

DRAFT

**MINUTES
NC HIGHWAY 57 SPEEDWAY SMALL AREA PLAN
OCTOBER 2, 2006
CALDWELL COMMUNITY CENTER**

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TASK FORCE MEMBERS PRESENT: Commissioner Moses Carey, Commissioner Barry Jacobs, Bruce Peters, Eric Huppert, Darryl Chandler, Mac Miller, Kevin Peters, Anita Badrock, James Walker, Debra Logner, Helen Youngblood – Durham Planner

STAFF PRESENT: Glenn Bowles, Planner II; Michael Harvey, Planner II; Tom Altieri, Comprehensive Planning Supervisor

AGENDA ITEM #1: Introductions by Dianne Reid, Glenn Bowles, Commissioner Jacobs and Commissioner Carey

AGENDA ITEM #2: Approval of September 13, 2006 Task Force Meeting Notes

Michael Harvey: Please take a minute to go through the notes from this meeting for corrections or changes. We apologize for the places that we did not have names but please let us know if you made one of those statements.

Debra Logner: There were statements that I am attributed to saying but I didn't say them.

MOTION made by Mac Miller to accept the meeting notes. Bruce Peters seconded.

VOTE: All present voting unanimously to accept the meeting notes.

AGENDA ITEM #3: Review Revised Task Force Charge

Glenn Bowles: There were differences in the 2003 map and the 2006 map that can be seen on the wall. Staff went to Raleigh to review the quarry permit. 80-acres of the quarry are in the County, and the rest is buffered as erosion control. The permit will be reviewed in March 2008. Now, we have an opportunity to make changes; something we would like to see because approval will require a Class A Special Use Permit.

??: Is there a current timeline on this end use project or is there a requirement to make progress on it in any defined period of time?

Glenn Bowles: We are going to invite a representative from the Hansen Ag (Southeast Branch).

??: From a regulatory standpoint?

Glenn Bowles: I didn't see anything in the Permit that mentioned a timeline.

Jackie Heron: For Durham and Orange County, or just Durham?

Glenn Bowles: Both.

Jackie Heron: Who makes the decision of one or both?

Glenn Bowles: That is not determined yet, and is still being reviewed. The quarry is a potential water source.

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52
53 **Moses Carey:** What is the most likely way they will access these new facilities from the Durham County
54 side?
55

56 **Michael Harvey:** There is an access off Mile Branch Road in Durham. There is an entrance off NC 57
57 in Orange County, but I am not sure they want to use that. It could work but their plan doesn't show it.
58 This end use plan doesn't show all the land they own in Orange County.
59

60 **Jackie Heron:** Will they sell that land or will Hansen do it themselves?
61

62 **Glenn Bowles:** I would suspect they would give it to someone else.
63

64 **Jackie Heron:** Don't they have the land leased?
65

66 **Glenn Bowles:** It shows as being owned by someone else so I am assuming it is leased, and is part of the
67 State permit.
68

69 **Commissioner Barry Jacobs:** Durham County doesn't have a recreation department so the facility may
70 work like the Little River Regional Park, where Orange County provides the recreation in an agreement
71 with Durham. We may be able to negotiate that with the Durham/Chapel Hill/Orange Work Group where
72 the elected officials meet once a year. I will make sure this is on the next agenda.
73

74 **Glenn Bowles:** We have two years to work out the details. We need to review the Task Force Charge.
75 We made reference to the use of NC 57 highway as a gateway into the County. This group will not have
76 to detail those beautification efforts, but can make suggestions to the Planning Board and the Board of
77 County Commissioners
78

79 **Anita Badrock:** I would like a clarification about new business opportunities with #1 and #2. There
80 seems to be a discrepancy between the two to expand existing facilities or not.
81

82 **Glenn Bowles:** Regarding the physical expansion of the existing facilities, with both those facilities there
83 is floor area that could be devoted to something.
84

85 **Anita Badrock:** Basically, not to increase the size of the footprint but allow for increased density.
86

87 **Glenn Bowles:** Maybe more of mixed use opportunities like a restaurant within the existing parameters
88 on site. We present the charge for the evaluation of what you will hear tonight and in the future to qualify
89 and quantify recommendations. Also this will be used for recommendations.
90

91 **Mac Miller:** Are we accepting the charge given tonight along with the charge we were given at the last
92 meeting?
93

94 **Glenn Bowles:** This charge is essentially an amendment to the charge from the last meeting. We
95 clarified the charge from last month and will use it as a measuring stick for what gets done in the future.
96

97 **Commissioner Barry Jacobs:** Under Rural Character, #1, I would suggest it read, "The Task Force shall
98 encourage the development and extension of services including cable service and the availability of High
99 Speed Internet services" because people want better telephone services, especially wireless and
100 emergency services.
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102 **Glenn Bowles:** We will get the changes back to you for the next meeting. We can modify this slightly as
103 we go forward and learn more.

