On the edge of the rural buffer, the proposed site neighbors the recently developed Town of Chapel Hill Operations and Transportation Centers, the Orange County Parks Division Parks Operation Base, Spence's Farm, the Waldorf School and some smaller horse boarding properties. Interstate 40 is a short distance to the east and the railroad right of way used to feed the University's coal fired power plant is even closer. Orange County Animal Services is located at the end of Millhouse Road on Eubanks Road. Centrally located in the county with easy Interstate 40 access at NC 86 and shorter driving distances for Chapel Hill residences, helps to maintain the environmental impact goals of the Green Beagle Lodge.

"Clean, Green Safe & Fun!" are the hallmarks of the Green Beagle Lodge. Co-developed and operated by two families, the Lodge is intended to provide a unique "away from home" experience for the pet members of the more than 60,000 Orange County households who have one or more pets. Pet handling and operational maintenance procedures for the facility shall be reviewed with Orange County Animal Services Director to ensure that pets are provided with a sanitary and safe environment. Exercise yards in part covered with artificial turf are proposed to again maintain the cleanliness of the facility and the pets, in addition to reducing the fertilizers and vast amounts of water required to grow natural turf.

The building proposed for the Green Beagle Lodge has been designed with sustainable building principles and may even qualify for LEED recognition. Rainwater capture, solar water heaters, 95 kW photovoltaic solar array shading the exercise yards, radiant floor heating powered by solar heaters, natural

lighting, LED lighting, highly efficient ventilation systems are many of the features that will set the facility apart from other pet boarding buildings and even many existing and proposed developments within Orange County.

Compliance

The use will maintain or promote the public health, safety, and general welfare

- Solid waste shall be removed by operator to the nearby county solid waste convenience center.
- Orange County Health Department has issued an Improvement Permit for a conventional wastewater system
- Water shall be supplied by a new well meeting all setback requirements.
- Traffic generation shall be minimal and a gravel driveway of size and design approved by Orange County Emergency Services shall be installed on the deeded easement along the southern border with the future county park.
- 8' high security fencing shall be installed around the exercise yards to contain and protect the animals.

The use will maintain or enhance the value of contiguous property.

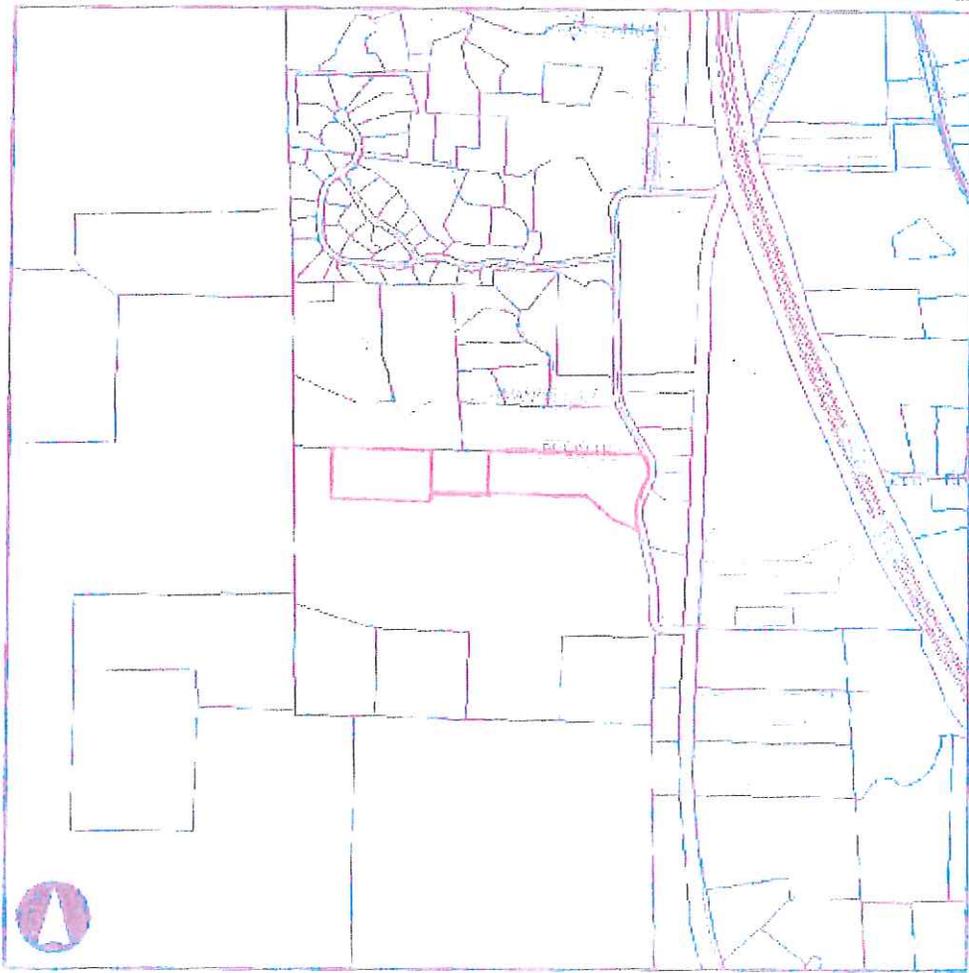
- Impact analysis from a certified real estate appraiser shall be provided as substantial and competent evidence that the proposed development will not diminish real estate values of contiguous properties.
- Compliance with all zoning and building ordinances shall provide reasonable protections for the values of adjacent properties.

The location and character of the use will be in harmony with the area in which it is to be located, and the use is in compliance with the general plan for the physical development of the County.

- Proposed facility shall maintain existing vegetation and will not have any substantial visibility from public right of ways or adjacent properties.
- Erosion Control Division has conducted a Surface Water Identification evaluation and found the property is NOT subject to buffer regulations.
- Located near the higher population centers of the County, the proposed use shall reduce County wide traffic volumes.
- The proposed sustainable building features shall support the harmonious use of the property with the surrounding environment



