Orange County
Board of Commissioners

Agenda

Business Meeting
April 4, 2023
7:00 p.m.
Donna S. Baker Meeting Room
Whitted Building
300 West Tryon Street
Hillsborough, NC 27278

Note: Background Material on all abstracts available in the Clerk's Office

Compliance with the "Americans with Disabilities Act" - Interpreter services and/or special sound equipment are available on request. Call the County Clerk's Office at (919) 245-2130. If you are disabled and need assistance with reasonable accommodations, contact the ADA Coordinator in the County Manager's Office at (919) 245-2300 or TDD# 919-644-3045.

1. Additions or Changes to the Agenda

PUBLIC CHARGE

The Board of Commissioners pledges its respect to all present. The Board asks those attending this meeting to conduct themselves in a respectful, courteous manner toward each other, county staff and the commissioners. At any time should a member of the Board or the public fail to observe this charge, the Chair will take steps to restore order and decorum. Should it become impossible to restore order and continue the meeting, the Chair will recess the meeting until such time that a genuine commitment to this public charge is observed. The BOCC asks that all electronic devices such as cell phones, pagers, and computers should please be turned off or set to silent/vibrate. Please be kind to everyone.

2. Public Comments (Limited to One Hour)

(We would appreciate you signing the pad ahead of time so that you are not overlooked.)

a. Matters not on the Printed Agenda (Limited to One Hour – THREE MINUTE LIMIT PER SPEAKER – Written comments may be submitted to the Clerk to the Board.)

Petitions/Resolutions/Proclamations and other similar requests submitted by the public will not be acted upon by the Board of Commissioners at the time presented. All such requests will be referred for Chair/Vice Chair/Manager review and for recommendations to the full Board at a later date regarding a) consideration of the request at a future Board meeting; or b) receipt of the request as information only. Submittal of information to the Board or receipt of information by the Board does not constitute approval, endorsement, or consent.

b. Matters on the Printed Agenda
(These matters will be considered when the Board addresses that item on the agenda below.)

3. Announcements, Petitions and Comments by Board Members (Three Minute Limit Per Commissioner)

4. Proclamations/ Resolutions/ Special Presentations

a. Public Safety Telecommunicators Week Proclamation

5. **Public Hearings**

   a. Public Hearing on FY 2023-2024 Annual Action Plan for the HOME Investment Partnerships Program
   b. Application for Zoning Atlas Amendment – Parcel Located at 3026 White Cross Road, Chapel Hill, in Bingham Township

6. **Regular Agenda**

   a. Presentation of Manager's Recommended FY 2023-33 Capital Investment Plan (CIP)

7. **Reports**

8. **Consent Agenda**
   - Removal of Any Items from Consent Agenda
   - Approval of Remaining Consent Agenda
   - Discussion and Approval of the Items Removed from the Consent Agenda

   a. Minutes
   b. Motor Vehicle Property Tax Releases/Refunds
   c. Property Tax Releases/Refunds
   d. Late Applications for Property Tax Exemption/Exclusion
   e. Appointment of Four (4) Deputy Tax Collectors
   f. Native Plant Month Proclamation
   g. Expansion of Duke Energy Utility Easement at Gravely Hill Middle School
   h. Proposed Sale of 0.45 Acre Property, PIN #0900832203, Hillsborough
   i. Contract Renewal with NWN for Varonis File Server and Active Directory Protection
   j. Approval of In-County Travel Allowance for Orange County Schools Board of Education Members
   k. Resolution Supporting Legislation to Reclassify Telecommunicators
   l. Approval of Financing Arrangements for Efland Volunteer Fire Department for Renovation of Fire Station #1

9. **County Manager's Report**

   Projected April 11, 2023 Budget Work Session Items
   Discussion on Manager's Recommended FY 2023-33 Capital Investment Plan (CIP)

10. **County Attorney's Report**

11. ***Appointments**

12. **Information Items**

    - Tax Collector's Report – Numerical Analysis
    - Tax Collector's Report – Measure of Enforced Collections
    - Tax Assessor's Report – Releases/Refunds under $100
    - Memorandum – Eno-New Hope Landscape Conservation Group - Strategic Action Plan
    - Memorandum – US 70 Multimodal Corridor Study

13. **Closed Session**

14. **Adjournment**

Note: Access the agenda through the County's web site, www.orangecountync.gov

***Subject to Being Moved to Earlier in the Meeting if Necessary**

Orange County Board of Commissioners' meetings and work sessions are available via live streaming video at orangecountync.gov/967/Meeting-Videos and Orange County Gov-TV on channels 1301 or 97.6 (Spectrum Cable).

ORANGE COUNTY
BOARD OF COMMISSIONERS

ACTION AGENDA ITEM ABSTRACT
Meeting Date: April 4, 2023

Action Agenda Item No. 4-a

SUBJECT: Public Safety Telecommunicators Week Proclamation

DEPARTMENT: Emergency Services

ATTACHMENT(S):
Proclamation

INFORMATION CONTACT:
Laurie Piché, 919-245-6157
Kirby Saunders, 919-245-6123

PURPOSE: To consider a proclamation recognizing the week of April 9 -15, 2023 as Public Safety Telecommunicators Week in Orange County, highlighting First Responders for their amazing work throughout the year.

BACKGROUND: Every year across the nation, the second full week of April is dedicated to the professional women and men who serve as public safety telecommunicators. First conceived by Patricia Anderson of the Contra Costa County (California) Sheriff's Office in 1981, this practice was recognized by Representative Edward J. Markey (D-Massachusetts) in what became House Joint Resolution 284 to establish “National Public Safety Telecommunicator Week". With the continued efforts of the International Association of Public Safety Communications Officials and the National Emergency Number Association, the act to recognize public safety telecommunicators became a permanent proclamation in 1994.

Each day hundreds of Orange County residents and those passing through rely on the expertise and dedication of public safety telecommunicators. These professionals help save countless lives by answering emergency calls, dispatching law enforcement, fire, and emergency medical personnel and equipment, as well as providing support to the residents and visitors of this county. Their skills in high-pressure situations assist in providing rapid emergency response, aid, and compassion in times of great distress and critical decision-making within seconds.

Orange County Communications is the primary answering point for all emergency and non-emergency service calls in the County. In 2022 NC Public Safety Answering Points (PSAPs) answered 7.5 million 9-1-1 calls. Orange County 9-1-1 telecommunicators answered 84,314 9-1-1 calls and handled over 107,000 administrative calls. The telecommunicators dispatched over 180,000 calls for service with an average of five telecommunicators on duty. The communications

center operates twenty-four hours a day, seven days a week, three hundred sixty-five days a year, with a staff of twenty-eight full-time telecommunicators.

Orange County's telecommunicators continue to strive for excellence in their performance and are among the most highly trained in the state.

Orange County's telecommunicators provide a valuable service to residents, visitors, and public safety providers.

FINANCIAL IMPACT: There is no financial impact applicable to consideration of the attached proclamation.

SOCIAL JUSTICE IMPACT: The following Orange County Social Justice Goal is applicable to this item:

- **CREATE A SAFE COMMUNITY**
  The reduction of risks from vehicle/traffic accidents, childhood and senior injuries, gang activity, substance abuse and domestic violence.

Through recognition and activities associated with Public Safety Telecommunications Week, Orange County shows its appreciation for employees who help promote and maintain safety in the community.

ENVIRONMENTAL IMPACT: There is no Orange County Environmental Responsibility Goal impact associated with this item.

RECOMMENDATION(S): The Manager recommends that the Board approve and authorize the Chair to sign the Proclamation.

ORANGE COUNTY BOARD OF COMMISSIONERS

PUBLIC SAFETY TELECOMMUNICATORS WEEK

2023

PROCLAMATION

WHEREAS, emergencies can occur at any time that requires police, fire, or emergency medical services; and

WHEREAS, when an emergency occurs, the prompt response of police officers, firefighters, and paramedics is critical to the protection of life and preservation of property; and

WHEREAS, the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from individuals who telephone the Orange County Emergency Services 9-1-1 Communications Center; and

WHEREAS, Public Safety Telecommunicators are the first, and most critical contact our residents and visitors have with emergency services; and

WHEREAS, Public Safety Telecommunicators are the single vital link for our police officers, medical responders, and firefighters by monitoring their activities via computer and radio, providing pertinent information, and helping to ensure their safety; and

WHEREAS, Public Safety Telecommunicators of Orange County Emergency Services have contributed substantially to the apprehension of criminals, suppression of fires, and treatment of patients; and

WHEREAS, each Public Safety Telecommunicator of Orange County Emergency Services has exhibited compassion, understanding, and professionalism during the performance of their job in the past year;

NOW, THEREFORE, we, the Orange County Board of Commissioners, hereby proclaim the week of April 9 through 15, 2023 as Public Safety Telecommunicators Week, in honor and recognition of our County's Telecommunicators whose diligence and professionalism help keep our county, residents, and visitors safe.

Adopted this 4th day of April, 2023

_____

Jamezetta Bedford, Chair
Orange County Board of Commissioners

ORANGE COUNTY
BOARD OF COMMISSIONERS

ACTION AGENDA ITEM ABSTRACT
Meeting Date: April 4, 2023

Action Agenda Item No. 5-a

SUBJECT: Public Hearing on FY 2023-2024 Annual Action Plan for the HOME Investment Partnerships Program

DEPARTMENT: Housing

ATTACHMENT(S):
Attachment 1: Draft FY 2023-2024 Annual Action Plan Summary

INFORMATION CONTACT:
Corey Root, Housing Director, (919) 245-2492
Erica Cormack, Community Development Program Manager, (919) 245-2491

PURPOSE: To hold a public hearing on the Annual Action Plan for the HOME Investment Partnerships Program.

BACKGROUND: Every year, state and local governments ("Participating Jurisdictions") that receive HOME Investment Partnerships Program ("HOME") funds from the U.S. Department of Housing and Urban Development ("HUD") are required to complete an Annual Action Plan that lays out how they will allocate HUD funds for the upcoming program year in order to address the goals and priorities in the Consolidated Plan. A summary of the draft Annual Action Plan for FY 2023-2024 is in Attachment 1.

For FY 2023-2024, Orange County anticipates receiving the following HOME resources:

FY 2023-2024 HOME Funds	$ 429,496.00
10% Program Administration	($ 42,949.60)
FY 2023-2024 HOME Funds Minus 10% Admin	$ 386,546.40
HOME Program Income	$ 13,306.00
Local Match	$ 96,636.60
Total (Allocation + Program Income + Match)	**$ 496,489.00**

Orange County is a special type of Participating Jurisdiction, called a Consortium, consisting of Orange County and the Towns of Carrboro, Chapel Hill, and Hillsborough. Orange County serves as the lead entity for the Orange County HOME Consortium. The Consortium has drafted the FY 2023-2024 Annual Action Plan based on the HOME award recommendations made by the Local Government Affordable Housing Collaborative, detailed below.

The Local Government Affordable Housing Collaborative (the "Collaborative"), comprised of one (1) elected official and staff members from Orange County and the Towns of Carrboro, Chapel Hill, and Hillsborough, reviewed the received applications for the FY 2023-2024 HOME Program

on March 9, 2023 and made the following funding recommendations for consideration by each of the jurisdictions' elected bodies:

Applicant and Project	**Funding Requested**	**Funding Awarded**
CASA – Pre-Development and Rental Development	$512,000.00	$446,489.40
Pee Wee Homes – Rental Development	$50,000.00	$50,000.00
Community Empowerment Fund – Homebuyer Assistance	$50,000.00	-
Common Ground Eco- Village – Homebuyer Assistance	$280,000.00	-
EMPOWERment – Rental Acquisition	$120,000.00	-
Habitat for Humanity – Homebuyer Assistance	$475,000.00	-
Hope Renovations – Homeowner Rehabilitation	$24,975.00	-
Administration (10% of HOME Funds, per statute)	$ 42,949.60	$ 42,949.60
Total	**$ 1,554,924.60**	**$ 539,439**

In accordance with HUD requirements and the Orange County Citizen Participation Plan, the Orange County HOME Consortium must hold a public hearing to obtain residents' comments and feedback on the draft Annual Action Plan during the public comment period, from April 1 – April 30, 2023.

Notice of this public hearing was published in *The Herald Sun* and *La Notícia*. Copies of the draft Annual Action Plan were posted on the Orange County Housing Department website, and a link to the website and draft plan were circulated by public notice in the newspapers listed above, as well as by email to more than 100 relevant stakeholders to include local service providers, nonprofit organizations, government entities, elected officials, and interested residents.

All comments received during this hearing, and anytime during the public comment period, will be incorporated into the final HOME Annual Action Plan to be submitted to HUD. Before submitting the final plan, the Board of Commissioners will consider the approval of the HOME Annual Action Plan and the FY 2023-2024 HOME Program Design (funding recommendations) later in 2023. The governing boards for the Towns of Chapel Hill, Carrboro, and Hillsborough are also scheduled to consider the approval in 2023, in order for the final plan to be submitted to HUD by the federal deadline in May 2023.

FINANCIAL IMPACT: There are no financial impacts anticipated with this item.

SOCIAL JUSTICE IMPACT: The following Orange County Social Justice Goals are applicable to this item:

- **GOAL: FOSTER A COMMUNITY CULTURE THAT REJECTS OPPRESSION AND INEQUITY**
  The fair treatment and meaningful involvement of all people regardless of race or color; religious or philosophical beliefs; sex, gender or sexual orientation; national origin or ethnic background; age; military service; disability; and familial, residential or economic status.
- **GOAL: ENSURE ECONOMIC SELF-SUFFICIENCY**
  The creation and preservation of infrastructure, policies, programs and funding necessary for residents to provide shelter, food, clothing and medical care for themselves and their dependents.

- **GOAL: CREATE A SAFE COMMUNITY**
  The reduction of risks from vehicle/traffic accidents, childhood and senior injuries, gang activity, substance abuse and domestic violence.

ENVIRONMENTAL IMPACT: There are no Orange County Environmental Responsibility Goal impacts applicable to this item.

RECOMMENDATION(S): The Manager recommends that the Board conduct the public hearing and accept comment on the FY 2023-2024 HOME Annual Action Plan.

Orange County, NC HOME Consortium
FY 2023-2024 Annual Action Plan Summary

Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Construction	2023	2028	Affordable Housing Homeless Non-Homeless Special Needs	Chapel Hill	Affordable housing acquisition	$496,489.00	Construction of 25 units

Projects

1	**Project Name**	CASA – Rental Construction
	Target Area	County-wide
	Goals Supported	Rental Construction
	Needs Addressed	Housing for Low- and Moderate-Income Households
	Funding	HOME: $359,584.37 Local Match: $86,905.03 **Total: $446,489.40** (CHDO Set Aside: $32,212.00)
	Description	Grants & loans for households at or below 80% AMI
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	22 households at or below 80% AMI
	Location Description	2200 Homestead Rd., Chapel Hill, NC 27516
	Planned Activities	• Predevelopment costs • New construction for rental

Projects, Cont.

2	**Project Name**	Pee Wee Homes – Rental Construction
	Target Area	County-wide
	Goals Supported	Rental Construction
	Needs Addressed	Housing for Low-income households, Households Exiting Homelessness
	Funding	HOME: $40,268.03 Local Match: $9,731.97 **Total: $50,000.00** (CHDO Set Aside: $32,212.00)
	Description	Development for households at or below 30% AMI who are exiting homelessness
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	3 households at or below 30% AMI who are exiting homelessness
	Location Description	106 Hill Street, Chapel Hill
	Planned Activities	Rental Construction
3	**Project Name**	Administration – 2023
	Target Area	County-wide
	Goals Supported	Rental Construction
	Needs Addressed	Housing for People Experiencing Homelessness Housing for Low- and Moderate-Income Households
	Funding	HOME: $42,949.60
	Description	Funds for administration of the HOME Program will be allocated to the Orange County Housing Department. Total funds will equal 10% of the 2022 HOME award, which is estimated to be $42,949.60.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Administration will support HOME-funded housing activities.
	Location Description	N/A

	Planned Activities	Administration

Affordable Housing

One Year Goals for the Number of Households to be Supported	
Homeless	3
Non-Homeless	22
Total	**25**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	25
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	**25**

ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT
Meeting Date: April 4, 2023

Action Agenda Item No. 5-b

SUBJECT: Application for Zoning Atlas Amendment – Parcel Located at 3026 White Cross Road, Chapel Hill, in Bingham Township

DEPARTMENT: Planning and Inspections

ATTACHMENTS:
1. Application, including Site Plan and Supplemental Materials
2. Staff Report
3. Notification Materials and Certification
4. Notes from Neighborhood Information Meeting
5. Project Correspondence and Staff Comment(s)
6. Excerpt of Draft March 8, 2023 Planning Board Minutes
7. Statement of Consistency
8. Draft Ordinance, Including Proposed Conditions

INFORMATION CONTACT:
Taylor Perschau, Current Planning & Zoning Supervisor, (919) 245-2597
Cy Stober, Planning Director, (919) 245-2592

PURPOSE: To hold a public hearing, receive the Planning Board/staff recommendation and public comment, close the public hearing, and consider action on an applicant-initiated Zoning Atlas Amendment to rezone a 4.83+/- acre parcel (PIN: 9749-40-2351) located at 3026 White Cross Road, Chapel Hill within the Bingham Township of Orange County. The proposed rezoning is:

FROM: AR (Agricultural Residential), & NC-2 (Neighborhood Commercial)

TO: NR-CD (Non-Residential Conditional District)

BACKGROUND: On November 17, 2022 a Conditional Zoning Atlas Amendment application (Attachment 1) was received proposing to rezone 4.83 acres of property at 3026 White Cross Road, Chapel Hill, within the Bingham Township. The Staff Report in Attachment 2 contains additional information, maps, and analysis.

Basic Review Process: A conditional district rezoning application requires submission of a site plan and other documents, in accordance with Section 2.9.1(C) of the Unified Development Ordinance (UDO). The typical cadence for the review is as follows:

- **FIRST ACTION** – Applicant holds a Neighborhood Information Meeting (NIM).
  STAFF COMMENT: The Neighborhood Information Meeting was held on February 22, 2023 at 5:30 p.m. at the Orange County Public Library.
- **SECOND ACTION** – The Planning Board reviews the application at a regular meeting and makes a recommendation to the BOCC.
  STAFF COMMENT: The Planning Board reviewed this application at its regular meeting on March 8, 2023.
- **THIRD ACTION** – The BOCC receives the Planning Board and staff recommendations at an advertised public hearing and makes a decision on the application.
  STAFF COMMENT: The public hearing is scheduled for April 4, 2023.

Per Section 2.9.1 (F) (3) of the UDO, mutually agreed upon conditions can be imposed as part of this process if they address:

a. The compatibility of the proposed development with surrounding property,
b. Proposed support facilities (i.e. roadways, and access points, parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, storm water drainage, the provision of open space, etc.), and/or
c. All other matters the County may find appropriate or the petitioner may propose.

A formal site plan is required as part of a conditional rezoning application and has been submitted (Attachment 1). Approval of a site-specific plan is part of the conditional district rezoning process, and the site plan and any agreed-upon conditions are binding to the development footprint permitted for the zoning district.

Staff has recommended the imposition of conditions, as included in the Ordinance in Attachment 8. The following conditions have been been proposed and agreed to by the applicant:

1. Application: Project shall be completed as presented in approved site plan/application packet;
2. Off-Street Parking Requirements: Relief from providing the 54 parking spaces required, conditional on provision of 34 parking spaces;
3. Driveway Access: Responsive to NC Department of Transportation comments, right turn lane shall be provided at the White Cross Road driveway;
4. Resource Protection Area: Recognizing that the property is within a Resource Protection Area due to its proximity to the White Cross School the north elevation towards NC Hwy 54 shall consist of the same treatment of cement fiber, lap siding, trim, crown, frieze, simulated windows, etc. as proposed for the front elevation in the submitted application;
5. Existing Building: Applicant will accept an offer from the community to remove the existing structure at no cost/liability to the applicant if a written and qualified offer is received within 30 days of site plan approval and the existing structure is removed within 60 days of agreement;
6. Fire Safety: Fire suppression needs shall be met by securing a deed of easement and agreement for use of the water source (3 acre pond) identified on Orange County PIN 9748-28-3016.

Public Notification: In accordance with Section 2.8.7 of the UDO, notices of the Public Hearing were mailed via first class mail to property owners within 1,000 feet of the subject parcel. These notices were mailed on February 21, 2023, 14 days before the meeting. Staff also posted the subject parcel with a signs on February 21, 2023, 14 days before the meeting. See Attachment 3 for the notification materials.

Planning Board Recommendation: The Planning Board reviewed the zoning atlas amendment at its March 8, 2023 regular meeting. At this meeting the Board voted **9 to 3** to recommend **denial** of the application based on its finding that the application is inconsistent with the Comprehensive Plan.

Excerpts of the minutes from the meeting are included in Attachment 6. Agenda materials from the meeting can be viewed at: https://www.co.orange.nc.us/AgendaCenter/Planning-Board-26

Planning Director's Recommendation: The Planning Director recommends **approval** of the:

1. Statement of Consistency indicating the zoning atlas amendment(s) are reasonable and in the public interest as contained in Attachment 7.
2. Ordinance amending the Zoning Atlas, as well as imposing development conditions, for the identified parcel as contained in Attachment 8.

FINANCIAL IMPACT: This request has been reviewed by various County departments who have determined that the approval of the request would not create the need for additional funding for the provision of County services. Costs associated with advertising, including the public hearing notice and mailings, are covered by the application fee.

SOCIAL JUSTICE IMPACT: The following Orange County Social Justice Goal is applicable to this item:

- **GOAL: ESTABLISH SUSTAINABLE AND EQUITABLE LAND-USE AND ENVIRONMENTAL POLICIES**
  The fair treatment and meaningful involvement of people of all races, cultures, incomes and educational levels with respect to the development and enforcement of environmental laws, regulations, policies, and decisions. Fair treatment means that no group of people should bear a disproportionate share of the negative environmental consequences resulting from industrial, governmental and commercial operations or policies.

ENVIRONMENTAL IMPACT: There is no Orange County Environmental Responsibility Goal impact associated with this item.

RECOMMENDATION(S): The Manager recommends the Board:

1. Conduct the public hearing and receive the Planning Board and staff recommendations and public comments;
2. Close the public hearing; and
3. **Vote to Approve** the Statement of Consistency (Attachment 7) and Zoning Atlas Amendments (Attachment 8).
   OR
   Vote to Deny the Zoning Atlas Amendments along with either the Statement of Consistency (Attachment 7) or a stated rationale of inconsistency with the County's adopted plans.

Attachment 1

ORANGE COUNTY
NORTH CAROLINA

Orange County Planning & Inspections Department
131 W. Margaret Lane, Suite 200, Hillsborough, NC 27278
919-245-2575 or planningapps@orangecountync.gov

Zoning Atlas Amendment – Rezoning Application

Please check all applicable boxes and complete the required documentation. Additional information and submittal requirements are contained in Sections 2.8 and 2.9 of the Unified Development Ordinance (UDO).
If completing by hand, please use black or blue ink.

Date: _____ **Rezoning Request:** ☐ Conventional District ☒ Conditional District

Contact Information

Property Owner(s): Vernon P. Davis

Mailing Address: 2401 NC Hwy 54 West Chapel Hill, NC 27516

Phone: _____ **Email:** _____

Applicant (if different than property owner): Glandon Forest Equity, LLC

Mailing Address: 3825 Barrett Drive, Suite 100 Raleigh, NC 27609

Phone: 919-459-2601 **Email:** gbarnes@vanguardpg.com

Property Information

Parcel ID Number (PIN): 9749-40-2351 **Total Acreage:** 4.83

Address: White Cross Road Orange County, NC

Future Land Use Map Classification: _____

Current Zoning Designation: NC2 and AR

Requested Zoning Designation: NR-CD (Non-Residential Conditional District)

If applicant/owner are different people, include a signed, notarized, statement indicating that the owner has authorized the applicant to submit the request. In cases where there are multiple property owners, please attach an additional document containing their signatures authorizing the submission of the application or other legal documentation establishing the applicants' right to file on their behalf.

Other Submittal Requirements

Conventional District Rezoning Application

Based on Section 2.8.3 of the Unified Development Ordinance (UDO):

☒ A map, at a legible scale, showing the property(s) subject to the request. A map may be procured at the Planning Department for a fee in accordance with the adopted Orange County Fee Schedule.

☒ A legal description of the property(s) proposed for rezoning.

☒ A list showing the names and addresses of all adjacent property owners within 1000-feet of the subject property.

☒ A detailed narrative denoting the following:

i. The alleged error in the Zoning Atlas (if any) that will be corrected by the proposed request.

ii. The changed, or changing, conditions (if any) that makes the proposed amendment reasonable necessary to promote the public health, safety, and general welfare.
iii. How the proposed amendment is consistent with, or carries out the intent and purpose of the adopted Orange County Comprehensive Plan, or part thereof.

☒ The filing fee per the adopted Orange County fee schedule.

Conditional District Rezoning Application

Based on Section 2.9.2 (C) of the Unified Development Ordinance (UDO):

☒ A site plan prepared in accordance with the provisions of Section 2.5 of the UDO. Applications for a Master Plan Development (MPD) Conditional District (CD) shall adhere to the site plan preparation requirements outlined in Section 6.7 of the UDO.

☒ All CD applications, regardless of type, shall include a detailed landscape plan showing the location of on-site significant trees; proposed screening, buffers, and landscaping; and any proposed treatment of any existing natural features.

☒ A detailed description of the proposed use of property including an outline of the proposed development. This will include a detailed summary of proposed utility services. The utility service plan for applications for a Home Park (HP) CD shall specify if the proposed services are temporary or permanent connections.

☒ A detailed traffic survey, regardless of estimated daily trips, prepared in accordance with North Carolina Department of Transportation requirements and Section 6.17 of the UDO.

☒ The appropriate environmental document(s) prepared in accordance with Section 6.16 of the UDO.

☒ A schedule of construction of all elements of the proposal.

☒ Other information identified during the pre-application conference deemed essential to demonstrate the project's compliance with these regulations.

☒ The filing fee per the adopted Orange County fee schedule.

Certification and Signatures

I (we), the undersigned, have been made aware of the process for the review and action associated with a UDO Zoning Atlas Amendment application and understand only completed applications, containing all information required by the Orange County UDO, shall be reviewed and acted upon by the County. Further I (we) understand that any assistance I (we) may receive from County staff in preparing this application in no way guarantees a favorable recommendation by staff on the merits of this proposal nor does it guarantee an approval of the proposed atlas amendment by the County.

Vernon P. Davis

Owner Signature(s)

3/1/23

Date

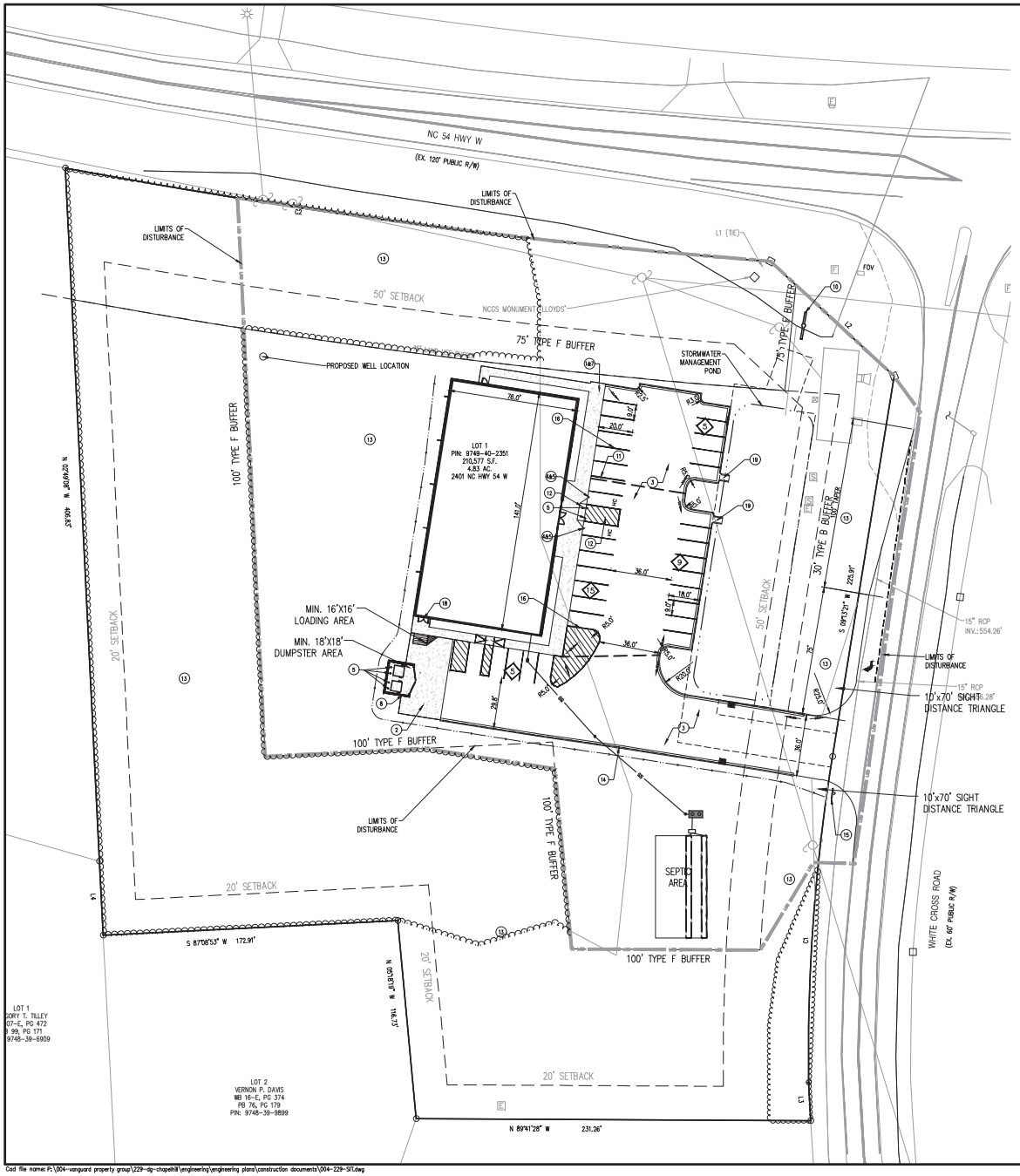
Applicant Signature (if different from owner)

11/17/22

Date

LORI STUART NOTARY PUBLIC ORANGE COUNTY, NC

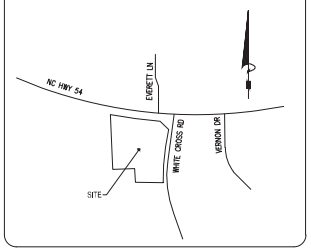
11-28-27

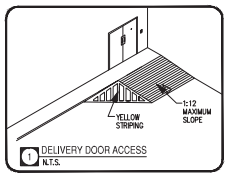


KEYNOTES:

1. CONCRETE MONOLITHIC CURB/SIDEWALK – SEE DETAIL SHEET C6.2
2. CONCRETE PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS – SEE DETAIL SHEET C6.2. EXPANSION AND CONTROL JOINTS – SEE DETAILS SHEET C6.2
3. ASPHALT PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS – SEE DETAIL SHEET C6.2
   - STANDARD DUTY PAVEMENT
   - HEAVY DUTY PAVEMENT
   - NCDOT PAVEMENT SECTION
4. HANDICAP PARKING SIGN – SEE DETAIL SHEET C6.2
5. BOLLARD – SEE DETAIL SHEET C6.2
6. CONCRETE LIGHT POLE BASE
7. CONCRETE SIDEWALK – SEE DETAIL SHEET C6.2 FOR SIDEWALKS AROUND BUILDING.
8. DUMPSTER LAYOUT – SEE DETAIL SHEET C6.3
9. 6'-0" LONG CONCRETE WHEEL STOP, PINNED TO PAVEMENT – (NOT USED).
10. PYLON SIGN (UNDER SEPARATE PERMIT)
11. 4" WIDE PARKING STRIPE PAINTED YELLOW (TYP)
12. CONCRETE HANDICAP RAMP – MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS) ANY RAMPS LESS THAN 1:20 SHALL HAVE DETECTABLE WARNINGS AND CONTRASTING COLOR. SEE DETAIL SHEET C-7.
13. NEW GRASS/LANDSCAPE AREA
14. CONCRETE CURB AND GUTTER – SEE DETAIL SHEET C6.2 (NOT USED)
15. STOP SIGN – SEE DETAIL SHEET C6.2
16. PAVEMENT MARKINGS – SEE DETAIL SHEET C6.2
17. NEW CURB CUT, MATCH EXISTING EOP & APPROACH PER LOCAL CODES & SPECS. (NOT USED)
18. DELIVERY DOOR ACCESS
19. CONCRETE FLUME
20. 6' WOOD SCREEN FENCE – (NOT USED)

VICINITY MAP





SIGN LEGEND

LEGEND	QTY.
R1-1 STOP	2
STOP	1

IMPERVIOUS SUMMARY TABLE

ON-SITE AREA = 210,577 SF (4.83 AC)

BUILDINGS	10,640 SF	0.24 ACRE(S)	5.05 % OF AREA
PAVEMENT	23,017 SF	0.53 ACRE(S)	10.93 % OF AREA
SIDEWALK	2,521 SF	0.06 ACRE(S)	1.20 % OF AREA
TOTAL IMPERVIOUS AREA	36,178 SF	0.83 ACRE(S)	17.18 % OF AREA
GREEN/OPEN SPACE	174,399 SF	4.00 ACRE(S)	82.82 % OF AREA
EXISTING IMPERVIOUS AREA	1,191 SF	0.03 ACRE(S)	0.57 % OF AREA
INCREASE IN IMPERVIOUS AREA	34,987 SF	0.80 ACRE(S)	

LINE TABLE

LINE	LENGTH	BEARING
L1	13.14'	N 45°36'44" E
L2	98.90'	S 47°57'47" E
L3	22.43'	S 25°7'44" E
L4	43.51'	N 2°58'0" W

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	1115.31'	192.01'	S 4°0'35" W	191.77'
C2	3879.42'	417.37'	S 82°28'0" E	417.77'

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Bowman

Bowman North Carolina Ltd.
4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919)553-6570
bowman.com
Bowman North Carolina Ltd.

SITE PLAN

CHAPEL HILL, NORTH CAROLINA

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
9-30-22	REZONING
12-20-22	NCDEQ SW REVIEW
DATE	DESCRIPTION

MLL	MLL	MLL
DESIGN	DRAWN	CHKD

SCALE H: 1" = XXX' V:

JOB No. 220117

DATE SEPT 30, 2022

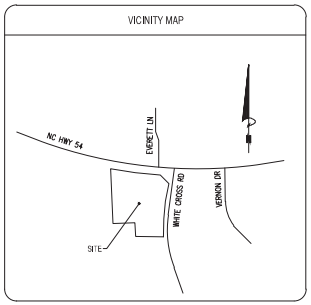
FILE No.

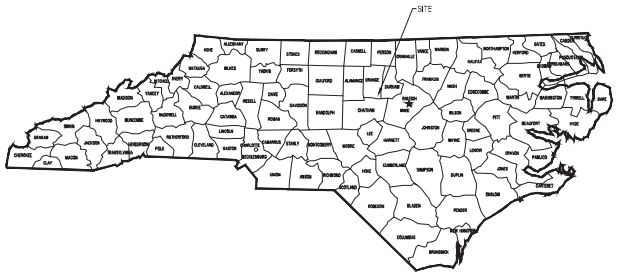
SHEET C3.0

Cad file name: P:\004-vanguard property group\229-dg-chapelhill\engineering\engineering plans\construction documents\004-229-SIT.dwg

Proposed
General Retail
___ White Cross Rd
Orange County, NC

VICINITY MAP





DEVELOPMENT DATA	
DEVELOPMENT NAME:	GENERAL RETAIL
STREET ADDRESS:	NC HWY 54 ORANGE COUNTY, NC
PROPERTY IDENTIFICATION (PIN):	9749-40-2351
PROPERTY ID:	N/A
DEED BOOK/PAGE:	16 / 374
EXISTING ZONING:	AR- AGRICULTURAL RESIDENTIAL & NC2- NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING:	NR-CD
WATERSHED DISTRICT:	NONE
WATER DISTRICT:	NONE
TOTAL SITE ACRES:	210,577 SF (4.83 AC)
INSIDE TOWN LIMITS:	NO
EXISTING USE:	VACANT
PROPOSED BUILDING USE:	RETAIL SALES
PROPOSED TOTAL BUILDING AREA:	10,640 SF (8,504 SF SALES FLOOR AREA)
MAX BUILDING HEIGHT:	45 SF
MIN LOT AREA:	40,000 SF
MIN LOT WIDTH:	150 FT
FRONT SETBACK:	40 FT
SIDE SETBACK(STREET):	20FT
SIDE SETBACK(INTERIOR):	20 FT
REAR SETBACK:	20FT
PARKING REQUIREMENTS:	
TOTAL PROVIDED:	35
ACCESIBLE SPACES PROVIDED:	2
LOADING AREA:	1 PROVIDED

IMPERVIOUS SUMMARY TABLE			
ON-SITE AREA = 210,577 SF (4.83 AC)			
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DEVELOPER

Glandon Forest Equity, LLC
3825 Barrett Drive
Suite 100
Raleigh, NC 27609
(919) 459-2602
(919) 459-2604 FAX
gbarnes@vanguardpg.com

VANGUARD
PROPERTY GROUP

CIVIL ENGINEER
Bowman North Carolina, Ltd.
4006 Barrett Drive
Suite 104
Raleigh, NC 27609
(919) 553-6570
mlowder@bowman.com
FIRM# F-1445

CURRENT PROPERTY OWNERS
Davis Vernon P
2401 NC HWY 54 W
Chapel Hill, NC 27516

Table ES-1
ITE Traffic Generation (Vehicles)

Land Use Code	Land Use	Intensity	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour In	PM Peak Hour Out
822	Strip Retail Plaza (< 40k SF)	11,000 SF	18	13	41	42

Capacity analyses were performed using Synchro Version 11 software. Table ES-2 summarizes the operation of the study intersections in the AM and PM peak hours.

Table ES-2
Level-of-Service Summary

Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
NC 54 – White Cross Road (Unsignalized)		
Existing (2022) Traffic	NB – D (34.2) WBL – B (10.6)	NB – D (31.6) WBL – A (8.2)
Background (2024) Traffic	NB – E (37.2) WBL – B (10.7)	NB – D (34.1) WBL – A (8.3)
Build-out (2024) Traffic	NB – E (43.4) WBL – B (10.9)	NB – E (48.3) WBL – A (8.4)
White Cross Road – Site Driveway (Unsignalized)		
Build-out (2024) Traffic	EB – A (9.6) NBL – A (7.5)	EB – A (10.3) NBL – A (7.6)

Sheet List Table

SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	GENERAL NOTES, ABBREVIATIONS, AND LEGEND
C2.0	DEMOLITION PLAN
C2.1	EROSION CONTROL PLAN – INITIAL
C2.2	EROSION CONTROL PLAN – FINAL
C2.3	EROSION CONTROL NOTES
C2.4	NC CONSTRUCTION GENERAL PERMIT (NCGDT) NOTES
C3.0	SITE PLAN
C3.1	SITE NOTES
C4.0	GRADING & DRAINAGE PLAN
C5.0	UTILITY PLAN
C6.0	EROSION CONTROL DETAILS
C6.1	EROSION CONTROL DETAILS
C6.2	CONSTRUCTION DETAILS
C6.3	CONSTRUCTION DETAILS
C6.4	STORMWATER MANAGEMENT DETAILS
C6.5	POST-DEVELOPED DRAINAGE AREA
C7.0	LANDSCAPE PLAN

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COVER SHEET

CHAPEL HILL, NORTH CAROLINA

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
9-30-22	REZONING
12-20-22	NCDEQ SW REVIEW
DATE	DESCRIPTION

MLL DESIGN	MLL DRAWN	MLL CHKD
SCALE	H: 1" = XXX' V:	
JOB No.	220117	
DATE	SEPT 30, 2022	
FILE No.		
SHEET	C1.0	

Cad file name: P:\004-vanguard property group\229-dg-chapelhill\engineering\engineering plans\construction documents\004-229-COV.dwg

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	
	LOT LINE	
	RIGHT OF WAY	
	CENTERLINE	
	FLOOD PLAIN	
LOC	LIMITS OF CONSTRUCTION	LOC
LOD	LIMITS OF DISTURBANCE	LOD
	SWALE / STREAM FLOWLINE	
	OVERFLOW RELIEF PATH	
	FENCE LINE	
	EASEMENT	
	EDGE OF PAVEMENT	
	VERTICAL CURB AND GUTTER	
	MOUNTABLE CURB AND GUTTER	
	CONCRETE SIDEWALK	
	ASPHALT SIDEWALK	
	HANDICAP PARKING	
	SIGHT TRIANGLE	
	SIGN(S)	
	PARKING COUNT INDICATOR	
255 VPD	VEHICLES PER DAY INDICATOR	255 VPD
	TEST PIT	
	MONITORING WELL	
350	MAJOR CONTOUR	350
350	MINOR CONTOUR	350
	GRADE BREAK	
	RIDGELINE	
52 22/FC	SPOT ELEVATION	52 22/FC
	RIP RAP	
W	WATER LINE	W
W	WATER METER	W
	WATER VALVE	
	WATER REDUCER	
	WATER FITTINGS	
	FIRE HYDRANT	
SS	SANITARY LINE	SS
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM SEWER PIPE	
	STORM SEWER MANHOLE	
	STORM SEWER INLET	
	STORM SEWER FLARED END SECTION	
	STORM SEWER HEADWALL	
OU	OVERHEAD UTILITY	OU
E	UNDERGROUND ELECTRIC	E
OHE	OVERHEAD ELECTRIC	OHE
	UTILITY POLE	
	STREET LIGHT	
CATV	CABLE TV SERVICE	CATV
T	TELECOM SERVICE	T
FO	FIBER OPTIC SERVICE	FO
G	NATURAL GAS SERVICE	G
	TREE	
	TREE LINE	
	WETLANDS	

LEGEND NOTES

1. THIS IS A STANDARD SHEET, THEREFORE SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT BE USED ON THE PROJECT.
2. ADDITIONAL LEGENDS AND NOTES MAY BE FOUND ON OTHER SHEETS ASSOCIATED WITH THIS PLAN. THESE LEGENDS AND NOTES ARE TO BE REFERENCED IN ADDITION TO THIS STANDARD SHEET.

ABBREVIATIONS

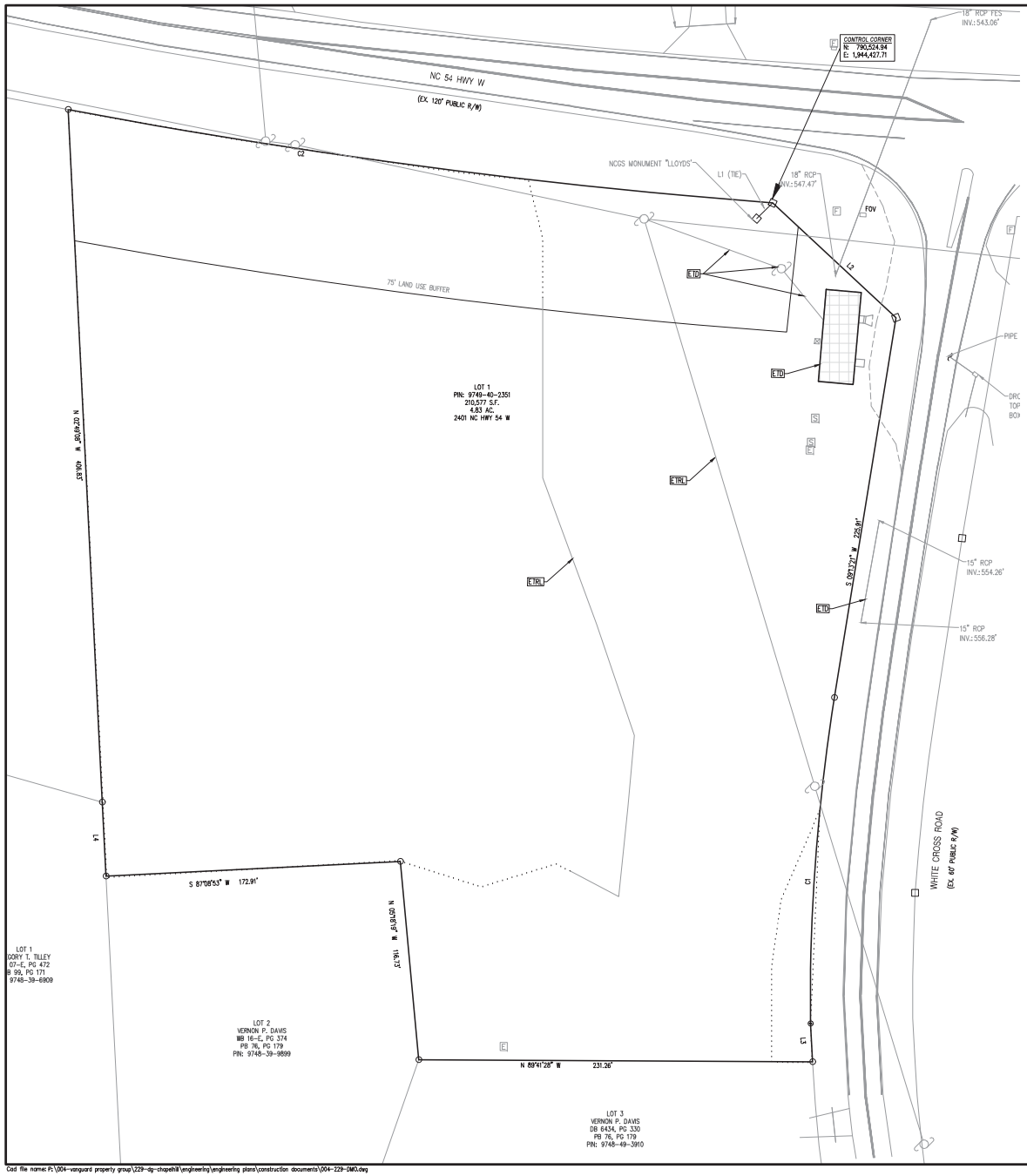
A	AREA OF ARC	K	SIGHT DISTANCE COEFFICIENT OR
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANS. OFFICIALS	Ke	RATE OF VERTICAL CURVATURE CULVERT ENTRANCE LOSS COEFFICIENT
AB	AS-BUILT		
AC	ACRE	L	LENGTH
AD	ALGEBRAIC DIFFERENCE IN GRADE	LAT	LATERAL
AE	ACCESS EASEMENT	LOG	LIMITS OF CLEARING & GRADING
ADJ	ADJACENT	LF	LINEAR FEET
AGGR	AGGREGATE	LIP	LIP OF PAN
AHD	AHEAD	LL	LOWER LEVEL
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	LOS	LINE OF SIGHT
	ANGLE POINT	LP	LOW POINT
APT	APPROXIMATE	LS	LOADING SPACE
APPROX	ARCHITECTURAL	LT	LEFT
ARCH	ASPHALT		
ASPH	AMERICAN SOCIETY FOR TESTING AND	M	MONUMENT FOUND
ASTM	MATERIALS AMERICAN WATER WORKS ASSOCIATION	MAX	MAXIMUM
		ME	MATCH EXISTING
AWWA	BREADTH	MECH	MECHANICAL
B	BACK OF CURB	MH	MANHOLE
BOC	BASEMENT FLOOR	MI	MILE
BF	BUILDING	MIN	MINIMUM
BLDG	BENCHMARK	MISC	MISCELLANEOUS
BM	BEST MANAGEMENT PRACTICES	MPH	MILES PER HOUR
BMP	(WATER QUALITY)	MS	MEDIAN STRIP
	BLOW OFF VALVE	MSL	MEAN SEA LEVEL
BOV	BEARING		
BRG	BUILDING RESTRICTION LINE	N	NORTHING/NORTH
BRL	BEGINNING VERTICAL CURVE ELEVATION	N/A	NOT APPLICABLE
BVCE	BEGINNING VERTICAL CURVE STATION	NBL	NORTH BOUND LANE
BVCS	BOTTOM OF WALL	N/F	NOW OR FORMERLY
BW		NFA	NET FLOOR AREA
	CENTER CORRECTION ON VERTICAL CURVE	NO. # ⌀	NUMBER
C.F	RUNOFF COEFFICIENT	NTS	NOT TO SCALE
C	CABLE TELEVISION	OC	ON CENTER
CATV	CURB AND GUTTER	OBJ	OBJECT
C&G	CATCH BASIN	OD	OUTSIDE DIAMETER
CB	CALIFORNIA BEARING RATIO	OH	OVERHANG
CBR	CENTER TO CENTER	O/H	OVERHEAD
CC	COLORADO DEPT. OF TRANSPORTATION	OHC	OVERHEAD CABLE
CDOT	CUBIC FEET	OHE	OVERHEAD ELECTRIC
CF	CUBIC FEET PER SECOND	OHT	OVERHEAD TELEPHONE
CFS	CURB AND GUTTER (REVERSE SLOPE)		
CG(R)	CHORD	P	PERIMETER
CH	CHORD BEARING	R	PROPERTY LINE
CHBRG	CAST IRON PIPE	P&P	PLAN AND PROFILE
CIP	CENTERLINE	PC	POINT OF CURVATURE
CL	CLEAR	PCC	POINT OF COMPOUND CURVATURE
CLR	CUBIC METERS	POR	POINT OF CURB RETURN
CM	CORRUGATED METAL PIPE	PCEP	POINT OF CURVE EDGE OF PAVEMENT
CMP	CUBIC METERS PER SECOND	PCTC	POINT OF CURVATURE TOP OF CURB
CMS	RUNOFF CURVE NUMBER	PI	POINT OF INTERSECTION
CN	CONTINUOUS	PG	PAGE
CONT	CLEAN OUT	PGL	POINT OF GRADE LINE
CO	CONCRETE	PRC	POINT OF REVERSE CURVATURE
CONC	CURB STOP	PRELIM	PRELIMINARY
CS	COURT	PROP	PROPOSED
CT	CENTER	PT	POINT OF TANGENCY
CTR	CONTROL LINE	PUE	PUBLIC UTILITY EASEMENT
CTRL	CUBIC YARD	PVC	POLYVINYL CHLORIDE PIPE OR
CY			POINT OF VERTICAL CURVATURE
	DEPTH	PVI	POINT OF VERTICAL INTERSECTION
D	DRAINAGE AREA	PVT	POINT OF VERTICAL TANGENCY
DA	DEED BOOK	PVMT	PAVEMENT
DB	DIVERSION DIKE	PVRC	POINT OF VERTICAL REVERSE CURVE
DD	DETAIL		
DET	DIAMETER	Q (cfs)	AMOUNT OF RUNOFF (FLOW RATE)
DIA	DUCTILE IRON PIPE		
DIP	DROP INLET	R	RADIUS
DI	DISTANCE	RCP	REINFORCED CONCRETE PIPE
DIST	DOMESTIC LINE	RDCR	REDUCER
DL	DROP MANHOLE	RD	ROAD OR ROOF DRAIN
DM	DOMESTIC	REINF	REINFORCED
DOM	DRIVE DRAIN	REQD	REQUIRED
DR	DRAINAGE	RET	RETAINING
DRN	DRAINAGE AREA	REV	REVISION
DRNG	DOWN SPOUT	RGP	ROUGH GRADING PLAN
DS	DWELLING UNITS	RMA	RESOURCE MANAGEMENT AREA
DU	DRAWING	ROM	REMOTE OUTSIDE MONITOR
DWG	DRIVEWAY	RPA	RESOURCE PROTECTION AREA
D/W	DELTA	RR	RAILROAD
Δ		RT	RIGHT
	EASTING/EAST	RTE	ROUTE
E	EACH	R/W & ROW	RIGHT OF WAY
EA	EAST BOUND LANE		
EBL	EROSION CONTROL	S	SPEED OR SLOPE
EC	EROSION CONTROL BLANKET	SAN	SANITARY SEWER
ECB	EDGE OF GUTTER	SANMH	SANITARY SEWER MANHOLE
EG	ENERGY GRADIENT LINE	SBL	SOUTH BOUND LANE
EGL	ELEVATION	SCH	SCHEDULE
EL	ELECTRIC	SD	SIGHT DISTANCE
ELEC	ELEVATION	SEC	SECTION
ELEV	ENGINEER	SEW	SEWER
ENGR	ENTRANCE	SF	SQUARE FEET
ENT	EDGE OF ASPHALT	SH	SHOULDER
EOA	EDGE OF CONCRETE	SP	SPACE OR SITE PLAN
EOC	EDGE OF PAVEMENT	SPEC	SPECIFICATIONS
EOP	EQUIPMENT	STA	STATION
EQUIP	EASEMENT	STD	STANDARD
ESMT	EXISTING TO BE DEMOLISHED	STK	STACK
ETD	EXISTING TO REMAIN	STM	STORM SEWER
ETR	EXISTING TO BE RELOCATED	STMMH	STORM SEWER MANHOLE
ETRL	EXISTING TO BE REPLACED	STR	STRUCTURE
ETRP	ENDING VERTICAL CURVE ELEVATION	SVC	SERVICE
EVCE	ENDING VERTICAL CURVE STATION	S/W	SIDEWALK
EVCS	END WALL	SWM	STORM WATER MANAGEMENT
EW	EXISTING	Sx	CROSS SLOPE
EX	ENVIRONMENTAL QUALITY CORRIDOR	SY	SQUARE YARD
EQC			
	FIRE LINE	T	TANGENT
F	FLOOR AREA RATIO	TB	TOP OF BANK OR TEST BORING
FAR	FACE OF CURB	TBR	TO BE REMOVED
FOC	FLOOR DRAIN	TOC	TOP OF CURB
FD	FLARED END SECTION	Tc	TIME OF CONCENTRATION
FES	FIRST FLOOR OR FINISH FLOOR	TEL	TELEPHONE
FF	FINISH GRADE	TEMP	TEMPORARY
FG	FIRE HYDRANT	TH	TEST HOLE
FH	FLOW LINE	TOF	TOP OF FOUNDATION
FL	FOUNDATION	TOP	TOP OF PIPE
FND	FOYER	TP	TEST PIT OR TREE PROTECTION
FOY	FLOOD PLAIN	TW	TOP OF WALL OR TAILWATER
FP	FEET PER SECOND	TYP	TYPICAL
FPS	FIRE SERVICE OR FACTOR OF SAFETY		
FS	FOOT OR FEET		
FT		UE	UTILITY EASEMENT
	GAS	UG	UNDERGROUND
G	GARAGE	UGE	UNDERGROUND ELECTRIC
GAR	GRADE BREAK	UGT	UNDERGROUND TELEPHONE
GB	GROSS FLOOR AREA	UGC	UNDERGROUND CABLE
GFA	GUARD RAIL OR GRATE INLET	UD	UNDERDRAIN
GR	GATE VALVE	UL	UPPER LEVEL
GV		UP	UTILITY POLE
	HEAD	USGS	US GEOLOGICAL SURVEY
H	HANDICAP	UTIL	UTILITY
HC	HORIZONTAL BEND	V OR VOL	VOLUME
HB	HOT BITUMINOUS PAVEMENT	V OR VEL	VELOCITY
HBP	HYDRAULIC GRADE LINE	VAN	HANDICAPPED VAN PARKING SPACE
HGL	HORIZONTAL	VB	VERTICAL BEND
HORIZ	HIGH POINT	VC	VERTICAL CURVE
HP	HAND RAIL	VF	VERTICAL FOOT
HR	HEIGHT		
HT	HEADWATER	W	WEIGHT OR WIDTH
HW		WBL	WEST BOUND LANE
	RAINFALL INTENSITY	WL	WATER LINE
I	INSIDE DIAMETER OR IDENTIFICATION	WM	WATER METER
ID	INVERT ELEVATION	W/M OR WM	WATER MAIN
IE	INCH	W/TB	WITH THRUST BLOCK
IN	INVERT	WSEL	WATER SURFACE ELEVATION
INV	IRON PIPE	WV	WATER VALVE
IP	IRON PIPE FOUND		
IPF	IRON PIPE SET		
IPS	IRRIGATION	XING	CROSSING
IRR		XF	TRANSFORMER
	JUNCTION BOX		
JB	JOINT	YI	YARD INLET
JNT		YR	YEAR

GENERAL NOTES

1. UTILITY CONFLICTS: ALL EXISTING UTILITIES SHOWN WERE COMPILED USING THE BEST AVAILABLE INFORMATION AND FIELD OBSERVATION. BOWMAN CONSULTING INC. DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTOR TO BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF AND PROTECTING ALL EXISTING UTILITIES, INCLUDING THOSE NOT SHOWN OR SHOWN INCORRECTLY ON THE PLANS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED IN A TIMELY FASHION TO THE SATISFACTION OF THE APPROPRIATE GOVERNING AGENCY AND THE OWNER OF THE IMPACTED UTILITY AT THE CONTRACTOR'S EXPENSE.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS FOR THE APPROPRIATE GOVERNING AGENCY. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT THE JOB SITE AT ALL TIMES THE APPROPRIATE GOVERNING AGENCY'S PUBLIC WORKS MANUAL, ALL APPROVED EASEMENT AGREEMENTS, AND ONE (1) SIGNED COPY OF THE PLANS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY FOR ANY VARIANCE TO THE ABOVE DOCUMENTS.
3. CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
4. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND MUST COMPLY WITH OSHA REGULATIONS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER AND ENGINEER OF ANY PROBLEM CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
6. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS/HER CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL MATERIALS WITHIN DEDICATED RIGHT-OF-WAY AND ALL MATERIALS AND WORKMANSHIP SHALL MEET THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS OF THE APPROPRIATE GOVERNING AGENCY.
8. THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION. THE APPROPRIATE FIRE DEPARTMENT SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY STREET CLOSURES AND IN THE EVENT THAT ANY FIRE HYDRANTS ARE TO BE TEMPORARILY REMOVED FROM SERVICE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING AT LEAST 48 HOURS ADVANCED NOTICE OF ANY NEED TO SHUT DOWN ANY PORTION OF THE EXISTING WATER SYSTEM AND FOR OBSERVATIONS AND/OR INSPECTIONS REQUIRED.
9. THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS OR OTHER DEVICES NECESSARY FOR SAFE TRAFFIC CONTROL IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE COLORADO SUPPLEMENT TO THE MUTCD. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE APPROPRIATE GOVERNING AGENCY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT FOR WORK WITHIN THE RIGHT-OF-WAY.
10. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 AT LEAST 2 BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ANY AFFECTED UTILITY COMPANY.
11. THE CONTRACTOR SHALL OBTAIN COPIES OF THE "SOILS AND INVESTIGATION" REPORT FROM GEOTECHNICAL ENGINEER ALONG WITH THE "PAVEMENT THICKNESS DESIGN REPORT". THE CONTRACTOR MUST HAVE COPIES OF SAME ON THE SITE AT ALL TIMES.
12. THE CONTRACTOR IS REQUIRED TO PROVIDE AS-CONSTRUCTED HORIZONTAL AND VERTICAL CONSTRUCTION INFORMATION, INCLUDING THE LOCATIONS OF ALL SANITARY LINES AND SERVICES, WATER LINES AND SERVICES, AND OTHER UTILITY LINES AND SERVICES TO THE ENGINEER FOR PREPARATION OF AS-BUILT DOCUMENTS.
13. LIMITS OF CONSTRUCTION EASEMENTS AND RIGHTS-OF-WAY SHALL BE DELINEATED WITH TEMPORARY STAKING BY THE CONTRACTOR. SAFETY FENCING SHALL BE PER APPROPRIATE GOVERNING AGENCY.
14. WHERE EXCAVATION IS REQUIRED UNDER EXISTING ASPHALT OR CONCRETE PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAW CUT IN A MANNER TO EFFECT A SMOOTH, STRAIGHT-CUT EDGE. ASPHALT PATCH SHALL BE PER APPROPRIATE GOVERNING AGENCY STANDARDS.
15. REFER TO FINAL RECORDED PLAT FOR ACTUAL LOT, TRACT, PARCEL, AND EASEMENT LOCATIONS AND DESIGNATIONS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL MATERIALS WITHIN DEDICATED RIGHT-OF-WAYS AND ALL MATERIALS AND WORKMANSHIP SHALL MEET THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS OF THE APPROPRIATE GOVERNING AGENCY.
17. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY TO THE PROJECT WORK SITE (SEE THE EROSION CONTROL PLAN). THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY (IF APPLICABLE) TO COMPLETE THE CONSTRUCTION AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
18. WATER WILL BE PROVIDED BY THE CONTRACTOR TO KEEP WIND EROSION IN CHECK. USE OF WATER AS A DUST PREVENTATIVE SHALL NOT BE PAID FOR SEPARATELY, BUT INCLUDED IN THE COST OF THE WORK.
19. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.
20. ANY CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING FROM THIS DEVELOPMENT SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL IMMEDIATELY FIX ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY THE DEVELOPMENT AND SHALL PROPERLY BARRICADE THE SITE UNTIL CLEAN UP OR REPAIR IS COMPLETE.
21. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO GRADE STREET CORES, RIGHT-OF-WAY TEMPLATES, AND LOTS ACCORDING TO GRADING INSTRUCTIONS SHOWN ON PLANS.
22. STREET CONTOURS SHOWN AT PROPOSED STREET LOCATIONS REPRESENT FINISHED GRADE ELEVATION TO TOP OF ASPHALT.
23. COMPACTION FILL MATERIAL SHALL BE COMPACTED ACCORDING TO THE APPROPRIATE GOVERNING AGENCY REGULATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
24. TOLERANCE ROUGH GRADING: TOLERANCE SHALL BE +/- 0.1 FEET.
25. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ALL APPROPRIATE PERMITS FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY HAVE BEEN OBTAINED PRIOR TO GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL TEMPORARY WATER DIVERSION/CONTROL DEVICES AND EROSION CONTROL DEVICES NECESSARY TO PROTECT ADJACENT PROPERTIES, WATERWAYS AND PUBLIC RIGHT-OF-WAY. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF SAID DEVICES THROUGHOUT CONSTRUCTION AND UNTIL THE PERMANENT PROTECTION NECESSARY HAS BEEN COMPLETED.
26. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECTURAL/ MECHANICAL/ELECTRICAL/PLUMBING/STRUCTURAL PLANS AND COORDINATE SAME WITH THE SITE PLAN, PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
27. WHEN DURING THE COURSE OF CONSTRUCTION, ANY OBJECT OF AN UNUSUAL NATURE IS ENCOUNTERED, THE CONTRACTOR SHALL CEASE WORK IN THAT AREA AND IMMEDIATELY NOTIFY THE OWNER, APPROPRIATE GOVERNING AGENCY, AND/OR THE ARCHITECT/ENGINEER.
28. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN IN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
29. ALL STEPS WITH THREE OR MORE RISERS SHALL HAVE HAND RAILS, PER LOCAL CODE.
30. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF EXISTING ROAD TO PROPOSED CURB AND GUTTER AND/OR PROPOSED EDGE OF PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY. REMOVE AND RECONSTRUCT EXISTING PAVEMENT AND/OR CURB AS DICTATED BY FIELD CONDITIONS TO PROVIDE POSITIVE DRAINAGE AT TIE-IN-POINTS.
31. OVERLAY OF EXISTING PAVEMENT SHALL BE MINIMUM OF 1 1/2 INCH DEPTH; ANY COST ASSOCIATED WITH PAVEMENT OVERLAY, OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE ASSUMED BY THE CONTRACTOR.
32. ALL RIGHT-OF-WAY DEDICATED FOR PUBLIC USE SHALL BE CLEAR AND UNENCUMBERED.
33. AN AIR QUALITY PERMIT SHALL BE OBTAINED IF REQUIRED.
34. ANY LIGHTING SHOWN HEREON IS AS SPECIFIED BY THE CLIENT AND IS INCLUDED FOR INFORMATION PURPOSES ONLY, AS DIRECTED BY THE OWNER AND/OR PUBLIC AGENCY REQUIREMENTS. BOWMAN CONSULTING GROUP, LTD. HAS NOT PERFORMED THE LIGHTING DESIGN, AND THEREFORE DOES NOT WARRANT AND IS NOT RESPONSIBLE FOR THE DESIGN AND/OR ADEQUACY OF ILLUMINATION ON THIS PROJECT.
35. THE CONTRACTOR WILL BE REQUIRED TO NOTIFY ALL RESIDENCES WITHIN VICINITY OF THE PROPERTY BOUNDARY TEN (10) DAYS PRIOR TO ANY BLASTING IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AGENCY REQUIREMENTS.
36. NO BLASTING SHALL BE PERMITTED WITHIN 25' OF EXISTING UTILITY LINES OR STRUCTURES. BLASTING TO BE EXTENDED 25' BEYOND PROPOSED STRUCTURES IF CONDITIONS WARRANT FUTURE EXTENSIONS.
37. ALL RETAINING WALLS 4' IN HEIGHT AND OVER (MEASURED FROM BOTTOM OF FOOTER TO TOP OF WALL) REQUIRE A SEPARATE BUILDING PERMIT.
38. THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE THE APPROVAL OF FUTURE WORK.
39. ALL HANDICAPPED SPACES SHALL HAVE AN ABOVE GRADE IDENTIFICATION SIGN MEETING APPROPRIATE GOVERNING AGENCY STANDARDS.
40. WHERE A PROPOSED PIPE CROSSES OR PARALLELS A STREET OR DRIVE AISLE, THE ASPHALT SHALL BE NEATLY SAWCUT TO FULL DEPTH. AFTER INSTALLATION OF THE PIPE, THE ROADWAY SHALL BE PATCHED IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AGENCY STANDARDS.