104
105 **AGENDA ITEM #4: Orange County Water Service Policy**

106
107 **Glenn Bowles:** We've had in-depth discussions about water services, especially in areas of the rural part
108 of the County which do not have water services. We found a policy that was put in place in the late 80's
109 and carried into the early 90's. It is still on the books but is has been superceded by the Water and Sewer
110 Management Planning and Boundary Agreement signed in 2001. (Described map colors that was
111 displayed). The agreement simply says the County does not intend to extend services into these areas
112 except for a proven health hazard or an emergency situation.

113
114 **??:** Is this agreement with surrounding counties requesting sewer and water services that did not have
115 lines close by and remote to the sites inside Orange County?

116
117 **Glenn Bowles:** Except for Durham in the EDD area, I don't think there is an agreement with anyone
118 else.

119
120 **Commissioner Barry Jacobs:** The City of Mebane only serves the Efland EDD area. Durham County
121 goes to Hardscrabble on St. Mary's Road.

122
123 **Bruce Peters and others:** A general discussion of Person County water service in the Timberlake area.

124
125 **Glenn Bowles:** That discussion bled into the core discussion because we didn't know how big the
126 reservoir would be until we got this map. We should not look at it as a source for water because it has not
127 been treated, but could serve as a stabilization of some of the groundwater resources. The water table is
128 probably 100 foot below the proposed level of the lake. There may be some benefit to wells in the
129 immediate area.

130
131 **Commissioner Moses Carey:** We don't know that so we shouldn't count on it.

132
133 **Glenn Bowles:** Until we know the timeframe for the end use plan, you are right.

134
135 **Jackie Heron:** Do you have any idea of the timeframe?

136
137 **Glenn Bowles:** We are going to invite them to the next meeting.

138
139 **Jackie Heron:** Do you have any idea when they will be blasting for rock, is it two, five or ten years from
140 now?

141
142 **Commissioner Moses Carey:** We need to know what a request for expansion of the quarry permit
143 would entail.

144
145 **Michael Harvey:** At this point we don't know.

146
147 **AGENDA ITEM #5: Orange County Speedway Presentation by Vance Agee**

148
149 **Vance Agee:** Introduced Kim Foushee.

150
151 **Kim Foushee (Operations Director, Orange County Speedway):** We have made renovations at the
152 Speedway with entirely new bleachers and are completely up to code. The track is in the best shape ever.

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153 Our season runs from March to November, which is as far as it will run. There are no plans to expand the
154 season. We run three races a month and we rent the track during the week and some on the weekends. I
155 am at the track from 9:00 a.m. to 5:00 p.m. We plan to operate as a Speedway for the rest of the year, but
156 we did have a few more ideas to utilize the Speedway. We have 118 acres to bring the community
157 together and provide a place for some other activities, such as a Tri-County fair and there is a great place
158 for a riding rink for horses or a livestock clinic facility. We could have camps during the summer and
159 trail-riding. We have also discussed outdoor concerts on Friday and Saturday nights, but not on Sunday
160 because we don't operate on Sunday. There may be an option for a swap meet for people with antique
161 cars and others to trade parts and share ideas with fun times. There could also be a car show. We would
162 like to investigate RV parking and primitive camping because we have drivers that come from far
163 distances. Also, maybe a short order eatery. If we have water and sewer, we could put in a small hotel.
164 We have discussed a community, regional meeting center, and even an EMS base. That is the type of
165 ideas we have had.

166
167 **Melvin ??:** How many people at this meeting are immediately adjacent to the track? Has any of your
168 land subsided or softened? We hauled enough junk off there that ours raised about one foot. Is it cleaner
169 and more orderly?

170
171 **Glenn Bowles:** Are there any questions?