Orange County, NC GIS

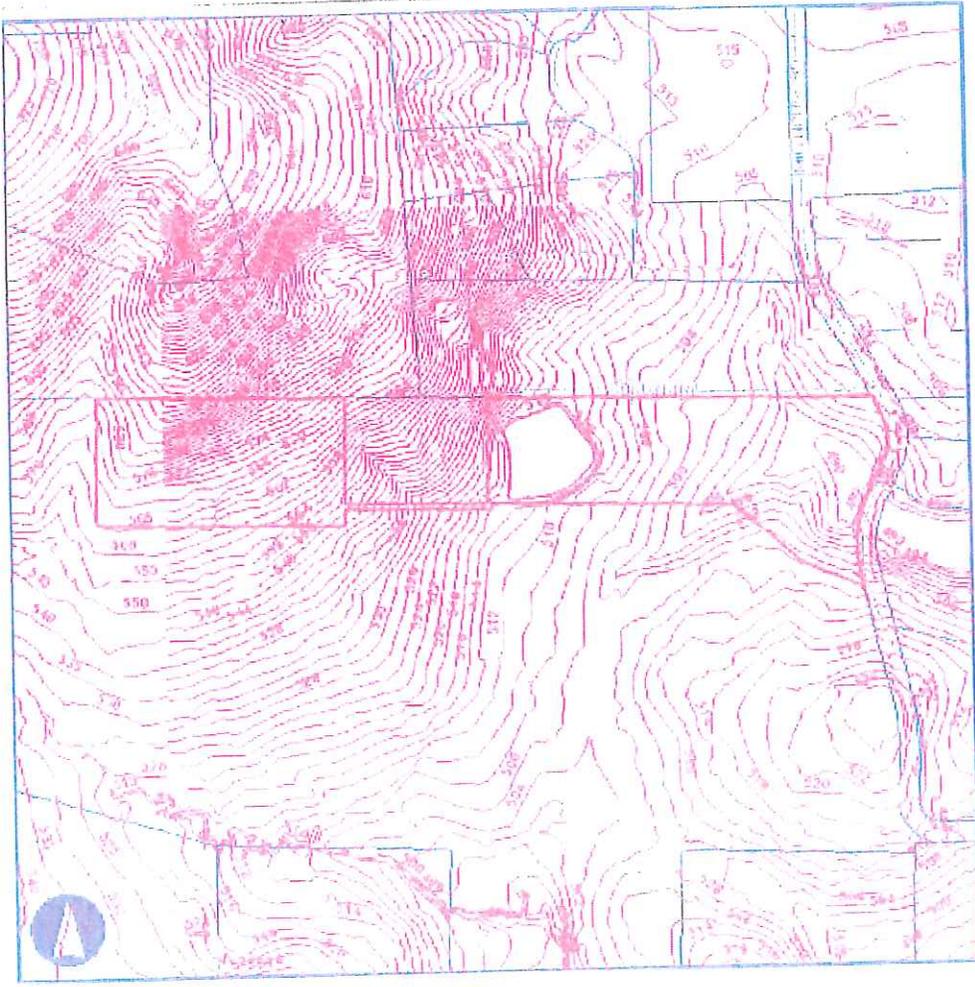


1 inch = 1000 feet.
Produced by GIS 2011 - 2012, Orange County, NC

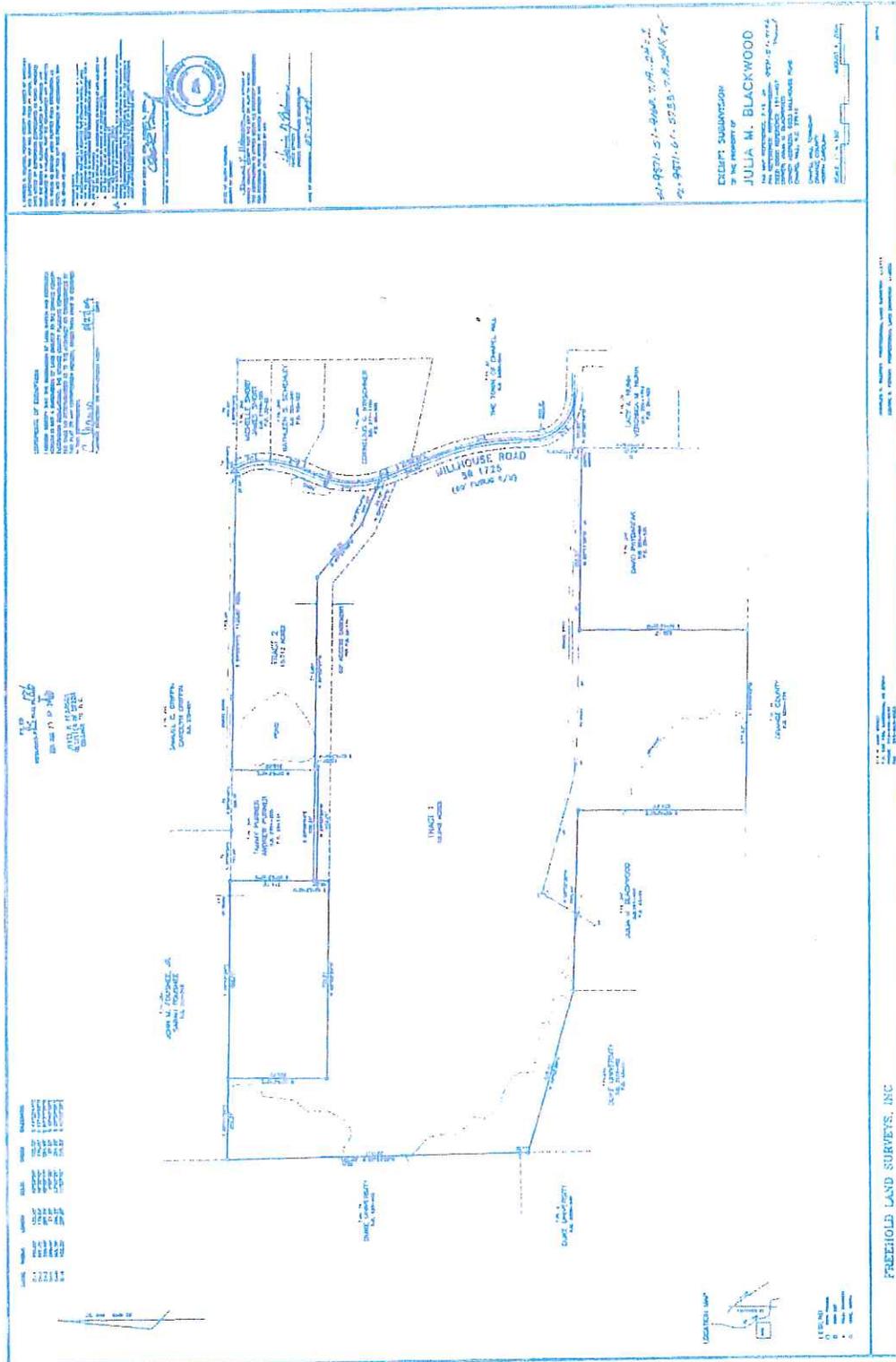
Topography Map



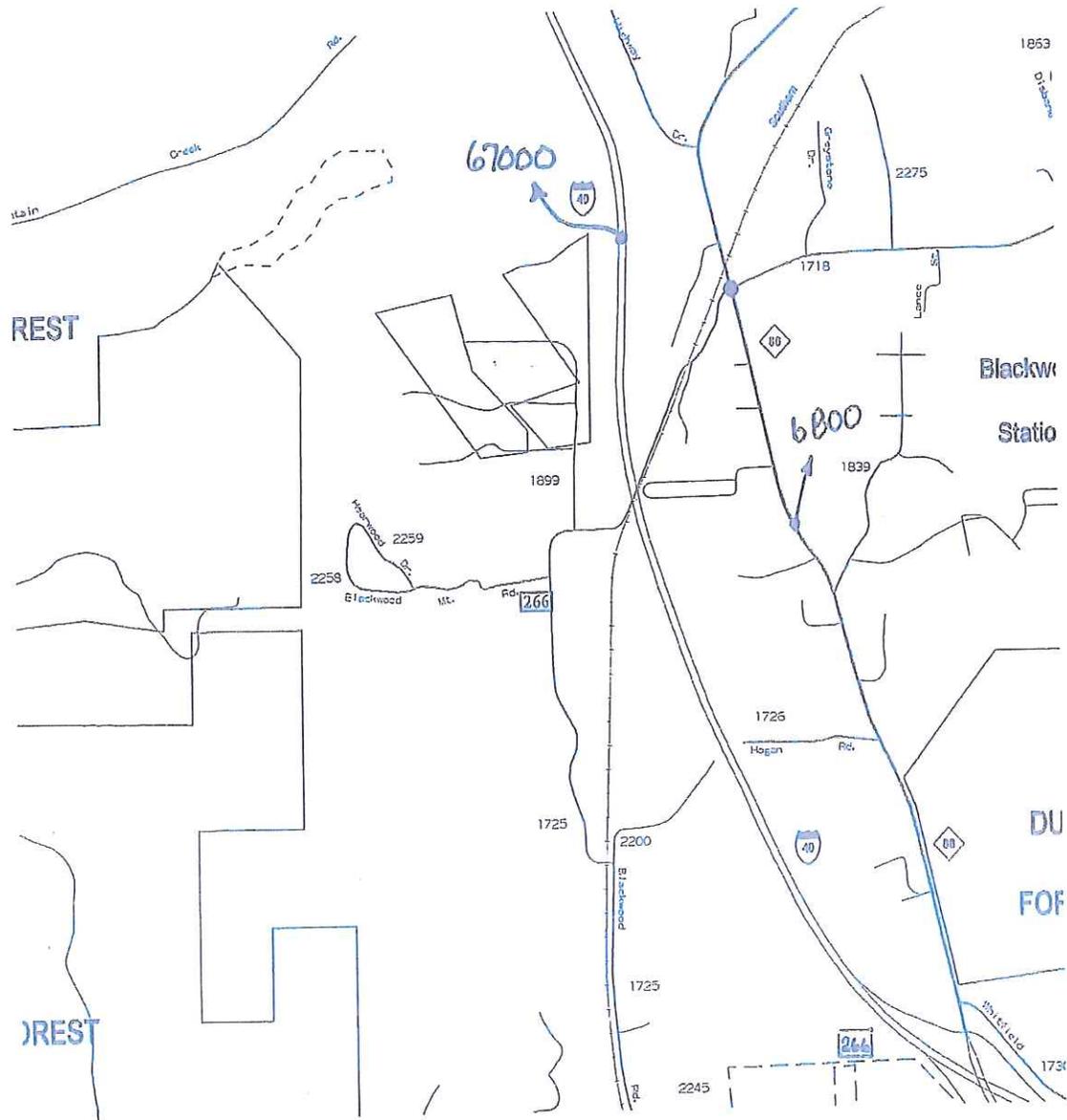
Orange County, NC GIS

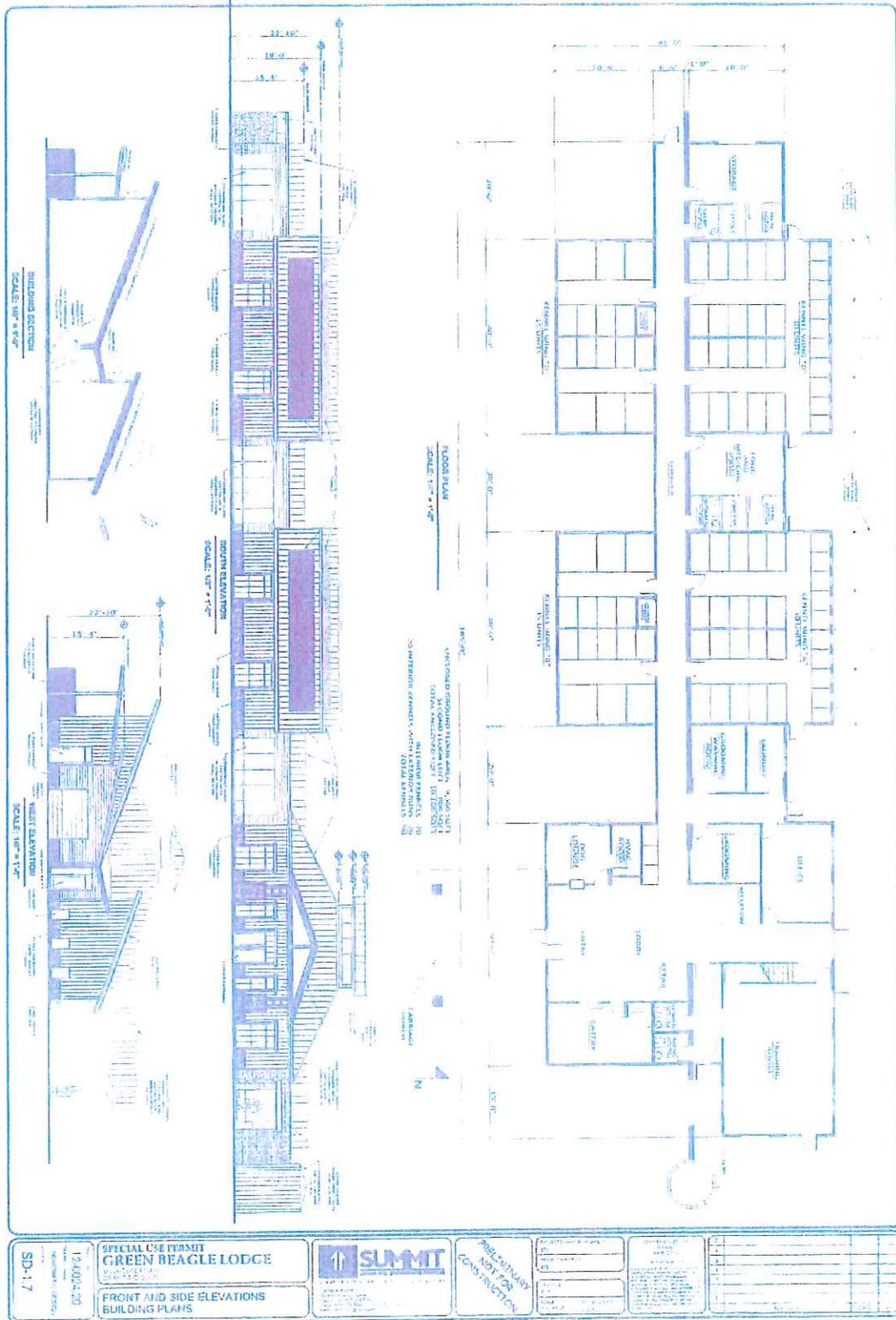


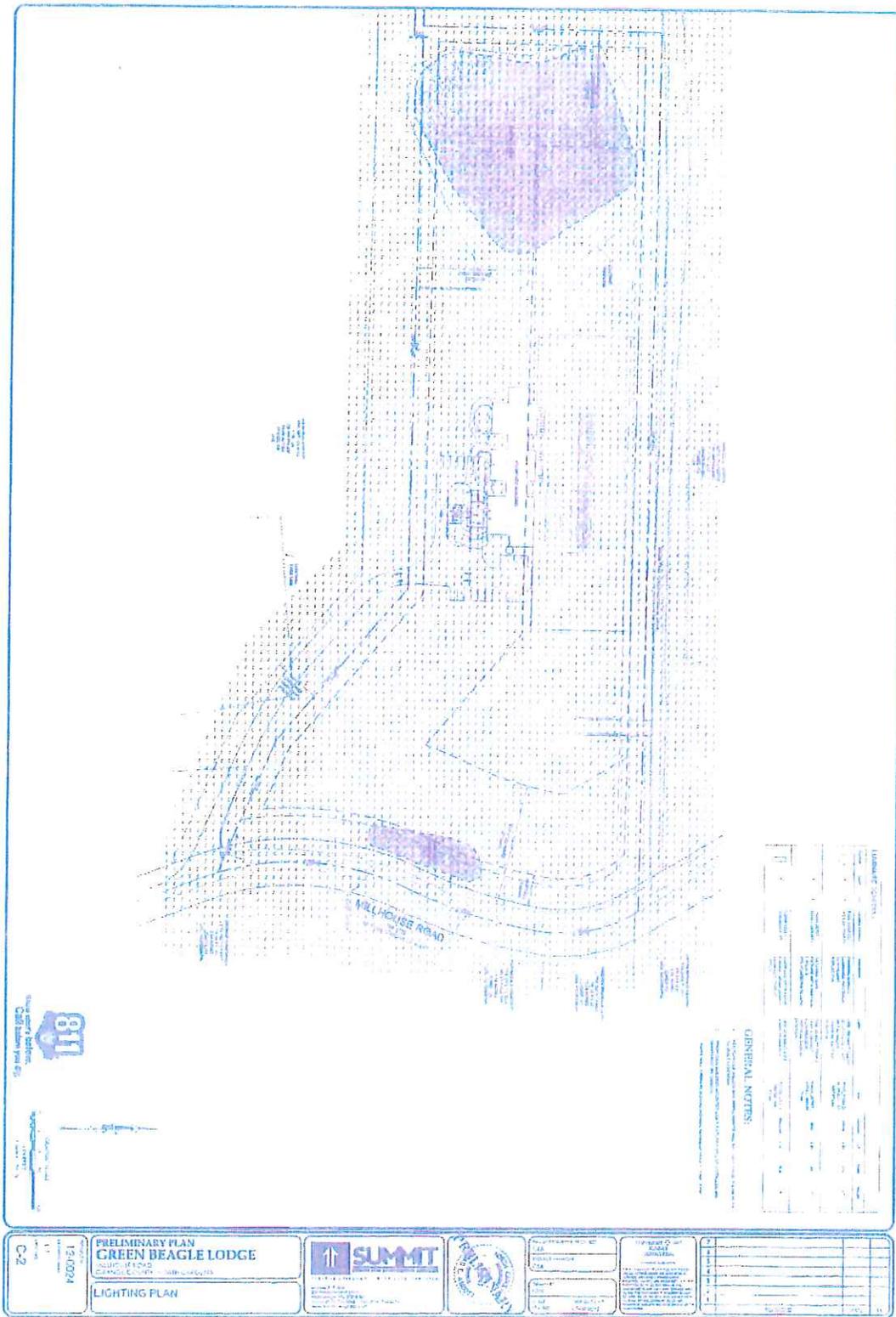
1 inch = 400 feet
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North Carolina Department of Transportation Annual Average Daily Traffic Map







Deed

Orange County NC 08/01/2004
State of North Carolina
Real Estate Excise Tax
Excise Tax: \$453.00



FILED Joyne H. Pearson
Register of Deeds Orange COUNTY, NC
BY: Wendy K. Dyer
Deputy

129

9871-61-5733

Excise Tax: \$453.00

Prepared by
and Return To:

John T. Stewart
Levine & Stewart
143 West Franklin Street, Suite 202
Chapel Hill, North Carolina 27516

NORTH CAROLINA
ORANGE COUNTY

GENERAL WARRANTY DEED

THIS DEED, made and entered into this 31st day of August, 2004, by and between JULIA M. BLACKWOOD, widow, Grantor; and SAMUEL C. GRIFFIN AND WIFE, CAROLYN W. GRIFFIN, AND THERESA W. BROWN, of 1415 Manor Drive, Chapel Hill, NC 27516, Grantees;

WITNESSETH:

THAT said Grantor, in consideration of the sum of Ten Dollars and other good, valuable and sufficient considerations, paid by the said Grantees, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said Grantees and their heirs and assigns, all that certain tract or parcel of land in Orange County, North Carolina and more particularly described as follows:

Being all of Tract 2, containing 15.712 acres, as shown on survey entitled "Exempt Subdivision of the Property of Julia M. Blackwood, dated August 9, 2004, drawn by Charles R. Billings, PLS and recorded at Plat Book 95, Page 186, Orange County Registry.

20040801000208050 DEED
Bk:RB3347 Pg:232
08/01/2004 10:02:02AM 2/3

The Grantor further grants to the Grantee their successors in title, heirs and assigns forever, a non-exclusive 60 foot easement for utilities and their maintenance, for ingress, egress and regress in common with the Grantee, her successors in title, heirs and assigns along with others entitled thereto. Said easement grant is more particularly described in Plat Book 23, Page 114 and Plat Book 95, Page 186, Orange County Registry.

Subject to restrictive covenants and easements of record, if any.

The property described above was acquired by Grantor by instrument recorded in Book 191, Page 407.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantees and their heirs and assigns, in fee simple, except as set forth above.

And the said Grantor does covenant that she is seized of the premises in fee simple and has the right to convey same in fee simple; that the same are free from encumbrances except as set forth above; and that she will warrant and defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set her hand and seal, the day and year first above written.