GENERAL NOTES (CONT.)

41. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE PROPOSED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, AND CONFIRMATION AND CONDITION OF EXISTING GROUND SURFACE AND THE CHARACTER OF THE EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING EXECUTION OF THE WORK. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE CHARACTER, QUANTITY AND QUALITY OF SURFACE AND SUBSURFACE MATERIALS OR OBSTACLES TO BE ENCOUNTERED. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS MUST BE BOUGHT TO THE OWNER'S ATTENTION IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK TO BE PERFORMED PRIOR TO THE COMMENCEMENT OF ANY WORK.
42. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING ROADS AND UTILITIES WHICH OCCURS AS A RESULT OF THE PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.
43. ALL STREET CUT AND PATCH WORK IN PUBLIC RIGHT-OF-WAY REQUIRED FOR UTILITIES INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH CITY, COUNTY, AND/OR APPROPRIATE GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
44. THE APPROVAL OF THIS PLAN SHALL IN NO WAY GRANT PERMISSION FOR THE CONTRACTOR TO TRESPASS ON OFF-SITE PROPERTIES.
45. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
46. THESE PLANS MAKE NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
47. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL NECESSARY INSPECTIONS.
48. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
49. ALL FINISHED GRADING, SEEDING, SODDING OR PAVING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF WATER.
50. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
51. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO BEGINNING OF ANY CONSTRUCTION ON THE PROJECT. IF CONFLICTS ARE DISCOVERED AS A RESULT OF TEST HOLE FINDINGS, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY.
52. EXCAVATION SUPPORT SYSTEMS SHALL CONFORM TO THE PROVISIONS OF OSHA CONSTRUCTION STANDARD 29 CFR PART 1926 SUBPART P, OR CURRENT EDITION.
53. AT LOCATIONS WHERE THE FINAL SURFACE COURSE OF ASPHALT PAVEMENT IS TO BE FEATHERED INTO THE EXISTING SURFACE COURSE, THE EXISTING SURFACE COURSE IS TO BE SCABBLED TO A MINIMUM DEPTH OF 1" AND A TACK COAT APPLIED PRIOR TO FINAL PAVING TO INSURE A SMOOTH, WELL BONDED JOINT.
54. ANY NEW PAVEMENT OPENED TO TRAFFIC SHALL RECEIVE A TACK COAT PRIOR TO PLACEMENT OF ANY OVERLYING ASPHALT COURSE.
55. ALL SIDEWALKS TO BE 4" THICK CONCRETE UNLESS OTHERWISE SHOWN ON THE PLAN.
56. ALL DEMOLITION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE APPROPRIATE GOVERNING AGENCY.
57. ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION.
58. ITEMS SHOWN TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION. CONTRACTOR SHALL VERIFY THESE ITEMS WITH THE OWNER, PRIOR TO CONSTRUCTION.
59. CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD ELECTRICAL, TELEPHONE AND CABLE TV LINES AND REMOVAL OF UTILITY POLES, PEDESTALS AND TRANSFORMERS WITH UTILITY COMPANIES AND WITH DEVELOPER PRIOR TO DEMOLITION.
60. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR RECONSTRUCTION OF ALL UTILITY COVER (MANHOLE FRAMES AND COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
61. THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAWINGS IN POSSESSION PRIOR TO THE START OF CONSTRUCTION. AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH REVISIONS, MUST BE KEPT ON-SITE AT ALL TIMES.
62. ALL HANDICAP RAMPS SHALL BE BUILT IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE APPROPRIATE GOVERNING AGENCY STANDARDS, CDOT STANDARDS, AND CURRENT ADA REQUIREMENTS.
63. THE STORM DRAIN, STORMWATER MANAGEMENT AND WATER QUALITY FACILITIES MUST BE MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY ARE NOT ONLY 100% COMPLETE, BUT ALSO THAT 100% OF THE DRAINAGE AREA TO EACH FACILITY IS PERMANENTLY STABILIZED. SEED AND MULCH DOES NOT CONSTITUTE STABILIZATION IN TERMS OF THE CONTRACTOR MAINTENANCE OF THE STORM DRAIN, STORMWATER MANAGEMENT, AND WATER QUALITY FACILITIES. ALL STORM DRAIN, STORMWATER MANAGEMENT AND WATER QUALITY FACILITIES SHALL BE TURNED OVER TO THE OWNER COMPLETELY CLEAN AND FREE FROM ANY CONSTRUCTION RELATED SEDIMENT OR DEBRIS.
64. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL ADA ACCESSIBLE SIDEWALKS MAINTAIN SLOPES NOT TO EXCEED 5% LONGITUDINALLY AND 2% CROSS SLOPES. SLOPES AT ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL BE A MAXIMUM OF 2%, AND THE MANEUVERING CLEARANCE AT EXTERIOR ENTRANCES SHALL HAVE A MAXIMUM SLOPE OF 2%.
65. DURING CONSTRUCTION, NO TE



DEMOLITION LEGEND

- ETR — EXISTING TO REMAIN
- ETD — EXISTING TO BE DEMOLISHED/REMOVED
- ETA — EXISTING TO BE ABANDONED IN PLACE
- ETRL — EXISTING TO BE RELOCATED
- EXISTING TREE TO BE REMOVED
- LIMITS OF DISTURBANCE
- EXISTING ASPHALT/CONCRETE/GRAVEL TO BE DEMOLISHED/REMOVED
- EXISTING BUILDING OR STRUCTURE TO BE DEMOLISHED/REMOVED
- EXISTING CURB AND GUTTER TO BE REMOVED
- EXISTING UTILITY TO BE REMOVED

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.14'	N 45°36'44" E
L2	98.90'	S 47°51'47" E
L3	22.43'	S 2°51'44" E
L4	43.51'	N 2°58'0" W

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	1115.31'	192.01'	S 4°10'35" W	191.77'
C2	3879.42'	417.37'	S 82°28'0" E	417.17'

DEMOLITION NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION.
2. THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS AND AS DIRECTED BY THE OWNER.
3. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS AND PAY FEES REQUIRED FOR DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES.
4. THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED PRIOR TO THE COMMENCEMENT OF DEMOLITION.
5. THE DEMOLITION PLAN IS INTENDED TO DEPICT GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO WORK.
6. CONTRACTOR TO COMPLETELY DEMOLISH AND DISPOSE OF OFFSITE IN A LAWFUL MANNER EXISTING BUILDINGS, INCLUDING FOUNDATIONS AND ALL APPURTENANCES LOCATED ON AND AROUND THE PROPERTY INCLUDING BUT NOT LIMITED TO BOLLARDS, GAS METERS, AIR CONDITIONING UNITS, SIGNS, CURBS, SIDEWALKS, ELECTRIC METERS, FENCING, ETC.
7. REMOVE AND DISPOSE OF ANY SIDEWALK, FENCES, STAIRS, WALLS, FOUNDATIONS, CONDUITS, LIGHT POLE BASES, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED LANDFILL.
8. REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.
9. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTEND OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.
10. THE CONTRACTOR SHALL ARRANGE FOR RESETTING OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND POLES WITH THE APPROPRIATE UTILITY COMPANY.
11. INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PRIOR TO BEGINNING DEMOLITION WORK.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.
13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD SURFACE. FINISH SURFACE TO BE REMOVED OR DEMOLISHED SHALL BE CUT ALONG LINES OF JOINTS WHICH WILL PERMIT A NEAT SURFACE WHEN RESTORED.
14. SAWCUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAWCUT EXISTING PAVEMENT.
15. ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.
16. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
17. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
18. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR.
19. THE PROPERTY SELLER SHALL PUMP OUT BUILDING FUEL, GREASE TRAPS, AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY AN APPROPRIATELY LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH FEDERAL AND STATE REQUIREMENTS BEFORE CONSTRUCTION BEGINS.
20. THE CONTRACTOR SHALL PROPERLY AND LEGALLY DISPOSE OF ALL DEMOLITION DEBRIS OFF OF THE SITE.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAUTIONARY NOTE:

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.

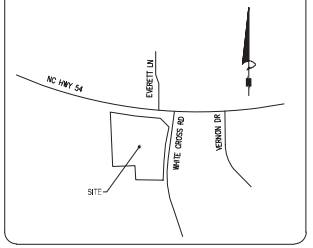
EROSION CONTROL NOTES:
AN EROSION AND SEDIMENTATION CONTROL PERMIT SHALL BE REQUIRED BY NCDEQ PRIOR TO START OF CONSTRUCTION.

SURVEY NOTE:
ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY PREPARED BY: NEWCOMB LAND SURVEYORS.

STREAM/WETLAND NOTE:
THERE ARE NO EXISTING STREAM/AND OR WETLAND FEATURES ON THE PROPOSED PARCEL.

FLOOD ZONE NOTE:
THE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA FLOOD PANEL 3710974900K, DATED NOVEMBER 17, 2017. MAPS SUBJECT TO CHANGE BY FEMA.

VICINITY MAP



BEFORE YOU DIG STOP CALL 1-800-632-4949 N.C. ONE-CALL CENTER IT'S THE LAW

811 Know what's below. Call before you dig.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Bowman

Bowman North Carolina Ltd.
4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919)553-6570
bowman.com
Bowman North Carolina Ltd.

DEMOLITION PLAN

CHAPEL HILL, NORTH CAROLINA

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
9-30-22	REZONING
12-20-22	NCDEQ SW REVIEW
DATE	DESCRIPTION

MLL	MLL	MLL
DESIGN	DRAWN	CHKD

SCALE H: 1" = XXX'
V:

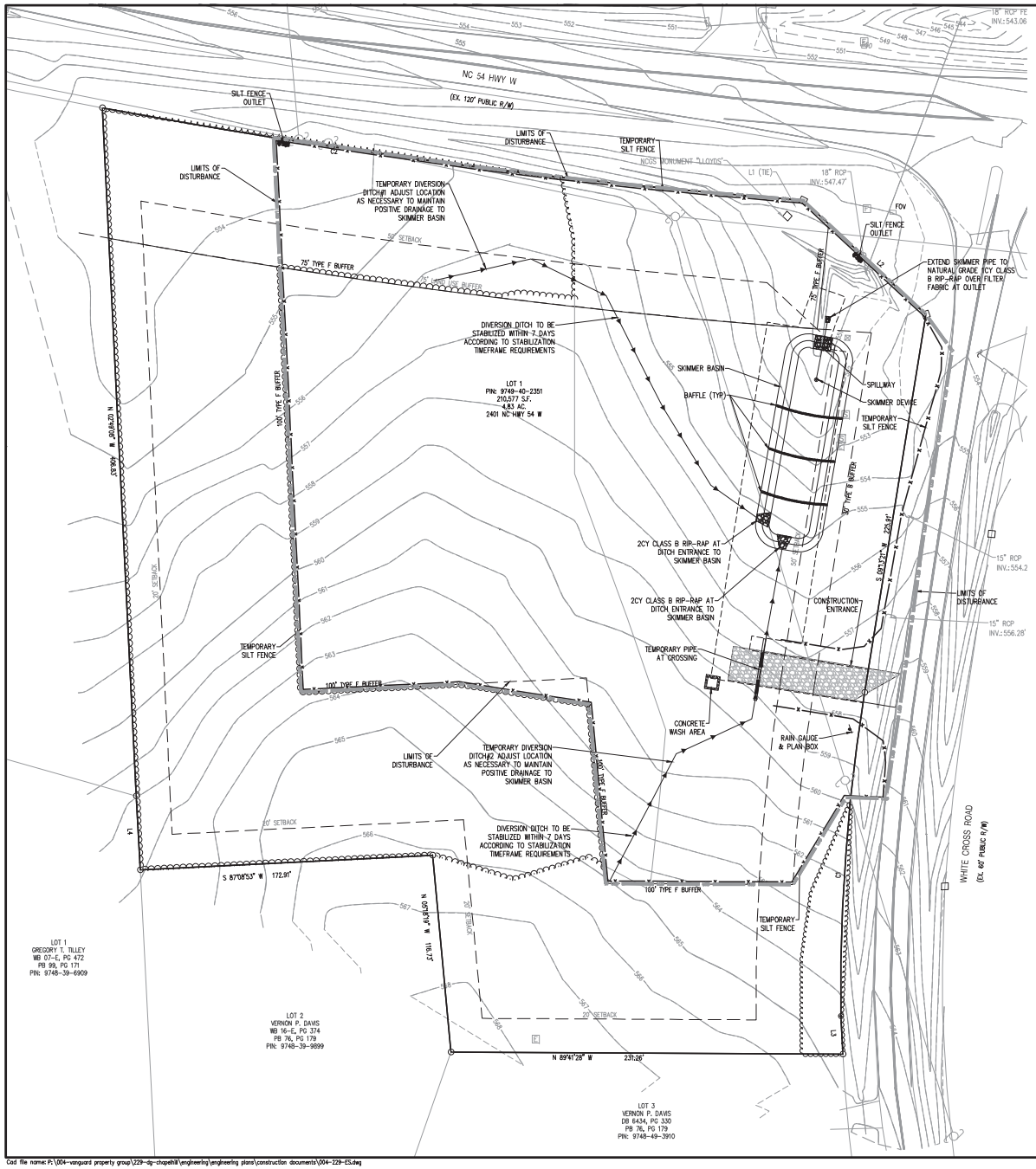
JOB No. 220117

DATE SEPT 30, 2022

FILE No.

SHEET C2.0

Cad file name: P:\004-vanguard property group\229-dg-chapelhill\engineering\engineering plans\construction documents\004-229-DM0.dwg



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EROSION CONTROL LEGEND
REFER TO DETAIL SHEET FOR CONSTRUCTION REQUIREMENTS

- CE
- HORSESHOE INLET PROTECTION
- TEMPORARY INLET PROTECTION
- TEMPORARY SILT FENCE OUTLET
- CHECK DAM
- FILTER BAG
- PUMP
- RIP RAP APPRON
- SKIMMER DEVICE
- TEMPORARY SILT FENCE
- TREE PROTECTION FENCE
- TEMPORARY DIVERSION DITCH
- LIMITS OF DISTURBANCE

BMP LEGEND

- FLOW ARRROW
- CWA CONCRETE WASHOUT AREA
- SSA STABILIZED STAGING AREA
- IP INLET PROTECTION
- SF SILT FENCE
- SP STOCKPILE
- VTC VEHICLE TRACKING CONTROL
- LOD LIMITS OF DISTURBANCE
- TSD TEMPORARY SLOPE DRAIN
- SB SEDIMENT BASIN
- SM SEEDING AND MULCHING
- DD DIVERSION DIKE
- RS ROCK SOCK

CONSTRUCTION SEQUENCE:

1. EROSION & SEDIMENT CONTROL (E&SC) PERMIT AND A CERTIFICATE OF COVERAGE (COC) MUST BE OBTAINED BEFORE AND LAND DISTURBING ACTIVITIES OCCUR. THE COC CAN BE OBTAINED BY FILLING OUT THE ELECTRONIC NOTICE OF INTENT (e-NOI) FORM AT deq.nc.gov/NCGO1. PLEASE NOTE, THE e-NOI FORM MAY ONLY BE FILLED OUT ONCE THE PLANS HAVE BEEN APPROVED. A COPY OF THE E&SC PERMIT, THE COC, AND A HARD COPY OF THE PLAN MUST BE KEPT ON-SITE, PREFERABLY IN A PERMITS BOX, AND ACCESSIBLE DURING INSPECTIONS.
2. CONTACT NCDEQ RALEIGH REGIONAL OFFICE BEFORE ANY LAND DISTURBANCE OCCURS.
3. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN RECEIVED AND THAT THOSE REQUIRED TO BE DISPLAYED ON-SITE ARE AVAILABLE.
4. CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS BEFORE THE ACTUAL START OF CONSTRUCTION..CONTACT NCDEQ INSPECTOR.
5. CONTRACTOR SHALL CONTACT CAROLINA ONE CALL AND ALL ENTITIES HAVING BURIED UTILITIES AT LEAST 72 HOURS PRIOR TO DIGGING OR AS DIRECTED AT THE PRE-CONSTRUCTION MEETING.
6. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES AT EACH POINT OF ACCESS TO STORAGE AND CONSTRUCTION AREAS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION AND TREE REMOVAL OPERATIONS.
7. INITIAL PHASE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH PLANS BEFORE STARTING WORK INCLUDING SILT FENCE, INLET PROTECTION, SKIMMER BASIN, DIVERSION DITCHES, TREE PROTECTION, ETC., CLEARING ONLY AS NECESSARY FOR THE INSTALLATION OF THESE MEASURES.

   CONTRACTOR SHALL INCLUDE A RAIN GAUGE AND LOG BOOK CONTAINING THE INSPECTION RECORDS FOR THE SITE

   INSTALL SKIMMER BASIN AND TEMPORARY DITCHES- STABILIZE EARTH BERMS AS WELL AS BASIN SLOPES & INSTALL EROSION CONTROL MATTING IN TEMPORARY DIVERSIONS PRIOR TO BEGINNING MASS GRADING OF THE SITE

   ONCE THE BASIN/DIVERSION ARE INSTALLED SEED/MULCH IMMEDIATELY

   ALL DEMOLITION DEBRIS IS TO GO TO AN APPROVED LANDFILL OR RELATED FACILITY

   INITIALLY CONSTRUCT THE GRADE FOR THE BUILDING PAD AND THE PARKING AREAS THAT ARE DRAINING TO THE TEMPORARY SKIMMER BASIN, MAINTAINING STORMWATER RUNOFF TOWARD THE BASIN. ADJUST THE LOCATION OF TEMPORARY DITCHES AS NECESSARY TO DIVERT RUNOFF FROM THE DRAINAGE SYSTEMS TO THE TEMPORARY SKIMMER BASIN. ONCE THESE AREAS ARE UP TO GRADE AND STABILIZED WITH CONCRETE, PAVEMENT, OR VEGETATION THEN DIVERT STORMWATER RUNOFF TO THE PROPOSED STORM DRAINAGE DEVICES AND THE TEMPORARY SKIMMER BASIN CAN BE REMOVED AND THE AREA CAN BE BROUGHT UP TO GRADE. ONCE THE AREA IS UP TO GRADE, STABILIZE WITH CONCRETE, PAVEMENT, OR VEGETATION IMMEDIATELY.

   CONTRACTOR TO USE PARKING AREAS ADJACENT TO THE PROPOSED BUILDING FOR LAY-DOWN/STAGING AREAS – MAINTAIN THESE AREAS SO THAT SEDIMENT LADEN RUNOFF WILL BE DIVERTED TO EROSION CONTROL MEASURES. INSTALL SILT FENCE AROUND LAY-DOWN/STAGING AREA AS SHOWN
8. CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.

   ALL APPLICABLE E&S CONTROL MEASURES MUST BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
9. SELF-INSPECTIONS FOR EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE PERFORMED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF EVERY RAIN EVENT OF GREATER THAN 1 INCH. ANY NEEDED REPAIRS SHALL BE MADE IMMEDIATELY TO MAINTAIN MEASURES AS DESIGNED. ALL ESC MEASURES SHALL BE MAINTAINED AS SPECIFIED IN THE CONSTRUCTION DETAILS ON THIS PLAN.
10. STOCKPILE RIP-RAP ON SITE AND INSTALL ALL EROSION CONTROL MEASURES WHERE THE WORK IS OCCURRING. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE ENGINEER OR UPON RECOMMENDATION OF NCDEQ INSPECTION PERSONNEL AS CONDITIONS WARRANT.
11. ALL DISTURBED AREAS SHALL HAVE GROUND STABILIZATION BY THE CONTRACTOR ACCORDING TO THE CHART ON THIS SHEET.
12. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISHED GRADE.
13. UPON COMPLETION OF THE INSTALLATION AND WITH APPROVAL OF NCDEQ, ALL EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF IN AN ACCEPTABLE MANNER. EACH SECTION SHALL BE SEEDED/MULCHED IMMEDIATELY AFTER INSTALLATION OF PIPE, STRUCTURE, OR ACCESS. COORDINATE WITH THE EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.

    WITH APPROVAL OF NCDEQ, THE SKIMMER BASIN SHALL BE DECOMMISSIONED, REMOVING AND DISPOSING OF ALL ACCUMULATED SEDIMENT IN A LAWFUL MANNER. USE SILT BAG/FILTER BAG FOR DEWATERING THE BASIN AND DIVERSION DITCHES. UPON SKIMMER BASIN REMOVAL, THE AREA SHALL BE CONVERTED INTO THE PERMANENT STORMWATER MANAGEMENT FACILITY – WET DETENTION POND.

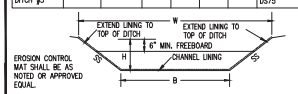
    DURING DE-WATERING OPERATIONS, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE PRIOR TO DISCHARGE TO RECEIVING OUTLET.
14. ONCE ADEQUATE PERMANENT GROUND COVER IS ESTABLISHED, ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITH THE APPROVAL OF NCDEQ INSPECTOR.
15. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N.C. EROSION & SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, NCDOT, U.S. DEPT. OF AGRICULTURE, AND STATE STANDARDS.
16. WHEN THE PROJECT IS COMPLETE, THE PERMITTEES SHALL CONTACT DEMLR TO CLOSE OUT THE E&SC PLAN. AFTER DEMLR INFORMS THE PERMITTEE OF THE PROJECT CLOSE OUT, VIA INSPECTION REPORT, THE PERMITTEE SHALL VISIT deq.nc.gov/NCGO1 TO SUBMIT AN ELECTRONIC NOTICE OF TERMINATION (e-NOT). A $100 ANNUAL GENERAL PERMIT FEE WILL BE CHARGED UNTIL THE e-NOT HAS BEEN FILLED OUT.

STABILIZATION TIMEFRAME		
SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
BASIN & TEMPORARY DIVERSION DITCHES	IMMEDIATELY	NONE
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50FT IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETERS AND HQW ZONES

GROUND COVER REQUIREMENTS:

THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION-CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, ACCORDING TO THE FOLLOWING CHART, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PROVISIONS FOR PERMANENT GROUNDCOVER SUFFICIENT TO RETAIN EROSION MUST BE ACCOMPLISHED FOR ALL DISTURBED AREAS ACCORDING TO THE FOLLOWING CHART FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.

DITCH	FLOW Q(10)	LONG. SLOPE(%)	H	B	W	SS	CHANNEL LINING
TEMPORARY DITCH #1	10.3 CFS	0.4%	1.9'	1.0'	8.6'	2:1	STRAW WITH NET NAG DS75
TEMPORARY DITCH #2	10.3 CFS	3.3%	1.3'	1.0'	6.2'	2:1	DS150 LINING
STEMPORARY DITCH #3	10.3 CFS	0.5%	1.8'	1.0'	8.2'	2:1	STRAW WITH NET NAG DS75



EROSION CONTROL MAT SHALL BE AS NOTED OR APPROVED EQUAL.

1 TEMPORARY DIVERSION DITCH DATA BLOCK
REFER TO DETAIL SHEET FOR TEMPORARY DITCH DETAIL

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Bowman

Bowman North Carolina Ltd.
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RALEIGH, NC 27609
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bowman.com
Bowman North Carolina Ltd.

EROSION CONTROL PLAN - INITIAL

CHAPEL HILL, NORTH CAROLINA

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
9-30-22	REZONING
12-20-22	NCDEQ SW REVIEW
DATE	DESCRIPTION

MLL	MLL	MLL
DESIGN	DRAWN	CHKD

SCALE H: 1" = XXX'
V:

JOB No. 220117

DATE SEPT 30, 2022

FILE No.

SHEET C2.1

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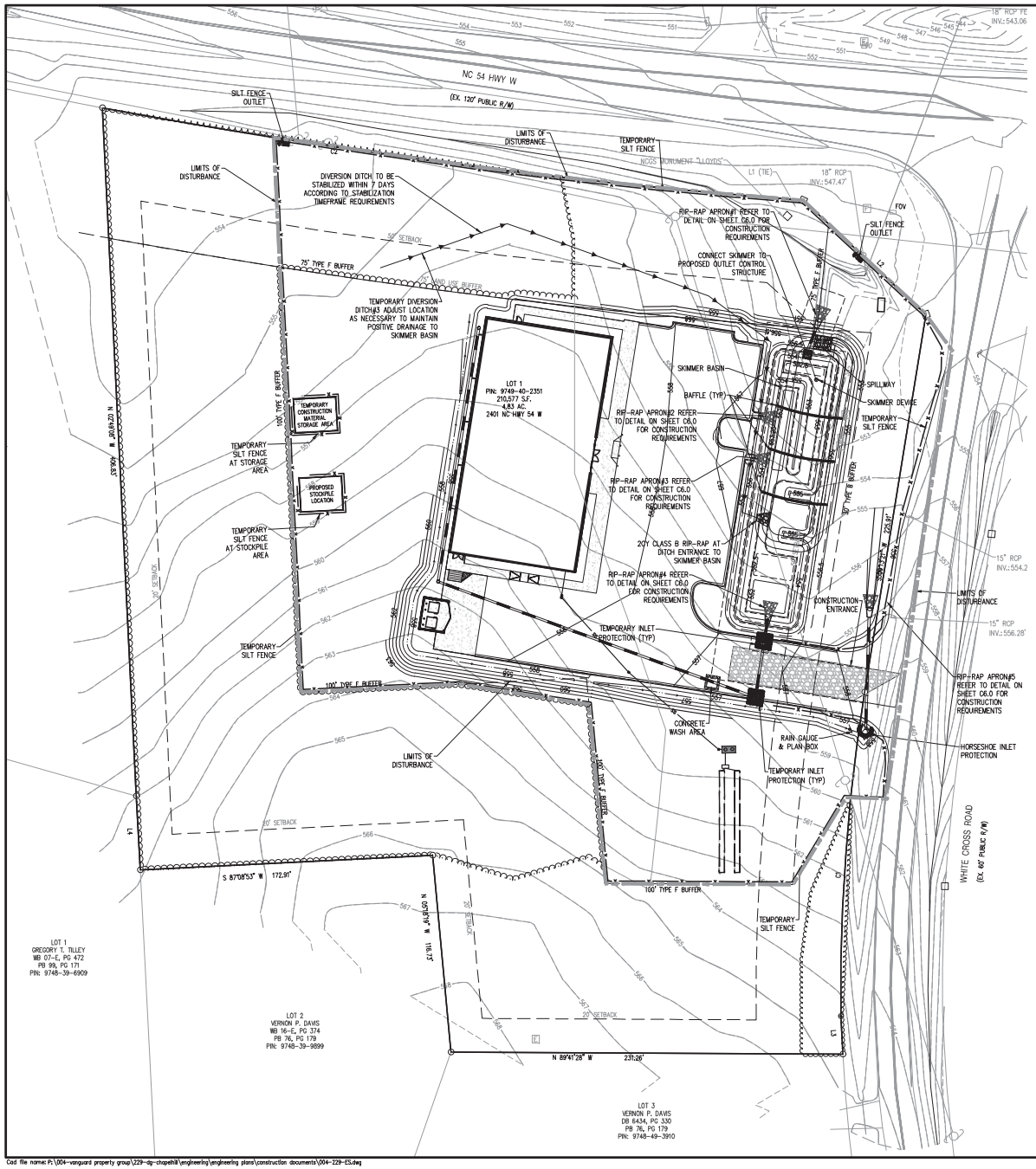

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.14'	N 45°36'44" E
L2	98.90'	S 47°54'47" E
L3	22.43'	S 27°57'44" E
L4	43.51'	N 2°58'0" W

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	1115.31'	192.01'	S 4°10'35" W	191.77'
C2	3879.42'	417.31'	S 82°28'0" E	417.11'

EROSION CONTROL LEGEND
REFER TO DETAIL SHEET FOR CONSTRUCTION REQUIREMENTS

- CE
- HORSESHOE INLET PROTECTION
- TEMPORARY INLET PROTECTION
- TEMPORARY SILT FENCE OUTLET
- CHECK DAM
- FILTER BAG
- PUMP
- RIP RAP APPRON
- SKIMMER DEVICE
- TEMPORARY SILT FENCE
- TREE PROTECTION FENCE
- TEMPORARY DIVERSION DITCH
- LIMITS OF DISTURBANCE

BMP LEGEND

	FLOW ARRROW
CWA	CONCRETE WASHOUT AREA
SSA	STABILIZED STAGING AREA
IP	INLET PROTECTION
SF	SILT FENCE
SP	STOCKPILE
VTC	VEHICLE TRACKING CONTROL
LOD	LIMITS OF DISTURBANCE
TSD	TEMPORARY SLOPE DRAIN
SB	SEDIMENT BASIN
SM	SEEDING AND MULCHING
DD	DIVERSION DIKE
RS	ROCK SOCK

STABILIZATION TIMEFRAME

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
BASIN & TEMPORARY DIVERSION DITCHES	IMMEDIATELY	NONE
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
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GROUND COVER REQUIREMENTS:

THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION-CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, ACCORDING TO THE FOLLOWING CHART, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PROVISIONS FOR PERMANENT GROUNDCOVER SUFFICIENT TO RETAIN EROSION MUST BE ACCOMPLISHED FOR ALL DISTURBED AREAS ACCORDING TO THE FOLLOWING CHART FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.

CONSTRUCTION SEQUENCE:

1. EROSION & SEDIMENT CONTROL (E&SC) PERMIT AND A CERTIFICATE OF COVERAGE (COC) MUST BE OBTAINED BEFORE AND LAND DISTURBING ACTIVITIES OCCUR. THE COC CAN BE OBTAINED BY FILLING OUT THE ELECTRONIC NOTICE OF INTENT (e-NOI) FORM AT deq.nc.gov/NCGO1. PLEASE NOTE, THE e-NOI FORM MAY ONLY BE FILLED OUT ONCE THE PLANS HAVE BEEN APPROVED. A COPY OF THE E&SC PERMIT, THE COC, AND A HARD COPY OF THE PLAN MUST BE KEPT ON-SITE, PREFERABLY IN A PERMITS BOX, AND ACCESSIBLE DURING INSPECTIONS.
2. CONTACT NCDEQ RALEIGH REGIONAL OFFICE BEFORE ANY LAND DISTURBANCE OCCURS.
3. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN RECEIVED AND THAT THOSE REQUIRED TO BE DISPLAYED ON-SITE ARE AVAILABLE.
4. CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS BEFORE THE ACTUAL START OF CONSTRUCTION..CONTACT NCDEQ INSPECTOR.
5. CONTRACTOR SHALL CONTACT CAROLINA ONE CALL AND ALL ENTITIES HAVING BURIED UTILITIES AT LEAST 72 HOURS PRIOR TO DIGGING OR AS DIRECTED AT THE PRE-CONSTRUCTION MEETING.
6. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES AT EACH POINT OF ACCESS TO STORAGE AND CONSTRUCTION AREAS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION AND TREE REMOVAL OPERATIONS.
7. INITIAL PHASE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH PLANS BEFORE STARTING WORK INCLUDING SILT FENCE, INLET PROTECTION, SKIMMER BASIN, DIVERSION DITCHES, TREE PROTECTION, ETC., CLEARING ONLY AS NECESSARY FOR THE INSTALLATION OF THESE MEASURES.

   CONTRACTOR SHALL INCLUDE A RAIN GAUGE AND LOG BOOK CONTAINING THE INSPECTION RECORDS FOR THE SITE

   INSTALL SKIMMER BASIN AND TEMPORARY DITCHES- STABILIZE EARTH BERMS AS WELL AS BASIN SLOPES & INSTALL EROSION CONTROL MATTING IN TEMPORARY DIVERSIONS PRIOR TO BEGINNING MASS GRADING OF THE SITE

   ONCE THE BASIN/DIVERSION ARE INSTALLED SEED/MULCH IMMEDIATELY

   ALL DEMOLITION DEBRIS IS TO GO TO AN APPROVED LANDFILL OR RELATED FACILITY

   INITIALLY CONSTRUCT THE GRADE FOR THE BUILDING PAD AND THE PARKING AREAS THAT ARE DRAINING TO THE TEMPORARY SKIMMER BASIN, MAINTAINING STORMWATER RUNOFF TOWARD THE BASIN. ADJUST THE LOCATION OF TEMPORARY DITCHES AS NECESSARY TO DIVERT RUNOFF FROM THE DRAINAGE SYSTEMS TO THE TEMPORARY SKIMMER BASIN. ONCE THESE AREAS ARE UP TO GRADE AND STABILIZED WITH CONCRETE, PAVEMENT, OR VEGETATION THEN DIVERT STORMWATER RUNOFF TO THE PROPOSED STORM DRAINAGE DEVICES AND THE TEMPORARY SKIMMER BASIN CAN BE REMOVED AND THE AREA CAN BE BROUGHT UP TO GRADE. ONCE THE AREA IS UP TO GRADE, STABILIZE WITH CONCRETE, PAVEMENT, OR VEGETATION IMMEDIATELY.

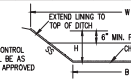
   CONTRACTOR TO USE PARKING AREAS ADJACENT TO THE PROPOSED BUILDING FOR LAY-DOWN/STAGING AREAS - MAINTAIN THESE AREAS SO THAT SEDIMENT LADEN RUNOFF WILL BE DIVERTED TO EROSION CONTROL MEASURES. INSTALL SILT FENCE AROUND LAY-DOWN/STAGING AREA AS SHOWN
8. CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.

   ALL APPLICABLE E&S CONTROL MEASURES MUST BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
9. SELF-INSPECTIONS FOR EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE PERFORMED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF EVERY RAIN EVENT OF GREATER THAN 1 INCH. ANY NEEDED REPAIRS SHALL BE MADE IMMEDIATELY TO MAINTAIN MEASURES AS DESIGNED. ALL ESC MEASURES SHALL BE MAINTAINED AS SPECIFIED IN THE CONSTRUCTION DETAILS ON THIS PLAN.
10. STOCKPILE RIP-RAP ON SITE AND INSTALL ALL EROSION CONTROL MEASURES WHERE THE WORK IS OCCURRING. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE ENGINEER OR UPON RECOMMENDATION OF NCDEQ INSPECTION PERSONNEL AS CONDITIONS WARRANT.
11. ALL DISTURBED AREAS SHALL HAVE GROUND STABILIZATION BY THE CONTRACTOR ACCORDING TO THE CHART ON THIS SHEET.
12. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISHED GRADE.
13. UPON COMPLETION OF THE INSTALLATION AND WITH APPROVAL OF NCDEQ, ALL EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF IN AN ACCEPTABLE MANNER. EACH SECTION SHALL BE SEEDED/MULCHED IMMEDIATELY AFTER INSTALLATION OF PIPE, STRUCTURE, OR ACCESS. COORDINATE WITH THE EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.

    WITH APPROVAL OF NCDEQ, THE SKIMMER BASIN SHALL BE DECOMMISSIONED, REMOVING AND DISPOSING OF ALL ACCUMULATED SEDIMENT IN A LAWFUL MANNER. USE SILT BAG/FILTER BAG FOR DEWATERING THE BASIN AND DIVERSION DITCHES. UPON SKIMMER BASIN REMOVAL, THE AREA SHALL BE CONVERTED INTO THE PERMANENT STORMWATER MANAGEMENT FACILITY – WET DETENTION POND.

    DURING DE-WATERING OPERATIONS, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE PRIOR TO DISCHARGE TO RECEIVING OUTLET.
14. ONCE ADEQUATE PERMANENT GROUND COVER IS ESTABLISHED, ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITH THE APPROVAL OF NCDEQ INSPECTOR.
15. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N.C. EROSION & SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, NCDOT, U.S. DEPT. OF AGRICULTURE, AND STATE STANDARDS.
16. WHEN THE PROJECT IS COMPLETE, THE PERMITTEES SHALL CONTACT DEMLR TO CLOSE OUT THE E&SC PLAN. AFTER DEMLR INFORMS THE PERMITTEE OF THE PROJECT CLOSE OUT, VIA INSPECTION REPORT, THE PERMITTEE SHALL VISIT deq.nc.gov/NCGO1 TO SUBMIT AN ELECTRONIC NOTICE OF TERMINATION (e-NOT). A $100 ANNUAL GENERAL PERMIT FEE WILL BE CHARGED UNTIL THE e-NOT HAS BEEN FILLED OUT.

DITCH	FLOW Q(10)	LONG. SLOPE(%)	H	B	W	SS	CHANNEL LINING
TEMPORARY DITCH #1	10.3 CFS	0.4%	1.9'	1.0'	8.6'	2:1	STRAW WITH NET NAG D575
TEMPORARY DITCH #2	10.3 CFS	3.3%	1.3'	1.0'	6.2'	2:1	DS150 LINING
STEMPORARY DITCH #3	10.3 CFS	0.5%	1.8'	1.0'	8.2'	2:1	STRAW WITH NET NAG D575



EROSION CONTROL MAT SHALL BE AS NOTED OR APPROVED EQUAL.

1 TEMPORARY DIVERSION DITCH DATA BLOCK
REFER TO DETAIL SHEET FOR TEMPORARY DITCH DETAIL

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GRAPHIC SCALE

(IN FEET)
1 inch = 0 ft.

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Bowman North Carolina Ltd.
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RALEIGH, NC 27609
Phone: (919)553-6570
bowman.com
Bowman North Carolina Ltd.

EROSION CONTROL PLAN - FINAL

CHAPEL HILL, NORTH CAROLINA

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
9-30-22	REZONING
12-20-22	NCDEQ SW REVIEW
DATE	DESCRIPTION

MLL DESIGN	MLL DRAWN	MLL CHKD

SCALE H: 1" = XXX' V:

JOB No. 220117

DATE SEPT 30, 2022

FILE No.

SHEET C2.2

Cad file name: P:\004-vanguard property group\229-dg-chapelhill\engineering\engineering plans\construction documents\004-229-ES.dwg

EROSION CONTROL NOTES:

REFER TO DETAIL SHEETS FOR CONSTRUCTION DETAILS OF THE PROPOSED EROSION CONTROL MEASURES TO BE USED IN THE DEVELOPMENT OF THIS SITE.

REFER TO DETAIL SHEETS FOR TEMPORARY AND PERMANENT SEEDING SCHEDULES FOR PROVIDING GROUND COVER THE FOR THE DEVELOPMENT.

BASIN NOTES:

SKIMMER BASIN DESIGN BASED ON 3 DAYS TO DRAIN.

BASIN AND DIVERSIONS SHALL BE SEEDED, MULCHED AND ANCHORED/LINED AND PINNED UPON INSTALLATION OF MEASURES.

NOTE TO CONTRACTOR:

EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO THE BEGINNING OF DEMOLITION & TREE REMOVAL

NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE EROSION CONTROL INSPECTOR OF THE LOCATION OF ANY OFF-SITE BORROW SOURCE OR OFF-SITE WASTE MATERIAL DISPOSAL SITE. OFF-SITE DISTURBANCES COUNT TOWARDS THE OVERALL PROJECT DISTURBED AREA AND MUST BE COVERED BY THE PERMIT FOR THIS PROJECT AND/OR THE PERMIT FROM ANOTHER ACTIVE NCDEQ PERMITTED SITE THAT IS APPROPRIATE FOR THE INTENDED USE (I.E. APPLICABLE MINING REQUIREMENTS). NO OFF-SITE ACTIVITIES SHALL OCCUR UNTIL THE PERMIT FOR THIS PROJECT HAS BEEN MODIFIED TO INCLUDE THE AFFECTED AREAS OR IT HAS BEEN VERIFIED WITH THE EROSION CONTROL INSPECTOR THAT THE OFF-SITE AREAS ARE COVERED UNDER ACTIVE APPLICABLE NCDEQ PERMITS.

EROSION CONTROL NOTES:

1. TOTAL AREA DISTURBED = 2.97 ACRES
   TOTAL SITE AREA = 4.84 ACRES
   SOIL TYPE = APPLING SANDY LOAM AND CONGAREE FINE SANDY LOAM
2. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE NCDEQ EROSION AND SEDIMENT CONTROL HANDBOOK
3. THE CONTRACTOR SHALL INSTALL AND MAINTAIN THROUGHOUT THE PROJECT CONSTRUCTION ALL EROSION CONTROL MEASURES SHOWN WITHIN THESE PLANS IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA EROSION AND SEDIMENT CONTROL REGULATIONS.
4. CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH REGULATIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER GENERAL PERMIT.
5. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO CLEARING AND/OR LAND DISTURBANCE.
6. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND PERMIT SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE NCDEQ EROSION CONTROL INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.
8. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS. A REVISED PLAN SHOWING OFF-SITE IMPACTS SHOULD BE SUBMITTED AND APPROVED PRIOR TO ANY OFF-SITE GRADING. CONTACT PROJECT ENGINEER AND PROJECT EROSION CONTROL INSPECTOR TO ENSURE ADDITIONAL EROSION CONTROL MEASURES ARE INSTALLED PRIOR TO OFF-SITE GRADING.
9. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO OFF-SITE BORROW OR WASTE AREAS, STAGING OR STORAGE AREAS), THE CONTRACTOR SHALL PREPARE AND SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND TO NCDEQ FOR APPROVAL. CONTRACTOR SHALL PAY ALL FEES REQUIRED AND SHALL INSTALL NECESSARY MEASURES AT NO SEPARATE PAYMENT. THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER A COPY OF THE AMENDED PERMIT.
10. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY, RELOCATED WHEN AND AS NECESSARY, AND SHALL BE CHECKED AFTER EVERY RAINFALL. SEEDED AREAS SHALL BE CHECKED REGULARLY AND SHALL BE WATERED, FERTILIZED, RE-EEDED AND MULCHED AS NECESSARY TO OBTAIN A DENSE STAND OF GRASS.
11. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. ALL DISTURBED AREAS WHICH ARE NOT OTHERWISE STABILIZED SHALL BE TOP SOILED AND SEEDED, TEMPORARILY OR PERMANENTLY IN ACCORDANCE WITH THE NCDEQ SEDIMENT CONTROL REGULATIONS. PERMANENT SEEDING AND GRASS ESTABLISHMENT IS REQUIRED PRIOR TO PROJECT COMPLETION AND ACCEPTANCE.
12. WHEN A CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE SHALL BE REQUIRED AT ALL CONSTRUCTION STAGING AREA ENTRANCES AND ALL CONSTRUCTION ACCESS LOCATIONS INTO NON-PAVED AREA. SIX INCHES OF STONE SHALL BE USED FOR THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE.
14. ALL DRAINAGE INLETS SHALL BE PROTECTED FROM SILTATION. INEFFECTIVE PROTECTION DEVICES SHALL BE IMMEDIATELY REPLACED AND THE INLET CLEANED. FLUSHING IS NOT AN ACCEPTABLE METHOD OF CLEANING.
15. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
16. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS COMPLETED.
17. DURING DE-WATERING OPERATIONS, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE PRIOR TO DISCHARGE TO RECEIVING OUTLET.
18. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

EROSION CONTROL NARRATIVE:

DEVELOPMENT ON WHITE CROSS ROAD , TOWN OF CHAPEL HILL, NC

CONTRACTOR WILL FIRST INSTALL THE CONSTRUCTION ENTRANCE. THE CONTRACTOR SHALL THEN MOBILIZE ON SITE AND INSTALL THE TEMPORARY EROSION CONTROL DEVICES INCLUDING SILT FENCE, INLET PROTECTION, SKIMMER BASIN, AND OTHER DEVICES IN ACCORDANCE WITH THE PLANS (CLEARING ONLY AS NECESSARY TO INSTALL THESE ITEMS). BEGIN DEMOLITION, CLEARING AND SITE GRADING OPERATIONS. STABILIZATION OF EARTHEN STRUCTURES IS REQUIRED IMMEDIATELY AFTER INSTALLATION. THE ON-SITE STORM SEWER SYSTEM CAN NOW BE INSTALLED. IMMEDIATELY AFTER AN INLET IS INSTALLED, INLET PROTECTION SHALL BE PROPERLY INSTALLED ON THE STRUCTURE. THE ON-SITE SANITARY SEWER AND WATER SYSTEMS MAY ALSO BE INSTALLED ONCE THE SITE IS BROUGHT UP TO GRADE. THE SITE PAD WILL BE PREPARED FOR THE PROPOSED BUILDING. THE ROUGH GRADE WILL THEN BE ESTABLISHED FOR THE SITE. INSTALLATION OF CURB AND GUTTER WILL THEN BE PERFORMED. BASE STONE WILL THEN BE PLACED AND FINE GRADED. ALL DISTURBED AREAS WILL BE DRESSED AND SEEDED. REMOVE ALL INLET PROTECTION FROM STORM STRUCTURES WHEN PAVING IS TO BEGIN. PAVING AND STRIPING WILL THEN BE COMPLETED. FINALIZE STORMWATER POND STRUCTURE ONCE UPSTREAM AREAS HAVE BEEN STABILIZED (REMOVE ACCUMULATED SEDIMENT). ALL LANDSCAPING WILL BE COMPLETED. THE ON-SITE STORM SEWER SYSTEM SHALL BE CLEANED OF ANY ACCUMULATED SEDIMENT WHICH SHALL BE DISPOSED OF IN A LAWFUL MANNER. ALL ACCUMULATED SEDIMENT BEHIND SILT FENCE AND OTHER SEDIMENT DEVICES SHALL BE REMOVED AND DISPOSED OF IN A LAWFUL MANNER. ACCORDING TO THE GROUND STABILIZATION REQUIREMENTS ON THIS SHEET, REMOVE ALL REMAINING SEDIMENT CONTROL MEASURES FROM THE SITE. CONTRACTOR SHALL MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL LAND DISTURBANCE AND FINAL VEGETATION STABILIZATION OF THE SITE.

THE PROPOSED EROSION AND SEDIMENT CONTROL MEASURES ARE INTENDED TO TRAP ANY STORMWATER RUNOFF FROM THE CONSTRUCTION SITE AND DETAIN IT LONG ENOUGH FOR SEDIMENT AND POLLUTANTS TO SETTLE OUT OF THE STORMWATER BEFORE DISCHARGE. VARIOUS EROSION CONTROL MEASURES ARE USED TO PREVENT POLLUTANT-LADEN STORMWATER RUNOFF FROM FLOWING ONTO ADJACENT PROPERTIES.

GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC. THAT MAY BE REQUIRED.
2. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED FOR A COMPLETE AND WORKING SYSTEM.
3. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
4. CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
5. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
6. THE CONTRACTOR MUST, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM, HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.