172
173 **Debra Logner:** What about a regular flea market?

174
175 **Melvin ??:** There seems to be some category of opposition to that in the County structure. I don't know
176 what the objection is. That would be a good thing because it would be a place for people to come in and
177 be off the road. If it turns out the perceived opposition is in our heads, that could be added to the list.

178
179 **Faye Porterfield:** I live ¾ of a mile from the racetrack. When the race is over, traffic is a concern. It is
180 like the people leaving the racetrack are still racing and throwing out trash. Is the any way to have
181 security at the end of race to direct traffic?

182
183 **Kim Foushee:** I talked to one of the deputies who came in and said he was making his traffic rounds.
184 The County does not provide security when we are having the event, because they have regular Sheriff
185 deputies in the area, but it is up to the County to decide if they need to patrol more. That is a great time to
186 get additional revenue.

187
188 **Vance Agee:** We try to get the people to go out quietly because of the neighbors.

189
190 **Faye Waters:** They are not there after the race. It is still a problem down to Bunny Road.

191
192 **Bruce Peters:** Three owners ago, in the 80's, the State Trooper sat on McKee Road and looked towards
193 Caldwell with the radar before the race to slow people down. I haven't seen that for 20 years. I live over
194 1,000 feet off the road with 200 feet of woods between me and the highway, and my windows are always
195 closed. I have horses and the drivers throw bottles into my field. The glass over my fence in my pasture
196 bothers me.

197
198 **Kim Foushee:** Glass is not allowed at the track, just aluminum cans.

199
200 **Logan ??:** Trash is a problem in general and enforcement is non-existent. How many times have people
201 been fined for littering? Littering happens because there is no enforcement.

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203 **Mac Miller:** You mentioned several other possibilities of use and I would be interested in some of the
204 individuals' opinion of those ideas.

205
206 **Jackie Heron:** There are some good ideas, but I don't want a hotel or motel nearby. It's too much.
207

208 **Bruce Peters:** Durham County is saying no construction after 6:00 p.m. or on Sundays because they
209 have so many complaints. A rock concert would put me over.

210
211 **Wendy Crew:** There are a lot of accidents along NC 57. I was told there are daily three deputies to
212 patrol the County, so they can't get all the places covered. There was an accident down the street from
213 my house and it took the Highway Patrolman 45 minutes to get to the accident. It is a lot of traffic on that
214 road and not enough help to address the issues. It was proposed in the last meeting that speed limits be
215 reviewed as well as turning lanes.

216
217 **Ms. Powers:** And a lower speed limit?
218

219 **Vance Agee:** Possible acceleration/deceleration lanes and signage.
220

221 **Faye Porterfield:** No one pays attention, which just results in speeding.
222

223 **Glenn Bowles:** It became part of the charge for this Task Force to make recommendations to the Board
224 of County Commissioners.
225

226 **Faye Porterfield:** Everyone speeds by and someone is going to get hurt.
227

228 **Eric Huppert:** The County could widen the road and do some of these things, but there are still people
229 who will disregard the law. There is nothing we can do about it. We need to focus on issues we can do
230 something about or control. NC 57 is not a residential street.
231

232 **Commissioner Moses Carey:** I think it is important to hear these concerns because there are limits to
233 what we can do and what the State can do, but the concerns will be known. The recommendations that
234 come from this group can help us focus on what we can do and help encourage the State to do what they
235 can do.
236

237 **Wendy Crews:** Make NC 57 into a four-lane highway, widen it and make the shoulders bigger so that
238 people have room to pull over a little.
239

240 **Commissioner Barry Jacobs:** Commissioner Carey is correct. We need to record these concerns. As
241 an explanation, we are one of two states where counties have no say over the roads. We can't put in the
242 stop signs; we can't change the speed limit, etc. That is done through the State, or if a private developer
243 changes what they do with their land use, we may be able to require another lane. Commissioner Carey
244 says we can lobby DOT. Two meetings ago, the Sheriff was told about the dump trucks going by and he
245 said he would try to address it.
246

247 **Kim Foushee:** The Highway Patrol is doing that. I have seen it.
248

249 **Vance Agee:** As a group, you should take the issue to NCDOT.
250

251 **Mac Miller:** I have noticed more deputies on the road recently. They are doing their jobs.
252

253 **Ms. Powers:** Will you take out the woods by the racetrack?