Julia M. Blackwood (SEAL)
Julia M. Blackwood

STATE OF NORTH CAROLINA, COUNTY OF Orange

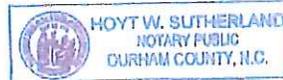
I, Hoyt W. Sutherland a Notary Public for said County and State, do hereby certify that Julia M. Blackwood personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 31st day of August, 2004.

(SEAL)

Hoyt W. Sutherland
Notary Public

My Commission Expires: 6-12-08



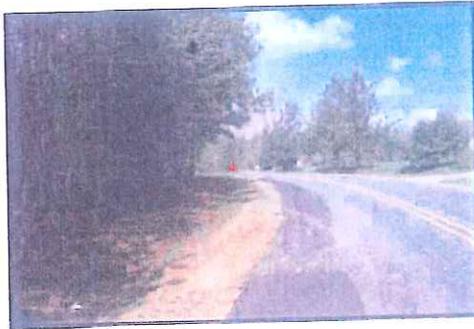
IT

Photograph Addendum

Borrower/Client				
Property Address	Green Beagle Lodge		State	NC
City	Chapel Hill	County	Orange	Zip Code 27516
Lender				



Street View (south)



Street View (north)



Site from Street



Existing Pond

Form PICA LT — 'WinTOTAL' appraisal software by a la mode, inc. — 1-800-ALAMODE

Certificate No. A4639

State of North Carolina



North Carolina
Appraisal Board

W. MICHAEL WHEELER

having satisfied the North Carolina Appraisal Board regarding the qualifications to practice as a Residential Real Estate Appraiser in this State and having complied with the requirements prescribed by law, is hereby certified as a

State-Certified
Residential Real Estate Appraiser

Given under and by virtue of the provisions of Article 7 Chapter 23E of the General Statutes of North Carolina, I herewith set my hand and seal of the North Carolina Appraisal Board at Raleigh on the date below shown:



A. Melton Black, Jr.
Executive Director

AP667

ATTACHMENT 2 - VICINITY MAP



PIN#: 9871615733
 SAMUEL C ETAL GRIFFIN
 CAROLYN W GRIFFIN
 1415 MANOR DR
 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.

USGS Water Feature	Parcels	Zoning	100 YR Floodplain (Effective 02/02/07)
Soils Survey Water Feature	Township	City Limits	Floodway (Effective 02/02/07)
OC Updated Water Feature	School System Boundary	ETJ	500 YR Floodplain (Effective 02/02/07)
Water Body	Contours	Conservation Easements Held by Others	Buildings
River Basins	County Boundary	Orange County Conservation Easements	Water and Sewer Boundary
Watershed	Soils		




1 inch = 400 feet





Orange County Health Department

Attachment 3

Environmental Health Division

P.O. Box 8181, 131 West Margaret Lane, Suite 100
Hillsborough, NC 27278

Phone 919-245-2360 Fax 919-644-3006

www.co.orange.nc.us

IMPROVEMENT PERMIT

Parcel Pin: 9871615733
Application Date: 01/24/2012TMBL: 7
Permit #: IP12-00017Applicant: PURNER ANDREW
Address: 1550 BRUIN TRL
CHAPEL HILL NC
27516
Phone: 919-593-2777 /Owner: GRIFFIN SAMUEL C ETAL
Address: 1415 MANOR DR
CHAPEL HILL NC
27516
Phone: /Property Desc.: #2 JULIA M BLACKWOOD P95/186
Prop Address:
Permit Type: COMMERCIAL NEW SYSTEM
Facility Type: BUSINESS Square Footage:
Water Supply: PRIVATE WELLLot Size(Acres): 15.71
0 0Wasteflow : 900 GPD
No. of Bedrooms: 0
Site Classification
PROVISIONALLY SUITABLE

Initial System
System Type: Pump-Other Trench
System Class: IIIbg
Useable Soil Depth: 30 "
LTAR: 0.3 gpd/ft²

Replacement System
System Type: Pump-Other Trench/Ultra
System Class: IIIbgu
Useable Soil Depth: 24 "
LTAR: 0.25 gpd/ft²

Conditions:

1: [NOT-Met] An imported soil cap is required over the drainfield repair area (when repair system is installed). The soil imported must be approved by OCHD prior to placement. The soil shall be maintained at a minimum thickness of 6" after settling and must extend at least 5 feet beyond the drainfield in all directions. The soil cap must be seeded prior to the system approval.

1: System sized for 9800 sq. ft. Pet Boarding Facility for 90 canines (450 gpd), 20 feline (100 gpd), 10 animals groom per day (100 gpd) and 10 staff (250 gpd) for design flow of 900 gpd.

Refer to the attached site plan for specific information regarding location of the designated area. Soil and site descriptions are located on file at Environmental Health.

There may be other types of systems which are applicable to this site.

The applicant for the Construction Authorization must specify the system types to be considered.

The permit and evaluation are valid only for the site as designated on the attached site plan.

A Construction Authorization must be issued prior to the issuance of the Building Permit and before any construction or system installation can commence.

This permit is subject to revocation if the site plan, plat, or intended use changes or if the site is altered. Subsequent changes to the site plan or information in the application requires a new application and additional fees.