SEDIMENT & EROSION CONTROL NOTES:

1. THE EROSION AND SEDIMENTATION CONTROL MEASURES (BMPS) WERE DESIGNED USING THE NORTH CAROLINA NCDEQ REQUIREMENTS AND SHALL BE INSTALLED ACCORDINGLY. CONTRACTOR SHALL PERFORM ALL ACTIVITIES IN STRICT COMPLIANCE WITH THE NORTH CAROLINA NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (GENERAL PERMIT).
2. REFER TO THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS FOR EROSION CONTROL DETAILS AND DESIGN TABLES FOR SEDIMENT BASINS, DIVERSION DITCHES, AND CULVERTS, SLOPE DRAINS, RIP-RAP APRONS AND OTHER EROSION CONTROL MEASURES.
3. EXISTING BOUNDARIES, TOPOGRAPHY, 100-YR FLOODPLAIN, UTILITY AND ROAD INFORMATION TAKEN FROM AN EXISTING CONDITIONS SURVEY. ALL EXISTING INFORMATION IS TO BE FIELD VERIFIED BY THE CONTRACTOR.
4. SEE THE LANDSCAPE PLAN FOR LOCATIONS OF PROPOSED PLANTINGS AND FINAL STABILIZATION.
5. TEMPORARY DIVERSION DITCHES AND BERMS SHALL BE MAINTAINED AS THE SITE IS BROUGHT TO GRADE.
6. DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE EROSION CONTROL INSPECTORS SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.
7. SEE THE GENERAL NOTES SHEET AND THE GRADING AND DRAINAGE PLAN FOR OTHER NOTES REGARDING GRADING ACTIVITIES.
8. SEE SITE PLAN, GRADING AND DRAINAGE PLAN, UTILITY PLAN, PLANTING PLAN AND OTHER PLAN SHEETS FOR DETAILED DESIGN INFORMATION OF PERMANENT SITE APPURTENANCES SHOWN ON THIS SHEET.
9. WHERE THE LIMITS OF DISTURBANCE AND TEMPORARY FENCE (SF, SF-PF, OR PF) LIMITS ARE ADJACENT, THE TEMPORARY FENCE LINE IS THE LIMITS OF DISTURBANCE. THE LINE TYPES ARE SHOWN SEPARATED FOR ILLUSTRATIVE PURPOSES ONLY.
10. CONTRACTOR SHALL NOT DISTURB ANY EXISTING VEGETATIVE GROUND COVER OR TREES OUTSIDE OF THE LIMITS OF DISTURBANCE OR WITHIN ANY REQUIRED BUFFER LIMITS UNLESS OTHERWISE NOTED OR ILLUSTRATED.
11. PROVIDE CONTROLS OF POLLUTANTS, INCLUDING, BUT NOT LIMITED TO DUST CONTROL, DE-WATERING, SOLID WASTE DISPOSAL, AND HAZARDOUS MATERIALS.
12. CLEAR ONLY AS REQUIRED TO INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES. MASS CLEARING AND GRUBBING CAN BEGIN ONLY AFTER ALL DOWNSTREAM MEASURES HAVE BEEN INSTALLED.
13. USE ROCK OR WASHED STONE TO BRING CONSTRUCTION EXIT TO GRADE. IMPLEMENT WHEEL WASHES AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. DIVERT STORM WATER RUNOFF OFF THE FACE OF THE SEDIMENT BASIN SLOPES USING DIVERSION DITCHES AND SLOPE DRAINS. CONTRACTOR SHALL MAINTAIN AND RELOCATE DIVERSION DITCHES AND SLOPES DRAINS TO ENSURE STORM WATER RUNOFF DOES NOT ERODE THE FACE OF FINAL SLOPES.
15. MAINTAIN POSITIVE FLOW TO THE SEDIMENT BASINS THROUGHOUT ALL PHASES OF CONSTRUCTION. PLACE EXCAVATED SOILS ALONG DOWNSTREAM EDGE OF THE DIVERSION DITCHES TO PROVIDE ADDITIONAL CAPACITY.
16. REFER TO THE GRADING AND DRAINAGE PLAN FOR FINAL SITE AND PAVEMENT GRADES AND ELEVATIONS OF THE PROPOSED STORM SEWER SYSTEMS.
17. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED EROSION AND SEDIMENT CONTROL DRAWINGS DURING CONSTRUCTION OPERATIONS.
18. GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
19. ALL WORK SHALL BE CONFINED TO PERMIT LIMITS SHOWN ON PLANS. UNLESS OTHERWISE NOTED, THE SITE PLAN PROPERTY LIMITS SHALL BE CONSIDERED THE PERMIT LIMITS.
20. SUFFICIENT EROSION CONTROL PRACTICES MUST BE INSTALLED AND MAINTAINED TO RETAIN SEDIMENT WITHIN THE BOUNDARIES OF THE SITE.
21. ADDITIONAL EROSION CONTROL MEASURES OR SILT BARRIERS TO BE PLACED AS SHOWN AND/OR DIRECTED BY THE PROJECT ENGINEER AND/OR LOCAL JURISDICTIONAL INSPECTOR.
22. FOR ALL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND STABILIZATION SHALL BE REQUIRED AS PER LOCAL JURISDICTIONAL EROSION CONTROL LAWS.
23. ALL TREE PROTECTION AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED AND GROUND COVER IS ESTABLISHED. CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PRIOR TO LAND DISTURBANCE.
24. ALL EASEMENTS DISTURBED MUST BE DRESSED AND GRASSED TO CONTROL EROSION IN ACCORDANCE WITH EASEMENT PLATS PRIOR TO ACCEPTANCE.
25. CONSTRUCTION LIMITS SHALL NOT BE EXCEEDED WITHOUT THE APPROVAL OF NCDEQ INSPECTOR.

NORTH CAROLINA CONSTRUCTION GENERAL PERMIT NOTE:

As of April 1, 2019, all new construction activities are required to complete and submit an electronic Notice of Intent (NOI) form requesting a Certificate of Coverage (COC) under the NCG010000 Construction Stormwater General Permit. This form MUST be submitted prior to the commencement of any land disturbing activity on the above named project. The NOI form may be accessed at deq.nc.gov/NCG01. Please direct questions about the NOI form to Annette Lucas at AnnetteJLucas@ncdenr.gov or Paul Clark at Paul.clark@ncdenr.gov.

After you submit a complete and correct NOI Form, a COC will be emailed to you within three business days. Initially, DEMLR will not charge a fee for coverage under the NCG01 permit. However, on or after May 1, 2019, a $100 fee will be charged annually. This fee is to be sent to the DEMLR Stormwater Central Office staff in Raleigh.

Title 15A NCAC 4B .0118(a) and the NCG01 permit require that the following documentation be kept on file at the job site:

1. The approved E&SC plan as well as any approved deviation.
2. The NCG01 permit and the COC, once it is received.
3. Records of inspections made during the previous 30 days.
4. The Certificate of Approval

NOTIFICATION OF COMBINED SELF-MONITORING AND SELF-INSPECTION FORM:

THE SEDIMENTATION POLLUTION CONTROL ACT WAS AMENDED IN 2006 TO REQUIRE THAT PERSONS RESPONSIBLE FOR LAND-DISTURBING ACTIVITIES INSPECT A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED. RULES DETAILING THE DOCUMENTATION OF THESE INSPECTIONS TOOK EFFECT OCTOBER 1, 2010.

TO SIMPLIFY DOCUMENTATION OF SELF-INSPECTION REPORTS AND NPDES SELF-MONITORING REPORTS, DWQ AND DEMLR DEVELOPED A COMBINED FORM. THE SELF-INSPECTION PROGRAM IS SEPARATE FROM THE WEEKLY SELF-MONITORING PROGRAM OF THE NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES. THE FOCUS OF THE SELF-INSPECTION REPORT IS THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES ACCORDING TO THE APPROVED PLAN. THE INSPECTIONS SHOULD BE CONDUCTED AFTER EACH PHASE OF THE PROJECT, AND CONTINUED UNTIL PERMANENT GROUND COVER IS ESTABLISHED. THE FORM CAN BE ACCESSED AT: HTTP://PORTAL.NCDENR.ORG/WEB/LR/EROSION

IF YOU HAVE QUESTIONS OR CANNOT ACCESS THE FORM, PLEASE CALL THE APPLICABLE NCDENR REGIONAL OFFICE: (RALEIGH: 919-791-4200) (FAYETTEVILLE: 910-433-3300) (WILMINGTON: 910-796-7215) (WASHINGTON: 252-946-6481) (WINSTON-SALEM: 336-771-5000) (MOORESVILLE: 704-663-1699) (ASHEVILLE: 828-296-4500).

TREE PROTECTION NOTES:

1. THE CONTRACTOR SHALL PROTECT ALL TREES AND SHRUBS OUTSIDE OF CUT/FILL LINES, IN ADDITION TO THOSE THAT RECEIVE TREE/SHRUB PROTECTION BARRIERS. THE CONTRACTOR IS ALSO REQUESTED TO SAVE ALL OTHER EXISTING TREES AND SHRUBS WHERE POSSIBLE.
2. WHEN ROOT PRUNING IS NECESSARY, CUT ROOTS CLEANLY USING A DISC TRENCHER AND IMMEDIATELY COVER ALL ROOT CUT SURFACES LARGER THAN TWO INCHES IN DIAMETER WITH TREE WOUND DRESSING. USE PLYWOOD FORMS WHEN TREE ROOTS ARE ADJACENT TO PROPOSED CURB & GUTTER OR SIDEWALK.
3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
4. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
5. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING, GRADING OR CONSTRUCTION BEGINS AND IS NOT TO BE REMOVED UNTIL AFTER CONSTRUCTION.
6. TREE PROTECTION FENCE IS TO BE LOCATED 1 FOOT PER TREE DIAMETER INCH AWAY FROM THE TREE.

Bowman

Bowman North Carolina Ltd.
4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919)953-5570
bowman.com
Bowman North Carolina Ltd.

EROSION CONTROL NOTES

CHAPEL HILL, NORTH CAROLINA

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
9-30-22	REZONING
12-20-22	NCDEQ SW REVIEW
DATE	DESCRIPTION

MLL DESIGN	MLL DRAWN	MLL CHKD

SCALE H: 1" = XXX'
V:

JOB No. 220117

DATE SEPT 30, 2022

FILE No.

SHEET C2.3

Cad file name: P:\004-vanguard property group\229-dp-chapelhill\engineering\engineering plans\construction documents\004-229-ES.dwg

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
[illegible]	[illegible]

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the NC DWR List of Approved PAMS/Flocculants.
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the NC DWR List of Approved PAMS/Flocculants and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

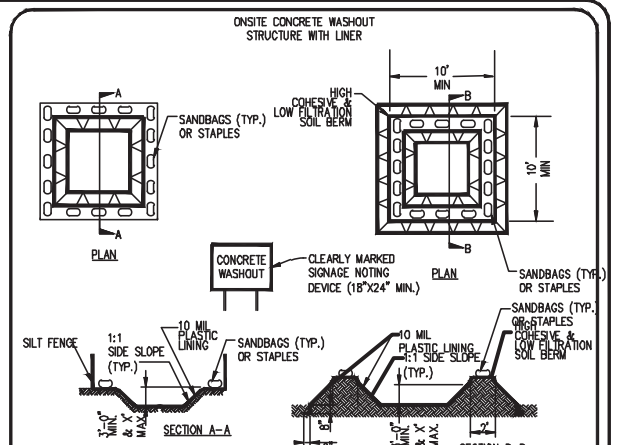
PORTABLE TOILETS

1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER



NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.
3. CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

BELOW GRADE WASHOUT STRUCTURE
NOT TO SCALE

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.
3. CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

ABOVE GRADE WASHOUT STRUCTURE
NOT TO SCALE

CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING | EFFECTIVE: 04/01/19

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
[illegible]	[illegible]	[illegible]

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
[illegible]	[illegible]

2. Additional Documentation to be Kept on Site

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	[illegible]
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	[illegible]
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	[illegible]
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	[illegible]
(e) Noncompliance with the conditions of this permit that may endanger health or the environment [40 CFR 122.41(l)(7)]	[illegible]

PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

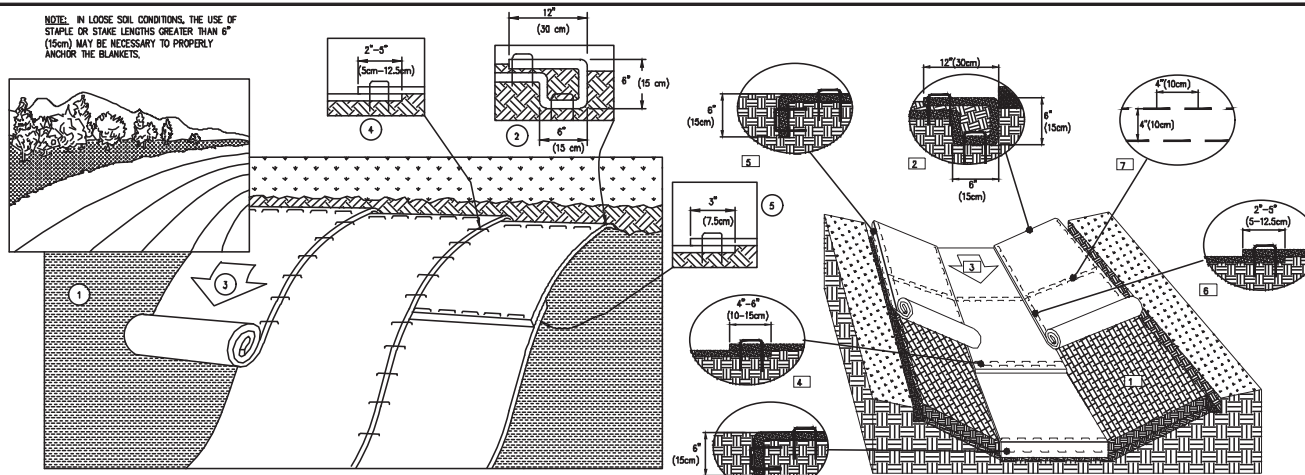
(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,
(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,
(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,
(d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,
(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
(f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING | EFFECTIVE: 04/01/19

SLOPE PROTECTION – RECP INSTALLATION NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACK FILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO PREPARED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF THE BLANKET BACK OVER SEED AND SOIL. SECURE BLANKET OVER SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS DOWN ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH THE APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.
6. EROSION CONTROL BLANKETS SHALL BE INSTALLED FOLLOWING MANUFACTURERS SPECIFICATIONS.

NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.



NOTE: TEMPORARY SLOPE PROTECTION FABRIC MATERIAL TO BE NORTH AMERICAN GREEN S75 OR EQUIVALENT INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

MAINTENANCE:
1. INSPECT ROLLED EROSION CONTROL PRODUCTS (RECP) AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (½ INCH OR GREATER) RAIN FALL EVENT – REPAIR IMMEDIATELY
2. GOOD CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION MUST NOT OCCUR BENEATH THE RECP.
3. ANY AREAS OF THE RECP THAT ARE DAMAGED OR NOT IN CLOSE CONTACT WITH THE GROUND SHALL BE REPAIRED AND STAPLED.
4. IF EROSION OCCURS DUE TO POORLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA PROTECTED.
5. MONITOR AND REPAIR THE RECP AS NECESSARY UNTIL GROUND COVER IS ESTABLISHED.

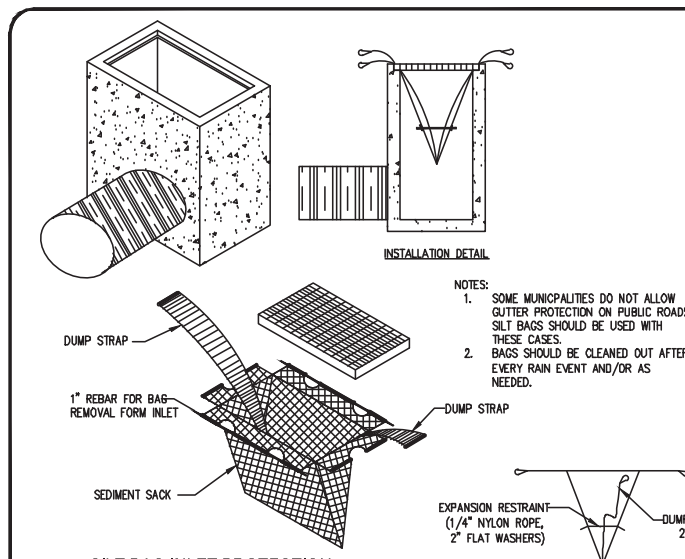
CRITICAL POINTS
A. Overlaps and Seams
B. Projected Water Line
C. Channel Bottom/Side Slope Vertices

NOTES:
*Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.
**In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

CHANNEL – RECP INSTALLATION NOTES:

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the channel by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12"(30cm) of RECPs extended beyond the up-slope portion of the trench. Use ShoreMax mat at the channel/culvert outlet as supplemental scour protection as needed. Anchor the RECPs with a row of staples/stakes approximately 12"(30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12" apart across the width of the RECPs.
3. Roll center RECPs in direction of water flow in bottom of channel. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. Place consecutive RECPs end-over-end (Shingle style) with a 4"-6" overlap. Use a double row of staples staggered 4" apart and 4" on center to secure RECPs.
5. Full length edge of RECPs at top of side slopes must be anchored with a row of staples/stakes approximately 12"(30cm) apart in a 6"(15cm) deep X 6"(15cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECPs must be overlapped approximately 2"-5" (5-12.5cm) (Depending on RECPs type) and stapled.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 -12m) intervals. Use a double row of staples staggered 4"(10cm) apart and 4"(10cm) on center over entire width of the channel.
8. The terminal end of the RECPs must be anchored with a row of staples/stakes approximately 12" (30cm) apart in a 6"(15cm) deep X 6"(15cm) wide trench. Backfill and compact the trench after stapling.

1 ROLLED EROSION CONTROL PRODUCTS (RECP)
NOT TO SCALE



NOTES:
1. SOME MUNICPALITIES DO NOT ALLOW GUTTER PROTECTION ON PUBLIC ROADS. SILT BAGS SHOULD BE USED WITH THESE CASES.
2. BAGS SHOULD BE CLEANED OUT AFTER EVERY RAIN EVENT AND/OR AS NEEDED.

2 SILT BAG INLET PROTECTION
NOT TO SCALE

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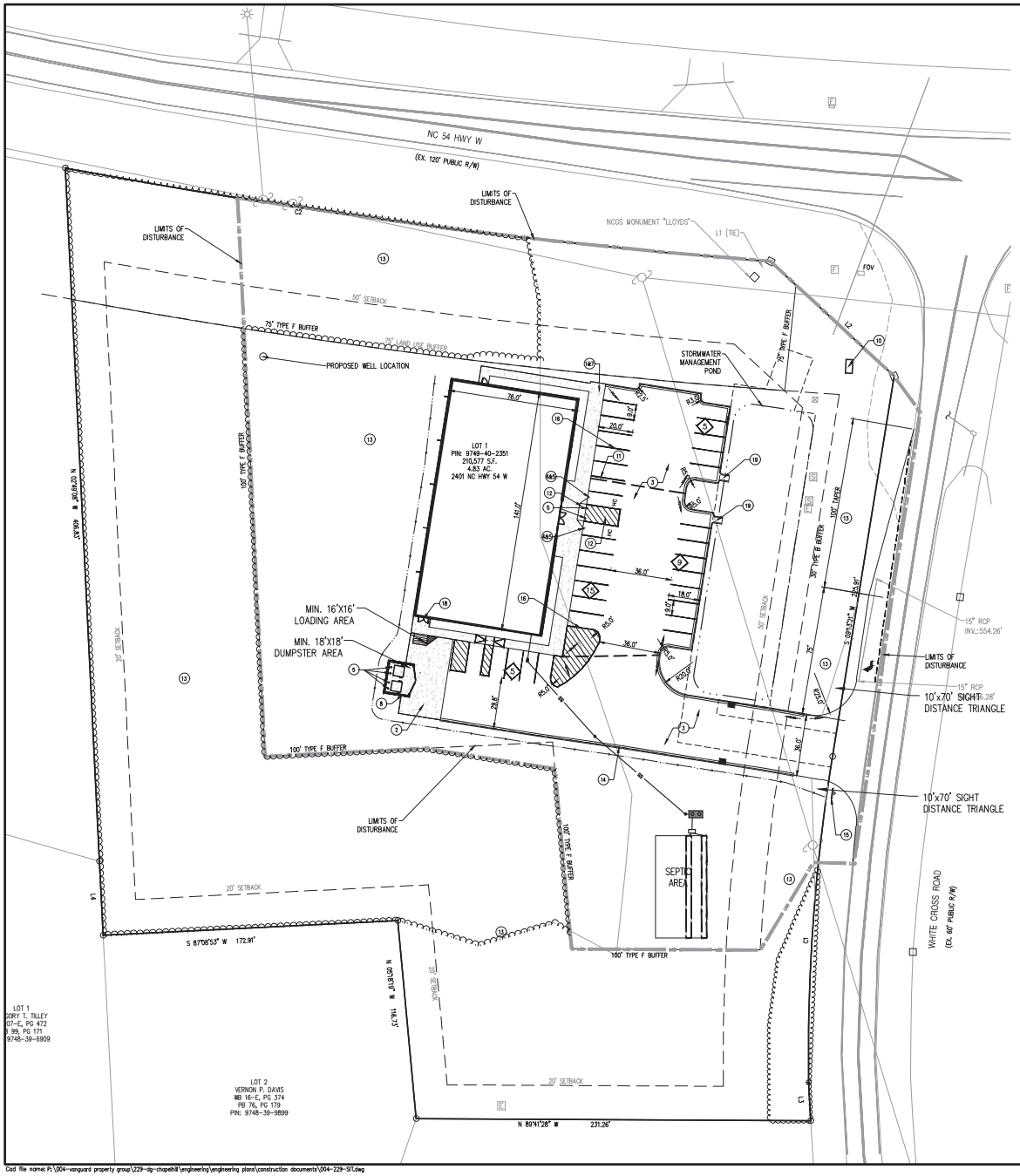
NC CONSTRUCTION GENERAL PERMIT (NCG01) NOTES

CHAPEL HILL, NORTH CAROLINA

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
9-30-22	REZONING
12-20-22	NCDEQ SW REVIEW
DATE	DESCRIPTION

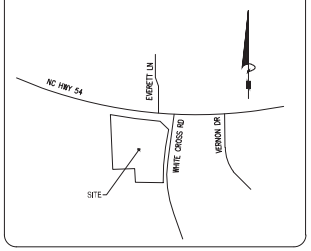
MLL DESIGN	MLL DRAWN	MLL CHKD
SCALE	H: 1" = XXX' V:	
JOB No.	220117	
DATE	SEPT 30, 2022	
FILE No.		
SHEET	C2.4	



KEYNOTES:

1. CONCRETE MONOLITHIC CURB/SIDEWALK – SEE DETAIL SHEET C6.2
2. CONCRETE PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS – SEE DETAIL SHEET C6.2. EXPANSION AND CONTROL JOINTS – SEE DETAILS SHEET C6.2
3. ASPHALT PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS – SEE DETAIL SHEET C6.2
   - STANDARD DUTY PAVEMENT
   - HEAVY DUTY PAVEMENT
   - NCDOT PAVEMENT SECTION
4. HANDICAP PARKING SIGN – SEE DETAIL SHEET C6.2
5. BOLLARD – SEE DETAIL SHEET C6.2
6. CONCRETE LIGHT POLE BASE
7. CONCRETE SIDEWALK – SEE DETAIL SHEET C6.2 FOR SIDEWALKS AROUND BUILDING.
8. DUMPSTER LAYOUT – SEE DETAIL SHEET C6.3
9. 6'-0" LONG CONCRETE WHEEL STOP, PINNED TO PAVEMENT – (NOT USED).
10. MONUMENT SIGN (UNDER SEPARATE PERMIT)
11. 4" WIDE PARKING STRIPE PAINTED YELLOW (TYP)
12. CONCRETE HANDICAP RAMP – MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS) ANY RAMPS LESS THAN 1:20 SHALL HAVE DETECTABLE WARNINGS AND CONTRASTING COLOR. SEE DETAIL SHEET C-7.
13. NEW GRASS/LANDSCAPE AREA
14. CONCRETE CURB AND GUTTER – SEE DETAIL SHEET C6.2 (NOT USED)
15. STOP SIGN – SEE DETAIL SHEET C6.2
16. PAVEMENT MARKINGS – SEE DETAIL SHEET C6.2
17. NEW CURB CUT, MATCH EXISTING EOP & APPROACH PER LOCAL CODES & SPECS. (NOT USED)
18. DELIVERY DOOR ACCESS
19. CONCRETE FLUME
20. 6' WOOD SCREEN FENCE – (NOT USED)

VICINITY MAP



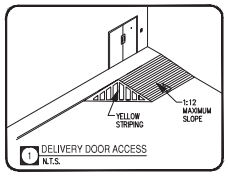


Table ES-1
ITE Traffic Generation (Vehicles)

Land Use Code	Land Use	Intensity	AM Peak Hour		PM Peak Hour	
			In	Out	In	Out
822	Strip Retail Plaza (< 40k SF)	11,000 SF	18	13	41	42

Capacity analyses were performed using Synchro Version 11 software. Table ES-2 summarizes the operation of the study intersections in the AM and PM peak hours.

Table ES-2
Level-of-Service Summary

Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
NC 54 – White Cross Road (Unsignalized)		
Existing (2022) Traffic	NB – D (34.2) WBL – B (10.6)	NB – D (31.6) WBL – A (8.2)
Background (2024) Traffic	NB – E (37.2) WBL – B (10.7)	NB – D (34.1) WBL – A (8.3)
Build-out (2024) Traffic	NB – E (43.4) WBL – B (10.9)	NB – E (48.3) WBL – A (8.4)
White Cross Road – Site Driveway (Unsignalized)		
Build-out (2024) Traffic	EB – A (9.6) NBL – A (7.5)	EB – A (10.3) NBL – A (7.6)

SIGN LEGEND

LEGEND	QTY.
R1-1 STOP	2
STOP	1

ORANGE COUNTY CONSTRUCTION DEBRIS NOTE:
CONTRACTOR SHALL PROVIDE A CONSTRUCTION DEBRIS DUMPSTER ON SITE AND REMOVE ALL DEBRIS AND DUMPED AT AN APPROVED WASTE DISPOSAL SITE.

IMPERVIOUS SUMMARY TABLE

ON-SITE AREA = 210,577 SF (4.83 AC)

BUILDINGS	10,640 SF	0.24 ACRE(S)	5.05 % OF AREA
PAVEMENT	23,017 SF	0.53 ACRE(S)	10.93 % OF AREA
SIDEWALK	2,521 SF	0.06 ACRE(S)	1.20 % OF AREA
TOTAL IMPERVIOUS AREA	36,178 SF	0.83 ACRE(S)	17.18 % OF AREA
GREEN/OPEN SPACE	174,399 SF	4.00 ACRE(S)	82.82 % OF AREA
EXISTING IMPERVIOUS AREA	1,191 SF	0.03 ACRE(S)	0.57 % OF AREA
INCREASE IN IMPERVIOUS AREA	34,987 SF	0.80 ACRE(S)	

LINE TABLE

LINE	LENGTH	BEARING
L1	13.14'	N 45°36'44" E
L2	98.90'	S 47°57'47" E
L3	22.43'	S 25°7'44" E
L4	43.51'	N 2°58'0" W

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	1115.31'	192.01'	S 4°0'35" W	191.77'
C2	3879.42'	417.37'	S 82°28'0" E	417.77'

BEFORE YOU DIG STOP CALL 1-800-632-4949 N.C. ONE-CALL CENTER IT'S THE LAW

811 Know what's below. Call before you dig.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Bowman

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Bowman North Carolina Ltd.

SITE PLAN

CHAPEL HILL, NORTH CAROLINA

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
9-30-22	REZONING
12-20-22	NCDEQ SW REVIEW
DATE	DESCRIPTION

MLL DESIGN	MLL DRAWN	MLL CHKD
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FILE No.		
SHEET	C3.0	

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GENERAL NOTES:

1. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, FLAGMEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY TOWN OF CHAPEL HILL AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND DEVICES.
2. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
3. APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
5. NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
6. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
7. EXISTING SITE CONDITIONS, GRADES, CONTOURS, UTILITIES AND OTHER EXISTING FEATURES FROM A SURVEY PREPARED BY NEWCOMB LAND SURVEYORS.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION "STANDARD DETAILS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND APPLICABLE ORANGE COUNTY CODES AND ORDINANCES. THE CONTRACTOR SHALL MAINTAIN A CURRENT EDITION OF THE STATE AND LOCAL CODES, ORDINANCES, STANDARD SPECIFICATION AND STANDARD DETAILS ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
10. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
11. THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
12. THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
13. ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TRUCK DOCKS, EXIT DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
15. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
16. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
17. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITIES DEPARTMENTS FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
18. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY OWNER/DOLLAR GENERAL OF ANY UNACCEPTABLE AREAS.
19. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORM DRAINAGE) TO OWNER/DOLLAR GENERAL PRIOR TO COMPLETION OF CONSTRUCTION.

STRIPING LEGENG	
YELLOW CURBING AND BOLLARDS – PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS – KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING – PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS – PRO MAR TRAFFIC MARKING PAINT YELLOW
HANDICAP STRIPING – PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS – PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE

TRAFFIC CONTROL NOTES:

THE DISTRICT OFFICE OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION.

TRAFFIC MUST BE MAINTAINED AT ALL TIMES AND TRAFFIC CONTROL MUST COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND WITH THE CURRENT EDITION OF THE NCDOT STANDARDS AND SPECIFICATIONS.

ALL LANES OF TRAFFIC ARE TO BE OPEN DURING THE HOURS OF 6:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM. A MINIMUM OF ONE 12-FOOT LANE SHALL BE MAINTAINED AT ALL TIMES.

ALL ROADWAY SIGNS WHICH ARE TO BE REMOVED DURING CONSTRUCTION ARE TO BE REINSTALLED AS SOON AS POSSIBLE.

DURING NON-WORKING HOURS, EQUIPMENT IS TO BE PARKED AS CLOSE TO THE RIGHT OF WAY LINE AS POSSIBLE AND BE PROPERLY BARRICADED IN ORDER TO PREVENT ANY EQUIPMENT OBSTRUCTION WITHIN THE TRAVEL LANE.

ALL CONTRACTORS DOING WORK WITHIN STATE RIGHT OF WAY ARE TO HAVE A COPY OF THESE PLANS ON THE JOB SITE.

WHEN PERSONNEL AND/OR EQUIPMENT ARE WITHIN 5' OF AN OPEN TRAVEL LANE, THE CONTRACTOR SHALL CLOSE THE OPEN TRAVEL LANE ADJACENT TO THE WORK AREA USING APPROPRIATE TRAFFIC CONTROL MEANS AND METHODS UNLESS WORK IN THAT AREA IS PROTECTED BY BARRIER OR GUARDRAIL.

THE CONTRACTOR SHALL NOT WORK SIMULTANEOUSLY ON BOTH SIDES OF AN OPEN TRAVEL WAY WITHIN THE SAME LOCATION ON A TWO-LANE, TWO-WAY ROAD.

THE MAXIMUM LENGTH OF A LANE CLOSURE ON THE PROJECT SHALL BE ONE MILE, MEASURED FROM THE BEGINNING OF THE MERGE TAPER TO THE END OF THE LANE CLOSURE.

THE CONTRACTOR SHALL BACKFILL AT 6:1 SLOPE UP TO THE EDGE AND ELEVATION OF EXISTING PAVEMENT IN AREAS ADJACENT TO AN OPENED TRAVEL LANE THAT HAS A DROP-OFF OF MORE THAN 3".

WHEN BACKFILL IS REQUIRED, IT SHALL BE AT NO EXPENSE TO THE OWNER.

THE MAXIMUM DIFFERENCE IN ELEVATION BETWEEN OPEN LANES OF TRAFFIC SHALL BE 2".

WHEN LANE CLOSURES ARE NOT IN EFFECT, CHANNELIZING DEVICES IN WORK AREAS SHALL BE SPACED NO GREATER THAN TWICE THE POSTED SPEED LIMIT, EXCEPT 10' ON-CENTER IN RADII, AND SHALL BE SET 3' OFF THE EDGE OF AN OPEN TRAVELWAY.

DURING INSTALLATION, PROPER TRAFFIC CONTROL DEVICES, SIGNS, ETC. BE INSTALLED TO ENSURE PUBLIC SAFETY IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION'S STANDARDS AND SPECIFICATIONS

ALL DISTURBED AREAS ARE TO BE FULLY RESTORED TO NCDOT MINIMUM ROADWAY STANDARDS.

MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE NCDOT ROADWAY STANDARDS AND SPECIFICATIONS (LATEST EDITION).

GENERAL NOTES:

1. PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
2. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY OWNER OF ANY UNACCEPTABLE AREAS.
3. BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. ALL SITE DIMENSIONS ARE REFERENCED TO THE BACK OF CURB OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
5. ALL SIDEWALKS, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
6. ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE CITY OR STATE AUTHORITY.

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SITE NOTES

CHAPEL HILL, NORTH CAROLINA

PRELIMINARY
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CONSTRUCTION

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12-20-22	NCDEQ SW REVIEW
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MLL	MLL	MLL
DESIGN	DRAWN	CHKD

SCALE H: 1" = XXX'
V:

JOB No. 220117

DATE SEPT 30, 2022

FILE No.

SHEET C3.1

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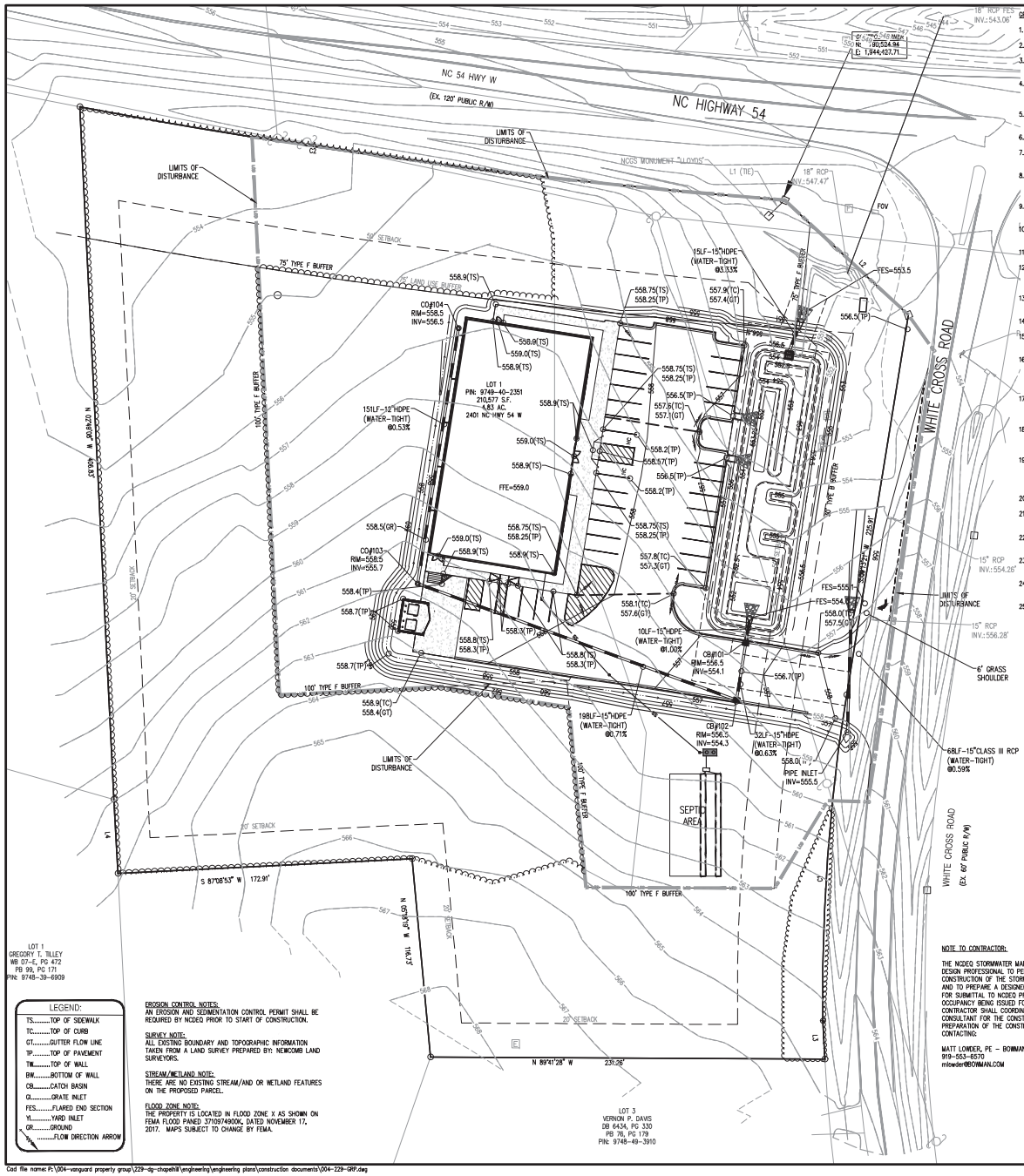


LEGEND:

TS.....TOP OF SIDEWALK
TC.....TOP OF CURB
GT.....GUTTER FLOW LINE
TP.....TOP OF PAVEMENT
TW.....TOP OF WALL
BW.....BOTTOM OF WALL
CB.....CATCH BASIN
G.....GRATE INLET
FES.....FLARED END SECTION
YI.....YARD INLET
GR.....GROUND
.....FLOW DIRECTION ARROW

EROSION CONTROL NOTES:
AN EROSION AND SEDIMENTATION CONTROL PERMIT SHALL BE REQUIRED BY NCDEQ PRIOR TO START OF CONSTRUCTION.

SURVEY NOTE:
ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY PREPARED BY: NEWCOMB LAND SURVEYORS.

STREAM/WETLAND NOTE:
THERE ARE NO EXISTING STREAM/AND OR WETLAND FEATURES ON THE PROPOSED PARCEL.

FLOOD ZONE NOTE:
THE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA FLOOD PANED 3710974900K, DATED NOVEMBER 17, 2017. MAPS SUBJECT TO CHANGE BY FEMA.

GRADING NOTES

1. REFER TO THE SITE PLAN FOR RELATED NOTES.
2. ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
4. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
7. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
8. THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
9. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.
10. ANY GRADING, BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN, IS SUBJECT TO A FINE.
11. GRADING WITHOUT AN APPROVED EROSION CONTROL PLAN IS SUBJECT TO A FINE.
12. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON DENUDED AREAS AND ESPECIALLY WHEN THE CONSTRUCTION SEQUENCE REQUIRES IT.
13. ALL GRADED SLOPES ARE TO BE SEEDED OR LANDSCAPED WITHIN 15 DAYS OF COMPLETION OF GRADING. ALL REMAINING AREAS ARE TO BE SEEDED WITHIN 30 DAYS.
14. EXISTING GRADES, CONTOURS, UTILITIES AND OTHER EXISTING FEATURES FROM FIELD RUN SURVEY.
15. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.
17. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION, ELEVATION, AND DIMENSIONS OF EXIT DOORS, RAMPS, BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
18. ALL FILL MATERIALS, EXISTING BUILDING FOUNDATIONS, PAVEMENT AND UTILITY STRUCTURES, TOPSOIL, AND ANY OTHER DELETERIOUS MATERIALS SHALL BE COMPLETELY REMOVED FROM WITHIN THE BEARING ZONE BELOW THE STRUCTURE.
19. ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNDESIRABLE MATERIAL SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.
20. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED OR DEPICTED.
21. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
22. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
23. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
24. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER.
25. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

DRAINAGE NOTES

1. A MINIMUM GRADE OF 0.50 % SHALL BE MAINTAINED ON ALL PIPES, UNLESS OTHERWISE NOTED.
2. PIPE LENGTHS AND SLOPES INDICATED ON THE PLANS ARE APPROXIMATE ONLY.
3. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
   - 3.A. NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME.
   - 3.B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
   - 3.C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
   - 3.D. MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
   - 3.E. RESTABALIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REGULATIONS.
   - 3.F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
4. CATCH BASINS, MANHOLES, FRAMES, GRATES, ETC. SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS. REFERENCE THE FOLLOWING STANDARD DETAILS:

840.02 – CONCRETE CATCH BASIN	840.03 – FRAME, GRATES, AND HOOD FOR CATCH BASINS
840.14 – CONCRETE DROP INLET	840.04 – CONCRETE OPEN THROAT CATCH BASIN
840.14 – CONCRETE DROP INLET	840.16 – DROP INLET FRAME AND GRATES
840.31 – CONCRETE JUNCTION BOX	840.36 – TRAFFIC BEARING GRAITED DROP INLET
840.52 – PRECAST MANHOLE	840.45 – PRECAST DRAINAGE STRUCTURE
838.80 – PRECAST CONCRETE ENDWALL	

5. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
6. STORM PIPE SHALL BE AS FOLLOW UNLESS OTHERWISE NOTED:

   TYPE 1: RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.

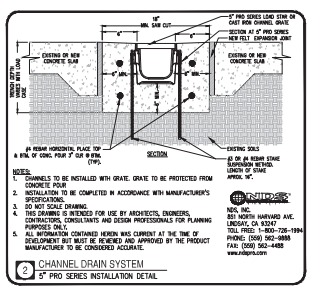
   TYPE 2: HIGH DENSITY POLYETHYLENE PIPE (HDPE) – AASHTO DESIGNATION M252 TYPE S, M294 TYPE S AND M71-97 TYPE S, SMOOTH INTERIOR/ANNULAR EXTERIOR. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON THE CONSTRUCTION DRAWINGS. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION GUIDELINES. PIPE JOINTS AND FITTINGS SHALL BE WATERTIGHT.
7. ALL STORM DRAINAGE WITHIN THE PUBLIC ROADS SHALL BE CLASS III REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
8. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE SILT AND DEBRIS.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11. PRECAST STRUCTURES MAYBE USED AT CONTRACTORS OPTION.
12. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
13. STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.
14. RIM ELEVATIONS AS NOTED ARE TO THE GUTTER FLOW LINE.

LINE TABLE

LINE	LENGTH	BEARING
L1	13.14'	N 45°36'44" E
L2	98.90'	S 47°54'47" E
L3	22.43'	S 2°57'44" E
L4	43.51'	N 2°58'0" W

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	1115.31'	192.01'	S 4°10'35" W	191.77'
C2	3879.42'	417.37'	S 82°28'0" E	417.17'

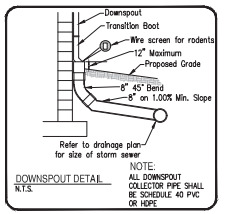


2 CHANNEL DRAIN SYSTEM
5" PRO SERIES INSTALLATION DETAIL

NOTE TO CONTRACTOR:

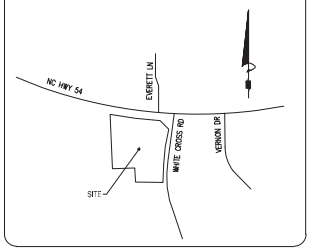
THE NCDEQ STORMWATER MANAGEMENT PERMIT REQUIRES THE DESIGN PROFESSIONAL TO PERIODICALLY OBSERVE THE CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM AND TO PREPARE A DESIGNER'S CONSTRUCTION CERTIFICATION FOR SUBMITTAL TO NCDEQ PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE DESIGN CONSULTANT FOR THE CONSTRUCTION OBSERVATION AND PREPARATION OF THE CONSTRUCTION CERTIFICATION BY CONTACTING:

MATT LOWDER, PE – BOWMAN NORTH CAROLINA, LTD.
919-553-8570
mlowder@BOWMAN.COM



DOWNSPOUT DETAIL
N.T.S.
NOTE:
ALL DOWNSPOUT COLLECTOR PIPE SHALL BE SCHEDULE 40 PVC OR HDPE

VICINITY MAP



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1 inch = 30 ft.

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Suite 104
RALEIGH, NC 27609
Phone: (919)553-6570
bowman.com
Bowman North Carolina Ltd.

GRADING & DRAINAGE PLAN

CHAPEL HILL, NORTH CAROLINA

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
9-30-22	REZONING
12-20-22	NCDEQ SW REVIEW
DATE	DESCRIPTION

MLL DESIGN	MLL DRAWN	MLL CHKD
SCALE	H: 1" = XXX' V:	
JOB No.	220117	
DATE	SEPT 30, 2022	
FILE No.		
SHEET	C4.0	

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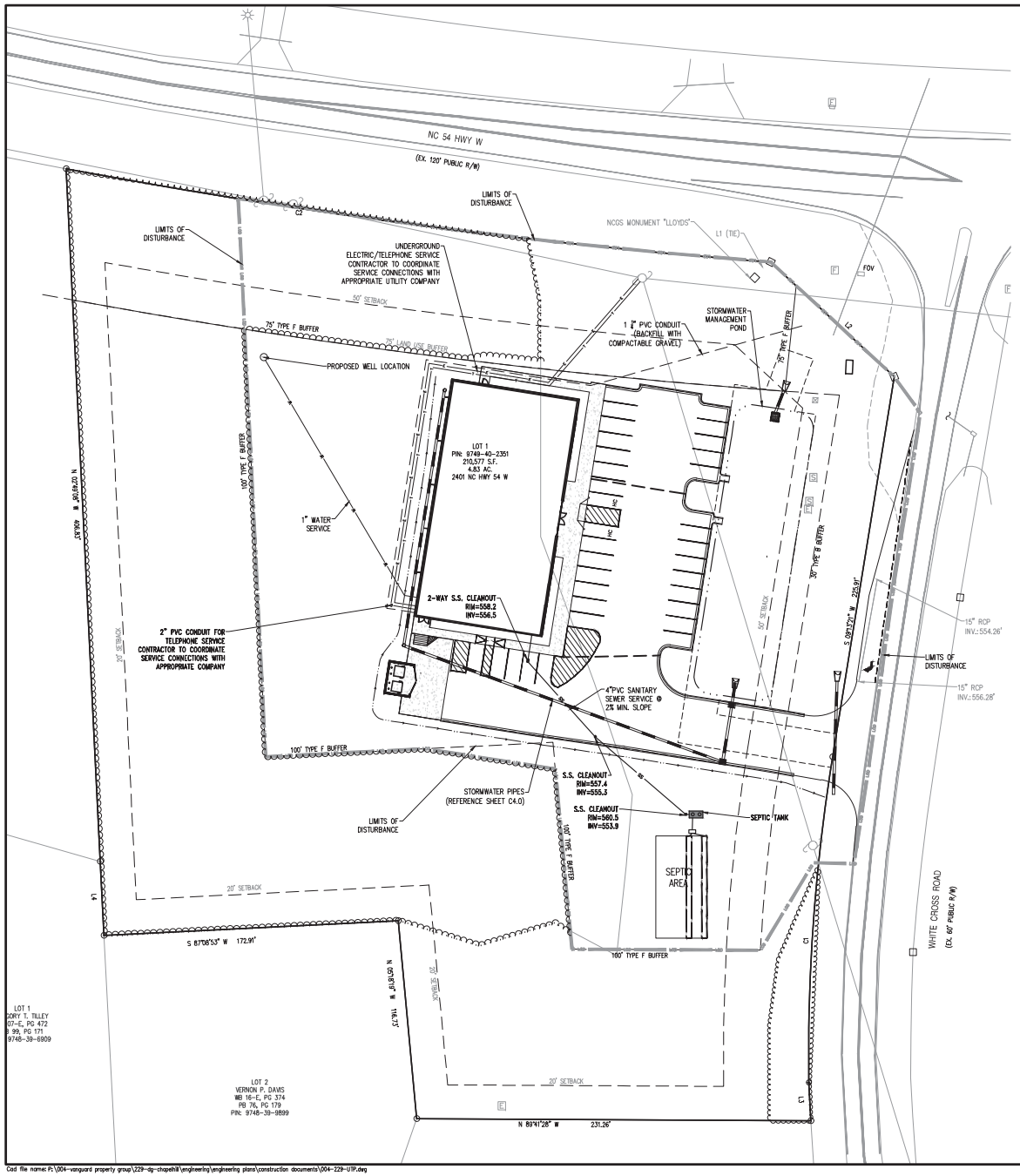
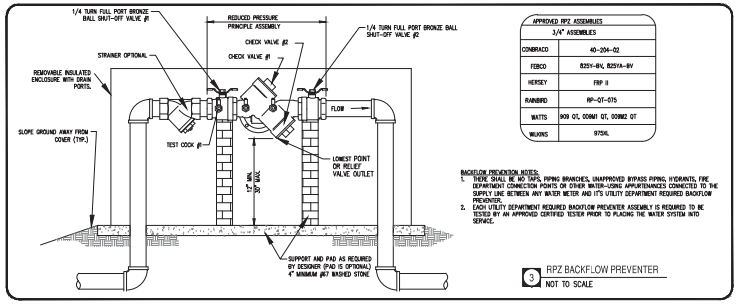
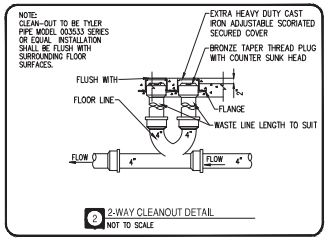




APPROVED RPZ ASSEMBLIES	
3/4" ASSEMBLIES	
CONBRACO	40-204-02
FEBCO	825Y-4W, 825YA-4W
HERSEY	FRP II
RAINBIRD	RP-QT-075
WATTS	909 QT, 009M1 QT, 009M2 QT
WILKINS	975XL

BACKFLOW PREVENTION NOTES:
1. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTION POINTS OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS UTILITY DEPARTMENT REQUIRED BACKFLOW PREVENTER.
2. EACH UTILITY DEPARTMENT REQUIRED BACKFLOW PREVENTER ASSEMBLY IS REQUIRED TO BE TESTED BY AN APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM INTO SERVICE.

3 RPZ BACKFLOW PREVENTER
NOT TO SCALE



2 2-WAY CLEANOUT DETAIL
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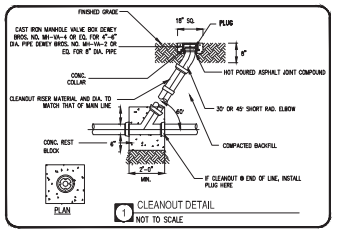

1 CLEANOUT DETAIL
NOT TO SCALE

UTILITY NOTES

1. THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTACT THE LOCAL MUNICIPALITY PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO COMMENCEMENT OF WORK FOR UTILITY LOCATING SERVICES. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY AND HAVE BEEN COMPILED FROM THE LATEST AVAILABLE MAPPING. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
2. CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE UTILITY DEPARTMENTS & HEALTH DEPARTMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE UTILITY DEPARTMENTS & HEALTH DEPARTMENTS WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SANITARY SEWER LINES.
4. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. A PRE-CONSTRUCTION MEETING WITH THE VARIOUS UTILITY COMPANIES IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
5. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTOR 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
6. THE CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH THE OWNER AND THE UTILITY COMPANY. ANY PLANNED INTERRUPTION OF UTILITY SERVICE SHALL BE GIVEN A 48 HOUR NOTICE TO THE UTILITY COMPANY AND THE OWNER.
7. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY FOR DIRECTIONS.
8. PRESSURE REDUCING VALVES WILL BE REQUIRED ON THE DOMESTIC WATERLINES FOR EACH BUILDING IF THE STATIC PRESSURE IN THE WATER MAIN EXCEEDS 80 PSI. SEE MECHANICAL/PLUMBING PLANS.
9. ROUTES SHOWN FOR WATER SERVICES, ELECTRIC, SANITARY SEWER BUILDING LATERALS AND ROOF DRAIN PIPING ARE SUBJECT TO CHANGE.
10. THE CONTRACTOR SHALL SAW CUT, REMOVE, AND REPLACE ASPHALT PAVEMENT AS NECESSARY TO INSTALL UNDERGROUND ELECTRIC, TELEPHONE, SEWER, AND WATER.
11. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE SEWERS CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT OWNER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
12. THE CONTRACTOR SHALL INSURE THAT ALL UTILITY COMPANIES AND ORANGE COUNTY HEALTH DEPARTMENT STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTION, RELOCATIONS, INSPECTIONS, AND DEMOLITION.
13. THIS PLAN DETAILS PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO THE BUILDING DRAWINGS FOR BUILDING CONNECTIONS. SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY.
14. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT AND REPLACED IN ACCORDANCE WITH THE PAVEMENT REPAIR REQUIREMENTS OF THE ORANGE COUNTY HEALTH DEPARTMENTS AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
15. MAINTAIN MINIMUM 10'-0" HORIZONTAL SEPARATION BETWEEN ON-SITE SANITARY SEWER AND DOMESTIC OR IRRIGATION WATER PIPING WHENEVER POSSIBLE. WHERE WATER PIPING MUST CROSS OVER SANITARY SEWER PIPING, MAINTAIN A MINIMUM 18" VERTICAL SEPARATION. WHERE SANITARY SEWER PIPING MUST CROSS OVER WATER PIPING, MAINTAIN A MINIMUM 24" VERTICAL SEPARATION AND PROVIDE MIN. 4" THICK CONCRETE ENCASEMENT OR 4" CONTINUOUS CAST IRON PIPE SLEEVE ON WATER PIPING FOR A MINIMUM OF 10'-0" ON EACH SIDE OF THE SAN. SEWER CROSSING. WHERE PERMITTED BY LOCAL CODE, DOMESTIC WATER AND SANITARY SEWER SERVICE PIPING MAY BE INSTALLED IN A COMMON TRENCH. TRENCH AND PIPING PLACEMENT SHALL COMPLY WITH ALL GOVERNING CODES AND REGULATIONS.

FIRE PROTECTION NOTES:

THE PROPOSED BUILDING WILL NOT HAVE A FIRE SPRINKLER SYSTEM

UTILITY NOTE:

THE ESTIMATED WATER USAGE FOR THIS SITE IS 2000GPD BASED ON NCDEQ APPROVED FLOW AMOUNT FOR DOLLAR GENERAL DEVELOPMENTS

UTILITY SERVICE NOTES

WATER SERVICE
GENERAL CONTRACTOR TO PROVIDE AND INSTALL A 1" WATER SERVICE LINE FROM PROPOSED WELL TO BUILDING PER MUNICIPAL REQUIREMENTS.
CONTACT: ORANGE COUNTY ENVIRONMENTAL HEALTH DEPT.
TELEPHONE: 919-245-2360

ELECTRIC SERVICE
"POWER CO." TO PROVIDE UNDERGROUND 120/208/3 PHASE SERVICE. GENERAL CONTRACTOR TO PROVIDE AND INSTALL TWO 4" DIA. CONDUIT W/ PULL WIRE TO UTILITY COMPANY POINT OF CONNECTION.
CONTACT: DUKE ENERGY
TELEPHONE: 866-582-6345

TELEPHONE SERVICE
"TELEPHONE CO." TO PROVIDE NEW UNDERGROUND SERVICE. GENERAL CONTRACTOR TO PROVIDE AND INSTALL A 4" DIA. PVC CONDUIT W/ PULL WIRE FROM PHONE PANEL BOARD TO UTILITY COMPANY POINT OF CONNECTION.
CONTACT:
TELEPHONE:

SANITARY SEWER
GENERAL CONTRACTOR TO PROVIDE AND INSTALL A 4" SCHEDULE 40 PVC FROM PROPOSED SEPTIC SYSTEM TO LAST CLEAN OUT OUTSIDE OF BUILDING. (MIN. 1% SLOPE). PROVIDE CLEAN OUTS EVERY 75' (TYPICAL).
CONTACT: ORANGE COUNTY ENVIRONMENTAL HEALTH DEPT.
TELEPHONE: 919-245-2360

NATURAL GAS
GENERAL CONTRACTOR TO COORDINATE WITH NATURAL GAS UTILITY FOR SERVICE LINE TO PROPOSED BUILDING.
CONTACT: NOT REQUIRED
TELEPHONE:

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UTILITY PLAN

CHAPEL HILL, NORTH CAROLINA

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
9-30-22	REZONING
12-20-22	NCDEQ SW REVIEW
DATE	DESCRIPTION

MLL	MLL	MLL
DESIGN	DRAWN	CHKD

SCALE H: 1" = XXX' V: -

JOB No. 220117

DATE SEPT 30, 2022

FILE No.

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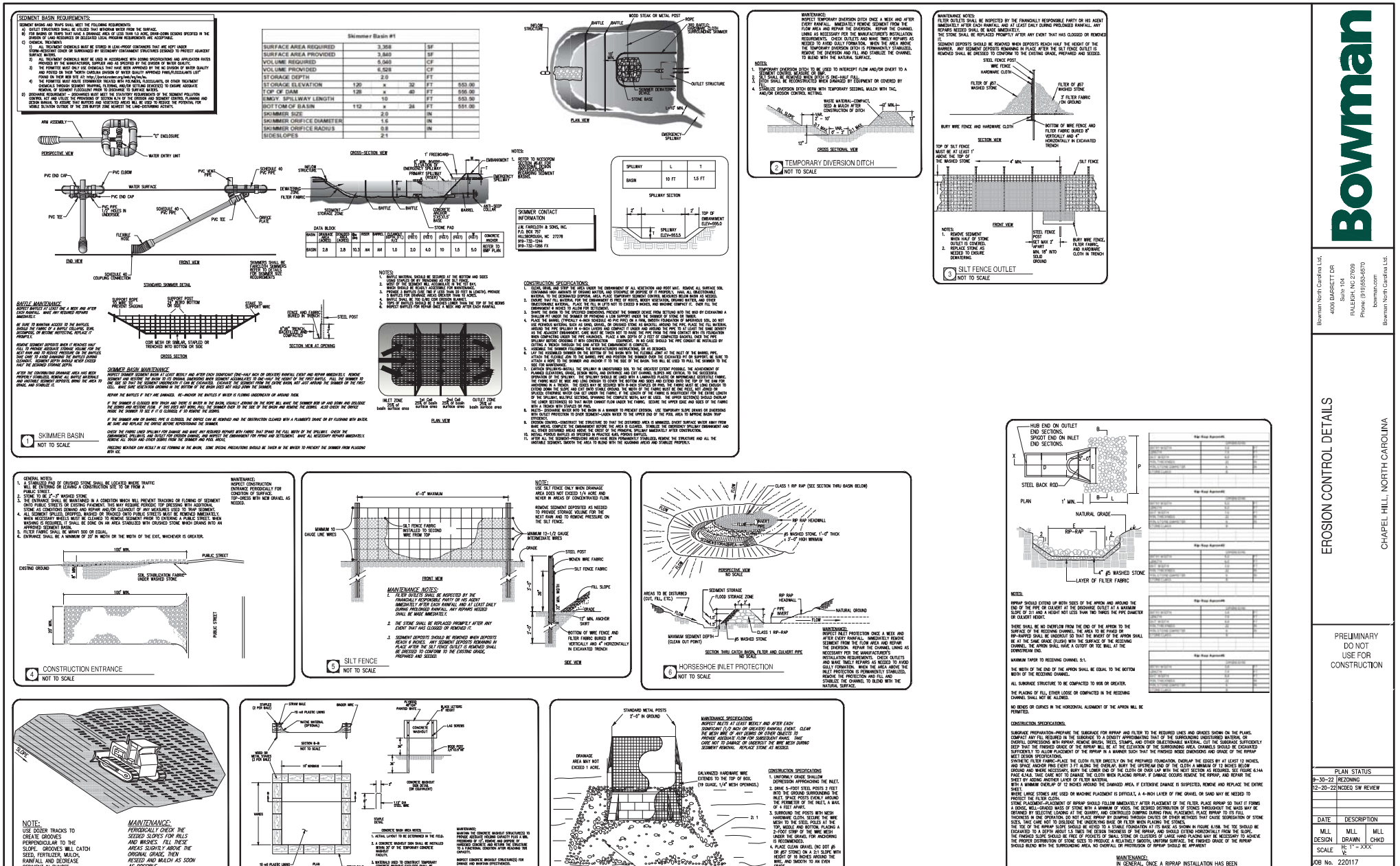

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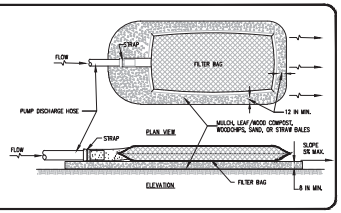
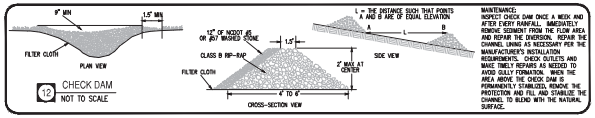
CONSTRUCTION SPECIFICATIONS

1. TIGHTLY SEAL SLEEVE AROUND THE PUMP DISCHARGE HOSE WITH A STRAP OR SIMILAR DEVICE.
2. PLACE FILTER BAG ON SUITABLE BASE (E.G., MULCH, LEAF/WOOD COMPOST, WOODCHIPS, SAND, OR STRAW BALES) LOCATED ON A LEVEL OR 5% MAXIMUM SLOPING SURFACE. DISCHARGE TO A STABILIZED AREA. EXTEND BASE A MINIMUM OF 12 INCHES FROM EDGES OF BAG.
3. CONTROL PUMPING RATE TO PREVENT EXCESSIVE PRESSURE WITHIN THE FILTER BAG IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS. AS THE BAG FILLS WITH SEDIMENT, REDUCE PUMPING RATE.
4. REMOVE AND PROPERLY DISPOSE OF FILTER BAG UPON COMPLETION OF PUMPING OPERATIONS OR AFTER BAG HAS REACHED CAPACITY, WHICHEVER OCCURS FIRST. SPREAD THE DEWATERED SEDIMENT FROM THE BAG IN AN UNDISTURBED UPLAND AREA AND STABILIZE WITH SEED AND MULCH BY THE END OF THE WORK DAY. RESTORE THE SURFACE AREA BENEATH THE BAG TO ORIGINAL CONDITION UPON REMOVAL OF THE DEVICE.
5. USE NONWOVEN GEOTEXTILE WITH DOUBLE STITCHED SEAMS USING HIGH STRENGTH THREAD. SIZE SLEEVE TO ACCOMMODATE A MAXIMUM 4 INCH DIAMETER PUMP DISCHARGE HOSE. THE BAG MUST BE MANUFACTURED FROM A NONWOVEN GEOTEXTILE.
6. REPLACE FILTER BAG IF BAG CLOGS OR HAS RIPS, TEARS, OR PUNCTURES. DURING OPERATION KEEP CONNECTION BETWEEN PUMP HOSE AND FILTER BAG WATER TIGHT. REPLACE SEDDING IF IT BECOMES DISPLACED.