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254
255 **Kim Foushee:** Nothing we have proposed so far would force us to take any trees out. We will preserve
256 the buffer.

257
258 **Wendy Crew:** If you get running water at the racetrack, will everyone on the road get it too?
259

260 **Vance Agee:** It's not in the plans that we know of.

261
262 **Glenn Bowles:** I have not heard of any plans to put water or sewer on that road. The County policy
263 states to do anything in a public way with water (in the yellow area), there will have to be a health hazard
264 or emergency.

265
266 **AGENDA ITEM #6: Go-Kart Facility Presentation by Kevin Peters**

267
268 **Kevin Peters:** Mr. Ed Coolencamp is in charge of marketing with the Orange County Action Sports Bar.
269

270 **Ed Coolencamp:** It is family oriented place trying to keep the family together. The park has a lot of
271 potential for the area. Change is something we have to deal with. By keeping this a sports use maintains
272 the rural feel to the area. My kids love to be outside and actively playing sports. I focused on action
273 sports in my career. It builds self-confidence in people. This is the new sports franchise that can work in
274 a rural County setting. Keep land use as an action theme park that is in line with the local landscape.
275

276 **Jackie Heron:** What are you planning to do?
277

278 **Kevin Peters:** This is a go-kart track. We will work to address noise. Behind the track are two houses.
279 We would like to put a sand beach in this area with a skateboard park. We would like to do a motocross
280 track. We have ideas about what to do with the 80+ acres. We thought a vet clinic, storage buildings or
281 an office park were great ideas. We may have a shop to take care of the go-karts, bikes, etc.
282

283 **Bruce Peters:** How big would the motocross be?
284

285 **Kevin Peters:** Maybe an acre. If you are in the back, you can't hear them as well as cars.
286

287 **Debra Logner:** Would this be open all the time?
288

289 **Kevin Peters:** It would have to be set hours, but I am sure we would not want to work seven days a
290 week. Maybe two to three days a week. I like the idea of a place for the paramedics to be or a
291 veterinarian clinic or a small eatery.
292

293 **Debra Logner:** How about a driving range?
294

295 **Kevin Peters:** Not a bad idea. We are still focusing on ideas.
296

297 **Anita Badrock:** Would this be competitive racing?
298

299 **Kevin Peters:** It depends on what the Board wants. It is more important for my son to practice. It would
300 be nice to generate income to pay for the area.
301

302 **Anita Badrock:** Will there be races?
303

304 **Kevin Peters:** Possibly.

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305
306 **Ms. Perry:** Noise at the Speedway is deafening. My son has recently done motocross in March. The
307 nearest track is at least an hour away. As far as the noise, it is nothing like the Speedway.

308
309 **Kevin Peters:** There has been trail riding going on since I have been here. Maybe rent cabins for people
310 to vacation.

311
312 **Chad Newton:** Go-karts and mountain bikes.

313
314 **??:** I have 2,000 feet in front of you, and I am all for what you are trying to do. I own four acres on the
315 corner.

316
317 **Kevin Peters:** It is great for families and family outings. Being together making memories.

318
319 **Eric Huppert:** Are there any plans for either place to protect yourselves against a lawsuit from injuries?
320 Are you looking at limiting trespassers to avoid problems of security?

321
322 **Kevin Peters:** We have no trespassing signs and someone to look over the place for us.

323
324 **Audience Member:** When there is not a place to ride, people tend to go anyway. Where there is a place,
325 people can join and have the track for an option.

326
327 **Mac Miller:** How many acres are on the site?

328
329 **Kevin Peters:** 82 acres.

330
331 **Glenn Bowles:** A question that I would propose to both groups is how you would propose to proactively
332 deal with some of the impact issues like the noise, traffic and trash. What do you think could be done to
333 mitigate the issues?

334
335 **Kevin Peters:** We plan to keep the trees around the place, and setting the track to the back of the
336 property would help.

337
338 **Chad Newton:** In terms of keeping the area clean, we can do that on our own, but in terms of keeping
339 the road clean, I would say yes to get the police force more involved. I run the go-kart track in Cary. The
340 trash issue for the Speedway is really not the Speedway's problem. The trash issue comes from the
341 spectators leaving the Speedway. As far as the noise level, the go-kart association will not sanction any
342 event that does not have a muffler.