ISSUED: 02/23/2012

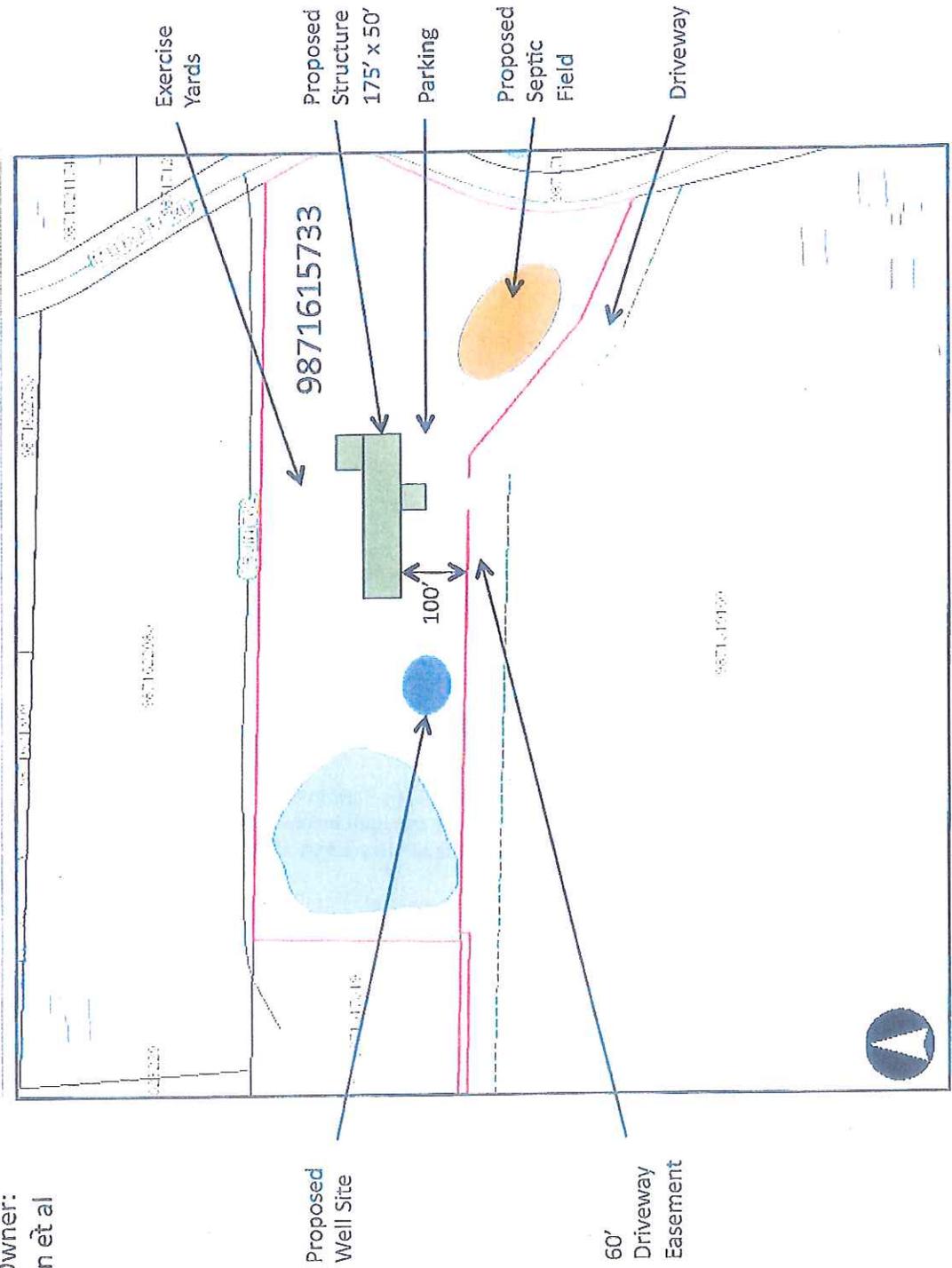
Environmental Health Specialist

EXPIRES: 02/23/2017

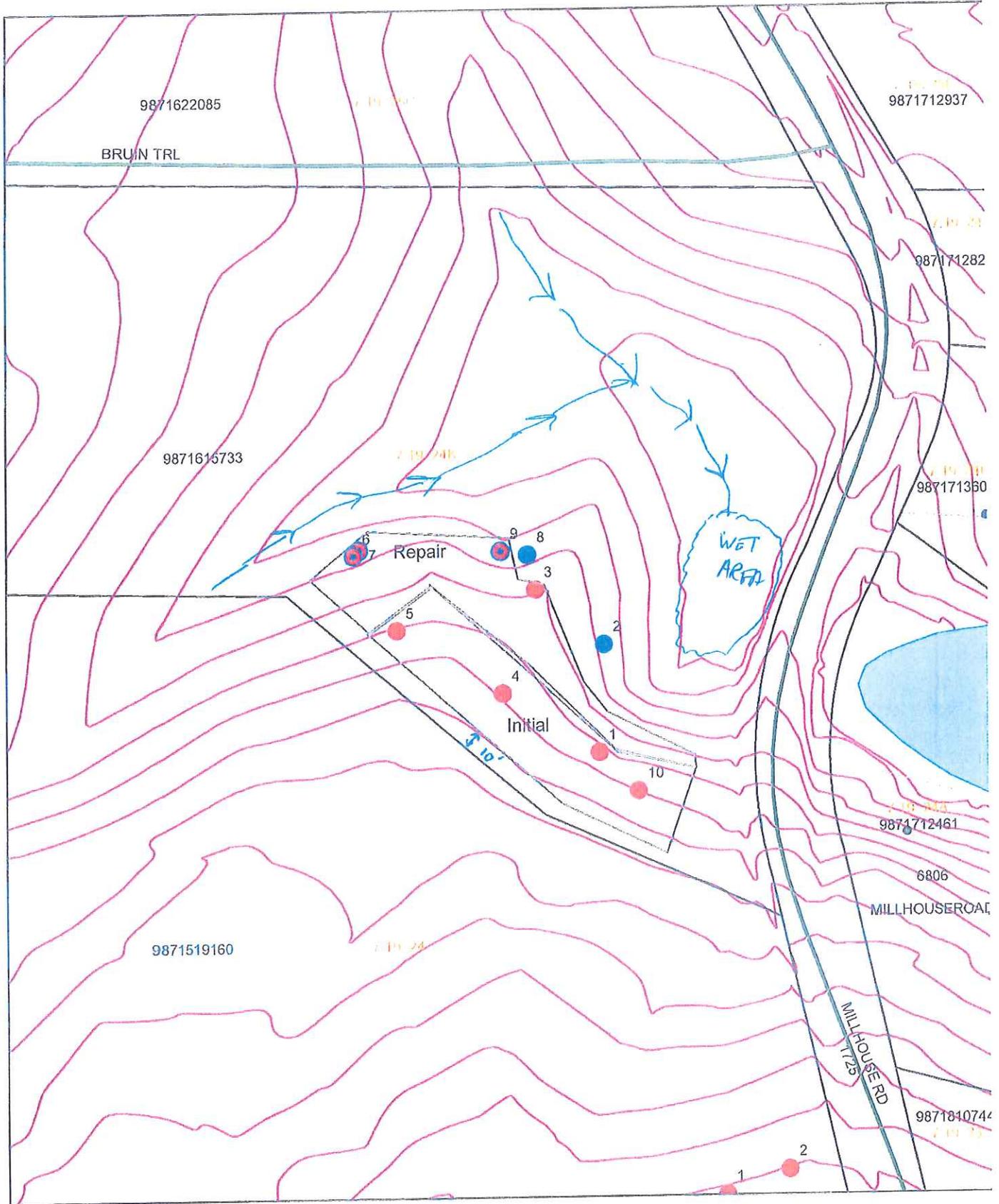


Orange County, NC GIS

Millhouse Road
Dog Kennel
Property Owner:
Cecil Griffin et al



1 inch = 200 feet
Orange County GIS



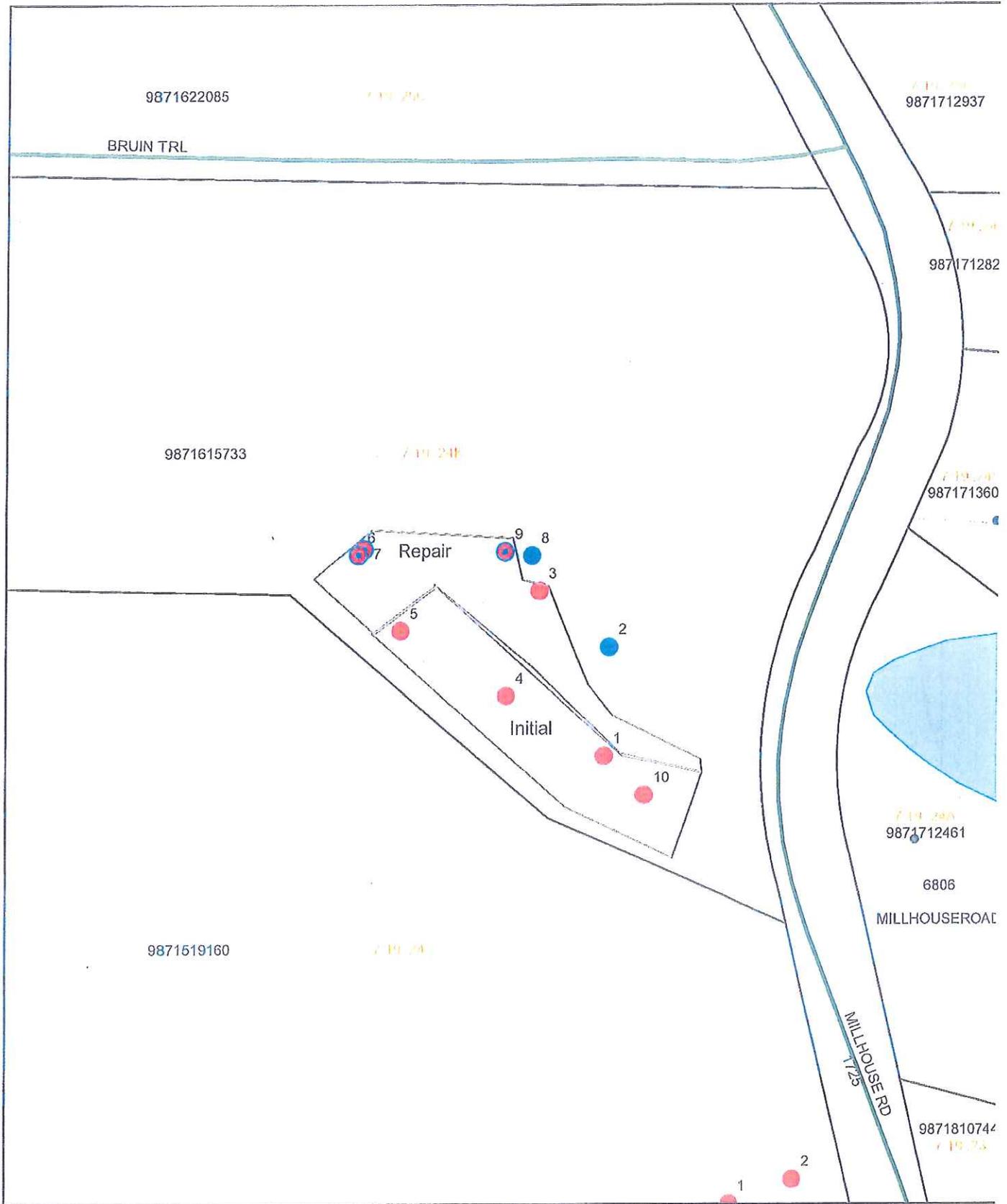
Orange County Environmental Health

This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deeds, plats and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.



1 inch = 100 feet





Orange County Environmental Health



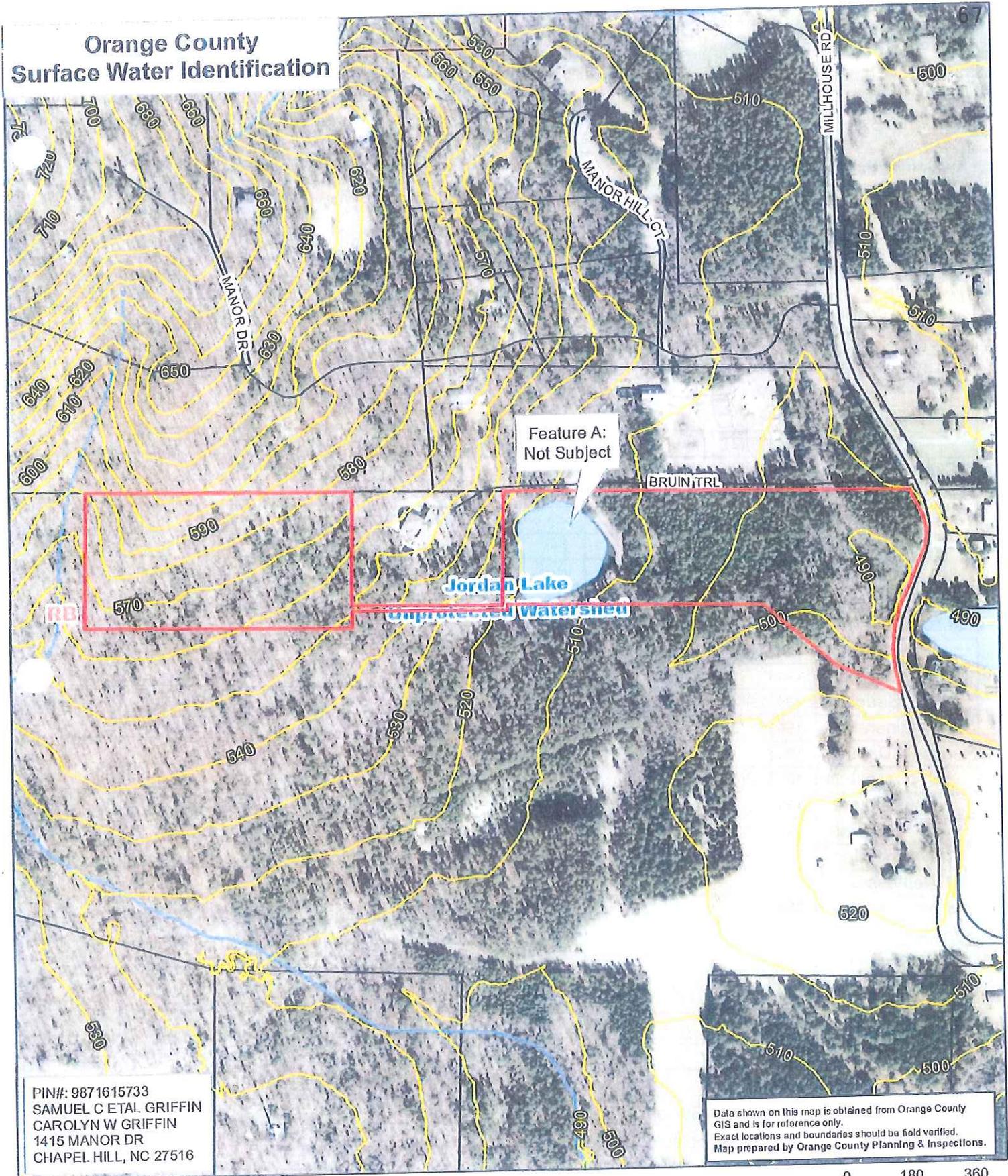
1 inch = 100 feet



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Orange County Surface Water Identification



PIN#: 9871615733
 SAMUEL C ETAL GRIFFIN
 CAROLYN W GRIFFIN
 1415 MANOR DR
 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 field verified. Map prepared by Orange County Planning & Inspections.

- | | | | |
|----------------------------|------------------------|---------------------------------------|-------------------------------------------|
| USGS Water Feature | Parcels | Zoning | 100 YR Floodplain (Effective 02/02/07) |
| Soils Survey Water Feature | Township | City Limits | Floodway (Effective 02/02/07) |
| OC Updated Water Feature | School System Boundary | ETJ | 500 Year Floodplains (Effective 02/02/07) |
| Water Bodies | Contours | Conservation Easements Held by Others | Buildings |



Application Date: 01/24/2012

Soil / Site Evaluation Field Sheet

Activity #: IP12-00017

Applicant: PURNER ANDREW
 Address: 1550 BRUN TRL
 CHAPEL HILL NC 27516
 Prop Desc: #2 JULIA M BLACKWOOD P95/186

Owner: GRIFFIN SAMUEL C ETAL # Bedrooms Requested: 0
 Address: 1415 MANOR DR
 CHAPEL HILL NC 27516
 GPD requested: 900
 Lot Size: 15.71

SOIL BORING PROFILE INFORMATION

Factors	Rule	1	2	3	4	5	6	7	8	9	10
Landscape Position	.1940	L	R	R	R	R	R	R	R	R	R
Slope (%)	.1940	10	5	4	4	5	6	6	5	4	10
Horizon 1 Depth	.1943	0-8	0-10	0-10	0-9	0-9	0-10	0-10	0-10	0-8	0-10
Texture	.1941(a)(1)	scl	scl	scl	scl	scl	scl	scl	scl	scl	scl
Consistence	.1941	f	f	f	f	f	f	f	f	f	f
Structure	.1941(a)(2)	g	g	g	g	g	g	g	g	g	g
Clay Mineralogy	.1941(a)(3)	sp	se	so	so	so	so	so	so	so	so
Horizon 2 Depth	.1943	8-33	8-33	8-33	9-33	9-36	10-36	10-36	10	8-33	8-33
Texture	.1941(a)(1)	c	c	c	c	c	c	c	c	c	c
Consistence	.1941	f	f	f	f	f	f	f	f	f	f
Structure	.1941(a)(2)	sbk	sbk	sbk	sbk	sbk	sbk	sbk	sbk	sbk	sbk
Clay Mineralogy	.1941(a)(3)	so	so	so	so	so	so	so	so	so	so
Horizon 3 Depth	.1943	33		30	2	8	26	14		31	
Texture	.1941(a)(1)	scl		scl	scl	scl	scl	scl		scl	
Consistence	.1941										
Structure	.1941(a)(2)										
Clay Mineralogy	.1941(a)(3)										
Horizon 4 Depth	.1943										
Texture	.1941(a)(1)										
Consistence	.1941										
Structure	.1941(a)(2)										
Clay Mineralogy	.1941(a)(3)										
Soil Wetness	.1942		28						17		
Restrictive Horizon	.1944										
Saprolite	.1943/.1956										
Useable Soil Depth		30			32	36	36	25		24	37
Profile Classification	.1948	xPS	V		xPS	PS	xPS	xPS	U	xPS	PS
LTAR (gpd/ft ²)	.1955	3			3	4	10	10		10	3

Available Space	.1945	5
Site Classification	.1948	PS

*Indicates Reclassified PS per .1956 .1957 .1969

Primary System LTAR		System Type	711 h	PS Soil Depth (in.)	24
Repair System LTAR		System Type	711 h	PS Soil Depth (in.)	14

Comments: *under which the property is...*

Evaluated By: CAC Date: 2-3-12 Others Present: *David...*



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Michael Harvey

From: Bob Marotto
Sent: Wednesday, March 14, 2012 7:21 AM
To: Michael Harvey
Cc: Annette Moore; Irene Phipps; Ashley Miller
Subject: Animal Services: Courtesy review - Class II Kennel project

Michael,

I wanted to let you know that we met with the applicants last week. We reviewed the basic permit requirements of the Animal Control Ordinance with them and referred them (and their architect) to Ordinance for detail. We also communicated that these are separate from but interdependent with the P&Z permit requirements. We will be meeting with them again in the next few weeks to talk more about their schematic design and give a tour of the Animal Services Center.

There are no apparent problems based upon our initial discussion. They have done a lot of careful preparation and they are being very proactive with Orange County Animal Services.

Please let us know if you have questions or need additional information.

Bob Marotto
Animal Services Director
Orange County Animal Services
(919) 968-2287

Visit OCAS online! *We now offer many online services, including licensing, donations, and photos of lost/found and adoptable animals!*

web: www.co.orange.nc.us/animalservices facebook: www.facebook.com/OCASpets

Pursuant to applicable North Carolina General Statutes, any electronic mail message sent from this account or received by this account, and any attachments thereto, may be considered a public record; and as such they are subject to inspection by anyone at anytime.

From: Michael Harvey
Sent: Tuesday, March 13, 2012 3:08 PM
To: Bob Marotto; Irene Phipps; Frank Montes de Oca; David Sykes; Lindy Pendergrass; Major Charles Blackwood; Rich Shaw; cnedwards@ncdot.gov; 'Jones, DeAngelo J' (djjones1@ncdot.gov); Andy Adams; Alan Clapp
Cc: Sahana Ayer
Subject: Courtesy review - Class II Kennel project

Please be advised that Planning staff is processing a Class B Special Use Permit application proposing the development of a Class II Kennel operation off of Millhouse Road. This project is scheduled to be reviewed by the Orange County Board of Adjustment on April 9, 2012.

As required by the Unified Development Ordinance (UDO) this shall serve as our courtesy review request for the aforementioned project. We have attached the application narrative and site plan for your review and comment.

Comments, in memo or e-mail form, will need to be submitted by March 30, 2012 for inclusion within the Board of Adjustment package or by 5:00 p.m. on April 9, 2012 for inclusion within the Board's minutes. If there are problems or concerns over the project, staff will work with the applicant to have them addressed and provide you with any revisions for re-assessment.