11 FILTER BAG
NOT TO SCALE



MAINTENANCE:
INSPECT CHECK DAM ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION. REPAIR THE CHANNEL LINING AS NECESSARY PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS. CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED TO AVOID GULLY FORMATION. WHEN THE AREA ABOVE THE CHECK DAM BECOMES FULLY VEGETATED, REMOVE THE PROTECTION AND FILL AND STABILIZE THE CHANNEL TO BLEND WITH THE NATURAL SURFACE.

12 CHECK DAM
NOT TO SCALE

TEMPORARY SEEDING SPECIFICATIONS/SCHEDULE

Date	Type	Planting Rate
March – Oct.	Broomtop Millet	40 lbs/acre
Nov. – Feb.	Winter Rye	120 lbs/acre

PERMANENT SEEDING SPECIFICATIONS/SCHEDULE

FOR SHOULDERS, SIDE DITCHES, SLOPES (MAX 3:1)

Date	Type	Planting Rate
Aug 15 – Nov 1	Deer Tongue	300 lbs/acre
Nov 1 – Mar 1	Deer Tongue & Abruzzi Rye	300 lbs/acre
Mar 1 – Apr 15	Deer Tongue	300 lbs/acre
Apr 14 – Jun 30	Hulled Common Bermuda Grass	25 lbs/acre
Jul 1 – Aug 15	Deer Tongue & Browntop Millet or Sorghum–Sudan Hybrids	240 lbs/acre–Deer Tongue; 35 lbs/acre Browntop Millet 30 lbs/acre Sorghum–Sudan Hybrids

FOR SHOULDERS, SIDE DITCHES, SLOPES (3:1 – 2:1)

Date	Type	Planting Rate
Mar 1 – Jun 1	Sallclograss & use the following combinations:	50 lbs/acre (Sallclograss)
Mar 1 – Apr 15	Add Deer Tongue	240 lbs/acre
Mar 1 – Jun 30	Or add Hulled Common Bermuda Grass	25 lbs/acre
Jun 1 – Sep 1	Deer Tongue & Browntop Millet or Sorghum–Sudan Hybrids	240 lbs/acre Deer Tongue 35 lbs/acre Browntop Millet 30 lbs/acre Sorghum–Sudan Hybrids
Sep 1 – Mar 1	Sallclograss & Deer Tongue	70 lbs/acre Sallclograss 240 lbs/acre Deer Tongue
Nov 1 – Mar 1	Add Abruzzi Rye	25 lbs/acre

CONSULT SAEC ENGINEER FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. THE ABOVE VEGETATION RATES ARE THOSE THAT DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.

*** TEMPORARY: RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW MORE THAN 12" IN HEIGHT BEFORE MOWING; OTHERWISE, FESCUE MAY BE SHADED OUT.

SEEDBED PREPARATION:

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL THREE INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. RIP THE ENTIRE AREA TO SIX INCHES DEEP.
3. REMOVE ALL LOOSE ROCK, ROOTS AND OTHER OBSTRUCTIONS, LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE SEEDING MIXTURE).
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED FOUR TO SIX INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE MORE THAN 40% DAMAGED, RE-ESTABLISH FOLLOWING THE ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9. CONSULT SAEC ENVIRONMENTAL ENGINEERS ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

SEEDING MIXTURE:

AGRICULTURE LIMESTONE:	2 TONS/ACRE (3 TONS/ACRE IN CLAY SOILS)
FERTILIZER:	1,000 LBS/ACRE – 10-10-10
SUPERPHOSPHATE:	500 LBS/ACRE – 20% ANALYSIS
MULCH:	2 TONS/ACRE – SMALL GRAIN STRAW
ANCHOR:	ASPHALT EMULSION AT 400 GALS/ACRE

CONSULT SAEC ENGINEER FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. THE ABOVE VEGETATION RATES ARE THOSE THAT DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.

*** TEMPORARY: RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW MORE THAN 12" IN HEIGHT BEFORE MOWING; OTHERWISE, FESCUE MAY BE SHADED OUT.

13 TEMPORARY SEEDING
NOT TO SCALE

Bowman

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Bowman North Carolina Ltd.

EROSION CONTROL DETAILS

CHAPEL HILL, NORTH CAROLINA

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
9-30-22	REZONING
12-20-22	NCDEQ SW REVIEW
DATE	DESCRIPTION

MLL DESIGN	MLL DRAWN	MLL CHKD

SCALE H: 1" = XXX'
V:

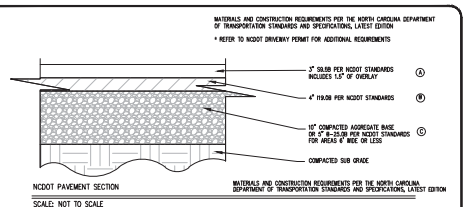
JOB No. 220117

DATE SEPT 30, 2022

FILE No.

SHEET C6.1

Cad file name: P:\004-vanguard property group\229-dp-chapelhill\engineering\engineering plans\construction documents\004-229-ES.dwg



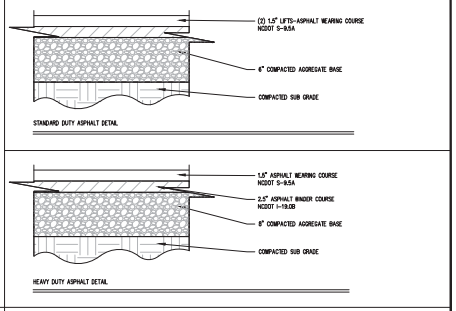
NCDOT PAVEMENT SECTION

SCALE: NOT TO SCALE

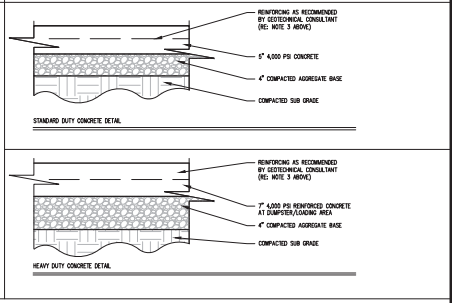
PAVEMENT GENERAL NOTES:

1. DETAILS ARE DOLLAR GENERAL MINIMUM REQUIREMENTS AND MAY INCREASE WITH VARIOUS SOIL CONDITIONS. A GEOTECHNICAL INVESTIGATION WITH PAVEMENT DESIGN RECOMMENDATIONS SHALL BE COMPLETED FOR EACH DEVELOPMENT. THE FOLLOWING DETAILS ARE MINIMUM DOLLAR GENERAL PAVEMENT REQUIREMENTS. INCREASED RECOMMENDATIONS ARE TO BE USED.
2. THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE MATERIAL. WHERE EXISTING SUBGRADE MATERIALS ARE UNSUITABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
3. HEAVY DUTY CONCRETE PAVEMENT AND STANDARD DUTY CONCRETE PAVEMENT (AS RECOMMENDED BY THE GEOTECHNICAL REPORT OR DOLLAR GENERAL MINIMUMS) SHALL BE STEEL REINFORCED. REINFORCEMENT TYPE SHALL BE PRIOR APPROVED BY DOLLAR GENERAL.
4. CONCRETE PAVEMENT PLAN SHALL BE PROVIDED TO DOLLAR GENERAL FOR PRIOR APPROVAL. ALL JOINTS MUST BE SEALED WITH AN APPROVED SEALANT. STEEL REINFORCING SHALL BE USED AT JOINTS. REFER TO ACI 330R (GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS) FOR JOINT DESIGN AND LAYOUT.

ASPHALTIC PAVEMENT



CONCRETE PAVEMENT

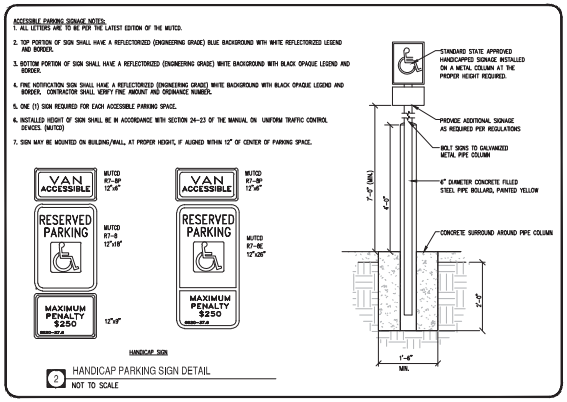


1 PAVEMENT DETAILS
NOT TO SCALE

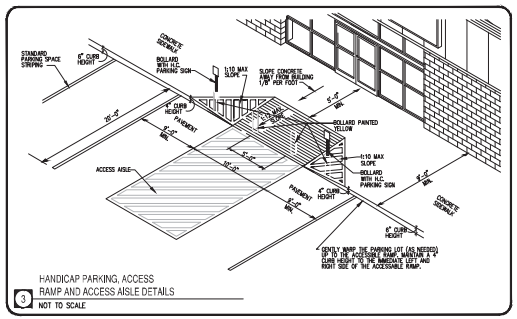
MATERIALS AND CONSTRUCTION REQUIREMENTS PER THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, LATEST EDITION
* REFER TO NCDOT DRIVEWAY PERMIT FOR ADDITIONAL REQUIREMENTS
* REFER TO PROJECT GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS

ACCESSIBLE PARKING SIGNAGE NOTES:

1. ALL LETTERS ARE TO BE PER THE LATEST EDITION OF THE MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER. CONTRACTOR SHALL VERIFY FINE AMOUNT AND ORDINANCE NUMBER.
5. ONE (1) SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 2A-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
7. SIGN MAY BE MOUNTED ON BUILDING/WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.



2 HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

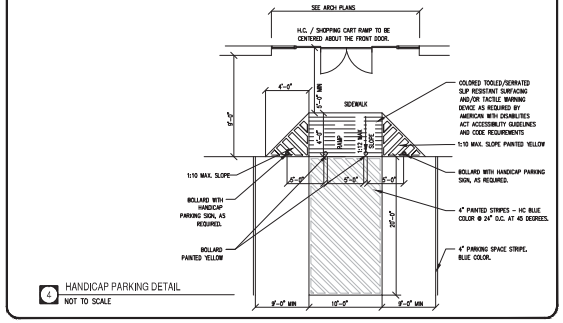


3 HANDICAP PARKING, ACCESS RAMP AND ACCESS AISLE DETAILS
NOT TO SCALE

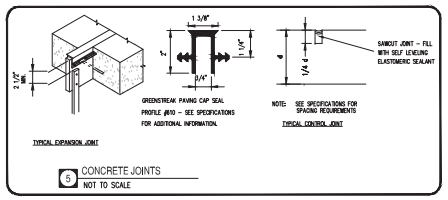
SITE ACCESSIBILITY DETAIL NOTES:

1. REFER TO SITE PLAN FOR EXACT LOCATION OF HANDICAP PARKING, WALKWAYS AND RAMPS.
2. ALL WALKWAYS, RAMPS, AND HANDICAP PARKING SIGNAGE, ETC. SHALL MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.
3. ONE OUT OF EVERY SIX (6) ACCESSIBLE PARKING SPACES, BUT NOT LESS THAN ONE, IS REQUIRED TO BE VAN ACCESSIBLE.
4. ALL CONCRETE ACCESSIBLE RAMPS (3000 PSI) SURFACES SHALL HAVE COLORED TOOLED/SERRATED SLIP RESISTAND SURFACING AND/OR TACTILE WARNING DEVICE PER ADA STANDARDS AND LOCAL ACCESSIBILITY CODE.
5. ALL CONCRETE ACCESSIBLE RAMPS SHALL BE COLOR IMPREGNATED TO PROVIDE VISUAL CONTRAST (DARK TO LIGHT) WITH ADJOINING CONCRETE SURFACES (MINIMUM 70% COLOR CONTRAST).
6. THE MATERIAL USED TO PROVIDE COLOR CONTRAST IN CONCRETE ACCESSIBLE RAMPS SHALL BE AN INTEGRAL (PERMANENT) PART OF THE CONCRETE AND SHALL NOT BE PAINTED ON OR CAPABLE OF FADING OR WEARING OFF.
7. FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.

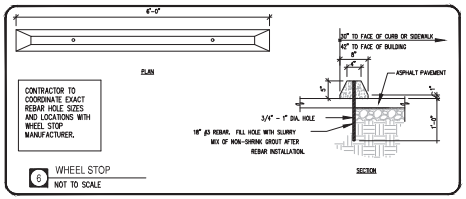
NOTE:
ALL HANDICAPPED RAMP AND ACCESS AISLES SHALL MEET ALL CODES AND ADA REGULATIONS.



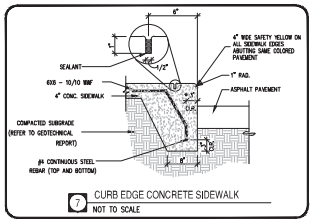
4 HANDICAP PARKING DETAIL
NOT TO SCALE



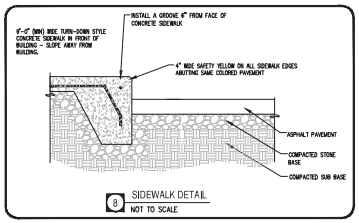
5 CONCRETE JOINTS
NOT TO SCALE



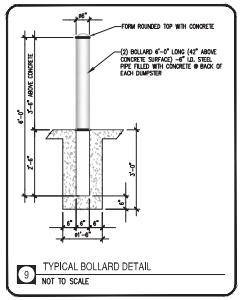
6 WHEEL STOP
NOT TO SCALE



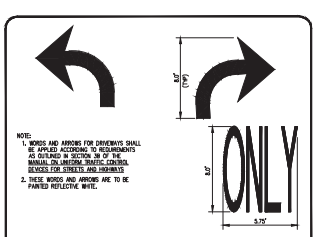
7 CURB EDGE CONCRETE SIDEWALK
NOT TO SCALE



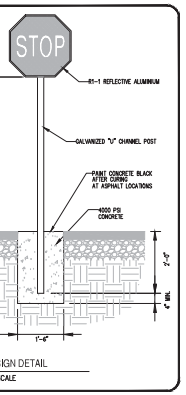
8 SIDEWALK DETAIL
NOT TO SCALE



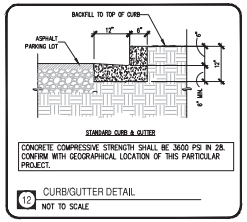
9 TYPICAL BOLLARD DETAIL
NOT TO SCALE



10 PAVEMENT MARKINGS
NOT TO SCALE



11 STOP SIGN DETAIL
NOT TO SCALE



12 CURB/GUTTER DETAIL
NOT TO SCALE

Bowman

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Bowman North Carolina Ltd.

CONSTRUCTION DETAILS

CHAPEL HILL, NORTH CAROLINA

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
9-30-22	REZONING
12-20-22	NCDEQ SW REVIEW
DATE	DESCRIPTION

MLL	MLL	MLL
DESIGN	DRAWN	CHKD

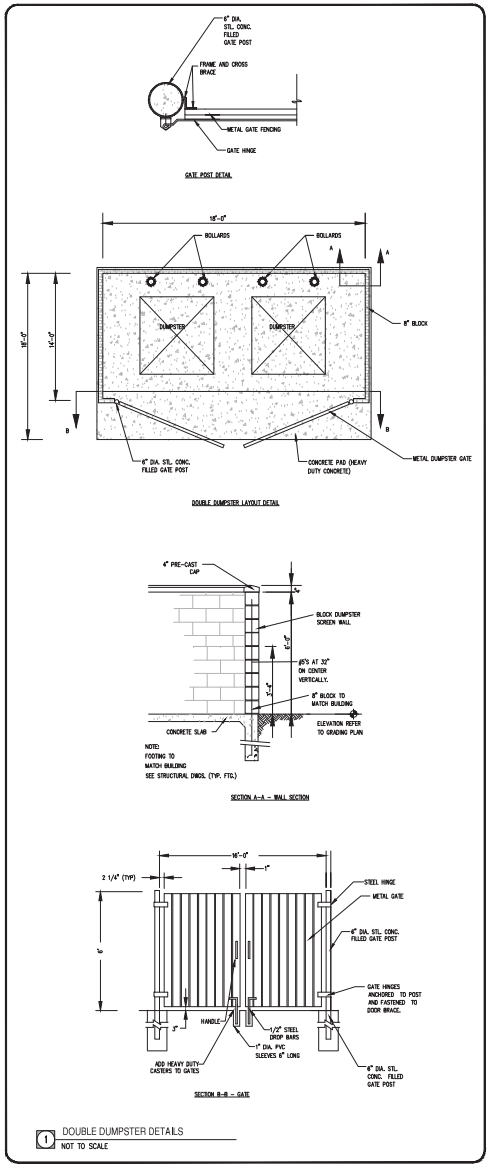
SCALE H: 1" = XXX'
V:

JOB No. 220117

DATE SEPT 30, 2022

FILE No.

SHEET C6.2



1 DOUBLE DUMPSTER DETAILS
NOT TO SCALE

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CONSTRUCTION DETAILS

CHAPEL HILL, NORTH CAROLINA

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
9-30-22	REZONING
12-20-22	NCDEQ SW REVIEW
DATE	DESCRIPTION

MLL	MLL	MLL
DESIGN	DRAWN	CHKD

SCALE H: 1" = XXX'
V:

JOB No. 220117

DATE SEPT 30, 2022

FILE No.

SHEET C6.3

Cad file name: P:\004-vanguard property group\229-dg-chapelhill\engineering\engineering plans\construction documents\004-229-ST.dwg

SCM element	Potential problems	How to remediate the problem
The entire wetland	Trash/debris is present.	Remove the trash/debris.
The perimeter of wetland	Areas of bare soil and/or erosive gullies have formed.	Regrade the soil if necessary to remove the gully, and then plant a ground cover and water until it is established. Provide lime and a one-time fertilizer application.
Inlet device	The inlet pipe is clogged (if applicable).	Unclog the pipe. Dispose of the sediment in a location where it will not cause impacts to streams or the SCM.
	The inlet pipe is cracked or otherwise damaged (if applicable).	Repair or replace the pipe.
	Erosion is occurring in the swale (if applicable).	Regrade the swale if necessary and provide erosion control devices such as reinforced turf matting or riprap to avoid future problems with erosion.
Forebay	Sediment has accumulated in the forebay to a depth of less than 15" or that inhibits the forebay from functioning well.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the SCM.
	Erosion has occurred.	Provide additional erosion protection such as reinforced turf matting or riprap if needed to prevent future erosion problems.
	Weeds are present.	Remove the weeds, preferably by hand. If a pesticide is used, wipe it on the plants rather than spraying.
Deep pool, shallow water and shallow land areas	Algal growth covers over 30% of the deep pool and shallow water areas.	Consult a professional to remove and control the algal growth.
	Cattails, phragmites or other invasive plants cover 30% of the deep pool and shallow water areas.	Remove the invasive plants by hand or by wiping them with pesticide (do not spray) – consult a professional.
	The temporary inundation zone remains flooded more than 5 days after a storm event.	Unclog the outlet device immediately.
	Plants are dead, diseased or dying.	Determine the source of the problem: soils, hydrology, disease, etc. Remedy the problem and replace plants. Provide a one-time fertilizer application to establish the ground cover if necessary.
	Sediment has accumulated and reduced the depth to 75% of the original design depth of the deep pools.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the SCM.
Embankment	A tree has started to grow on the embankment.	If tree is <6" in diameter, remove the tree. If the tree is >6" in diameter, consult a dam safety specialist to remove the tree.
	An annual inspection by an appropriate professional shows that the embankment needs repair.	Make all needed repairs.
	Evidence of muskrat or beaver activity is present.	Consult a professional to remove muskrats or beavers and repair any holes or erosion.
Micropool	Sediment has accumulated and reduced the depth to 75% of the original design depth.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the SCM.
Outlet Structure	Clogging has occurred.	Clean out the outlet device. Dispose of the sediment off-site.
	The outlet device is damaged	Repair or replace the outlet device.
Receiving water	Erosion or other signs of damage have occurred at the outlet.	Repair the damage and improve the flow dissipation structure.
	Discharges from the wetland are causing erosion or sedimentation in the receiving water.	Contact the local NCDQ Regional Office.

SEEDBED PREPARATION:

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL THREE INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. RIP THE ENTIRE AREA TO SIX INCHES DEEP.
3. REMOVE ALL LOOSE ROCK, ROOTS AND OTHER OBSTRUCTIONS, LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE SEEDING MIXTURE).
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED FOUR TO SIX INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RE-SEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE MORE THAN 60% DAMAGED, RE-ESTABLISH FOLLOWING THE ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9. CONSULT S&EC ENVIRONMENTAL ENGINEERS ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
10. THE PH, COMPACTION, AND OTHER ATTRIBUTES OF THE FIRST 12-INCH DEPTH OF THE SOIL SHALL BE ADJUSTED IF NECESSARY TO PROMOTE PLANT ESTABLISHMENT AND GROWTH.

LANDSCAPING NOTES:

ALL LANDSCAPING SHALL BE IN COMPLIANCE WITH THE NCDEQ BMP REQUIREMENTS.

LANDSCAPE CONTRACTOR SHALL PROVIDE A TWO-YEAR WARRANTY FOR BMP PLANTING SURVIVAL/REPLACEMENT.

AT THE END OF THE FIRST YEAR AND AT THE END OF THE TWO-YEAR WARRANTY PERIOD, ALL PLANTS THAT DO NOT SURVIVE MUST BE REPLACED.

ESTABLISHMENT PROCEDURES, SUCH AS CONTROL OF INVASIVE WEEDS, ANIMAL AND VANDAL DAMAGE, MULCHING, RE-STAKING, WATERING, AND MESH OR TUBE PROTECTION REPLACEMENT, SHALL BE IMPLEMENTED TO THE EXTEND NEEDED TO ENSURE PLANT SURVIVAL. STAKING MUST BE REMOVED AFTER ESTABLISHMENT (APPROXIMATELY 12 MONTHS), TO PREVENT GIRDLING (STRANGLING) OF ALL WOODY PLANTS.

SOD TO BE BERMUDA OR CENTIPEDE GRASS. REFER TO LANDSCAPE PLAN FOR LOCATION OF AREAS TO BE SODDED.

GRASS OR WILDFLOWER SEED MUST BE APPLIED AT THE RATES SPECIFIED BY THE SUPPLIERS. IF PLANT ESTABLISHMENT CANNOT BE ACHIEVED WITH SEEDING BY THE TIME OF SUBSTANTIAL COMPLETION OF THE STORMWATER FACILITY PORTION OF THE PROJECT, THEN THE CONTRACTOR SHALL PLANT THE AREA WITH WILDFLOWER SOD, PLUGS, CONTAINER PLANTS, OR OTHER MEANS TO COMPLETE THE SPECIFIED PLANTING AND PROTECT AGAINST EROSION BEFORE WATER IS ALLOWED TO ENTER THE STORMWATER BMP FACILITY.

ALL MATERIALS SHALL BE ACQUIRED FROM AN APPROVED NCDEQ PLANT VENDOR. PLANT MATERIAL SHOULD BE PURCHASED FROM A LOCAL SOURCE TO ENSURE SURVIVABILITY. LOCAL VENDORS FOR THIS SITE INCLUDE:
- CILL IDE NATIVE PLANT NURSERY 919-662-5566
- GROWING WILD NURSERY 910-259-6361
- NC FOREST SERVICE 919-731-7988
- PLANT DELIGHTS NURSERY 919-772-4794
- TARHEEL NATIVE TREES 919-553-5927

REFER TO PLANTINGS ON THIS SHEET FOR TYPE AND LOCATION OF SHALLOW WATER AND TEMPORARY INUNDATION ZONE PLANTINGS.

IMMEDIATELY AFTER THE STORMWATER WETLAND DETENTION POND IS ESTABLISHED, THE PLANTS ABOVE THE PERMANENT POOL ELEVATION AND PERIMETER OF THE BASIN SHOULD BE WATERED TWICE WEEKLY IF NEEDED UNTIL THE PLANTS BECOME ESTABLISHED (COMMONLY SIX WEEKS)

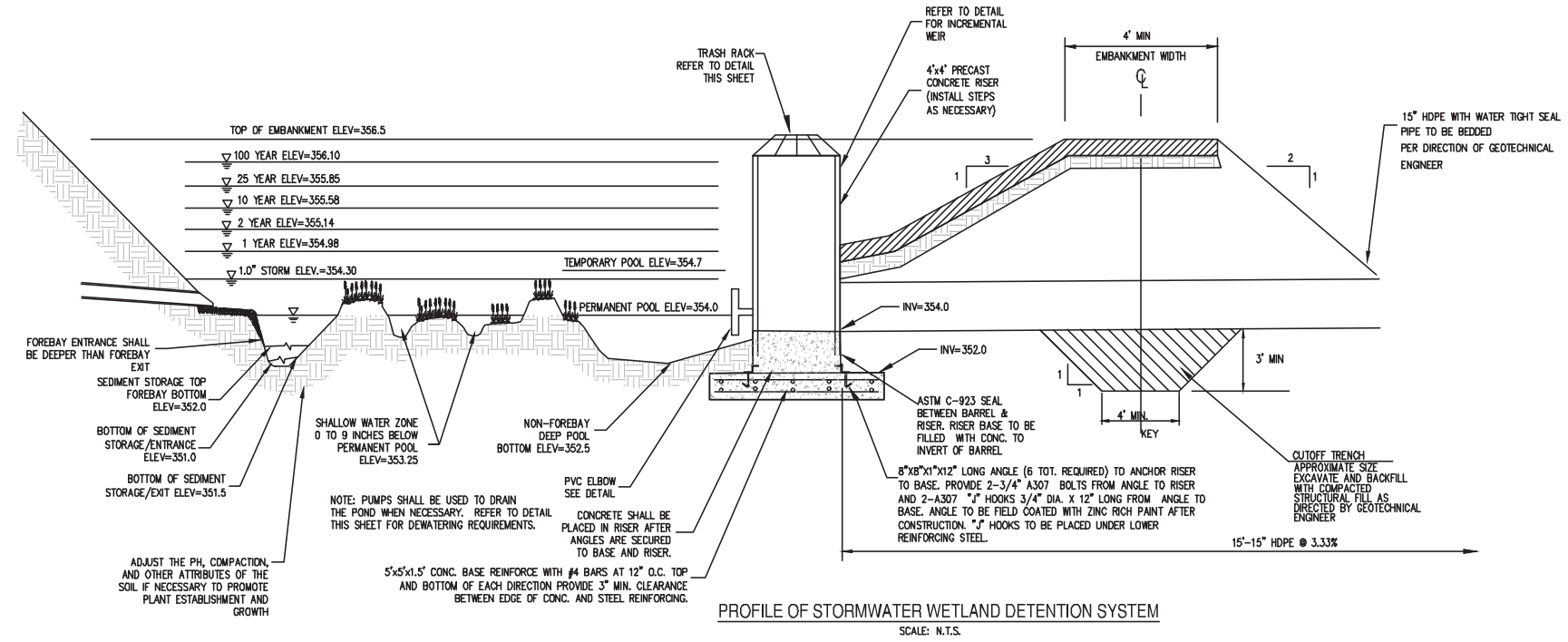
NO PORTION OF THE STORMWATER WETLAND DETENTION POND SHOULD BE FERTILIZED AFTER THE FIRST INITIAL FERTILIZATION THAT IS REQUIRED TO ESTABLISH THE PLANTS.

LANDSCAPING NOTES:

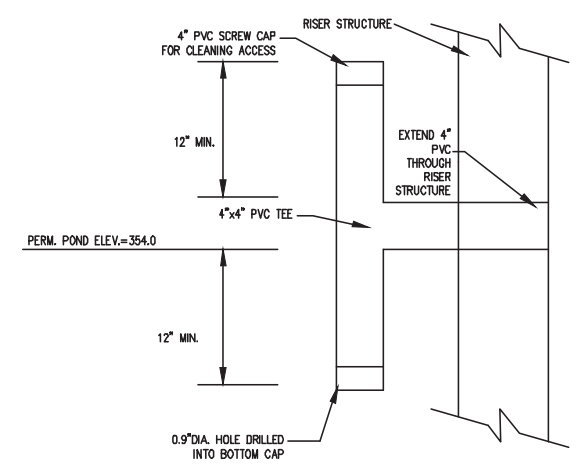
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED AREAS.
3. CONTRACTOR SHALL PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDERANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND THE MAINTENANCE OF ALL LANDSCAPED AREAS UNTIL THE LATER OF; (a) THIRTY (30) DAYS FOLLOWING THE PLANTING OF THE GRASS AND SHRUBS, OR (b) THE DATE THAT STORE OPENS FOR BUSINESS TO THE PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBILITY FOR THE SURVIVAL OF THE BMP PLANTING MATERIALS DURING THE TWO-YEAR WARRANTY PERIOD AND SHALL REPLACE ALL PLANTS THAT DO NOT SURVIVE AT THE END OF THE FIRST YEAR AND AT THE END OF THE SECOND YEAR OF THE WARRANTY PERIOD.
5. CONTRACTOR TO VERIFY QUANTITIES PRIOR TO COMMENCING WORK.
6. ANY DISTURBED AREAS NOT SCHEDULED FOR HARDSCAPE, PLANTINGS, OR MULCH SHALL BE SEEDED LAWN. REFER TO LANDSCAPE PLAN FOR LOCATION OF AREAS TO BE SODDED.
7. NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL OF THE OWNERS REPRESENTATIVE.
8. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
9. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAINAGE, GAS, WATER, PHONE, AND ELECTRICAL LINES.)

STORMWATER MANAGEMENT NOTES:

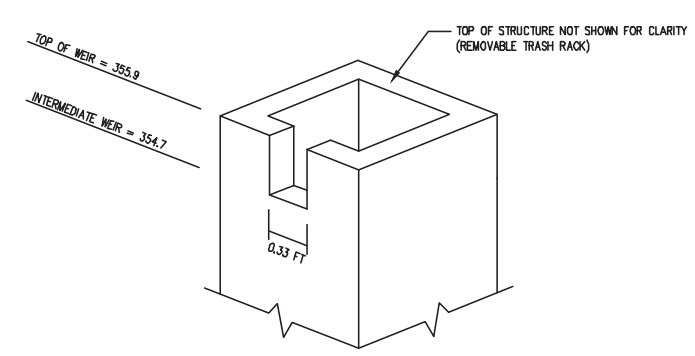
1. THE DEVELOPER OR HIS AGENT SHALL CONTACT THE DESIGN ENGINEER WHEN THE BEST MANAGEMENT PRACTICE(S) ARE CONSTRUCTED AND ABOUT TO BECOME OPERATIONAL SO A FINAL INSPECTION CAN BE PERFORMED TO DETERMINE COMPLIANCE WITH THE APPROVED PLAN CAN BE PERFORMED.
2. ANNUAL MAINTENANCE INSPECTION AND REPORT REQUIRED – THE OWNER OF A PERMITTED STRUCTURAL STORMWATER BMP/CONTROL SHALL ANNUALLY SUBMIT A MAINTENANCE AND INSPECTION REPORT FOR EACH BMP TO THE STORMWATER ADMINISTRATOR. ANNUAL INSPECTIONS SHALL BEGIN WITHIN ONE YEAR OF THE RECORDATION OF ANY DEED(S) SHOWING STORMWATER BMPs/CONTROL STRUCTURES.
3. UPON COMPLETION OF THE PROJECT, AND BEFORE A CERTIFICATE OF OCCUPANCY SHALL BE GRANTED, THE ENGINEER OF RECORD SHALL CERTIFY THAT THE COMPLETED PROJECT IS IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLANS AND DESIGNS.
4. A FINAL INSPECTION OF THE SITE AND STORMWATER MANAGEMENT BMP/CONTROLS TO BE SCHEDULED WITH AND COMPLETED BY THE PROJECT ENGINEER.
5. NCDEQ AND THEIR ASSIGNS HAVE RIGHT TO ACCESS THE STORMWATER CONTROL(s) FOR INSPECTIONS OR MAINTENANCE AS NECESSARY.
6. THE ENGINEER'S CERTIFICATION OF COMPLETION WILL BE REQUIRED PRIOR TO THE FINAL PLAT OR CERTIFICATE OF OCCUPANCY. THE STORMWATER CONTROL IS TO BE INSPECTED TO ENSURE IT IS FUNCTIONING AS DESIGNED AND HAS FULL DESIGN VOLUME PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE STORMWATER CONTROLS(s) ACCORDING TO THE APPROVED MAINTENANCE PLAN AND DIRECTION OF NCDEQ.



PROFILE OF STORMWATER WETLAND DETENTION SYSTEM
SCALE: N.T.S.

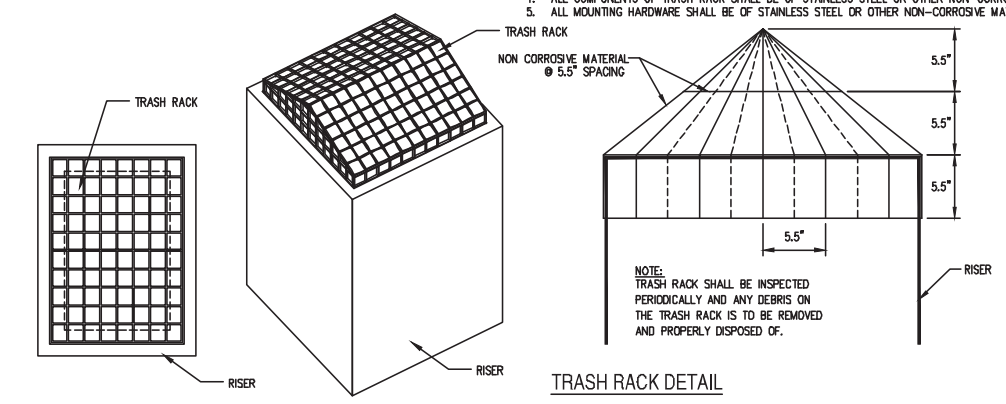


PVC DRAIN OUTLET
SCALE: N.T.S.



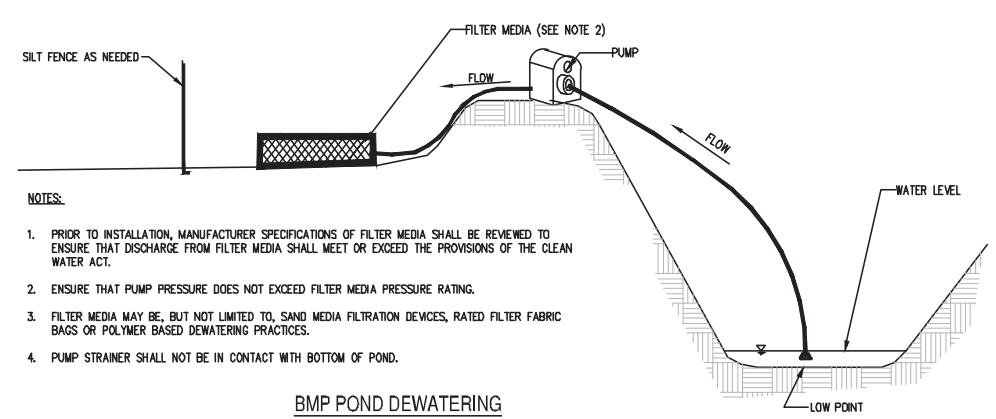
OUTLET CONTROL STRUCTURE - INCREMENTAL WEIR
SCALE: N.T.S.

NOTES:
1. SEE DESIGN PLANS FOR SPECIFIED DIMENSIONS OF RISER.
2. TRASH RACK DIMENSION CRITERIA SPECIFIED IS APPROXIMATE AND VARIES BY MANUFACTURER.
3. INSTALLATION OF TRASH RACK SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
4. ALL COMPONENTS OF TRASH RACK SHALL BE OF STAINLESS STEEL OR OTHER NON-CORROSIVE MATERIAL.
5. ALL MOUNTING HARDWARE SHALL BE OF STAINLESS STEEL OR OTHER NON-CORROSIVE MATERIAL.



NOTE:
TRASH RACK SHALL BE INSPECTED PERIODICALLY AND ANY DEBRIS ON THE TRASH RACK IS TO BE REMOVED AND PROPERLY DISPOSED OF.

TRASH RACK DETAIL



NOTES:
1. PRIOR TO INSTALLATION, MANUFACTURER SPECIFICATIONS OF FILTER MEDIA SHALL BE REVIEWED TO ENSURE THAT DISCHARGE FROM FILTER MEDIA SHALL MEET OR EXCEED THE PROVISIONS OF THE CLEAN WATER ACT.
2. ENSURE THAT PUMP PRESSURE DOES NOT EXCEED FILTER MEDIA PRESSURE RATING.
3. FILTER MEDIA MAY BE, BUT NOT LIMITED TO, SAND MEDIA FILTRATION DEVICES, RATED FILTER FABRIC BAGS OR POLYMER BASED DEWATERING PRACTICES.
4. PUMP STRAINER SHALL NOT BE IN CONTACT WITH BOTTOM OF POND.

BMP POND DEWATERING

STAGE/STORAGE TABLE

STAGE (FT)	ELEVATION (FT)	CONTOUR AREA (SF)	INCREMENTAL STORAGE (CF)	TOTAL STORAGE (CF)
0.0	354.0	4575	0	0
0.7	354.7	5580	3554	3554 (WQV)
1.0	355.0	5980	1734	5288
2.0	356.0	7290	6635	11923
2.5	356.5	7940	3808	15731

STORMWATER MANAGEMENT DESIGN STORMWATER WETLAND:

RIVER BASIN: CAPE FEAR
RECEIVING STREAM: COLLINS CREEK
STREAM INDEX: 16-30-(0.5)
STREAM CLASS: WS-V;NSW
HUC: 0303000205
PROJECT COORDINATES: 35.923097'N, -79.177172'W

POND DESIGN SUMMARY

DRAINAGE AREA TO POND:	1.09 ACRES
SITE IMPERVIOUS AREA TO POND:	0.82 ACRES
OFF-SITE DESIGN IMPERVIOUS AREA TO POND:	0.0 ACRES
TOTAL DESIGN IMPERVIOUS AREA TO POND:	0.82 ACRES

	PRE-DEVELOPED TO POND	POST-DEVELOPED TO POND	POST DEVELOPED THROUGH POND	POST DEVELOPED BYPASS	POST DEVELOPED COMBINED
DRAINAGE AREA:	4.83 AC	1.09 AC		3.74 AC	
CURVE NUMBER:	73.4	93.0		74.2	
TIME OF CONCENTRATION:	15.8 MIN	5 MIN		10 MIN	
1.0" STORM EVENT:		0.413 CFS	0.011 CFS		
1-YEAR STORM EVENT:	4.844 CFS	3.856 CFS	0.178 CFS	4.596 CFS	4.774 CFS
2-YEAR STORM EVENT:	7.335 CFS	4.810 CFS	0.342 CFS	6.859 CFS	7.201 CFS
10-YEAR STORM EVENT:	14.68 CFS	7.241 CFS	0.934 CFS	13.40 CFS	14.33 CFS
25-YEAR STORM EVENT:	19.42 CFS	8.683 CFS	1.385 CFS	17.62 CFS	19.01 CFS
100-YEAR STORM EVENT:	27.14 CFS	10.94 CFS	5.266 CFS	24.48 CFS	29.75 CFS

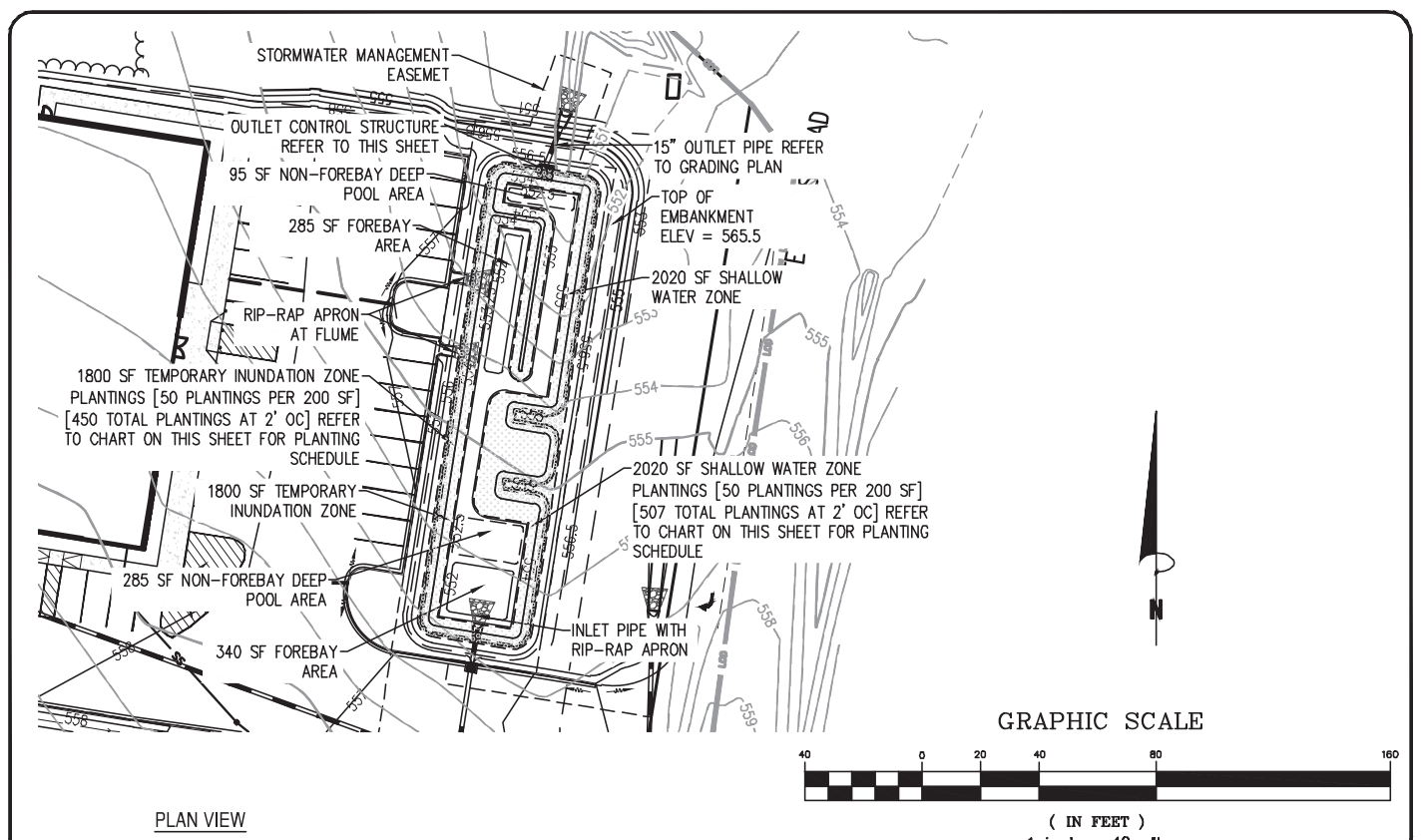
TYPICAL SHALLOW WATER PLANTING SCHEDULE

SCIENTIFIC NAME	COMMON NAME	PLANTING ZONE	QUANTITY	HEIGHT	IDEAL DEPTH	NURSERY CONTAINER TYPE	SPACING	PLANTING SEASON
Juncus effusus	Common Rush	SHALLOW WATER	169	9" FOLIAGE HEIGHT	0-2"	4" TEA POT	2' O.C.	SPRING/SUMMER
Lilaeopsis carolinensis	Carolina Grasswort	SHALLOW WATER	169	9" FOLIAGE HEIGHT	0-9"	4" TEA POT	2' O.C.	SPRING/SUMMER
Schoenoplectus tabernaemontani	Softstem Bulrush	SHALLOW WATER	169	9" FOLIAGE HEIGHT	0-6"	4" TEA POT	2' O.C.	SPRING/SUMMER

TYPICAL TEMPORARY INUNDATION ZONE PLANTING SCHEDULE

SCIENTIFIC NAME	COMMON NAME	PLANTING ZONE	QUANTITY	HEIGHT	NURSERY CONTAINER TYPE	SPACING	PLANTING SEASON
Eutrochium dubium	Coastal Joy Pye Weed	SHALLOW LAND	150	9" FOLIAGE HEIGHT	4" TEA POT	2' O.C.	SPRING/SUMMER
Eupatorium erfoliatum	Boneset	SHALLOW LAND	150	9" FOLIAGE HEIGHT	4" TEA POT	2' O.C.	SPRING/SUMMER
Rhynchospora colorata	Starrush Whitetop	SHALLOW LAND	150	9" FOLIAGE HEIGHT	4" TEA POT	2' O.C.	SPRING/SUMMER

PLANTINGS



PLAN VIEW

1 STORMWATER MANAGEMENT SYSTEM DETAILS
NOT TO SCALE

Bowman North Carolina Ltd.
4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919)553-6570
bowman.com
Bowman North Carolina Ltd.

STORMWATER MANAGEMENT DETAILS

CHAPEL HILL, NORTH CAROLINA

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
9-30-22	REZONING
12-20-22	NCDEQ SW REVIEW
DATE	DESCRIPTION

MLL DESIGN	MLL DRAWN	MLL CHKD

SCALE H: 1" = XXX' V:
JOB No. 220117
DATE SEPT 30, 2022
FILE No.
SHEET C6.4

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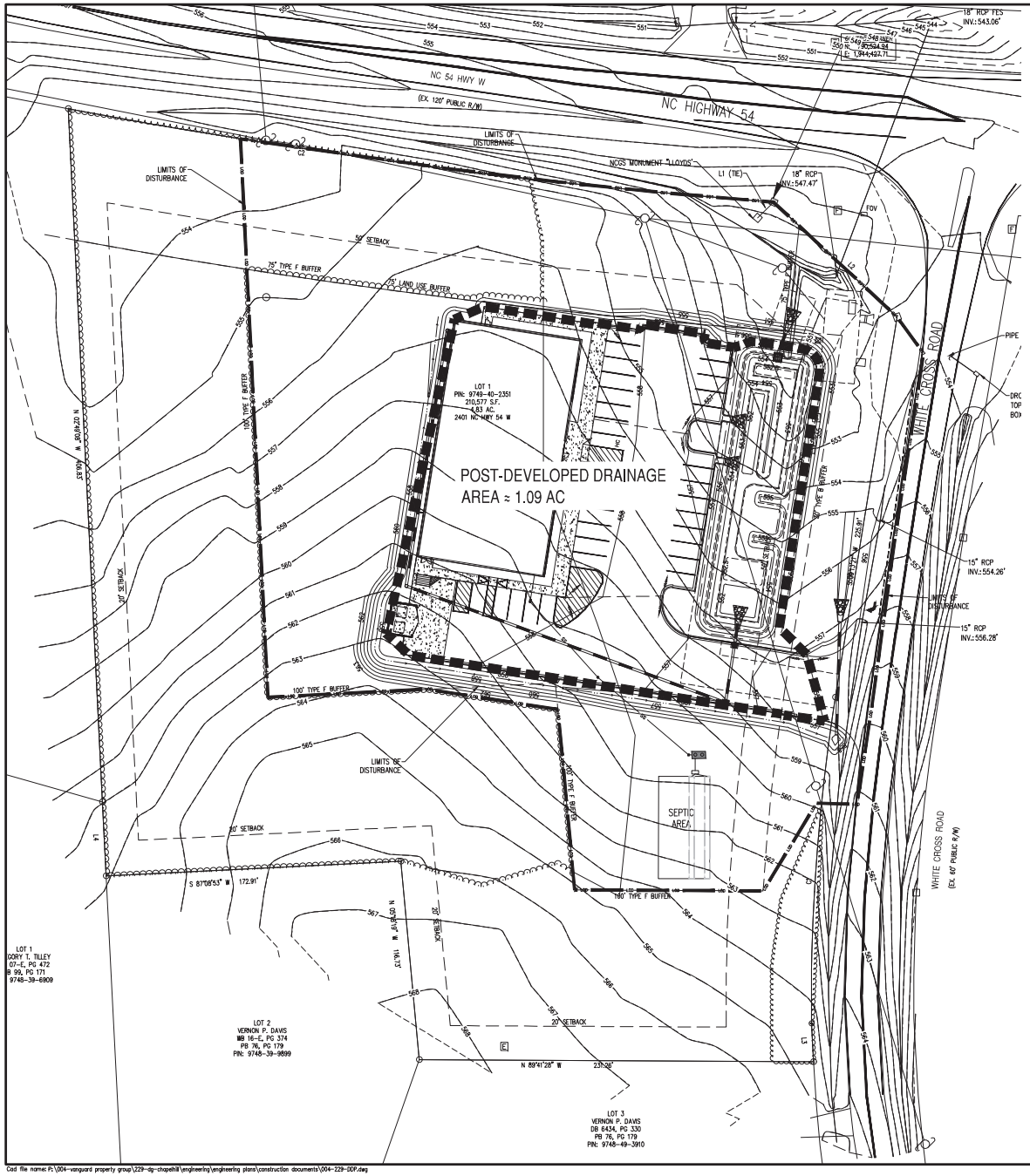

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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Bowman

Bowman North Carolina Ltd.
4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919)553-5570
bowman.com
Bowman North Carolina Ltd.

POST-DEVELOPED DRAINAGE AREA

CHAPEL HILL, NORTH CAROLINA

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
9-30-22	REZONING
12-20-22	NCDEQ SW REVIEW
DATE	DESCRIPTION

MLL	MLL	MLL
DESIGN	DRAWN	CHKD

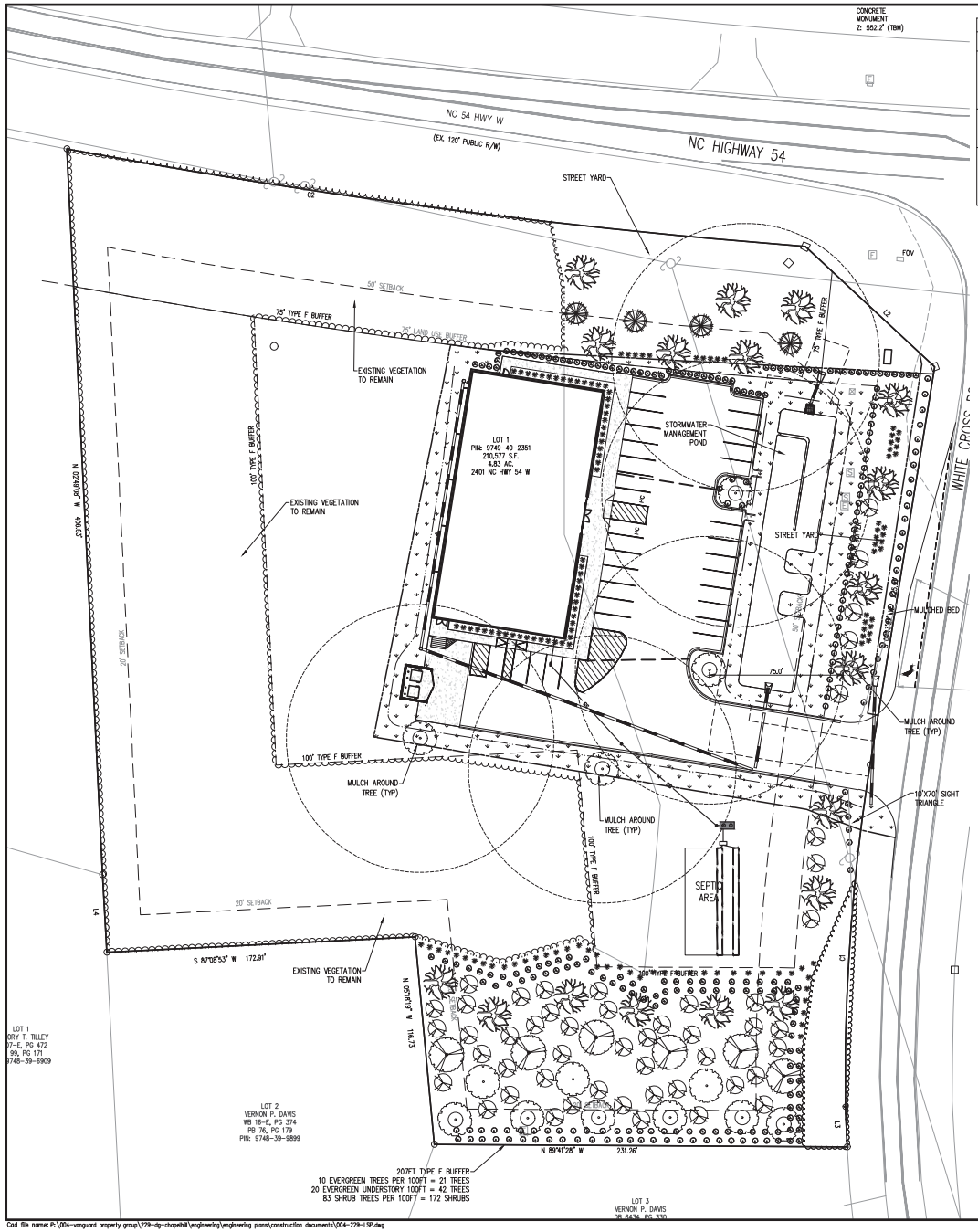
SCALE H: 1" = XXX'
V:

JOB No. 220117

DATE SEPT 30, 2022

FILE No.