343
344 **Kevin Peters:** We will make an announcement to deposit trash before you leave and keep NC clean.

345
346 **Kim Foushee:** We had thought about letting churches use our place or have a bluegrass festival.

347
348 **??:** We are seeing more people coming in and not taking care of the place. Activity brings more junk.
349 Everyone knows you can't fix the problem.

350
351 **??:** Are there any plans to alleviate the problem of parking along the road and blocking traffic?

352
353 **??:** We can get another driveway access from DOT and bring them down into the property so they will
354 be off the road. We may put in another turn lane.

355

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356 **Kevin Peters:** We have an architect from Chapel Hill who is working on the structure and property.
357

358 **Chad Newton:** Some tracks give you trash bags to prevent litter. We want people to have an interest in
359 keeping the area clean.
360

361 **Mr. Perry:** My whole family rides, so this would be great so we can ride more. If there was a clean up
362 day, we would help.
363

364 **Vance Agee:** There are lots of trash cans on site, but nothing is eaten or consumed on site.
365

366 **Debra Logner:** Support local clean up efforts like the “Adopt a Highway” program.
367

368 **Wendy Crew:** What are you doing for seniors?
369

370 **Kevin Peters:** Music festivals and renting out the area for groups.
371

372 **Faye Porterfield:** Inmates were out last week. They filled a big truck with bags of trash from the
373 roadside.
374

375 **Vance Agee:** We can volunteer to make public service announcements about speed and trash.
376

377 **Kevin Peters:** We could do the same.
378

379 **Bruce Peters:** What we are saying is that in doing your plans, all we are seeing is more people coming to
380 the area. That is the concern. Activity brings more trash.
381

382 **Wendy Crew:** These are not bad ideas in trying to improve the neighborhood.
383

384 **Faye Porterfield:** Trucks and RVs were parking along the NC 57 in front of the go-kart track. What are
385 you doing to address this?
386

387 **Kevin Peters:** We are looking at several solutions.
388

389 **Chad Newton:** The facility was never set up to accommodate the need to park trucks and RVs. We are
390 working to address problems so that there will not be congestion on Highway 57.
391

392 **Audience member:** We moved here a year and a half ago. We would love this. My family would ride
393 more if this facility is there. Members of the club could help pick up trash.
394

395 **Glenn Bowles:** The task force is being asked to guide us with recommendations for new zoning issues to
396 mitigate the impact of existing uses and potential future uses, and allow the task force to make comments
397 to the Board of County Commissioners to say these are our issues. The study area is predominately zoned
398 Agricultural Residential. There are certain uses that are allowed in Agricultural Residential areas, and
399 there are also a couple of EC-5 uses. We have to determine what would be acceptable now and what
400 could happen. For the next meeting we would like for the quarry owners to come.
401

402 **Michael Harvey:** Permits travel with the land. Rezoning occurs first so they must conform strictly to the
403 Permit or it can be in violation.
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405 **Glenn Bowles:** We will try to invite the quarry owners to the next meeting and begin to craft some
406 recommendations or suggestions as to how we would design a district for those folks, what would be the
407 criteria, etc.

408
409 **Commissioner Barry Jacobs:** I would like to request a copy of the Noise Ordinance and the outdoor
410 lighting standards for the next meeting. Also, a glossary to all the acronyms. That would be a good idea
411 for those who don't know what they mean. We need to invite someone from the Sheriff's department and
412 someone from the County's engineering department so they can understand what the quarry owners are
413 saying.

414
415 **??:** Is there a time for the committee to report back to the Board of County Commissioners?
416

417 **Glenn Bowles:** For their Quarterly Public Hearing which is November 20th.

418
419 **AGENDA ITEM #7: Review of Existing Zoning Districts/Uses**

420
421 **Glenn Bowles:** Discussed the comparison chart of zoning districts and permitted uses.
422

423 **Helen Youngblood:** The quarry received a Special Use Permit approved in 1988, and they must adhere
424 to the Permit. Durham did issue their own Special Use Permit. They are still in conforming use. The
425 Durham County Little River Corridor Open Space Plan suggests wildlife habitats for the quarry. The
426 Staff Report references an end use plan with no specifics.

427
428
429
430 **AGENDA ITEM #8: Adjournment at 9:00 p.m.**

431
432
433
434 Tina L. Owen, Minutes Preparer
435