Thank you in advance for your assistance with this review.

Michael D. Harvey AICP, CFO, CZO
Current Planning Supervisor – Planner III
Orange County Planning Department
131 West Margaret Lane
PO Box 8181
(919) 245-2597 (phone)
(919) 644-3002 (fax)

Michael Harvey

From: Frank Montes de Oca
Sent: Wednesday, March 14, 2012 8:59 AM
To: Michael Harvey
Subject: RE: Courtesy review - Class II Kennel project

Michael:

Thank you for the opportunity to review the attached plans. I find no significant issues assuming the driveway and access to all structures are within required specifications. This is subject to Assistant Fire Marshal David Sykes' review and approval.

Should you have any questions, please feel free to contact me.

Thank you.

F. R. Montes de Oca, Chief
 Department of Emergency Services
 Orange County, North Carolina
 919-245-6100

From: Michael Harvey
Sent: Tuesday, March 13, 2012 3:08 PM
To: Bob Marotto; Irene Phipps; Frank Montes de Oca; David Sykes; Lindy Pendergrass; Major Charles Blackwood; Rich Shaw; cnedwards@ncdot.gov; 'Jones, DeAngelo J' (djjones1@ncdot.gov); Andy Adams; Alan Clapp
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Michael D. Harvey AICP, CFO, CZO
 Current Planning Supervisor – Planner III
 Orange County Planning Department
 131 West Margaret Lane

74

PO Box 8181

(919) 245-2597 (phone)

(919) 644-3002 (fax)

Michael Harvey

From: David Sykes
Sent: Friday, March 30, 2012 9:01 AM
To: Michael Harvey
Subject: kennel project

Michael,
I have reviewed the proposed kennel project for Millhouse Rd. and do not see any issues at this time. The road is the required width to allow for emergency vehicles and there is clear access to the building from the parking area. I have spoken with New Hope Fire Department and they have resources to provide fire protection for the facility. Please let me know if there are other questions regarding this project.

David Sykes
Assistant Fire Marshal
Orange County Emergency Services
510 Meadowlands Drive
Hillsborough, NC 27278

Office: (919)245-6125
Cell: (919)537-2148
Fax: (919)732-8130
Email: dsykes@co.orange.nc.us

Michael Harvey

From: Lindy Pendergrass
Sent: Tuesday, March 13, 2012 3:55 PM
To: Michael Harvey
Subject: RE: Courtesy review - Class II Kennel project

We patrol the area of this proposed kennel on Mill House Road daily. The adding of this business to our duties will not require any additional personnel or equipment. If this response is not sufficient please let me know. Sheriff Lindy Pendergrass

From: Michael Harvey
Sent: Tuesday, March 13, 2012 3:08 PM **o:** Bob Marotto; Irene Phipps; Frank Montes de Oca; David Sykes; Lindy Pendergrass; Major Charles Blackwood; Rich Shaw; cnedwards@ncdot.gov; 'Jones, DeAngelo J' (djones1@ncdot.gov); Andy Adams; Alan Clapp
Cc: Sahana Ayer
Subject: Courtesy review - Class II Kennel project

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Thank you in advance for your assistance with this review.

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 Current Planning Supervisor – Planner III
 Orange County Planning Department
 131 West Margaret Lane
 PO Box 8181
 (919) 245-2597 (phone)
 (919) 644-3002 (fax)

Michael Harvey

From: Jeff Scouten
Sent: Wednesday, March 14, 2012 11:43 AM
To: Michael Harvey
Subject: Green Beagle Lodge Kennel Preliminary Site Plan Review - 3/14/12

Michael:

I have completed a cursory review of the application and site plan I have a few comments as follows:

- In the Narrative under Compliance it states that "Solid waste shall be removed by operator to the nearby county solid waste convenience center." This is not correct; our SWCC's are for the exclusive use of residents/homeowners and no commercial uses are allowed.
- Because of the size and nature of the facility it is anticipated that a fairly large amount of solid waste, cardboard, and recyclables will be generated. As such the applicant must provide for the proper storage and collection of these materials.
- An enclosure that incorporates 1 MSW dumpster, 1 cardboard dumpster, and 9 recycling carts must be provided by the applicant and they will need to contract for the collection of these materials.
- The site plan must show the location of the enclosure and it must be located in such a way as to provide for adequate ingress/egress of the collection trucks. Once the site plan has been revised to show this please provide one paper site plan sheet and a PDF so that I can check the turning radii and ingress/egress.

Thanks for the opportunity to review the plan and comment on it and let me know if you have any questions or wish to discuss this matter further.

Jeff Scouten

Environmental Enforcement Supervisor
 Orange County Solid Waste Management
 P.O. Box 17177
 Chapel Hill, NC 27516-7177
 919-968-2788 (Office)
 919-932-2900 (Facsimile)
jscouten@co.orange.nc.us

From: Michael Harvey
Sent: Wednesday, March 14, 2012 9:26 AM
To: Jeff Scouten
Subject: RE: DAC - March 15, 2012 Agenda

Please take a look at this site plan application for a kennel off of Millhouse Road and provide me with any comments. Thanks

Michael D. Harvey AICP, CFO, CZO
 Current Planning Supervisor – Planner III
 Orange County Planning Department
 131 West Margaret Lane
 PO Box 8181
 (919) 245-2597 (phone)
 (919) 644-3002 (fax)

From: Jeff Scouten
Sent: Wednesday, March 14, 2012 9:06 AM
To: Rebecca Samy

Cc: Michael Harvey
Subject: RE: DAC - March 15, 2012 Agenda

Rebecca:
I will not be able to attend tomorrow's meeting. Let me know if there is anything I need to follow up on.
Thanks.

Jeff Scouten
Environmental Enforcement Supervisor
Orange County Solid Waste Management
P.O. Box 17177
Chapel Hill, NC 27516-7177
919-968-2788 (Office)
919-932-2900 (Facsimile)
jscouten@co.orange.nc.us

From: Rebecca Samy
Sent: Tuesday, March 13, 2012 4:26 PM
To: Alan Clapp; Albert Mills; Andy Adams; Dan Bruce; 'D'Angelo Jones'; Don Knight; Glenn Bowles; Jeff Scouten; Jennifer Leaf; John Roberts; Kevin Lindley; Michael Harvey; Rebecca Samy; Reynolds Ivins; Rich Shaw; Sahana Ayer; Susan Mellott; Terry Hackett; Wesley Poole
Subject: DAC - March 15, 2012 Agenda

Hello,

The next DAC meeting will be on Thursday March 15, 2012 at 9:30 a.m. in the 2nd floor conference room. Please see the attached agenda and the minutes from the March 1, 2012 meeting. Should you have additionally items please bring them and send any edits to the minutes to me prior to the meeting.

Thank you,

Rebecca

Rebecca Samy
Planning Technician
Orange County Planning & Inspections
(919) 245-2598
rsamy@co.orange.nc.us

Michael Harvey

From: ANDREW PURNER <apurner@me.com>
Sent: Wednesday, March 14, 2012 2:01 PM
To: Michael Harvey
Cc: chad.abbott@summit-engineer.com; David W Schmidt
Subject: Re: Green Beagle Lodge Kennel Preliminary Site Plan Review - 3/14/12

Michael,

Happy to comply with the requirements and I will send Chad a note later as to where to site the enclosure.

As a side note, you were probably out of the room by then but have the recording of our 1st Pre-App meeting when the representative from Solid Waste asked how we planned to handle the waste. As I recall the discussion, it was not consistent with Mr. Scouten's comments. In fact, the SW representative amongst the proximity of the SWCC, he also commented on the single stream recycling change that was scheduled for July 2012, so I am not sure why I would need to provide 9 recycling carts. Finally, does Solid Waste have use experience with similar facilities for his comment in regards to the nature of our business? Knowing my business plan and our "green" approach, I disagree with his comment in regards to the amount and nature of our solid waste.

I really don't have an issue here, but a little disappointed in the process and the consistency of the message from Solid Waste. Surely not your responsibility, but I thought it would be helpful feedback.

Regards,

Andrew

On Mar 14, 2012, at 12:07 PM, Michael Harvey wrote:

Michael D. Harvey AICP, CFO, CZO
 Current Planning Supervisor – Planner III
 Orange County Planning Department
 131 West Margaret Lane
 PO Box 8181
 (919) 245-2597 (phone)
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Jeff Scouten

Environmental Enforcement Supervisor
Orange County Solid Waste Management
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jscouten@co.orange.nc.us

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Michael D. Harvey AICP, CFO, CZO
Current Planning Supervisor – Planner III
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131 West Margaret Lane
PO Box 8181
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Jeff Scouten

Environmental Enforcement Supervisor

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Thank you,

Rebecca

Rebecca Samy
Planning Technician
Orange County Planning & Inspections
(919) 245-2598
rsamy@co.orange.nc.us

Department of Environment, Agriculture and Parks & Recreation



Orange County, North Carolina

Memorandum

To: Michael Harvey, *Zoning Administrator / Enforcement Officer*
From: Marabeth Carr, *Landscape Architect*
Date: March 23, 2012
Re: Proposed Green Beagle Lodge Pet Boarding Facility adjacent to County Parks
 Operation Base and Future Park Facility

DEAPR staff provides the following comments on the application for a Class B Special Use Permit for the proposed Green Beagle Lodge Pet Boarding Facility off Millhouse Road.

1. **Please note the owner of the property located to the south of the proposal is incorrectly identified on the drawing C-1.** The site plan indicates that Julia Blackwood is the owner of the parcel; however Orange County purchased this property from Mrs. Blackwood in 2004 for a future county park.
2. **Please provide details of the artificial turf area.** Typically artificial turf has an underground drainage system to remove excess water from the turf. We would like to see more information on how the runoff from this area is to be controlled and monitored for possible pet waste contamination. The building site drains to a culvert that carries water under Millhouse Road and into a pond located immediately east of the road on an adjoining private property.
3. **We suggest the applicant be informed that an entrance drive constructed within the existing 60' easement across Orange County property could also be used by the County for a potential entrance to the future park.** When or if this becomes the case the applicant and the County would need to enter into a road maintenance agreement and up until that point the applicant would be responsible for its maintenance.
4. **We suggest the applicant be informed that it is highly likely that the adjacent County park property will be developed for active recreation.** Although a design for the park has not been developed the applicant should be made aware that during certain sporting events there will be spectator cheering, referee whistling and possible loud speaker announcements.

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT
 Craig N. Benedict, AICP, Director

Current Planning
 (919) 245-2575
 (919) 644-3002 (FAX)
 www.co.orange.nc.us



131 West Margaret Lane
 P O Box 8181
 Hillsborough,
 North Carolina, 27278



April 27, 2012

Subject: REVIEW of a Class B Special Use Permit application submitted by Mr. and Mrs. Samuel and Carolyn Griffin and Mr. Andrew Purner to allow for the development of a **Class II Kennel – Animal Boarding Facility** on a parcel of property located on Millhouse Road (PIN 9871-61-5733).

To Whom It May Concern:

This letter is being sent to inform you that the Orange County Board of Adjustment has scheduled another PUBLIC HEARING to review a **Class B Special Use Permit** request, submitted by Mr. and Mrs. Samuel and Carolyn Griffin and Mr. Andrew Purner (hereafter 'the applicant') to allow for the development of a **Class II Kennel – Animal Boarding Facility** on a parcel of property located off of Millhouse Road (PIN 9871-61-5733).

As detailed within the application, the applicants are seeking to construct a 9,740 square foot training building as well as a 48,850 square foot exercise yard enclosed via a 6 foot tall fence. This area will also include a 550 square foot exercise pool and a solar array. In total the facility is designed to house up to ninety (90) animals. Access to the proposed facility is denoted on the submitted site plan as being through a driveway located within a previously recorded driveway easement on file within the Orange County Registrar of Deeds, specifically Plat Book 23 Page 114.

The property in question is approximately fifteen (15) acres in area and is currently zoned Rural Buffer (RB). A Class II Kennel, as defined within Article 10 of the Orange County Unified Development Ordinance, is a permitted use of property within the RB zoning district subject to the issuance of the Class B Special Use Permit.

As an adjacent property owner you have the right to address the Board concerning this request. The meeting to review this case is scheduled for **Monday May 14, 2012** at 7:30 p.m. in the Conference Room located on the lower level of the West Campus Office Building at 131 West Margaret Lane in Hillsborough, North Carolina (please see attached map for additional detail)

It should be remembered that the review of all special use permit applications are carried out in a *quasi-judicial* format meaning that decisions relating to the approval or denial of a 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.

While County regulations and State law do not require that parties be represented by an attorney, it may be in your best interests to secure legal council to represent your interests at the 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. Those opposing approval of the application shall have the burden of establishing, also through the submission of competent material and substantial evidence, the specific manner in which the proposal does not satisfy the requirements for approval of the application.

As previously indicated, the Board of Adjustment shall render a decision only on the sworn testimony of all parties and on the competent material and substantial evidence submitted during the hearing.

If you have any questions concerning this request, please contact staff at (919) 245-2575.