SHEET C6.5



MASTER PLANT LIST

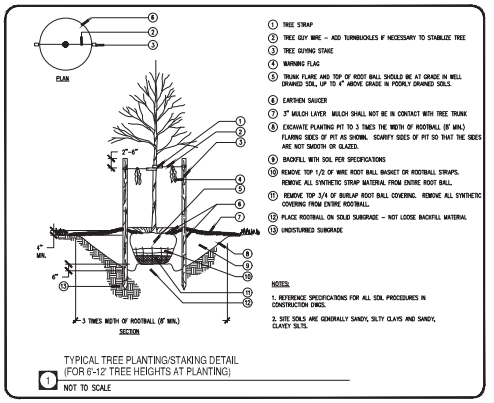
TYPE	SYM/KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SYMBOL	CALIPER	HEIGHT	SPREAD	ROOT	SPACING	OTHER
LARGE TREES	QS	16	Quercus shumardii	Shumard Oak		2"	6' MIN		B&BB	AS SHOWN	
	UA	6	ulmus americana	American Elm		2"	6' MIN		B&B	AS SHOWN	
SMALL TREES	AB	50	Acer buergeranum	Trident Maple		2"	6' MIN		B&B	AS SHOWN	
	LI	79	Lagerstroemia Indica	Crepe Myrtle		–	6' MIN		B&B	AS SHOWN	
SHRUBS	RD	43	Rhaphiolepis x delacourii	Indian Hawthorn, Yeddo Hawthorn		–	2'-4'		5 GAL.	AS SHOWN	
	AG	42	Abelia grandiflora	Glossy Abelia		–	24" MIN		5 GAL.	AS SHOWN	
	IV	43	Ilex vomitoria	Youpon Holly		–	2'-4'		5 GAL.	AS SHOWN	

LANDSCAPING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL REQUIRED LANDSCAPING FOR THE ENTIRE SITE, TO INCLUDE BUT NOT LIMITED TO: SODDED/SEEDED AREAS, SHRUB BEDS, PARKING LOT ISLANDS, ROADSIDE SIGN BASE(S) AND MONUMENT PLANTERS.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED AREAS.
4. IN THE EVENT THAT PLANTING BEDS AND MULCH ARE REQUIRED, THE CONTRACTOR SHALL INSTALL BLACK FABRIC WEED BLOCK LANDSCAPE MESH UNDER THE MULCH TO PREVENT WEED GROWTH.
5. CONTRACTOR SHALL PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDERANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4–6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND THE MAINTENANCE OF ALL LANDSCAPED AREAS UNTIL THE LATER OF; (a) THIRTY (30) DAYS FOLLOWING THE PLANTING OF THE GRASS AND SHRUBS, OR (b) THE DATE THAT DOLLAR GENERAL OPENS FOR BUSINESS TO THE PUBLIC.
7. GENERAL CONTRACTOR IS TO CLEAN ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND RAKE ALL GRASS AREAS.
8. PROVIDE LANDSCAPE PLANS TO DOLLAR GENERAL AND AS REQUIRED BY LOCAL JURISDICTION TO THE BLDG. DEPT. FOR REVIEW AND APPROVAL PRIOR TO START OF WORK.
9. ALL LANDSCAPING, TREES, SHRUBS, ETC. SHALL NOT INTERFERE WITH THE VISIBILITY OF DOLLAR GENERAL SIGNAGE
10. CONTRACTOR TO VERIFY QUANTITIES PRIOR TO COMMENCING WORK.
11. OPEN AREAS WITHIN PLANTING BEDS SHALL BE MULCHED.

GENERAL LANDSCAPE NOTES:

1. ANY DISTURBED AREAS NOT SCHEDULED FOR HARDSCAPE, PLANTINGS, OR MULCH SHALL BE SEEDED LAWN.
2. NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL OF THE OWNERS REPRESENTATIVE.
3. ALL PLANT AND BED LINE LOCATIONS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. ALL PLANTINGS SHALL BE INSTALLED WITH THE SPECIFIED LAYER OF MULCH. REFERENCE DETAILS AND SPECIFICATIONS FOR DEPTH AND TYPE OF MULCH. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS AND SHALL BE SEPARATED FROM TURF GRASS AREAS.
5. GRASS COVERAGE TO EXTEND FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND/OR CURBS.
6. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
7. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
8. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
9. LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
10. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAINAGE, GAS, WATER, PHONE, AND ELECTRICAL LINES.)
11. ATTENTION LANDSCAPER: NOTIFY OWNER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.



TYPICAL TREE PLANTING/STAKING DETAIL
(FOR 6-12' TREE HEIGHTS AT PLANTING)
1 NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.14'	N 45°36'44" E
L2	98.90'	S 47°57'47" E
L3	22.43'	S 25°7'44" E
L4	43.51'	N 2°58'0" W

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	1116.31'	192.01'	S 4°0'35" W	191.77'
C2	3879.42'	417.37'	S 82°28'0" E	417.77'

BEFORE YOU DIG
STOP
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW

811
Know what's below.
Call before you dig.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Bowman

Bowman North Carolina Ltd.
4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919)553-6570
bowman.com
Bowman North Carolina Ltd.

LANDSCAPE PLAN

CHAPEL HILL, NORTH CAROLINA

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
9-30-22	REZONING
12-20-22	NCDEQ SW REVIEW
DATE	DESCRIPTION

MLL	MLL	MLL
DESIGN	DRAWN	CHKD

SCALE H: 1" = XXX'
V:

JOB No. 220117

DATE SEPT 30, 2022

FILE No.

SHEET C7.0

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PROCTOR ENVIRONMENTAL SERVICES, INC.
Corporate Licensure No. C-520
5113 Yachtsman Court
Raleigh, North Carolina 27615
919-630-0721

December 16, 2022

Mr. Brian S. Collie, Planner II
Orange County Planning & Inspections Department
131 W. Margaret Lane, Suite 201
P.O. Box 8181
Hillsborough, NC 27278

Subject: **ENVIRONMENTAL ASSESSMENT**
4.82±-ACRE PROPOSED GENERAL MERCHANDISE USE
3026 WHITE CROSS ROAD
CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA

Dear Mr. Collie,

On behalf of Glandon Forest Equity, LLC, the "applicant," please find enclosed a completed Environmental Assessment application for the above-referenced proposed Dollar General development project.

If you have questions or need additional information, please feel free to contact me at (919) 630-0721.

Best Regards,

PROCTOR ENVIRONMENTAL SERVICES, INC.

Thomas A. Proctor, P.G., RSM
President

Cc: Ms. Ashley Davis, Glandon Forest Equities, LLC

ORANGE COUNTY
NORTH CAROLINA

Orange County Planning & Inspections Department
131 W. Margaret Lane, Suite 200, Hillsborough, NC 27278
919-245-2575 or planningapps@orangecountync.gov

Environmental Assessment

Please check all applicable boxes and complete the required documentation.
Additional information is contained in Section 2.25 of the Unified Development Ordinance (UDO).
If completing by hand, please use black or blue ink.

An Environmental Assessment (EA) shall be required for each individual parcel proposed for development consistent with applicable criteria as detailed within the UDO.

Date: 12/16/22

Contact Information

Property Owner(s): VERNON P. DAVIS

Mailing Address: 2401 NC HWY 54 WEST, CHAPEL HILL, 27516

Phone: _____ **Email:** _____

Applicant (if different than property owner): GLANDON FOREST EQUITY, LLC

Mailing Address: 3825 BARRETT DR., SUITE 100, RALEIGH 27609

Phone: 919-459-2601 **Email:** adavis@vanguardpg.com

I. Property Information

Parcel ID Number (PIN): 9749402351

Address: 3026 WHITE CROSS ROAD

Acreage: 4.83 **Township:** _____

Zoning District: NC2, AR

Watershed Overlay: HAW RIVER (unprotected)

Other Overlay: _____

II. General Site Information

A. Adjacent Property

Zoning	**North:**	RI, NC2, LCI	**South:**	AR
	East:	NC2, RI	**West:**	AR
Land Use	**North:**	Commercial Business	**South:**	RESIDENTIAL
	East:	C-store, WOODED	**West:**	WOODED, UNDEVELOPED

B. Topography

- **Highest Elevation:** 568'
- **Lowest Elevation:** 548'
- **General direction of slope:** SW to NE

- **Estimated % of property with:**

0 – 5% slope: _____

5 – 15% slope: 100%

15 – 25% slope: _____

More than 25% slope: _____

C. Water Features and Drainage

The following water features are located on the property:

☐ Streams ☐ Wetlands ☐ Ponds ☐ Drainage Easements ☐ Special Flood Hazard Area

Describe NONE APPLICABLE

(attach additional sheets if needed)

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

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

1. Cemeteries ☐ Yes ☒ No
2. Archaeological sites ☐ Yes ☒ No
3. Historic sites ☐ Yes ☒ No
4. Areas of geological significance ☐ Yes ☒ No
5. Designated natural areas ☐ Yes ☒ No
6. Designated habitat ☐ Yes ☒ No

For each yes answer above, please indicate the location on the site plan and complete Attachment A.

III. Project Description

A. Describe proposed use of property: APPROXIMATELY 10,000 sf GENERAL VARIETY STORE

B. Number of lots: 1

C. Number of structures: 1

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

NOT APPLICABLE

E. Estimated square footage of area to be graded for non-residential use (excluding roads)

129,373 sf OR 2.97 acres

F. Estimated area to be graded for roads NONE

- **Road type:** ☐ Public ☐ Private
  ☐ Class A
  ☐ Class B
- **Total road length:** _____

III. State Permits Required

A. Does the project involve the mining of earth products? ☐ Yes ☒ No

- **If yes, how many cubic feet of material are expected to be excavated?** _____
- **Has an application for a Mining Permit been submitted to NCDRCD?** ☐ Yes ☒ No
  Please attach map indicating expected extent of proposed activity.

B. Does the project involve generation or storage of hazardous or toxic wastes, as identified by the Environmental Protection Agency?

☐ Yes ☒ No

- **Describe the wastes to be generated:** _____
- **How much material is expected to be generated per month?** _____
- **Will any material be treated onsite?** ☐ Yes ☐ No If yes, indicate **volume:** _____
  Will any material be stored onsite? ☐ Yes ☐ No If yes, indicate **volume:** _____
- **Where will disposal of the material take place?** _____
- **How will materials be transported to the disposal site?** _____
- **What measures are proposed to protect water quality and air quality in case of spills?**

C. Will the project involve a land application system for treatment of wastewater?

- ☐ Yes ☒ No - If yes, describe _____

- **Has an application for a non-discharge permit been submitted to the NC Department of Environmental Management or Orange County Department of Environmental Health?** ☐ Yes ☒ No

D. Is a septic tank system proposed which has a design capacity of more than 3,000 gallons per day?

☐ Yes ☒ No - If yes, describe _____

E. Does the activity involve sludge disposal? ☐ Yes ☒ No

- **If yes, where is the source of the sludge?** _____

- **Describe where and how the sludge is being disposed** _____

- **Has a NPDES permit from the NC Division of Environmental Quality been issued?** ☐ Yes ☐ No

F. Water Usage

- **Estimated number of employees:** 4 x 25 gallons per day (gpd) = 100 gpd
- **Estimated water use for climate control =** 100 gpd
- **Process Water** – NOT APPLICABLE

  _____ % Consumed
  _____ % Discharged to septic system
  _____ % Discharged to surface (including storm sewers) - Describe: _____
  _____ % Evaporated
  _____ % Reclaimed/reused
  _____ % Other
  = 100%

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

  _____ % Reused NOT APPLICABLE
  _____ % Consumed
  _____ % Discharged - Describe: _____
  = 100%
  _____ **gpd Total Water Usage**

- **Describe source of water:** ON-SITE PERMITTED WATER-SUPPLY WELL

Attachment A

To be completed only if inventory sites are identified in I.D.
(attach additional sheets if necessary)

1.a. Impact on Resource from Proposed Development

1.b. Proposed Mitigation

2.a. Impact on Resource from Proposed Development

2.b. Proposed Mitigation

Certification and Signatures

Statement by Applicant - I certify that the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

Applicant

1/24/23
Date

Traffic Impact Analysis

White Cross Retail
Orange County, NC

Prepared for:

Vanguard Property Group

Kimley»Horn

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Traffic Impact Analysis for

White Cross Retail

Orange County, North Carolina

Prepared for:

Vanguard Property Group
Raleigh, NC

Prepared by:

Kimley-Horn and Associates, Inc.
NC License #F-0102
300 Morris Street, Suite 200
Durham, North Carolina 27701
(919) 682-3583



11/15/2022

November 2022

014405000

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Executive Summary

Kimley-Horn and Associates, Inc. has performed a Traffic Impact Analysis (TIA) for the proposed White Cross Retail development located in the southwest quadrant of the NC 54 – White Cross Road intersection in Orange County, North Carolina. As currently envisioned, the project will include approximately 11,000 square feet (SF) of retail space. Site access will be provided via one full-movement driveway on White Cross Road. Project build-out is anticipated in 2024.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. The traffic conditions studied include the existing traffic condition as well as the projected (2024) background and build-out traffic conditions.

As shown in Table ES-1, the proposed development has the potential to generate 31 new trips in the AM peak hour and 83 new trips in the PM peak hour on a typical weekday.

Table ES-1
ITE Traffic Generation (Vehicles)

Land Use Code	Land Use	Intensity	AM Peak Hour		PM Peak Hour	
			In	Out	In	Out
822	Strip Retail Plaza (< 40k SF)	11,000 SF	18	13	41	42

Capacity analyses were performed using Synchro Version 11 software. Table ES-2 summarizes the operation of the study intersections in the AM and PM peak hours.

Table ES-2
Level-of-Service Summary

Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
NC 54 – White Cross Road (Unsignalized)		
Existing (2022) Traffic	NB – D (34.2) WBL – B (10.6)	NB – D (31.6) WBL – A (8.2)
Background (2024) Traffic	NB – E (37.2) WBL – B (10.7)	NB – D (34.1) WBL – A (8.3)
Build-out (2024) Traffic	NB – E (43.4) WBL – B (10.9)	NB – E (48.3) WBL – A (8.4)
White Cross Road – Site Driveway (Unsignalized)		
Build-out (2024) Traffic	EB – A (9.6) NBL – A (7.5)	EB – A (10.3) NBL – A (7.6)

The following improvements are recommended as part of the proposed White Cross Retail development:

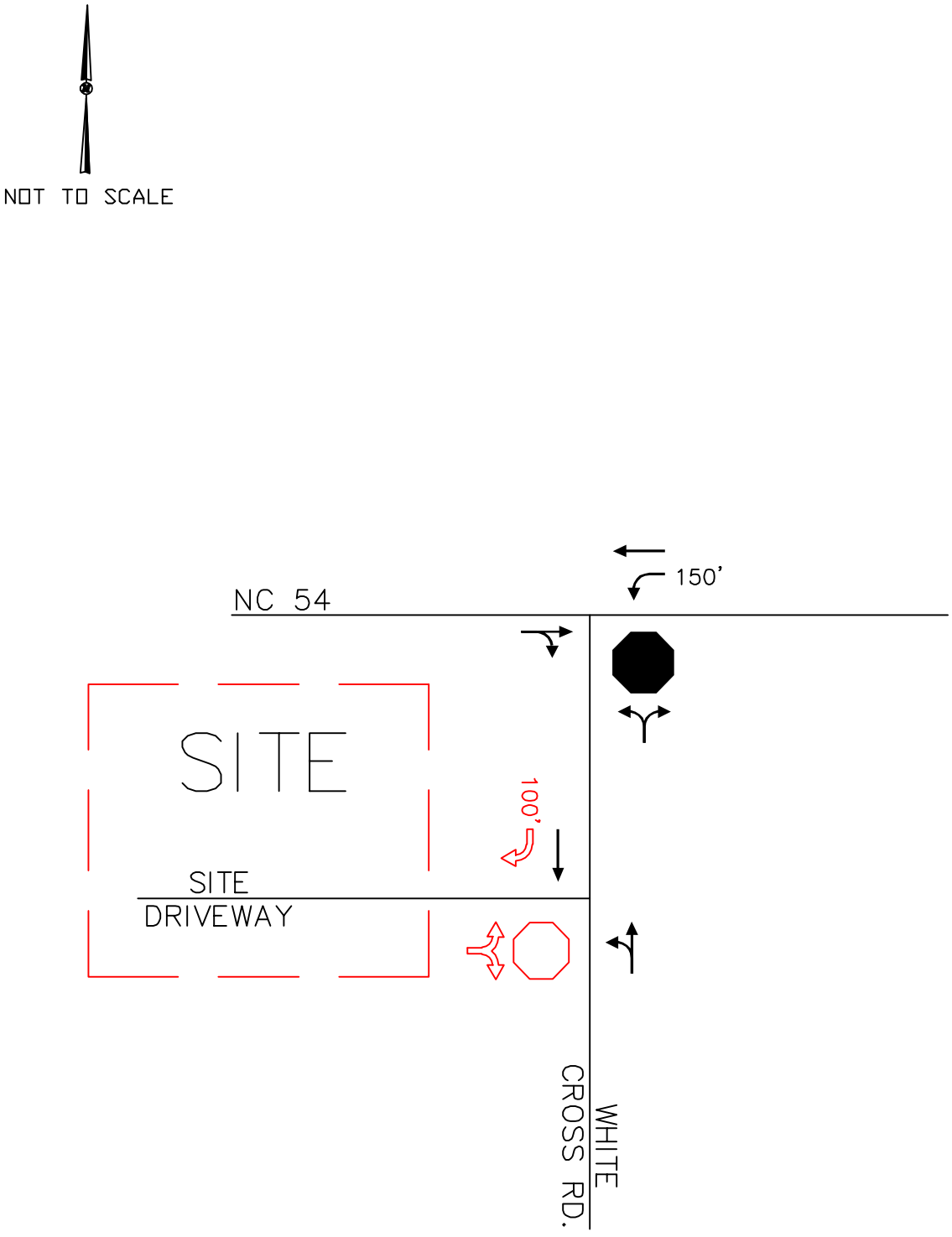
White Cross Road at Site Driveway

- Construct a full-movement site driveway with one ingress and one egress lane
- Construct a southbound right-turn lane with 100 feet of storage and appropriate taper on White Cross Road

Analyses indicate that the unsignalized NC 54 – White Cross Road intersection currently operates with moderate delays on the minor street approach (White Cross Road) in both peak hours. The minor street approach is projected to continue operating with moderate delays in both peak hours in 2024 with or without the proposed project in place. However, it is typical for stop sign controlled side streets and driveways intersecting major streets to experience long delays during peak hours, while the majority of the traffic moving through the intersection on the major street experiences little or no delay. Furthermore, Synchro indicates that minor street queues are projected to be less than 100 feet in the peak hours and that the addition of site traffic is expected to result only in a minor increase in delays and queues.

With the recommended improvements in place, the proposed Site Driveway is projected to operate with short delays and queues at White Cross Road in both peak hours at project build-out.

Figure ES-1 shows the recommended roadway laneage.



Kimley»Horn	WHITE CROSS RETAIL ORANGE COUNTY, NC TRAFFIC IMPACT ANALYSIS	RECOMMENDED ROADWAY LANEAGE	FIGURE ES–1

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1.0 Introduction

Kimley-Horn and Associates, Inc. has performed a Traffic Impact Analysis (TIA) for the proposed White Cross Retail development located in the southwest quadrant of the NC 54 – White Cross Road intersection in Orange County, North Carolina. As currently envisioned, the project will include approximately 11,000 square feet (SF) of retail space. Site access will be provided via one full-movement driveway on White Cross Road. Project build-out is anticipated in 2024.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. The traffic conditions studied include the existing traffic condition as well as the projected (2024) background and build-out traffic conditions.

Orange County and NCDOT staff were consulted regarding the elements to be covered in this analysis. The approved Memorandum of Understanding is included in the Appendix.

2.0 Inventory

2.1 *Study Area*

The study area includes the following intersections:

- NC 54 – White Cross Road
- White Cross Road – Site Driveway (*proposed)*

Figure 2.1 shows the site location.

2.2 *Existing Conditions*

The proposed White Cross Retail development is located in the southwest quadrant of the NC 54 – White Cross Road intersection in Orange County, North Carolina. Significant roadways in the study area include NC 54 and White Cross Road. **Figure 2.2** shows the existing roadway laneage.

NC 54 is a two-lane undivided road with a posted speed limit of 55 miles per hour in the vicinity of the site. NCDOT reports that the 2018 average daily traffic (ADT) volume was approximately 11,500 vehicles per day (vpd) west of White Cross Road.

White Cross Road is a two-lane undivided road with an assumed speed limit of 50 miles per hour south of NC 54. The 2015 NCDOT ADT volume was approximately 1,100 vpd south of NC 54.



Kimley»Horn	WHITE CROSS RETAIL ORANGE COUNTY, NC TRAFFIC IMPACT ANALYSIS	SITE LOCATION	FIGURE 2.1

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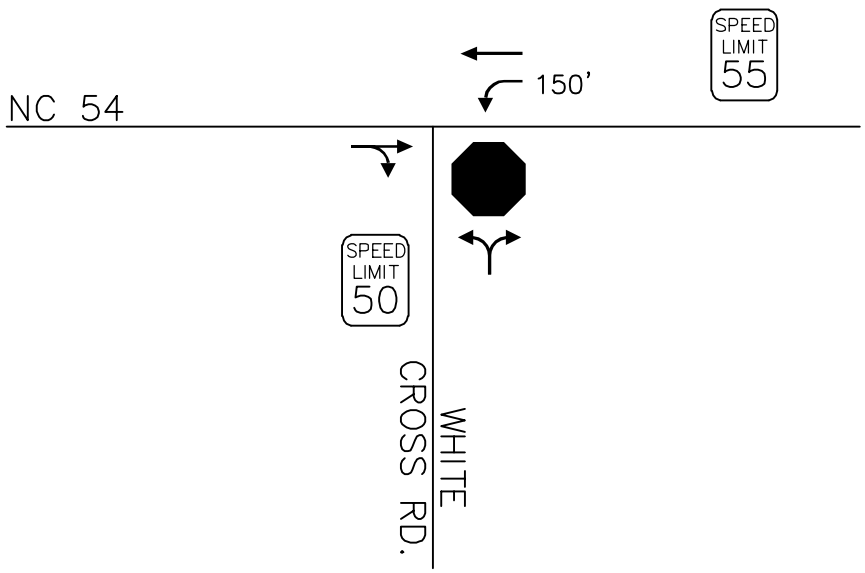
NOT TO SCALE



LEGEND

EXISTING LANE

XX' STORAGE LENGTH

EXISTING STOP SIGN

POSTED SPEED LIMIT

Kimley»Horn	WHITE CROSS RETAIL ORANGE COUNTY, NC TRAFFIC IMPACT ANALYSIS	EXISTING ROADWAY LANEAGE	FIGURE 2.2

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3.0 Traffic Generation

The White Cross Retail development proposes to construct approximately 11,000 square feet of retail space. The traffic generation potential of the development was calculated using the data published in *Trip Generation* (Institute of Transportation Engineers, 11th Edition, 2021).

Table 3.1 summarizes the estimated traffic generation potential of the proposed White Cross Retail development.

Table 3.1
ITE Traffic Generation (Vehicles)

Land Use Code	Land Use	Intensity	AM Peak Hour		PM Peak Hour	
			In	Out	In	Out
822	Strip Retail Plaza (< 40k SF)	11,000 SF	18	13	41	42

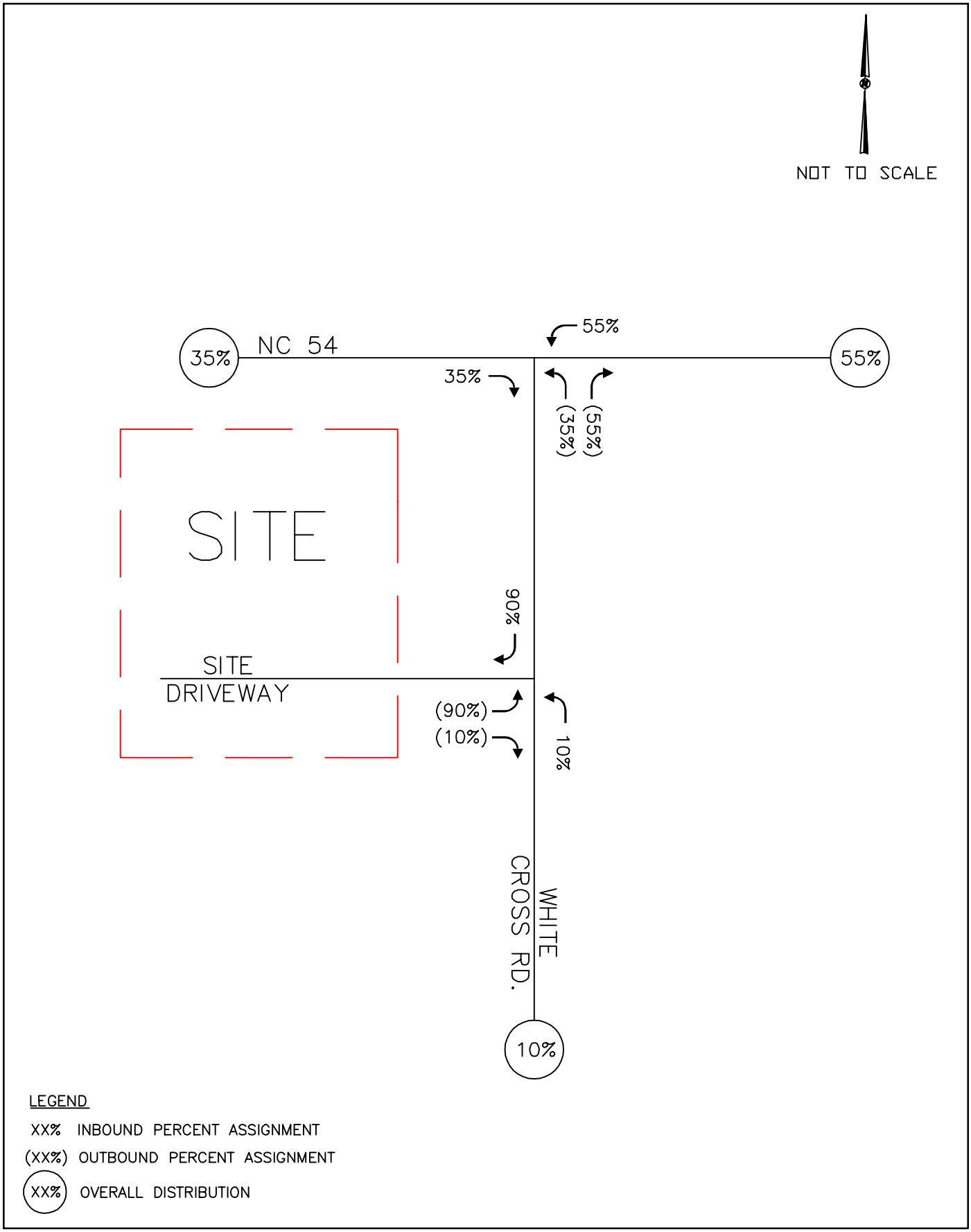
As shown in Table 3.1, the proposed development has the potential to generate 31 new trips in the AM peak hour and 83 new trips in the PM peak hour on a typical weekday.

4.0 Site Traffic Distribution

The proposed generated trips were assigned to the surrounding roadway network based on the following distribution:

- 55% to/from the east via NC 54
- 35% to/from the west via NC 54
- 10% to/from the south via White Cross Road

Figure 4.1 shows the site traffic distribution and percent assignment for the proposed project.



Kimley»Horn	WHITE CROSS RETAIL ORANGE COUNTY, NC TRAFFIC IMPACT ANALYSIS	SITE TRAFFIC DISTRIBUTION AND PERCENT ASSIGNMENT	FIGURE 4.1

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5.0 Projected Traffic Volumes

5.1 *Existing Traffic*

Weekday AM (7:00 – 9:00 AM) and PM (4:00 – 6:00 PM) peak hour turning movement counts were collected at the following intersection:

- NC 54 – White Cross Road November 2, 2022

The turning movement count data is included in the Appendix.

Figure 5.1 shows the existing peak hour traffic volumes at the study intersection for the AM and PM peak hours.

5.2 *Ambient Growth Traffic*

Ambient growth traffic is the increase in traffic due to non-specific growth throughout the area. Based on an analysis of historic growth rates, a 1.25% annual growth rate was applied to all existing volumes up to the 2024 future study year.

Ambient growth calculations are detailed on intersection spreadsheets in the Appendix.

5.3 *Background Traffic*

Background traffic volumes include existing and historic growth traffic. **Figure 5.1** shows the projected (2024) background peak hour traffic volumes at the study intersection for the AM and PM peak hours.

5.4 *Site Traffic*

The proposed site traffic was generated and assigned to the roadway network according to the distribution discussed in *Section 4.0*. **Figures 5.2** and **5.3** show the projected peak hour site traffic volumes at the study intersections for the AM and PM peak hours, respectively.

5.5 *Build-Out Traffic*

To obtain the projected (2024) build-out traffic volumes, the projected site traffic was added to the projected (2024) background traffic volumes. **Figures 5.2** and **5.3** show the projected (2024) build-out peak hour traffic volumes at the study intersections for the AM and PM peak hours, respectively.

Volume development calculations are detailed on intersection spreadsheets in the Appendix.

AM PEAK HOUR

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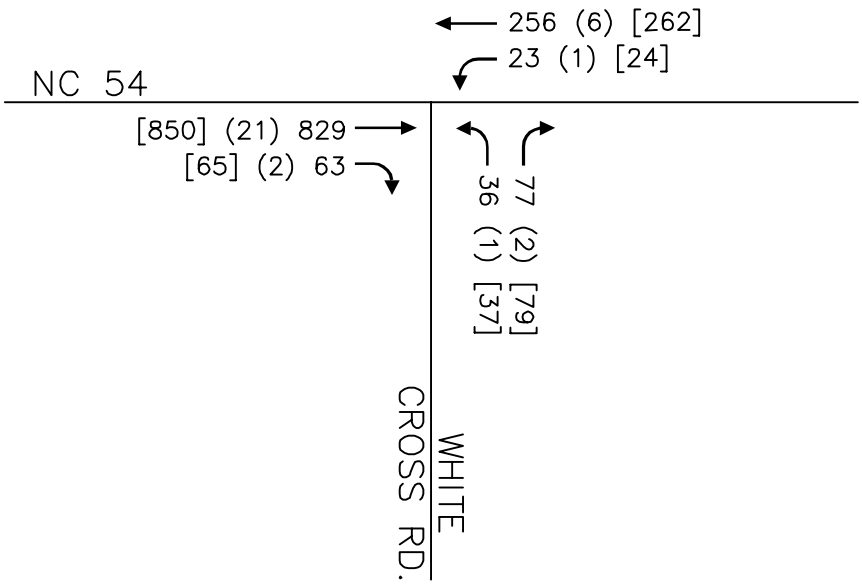
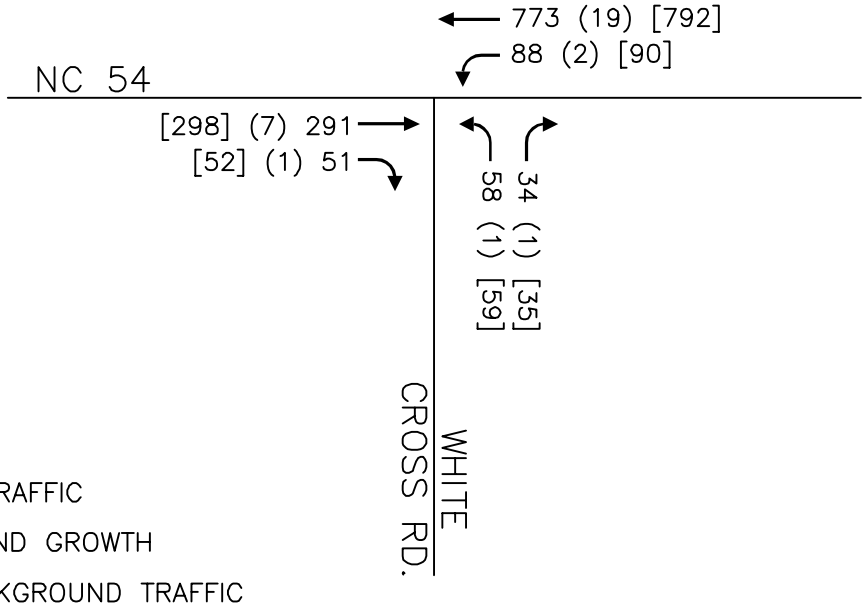


PM PEAK HOUR



LEGEND

XX EXISTING TRAFFIC

(XX) BACKGROUND GROWTH

[XX] TOTAL BACKGROUND TRAFFIC

Kimley»Horn	WHITE CROSS RETAIL ORANGE COUNTY, NC TRAFFIC IMPACT ANALYSIS	EXISTING AND PROJECTED (2024) BACKGROUND PEAK HOUR TRAFFIC VOLUMES	FIGURE 5.1

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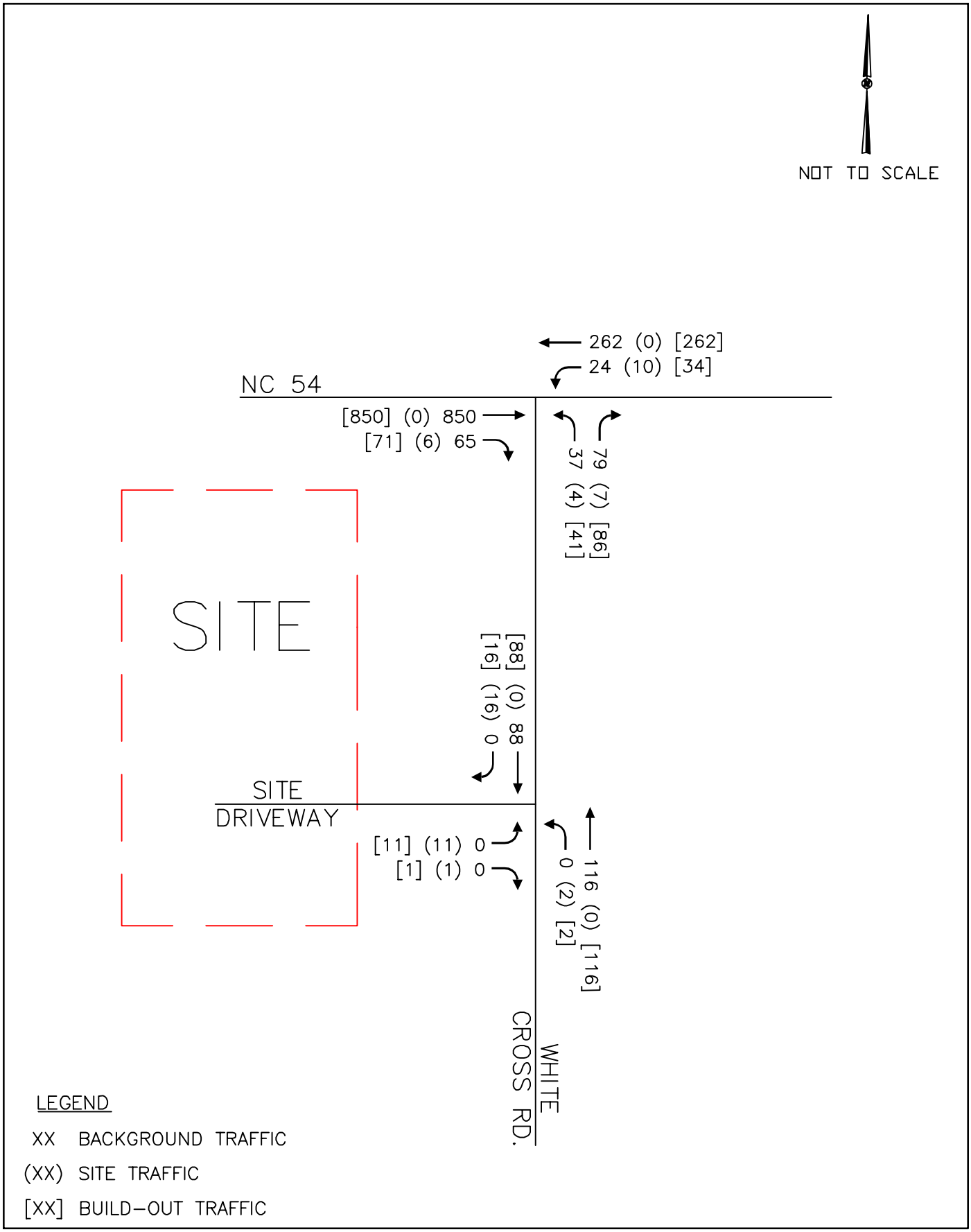

Kimley»Horn	WHITE CROSS RETAIL ORANGE COUNTY, NC TRAFFIC IMPACT ANALYSIS	PROJECTED (2024) BUILD-OUT AM PEAK HOUR TRAFFIC VOLUMES	FIGURE 5.2

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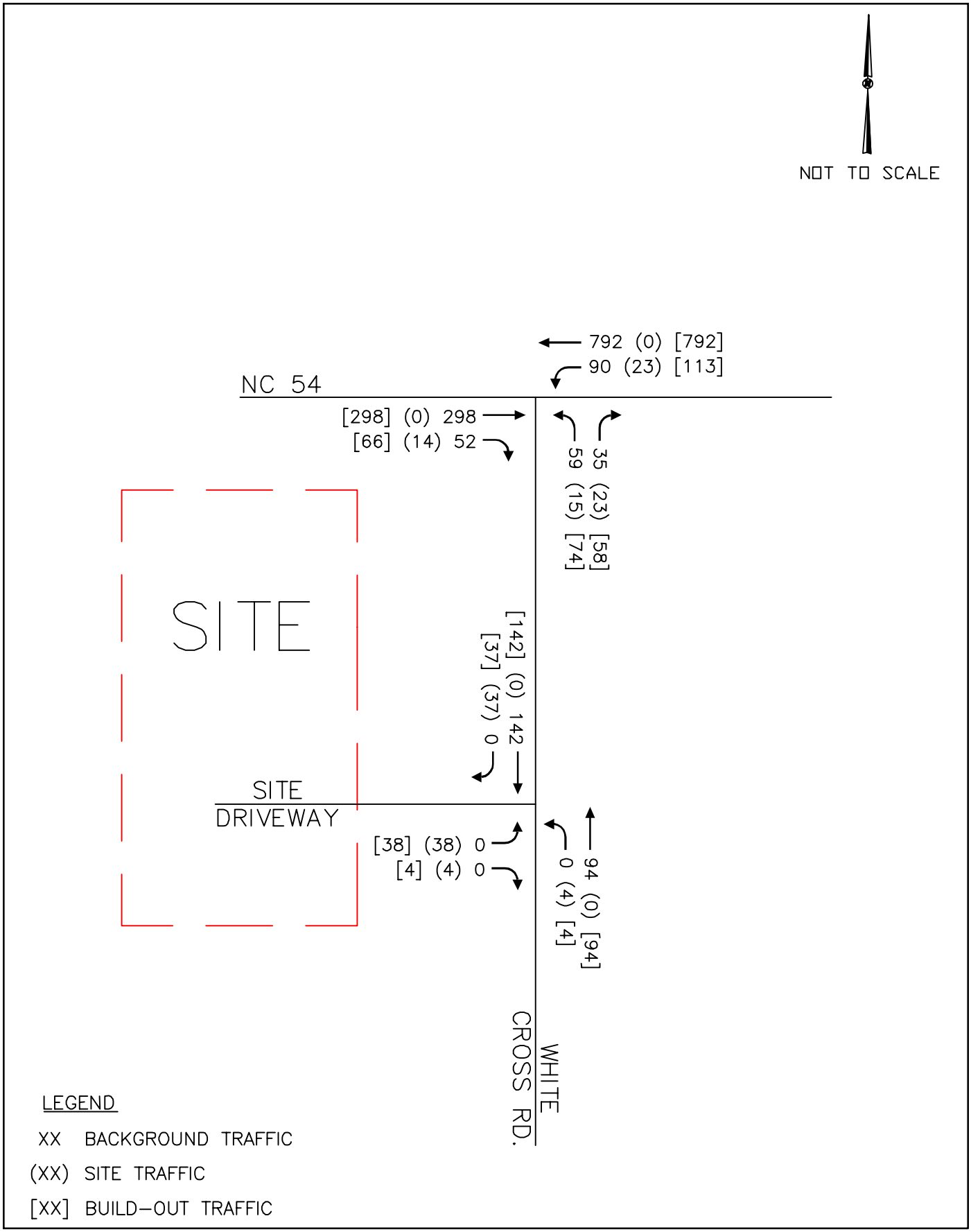

Kimley»Horn	WHITE CROSS RETAIL ORANGE COUNTY, NC TRAFFIC IMPACT ANALYSIS	PROJECTED (2024) BUILD–OUT PM PEAK HOUR TRAFFIC VOLUMES	FIGURE 5.3

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6.0 Capacity Analysis

Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a set time duration. Capacity is combined with Level-of-Service (LOS) to describe operating characteristics of a road segment or intersection. LOS is a qualitative measure that describes operational conditions and motorist perceptions within a traffic stream. The *Highway Capacity Manual* defines six levels of service, LOS A through LOS F, with A representing the shortest average delays and F representing the longest average delays. LOS D is the typically accepted standard for signalized intersections in urbanized areas. For signalized intersections, LOS is defined for the overall intersection operation.

For unsignalized intersections, only the movements that must yield right-of-way experience control delay. Therefore, LOS criteria for the overall intersection is not reported by Synchro/SimTraffic Version 11 or computable using methodology published in the *Highway Capacity Manual.* It is typical for stop sign controlled side streets and driveways intersecting major streets to experience long delays during peak hours, while the majority of the traffic moving through the intersection on the major street experiences little or no delay.

Table 6.0 lists the LOS control delay thresholds published in the *Highway Capacity Manual* for signalized and unsignalized intersections, and all capacity analyses are included in the Appendix and are briefly summarized in the following sub-sections.

Table 6.0
Level-of-Service Control Delay Thresholds

Level-of-Service	Signalized Intersections – Control Delay Per Vehicle [sec/veh]	Unsignalized Intersections – Average Control Delay [sec/veh] & Qualitative Operational Description	
A	≤ 10	≤ 10	Short Delays
B	> 10 – 20	> 10 – 15	
C	> 20 – 35	> 15 – 25	
D	> 35 – 55	> 25 – 35	Moderate Delays
E	> 55 – 80	> 35 – 50	
F	> 80	> 50	Long Delays

Existing peak hour factors (PHF's) were used where current conditions exceed the default value of 0.90, which was also used at new intersections. Existing heavy vehicle percentages were used where current conditions exceed the default value of 2%.

6.1 *NC 54 – White Cross Road*

Analyses indicate that the unsignalized NC 54 – White Cross Road intersection currently operates with moderate delays on the minor street approach (White Cross Road) in both peak hours. The minor street approach is projected to continue operating with moderate delays in both peak hours in 2024 with or without the proposed project in place. However, it is typical for stop sign controlled side streets and driveways intersecting major streets to experience long delays during peak hours, while the majority of the traffic moving through the intersection on the major street experiences little or no delay. Furthermore, Synchro indicates that minor street queues are projected to be less than 100 feet in the peak hours and that the addition of site traffic is expected to result only in a minor increase in delays and queues.

Therefore, no improvements are recommended at this intersection.

Table 6.1 summarizes the operation of the intersection for the existing and projected (2024) background and build-out traffic conditions.

Table 6.1
Level-of-Service
NC 54 – White Cross Road (Unsignalized)

Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Existing (2022) Traffic	NB – D (34.2) WBL – B (10.6)	NB – D (31.6) WBL – A (8.2)
Background (2024) Traffic	NB – E (37.2) WBL – B (10.7)	NB – D (34.1) WBL – A (8.3)
Build-out (2024) Traffic	NB – E (43.4) WBL – B (10.9)	NB – E (48.3) WBL – A (8.4)

6.2 *White Cross Road – Site Driveway*

The White Cross Retail development proposes to construct a full movement site driveway on White Cross Road approximately 330 feet south of NC 54. The following additional improvement is recommended along with the site driveway:

- Construct a southbound right-turn lane with 100 feet of storage on White Cross Road

Analyses indicate that the site driveway is projected to operate with short delays and queues at project build-out with the proposed improvement in place.

Therefore, no additional improvements are recommended at this intersection to accommodate site traffic.

Table 6.2 summarizes the operation of the intersection for the existing and projected (2024) background and build-out traffic conditions.

Table 6.2
Level-of-Service
White Cross Road – Site Driveway (Unsignalized)

Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Build-out (2024) Traffic	EB – A (8.9) NBL – A (7.5)	EB – A (9.6) NBL – A (7.5)

7.0 Segment Capacity Analysis

The Orange County Unified Development Ordinance (UDO) requires an analysis of average weekday traffic volumes. 24-hour volume counts were performed at the following locations:

- NC 54 west of White Cross Road November 2, 2022
- NC 54 east of White Cross Road November 2, 2022
- White Cross Road south of NC 54 November 2, 2022

Consistent with the peak hour capacity analysis performed above, these existing volumes were grown at a 1.25% annual rate up to 2024 and were then added to the projected site traffic volumes to obtain projected (2024) build-out traffic volumes at each location.

The projected (2024) build-out traffic volumes were compared to the thresholds for transitioning areas published in *2013 Quality/Level of Service Handbook* published by the Florida Department of Transportation (FDOT). Table 7.1 below summarizes this comparison.

Table 7.1
Daily Traffic Volume Summary (vehicles per day)

Segment	Roadway Conditions	Projected (2024) Build-out Daily Volume	FDOT QLOS D Threshold
NC 54 west of White Cross Road	Interrupted Flow Facilities Class I State Signalized Arterials Two-lane Undivided	11,516	16,200
NC 54 east of White Cross Road	Interrupted Flow Facilities Class I State Signalized Arterials Two-lane Undivided	11,803	16,200
White Cross Road south of NC 54	Interrupted Flow Facilities Class I Non-State Signalized Road Two-lane Undivided	2,671	14,580

As shown in Table 7.1, the projected (2024) build-out daily traffic volumes are expected to fall below the FDOT LOS D thresholds on all three segments.

Note that the *Level of Service D Standards for Systems Level Planning* report published by NCDOT's Transportation Planning Branch in October 2011 was considered as a possible source for segmental capacity LOS thresholds. However, the road characteristics included in the FDOT methodology were judged to better match the road characteristics of the study area.

Daily volume development calculations are detailed in the Appendix.

8.0 Recommendations

The following improvements are recommended as part of the proposed White Cross Retail development:

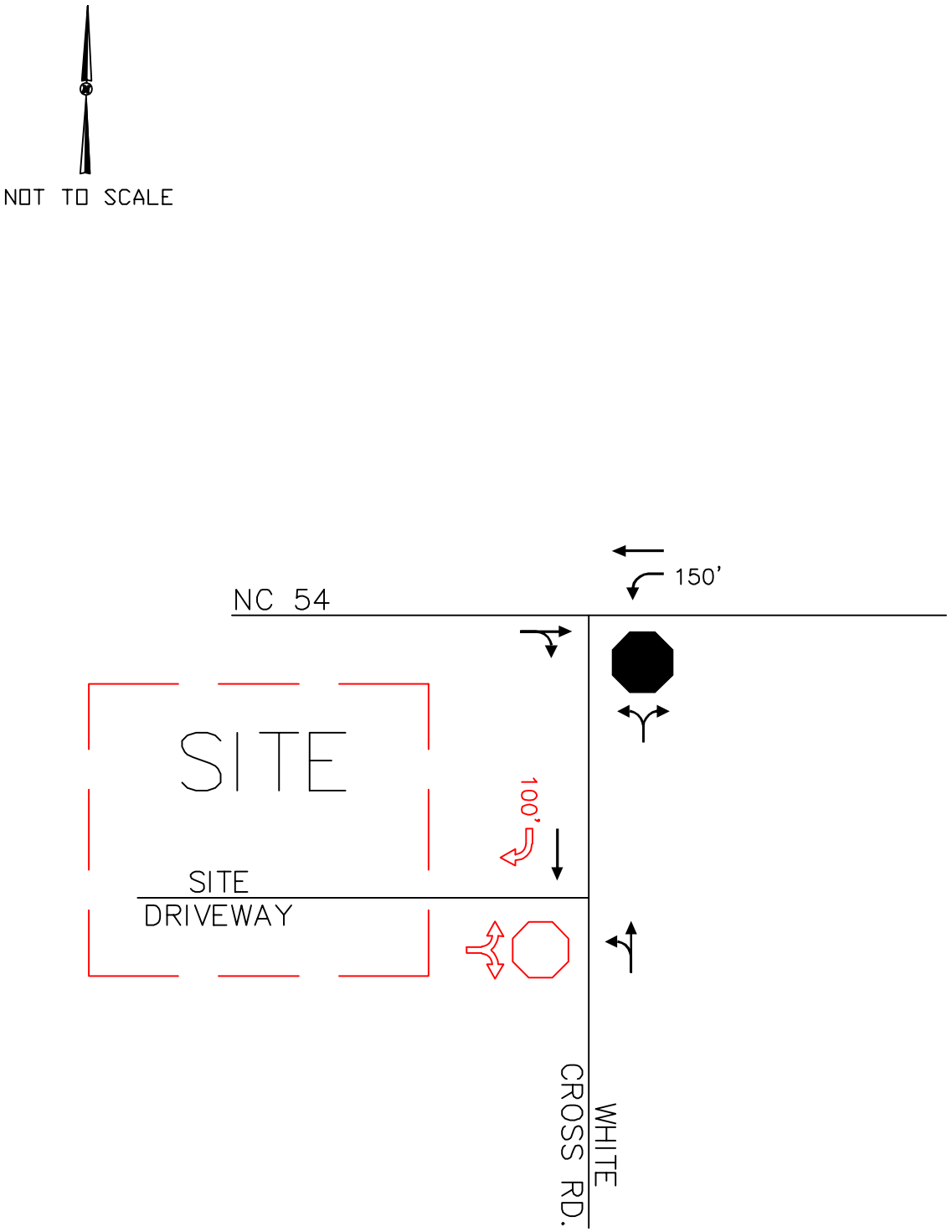
White Cross Road at Site Driveway

- Construct a full-movement site driveway with one ingress and one egress lane
- Construct a southbound right-turn lane with 100 feet of storage on White Cross Road

Analyses indicate that the unsignalized NC 54 – White Cross Road intersection currently operates with moderate delays on the minor street approach (White Cross Road) in both peak hours. The minor street approach is projected to continue operating with moderate delays in both peak hours in 2024 with or without the proposed project in place. However, it is typical for stop sign controlled side streets and driveways intersecting major streets to experience long delays during peak hours, while the majority of the traffic moving through the intersection on the major street experiences little or no delay. Furthermore, Synchro indicates that minor street queues are projected to be less than 100 feet in the peak hours and that the addition of site traffic is expected to result only in a minor increase in delays and queues.

With the recommended improvements in place, the proposed Site Driveway is projected to operate with short delays and queues at White Cross Road in both peak hours at project build-out.

Figure 8.1 shows the recommended roadway laneage.



Kimley»Horn	WHITE CROSS RETAIL ORANGE COUNTY, NC TRAFFIC IMPACT ANALYSIS	RECOMMENDED ROADWAY LANEAGE	FIGURE 8.1

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Appendix

Appendix A:
Memorandum of
Understanding

Kimley»Horn

MEMORANDUM

To:	Check Edwards, P.E., NCDOT District Office Nish Trivedi, Orange County Transportation
From:	Earl Lewellyn, P.E., Kimley-Horn and Associates, Inc.
Date:	October 27, 2022
Subject:	White Cross Retail - Traffic Impact Analysis Memorandum of Agreement

The following assumptions will be incorporated into the Traffic Impact Analysis (TIA) for the proposed White Cross Retail development. The site is located in the southwest quadrant of the NC 54 – White Cross intersection in Orange County, NC. As currently envisioned, the project will include approximately 11,000 square feet of general retail space. The site is proposed to be accessed via one driveway along White Cross Road. Build-out is anticipated in 2024.

STUDY AREA

Based on initial discussions, the following intersections are assumed to be included in the analysis:

- NC 54 – White Cross Road
- White Cross Road – Site Driveway (*proposed*)

ANALYSIS SCENARIOS

We will analyze the weekday AM peak hour (7:00 to 9:00 AM) and PM peak hour (4:00 to 6:00 PM) of the above intersections under the following traffic conditions:

- Existing Traffic
- Projected (2024) No-Build Traffic
- Projected (2024) Build-Out Traffic
- Projected (2024) Build-out Traffic with Improvements (*if necessary*)

ANALYSIS CONDITIONS

Actual peak hour factors will be used at intersections where current conditions exceed the default 0.90 value. Right turns on red will be allowed in all scenarios where currently permitted in the field. Signal timings will be optimized in each traffic condition.

BASELINE TRAFFIC

New AM peak hour (7:00 – 9:00 AM) and PM peak hour (4:00 – 6:00 PM) turning movement counts will be collected at the existing intersections listed above when Orange County schools are in session.

APPROVED DEVELOPMENTS

No approved/pending developments will be specifically included in the analysis as background traffic.

BACKGROUND GROWTH

Based on prior discussions and an analysis of historic growth rates (attached), existing volumes will be grown at a 1.25% annual rate up to the 2024 future study year.

PUBLIC ROADWAY PROJECTS

There are no known public roadway projects within the study area.

TRIP GENERATION

Trip generation for the project will be calculated using the equations presented in the 11th edition of the ITE Trip Generation Manual as summarized in Table 1 below.

Table 1
ITE Trip Generation (Vehicles)

Land Use Code	Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
822	Strip Retail Plaza (< 40k SF)	11,000 SF	694	31	18	13	83	41	42

Passby Trips will be calculated per ITE standards and distributed onto the network in proportion with current traffic volumes.

TRIP DISTRIBUTION

Based on a review of existing traffic counts and origins and destinations within the area, primary site traffic will be distributed to the roadway network as summarized below:

- 55% to/from the east via NC 54
- 35% to/from the west via NC 54
- 10% to/from the south via White Cross Road

Appendix B:
Traffic Count Data

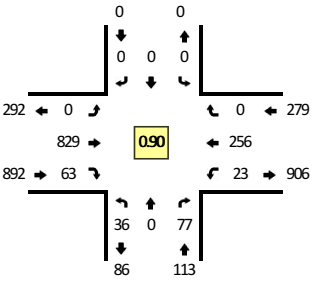
Type of peak hour being reported: Intersection Peak

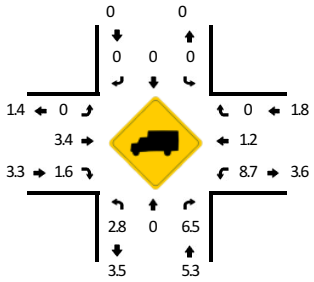
Method for determining peak hour: Total Entering Volume

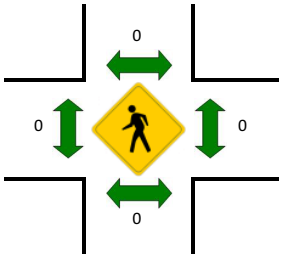
LOCATION: White Cross Rd -- NC 54
CITY/STATE: Chapel Hill, NC

QC JOB #: 15991301
DATE: Wed, Nov 2 2022

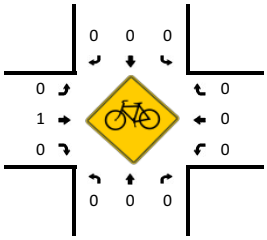
Peak-Hour: 7:15 AM -- 8:15 AM
Peak 15-Min: 7:45 AM -- 8:00 AM

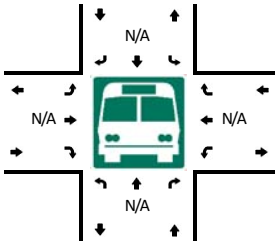




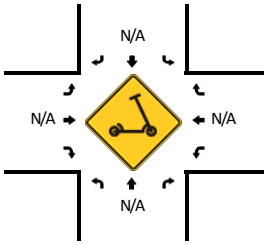












15-Min Count Period Beginning At	White Cross Rd (Northbound)				White Cross Rd (Southbound)				NC 54 (Eastbound)				NC 54 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	5	0	20	0	0	0	0	0	0	178	8	0	1	40	0	0	252	
7:15 AM	10	0	18	0	0	0	0	0	0	206	15	0	6	68	0	0	323	
7:30 AM	8	0	25	0	0	0	0	0	0	222	13	0	2	58	0	0	328	
7:45 AM	11	0	21	0	0	0	0	0	0	225	17	0	6	77	0	0	357	1260
8:00 AM	7	0	13	0	0	0	0	0	0	176	18	0	9	53	0	0	276	1284
8:15 AM	8	0	17	0	0	0	0	0	0	158	19	0	9	55	0	0	266	1227
8:30 AM	16	0	17	0	0	0	0	0	0	116	19	0	10	60	0	0	238	1137
8:45 AM	10	0	22	0	0	0	0	0	0	113	8	0	5	57	0	0	215	995

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	44	0	84	0	0	0	0	0	0	900	68	0	24	308	0	0	1428
Heavy Trucks	0	0	4		0	0	0		0	28	0		0	4	0		36
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 11/8/2022 11:31 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

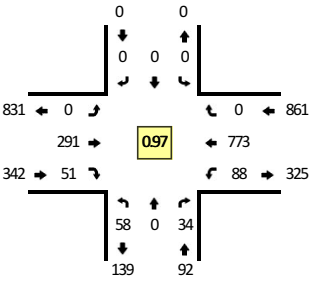
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

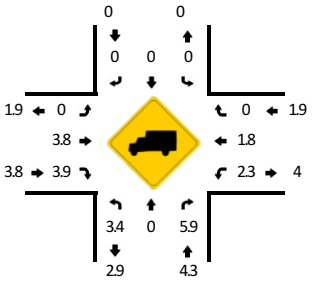
LOCATION: White Cross Rd -- NC 54
CITY/STATE: Chapel Hill, NC

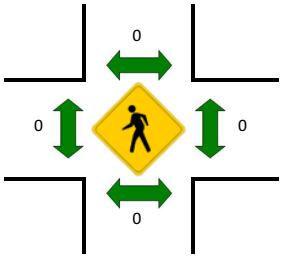
QC JOB #: 15991302
DATE: Wed, Nov 2 2022

Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 4:45 PM -- 5:00 PM

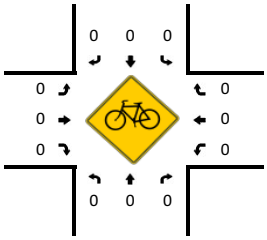


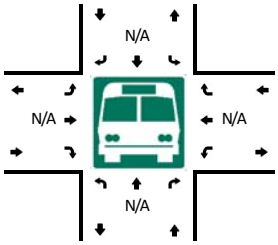
Quality Counts
DATA THAT DRIVES COMMUNITIES



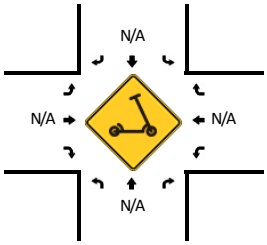












15-Min Count Period Beginning At	White Cross Rd (Northbound)				White Cross Rd (Southbound)				NC 54 (Eastbound)				NC 54 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	12	0	12	0	0	0	0	0	0	59	9	0	20	146	0	0	258	
4:15 PM	13	0	6	0	0	0	0	0	0	76	17	0	22	179	0	0	313	
4:30 PM	11	0	9	0	0	0	0	0	0	70	14	0	15	188	0	0	307	
4:45 PM	14	0	7	0	0	0	0	0	0	62	12	0	30	210	0	0	335	1213
5:00 PM	19	0	9	0	0	0	0	0	0	74	11	0	14	199	0	0	326	1281
5:15 PM	14	0	9	0	0	0	0	0	0	85	14	0	29	176	0	0	327	1295
5:30 PM	11	0	12	0	0	0	0	0	0	62	15	0	24	177	0	0	301	1289
5:45 PM	11	0	5	0	0	0	0	0	0	62	20	0	17	167	0	0	282	1236

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	56	0	28	0	0	0	0	0	0	248	48	0	120	840	0	0	1340
Heavy Trucks	4	0	0		0	0	0		0	4	4		0	0	0		12
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 11/8/2022 11:31 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Appendix C:
Trip Generation

White Cross Retail

Table 1 - Trip Generation

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
822 Strip Retail Plaza (< 40k s.f.)	11,000 s.f.	694	347	347	31	18	13	83	41	42

Appendix D:
Intersection Spreadsheets

INTERSECTION ANALYSIS SHEET

Project:	**White Cross Retail**
Location:	**Orange County, NC**
Ct. Date	**November 2, 2022**
Ct. Peaks	**AM: 7:15-8:15; PM: 4:30-5:30**
N/S Street:	**White Cross Road**
E/W Street:	**NC 54**

	AM In	**AM Out**	**PM In**	**PM Out**
Net New Trips:	18	13	41	42
Pass-By Trips:	0	0	0	0

Annual Growth Rate:	1.25%	**Existing Year:**	2022
Growth Factor:	0.025	**Buildout Year:**	2024

AM PEAK HOUR
AM PHF = 0.9

Description	NC 54 **Eastbound** Left	Through	Right	NC 54 **Westbound** Left	Through	Right	White Cross Road **Northbound** Left	Through	Right	- **Southbound** Left	Through	Right
2022 Traffic Count	0	829	63	23	256	0	36	0	77	0	0	0
Count Balancing	0	0	0	0	0	0	0	0	0	0	0	0
2022 Existing Traffic	0	829	63	23	256	0	36	0	77	0	0	0
Growth Factor (0.0125 per year)	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025
2024 Background Growth	0	21	2	1	6	0	1	0	2	0	0	0
2024 Background Traffic	0	850	65	24	262	0	37	0	79	0	0	0
Project Traffic												
Percent Assignment Inbound	0%	0%	35%	55%	0%	0%	0%	0%	0%	0%	0%	0%
Inbound Project Traffic	0	0	6	10	0	0	0	0	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	35%	0%	55%	0%	0%	0%
Outbound Project Traffic	0	0	0	0	0	0	4	0	7	0	0	0
Total Project Traffic	0	0	6	10	0	0	4	0	7	0	0	0
2024 Buildout Total	0	850	71	34	262	0	41	0	86	0	0	0
Approach Percent Impact (vs. Existing)		0.7%			3.6%			9.7%			#DIV/0!	
Overall Percent Impact (vs. Buildout)	2.0%											

PM PEAK HOUR
PM PHF = 0.97

Description	NC 54 **Eastbound** Left	Through	Right	NC 54 **Westbound** Left	Through	Right	White Cross Road **Northbound** Left	Through	Right	- **Southbound** Left	Through	Right
2022 Traffic Count	0	291	51	88	773	0	58	0	34	0	0	0
Count Balancing	0	0	0	0	0	0	0	0	0	0	0	0
2022 Existing Traffic	0	291	51	88	773	0	58	0	34	0	0	0
Growth Factor (0.0125 per year)	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025
2024 Background Growth	0	7	1	2	19	0	1	0	1	0	0	0
2024 Background Traffic	0	298	52	90	792	0	59	0	35	0	0	0
Project Traffic												
Percent Assignment Inbound	0%	0%	35%	55%	0%	0%	0%	0%	0%	0%	0%	0%
Inbound Project Traffic	0	0	14	23	0	0	0	0	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	35%	0%	55%	0%	0%	0%
Outbound Project Traffic	0	0	0	0	0	0	15	0	23	0	0	0
Total Project Traffic	0	0	14	23	0	0	15	0	23	0	0	0
2024 Buildout Total	0	298	66	113	792	0	74	0	58	0	0	0
Approach Percent Impact (vs. Existing)		4.1%			2.7%			41.3%			#DIV/0!	
Overall Percent Impact (vs. Buildout)	5.4%											

INTERSECTION ANALYSIS SHEET

Project:	**White Cross Retail**
Location:	**Orange County, NC**
Scenario:	**Study Scenario**
Ct. Date	
Ct. Peaks	**AM: xx-xx; PM: xx-xx**
N/S Street:	**White Cross Road**
E/W Street:	**Site Driveway**

	AM In	**AM Out**	**PM In**	**PM Out**
Net New Trips:	18	13	41	42
Pass-By Trips:	0	0	0	0

Annual Growth Rate:	1.25%	**Existing Year:**	2022
Growth Factor:	0.025	**Buildout Year:**	2024

AM PEAK HOUR
AM PHF =

Description	Site Driveway **Eastbound**			- **Westbound**			White Cross Road **Northbound**			White Cross Road **Southbound**		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2022 Traffic Count	0	0	0	0	0	0	0	0	0	0	0	0
Count Balancing	0	0	0	0	0	0	0	113	0	0	86	0
2022 Existing Traffic	0	0	0	0	0	0	0	113	0	0	86	0
Growth Factor (0.0125 per year)	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025
2024 Background Growth	0	0	0	0	0	0	0	3	0	0	2	0
2024 Background Traffic	0	0	0	0	0	0	0	116	0	0	88	0
Project Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	10%	0%	0%	0%	0%	90%
Inbound Project Traffic	0	0	0	0	0	0	2	0	0	0	0	16
Percent Assignment Outbound	90%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Outbound Project Traffic	11	0	1	0	0	0	0	0	0	0	0	0
Total Project Traffic	11	0	1	0	0	0	2	0	0	0	0	16
2024 Buildout Total	11	0	1	0	0	0	2	116	0	0	88	16
Approach Percent Impact (vs. Existing)		#DIV/0!			#DIV/0!			1.8%			18.6%	
Overall Percent Impact (vs. Buildout)	12.8%											

PM PEAK HOUR
PM PHF =

Description	Site Driveway **Eastbound**			- **Westbound**			White Cross Road **Northbound**			White Cross Road **Southbound**		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2022 Traffic Count	0	0	0	0	0	0	0	0	0	0	0	0
Count Balancing	0	0	0	0	0	0	0	92	0	0	139	0
2022 Existing Traffic	0	0	0	0	0	0	0	92	0	0	139	0
Growth Factor (0.0125 per year)	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025
2024 Background Growth	0	0	0	0	0	0	0	2	0	0	3	0
2024 Background Traffic	0	0	0	0	0	0	0	94	0	0	142	0
Project Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	10%	0%	0%	0%	0%	90%
Inbound Project Traffic	0	0	0	0	0	0	4	0	0	0	0	37
Percent Assignment Outbound	90%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Outbound Project Traffic	38	0	4	0	0	0	0	0	0	0	0	0
Total Project Traffic	38	0	4	0	0	0	4	0	0	0	0	37
2024 Buildout Total	38	0	4	0	0	0	4	94	0	0	142	37
Approach Percent Impact (vs. Existing)		#DIV/0!			#DIV/0!			4.3%			26.6%	
Overall Percent Impact (vs. Buildout)	26.0%											

Appendix E:
Synchro Output:
Existing



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	829	63	23	256	36	77
Future Volume (vph)	829	63	23	256	36	77
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	150		0	0
Storage Lanes		0	1		1	0
Taper Length (ft)			215		25	
Satd. Flow (prot)	1827	0	1656	1863	1606	0
Flt Permitted			0.950		0.984	
Satd. Flow (perm)	1827	0	1656	1863	1606	0
Link Speed (mph)	55			55	50	
Link Distance (ft)	2773			3259	322	
Travel Time (s)	34.4			40.4	4.4	
Confl. Bikes (#/hr)		1				
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	3%	2%	9%	2%	3%	7%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	991	0	26	284	126	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 60.8%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	3.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	829	63	23	256	36	77
Future Vol, veh/h	829	63	23	256	36	77
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	150	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	3	2	9	2	3	7
Mvmt Flow	921	70	26	284	40	86

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	991	0	1292	956
Stage 1	-	-	-	-	956	-
Stage 2	-	-	-	-	336	-
Critical Hdwy	-	-	4.19	-	6.43	6.27
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	-	-	2.281	-	3.527	3.363
Pot Cap-1 Maneuver	-	-	671	-	179	306
Stage 1	-	-	-	-	372	-
Stage 2	-	-	-	-	722	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	671	-	172	306
Mov Cap-2 Maneuver	-	-	-	-	172	-
Stage 1	-	-	-	-	372	-
Stage 2	-	-	-	-	694	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.9	34.2
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	245	-	-	671	-
HCM Lane V/C Ratio	0.512	-	-	0.038	-
HCM Control Delay (s)	34.2	-	-	10.6	-
HCM Lane LOS	D	-	-	B	-
HCM 95th %tile Q(veh)	2.7	-	-	0.1	-



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	291	51	88	773	58	34
Future Volume (vph)	291	51	88	773	58	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	150		0	0
Storage Lanes		0	1		1	0
Taper Length (ft)			215		25	
Satd. Flow (prot)	1790	0	1770	1863	1680	0
Flt Permitted			0.950		0.969	
Satd. Flow (perm)	1790	0	1770	1863	1680	0
Link Speed (mph)	55			55	50	
Link Distance (ft)	2773			3259	322	
Travel Time (s)	34.4			40.4	4.4	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	4%	4%	2%	2%	3%	6%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	353	0	91	797	95	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	52.6%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	2.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	291	51	88	773	58	34
Future Vol, veh/h	291	51	88	773	58	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	150	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	4	4	2	2	3	6
Mvmt Flow	300	53	91	797	60	35

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	353	0	1306	327
Stage 1	-	-	-	-	327	-
Stage 2	-	-	-	-	979	-
Critical Hdwy	-	-	4.12	-	6.43	6.26
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	-	-	2.218	-	3.527	3.354
Pot Cap-1 Maneuver	-	-	1206	-	176	705
Stage 1	-	-	-	-	728	-
Stage 2	-	-	-	-	363	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1206	-	163	705
Mov Cap-2 Maneuver	-	-	-	-	163	-
Stage 1	-	-	-	-	728	-
Stage 2	-	-	-	-	336	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	31.6
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	228	-	-	1206	-
HCM Lane V/C Ratio	0.416	-	-	0.075	-
HCM Control Delay (s)	31.6	-	-	8.2	-
HCM Lane LOS	D	-	-	A	-
HCM 95th %tile Q(veh)	1.9	-	-	0.2	-

Appendix F:
Synchro Output:
Background (2024)

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	850	65	24	262	37	79
Future Volume (vph)	850	65	24	262	37	79
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	150		0	0
Storage Lanes		0	1		1	0
Taper Length (ft)			215		25	
Satd. Flow (prot)	1827	0	1656	1863	1606	0
Flt Permitted			0.950		0.984	
Satd. Flow (perm)	1827	0	1656	1863	1606	0
Link Speed (mph)	55			55	50	
Link Distance (ft)	2773			3259	322	
Travel Time (s)	34.4			40.4	4.4	
Confl. Bikes (#/hr)		1				
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	3%	2%	9%	2%	3%	7%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1016	0	27	291	129	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 62.3%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	3.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	850	65	24	262	37	79
Future Vol, veh/h	850	65	24	262	37	79
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	150	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	3	2	9	2	3	7
Mvmt Flow	944	72	27	291	41	88

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1016	0	1325	980
Stage 1	-	-	-	-	980	-
Stage 2	-	-	-	-	345	-
Critical Hdwy	-	-	4.19	-	6.43	6.27
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	-	-	2.281	-	3.527	3.363
Pot Cap-1 Maneuver	-	-	656	-	171	297
Stage 1	-	-	-	-	362	-
Stage 2	-	-	-	-	715	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	656	-	164	297
Mov Cap-2 Maneuver	-	-	-	-	164	-
Stage 1	-	-	-	-	362	-
Stage 2	-	-	-	-	686	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.9	37.2
HCM LOS			E

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	236	-	-	656	-
HCM Lane V/C Ratio	0.546	-	-	0.041	-
HCM Control Delay (s)	37.2	-	-	10.7	-
HCM Lane LOS	E	-	-	B	-
HCM 95th %tile Q(veh)	3	-	-	0.1	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	298	52	90	792	59	35
Future Volume (vph)	298	52	90	792	59	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	150		0	0
Storage Lanes		0	1		1	0
Taper Length (ft)			215		25	
Satd. Flow (prot)	1790	0	1770	1863	1682	0
Flt Permitted			0.950		0.970	
Satd. Flow (perm)	1790	0	1770	1863	1682	0
Link Speed (mph)	55			55	50	
Link Distance (ft)	2773			3259	322	
Travel Time (s)	34.4			40.4	4.4	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	4%	4%	2%	2%	3%	6%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	361	0	93	816	97	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 53.8%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	298	52	90	792	59	35
Future Vol, veh/h	298	52	90	792	59	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	150	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	4	4	2	2	3	6
Mvmt Flow	307	54	93	816	61	36

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	361	0	1336	334
Stage 1	-	-	-	-	334	-
Stage 2	-	-	-	-	1002	-
Critical Hdwy	-	-	4.12	-	6.43	6.26
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	-	-	2.218	-	3.527	3.354
Pot Cap-1 Maneuver	-	-	1198	-	168	699
Stage 1	-	-	-	-	723	-
Stage 2	-	-	-	-	354	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1198	-	155	699
Mov Cap-2 Maneuver	-	-	-	-	155	-
Stage 1	-	-	-	-	723	-
Stage 2	-	-	-	-	326	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	34.1
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	218	-	-	1198	-
HCM Lane V/C Ratio	0.445	-	-	0.077	-
HCM Control Delay (s)	34.1	-	-	8.3	-
HCM Lane LOS	D	-	-	A	-
HCM 95th %tile Q(veh)	2.1	-	-	0.3	-

Appendix G:
Synchro Output -
Build-out (2024)



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	850	71	34	262	41	86
Future Volume (vph)	850	71	34	262	41	86
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	150		0	0
Storage Lanes		0	1		1	0
Taper Length (ft)			215		25	
Satd. Flow (prot)	1828	0	1656	1863	1608	0
Flt Permitted			0.950		0.984	
Satd. Flow (perm)	1828	0	1656	1863	1608	0
Link Speed (mph)	55			55	50	
Link Distance (ft)	2773			3259	322	
Travel Time (s)	34.4			40.4	4.4	
Confl. Bikes (#/hr)		1				
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	3%	2%	9%	2%	3%	7%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1023	0	38	291	142	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 63.3%		ICU Level of Service B	
Analysis Period (min) 15			

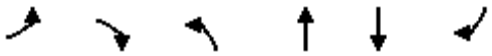
Intersection	
Int Delay, s/veh	4.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	850	71	34	262	41	86
Future Vol, veh/h	850	71	34	262	41	86
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	150	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	3	2	9	2	3	7
Mvmt Flow	944	79	38	291	46	96

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1023	0	1351	984
Stage 1	-	-	-	-	984	-
Stage 2	-	-	-	-	367	-
Critical Hdwy	-	-	4.19	-	6.43	6.27
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	-	-	2.281	-	3.527	3.363
Pot Cap-1 Maneuver	-	-	652	-	165	295
Stage 1	-	-	-	-	361	-
Stage 2	-	-	-	-	699	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	652	-	155	295
Mov Cap-2 Maneuver	-	-	-	-	155	-
Stage 1	-	-	-	-	361	-
Stage 2	-	-	-	-	658	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.2	43.4
HCM LOS			E

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	228	-	-	652	-
HCM Lane V/C Ratio	0.619	-	-	0.058	-
HCM Control Delay (s)	43.4	-	-	10.9	-
HCM Lane LOS	E	-	-	B	-
HCM 95th %tile Q(veh)	3.6	-	-	0.2	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	11	4	4	116	88	16
Future Volume (vph)	11	4	4	116	88	16
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	0			100
Storage Lanes	1	0	0			1
Taper Length (ft)	25		25			
Satd. Flow (prot)	1735	0	0	1859	1863	1583
Flt Permitted	0.964			0.998		
Satd. Flow (perm)	1735	0	0	1859	1863	1583
Link Speed (mph)	15			50	50	
Link Distance (ft)	255			1122	322	
Travel Time (s)	11.6			15.3	4.4	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Shared Lane Traffic (%)						
Lane Group Flow (vph)	16	0	0	133	98	18
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 19.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	4	4	116	88	16
Future Vol, veh/h	11	4	4	116	88	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	100
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	4	4	129	98	18

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	235	98	116	0	-	0
Stage 1	98	-	-	-	-	-
Stage 2	137	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	753	958	1473	-	-	-
Stage 1	926	-	-	-	-	-
Stage 2	890	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	751	958	1473	-	-	-
Mov Cap-2 Maneuver	751	-	-	-	-	-
Stage 1	923	-	-	-	-	-
Stage 2	890	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.6	0.2	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1473	-	797	-	-
HCM Lane V/C Ratio	0.003	-	0.021	-	-
HCM Control Delay (s)	7.5	0	9.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	298	66	113	792	74	58
Future Volume (vph)	298	66	113	792	74	58
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	150		0	0
Storage Lanes		0	1		1	0
Taper Length (ft)			215		25	
Satd. Flow (prot)	1781	0	1770	1863	1666	0
Flt Permitted			0.950		0.973	
Satd. Flow (perm)	1781	0	1770	1863	1666	0
Link Speed (mph)	55			55	50	
Link Distance (ft)	2773			3259	322	
Travel Time (s)	34.4			40.4	4.4	
Peak Hour Factor	0.97	0.95	0.95	0.97	0.95	0.94
Heavy Vehicles (%)	4%	4%	2%	2%	3%	6%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	376	0	119	816	140	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 56.0%		ICU Level of Service B	
Analysis Period (min) 15			

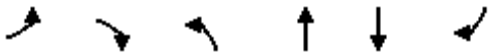
Intersection	
Int Delay, s/veh	5.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	298	66	113	792	74	58
Future Vol, veh/h	298	66	113	792	74	58
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	150	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	95	95	97	95	94
Heavy Vehicles, %	4	4	2	2	3	6
Mvmt Flow	307	69	119	816	78	62

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	376	0	1396	342
Stage 1	-	-	-	-	342	-
Stage 2	-	-	-	-	1054	-
Critical Hdwy	-	-	4.12	-	6.43	6.26
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	-	-	2.218	-	3.527	3.354
Pot Cap-1 Maneuver	-	-	1182	-	155	692
Stage 1	-	-	-	-	717	-
Stage 2	-	-	-	-	334	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1182	-	139	692
Mov Cap-2 Maneuver	-	-	-	-	139	-
Stage 1	-	-	-	-	717	-
Stage 2	-	-	-	-	300	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.1	48.3
HCM LOS			E

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	215	-	-	1182	-
HCM Lane V/C Ratio	0.649	-	-	0.101	-
HCM Control Delay (s)	48.3	-	-	8.4	-
HCM Lane LOS	E	-	-	A	-
HCM 95th %tile Q(veh)	3.9	-	-	0.3	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	38	4	4	94	142	37
Future Volume (vph)	38	4	4	94	142	37
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	0			100
Storage Lanes	1	0	0			1
Taper Length (ft)	25		25			
Satd. Flow (prot)	1759	0	0	1859	1863	1583
Flt Permitted	0.956			0.998		
Satd. Flow (perm)	1759	0	0	1859	1863	1583
Link Speed (mph)	15			50	50	
Link Distance (ft)	255			1122	322	
Travel Time (s)	11.6			15.3	4.4	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Shared Lane Traffic (%)						
Lane Group Flow (vph)	46	0	0	108	158	41
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 18.2%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	4	4	94	142	37
Future Vol, veh/h	38	4	4	94	142	37
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	100
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	42	4	4	104	158	41

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	270	158	199	0	-	0
Stage 1	158	-	-	-	-	-
Stage 2	112	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	719	887	1373	-	-	-
Stage 1	871	-	-	-	-	-
Stage 2	913	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	717	887	1373	-	-	-
Mov Cap-2 Maneuver	717	-	-	-	-	-
Stage 1	868	-	-	-	-	-
Stage 2	913	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.3	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1373	-	730	-	-
HCM Lane V/C Ratio	0.003	-	0.064	-	-
HCM Control Delay (s)	7.6	0	10.3	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Appendix H:
Florida 2013 Quality/Level of Service Handbook Excerpts

2013 QUALITY/ LEVEL OF SERVICE HANDBOOK







STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
2013

For NC 54

TABLE 2

Generalized **Annual Average Daily** Volumes for Florida's **Transitioning Areas** and **Areas Over 5,000 Not In Urbanized Areas**[1]

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	14,400	16,200	**
4	Divided	*	34,000	35,500	**
6	Divided	*	52,100	53,500	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	6,500	13,300	14,200
4	Divided	*	9,900	28,800	31,600
6	Divided	*	16,000	44,900	47,600

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Adjustment for White Cross Road

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	2,600	6,100	19,500
50-84%	1,900	5,500	18,400	>19,500
85-100%	7,500	19,500	>19,500	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	2,800	9,400
50-84%	*	1,600	8,600	15,600
85-100%	3,800	10,500	17,100	>19,500

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
4	44,100	57,600	68,900	71,700
6	65,100	85,600	102,200	111,000
8	85,100	113,700	135,200	150,000
10	106,200	141,700	168,800	189,000

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 20,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	9,200	17,300	24,400	33,300
4	Divided	35,300	49,600	62,900	69,600
6	Divided	52,800	74,500	94,300	104,500

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

TABLE 2
(continued)

Generalized **Annual Average Daily** Volumes for Florida's **Transitioning** and **Areas Over 5,000 Not In Urbanized Areas**

12/18/12

INPUT VALUE ASSUMPTIONS	Uninterrupted Flow Facilities			Interrupted Flow Facilities					
				State Arterials				Class I	
	Freeways	Highways		Class I		Class II		Bicycle	Pedestrian
ROADWAY CHARACTERISTICS									
Area type (t,uo)	t	t	t	t	t	t	t	t	t
Number of through lanes (both dir.)	4-10	2	4-6	2	4-6	2	4-6	4	4
Posted speed (mph)	70	50	50	45	50	30	30	45	45
Free flow speed (mph)	75	55	55	50	55	35	35	50	50
Auxiliary lanes (n,y)	n	n	n						
Median (n, nr, r)		n	r	n	y	n	y	r	r
Terrain (l,r)	l	l	l	l	l	l	l	l	l
% no passing zone		60							
Exclusive left turn lane impact (n, y)		[n]	y	y	y	y	y	y	y
Exclusive right turn lanes (n, y)				n	n	n	n	n	n
Facility length (mi)	8	5	5	1.8	2	2	2	2	2
Number of basic segments	4								
TRAFFIC CHARACTERISTICS									
Planning analysis hour factor (K)	0.090	0.090	0.090	0.090	0.090	0.090	0.090	0.090	0.090
Directional distribution factor (D)	0.555	0.550	0.550	0.550	0.570	0.570	0.565	0.570	0.570
Peak hour factor (PHF)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Base saturation flow rate (pcphpl)		1,700	2,100	1,950	1,950	1,950	1,950	1,950	1,950
Heavy vehicle percent	9.0	4.0	4.0	2.0	3.0	2.0	3.0	3.0	3.0
Local adjustment factor	0.85	0.97	0.95						
% left turns				12	12	12	12	12	12
% right turns				12	12	12	12	12	12
CONTROL CHARACTERISTICS									
Number of signals				5	4	10	10	4	6
Arrival type (1-6)				4	3	4	4	4	4
Signal type (a, c, p)				c	c	c	c	c	c
Cycle length (C)				120	150	120	150	120	120
Effective green ratio (g/C)				0.44	0.45	0.44	0.45	0.44	0.44
MULTIMODAL CHARACTERISTICS									
Paved shoulder/bicycle lane (n, y)								n, 50%, y	n
Outside lane width (n, t, w)								t	t
Pavement condition (d, t, u)								t	
On-street parking (n, y)								n	n
Sidewalk (n, y)									n, 50%, y
Sidewalk/roadway separation (a, t, w)									t
Sidewalk protective barrier (n, y)									n

LEVEL OF SERVICE THRESHOLDS

Level of Service	Freeways	Highways		Arterials		Bicycle	Ped	Bus
	Density	Two-Lane	Multilane	Class I	Class II	Score	Score	Buses/hr.
		%ffs	Density	ats	ats			
B	≤ 17	> 83.3	≤ 17	> 31 mph	> 22 mph	≤ 2.75	≤ 2.75	≤ 6
C	≤ 24	> 75.0	≤ 24	> 23 mph	> 17 mph	≤ 3.50	≤ 3.50	≤ 4
D	≤ 31	> 66.7	≤ 31	> 18 mph	> 13 mph	≤ 4.25	≤ 4.25	< 3
E	≤ 39	> 58.3	≤ 35	> 15 mph	> 10 mph	≤ 5.00	≤ 5.00	< 2

% ffs = Percent free flow speed ats = Average travel speed

Type of report: Tube Count - Volume Data

LOCATION: NC 54 west of White Cross Rd
QC JOB #: 15991303
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Orange, NC
DATE: Nov 2 2022 - Nov 2 2022

Start Time	Mon	Tue	Wed 2 Nov 22	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			57			57			57	
01:00 AM			30			30			30	
02:00 AM			19			19			19	
03:00 AM			18			18			18	
04:00 AM			45			45			45	
05:00 AM			210			210			210	
06:00 AM			603			603			603	
07:00 AM			**1108**			**1108**			**1108**	
08:00 AM			829			829			829	
09:00 AM			548			548			548	
10:00 AM			497			497			497	
11:00 AM			456			456			456	
12:00 PM			529			529			529	
01:00 PM			537			537			537	
02:00 PM			619			619			619	
03:00 PM			780			780			780	
04:00 PM			1040			1040			1040	
05:00 PM			**1057**			**1057**			**1057**	
06:00 PM			817			817			817	
07:00 PM			471			471			471	
08:00 PM			273			273			273	
09:00 PM			223			223			223	
10:00 PM			150			150			150	
11:00 PM			81			81			81	
Day Total			10997			10997			10997	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			7:00 AM 1108			7:00 AM 1108			7:00 AM 1108	
PM Peak Volume			5:00 PM 1057			5:00 PM 1057			5:00 PM 1057	

Comments:

Report generated on 11/11/2022 12:05 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: NC 54 east of White Cross Rd
QC JOB #: 15991304
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Orange, NC
DATE: Nov 2 2022 - Nov 2 2022

Start Time	Mon	Tue	Wed 2 Nov 22	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			56			56			56	
01:00 AM			31			31			31	
02:00 AM			19			19			19	
03:00 AM			19			19			19	
04:00 AM			46			46			46	
05:00 AM			224			224			224	
06:00 AM			626			626			626	
07:00 AM			**1158**			**1158**			**1158**	
08:00 AM			857			857			857	
09:00 AM			564			564			564	
10:00 AM			485			485			485	
11:00 AM			473			473			473	
12:00 PM			546			546			546	
01:00 PM			547			547			547	
02:00 PM			633			633			633	
03:00 PM			785			785			785	
04:00 PM			1024			1024			1024	
05:00 PM			**1037**			**1037**			**1037**	
06:00 PM			826			826			826	
07:00 PM			472			472			472	
08:00 PM			264			264			264	
09:00 PM			225			225			225	
10:00 PM			145			145			145	
11:00 PM			79			79			79	
Day Total			11141			11141			11141	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			7:00 AM 1158			7:00 AM 1158			7:00 AM 1158	
PM Peak Volume			5:00 PM 1037			5:00 PM 1037			5:00 PM 1037	

Comments:

Report generated on 11/11/2022 12:05 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: White Cross Rd south of NC 54 **QC JOB #:** 15991305

SPECIFIC LOCATION: **DIRECTION:** NB, SB

CITY/STATE: Orange, NC **DATE:** Nov 2 2022 - Nov 2 2022

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
			2 Nov 22							
12:00 AM			14			14			14	
01:00 AM			3			3			3	
02:00 AM			3			3			3	
03:00 AM			1			1			1	
04:00 AM			4			4			4	
05:00 AM			32			32			32	
06:00 AM			110			110			110	
07:00 AM			186			186			186	
08:00 AM			**207**			**207**			**207**	
09:00 AM			121			121			121	
10:00 AM			129			129			129	
11:00 AM			129			129			129	
12:00 PM			181			181			181	
01:00 PM			131			131			131	
02:00 PM			162			162			162	
03:00 PM			186			186			186	
04:00 PM			223			223			223	
05:00 PM			**234**			**234**			**234**	
06:00 PM			189			189			189	
07:00 PM			129			129			129	
08:00 PM			68			68			68	
09:00 PM			58			58			58	
10:00 PM			27			27			27	
11:00 PM			10			10			10	
Day Total			2537			2537			2537	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			8:00 AM 207			8:00 AM 207			8:00 AM 207	
PM Peak Volume			5:00 PM 234			5:00 PM 234			5:00 PM 234	

Comments:

Report generated on 11/11/2022 12:05 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

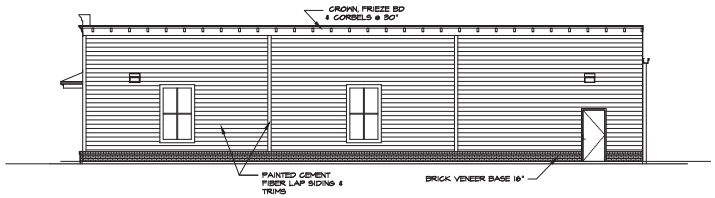
Quality Counts DATA THAT DRIVES COMMUNITIES

Project:	**White Cross Retail**
Location:	**Orange County, NC**
Ct. Date	**November 2, 2022**
N/S Street:	**White Cross Road**
E/W Street:	**NC 54**

	Daily In	**Daily Out**
Net New Trips:	347	347
Pass-By Trips:	0	0

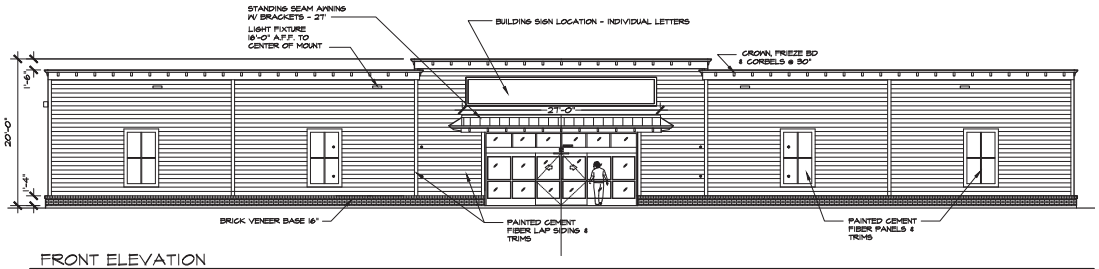
Annual Growth Rate:	1.25%	**Existing Year:**	2022
Growth Factor:	0.025	**Buildout Year:**	2024

	NC 54 West of White Cross Road	**NC 54** East of White Cross Road	**White Cross Road** South of NC 54
2022 Traffic Count	10,997	11,141	2,537
Count Balancing	0	0	0
2022 Existing Traffic	10,997	11,141	2,537
Growth Factor (per year)	0.025	0.025	0.025
2024 Background Growth	277	280	64
2024 Background Traffic	11,274	11,421	2,601
Project Traffic			
Percent Assignment Inbound	35%	55%	10%
Inbound Project Traffic	121	191	35
Percent Assignment Outbound	35%	55%	10%
Outbound Project Traffic	121	191	35
Pass-By Capture Reduction	0	0	0
Pass-By Capture Assignment	0	0	0
Total Pass-By Traffic	0	0	0
Total Project Traffic	242	382	70
2024 Buildout Total	11516	11803	2671
Approach Percent Impact (vs. Existing)	2.2%	3.4%	2.8%



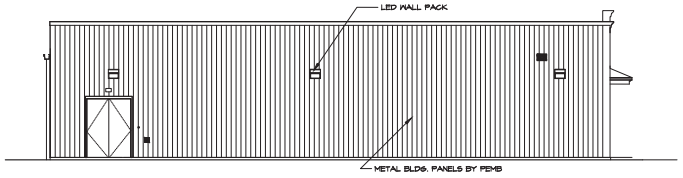
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



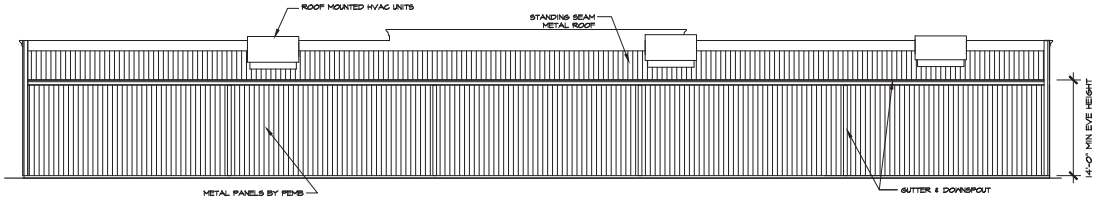
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



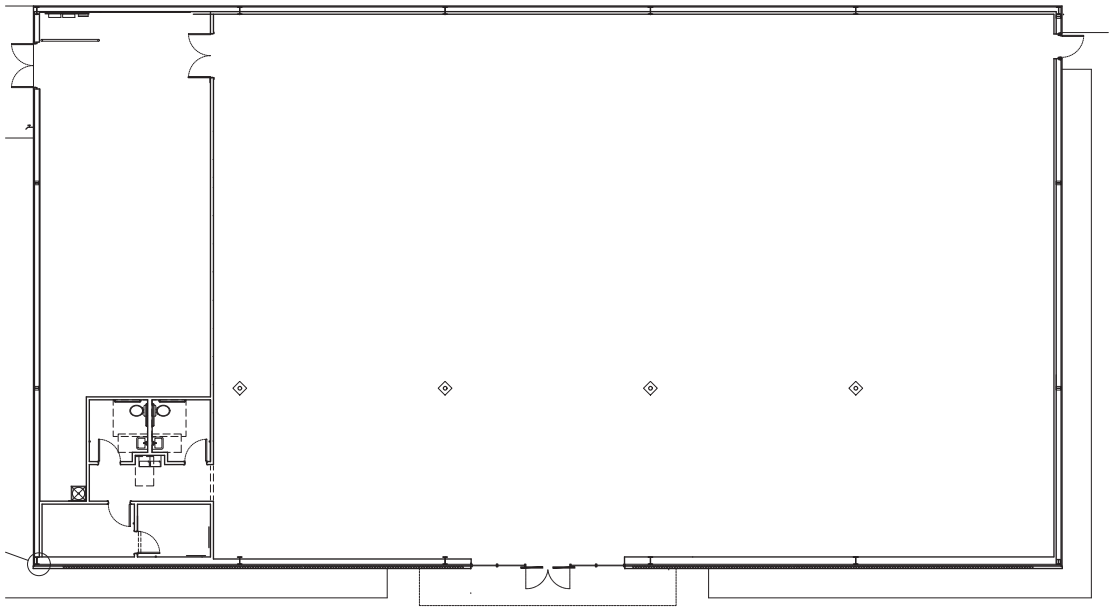
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



FLOOR PLAN

SCALE: 1/8" = 1'-0"

HOOD • HERRING
ARCHITECTURE
PLLP

WILMINGTON OFFICE
609 North Fourth Street
Wilmington, NC 28401
Phone: 910.251.8899
Facsimile: 910.251.8690

WILSON OFFICE
219 East Nash Street
Wilson, NC 27893
Phone: 252.399.2700
Facsimile: 252.399.2701

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PROPOSED BUILDING

CHAPEL HILL, NORTH CAROLINA

JOB NUMBER

DRAWN BY
MWH
DATE

REVISIONS

SHEET NUMBER
A-2
OF

\\Mycloudex2ultra\n3\Dollar General\Vanguard\Chapel Hill\DG Chapel Hill elev1.dwg, 2/22/2023 10:33:52 AM, AutoCAD PDF (General Documentation).pc3

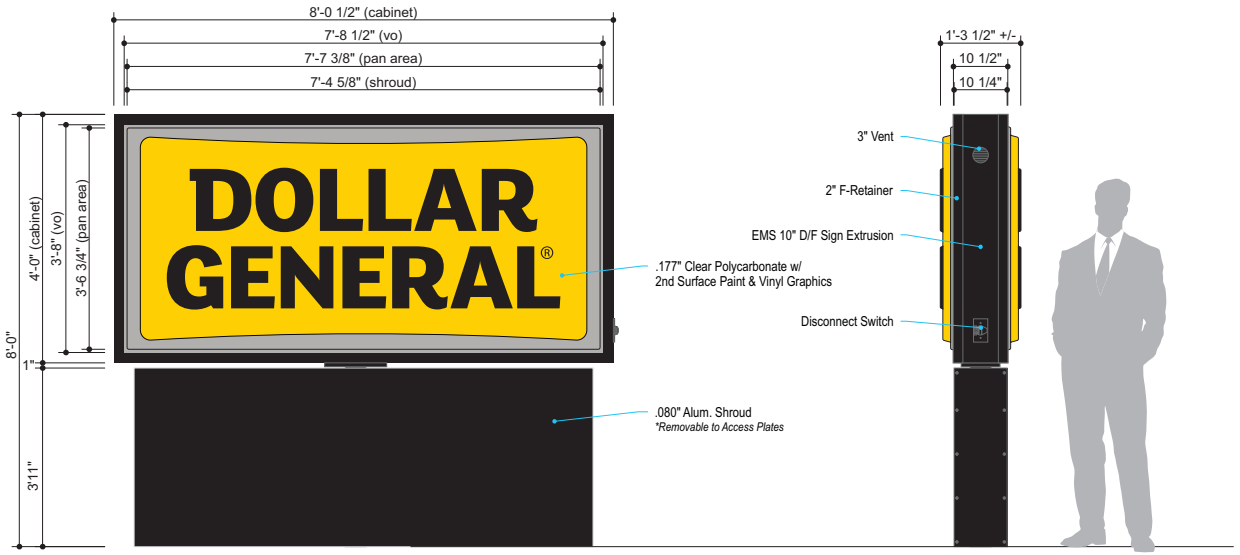

4448
ReddyIce

115 MPH Dollar General - 4'-0" x 8'-0" Monument Sign

Internally Illuminated - LED

DGEN-DF-4X8-115MON

DESIGN INTENT ONLY
Engineering Required to Determine Actual Production & Installation Requirements



Front View
Scale: 1/2"=1'-0"

36.17 Sq Ft

Side View
Scale: 1/2"=1'-0"



Night View
Scale: 3/8"=1'-0"

Existing

Proposed

Vinyl Specifications

3M 7725-12 Black

Paint Specifications

Paint to Match Pantone PMS 109 C
Paint to Match Pantone PMS Cool Gray 5 C
Black (Semi Gloss)

All paint finishes to be Satin unless otherwise specified

General Specifications

Faces:	.177" Clear Polycarbonate w/ 2nd Surface Paint & Vinyl Graphics
Cabinet:	EMS 10" Alum. Sign Frame Cabinet w/ F-Retainers. Exterior Painted Black (Semi Gloss), Interior Painted White
Illum:	White LEDs as Required by Manufacturer, Remote Power Supplies
Electrical:	Actual # of Circuits to be Determined by Licensed Electrical Contractor (1) 20 AMP Circuit, 120 Volts
Quantity:	(1) ONE

Allen Industries FILE NUMBER:E212503 | Listed MET E212503 Electric Sign Complies with UL48 | THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF **ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE** AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. | GROUNDED ELECTRICAL CONNECTIONS

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Client: **Dollar General #**
Address: **-**
Date: **12/10/21**
Page #: **2 of 21**
File Name: **DG_Monument Signs_304**
Sales: **House** | Design: **ECW** | PM: **-**

#	Date	Description	Initial
1	01/18/22	Signage Updates & Corrections	ECW
2	02/02/22	Update to 115 mph	ECW
3	02/22/22	Update to 5000k Modules	ECW
4	12/15/22	Update Sign Specs	ECW
5	-	-	-
6	-	-	-

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
Client Signature:
Approval Date:

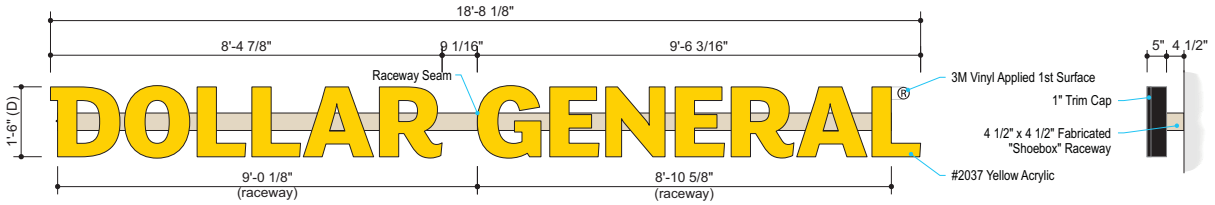
115 MPH Dollar General - 18" Channel Letters

LED Illuminated / Raceway Mounted

DGEN-LTR-18-RWY115

DESIGN INTENT ONLY
Engineering Required to Determine Actual Production & Installation Requirements

FIELD SURVEY REQUIRED
Prior to Release to Production



Front View
Scale: 3/8"=1'-0"

28.01 Sq Ft

Side View
Scale: 3/8"=1'-0"



Night View
Scale: 1/4"=1'-0"

Existing

Proposed

Vinyl Specifications
3M 7125-12 Black

Color Specifications
Black Trim Cap
#2037 Yellow Acrylic

Paint Specifications
Raceway Color: TBD

All paint finishes to be Satin unless otherwise specified

General Specifications

Face:	.177" 2037 Yellow Acrylic w/ 1" Trim Cap - Black
Returns:	5" x .040" Alum. Coil Stock - Pre-Finished Black (Gloss)
Backs:	3mm ACM - Pre-Finished White
Raceway:	Fabricated "Shoebox" Alum. Raceway - Painted to Match Fascia
Illum:	White LEDs as Required by Manufacturer; Power Supplies Located in Raceway
Electrical:	Actual # of Circuits to be Determined by Licensed Electrical Contractor (1) 20 AMP Circuit, 120 Volts
Wall Type:	TBD
Install:	Raceway to be installed using min. 3/8" all thread fasteners (or approved equivalent) and wood blocking as required
Quantity:	(1) ONE

Allen Industries FILE NUMBER:E212503 | Listed MET E212503 Electric Sign Complies with UL48 | THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF **ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE** AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. | GROUNDED ELECTRICAL CONNECTIONS

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Client: **Dollar General**

Address: **-**

Issue Date: **12/01/21**

Page #: **2 of 13**

File Name: **DG_Channel Letter_Raceway_304**

Sales: **House** | Design: **ECW** | PM: **-**

#	Date	Description	Initial
1	01/18/22	Signage Updates & Corrections	ECW
2	02/01/22	Update to 115 MPH	ECW
3	02/22/22	Update to 5000k Modules	ECW
4	12/12/22	Update Sign Specs	ECW
5	-	-	-
6	-	-	-

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature: | Approval Date:

Luminaire Schedule							
Symbol	**Qty**	**Label**	**Arrangement**	**Lumens/Lamp**	**LLF**	**Lum. Watts**	**Description**
	5	G	Single	5346.7	0.950	39.8284	LEDS - WP4053 Wall Pack
	4	HB	Single	20784	0.950	148.978	LEDS - AL1211 - TS-SL0715-150W-H3-40K

Numeric Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
Site	Illuminance	Fc	0.23	22.1	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	1.58	15.7	0.0	N.A.	N.A.

Luminaire Location Summary		
LumNo	**Label**	**Z**
1	HB	16.5
2	HB	16.5
3	HB	16.5
4	HB	16.5
5	G	12
6	G	12
7	G	12
8	G	12
9	G	12

Notes:

Plan Notes:
Calculations at Ground Level (10' x 10' Grid Spacing). Refer to luminaire location summary for mounting heights of each fixture. Pole mounted fixtures include a 2ft concrete base. Mounting heights indicated on luminaire location summary is a total A.F.G. height.

General Notes:
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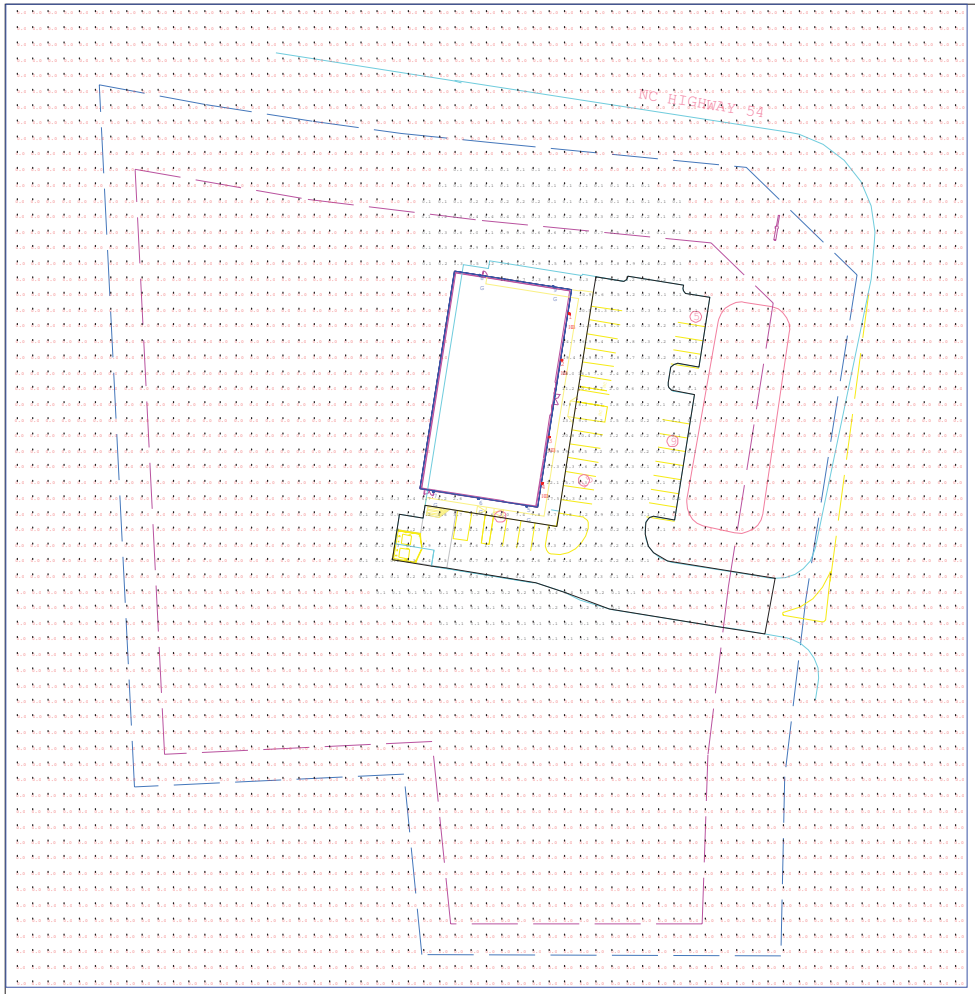
Project name: Dollar General
Chapel Hill NC 24465 Lighting Layout

Prepared for: Vanguard Property Group

Prepared by: Brent M. Finley, LC

LEDS - LLC
N8874 Fire Lane 1
Menasha, WI 54952
PH 920-840-6054 / FAX 920-840-6424
www.leds-llc.com



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4	HB	16.5
5	G	12
6	G	12
7	G	12
8	G	12
9	G	12

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	5	G	Single	LEDS - WP4063 Wall Pack	0.950	8359	39.8284	199.142
	4	HB	Single	LEDS - AL1211 - TS SL0715-150WHS-40K	0.950	20788	148.978	595.912

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.28	22.1	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	1.58	15.7	0.0	N.A.	N.A.