Sincerely,

Michael D. Harvey, AICP, CFM, CZO
Current Planning Supervisor
Planner III
Orange County

**FINDINGS OF THE ORANGE COUNTY PLANNING STAFF
 PERTAINING TO REQUEST SUBMITTED BY SAMUEL AND CAROLYN GRIFFINA DN
 TAMMY AND ANDREW PURNER
 REQUESTING A CLASS B SPECIAL USE PERMIT TO ALLOW FOR A
 CLASS II KENNEL
 FOR A PARCEL OF PROPERTY LOCATED OFF OF MILLHOUSE ROAD (PIN 9871-61-5733)**

Special Uses must comply with general and specific standards as set forth in Article 5.

Section 5.3.2 (A) (2) requires written findings certifying compliance with the following:

- (1) 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;
- (2) The use will maintain or 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); and
- (3) 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;

In addition, the Board shall make findings certifying that the application is compliant with the following specific standards:

- (1) Specific standards for the submission of Special Use Permit applications as outlined within Section(s) 5.6.5 of the UDO,
- (2) Applicable provisions of Article 3 (Dimensional Requirements) and Article 6 (Application of Dimensional Requirements) of the Ordinance.
- (3) Section 5.3.2 (B) relating to the method and adequacy of the provision of:
 1. Sewage disposal facilities,
 2. The adequacy of police, fire, and rescue squad protection,
 3. The adequacy of vehicular access to the site and traffic conditions around the site, and
 4. Other specific standards as set forth within the UDO.
- (4) Specific regulations governing the development of individual Special Uses as set forth in Article 5, specifically Section 5.6.5 *Class II Kennels* of the UDO.

Listed below are the findings of the Orange County Planning Department regarding the application in question. The findings have been presented by Article and requirement to assist the Board of Adjustment in its deliberations.

ARTICLE 2.7.3 - APPLICATION COMPONENTS ("Yes" indicates compliance; "No" indicates non-compliance)

FINDINGS	Planning Staff Recommending Findings:	EVIDENCE SUBMITTED TO SUPPORT FINDINGS	Board of Adjustment Findings:
<u>Ordinance Requirements</u>			
2.7.3 (A) Application submitted on forms providing full and accurate description of proposed use, including location, appearance and operational characteristics.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A complete application on appropriate forms (Attachment 1) has been submitted.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.7.3 (B) (1) A full and accurate description of the proposed use	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A complete application narrative containing the required information (Attachment 1) has been submitted.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.7.3 (B) (2) The name(s) and addressed of the owners of the property involved.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The application and site plan (Attachment 1) contain the required information	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.7.3 (B) (3) Relevant information needed to show compliance with the general and specific standards governing the special use.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Attachment 1 (narrative and site plan) contains relevant information Attachment 3 contains staff reports denoting the approval of the proposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.7.3 (B) (4) - Ten (10) copies of the site plan prepared by a registered land surveyor, architect, or engineer.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Ten (10) copies of the site plan, prepared by Summit Engineers were submitted	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.7.3 (B) (5) - preliminary subdivision plat	<input checked="" type="checkbox"/> Not applicable	The project does not involve a preliminary subdivision. As a result a preliminary plat is not required	<input type="checkbox"/> Not Applicable
2.7.3 (B) (6) - a list of all property owners within 500 feet	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The application package contains the required information	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.7.3 (B) (7) - elevations of the proposed structure	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The application package contains the required information	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.7.3 (B) (8) Ten (10) copies of the Environmental Assessment and/or Environmental Impact Statement, if required, by the Orange County Environmental Impact Ordinance.	Not applicable - An EIS statement is not required by the Orange County Environmental Impact Ordinance as the proposed amount of land disturbance is under the minimum amount necessary to warrant an EIS statement	Not applicable - An EIS statement is not required by the Orange County Environmental Impact Ordinance as the proposed amount of disturbance is under the minimum amount necessary to warrant an EIS statement	<input type="checkbox"/> Not Applicable

Section 2.7.3 (B) (9) Method of disposal of trees, limbs, and stumps associated with the permitted activity	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The site plan contains a note indicating that all land clearing material(s) will be disposed of in accordance with the Orange County Solid Waste Management Ordinance in a manner other than burning.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Section 2.7.3 (B) (10) Statement from the applicant indicating the anticipated development schedule for the project	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The application package (Attachment 1) contains the required information	<input type="checkbox"/> Yes <input type="checkbox"/> No
Section 2.7.3 (B) (11) - Statement from the applicant is justification of any request for vesting of the project	<input checked="" type="checkbox"/> Not applicable	The project does not involve a request for the vesting of the proposed site plan. As a result, no statement is required	<input type="checkbox"/> Not Applicable

ARTICLE 3 - DIMENSIONAL REQUIREMENTS ("Yes" indicates compliance; "No" indicates non-compliance)

FINDINGS	Planning Staff Recommending Findings:	EVIDENCE SUBMITTED TO SUPPORT FINDINGS	Board of Adjustment Findings:
<u>Ordinance Requirements:</u>			
Article 3 lists standards for minimum lot size, lot width, front, side and rear setbacks, maximum building height and lot coverage, and development intensity.			
The applicant has applied for a Special Use Permit on property zoned Rural Buffer (RB). The standards for the AR district are set forth in Section 3.3 of the UDO and are as follows:			
a) Minimum lot area per use 87,120 sq. ft. (i.e. 2 acres)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	According to the application and site plan (Attachment 1) the property is 15 acres (653,400 sq. ft.) in area	<input type="checkbox"/> Yes <input type="checkbox"/> No
b) Minimum lot width - 150 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	According to the site plan (Attachment 1) there is approximately 567 feet of road frontage along Millhouse Road	<input type="checkbox"/> Yes <input type="checkbox"/> No
c) Required front setback - 40 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	According to the site plan (Attachment 1) the kennel building is approximately 423 feet from the front property line (i.e. Millhouse Road)	<input type="checkbox"/> Yes <input type="checkbox"/> No
d) Required side and rear setbacks - 20 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	According to the site plan (Attachment 1) the kennel building is approximately: <ul style="list-style-type: none"> o 150 feet from the southern property line (i.e. Orange County Property) o 30 feet from the northern property line (i.e. Griffin property) and o 150 feet from the western property line (the exercise yard) 	<input type="checkbox"/> Yes <input type="checkbox"/> No
e) Maximum building height - 25 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	According to the site plan (Attachment 1) the kennel building complies with the height limit for the district	<input type="checkbox"/> Yes <input type="checkbox"/> No

RATIO STANDARDS (ARTICLE 3 CONTINUED)

FINDINGS	Planning Staff Recommending Findings:	EVIDENCE SUBMITTED TO SUPPORT FINDINGS	Board of Adjustment Findings:
a) Floor Area Ratio - .088 sq. ft. or 60,229 sq. ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	According to the site plan (Attachment 1) the proposed floor area for the site shall only be 10,100 sq.ft.	<input type="checkbox"/> Yes <input type="checkbox"/> No
b) Maximum gross land area	<input checked="" type="checkbox"/> Not applicable	Not applicable - This proposed project is not subject to the maximum gross land area requirement as detailed within Section 3.3 of the UDO	<input type="checkbox"/> Not Applicable
c) Livability Space Ratio	<input checked="" type="checkbox"/> Not applicable	Not applicable - This proposed project is not subject to the Livability Space Ratio as detailed within Section 3.3 of the UDO	<input type="checkbox"/> Not Applicable
d) Recreation Space - .028 or 19,164 sq.ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	According to the site plan there is approximately 674,284 sq. ft. of property left in open space/recreation space on the property as defined within Article 10 of the UDO	<input type="checkbox"/> Yes <input type="checkbox"/> No
e) Required minimum open space ratio - .84 or 574,920 sq.ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	According to the site plan (Attachment 1) the proposed open space, as defined within Article 10 of the UDO, for the site shall be 674,284 sq.ft.	<input type="checkbox"/> Yes <input type="checkbox"/> No
e) Required minimum pedestrian/landscape ratio - .21 or 143,730 sq.ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	According to the site plan (Attachment 1) the proposed pedestrian/landscape ratio, as defined within Article 10 of the UDO, for the site shall be 661,519 sq.ft.	<input type="checkbox"/> Yes <input type="checkbox"/> No

ARTICLE 5.3.2 (B) - SPECIFIC STANDARDS/ALL SPECIAL USES
 ("Yes" indicates compliance; "No" indicates non-compliance) (continued)

FINDINGS	Planning Staff Recommending Findings:	EVIDENCE SUBMITTED TO SUPPORT FINDINGS	Board of Adjustment Findings:
<p>Section 5.3.2 (B) requires the applicant to address the following:</p>		<p>Information contained within Attachment Three (3) of the abstract completed by staff indicate that the well and septic system have been approved by Orange County Health</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>1) Method and adequacy of provision for sewage disposal facilities, solid waste and water service.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>With respect to solid waste disposal, the applicant has indicated that he will contract with a private firm for the removal and disposal of waste.</p>	
<p>2) Method and adequacy of police, fire and rescue squad protection.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>According to staff this is acceptable with respect to the requirements of the UDO</p>	
		<p>The New Hope Rural Fire Department will provide fire protection.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
		<p>Rescue services will be provided by Orange County EMS.</p>	
		<p>The Orange County Sheriff's Department shall provide police protection.</p>	
		<p>As detailed within Attachment 3 all applicable public safety agencies have approved the project</p>	

3) Method and adequacy of vehicle access to the site and traffic conditions around the site.

Yes No

The site plan indicates the lot is accessed through an existing access easement onto Millhouse Road.

Yes No

NC DOT will need to review in order to determine if a driveway permit can be issued allowing for the existing driveway to be used to support the hoarse boarding and training facility.

They cannot issue final approval until there is an approved site plan. This should be a condition of approval.

ARTICLE 5.6.5 - SPECIFIC STANDARDS FOR A CLASS II KENNEL

("Yes" indicates compliance; "No" indicates non-compliance) (continued)

FINDINGS	Planning Staff Recommending Findings:	EVIDENCE SUBMITTED TO SUPPORT FINDINGS	Board of Adjustment Findings:
<p>In addition to the information required by Subsection 5.3.2 of the UDO, the following shall be submitted as part of the application in order to determine compliance with the site specific development requirements for a Class II Kennel as outlined within Section 5.6.5 of the UDO:</p>			
<p>Section 5.6.5 (A) (1) (a)</p> <p>a) Plans for all kennels, barns, exercise yards, riding arenas, pens and related improvements, including signage.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The submitted site plan (Attachment 1) shows the location for all buildings proposed for use as part of the operation.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Section 5.6.5 (A) (1) (b)</p> <p>b) Site plan showing the improvements listed in a) above, other structures on the same lot, and structures on adjacent property</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The submitted site plan (Attachment 1) provides all essential information as required</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Section 5.6.5 (A) (2) (a)</p> <p>a) The site is of adequate size to protect adjacent properties from adverse effects of the kennel or riding stable/academy</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The submitted site plan (Attachment 1) provides all essential information as required</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Section 5.6.5 (A) (2) (b)</p> <p>b) No part of any building, structure, runway or riding arena, in which animals are housed or exercised shall be closer than 150 feet from a property line, except property occupied by the owner/operator of the kennel. These minimum distances shall not apply if all portions of the facility, in which animals are housed, are wholly enclosed within a building</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The submitted site plan (Attachment 1) provides all essential information as required.</p> <p>As the applicant owns the northern property the 150 foot setback does not apply to this property line.</p> <p>The site plan contains a note indicating that if this northern property is sold, or is no longer owned/controlled by the operator of the kennel, then the kennel use shall be abandoned.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

Section 5.6.5 (A) (2) (c)

Yes No

c) Any kennel which is not wholly enclosed within a building shall be enclosed by a security fence at least 6 feet in height, which shall include primary enclosures or runs

The submitted site plan (Attachment 1) provides all essential information as required.

Yes No

Section 5.6.5 (A) (2) (d)

Yes No

d) The site plan shows parking, access areas and screening devices for buildings and animal boarding facilities

The submitted site plan (Attachment 1) provides all essential information as required.

Yes No

Section 5.6.5 (A) (2) (e)

Yes No

e) The site plan shall be reviewed by the Orange County Animal Services Department, and found in conformance with the Animal Control Ordinance.

As detailed within Attachment 3, the site plan has been tentatively reviewed and deemed appropriate by Animal Control.

Yes No

The applicant will be required to apply for and obtain a permit from Orange County Animal Health in addition to the Special Use Permit.

A condition of approval is that the applicant be required to obtain this permit within one hundred eighty (180) days from the issuance of the SUP

Section 5.6.5 (A) (2) (f)

Yes No

f) Building plans for all kennel facilities shall be reviewed and approved by the Orange County Animal Services Department prior to issuance of any building permits.

The renderings and floor plan have been reviewed by Animal Services.

Yes No

The applicant cannot make an application for final approval until the SUP is issued.

A condition of approval is that the applicant be required to obtain a building permit within one hundred eighty (180) days from the issuance of the SUP and that the building plans have to be approved by the Director of Animal Control

Section 5.6.5 (A) (2) (g)

Yes No

g) A sign clearly visible from the ground shall be posted at the main entrance to the facility and shall contain the names, addresses, and telephone numbers where persons responsible for the facility may be contacted at any hour of the day or night. The sign shall comply with dimensional requirements as set forth in the UDO

The applicant has indicated on the site plan (Attachment 1) that there will be a sign on the property adhering to this condition

Yes No

A recommended condition of approval is that the applicant be required to submit a sign rendering for review and approval by the Planning Department within one hundred eighty (180) days from the issuance of the SUP and that the approved sign shall be installed prior to the issuance of a Certificate of Occupancy allowing for kennel operations to commence.

Section 5.6.5 (A) (2) (h)

Yes No

h) A Class II Kennel Permit shall be obtained from Orange County Animal Services within the first 30 days of occupancy. Failure to obtain and maintain a valid Class II Kennel Permit or other related permits which may be required by the USDA or Wildlife Resources Commission will result in revocation of the Special Use Permit.

The applicant has indicated that the plan will be reviewed and approved by the Orange County Department of Animal Control.

Yes No

This should be a condition of approval

SECTION 5.3.2 (A)(2) - APPLICATION COMPONENTS
("Will" indicates compliance; "Will Not" indicates non-compliance)

FINDINGS	Planning Staff Recommending Findings:	EVIDENCE SUBMITTED TO SUPPORT FINDINGS	Board of Adjustment Findings:
<u>Ordinance Requirements</u>			
In accordance with Section 5.3.2 (A) (2), the Board of Adjustment shall also consider the following general conditions before the application for a Special Use can be approved:			
1. 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.		To be determined by Board after receiving evidence to be submitted or heard at public hearing.	<input type="checkbox"/> Will <input type="checkbox"/> Will Not
2. The use will maintain or 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).		To be determined by Board after receiving evidence to be submitted or heard at public hearing.	<input type="checkbox"/> Will <input type="checkbox"/> Will Not
3. 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 general 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.		To be determined by Board after receiving evidence to be submitted or heard at public hearing.	<input type="checkbox"/> Is <input type="checkbox"/> Is Not

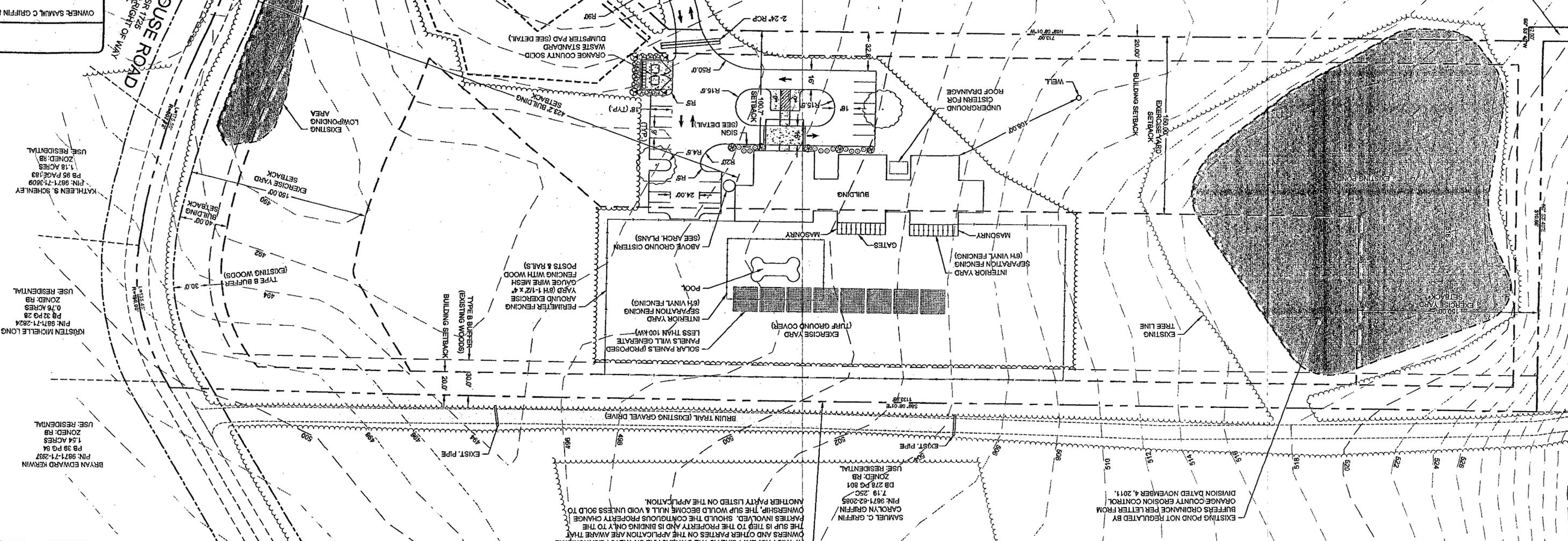
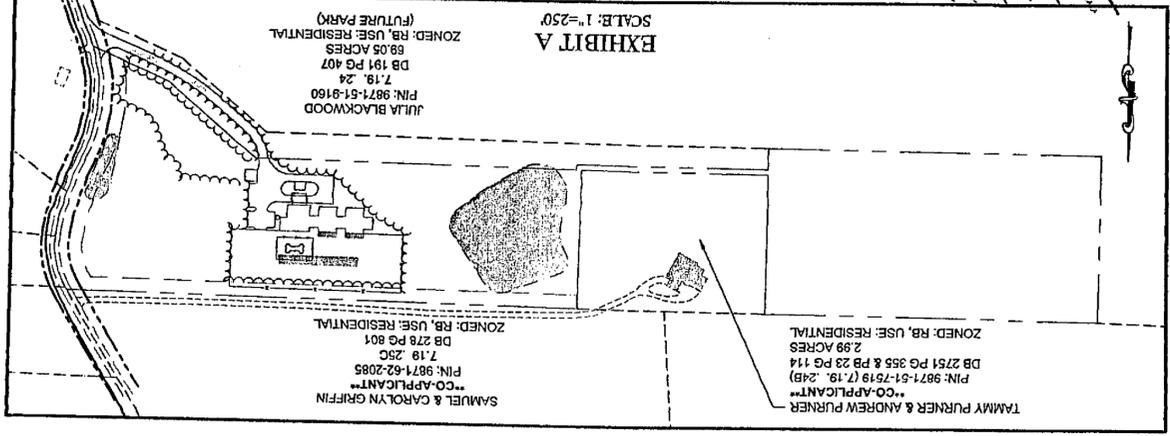
RECOMMENDATION:

The Planning Staff has not received any information that would establish grounds for making a negative finding on the general standards. These standards include maintaining or promoting the public health, safety, and general welfare, maintaining or enhancing the value of contiguous property, and the use being in compliance with the general plan for the physical development of the County.

The Planning Staff has reviewed the application, the revised site plan, and all supporting documentation and has found that the applicant does comply with the specific standards and required regulations.

In the event that the Board of Adjustment makes the determination that the permit can be issued, Planning Staff recommends the attachment of the following conditions:

- (1) That the applicant complete and submit a formal application to the Orange County Inspections Department requesting authorization to commence construction of the proposed kennel facility. The application, including all applicable fees, shall be submitted within one hundred eighty (180) days from the approval of the Special Use Permit. Further, the building permit application shall be reviewed and approved by the Director of Animal Services for compliance with any and all applicable animal control regulations in accordance with the UDO,
- (2) That the Orange County Fire Marshal's office shall review and approve the building plans, as part of the normal building permit review process, and that any and all modifications to the structure be made to address fire code issues prior to the issuance of the permit authorizing the commencement of construction activities,
- (3) That the applicant complete, submit, and receive approval for a Class II Kennel application from the Orange County Animal Control Department within one hundred eighty (180) days from the issuance of the SUP,
- (4) That the applicant be required to submit a sign rendering for review and approval by the Planning Department within one hundred eighty (180) days from the issuance of the SUP and that the approved sign shall be installed prior to the issuance of a Certificate of Occupancy allowing for kennel operations to commence.
- (5) That the applicant shall submit the approved site plan to NC DOT for review and comment. In the event it is determined that the applicant is required to apply for, and receive a, driveway permit from NC DOT to allow for the project to be developed, the applicant shall submit all necessary applications as required by NC DOT within one hundred eighty (180) days from the issuance of the SUP and provide planning staff with a copy of the issued permit,
- (6) That prior to the commencement of land disturbing activity the applicant shall submit all necessary stormwater and erosion control applications to the Orange County Erosion Control Department. These applications shall be submitted within one hundred eighty (180) days from the issuance of the SUP.
- (7) As denoted on the approved site plan, if the ownership of the northern contiguous property be sold or otherwise fall out of ownership from any individual connected with the ownership and/or operation of the kennel facility, the kennel facility shall be forced to cease and the approved SUP shall become null and void.



NOT FOR CONSTRUCTION

SEAL
036242
CAROLYN W. GRIFFIN
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
STATE OF NORTH CAROLINA

FOR PROJECT ENGINEER/ARCHITECT
CEA
PROJECT MANAGER
CEA

DRAWN BY
KSW

SCALE
1" = 50'

FIRST ISSUE DATE
03-02-2012

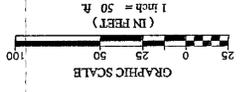
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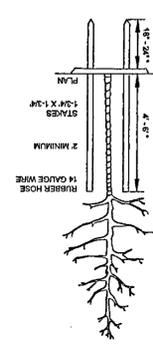
NO.	REVISIONS	DATE	BY
1	ORANGE COUNTY COMMENTS	3/15/2012	KSW
2			
3			
4			
5			
6			
7			

MIT
ENGINEERING SERVICES
Daily Executed

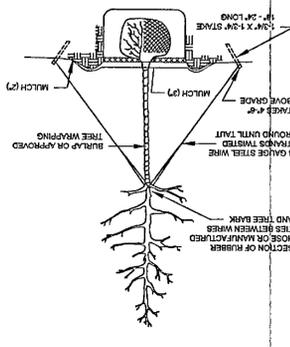
Call before you dig.



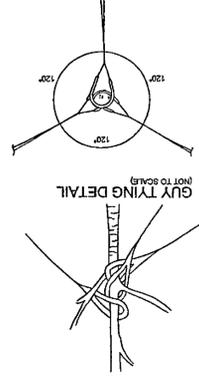
STAKING DIAGRAM FOR TREES 8" TO 10" LARGER



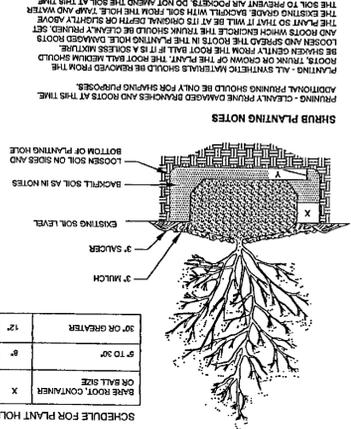
TREE GUYING DIAGRAM FOR TREES 10" OR LARGER



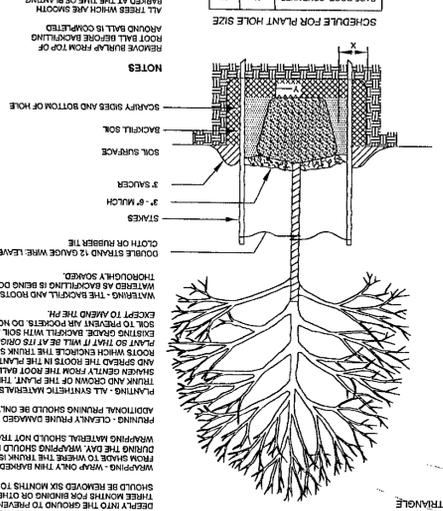
GUY TYING DETAIL (NOT TO SCALE)



SHRUB PLANTING DETAIL



TREE PLANTING AND STAKING DETAIL



30" OR GREATER	12"	6"
6" TO 30"	6"	4"
OR BALL SIZE	X	Y

SCHEDULE FOR PLANT HOLE SIZE
REMOVE BUMP FROM TOP OF ROOT BALL BEFORE PLANTING. ROOT BALL SHOULD BE COMPLETED AT THE TIME OF PLANTING. ALL TREES WHICH ARE SHOOTING SHOULD BE WATERED AT THE TOP OF THE BARKHOLE TO THE LOWERMOST TREE BRANCHES.

NOTES
REMOVE BUMP FROM TOP OF ROOT BALL BEFORE PLANTING. ROOT BALL SHOULD BE COMPLETED AT THE TIME OF PLANTING. ALL TREES WHICH ARE SHOOTING SHOULD BE WATERED AT THE TOP OF THE BARKHOLE TO THE LOWERMOST TREE BRANCHES.