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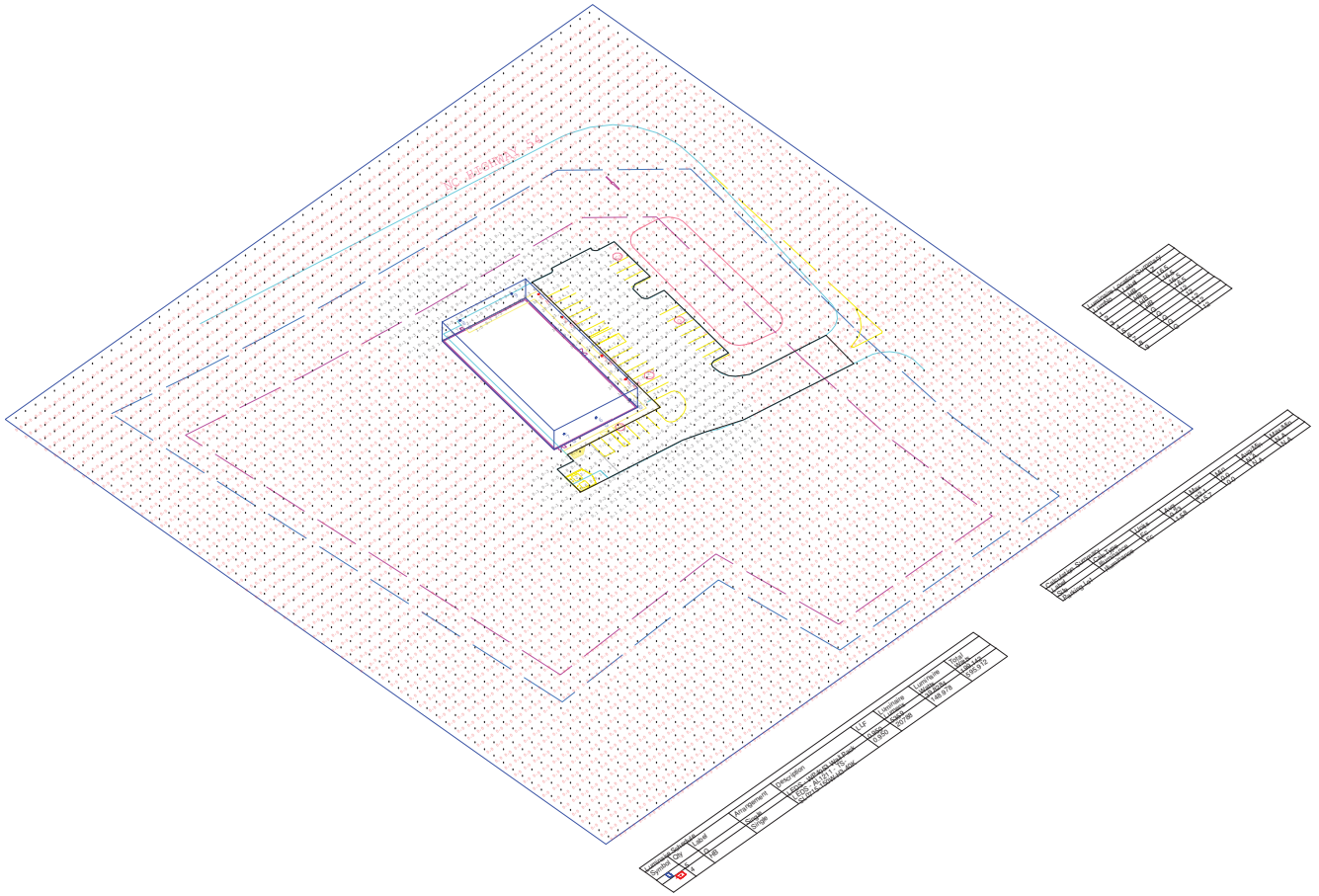

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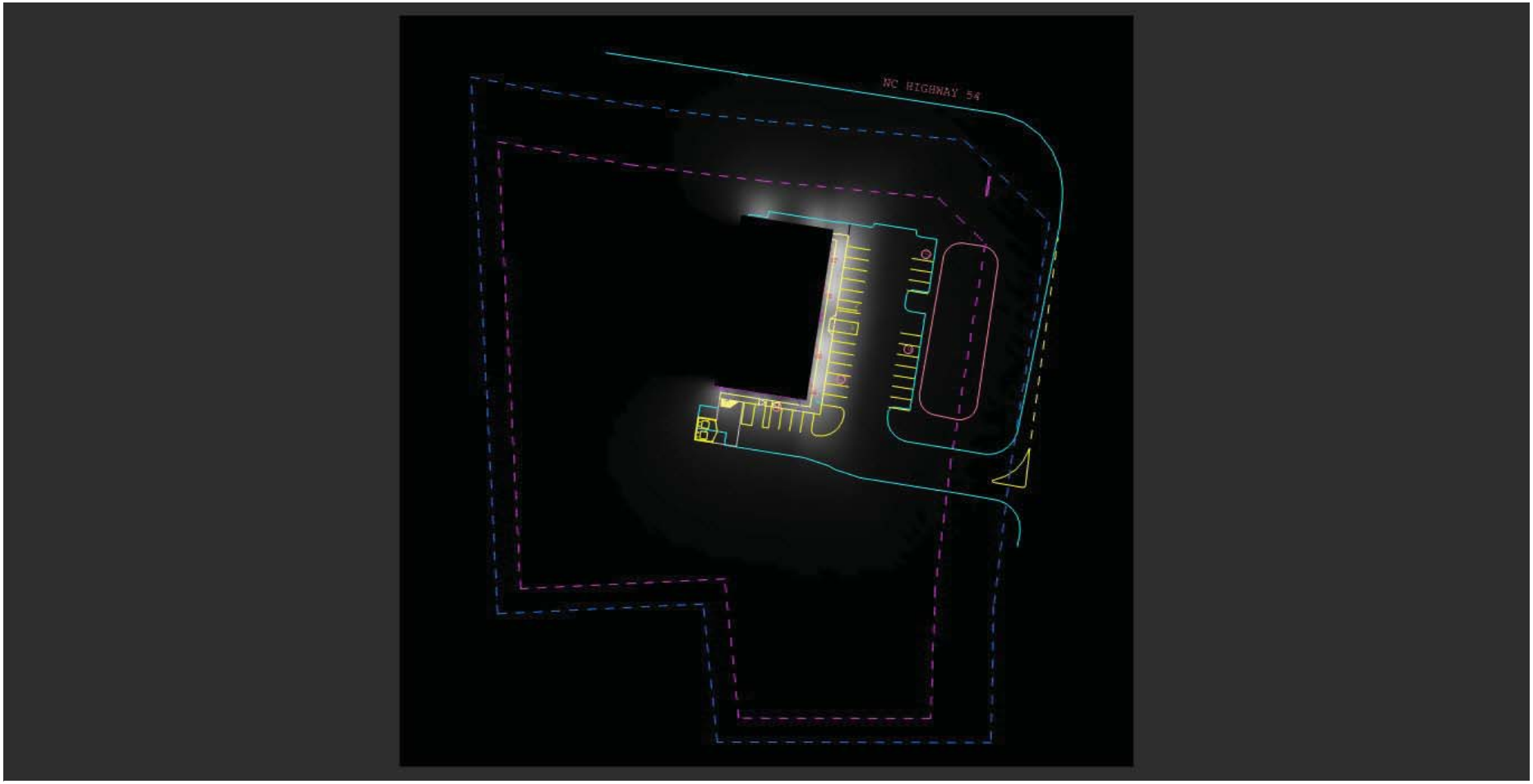

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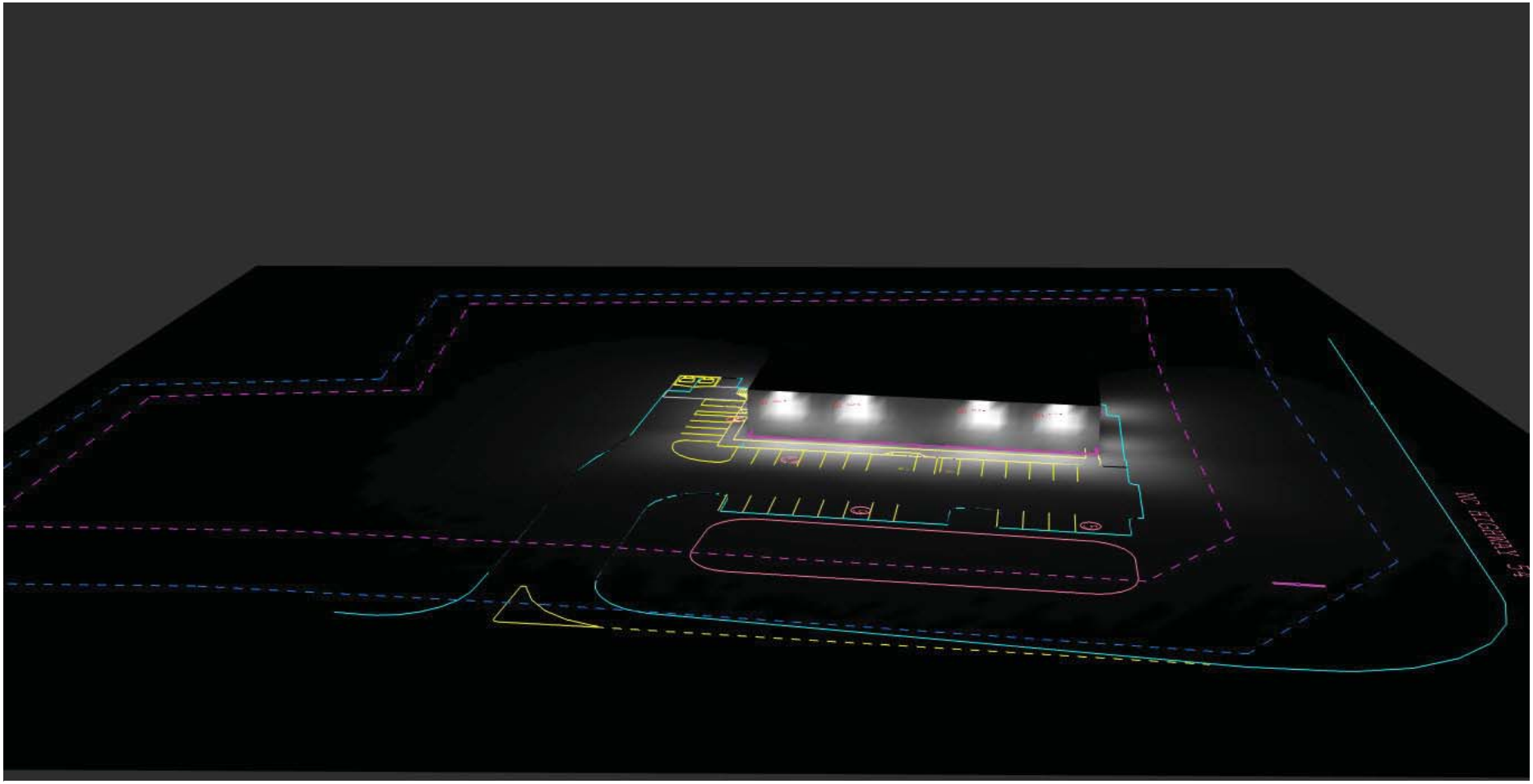

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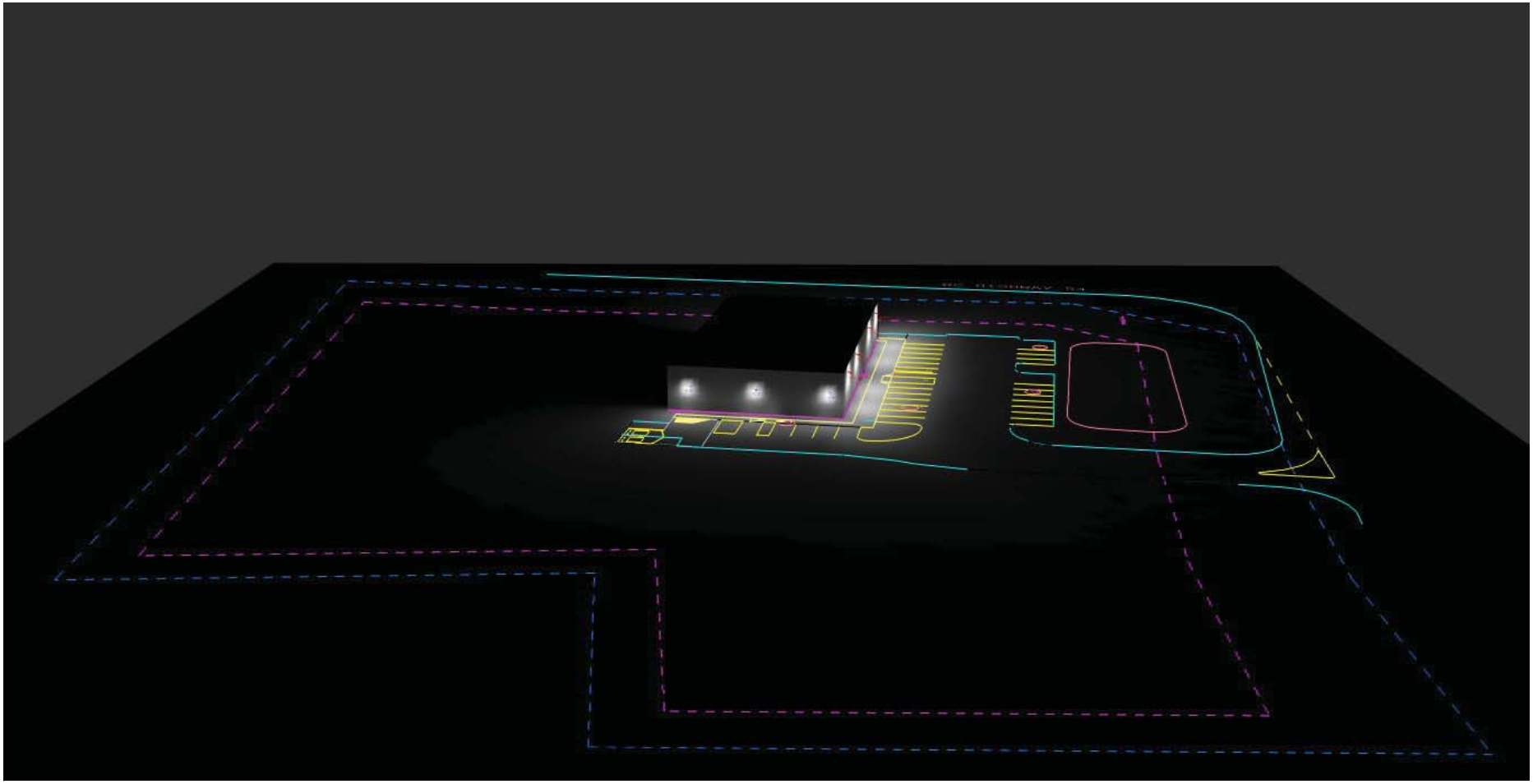

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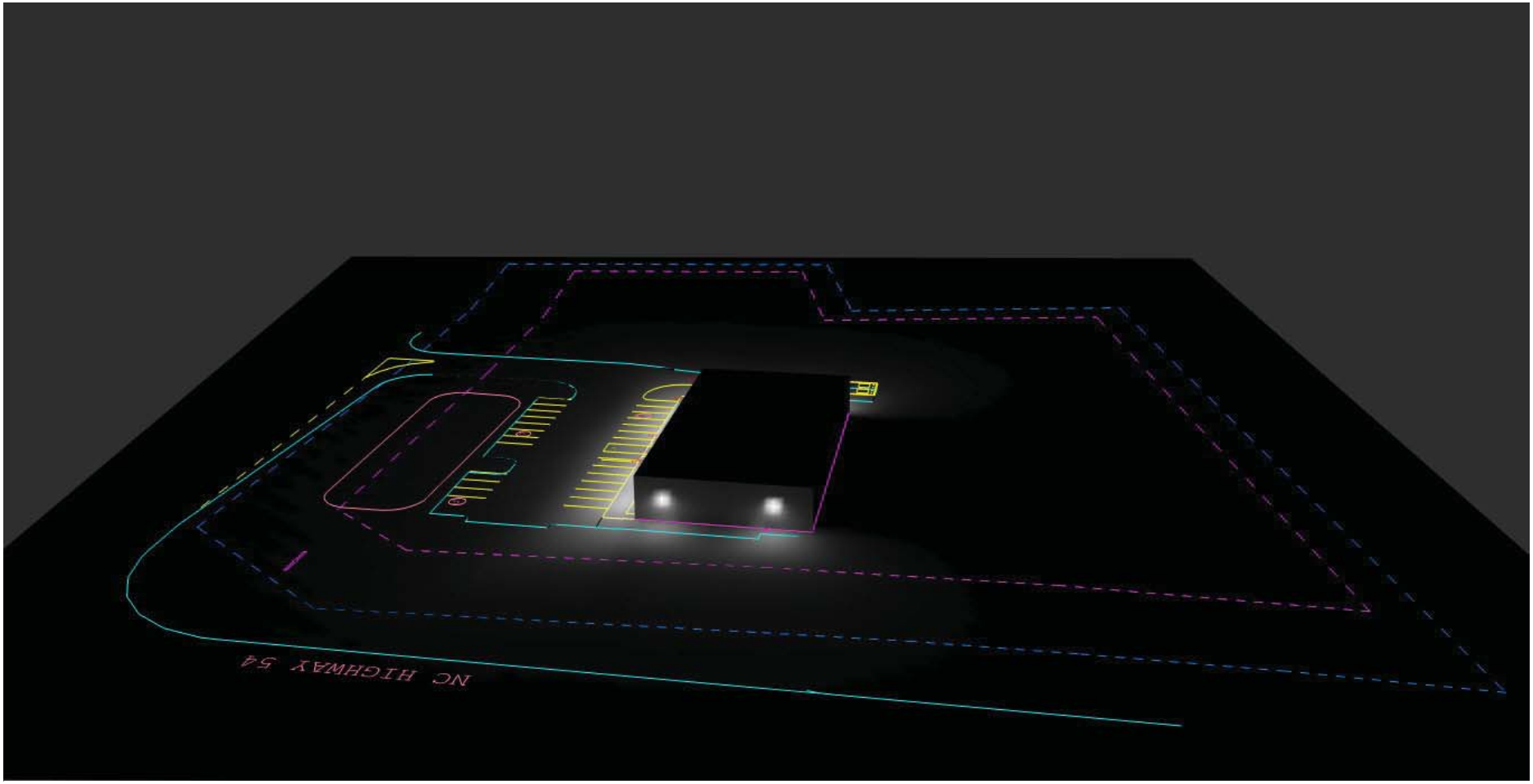

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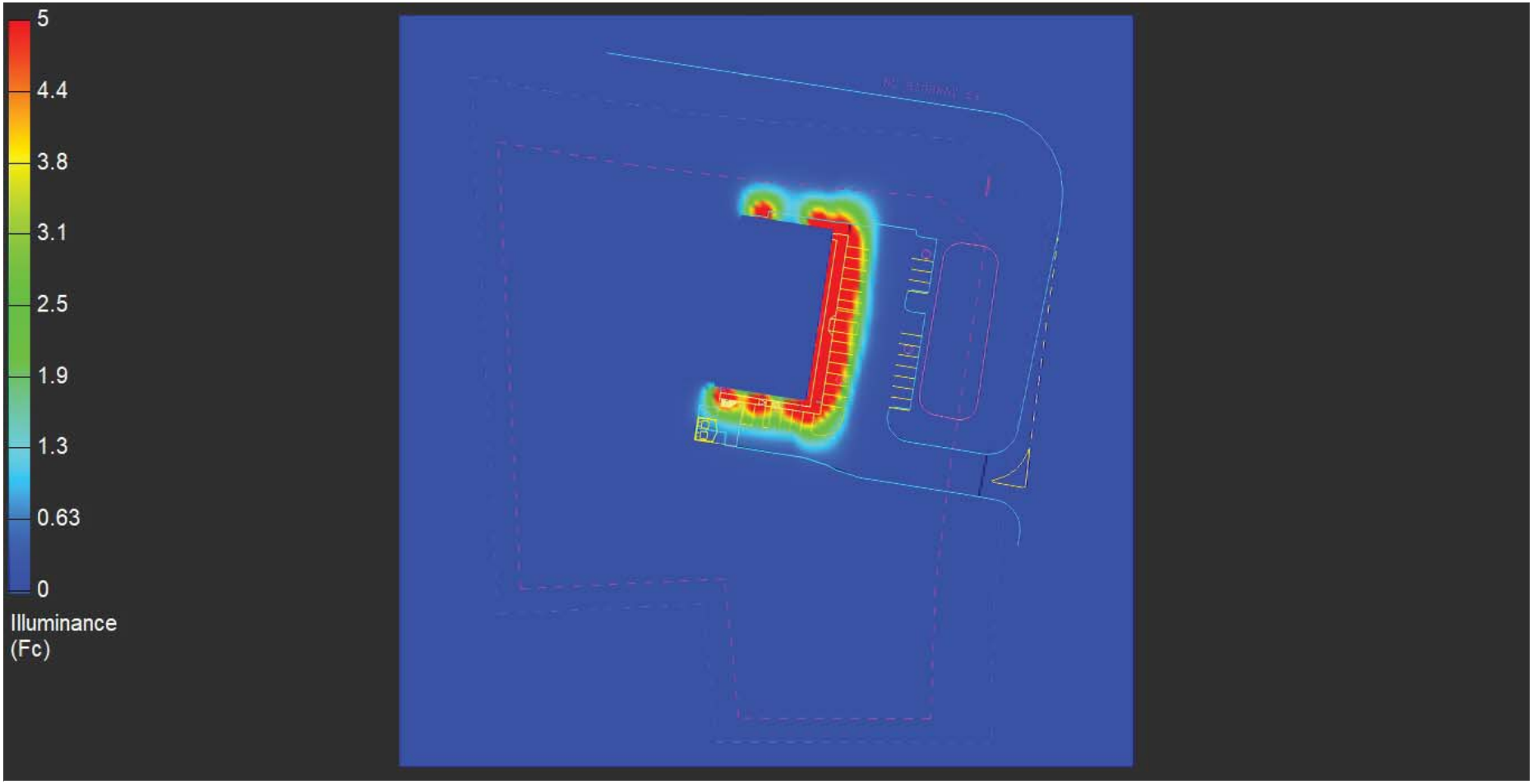

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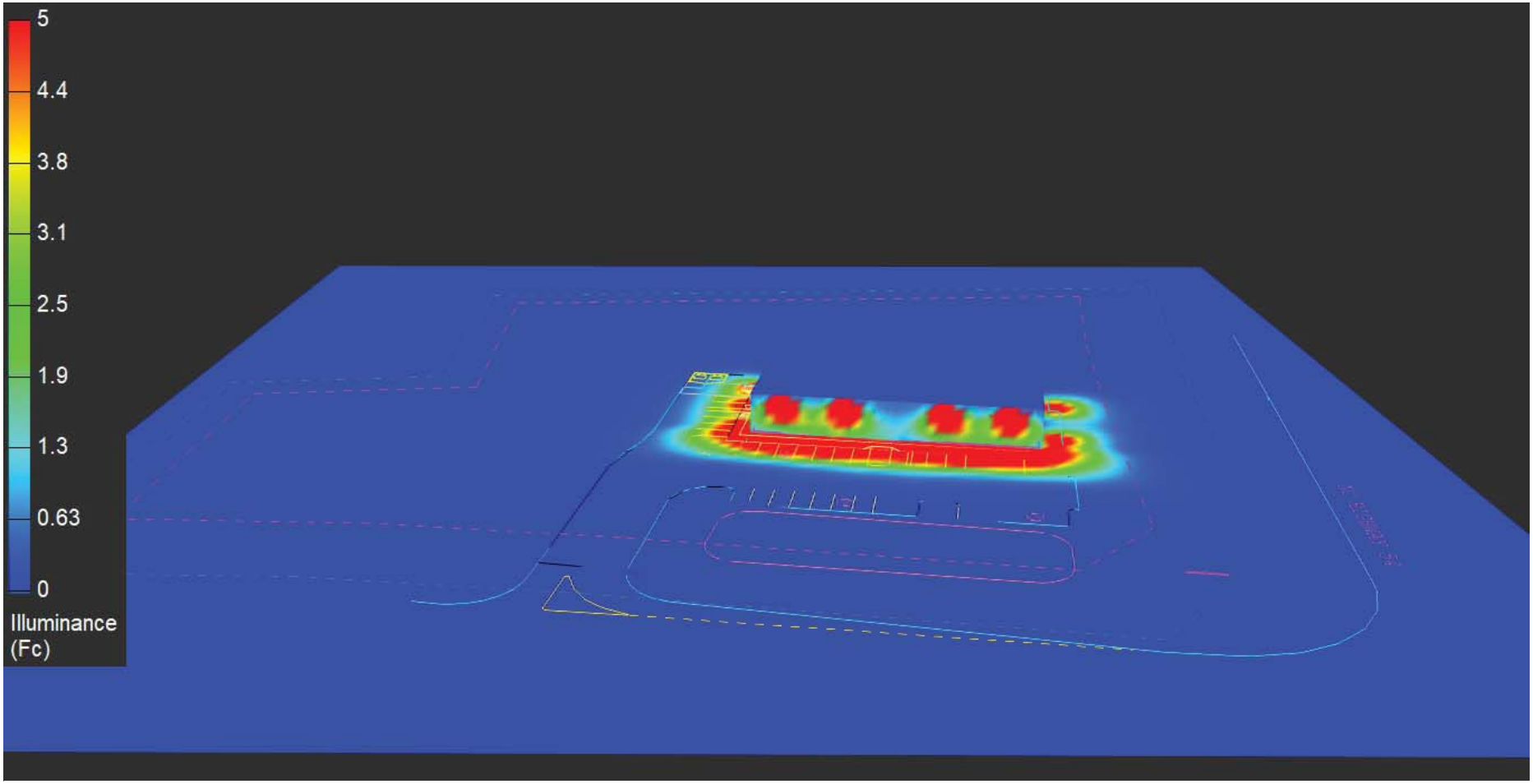

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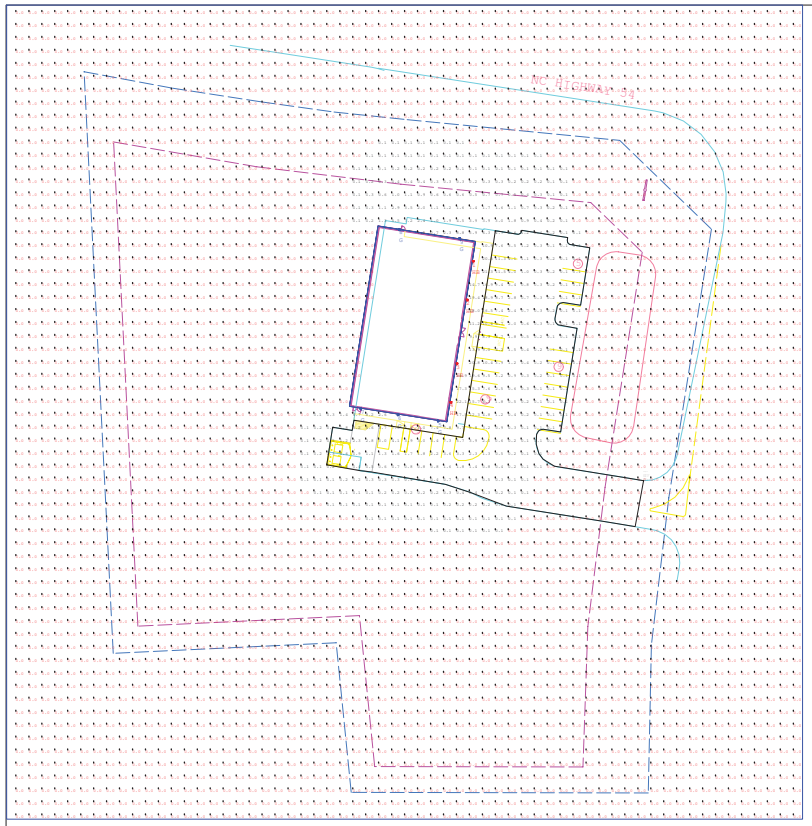

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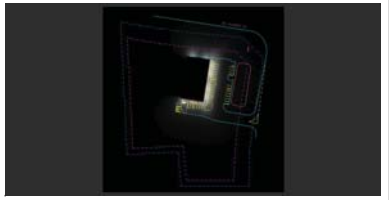

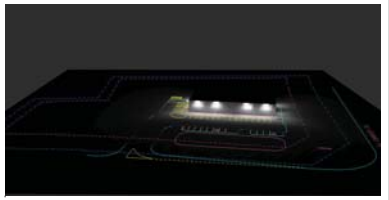

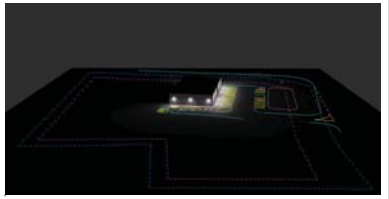

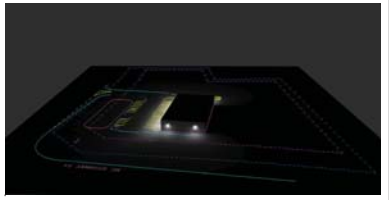

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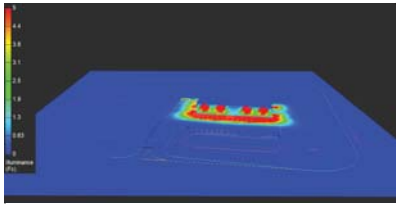
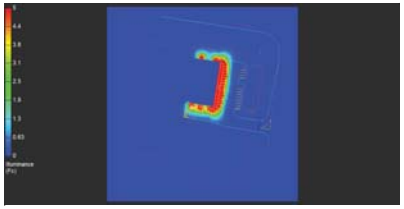




LEDS

Revisions

#	Date	Comments

Drawn By: Brent M. Finley, LC
Checked By:
Date:12/12/2022
Scale:

Dollar General -

Chapel Hill NC 24465

ORANGE COUNTY

DEED OF EASEMENT
AND AGREEMENT

NORTH CAROLINA (Water Source)

THIS DEED OF EASEMENT and AGREEMENT, made this ___ day of February, 2023, by and between Patricia w. Cecil, 2505 Wildcat Creek Road, Chapel Hill, North Carolina 27518 ("Grantor"), and _____ (the "Grantee");

W I T N E S S E T H:

WHEREAS, Grantor is the owner of certain real property located on Wildcat Creek Road in Bingham Township, consisting of approximately 31.84 acres of land more particularly described in a deed recorded at Dee4d Book 416, page 1 in the Orange County Registry, on which there is currently an approximately 3.0 acre pond and identified as Orange County PIN 9748-28-3016 (the "Property");

WHEREAS, the Grantee plans to develop and build a commercial structure on a nearby approximately 4.83 parcel located at having Orange County PIN 9749-40-2351 ("Grantee's Property"), and requires a source of water for fire protection purposes with respect to structures to be built on Grantee's Property; and

WHEREAS, Grantor is willing to grant and convey to Grantee, its successors and assigns an easement to draw water from the pond on the Property as a source of water for firefighting purposes, only, for the benefit of Grantee's Property and for no other property or purpose.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the sufficiency of which is acknowledged by Grantor and Grantee, the Grantor does hereby give, grant, quitclaim, and convey unto the Grantee, its successors and assigns, the right and privilege and perpetual easement over, upon and through the Property for the sole purpose of drawing water from the pond on the Property for fire protection purposes for the benefit of the Grantee's Property. By this easement, Grantor conveys to Grantee, and to local fire departments and fire department personnel responding to any fire at Grantee's premises, the right to go on the Property using the least intrusive or disruptive means possible under the circumstance, to draw water from the pond as may be necessary to extinguish a fire at Grantee's property.

Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, has the right to convey the rights, privileges and easements which are granted herein, that title is free and clear of all liens and encumbrances which may affect the said rights, privileges and easements conveyed herein, and Grantor will warrant and defend the title to said easements against the claims of all persons or parties whomsoever.

[THIS SPACE INTENTIONALLY BLANK; CONTINUE NEXT PAGE]

FURTHERMORE, it is agreed by Grantor and by Grantee, for itself and its successors and assigns, that Grantee shall indemnify Grantor, its successors and assigns, from all claims for damages to property made against Grantor arising from the use of the pond on Grantor's property as a source of water for fire suppression services on Grantee's Property.

IN TESTIMONY WHEREOF, Grantor and Grantee have hereunto set their hands the year and day first above written.

PATRICIA W. CECIL, Grantor _____, Grantee

_____ BY;_____

(Name, Title)

Orange County, North Carolina

I, _____, a Notary Public for said County and State, do hereby certify that Patricia W. Cecil, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal or stamp, this the _____ day of _____, 2023.

_____

(Official Seal) Notary Public

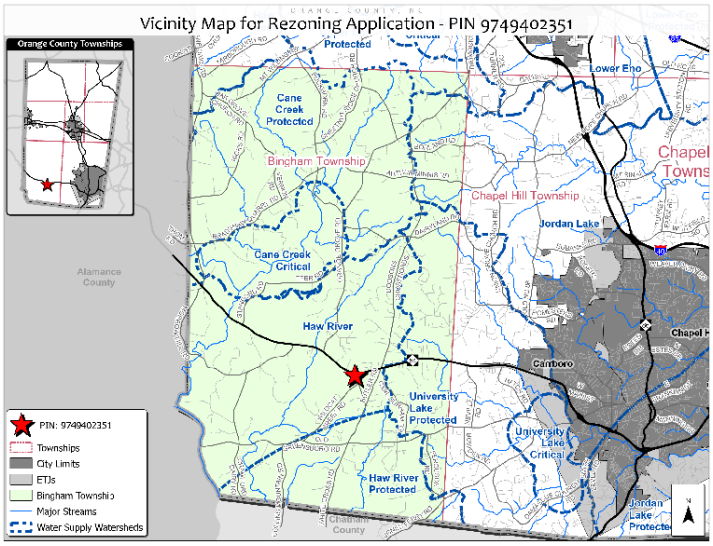
My commission expires:_____

Attachment 2

Staff Report

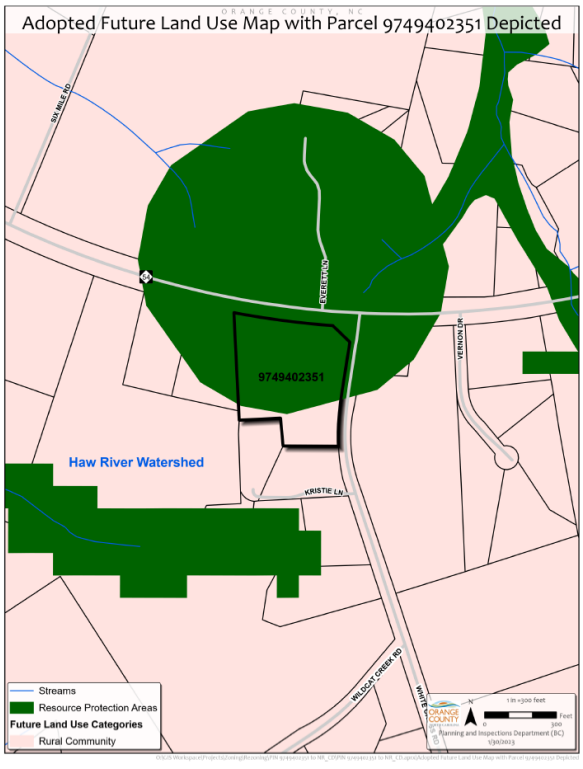
Zoning Atlas Amendment – Conditional District

Basic Information

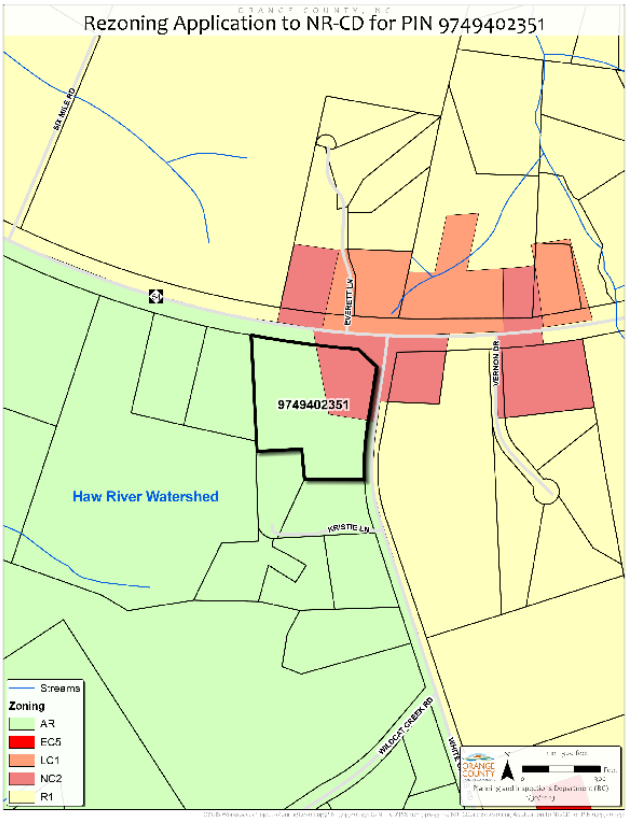


Parcel Address	3026 White Cross Road, Chapel Hill, NC 27516
Parcel Identification Number (PIN)	9749-40-2351
Applicant Name and Address	Glandon Forest Equity, LLC 3825 Barrett Drive, Suite 100 Raleigh, NC, 27609
Property Owner Name and Address (if different from Applicant)	Vernon P. Davis 2401 NC Hwy 54 W Chapel Hill, NC, 27516
Agent(s), if applicable	N/A

Parcel Size	4.83 acres
Future Land Use Map (FLUM) Designation	Rural Community Activity Node
FLUM Overlay(s)	Resource Protection Area (for historic structure located on north side of Highway 54)
Growth Management System Designation	Rural
Definition of FLUM Designation (from Article 10 of UDO)	Land designated in the Comprehensive Plan that is focused on designated road intersections which serve as a nodal crossroads for the surrounding rural community and is an appropriate location for any of the following: church, fire station, small post office, school, or other similar institutional uses and one or more commercial uses.



Attachment 2



Current Zoning District	AR (Agricultural Residential) – 3.67 acres NC-2 (Neighborhood Commercial) – 1.16 acres
Requested Zoning District	NR-CD (Non-Residential Conditional District)
Requested Zoning District Consistent with Appendix F of 2030 Comprehensive Plan	Yes
Existing Zoning Overlay Districts	Haw River Unprotected Watershed
Amendments Proposed for Overlay Districts (Y/N)	No

Surrounding Land Uses and Zoning	
North	Neighborhood Commercial (NC-2) HVAC business; Local Commercial (LC-1) shop in the historic school building; Rural Residential (R-1) residential home.
South	Agricultural Residential (AR) residential homes.
East	Neighborhood Commercial (NC-2) gas station; and Rural Residential (R-1) vacant.
West	Agricultural Residential (AR) residential homes.
Existing Roads	
North	NC Highway 54 West
South	Kristie Lane approximately 200 feet to the south
East	White Cross Road
West	None



Existing Conditions/Physical Features

The parcel currently has a stick built structure that is proposed to be demolished. The topography is relatively flat. Other than a small clump of trees near the center of the parcel, the parcel has been cleared of vegetation (other than grass that's kept mowed) for many years.

Public Water and Sewer

Private well and septic systems are used in this area. The Water and Sewer Management, Planning, and Boundary Agreement (WASMPBA) does not designate this area as a Primary Service Area for water and sewer services.

Proposed Project

Proposed Development

A conditional zoning district with "Retail Use" being the sole specific permitted use, and the layout specified provided in the submitted site-specific plan, as detailed and defined within the Unified Development Ordinance and as authorized by NCGS 160D-703.

The Applicant, Glandon Forest Equity, LLC, seeks to rezone an approximately 4.83 acre parcel of land located on the southwest corner of White Cross Road and NC Highway 54 West from its current zoning of NC-2 and AR, to the Non-Residential Conditional District (NR-CD) in order to develop on the property an approximately 10,640 square foot general merchandise store stating:

"The Property is located in a commercial node, as indicated on the application. There are existing commercial and retail businesses to the east, across White Cross Road, and to the north, across NC

Highway 54. The area is undergoing development generally consistent with the rural character of the area, and is underserved by the type of general merchandise store use proposed by the Applicant. Currently, the property is “split zoned”, with the northeast corner being zoned NC 2, and the balance of the Property, in an “L” shape surrounding the NC 2 portion, being zoned Agricultural Residential (AR). The current split zoning of the Property makes it difficult to develop for economically beneficial use.

NC Highway 54 is a primary corridor between Carrboro and Chapel Hill to the east, and Alamance County to the west. There is considerable development activity in and along the corridor. The existing and anticipated future growth in the southwest portion of Orange County makes the Property an ideal location for the addition of a general merchandise store use of the type the Applicant proposes. The proposed store would serve the existing community and anticipated future growth. Moreover, as shown in the more detailed plans for the Property which accompany the Application, the proposed store is designed to fit in with the character of the area. The site has been designed to address concerns regarding traffic patterns on both White Cross Road and NC Highway 54, and there will be no adverse impact on existing traffic in the area. In fact, the proposed development will significantly benefit the surrounding community by providing a closer to home shopping opportunity for household essentials. This will thereby reduce household fuel costs, the length of vehicle trips, which in turn will lessen traffic and strain along NC 54 and surrounding thoroughfares. Furthermore, the site has been designed to comply with all applicable stormwater management requirements so that neighboring and nearby properties will not be negatively affected by stormwater post-development.

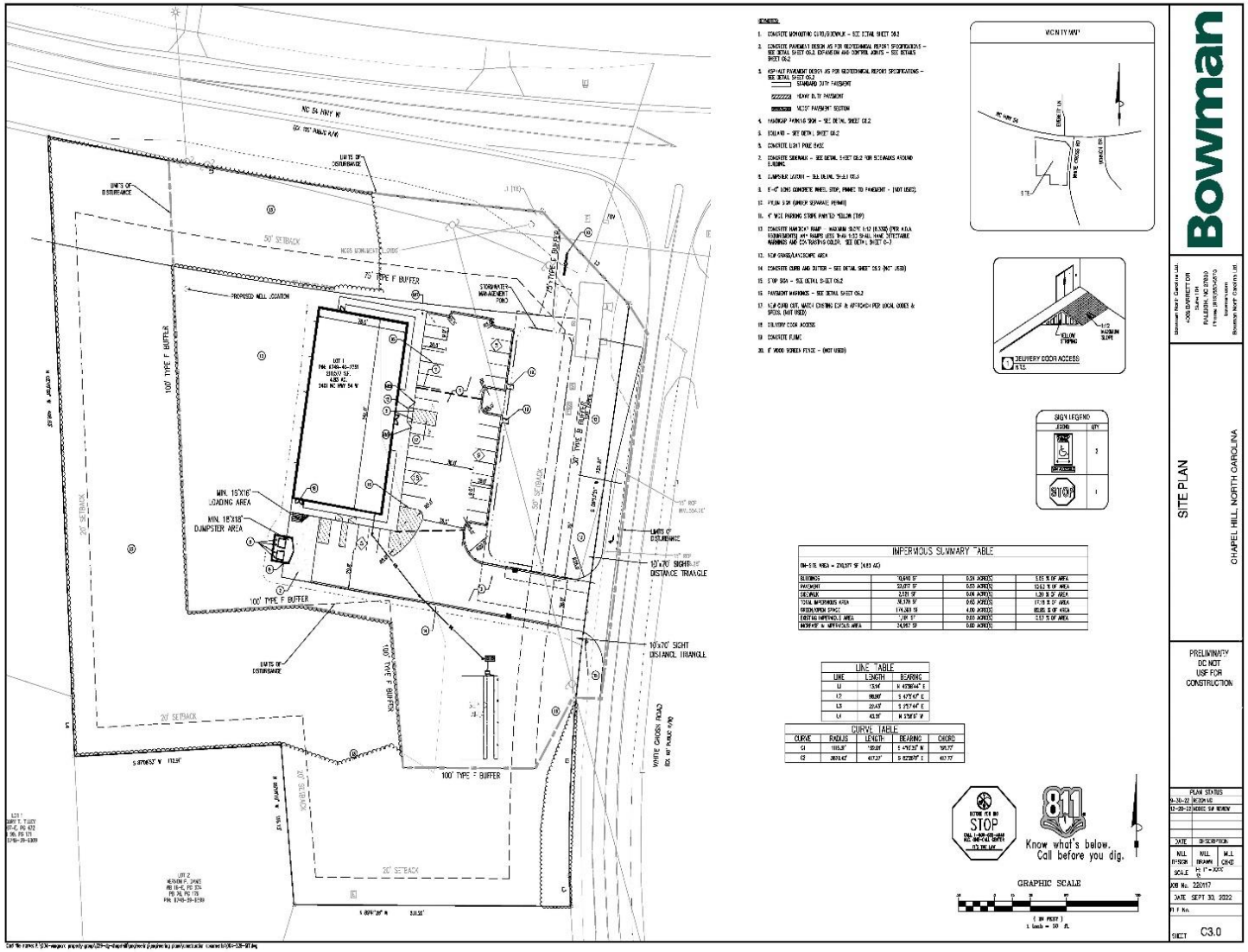
The proposed rezoning is consistent with the future land use map for the area and with the Orange County Comprehensive Land Use Plan. The design and scale of the proposed general merchandise store are intended to be consistent with the character of the surrounding area, and not to dwarf the existing neighboring uses. The mass of the proposed structure is intentionally small, and the façade is likewise intended to blend in with the existing environment. The proposed site development has been designed with the existing built and natural environment of the Area.”

The property is currently owned by Vernon Davis, who has authorized this application.

A formal site plan is required as part of a conditional rezoning application and has been submitted. Approval of a site-specific plan is part of the conditional district rezoning process, and the site plan and any agreed-upon conditions are binding to the development footprint permitted for the zoning district. Staff has recommended the imposition of conditions, as included in the Ordinance.

Attachment 2

Site Plan



Attachment 2

Proposed Access and Transportation Network Improvements

The Project is proposing access from White Cross Road only. The following access improvements, as recommended in the submitted Transportation Impact Analysis (TIA), have been proposed:

- White Cross Road at Site Driveway
  - Construct a full-movement site driveway with one ingress lane and one egress lane
  - Construct a southbound right-turn lane with 100 feet of storage and appropriate taper on White Cross Road

Summary of Transportation Information			
Existing Roadway Characteristics			
Affected Roadway	White Cross Road	NC 54	
Type of Roadway	Two-lane undivided local without turn lanes	Two-lane undivided with turn lanes	
Current Roadway Capacity	White Cross at Site Driveway – LOS A	NC 54 at White Cross unchanged LOS – A to E	
Latest Traffic Volume	1,200 (2021 AADT)	9,600 (2021 AADT)	
Traffic Generation			
Number of Trips Expected to be Generated by Proposed Project	694 Total Daily 31 Total AM Peak 83 Total PM Peak		

LOS (Level of Service) Descriptions *(source: North Carolina Department of Transportation)*

LOS A: Describes free-flow operations. Free Flow Speed (FFS) prevails and vehicles are almost completely unimpeded in their ability to maneuver within the traffic stream. The effects of incidents or point breakdowns are easily absorbed.

LOS B: Represents reasonably free-flow operations, and Free Flow Speed (FFS) is maintained. The ability to maneuver within the traffic stream is only slightly restricted, and the general level of physical and psychological comfort provided to drivers is still high. The effects of minor incidents and point breakdowns are still easily absorbed.

LOS C: Provides for flow with speeds near the FFS. Freedom to maneuver within the traffic stream is noticeably restricted, and lane changes require more care and vigilance on the part of the driver. Minor incidents may still be absorbed, but the local deterioration in service quality will be significant. Queues may be expected to form behind any significant blockages.

LOS D: The level at which speeds begin to decline with increasing flows, with density increasing more quickly. Freedom to maneuver within the traffic stream is seriously limited and drivers experience reduced physical and psychological comfort levels. Even minor incidents can be expected to create queuing, because the traffic stream has little space to absorb disruptions.

LOS E: Describes operation at capacity. Operations at this level are highly volatile because there are virtually no usable gaps within the traffic stream, leaving little room to maneuver within the traffic stream.

Proposed Utilities

The property is not in an area served by public water/sewer. Water and wastewater services will be provided via a private well and septic system that meet Orange County Environmental Health standards.

Erosion Control/Stormwater Regulations

The applicant has indicated the project will conform to existing stormwater management (Section 6.14) and erosion and sedimentation control (Section 6.15) regulations of the UDO. See attached memo (Subject: Summary of Findings Regarding Conformance with Orange County Unified Development Ordinance (UDO) for Erosion and Sedimentation Control and Stormwater Management).

Land Use Buffers/Setbacks

North	75' Type F Buffer/ 50' Setback
South	100' Type F Buffer/ 20' Setback
East	30' Type B Buffer/ 50' Setback
West	100' Type F Buffer/ 20' Setback

Environmental Assessment (EA)

The applicant has provided an Environmental Assessment (EA) application and supporting materials as required in Section 6.16 of the UDO with their submittal. These materials will be shared with various State agencies via the NC Department of Administration's State Clearinghouse. Planning and DEAPR Staff have jointly reviewed the materials and agree with a determination of "**Finding of No Significant Impact** (FONSI)" as required in Section 2.25.1 (B) (5) of the UDO. This determination eliminates a requirement from the applicant to provide a more detailed Environmental Impact Statement (EIS) process as outlined in Sections 2.25.2 and 6.16.4 of the UDO.

Solid Waste

The applicant has indicated development within the project will conform to the Orange County Solid Waste Management Ordinance,

Proposed Conditions

Per NCGS 160D-703, imposed conditions and site-specific standards are limited to those that address conformance of the development and use of the site to local government ordinances and adopted plans or the impacts reasonably expected to be generated by the development or use of the site. Per Section 2.9.1 (F) (3) of the UDO, mutually agreed upon conditions can be imposed as part this process only if they address:

1. The compatibility of the proposed development with surrounding property,

2. Proposed support facilities (i.e. roadways and access points, parking, pedestrian and vehicular circulation systems, screening and buffer areas, etc.) and/or

3. All other matters the County may find appropriate or the petitioner may propose.

The following voluntary conditions are being offered by the applicant:

1. Application: Project shall be completed as presented in approved site plan/application packet. Applications to rezone property to a Conditional District shall be processed in accordance with the procedures in UDO Section 2.9;
2. Off-Street Parking Requirements: No more than 34 off-street parking spaces shall be required rather than the required amount from UDO Table 6.9.7, one space for every 200 square feet of gross floor area for retail uses, which would total 54 spaces for this development;
3. Driveway Access: Shall adhere to the recommendations from the Traffic Impact Analysis in Attachment 1 (5), shall be responsive to NC Department of Transportation comments in Attachment 5 (6), and to the Orange County Transportation Services Department comments in Attachment 5 (4);
4. Resource Protection Area: Recognizing that the property is within a Resource Protection Area due to its proximity to the White Cross School, the north elevation of the building, towards NC Hwy 54, shall consist of the same treatment of cement fiber, lap siding, trim, crown, frieze, simulated windows, etc. as proposed for the front elevation in the submitted application;
5. Existing Building: Applicant will accept an offer from the community to remove the existing structure at no cost/liability to the applicant if a written and qualified offer is received within 30 days of site plan approval and the existing structure is removed within 60 days of agreement;
6. Fire Safety: Fire suppression needs shall be met by securing a deed of easement and agreement for use of the water source (3 acre pond) identified on Orange County PIN 9748-28-3016. UDO Section 1.1.4 (B)(3)

Review Milestones

Application Submittal Date	November 17, 2022
Development Advisory Committee (DAC) Review	December 1, 2022
Neighborhood Information Meeting (NIM)	February 22, 2023
Note: the DAC is a staff/agency committee, established in Section 1.9 of the Unified Development Ordinance.	

Courtesy Review		
Jurisdiction	Date Sent	Comments Received (Y/N)
None Required		

Analysis

Staff Analysis

As required under Section 2.8.5 of the UDO, the Planning Director shall cause an analysis to be made of the application. In analyzing this request, the Planning Director offers the following:

1. The application is complete in accordance with the requirements of Section 2.9.1 (C) of the UDO;
2. The proposal is consistent with the 2030 Comprehensive Plan, furthering the following goals:
    a. Land Use Overarching Goal: *Coordination of the amount, location, pattern, and designation of future land uses, with availability of County services and facilities sufficient to meet the needs of Orange County's population and economy consistent with other Comprehensive Plan element goals and objectives.*
    b. Land Use Goal 3: *A variety of land uses that are coordinated within a program and pattern that limits sprawl, preserves community and rural character, minimizes land use conflicts, supported by an efficient and balanced transportation system.*
    c. Land Use Goal 6: A land use planning process that is transparent, fair, open, efficient, and responsive.
3. The requested zoning district, NR-CD (Non-Residential Conditional District), is consistent with the 2030 Comprehensive Plan, Appendix F, Relationships Between Land Use Classifications and Zoning Districts.
4. The 2030 Comprehensive Plan, Appendix G, Land Use Classification and Overlay Locational Criteria, identifies Rural Community Activity Nodes as areas characterized by a cross-road that serves as a focal area for the surrounding rural and farm population and contains three or more commercial or institutional land uses; and serves the surrounding low-density rural and agricultural population, generally 1,000-5,000 persons.
5. The applicant has provided a basic environmental assessment as part of this submittal. Staff has reviewed and determined no significant environmental impact is expected from this project based on existing conditions.

The proposed development is consistent with existing/anticipated development within the area and the land use associated with the project is compatible with various 2030 Comprehensive Plan goals detailed above.

Attachment 3

ORANGE COUNTY
NORTH CAROLINA

PLANNING *and* INSPECTIONS

Cy Stober, AICP, Director | cstober@orangecountync.gov | 131 W. Margaret Lane, Hillsborough, NC 27278 | 919.245.2575

CERTIFICATION OF MAILING
ZONING ATLAS AMENDMENT
ORANGE COUNTY, NORTH CAROLINA

I, Taylor Perschau, Current Planning & Zoning Supervisor with Orange County, North Carolina, DO HEREBY CERTIFY that in accordance with the provisions of Section 2.8.7 of the Orange County Unified Development Ordinance I have mailed, or have caused to be mailed, a Notice of the Public Hearing to be held regarding a rezoning application proposing to rezone a parcel of property located at 3026 White Cross Road, Chapel Hill (PIN 9749-40-2351) on March 21, 2023.

The owners were identified according to the Tax Records, as required by Section 2.8.7 of the Orange County Unified Development Ordinance.

The mailed notices specified the date, time, place and subject of the Public Hearing.

WITNESS my hand, this 21st day of March 2023.

Taylor Perschau
Current Planning & Zoning Supervisor

ORANGE COUNTY
NORTH CAROLINA

PLANNING *and* INSPECTIONS

Cy Stober, AICP, Director | cstober@orangecountync.gov | 131 W. Margaret Lane, Hillsborough, NC 27278 | 919.245.2575

March 21, 2023

NOTICE OF BOARD OF COUNTY COMMISIONER MEETING

Dear Property Owner:

This notice is to inform you of the April 4, 2023, Board of County Commissioners meeting, at which an application to rezone a 4.83 acre parcel (PIN: 9749-40-2351) located at the southwest corner of NC Highway 54 and White Cross Road will be reviewed. The parcel's address is 3026 White Cross Rd., Chapel Hill, 27516, within Bingham Township. This notification is occurring in accordance with the provisions of Section 2.8 *Zoning Atlas and Unified Development Ordinance Amendments* of the Orange County Unified Development Ordinance (UDO). **You are receiving this notice because you own property located within 1,000-feet of parcel requested for rezoning.**

YOUR PROPERTY IS NOT PROPOSED FOR REZONING.

Property Information	
Parcel ID Number (PIN)	9749-40-2351
Owner	Vernon Davis
Applicant	Glandon Forest Equity, LLC
Location	3026 White Cross Rd., at the corner of NC Hwy 54 & White Cross Rd.
Acreage	+/-4.83-acre parcel
Current Zoning	Agricultural Residential (AR) & Neighborhood Commercial (NC-2)
Proposed Zoning	Non-Residential, Conditional District (NR-CD)
Watershed Designation	Haw River Unprotected

What is being proposed?
The property requested for rezoning is currently split zoned with two districts: NC-2: Neighborhood Commercial, (1.16 acres) and AR: Agricultural Residential (3.67 acres). The applicant has requested the 4.83 acre parcel to be rezoned to NR – CD (Non-Residential Conditional District). The applicant has provided a site-specific plan with the use of the property limited to a "retail use", as defined by the Orange County Unified Development Ordinance. As defined and detailed by the Orange County UDO, should the application be approved, these conditions will be binding for the property, with any significant change, including principal use, requiring subsequent zoning map amendment.

What is this meeting for?
The Orange County Board of Commissioners will hold a public hearing on the proposed rezoning. Interested persons are invited to address the County Commissioners with their comments regarding the rezoning application. The Orange County Planning Board, an advisory board comprised of appointed volunteers, reviewed this application at its March 8, 2023 regular meeting and voted not to recommend approval of the rezoning request.

Board of County Commissioner Meeting Information	
Date	April 4th
Time	7:00 p.m.
Place	Whitted Meeting Facility
Address	300 West Tryon Street, Hillsborough, NC
Assigned Planner	Taylor Perschau, Current Planning & Zoning Supervisor Email: tperschau@orangecountync.gov Phone: (919) 245-2597

***

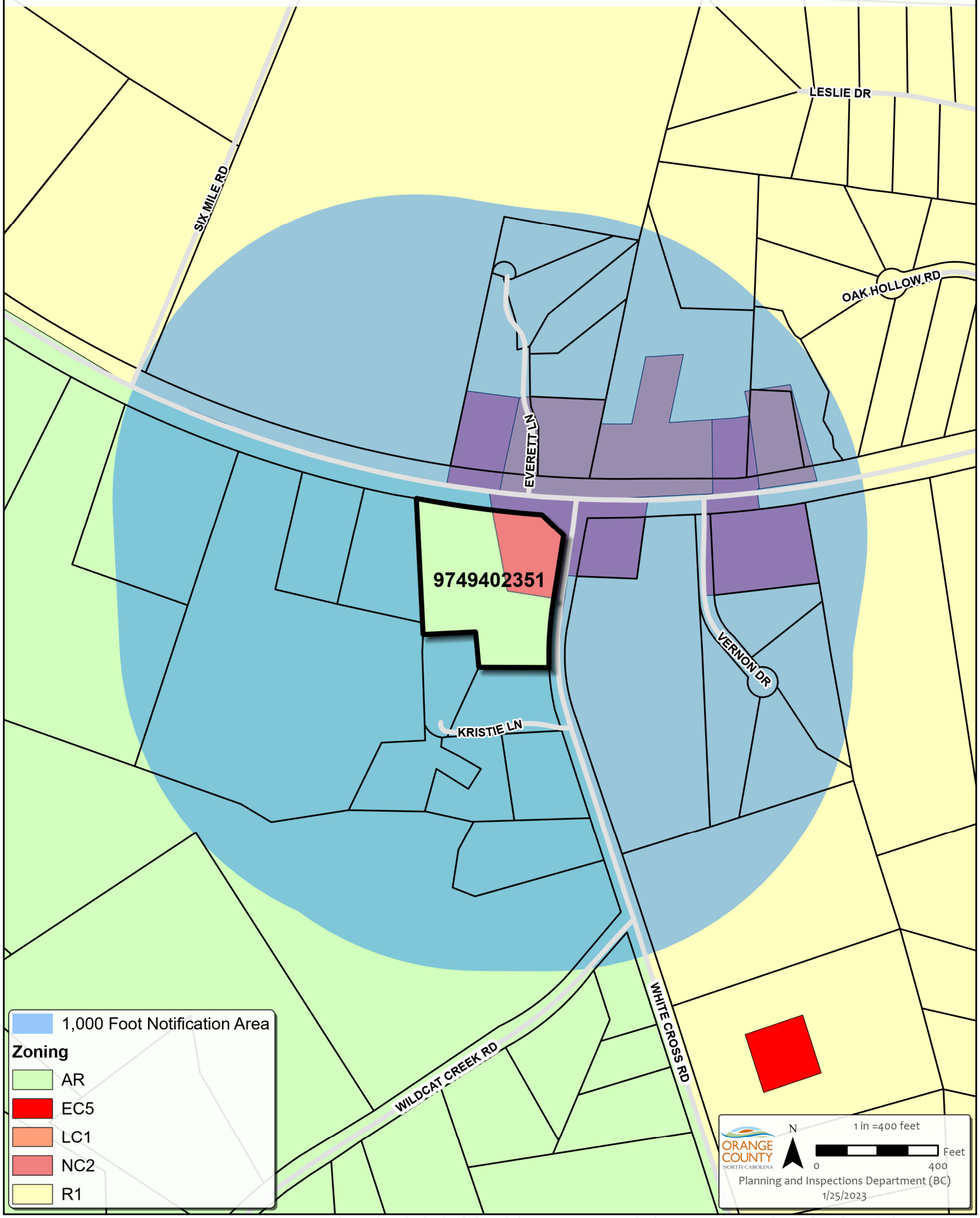
If you cannot attend the Public Hearing and the website does not answer your questions about the requested rezoning, you may call (919) 245-2575 during regular business hours and you will be directed to a staff person who can assist you. You may also submit written comments via email to ocbocc@orangecountync.gov (emails sent to this address are considered public records and are subject to public disclosure).

Sincerely,

Cy Stober
Planning & Inspections Director

Additional information is available on the Orange County Planning Department's website: https://www.orangecountync.gov/3038/Active-Development-Projects or scan below:

Rezoning Application PIN 9749402351 Notification Map



PIN	OWNER1_LAST	OWNER1_FIRST	OWNER2_LAST	OWNER2_FIRST	ADDRESS1	ADDRESS2	CITY	STATE	ZIPCODE
9749402351	DAVIS	VERNON P	<Null>	<Null>	2401 NC HWY 54 WEST	<Null>	CHAPEL HILL	NC	27516
9748396909	TILLEY	GREGORY T			3600 HYW 54 W		CHAPEL HILL	NC	27516
9748491572	DAVIS	VERNON P	<Null>	<Null>	2401 NC HWY 54 WEST	<Null>	CHAPEL HILL	NC	27516
9748494626	DAVIS	VERNON P	<Null>	<Null>	2401 NC HWY 54 WEST	<Null>	CHAPEL HILL	NC	27516
9748396243	CECIL	DOVIE JO			2904 WHITE CROSS RD		CHAPEL HILL	NC	275165892
9748592925	TIMBERIDGE RENTALS LLC	<Null>	<Null>	<Null>	2401 NC HWY 54 WEST	<Null>	CHAPEL HILL	NC	27516
9748493910	DAVIS	VERNON P	<Null>	<Null>	2401 NC HWY 54 WEST	<Null>	CHAPEL HILL	NC	27516
9748594995	LIETH	ARMIN F			P O BOX 4752		CHAPEL HILL	NC	27515
9748383719	HARRIS	MARY CECIL	HARRIS	KEITH N	2726 WILDCAT CREEK RD		CHAPEL HILL	NC	27516
9748399899	DAVIS	VERNON P	<Null>	<Null>	2401 NC HWY 54 WEST	<Null>	CHAPEL HILL	NC	27516
9748485886	JAIMES	TOMAS E	<Null>	<Null>	3713 OLD GREENSBORO RD	<Null>	CHAPEL HILL	NC	27516
9748499852	TIMBERIDGE RENTALS LLC	<Null>	<Null>	<Null>	2401 NC HWY 54 WEST	<Null>	CHAPEL HILL	NC	27516
9748590109	VILLALPANDO	RODRIGO MARTINEZ	CAMARENA	ROSA LILIA PEREZ	1311 HATCH RD	<Null>	CHAPEL HILL	NC	27516
9749300495	CLANTON	ROBERT PAUL	<Null>	<Null>	3536 HWY 54 WEST	<Null>	CHAPEL HILL	NC	27516
9749306411	TILLEY	GREGORY T			3600 HWY 54W		CHAPEL HILL	NC	27516
9749404659	BPSI	INC			3403 HWY 54 W		CHAPEL HILL	NC	27516
9749412275	WHISNANT PHILLIPS PTNS DBA WHITE	CROSS PARTNERSHIP			116 E MAIN ST		CARRBORO	NC	27510
9749500067	TIMBERIDGE RENTALS LLC	<Null>	<Null>	<Null>	2401 NC HWY 54 W	<Null>	CHAPEL HILL	NC	27516
9749501789	SARKARIA PROPERTIES INC	<Null>	<Null>	<Null>	514 GRAVEL BROOK CT	<Null>	CARY	NC	27519
9749504904	HOLTZ	PERDITA H	AVERETT	EDWARD M	9903 OAK HOLLOW RD	<Null>	CHAPEL HILL	NC	27516
9749310328	CAROLINA CONFERENCE OF SEVENTH DAY	ADVENTIST INC	<Null>	<Null>	PO BOX 44270	<Null>	CHARLOTTE	NC	28215
9749405354	HARIDEV LLC	<Null>	<Null>	<Null>	300 W MAIN ST	<Null>	CARRBORO	NC	27510
9749415111	GUERRERO	ZURIBEL P HERNANDEZ	<Null>	<Null>	532 EVERETT LN	<Null>	CHAPEL HILL	NC	27516
9749511086	PRATER	LARRY R	JOHNSON PRATER	HELEN M	3225 NC HWY 54 W	<Null>	CHAPEL HILL	NC	27516
9749208153	TILLEY	GREGORY T	<Null>	<Null>	3600 HWY 54 WEST	<Null>	CHAPEL HILL	NC	27516
9749308334	CHAPPELL	LEON	<Null>	<Null>	3510 NC 54 W	STE A & B	CHAPEL HILL	NC	27516
9749402837	BIG SHOW PROPERTIES LLC	<Null>	<Null>	<Null>	100 FLORAL DR	<Null>	Chapel Hill	NC	27516
9749408985	BLACKWOOD	WILLIAM KELLY			320 DAIRYLAND RD		CHAPEL HILL	NC	27516
9749413288	GRIFFIN	AMANDA JOHNSON	GRIFFIN	JOHN TERENCE	546 EVERETT LN	<Null>	CHAPEL HILL	NC	27516
9749419462	DAVIDSON	ROBERT P	DAVIDSON	FLORA F	3261 HWY 54 W	<Null>	CHAPEL HILL	NC	27516
9749422010	RIGSBEE	CAROLYN	<Null>	<Null>	1922 ORANGE CHAPEL- CLOVER GARDEN CH RD	<Null>	CHAPEL HILL	NC	27516
9749500194	TIMBERIDGE RENTALS LLC	<Null>	<Null>	<Null>	2401 NC HWY 54 WEST	<Null>	CHAPEL HILL	NC	27516
9749500366	J&I BRAVO LLC	<Null>	<Null>	<Null>	3300 NC 54 W	<Null>	CHAPEL HILL	NC	27516
9749512250	NALLY	HEATHER DEANS	NALLY	ERIC J	9901 OAK HOLLOW RD	<Null>	CHAPEL HILL	NC	27516
9748398598	DAVIS	VERNON P	<Null>	<Null>	2401 NC HWY 54 WEST	<Null>	CHAPEL HILL	NC	27516
9748492381	CECIL	PATRICIA W	<Null>	<Null>	2505 WILDCAT CREEK RD	<Null>	CHAPEL HILL	NC	27516
9748496921	HARIDEV LLC	<Null>	<Null>	<Null>	300 W MAIN ST	<Null>	CARRBORO	NC	27510
9748591637	TIMBERIDGE RENTALS LLC	<Null>	<Null>	<Null>	2401 NC HWY 54 WEST	<Null>	CHAPEL HILL	NC	27516
9749405914	LEWIS	STAN HOWARD			3445 HWY 54 WEST		CHAPEL HILL	NC	27516
9749414263	FERGUSON	MICHAEL P	KEYES	ALEX M	528 EVERETT LN	<Null>	CHAPEL HILL	NC	27516

Attachment 4

NEIGHBORHOOD INFORMATION MEETING NOTES

MA22-0005

Meeting Date: February 22, 2023

Time: 5:30 – 6:30 p.m.