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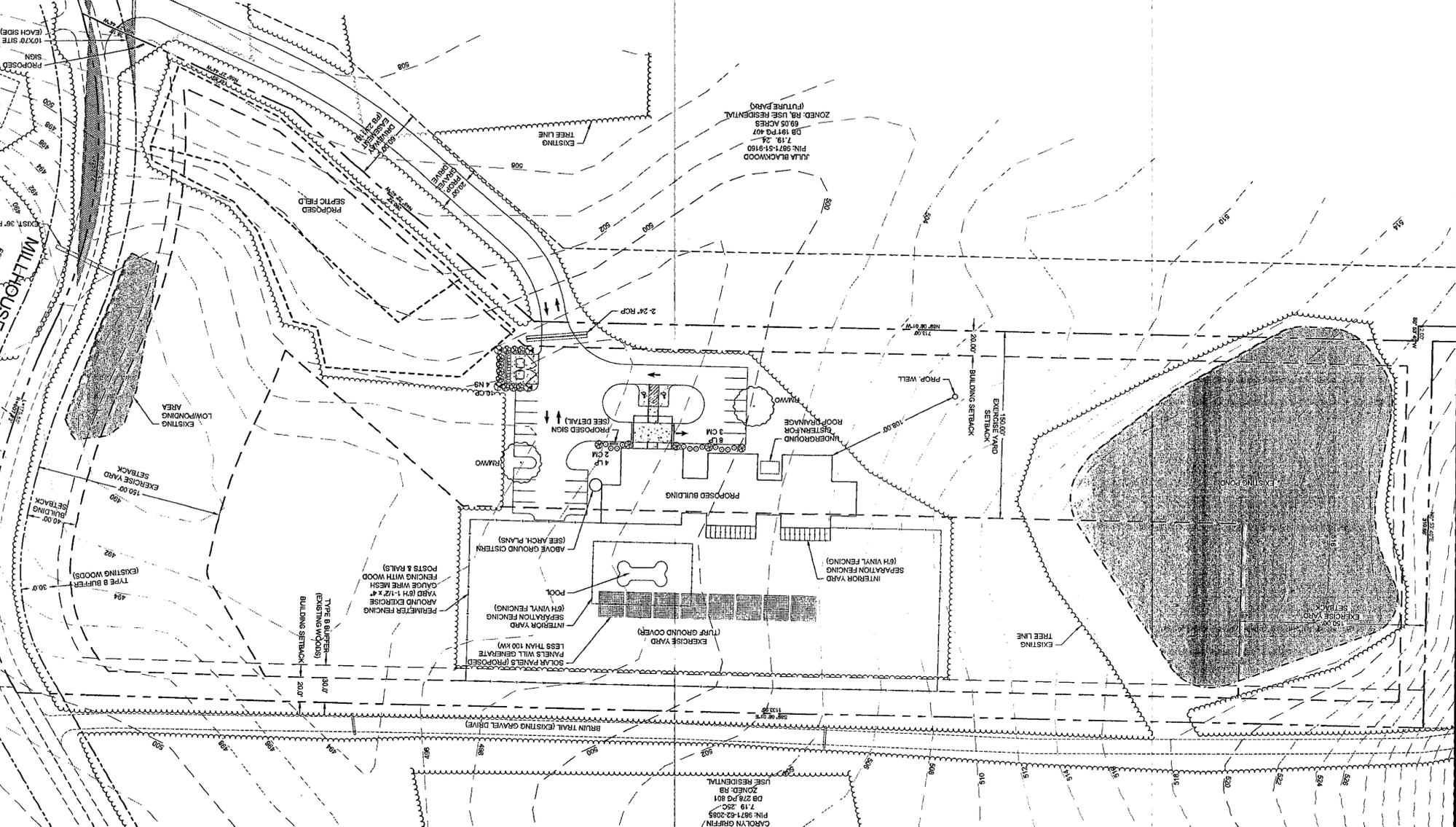
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LANDSCAPING NOTES:

- PER ARTICLE 6 OF THE ORANGE COUNTY ZONING ORDINANCE, A TYPE B LANDSCAPE BUFFER SHALL BE INSTALLED MAINTAINED ALONG THE PERIMETER OF THE PROPERTY, INCLUDING PROPERTY ALONG THE RIGHT-OF-WAY. THIS BUFFER SHALL BE 30 FT. IN WIDTH AND BE COMPOSED OF DISCONTIGUOUS VEGETATION. PER INFORMATION PROVIDED BY THE CLIENT AND ORANGE COUNTY GIS 2010 AERIAL PHOTOGRAPHS, EXISTING VEGETATION IS ANTICIPATED TO MEET AND/OR EXCEED ALL REQUIREMENTS OF THE TYPE B 30' BUFFER. FINAL LANDSCAPING/BUFFER PLAN TO BE APPROVED BY ORANGE COUNTY PLANNING AFTER CONSULTATION WITH COUNTY PLANNING STAFF AND REPRESENTATIVES OF THE COUNTY CO-OPERATIVE EXTENSION OFFICE TO IDENTIFY NATIVE, LOCAL, TREE SPECIES THAT ARE DROUGHT TOLERANT AND WILL SATISFY THE REQUIREMENTS OF ARTICLE 6.
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C-3
SHEET NO.
S-1
DRAWING NAME
12-0024
PROJECT NO.

PRELIMINARY PLAN
GREEN BEAGLE LODGE
MILLHOUSE ROAD
ORANGE COUNTY, NORTH CAROLINA

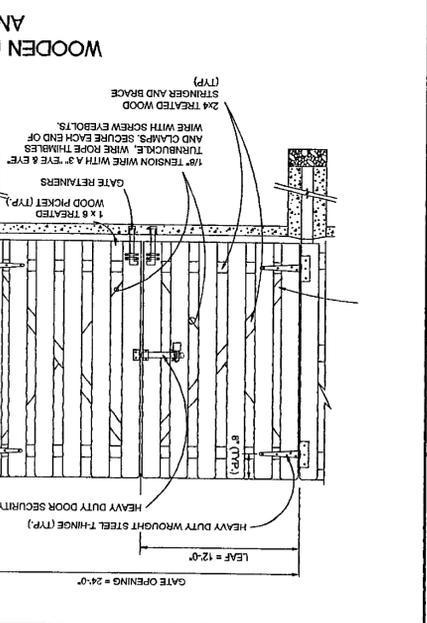
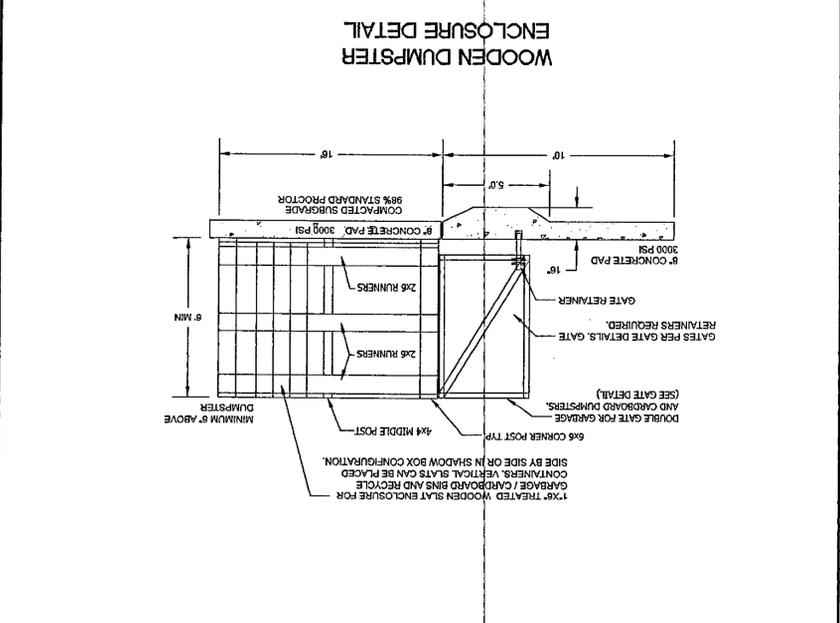
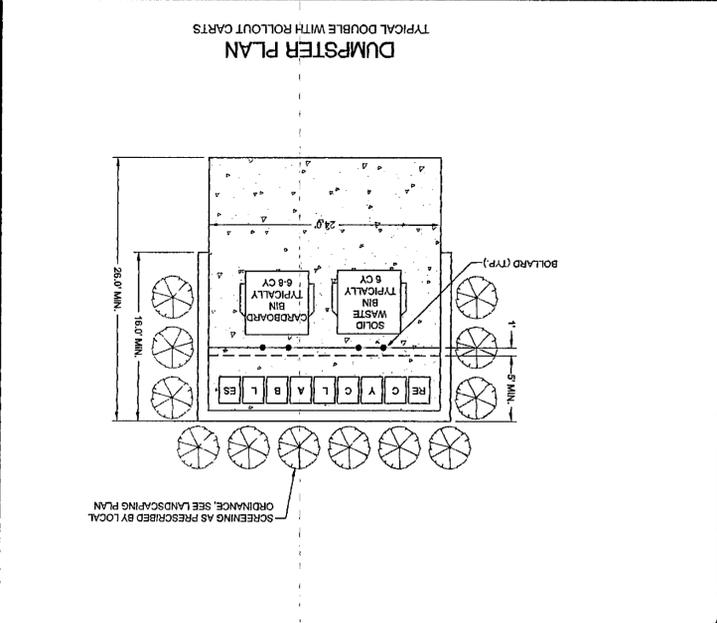
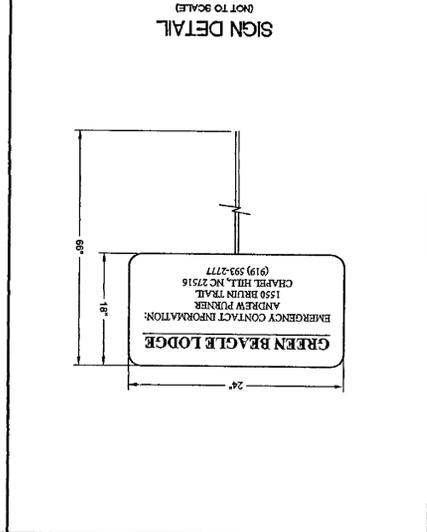
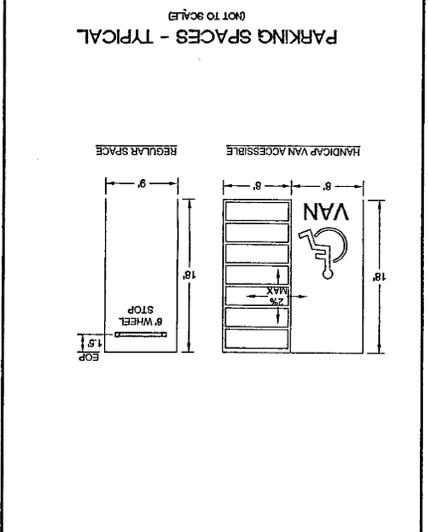
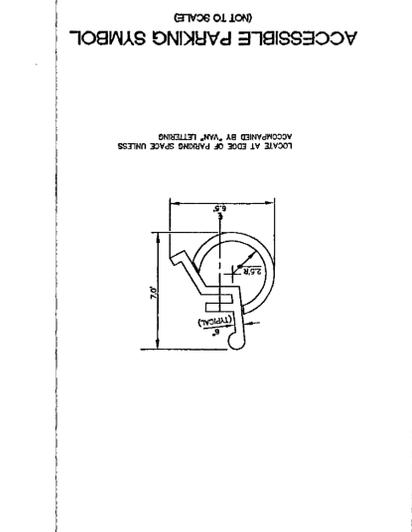
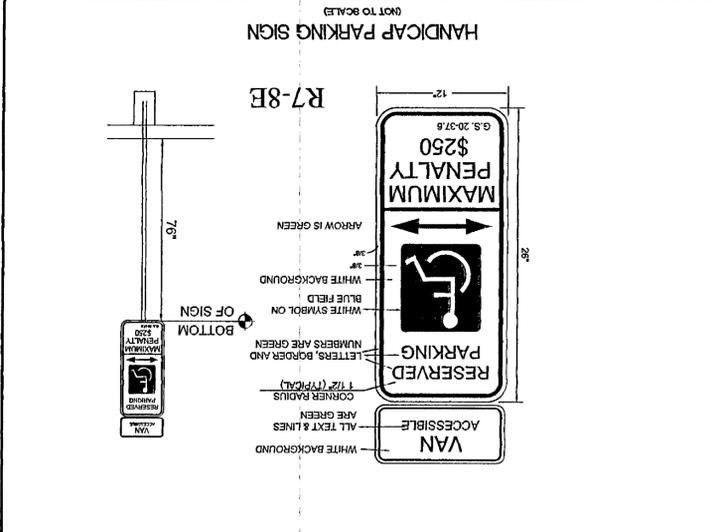


PROJ. ARCHITECT
CEA
PROJECT MANAGER
DRAWN BY
KSW
SCALE
1" = 50'

COMPILED BY
CONSULTING
DATE

NO.	DATE	REVISIONS
1	3/19/2012	KSW
2		
3		
4		
5		
6		
7		

DATE
BY



CONSTRUCTION

NOT FOR CONSTRUCTION

PROJECT ENGINEER/ARCHITECT
CEA

PROJECT MANAGER
CEA

DRAWN BY
KSW

SCALE
1" = 50'

PRINT ISSUE DATE
03-02-2012

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DRAWING AMBITION

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NO.	REVISIONS	DATE	BY
1	ORANGE COUNTY COMMENTS	3/15/2012	KSW
2			
3			
4			
5			
6			
7			

NOTES:

1. ALL POST TO BE MIN. 18" IN GROUND W/ MIN. 4" CONCRETE AROUND ALL SIDES. USE 4" SOLID CMU AND BOTTOM OF PANELS.
2. CONCRETE PAD TO EXTEND 4" BEYOND EDGE OF ENCLOSURE WALLS
3. 1" x 8" PANELS TO BE LEVEL WITH TOP OF POST. TOP AND BOTTOM RUNNERS TO BE 4" FROM TOP AND BOTTOM OF PANELS.

PRELIMINARY PLAN
GREEN BEAGLE LODGE
MILLHOUSE ROAD
ORANGE COUNTY, NORTH CAROLINA

DETAILS

PROJECT NO. 12-0024
SHEET NO. S-1
DRAWING NAME: 12-0024
C-4

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