Location: Orange County Public Library
Main Meeting Room
137 West Margaret Lane
Hillsborough, North Carolina 27278

Attendance: **43** Residents on sign-up sheet

1. Mary Kraft
2. Janet Domont
3. Mariloe Metigue
4. Susan Walser
5. Steve O'Daniel
6. Keith Harris
7. Carol Rigsbee
8. Virginia Ferguson
9. Rob Jamison
10. Bob Hornick
11. Brent Purdum
12. Preston Mason
13. Lucy Piner
14. Bev Bell
15. Larry Prater
16. Vernon Davis
17. Larry Sturbin
18. Amanda Griffin
19. Jessica Ostrowski
20. John T. Cecil
21. Bryan Wood
22. Erika Nissman
23. Michelle Wood
24. Rebecca Teer
25. Pat Cecil
26. Michele Meloy
27. Mark Mason
28. Craig Burch
29. Mareah Steketee
30. Sadie Rapp
31. Greg Buehler
32. Rene Rogers
33. Joe Rogers
34. Tony Blake
35. Bob Davidson
36. Ellen Young
37. Leslie Dilorenzo
38. Paul Collins
39. Jesuso Bravo
40. Lisa Dumain
41. Paul Plummer
42. John Schaub
43. John Kingsley

Applicant: Bob Hornick, and Brent Purdum

County Employees: Cy Stober, and Brian Collie

Discussion Summary: The majority of residents that attended the Neighborhood Information Meeting spoke against this rezoning to allow a retail use to be located on this property. The main sentiment being that the proposed development would take away from the rural character of the community and hurt local business owners. However, there was a handful of residents that vocalized acceptance towards the proposed development.

Topics of Discussion:

- Discussion about the outdoor lighting plan and how it could potentially affect surrounding properties.
- The type of stormwater control measure that will be built.
- Clarification of the existing building “condition”.
- How parking for commercial retail is calculated and why they were requesting to have less parking than the UDO requires.
- How there are already enough Dollar Generals in the surrounding area and how they are poorly managed and maintained.
- The need of a stoplight at the corner of White Cross Rd. & Hwy 54 W.
- The President of the White Cross Volunteer Fire Department questioned the water source that would be used for fire suppression needs.
- Discussion concerning the type, size, and location of signs.
- The Hwy 54 W traffic widening plan.
- Land owner rights
- The traffic impact assessment study and why a left turn lane into the property off White Cross Rd. is not proposed.
- Had Glandon Forest Equity (Applicant) conducted any market studies for the property.
- Had a study been conducted on the past use(‘s) of the property, and if soil test had been conducted to check for possible contamination.
- Had the Planning Department or Economic Development conducted any studies pertaining to the effects on surrounding property value if a Dollar General was built on the proposed property.
- Why a rezoning request for this property was allowed to be brought back before the Planning Board before the required year wait.

Attachment 5

ORANGE COUNTY
NORTH CAROLINA

PLANNING *and* INSPECTIONS

Cy Stober, AICP, Director | cstober@orangecountync.gov | 131 W. Margaret Lane, Hillsborough, NC 27278 | 919.245.2575

February 24, 2023

White Cross Rezoning Application
Case #: MA22-0005
PIN: 9749-40-2351
3026 White Cross Rd.

Re: Development Advisory Committee Report (UDO, Article 1, Section 1.9.5)

On December 1, 2023, the Orange County Development Advisory Committee met for a final review and discussion of the conditional rezoning application from Glandon Forest Equity for PIN 9749402351 (Case #: MA22-0005).

The Orange County Development Advisory Committee has no objections to the approval of the zoning atlas amendment so long as the items in the attached departmental memos are addressed. The application package features an abstract and staff report that provide the foundations for my recommendation regarding this application and request.

Sincerely,

Cy Stober
Planning & Inspections Director

ORANGE COUNTY
NORTH CAROLINA

PLANNING *and* INSPECTIONS

Cy Stober, AICP, Director | cstober@orangecountync.gov | 131 W. Margaret Lane, Hillsborough, NC 27278 | 919.245.2575

MEMORANDUM

TO: Cy Stober, AICP – Director, Planning & Inspections Department

FROM: Christopher Sandt, PE – County Engineer; and
Steve Kaltenbach – Erosion Control and Stormwater Supervisor

CC: Patrick Mallett – Deputy Director Development Services

DATE: February 9, 2023

CASE: MA22-0005

PIN: 9749-40-2351

WATERSHED: Haw River Unprotected (Cape Fear River Basin)

PROJECT: General Retail
Non-Residential Conditional District (NR-CD) Zoning Atlas Amendment

SUBJECT: Summary of Findings Regarding Conformance with Orange County Unified Development Ordinance (UDO) for Erosion and Sedimentation Control and Stormwater Management

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This memo summarizes the findings of an Erosion and Sedimentation Control and Stormwater Management assessment by the Orange County Development Services Division (hereafter, the "Division") of the submitted application for a NR-CD Conditional District, submitted as the "General Retail" project (hereafter, the "project"). The project is located within 4.83 acres of property at the southwest intersection of NC HWY 54 West and White Cross Road.

The request proposes mixed-use development consisting of:

- One Commercial Retail Building (Dollar General)

The Staff comments contained herein are based upon the submittal of a required Site Plan, dated September 30, 2022. These findings should not be interpreted as the Division's final analysis/approval of the proposed development. Upon zoning approval, the proposed development would then be required to submit a Land Disturbing Permit (LDP) which would formally review and approve development activity consistent with these conceptual plans and calculations.

Erosion and Sedimentation Control:

According to current Orange County GIS imagery of the project parcel, there are no mapped stream features or other water features within the project parcel boundaries. Orange County enforces stream buffers along streams, rivers, water bodies, and other water features (e.g. wetlands) as outlined in Section 6.13 of the Orange County UDO. Based on the submitted materials for the proposed development, the project could meet the basic Erosion and Sedimentation Control requirements as outlined in Section 6.15 of the Orange County UDO and could be developed as generally proposed.

Stormwater Management:

The project parcel is located in the Haw River Unprotected Watershed Overlay District, and is therefore subject to compliance with the Jordan Lake Nutrient Management Strategy. There are no known Special Flood Hazard Areas (SFHAs) located on the project parcel. Based on the submitted materials for the proposed development, the project could meet the basic Stormwater Management requirements as outlined in Section 6.14 of the Orange County UDO. The project proposes the installation of one (1) permanent primary Stormwater Control Measure (SCM) to meet water quantity requirements (i.e. post-development stormwater runoff attenuation). There are no water quality requirements (i.e. post-development nutrient attenuation) currently associated with the Watershed Overlay District within which the project parcel is located. The primary SCM is currently identified as an engineered Stormwater Wetland. The Site Plan, while preliminary at this stage of Orange County review, meets applicable stormwater management requirements as outlined in Section 6.14 of the Orange County UDO and is in general conformance with the North Carolina Stormwater Design Manual (i.e. Minimum Design Criteria).

Conclusion:

The Division has No Objections to the approval of the rezoning request so long as a complete LDP application and supporting plans and calculations are submitted to Orange County for review, processing and approval prior to commencement of on-site Land-Disturbing Activity. As the project progresses with engineering design, additional field observations, and/or permitting by others (e.g. US Army Corps of Engineers, NC Department of Environmental Quality, NC Department of Transportation, etc.), additional buffers, setbacks, and/or additional Orange County review and permitting may apply beyond the proposed development as shown with this rezoning request.

Christopher Sandt, PE — 02/09/2023 — Date

Steve Kaltenbach — 2/9/2023 — Date

ORANGE COUNTY

Department *of* Environment, Agriculture, Parks & Recreation

MEMORANDUM

To: Brian Collie, *Planner II, Planning and Inspections Department*

From: Peter Sandbeck, *DEAPR Cultural Resources Coordinator*
Christian Hirni, *DEAPR Land Conservation Manager*

Date: February 14, 2023

Re: White Cross and Hwy 54 Map Amendment- Conditional District Rezoning Application

Thank you the opportunity to review and comment on the proposed White Cross and Hwy 54 Map Amendment- Conditional District Rezoning Application. The development would be the construction of a retail store located in the southeast corner of NC Highway 54 and White Cross Road (Haw River Unprotected Watershed) The subject property is compiled of one parcel (PIN 9749402351).

The property is located within an Orange County recognized Resource Protection Area due to its proximity to the White Cross School, a designated Orange County Historic Landmark. There are no streams or additionally recognized natural resource areas on the property.

DEAPR comments on development projects are generally intended to a) address any concerns with respect to potential impacts on important natural or cultural resources, and b) identify any areas that might be desirable for possible dedication to the County for public recreation/open space pursuant to Section 7.11.5 of the Unified Development Ordinance.

Cultural Resources Review Comments:
The site of this development is located directly opposite the historic White Cross School (3501 NC 54 West). This historic structure, along with the front half of its parcel, was designated as an Orange County Local Historic Landmark by ordinance passed by the Board of County Commissioners on May 5, 2015. Its designation was based on its historic, architectural and cultural significance to the County. The original building, constructed in 1933 and enlarged in 1948, retains a high degree of architectural integrity, with most of its original historic exterior and interior features still preserved. The building is an important and rare example of a rural school built according to the plans promoted by the State Department of Public Instruction in the 1920s and 1930s. This new facility provided modern, well-lit and sanitary facilities for the area students. The White Cross School played a pivotal role in the social and cultural life of the White Cross community and lower Bingham Township until it was closed in 1961, and as such, was for decades the center and focal point of the community. Any proposed project that has a potential to adversely affect a designated historic landmark is subject to a higher level of review with the goal of working with property developers to find ways to reduce or eliminate any potential negative visual or physical impact on a landmark property.

Due to the proximity of the proposed new development to this important community landmark, there is an additional responsibility on the project developer to provide design and landscaping that provide an appropriate level of respect for this historic landmark and its context. In our review of the planning documents, it appears the north end elevation (Sheet A-2: right side elevation) of the proposed building presents a blank steel-clad wall toward NC 54, and thus the proposed new building completely ignores and turns its back toward the historic school and as well as toward the many motorists that will pass the

site each day. This is not an acceptable treatment in such close proximity to this significant landmark that has been recognized by the Orange County Historic Preservation Commission.

As a mitigation strategy, we recommend that the design treatment for the front elevation as shown on Sheet A-2, be continued around the corner and applied also to the north elevation. This should consist of the same treatment of cement fiber lap siding, trim, crown, frieze and applied simulated windows. This modification to the building design will provide a significant visual improvement to the elevation facing NC 54 and the historic school building.

The proposed landscaping and planting plan appears to provide an acceptable level of visual screening that will help to reduce the visual impact of the proposed new building once the plantings reach maturity.

The proposed project appears to involve the demolition of the existing old community store building now standing on the corner of the proposed site. This is believed to have been built in the early 20th century. This property (site number OR 0922), was first recognized as a historic site in 1992, when it was documented as part of Orange County's first historic resource inventory project. Since that time it has been altered and remodeled multiple times. While this loss of architectural integrity will make it more difficult to justify its continued preservation, it appears to possess adequate structural integrity to permit it to be moved to a nearby site and preserved in the event that there is community or developer interest in such a project.

Natural Resources Review Comments:
Overall, the plan appears consistent with the County's desire to minimize adverse environmental impacts with respect to the protection of floodplains, wetlands, natural areas and wildlife habitat. There are no additional natural resource areas of significance (e.g., natural heritage sites, proposed wildlife corridors, threatened or endangered species) located on this property that would warrant further potential DEAPR recommendations for open space or environmental comment.

If you have questions please contact Christian at x-2514 or Peter at x-2517.

ORANGE COUNTY GOVERNMENT
TRANSPORTATION SERVICES DEPARTMENT

MEMORANDUM

TO:	Chuck Edwards, NCDOT
	Earl Lewellyn, Kimley-Horn
CC:	Cy Stober, Planning Director
	Brian Collie, Planner II
	Benjamin Clark, Transportation Administrator
FROM:	Nishith Trivedi, Transportation Director
DATE:	November 30, 2022
SUBJECT:	TIA Review – White Cross at NC 54

The following memo summarizes Orange County Transportation Services (OCTS) review of White Cross at NC 54 – Traffic Impact Analysis (TIA) Report. Staff assessed the TIA Report based on to the approved Memorandum of Understanding (MOU).

Study Area:
Accurate as reported, no comment.

Analysis Scenarios:
Orange County Unified Development Ordinance (UDO) 6.17.5.c.2 and d.1 request average daily and average weekday respectively, not just peak hour traffic.

- Sufficient – included in table 1 and Appendix

Analysis Conditions:
As previously requested - left turn lane on White Cross Rd into site driveway be considered.

- Insufficient – results in increased delays for northbound as indicated in tables ES-2 and 6.1
  - Level of Service (LOS) from D (31.6) in 2022 to LOS E (48.3) in 2024 build-out
- Increasing traffic may impact adjacent property (Whitecross Mart)
- Increasing freight - including delivery - in area will negatively impact safety as shown below:

Figure 1: Northbound Whitecross at NC-54

Baseline Traffic:
Include average daily (24 hour) traffic count in TIA per Orange County UDO

- Sufficient – provided in Table I and Appendix

Approved Developments:
Accurate as reported, no comment.

Background Growth:
Accurate as reported, no comment.

Trip Generation:
Accurate as reported, accounts for average and weekday daily, no comment.

Trip Distribution:
Accurate as reported, accounts for full 100%, no comment.

Recommendations:
Insufficient,

- Reiterate northbound left turn lane into site driveway
  - Previously requested on October 25, 2022.
  - Necessary to alleviate increase delay by returning LOS from E (proposed) to D (existing).
  - Providing this will address County Vision Zero policy.
- Request bicycle and pedestrian use be addressed in accordance with County Complete Street Policy

Upon receiving revised TIA addressing the above requested information, OCTS staff may recommend approval of the TIA.

Thank you.

ORANGE COUNTY HEALTH DEPARTMENT
Improving health. Inspiring change.

MEMORANDUM

TO: Cy Stober, AICP – Director, Planning & Inspections Department

FROM: Victoria Hudson – Orange County Environmental Health Division

CC: Patrick Mallett – Deputy Director Development Services

DATE: February 16, 2023

CASE: MA22-0005

PIN: 9749402351

WATERSHED: Haw River Unprotected (Cape Fear River Basin)

PROJECT: General Retail
Non-Residential Conditional District (NR-CD) Zoning Atlas Amendment

SUBJECT: Summary of Plan Review by Orange County Environmental Health Division

---

This memo summarizes the findings of an Orange County Environmental Health plan review of the application for a NR-CD Conditional District, submitted as the "General Retail" project (hereafter, the "project"). The project is located within 4.83 acres of property at the southwest intersection of NC HWY 54 West and White Cross Road.

The request proposes mixed-use development consisting of:

- One Commercial Retail Building (Dollar General)

The Staff comments contained herein are based upon the submittal of a required Site Plan, dated September 30, 2022. These findings should not be interpreted as the Division's final analysis/approval of the proposed development. Soil and site evaluations have not been conducted by the Orange County Health Department,

Environmental Health Division. The Health Department's role in the Amendment is one involving preliminary determination of soil suitability for septic systems.

Environmental Health Conditions

X	**At this time, no Well Permit application has been received. Application(s) and fees required.**
	Improvement Permit(s) shall only be issued upon presentation of the exact structure to be constructed.
	Permit(s) must be issued by the Orange County Health Department prior to any alteration of the lot(s).
X	**Permit conditions may apply.**
X	**Existing EH records are attached.**
	Existing well and/or septic systems will be impacted.
X	**Contact Public Water Supply for on-site water supply.**
X	**Other: This onsite system has been permitted as an Engineered Option which also serves as the Construction Authorization.**

Conclusion:

EH has no objections to the approval of the zoning request so long as a the above list is addressed to the Orange County Health Department for processing, and issuance of Permits. This designation is not an Improvement Permit or Well Permit and not approval for a septic system or on-site water supply. Additional field observations and/or permitting by others may apply beyond the proposed development as shown with this request. Please direct any questions or requests for Laws, Rules, and policy to ehapplications@orangecountync.gov.

Victoria Hudson

Victoria Hudson, MPA, REHS
Or designee

02-16-2023
Date

NC DEPARTMENT OF HEALTH AND HUMAN SERVICES

ROY COOPER • Governor
KODY H. KINSLEY • Secretary
HELEN WOLSTENHOLME • Interim Deputy Secretary for Health
MARK T. BENTON • Assistant Secretary for Public Health
Division of Public Health

COMMON FORM FOR ENGINEERED OPTION PERMIT

See Instructions for Use in Appendix A

Except for* "Date received"*, this Section to be completed by the Professional Engineer licensed in accordance with G.S. 89C

LHD USE ONLY: Initial submittal of this NOI received: 12/13/2022 (Date) by kgh (Initials)

PART 1: Notice of Intent to Construct (NOI) - Please check all that apply

☒ Single System or ☐ Multiple Systems

AND

☒ New ☐ Expansion ☐ Relocation of all or part of the Existing System ☐ Relocation of Repair Area

☐ Repair – LHD Permit Number_____ ☐ Repair – EOP/LSS COVID 19/AOWE Permit Number _____

1. Facility Owner's name: (Owner, Company Name, Utility, Partnership, Individual, etc.): _____

VERNON DAVIS

Mailing address: 2401 NC HWY 54 WEST City: CHAPEL HILL State: NC Zip: 27516

Telephone number: 919-459-2603 E-mail Address: ADAVIS@VANGUARDPG.COM

2. Professional Engineer (PE) name: ATHAN M PARKER, PE License number: 43250

Mailing address: PO BOX 4580 City: EMERALD ISLE State: NC Zip: 28594

Telephone number: 919-795-9594 E-mail Address: ATHAN.PARKER@AMPDENGINEERING.COM

3. Licensed Soil Scientist (LSS) name: HAYWOOD PITTMAN, LSS License number: 1262

Mailing address: 1073-1 GREGORY FORK RD City: RICHLANDS State: NC Zip: 28574

Telephone number: 910-324-2892 E-mail Address: PITTMANSOIL@YAHOO.COM

4. Licensed Geologist (LG) (if applicable) name: _____ License number: _____

Mailing address: _____ City: _____ State: _____ Zip: _____

Telephone number: _____ E-mail Address: _____

5. On-Site Wastewater Contractor name: HAYWOOD PITTMAN, LSS License number: 3825

Mailing address: 1073-1 GREGORY FORK RD City: RICHLANDS State: NC Zip: 28574

Telephone number: 910-324-2892 E-mail Address: PITTMANSOIL@YAHOO.COM

6. Proof of Errors and Omissions or other appropriate liability insurance for the following persons is attached that includes the name of the insurer, name of the insured and the effective dates of coverage:

☒ PE ☒ LSS ☐ LG ☒ On-site Wastewater Contractor

7. Property location (physical address, tax parcel identification number or subdivision lot, block number of the property to be permitted): 3026 WHITE CROSS RD; PIN: 9749402351
   County Name: ORANGE
8. Type of facility: ☐ Place of residence No. Bedrooms: _____ No. Occupants:_____
   ☒ Place of business Basis for flow calculation: DOLLAR GENERAL STORE
   ☐ Place of public assembly Basis for flow calculation:_____
9. Factors that would affect the wastewater load: NO KNOWN FACTORS TO AFFECT LOADING
10. Type and location of proposed wastewater system: 4-60' CONVENTIONAL LINES, TYPE II, 12-18" TB; LOCATED 129' FROM THE SOUTH PROPERTY BOUNDARY AND 53' FROM THE EAST PROPERTY BOUNDARY (LOCATED SOUTHEAST OF PROPOSED STORE)
11. Design wastewater flow: 200 gpd *(For flow > 3,000 gpd and industrial process, duplicate plans shall be sent to the State.)*
    Design wastewater strength: ☒ domestic ☐ high strength ☐ industrial process
12. A plat as defined in G.S. 130A-334(7a) is attached: ☒ Yes ☐ No
13. Location of proposed or existing wells (drinking water, irrigation, geothermal, groundwater monitoring, sampling, etc.) and any potable and non-potable water conveyance lines is indicated on attached plans and complies with 15A NCAC 18A .1950: ☒ Yes ☐ No
    This is a saprolite system. ☐ Yes ☒ No
14. Evaluation(s) of soil conditions and site features in accordance with G.S. 130A-335(a1) signed and sealed by a LSS is attached: ☒ Yes ☐ No
15. Evaluation of geologic and hydrogeologic conditions signed and sealed by a LG is attached ☐ Yes ☒ NA
16. Proposed landscape, site, drainage, or soil modifications are attached: ☐ Yes ☒ NA

Attestation by Professional Engineer licensed in North Carolina pursuant to G.S. 89C

I, ATHAN M PARKER, PE hereby attest that the information required to be included with
Registered Professional Engineer (Print Name)
this Notice of Intent to Construct is accurate and complete to the best of my knowledge and that the proposed system shall meet applicable federal, State, and local laws, regulations, rules, and ordinances in accordance with G.S. 130A-336-.1(e)(6).

DN: cn=ATHAN M. PARKER, PE, c=US, o=AMPD ENGINEERING, PLLC, email=ATHAN.PARKER@AMPDENGINEERING.COM Date: 2022.12.02 10:23:45 -05'00'

_____ _____
Signature of Licensed Professional Engineer *Date*

NORTH CAROLINA PROFESSIONAL SEAL 43250 ENGINEER ATHAN M. PARKER

State of NC EOP

LHD Reference: CAEOP22-0013

This section is for Owner use to either designate PE as their legal representative or to self-submit the NOI.

Designation of Registered Professional Engineer as legal representative of Owner for this Notice of Intent:

I, _____ hereby designate ATHAN M PARKER, PE

Print Name of Owner *Print Name of Registered Professional Engineer*

as my legal representative for purposes of this Notice of Intent pursuant to G.S. 130A-336.1.

Vernon P. Davis 7/19/22

Signature of Owner *Date*

Owner self-submittal of NOI:

I, _____ hereby submit this NOI prepared by _____

Print Name of Owner *Print Name of Licensed PE*

pursuant to G.S. 130A-336.1.

_____ _____

Signature of Owner *Date*

NOTES:

LIABILITY: The Department, the Department's authorized agents or local health departments shall have no liability for wastewater systems designed, constructed and installed pursuant to an Engineered Option Permit. [(NC General Statute 130A-336.1(f)]

RIGHT OF ENTRY: The submittal of this **Notice of Intent to Construct** *grants right of entry to the Local Health Department and the State to the referenced property.*

ISSUANCE OF BUILDING PERMIT: Once the LHD deems that the Notice of Intent to Construct is complete via signature in the section above, the owner may apply to the local permitting agency for a permit for electrical, plumbing, heating, air conditioning or other construction, location or relocation activity under any provision of general or special law pursuant to G.S. 130A-338.

This section for Local Health Department use only.

PART 2: ***LHD Completeness Review of the Notice of Intent to Construct***

"(c) Completeness Review for Notice of Intent to Construct. – The local health department shall determine whether a notice of intent to construct, as required pursuant subsection (b) of this section, is complete within 15 business days after the local health department receives the notice of intent to construct. A determination of completeness means that the notice of intent to construct includes all of the required components. If the local health department determines that the notice of intent to construct is incomplete, the department shall notify the owner or the professional engineer of the components needed to complete the notice. The owner or professional engineer may submit additional information to the department to cure the deficiencies in the notice. The local health department shall make a final determination as to whether the notice of intent to construct is complete within 10 business days after the department receives the additional information from the owner or professional engineer. If the department fails to act within any time period set out in this subsection, the owner or professional engineer may treat the failure to act as a determination of completeness."

The review for completeness of this Notice of Intent was conducted in accordance with G.S. 130A-336.1(c). This NOI is determined to be:

☐ INCOMPLETE (If box is checked, Information in this section is required.)

Based upon review of information submitted in Part 1, the following items are missing: _____

_____

Copies of this form listing missing items were sent to the design PE and the Owner on _____
Date

via _____ with directions to re-submit missing items using Page 5 of this form.
Email, FAX, USPS, hand-delivered

_____ _____ _____
Print Name of Authorized Agent of the LHD *Signature of Authorized Agent of the LHD* *Date*

☑ COMPLETE (If box is checked, information in this section is required.)

Based upon review of information submitted in Part 1 of this form, this NOI is deemed COMPLETE.

Copies of this signed form were sent to the design PE and the Owner on 12/28/2022 via EMAIL.
Date *Email, FAX, USPS, hand-delivered*

A copy of this NOI and tracking information was sent to the State on 12/28/2022 via EMAIL.
Date *Email, FAX, USPS, hand-delivered*

Kathryn Hobby, REHS 1835 12/28/2022
_____ _____ _____
Print Name of Authorized Agent of the LHD *Signature of Authorized Agent of the LHD* *Date*

Re-submittal of NOI with missing items included

This Section is for use by the owner or PE to submit items noted as missing during LHD Completeness Review above. Resubmittals must be accompanied by a cover letter from the PE.

LHD USE ONLY: This NOI resubmittal received: _____ by _____
Date *Initials*

Item # from initial NOI	Resubmittal description

Attestation by Professional Engineer licensed in North Carolina pursuant to G.S. 89C

I, _____hereby attest that the information re-submitted for this Notice of
Licensed Professional Engineer (Print Name)
Intent to Construct is accurate and complete to the best of my knowledge and that the proposed system shall meet applicable federal, State, and local laws, regulations, rules and ordinances in accordance with G.S. 130A-336-.1(e)(6).

_____ _____
Signature of Licensed Professional Engineer *Date*

The section below is for Local Health Department use after submittal of items noted as missing above.

LHD Follow-up Completeness Review of Notice of Intent to Construct

This follow-up review for completeness of this Notice and Intent was conducted in accordance with G.S. 130A-336.1(c). This NOI is determined to be:

☐ INCOMPLETE
Based upon review of information submitted in the RESUBMITTAL above, this Notice of Intent remains INCOMPETE because the following items from Part 1 of this form remain missing: _____
_____.

Copies of this signed form were sent to the design PE and the Owner on _____via_____.
Date *Email, FAX, USPS, Hand-delivered*

_____ _____ _____
Print name of authorized Agent of the LHD *Signature of authorized Agent of the LHD* *Date*

☐ COMPLETE
Based upon review of information submitted in the RESUBMITTAL above in addition to information provided in Part 1 of this form, this NOI is deemed complete.

Copies of this signed form were sent to the PE and the Owner on _____via _____.
Date *Email, FAX, USPS, Hand-delivered*

A complete copy of this form with tracking information was sent to the State: _____via _____.
Date *Email, FAX, USPS, hand-delivered*

_____ _____ _____
Print name of authorized Agent of the LHD *Signature of authorized Agent of the LHD* *Date*

PART 3: **Authorization to Operate (ATO)**

Except for date received, the Section below is to be completed by the Owner or the PE.

LHD USE ONLY: Initial submittal of request for ATO received: _____ by _____
Date *Initials*

Date of Post-construction Conference: _____

Post-construction Conference waived in accordance with G.S. 130A-336.1(j): _____

The following items are included in this submittal for an Authorization to Operate under an EOP:

1. Signed and sealed copy of the Engineer's report that includes the information in G.S. 130A-336.1(k)(1) and 15A NCAC 18A .1971(f) ☐ Yes ☐ No
2. Operation and management program and ORC contract, if applicable ☐ Yes ☐ No
3. Fee (as applicable) ☐ Yes ☐ No
4. Notarized letter documenting Owner's acceptance of the system from the PE ☐ Yes ☐ No
5. Owner meets requirements of ownership or control of the system per 15A NCAC 18A .1938(j) ☐ Yes ☐ No
6. Easement, right of way, or encroachment agreement required per 15A NCAC 18A .1938(j) ☐ Yes ☐ No
7. Multi-party agreements required, as applicable, pursuant to 15A NCAC 18A. .1937(h) ☐ Yes ☐ No
   If yes, agreements filed in _____ County Register of Deeds in Deed Book _____ Page _____

Attestation by the Owner or the PE for Authorization to Operate

I, _____ hereby attest that all items indicated above have been provided to the
Print name of Owner or Professional Engineer
_____County LHD and the system shall meet applicable federal, State, and local laws, regulations, rules and ordinances in accordance with G.S. 130A-336-.1(e)(6).

_____ _____
Signature of Owner or Professional Engineer *Date*

This section for LHD Use Only.

LHD Review of required information for the ATO

☐ INCOMPLETE

Based upon review of information submitted in the Section above, the following items are missing from the information required for an Authorization to Operate for an EOP: _____
_____.

Copies of this signed form were sent to the design PE and the Owner on _____via _____.
Date *Email, FAX, USPS, Hand-delivered*

_____ _____ _____
Print name of authorized Agent of the LHD *Signature of authorized Agent of the LHD* *Date*

☐ COMPLETE

Based upon review of information submitted in the Section above, this Authorization to Operate is hereby issued in accordance with G.S. 130A-336.1(m).

A copy of this complete NOI/ATO with tracking information was sent to the State on _____via _____.
Date *Email, FAX, USPS, Hand-delivered*

_____ _____ _____
Print name of authorized Agent of the LHD *Signature of authorized Agent of the LHD* *Date*

ISSUANCE OF CERTIFICATE OF OCCUPANCY: Once the LHD determines completeness based upon the ATO submission, the owner may apply to the local permitting agency for permanent electrical service to a residence, place of business or place of public assembly pursuant to G.S. 130A-339.

Owner: DOLLAR GENERAL.
Address: CORNER HWY 54 WHITE CROSS RD.
Location: CARRBORO, NC.

PROPERTY INFORMATION OBTAINED VIA NEWCOMB LAND SURVEYORS, PLLC, DATED JUNE 8, 2022.

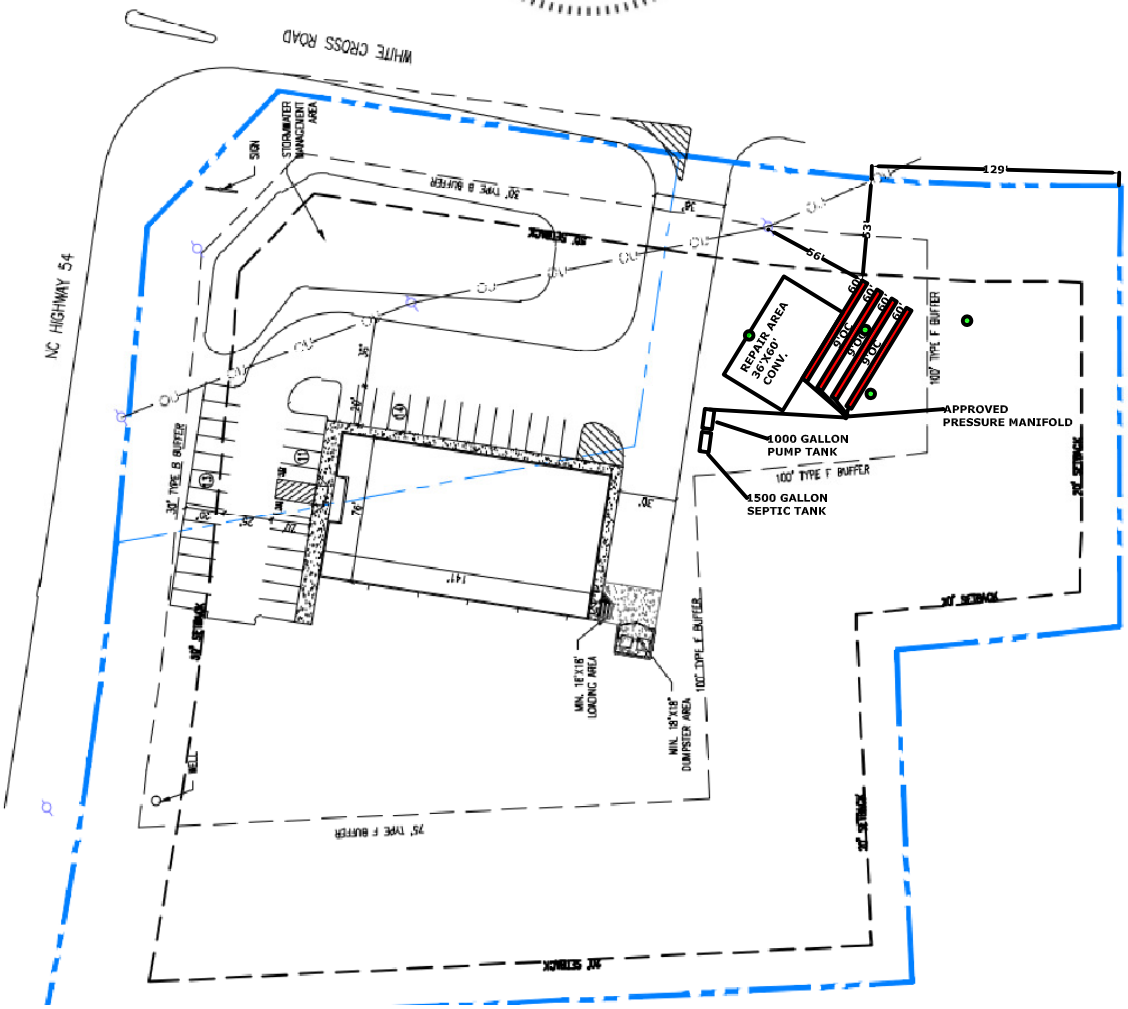
PITTMAN SOIL CONSULTING
PO BOX 1387
RICHLANDS, NC 28574
910-330-2784
pittmansoil@yahoo.com

NORTH CAROLINA PROFESSIONAL SEAL 43250 ENGINEER ATHAN M. PARKER

DN: cn=ATHAN M. PARKER, PE, c=US, o=AMP'D ENGINEERING, PLLC, email=ATHAN.PARKER@AMPDENGINEERING.COM, Date: 2022.12.02 10:25:14 -05'00'

SCALE 1"=100'

NORTH SCALE 1"=100'



LICENSED SOIL SCIENTIST R. HAYWOOD PITTMAN, II 1262 STATE OF NORTH CAROLINA

TYPICAL SOIL BORE
0-12 SL, GR, VFR, NEXP, 2.5Y 4/3
12-24 SL, GR, VFR, NEXP, 2.5Y 6/4
24-30 CL, SBK, FI, SS, SP, 10YR 5/8
30-48 CL, SBK, FI, SS, SP, 10YR 5/8, 2.5Y 6/1, 7.5YR 5/8
SOIL WETNESS 30"
LTAR 0.33 GPD/SQFT

INITIAL
DOLLAR GENERAL 200 GPD
LTAR .33
4-60' CONVENTIONAL LINES
12-18" TB
>6" SOIL COVER REQUIRED OVER SYSTEM AND 5' BEYOND SYSTEM

REPAIR AREA
DOLLAR GENERAL 200 GPD
LTAR .33
4-60' CONVENTIONAL LINES
12-18" TB
>6" SOIL COVER REQUIRED OVER SYSTEM AND 5' BEYOND SYSTEM

Owner: DOLLAR GENERAL.
Address: CORNER HWY 54 WHITE CROSS RD.
Location: CARRBORO, NC.

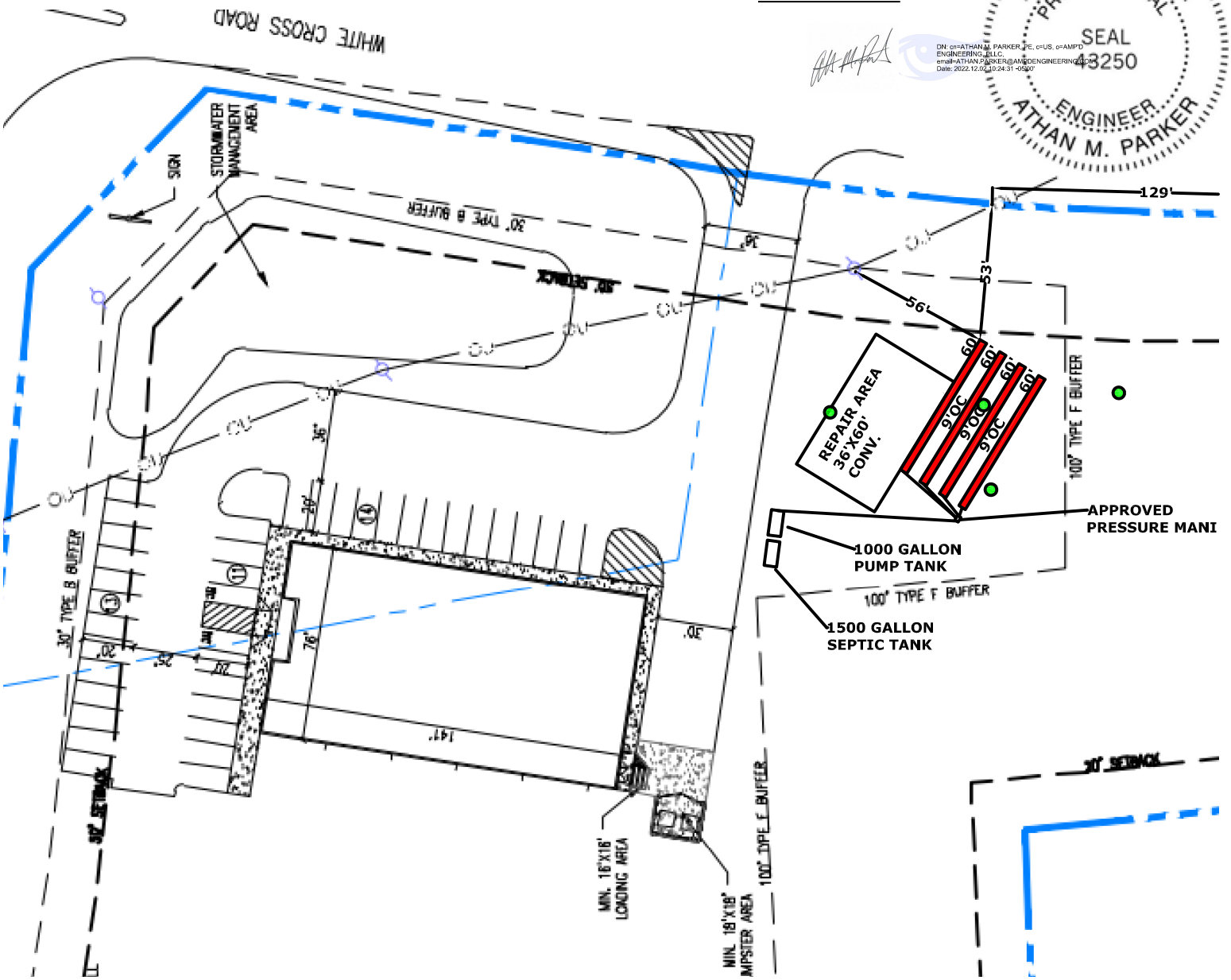
PROPERTY INFORMATION OBTAINED VIA NEWCOMB LAND SURVEYORS, PLLC, DATED JUNE 8, 2022.

PITTMAN SOIL CONSULTING
PO BOX 1387
RICHLANDS, NC 28574
910-330-2784
pittmansoil@yahoo.com

NORTH CAROLINA PROFESSIONAL SEAL 43250 ENGINEER ATHAN M. PARKER

DN: cn=ATHAN M. PARKER, PE, c=US, o=AMPD ENGINEERING, PLLC, email=ATHAN.PARKER@AMPDENGINEERING.COM
Date: 2022.12.02 10:24:31 -05'00'

SCALE 1"=60'



LICENSED SOIL SCIENTIST R. HAYWOOD PITTMAN, II 1262 STATE OF NORTH CAROLINA

TYPICAL SOIL BORE
0-12 SL, GR, VFR, NEXP, 2.5Y 4/3
12-24 SL, GR, VFR, NEXP, 2.5Y 6/4
24-30 CL, SBK, FI, SS, SP, 10YR 5/8
30-48 CL, SBK, FI, SS, SP, 10YR 5/8, 2.5Y 6/1, 7.5YR 5/8
SOIL WETNESS 30"
LTAR 0.33 GPD/SQFT

INITIAL
DOLLAR GENERAL 200 GPD
LTAR .33
4-60' CONVENTIONAL LINES
12-18" TB
>6" SOIL COVER REQUIRED OVER SYSTEM AND 5' BEYOND SYSTEM

REPAIR AREA
DOLLAR GENERAL 200 GPD
LTAR .33
4-60' CONVENTIONAL LINES
12-18" TB
>6" SOIL COVER REQUIRED OVER SYSTEM AND 5' BEYOND SYSTEM

Pittman Soil Consulting
1003 Gregory Fork Road
Richlands, NC 28574
Phone (910)330-2784
pittmansoil@yahoo.com

SEPTEMBER 2, 2022

Ref: Dollar General site located on NC HWY 54 WHITE CROSS RD, CARRBORO, NC

A soil evaluation was conducted on the above referenced tract to determine the sites suitability for septic repair. The current laws and rules of NC was used as guide for this evaluation.

This evaluation was conducted for a 200 gpd Dollar General. Hand Auger borings on the site were used to characterize the soil texture, and depth to the soil wetness condition. The attached plot plan shows the location of the septic system in the most ideal location on the site. The soil wetness condition was found to be 30" from the surface with a clay loam texture. I have assigned an LTAR of 0.33 gpd/sqft for a 200 gpd Dollar General. This will require the installation of 4-60' conventional lines that shall be installed in accordance with the current rules and on contour. The depth to soil wetness of 30" would constitute a 12-18" trench bottom. The system will require 6" of Group II or III soil cover that shall extend 5' from the edge of the system. The system will require a 1500 gallon septic tank and a 1000 gallon pump tank.

The repair will require 4-60' conventional lines installed at 12-18" from the surface.

After installation the site should be landscaped to shed surface water. Any alterations to the site may impact soil conditions. This does not constitute a warranty or guarantee of system performance or functionality.

If you have any questions please feel free to contact me at 910-330-2784. Thank You.

Sincerely,

R. HAYWOOD PITTMAN II

R. Haywood Pittman II
NC Licensed Soil Scientist

AMP'd Engineering, PLLC
Civil Engineer – Consulting Engineer – Land Development

PO Box 4580
Emerald Isle, NC 28594
(252) 777-0141 ✦ athan.parker@ampdengineering.com
Firm License Number P-1532

Ref: AMP'D Engineering, PLLC Septic Standards

To Whom It May Concern,

Due to unforeseen negligence by previous owners and contractors regarding the Engineered Option Permit ("EOP") process and installation, the following standards have been adopted by AMP'D Engineering, PLLC and are to be strictly followed. If these standards are not followed, AMP'D Engineering, PLLC has the right to void all warranties related to engineering work involved with these EOPs.

- Engineer shall approve septic installer prior to installation.
- Engineer shall be notified at a minimum of 48 hours prior to septic installation.
- No vehicles, equipment, structures, debris, or any other items that may compact the soils or damage the septic lines allowed on the septic location before or after installation. Equipment only allowed over the septic area by a certified septic installer to backfill and grade the septic area after installation.
- All systems are to have a minimum of 6" cover over the system and five feet beyond the system. Only approved soil to be used as cover.
- After installation, the area should be graded to shed water. All drainage should be diverted away from septic area and tanks.
- All drip systems to have a minimum of 12" cover over the system and five feet beyond the system. Only group I soil allowed over system with a cap of topsoil to promote growth of groundcover.
- Groundcover is to be established over every system within 14 days after installation.
- Orange safety fencing with T-Posts to be used to surround the system after installation to prevent any unqualified individuals from entering septic area.

If you have any questions, please feel free to give me a call (252) 777-0141 or email me (athan.parker@ampdengineering.com).

Sincerely,

DN: cn=ATHAN M. PARKER, PE, c=US, o=AMP'D ENGINEERING, PLLC, email=ATHAN.PARKER@AMPDENGINEERING.COM
Date: 2022.12.02 10:25:18 -05'00'

Athan M Parker, PE
President
AMP'd Engineering, PLLC
Firm License No. P-1532



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 02/17/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Kira Gibson, AINS, SBCS	
The Sewell Insurance Agency	PHONE (A/C, No, Ext): (910) 326-5754	FAX (A/C, No): (910) 326-6310
785-1 W Corbett Ave	E-MAIL ADDRESS: kira@thesewellagency.com	
PO Box 835		
Swansboro NC 28584		

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
AMP'D Engineering PLLC	INSURER A : Bankers Insurance Group	33162
PO Box 4580	INSURER B : Progressive Southeastern	38784
	INSURER C : NorGUARD Insurance Company	31470
Emerald Isle NC 28594	INSURER D : Berkshire Hathaway GUARD Insurance Company	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** CL2221703839 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			32 0040007108 0 02	03/02/2022	03/02/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Add'l for policy minimum	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			01335494	11/05/2021	11/05/2022	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: Y (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		AMWC357500	03/01/2022	03/01/2023	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 500,000 $ 500,000 $ 500,000
D	Professional Liability			AMPL339476	03/01/2022	03/01/2023	Per Claim Aggregate	$1,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

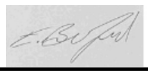
CERTIFICATE HOLDER

AMP'D Engineering PLLC
PO Box 4580
Emerald Isle NC 28594

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/27/2022

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PRODUCER	CONTACT NAME:	
N.C. Farm Bureau Ins. Agency 5301 Glenwood Avenue (27612) P.O. Box 27427 Raleigh NC 27611	PHONE (A/C. No. Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Capitol Specialty Insurance Corporation	
INSURED Ronald H. Pittman, II DBA Pittman Soil Consulting 1003 Gregory Fork Rd Richlands NC 28574	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** CL2272123407 **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] Professional Liability GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			EV20182381-05	07/19/2022	07/19/2023	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 50,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
							Professional Occ/Agg	$ 1M/2M
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Contractors Pollution Liability - Occurence Form			EV20182381-05	07/19/2022	07/19/2023	Each Incident Aggregate Limit	$1,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

NC 28540

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Orange County
Emergency Services

510 Meadowlands Drive
Hillsborough, NC 27278
919.245.6100

Fire & Life Safety Division

TO: Cy Stober, AICP – Director, Planning & Inspections Department

FROM: Elizabeth Farnan – Fire Marshal, Orange County

CC: Patrick Mallett – Director Development Services

Date: February 24, 2023

CASE: MA22-0005

PIN: 9749-40-2351

PROJECT: General Retail
Non-Residential Conditional District (NR-CD) Zoning Atlas Amendment

SUBJECT: Site Plan Review Regarding Conformance with Orange County Unified Development Ordinance (UDO) for Emergency Apparatus Access and Water Availability for Required Fire Flow

---

This memo is to show that the Fire Marshal Division has No Objections to the approval of the rezoning request. All requirements have been met for emergency apparatus access to the site and water to meet fire flow requirements.

Elizabeth Farnan

Elizabeth Farnan, FM

02/24/2023
Date

From: Jones, DeAngelo J
To: Brian Collie; Nishith Trivedi
Cc: Cy Stober; Chuck Edwards Contact
Subject: [EXTERNAL MAIL!] White Cross Retail TIA Review
Date: Friday, February 3, 2023 2:15:48 PM
Attachments: image001.png

Hello Brian,

District Staff have reviewed the TIA. Here are the findings:

Traffic Impact Study Review

- **General Overview**
    - The proposed White Cross Retail development is located in the southwest quadrant of NC Hwy 54 and White Cross Road intersection in Orange County, NC. The project will include approximately 11,000 square feet of retail space. Site access will be provided via one full-movement driveway on White Cross Road. Project build-out is anticipated in 2024.
- **Required Improvements**
    - White Cross Road at Site Driveway
        - Construct a full-movement site driveway with one ingress lane and one egress lane
        - Construct a southbound right-turn lane with 100 feet of storage and appropriate taped on White Cross Road

The Department concurs with the findings in the TIA. We are in receipt of the revised plans. Comments from the District office review are forthcoming.

Thanks

DeAngelo J. Jones
Senior Assistant District Engineer
North Carolina Department of Transportation
Division of Highways
Division 7, District 1

336 570 6833
djjones1@ncdot.gov

115 East Crescent Square Drive
P. O. Box 766
Graham, NC 27253



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Attachment 6

D R A F T

Excerpt of Draft Minutes

MEETING MINUTES
ORANGE COUNTY PLANNING BOARD
MARCH 8, 2023
REGULAR MEETING

MEMBERS PRESENT: Adam Beeman (Chair), Cedar Grove Township Representative; Lamar Proctor (Vice-Chair), Cheeks Township Representative; David Blankfard, Hillsborough Township Representative; Melissa Poole, Little River Township Representative; Beth Bronson, At-Large Representative; Randy Marshall, At-Large Representative; Charity Kirk, At-Large Representative; Susan Hunter, Chapel Hill Township Representative; Statler Gilfillen, Eno Township Representative; Whitney Watson, At-Large Representative; Delores Bailey, At-Large Representative; Steve Kaufmann, Bingham Township Representative;

STAFF PRESENT: Cy Stober, Planning & Inspections Director; Perdita Holtz, Deputy Director – Long Range Planning and Administration; Patrick Mallett, Deputy Director; Development Services Division Taylor Perschau, Current Planning and Zoning Supervisor; Brian Collie, Planner II; Tina Love, Administrative Support

OTHERS PRESENT: George Barnes, Applicant; Bob Hornik, Attorney for Applicant; Brent Purdum, Engineer/Architect; Vernon Davis, Property Owner; Preston Mason, Rob Jamison, John Cecil, Pat Cecil, Susan Walser, Marilee McTigue, Steve O 'Daniel, Carol Rigsbee, Deanna Smith, Greg Tilley, Sally Jo Slushen, Chris McCord, Diantha Rau, Jessica Ostrowski, Sadie Rapp, Isa Cheren, Elly Schopler, Amanda Griffin, John Griffin, Peter Moyers, Katie Engel, Tony Blake, Jayne Jackson, Robert Pollock, Jake Bialos, Rev, Cory Oliver, Tammre Lindsey, Rebecca Teer, Chris Hagenberger, Jesus Bravo, Lisa Dumain, Eric Dumain, Dr. Anndal Narayanan, Kevin Reese, Clare Steech-Julich,

AGENDA ITEM 1: CALL TO ORDER AND ROLL CALL

Chair Adam Beeman called the meeting to order

****

AGENDA ITEM 9: ZONING ATLAS AMENDMENT (CONDITIONAL DISTRICT) - To review and make a recommendation to the BOCC on an applicant-initiated zoning atlas amendment to rezone a 4.83 acre parcel from AR (Agricultural Residential) (3.67 acres) & NC-2 (Neighborhood Commercial) (1.16 acres) to NR-CD (Non-Residential Conditional District).

The parcel's address is 3026 White Cross Road in the Bingham Township (PIN 9749-40-2351). This item is scheduled for BOCC Public Hearing on April 4, 2023.
PRESENTER: Brian Collie, Planner II

Taylor Perschau and Brian Collie reviewed the proposed amendment and gave a PowerPoint Presentation.

Applicant representative, Bob Hornik, reviewed the project and provided additional information.

Lamar Proctor: Can you talk more about why it is a Resource Protection Area?

Bob Hornik: Because of the proximity to the White Cross School across the street. That's why you see the green circle on the map.

Brian Collie: That is correct, that green area that sprawls over across onto this property is for the White Cross School.

Lamar Proctor: It's for the school then it goes off in a line and that follows a stream…

Brian Collie: Yes, stream buffers

Lamar Proctor: And so, does the stream go on the school property? I'm just trying to figure it out.

Brian Collie: I'm not sure if it goes onto the school property or not.

Charity Kirk: It's two separate things.

Lamar Proctor: Okay.

Statler Gilfillen: I believe that this issue came before this board a few months ago and a decision was made. It has only been a few months, can you clarify for me, why this is brought up before us again tonight? What is the justification of change?

Bob Hornik: I can give you what I, as the applicant, think it is. The application previously was for a general use district which would have allowed 110+ different uses. We had no specific site plan, no specific detail about the plan. That Planning Board meeting was back in July or August of 2022 and after that meeting, we regrouped and said "here are what the concerns were, it seemed to be that it was a Dollar General store and many people were concerned that with a general use zoning, it could be almost anything. We thought that the best way that we could try to give some assurance to the County and the residents of the area about what was going to go there, would be to step back, rethink it and to do some of the engineering and to present a site-specific development plan and a conditional district rezoning. The non-residential district is the district that's available and suitable, for this kind of use. So, after some discussion with the planning staff, they felt it was a different enough application, and we do too, in quality and in kind, that it wasn't subject to the one year waiting period. No one that I know of challenged that.

Steve Kaufmann: I remember distinctly talk of a Dollar General going in there. And that was one of the reasons, in my opinion why the board wasn't interested. It didn't quite fit in with that community setting, with the residential and business district in general. They were all against having a Dollar General store there. The discussion was about Dollar General as I remember it.

Bob Hornik: I don't doubt that for a second. however, I don't think you can make a recommendation, under zoning, based on who the user is. I would think that's an abuse of the zoning power.

Beth Bronson: To his point, I think it had more to do with the character of the area than what the actual development was.

Bob Hornick: Regarding the character of the area, you've got 2 or 3 steel buildings across the street. In my view, the facade that's going to be on this Dollar General store, will be a significant improvement over what's in the area.

Cy Stober: What you have laid out before you is documented in emails from staff and Mr. Hornik, is the rationale for why I supported the application proceeding and didn't halt it. The ordinance does require that we get a dissimilar application before us and what you see here, the zoning request for single use, proposed the difference in acreage, and then the site specific commitments, and then furthermore, the lack of an impact to the commercial balance for development in that activity node, are all the rationale for why I made the determination on behalf of the County that this application could proceed. So, what you have before you, is my rationale and why I made that decision. That was before we saw a site plan or anything, that was just the general nature of the request, and that it would be a single use with a site-specific plan. Regarding the use, the use before you tonight is for a retail store. That is the only use that we as planners or you as planning board can consider. There's federal matter of due process and equal protection under the law, that has to be considered. You cannot consider this with regard to the specific tenant that would occupy the building. There are certain carve outs say, adult uses, that do consider specific uses to be exceptionally different from other commercial uses or entertainment uses, but in the case of general retail store, we can't consider whether it be a locally owned and operated store, it would be a nationally owned and operated store, the franchise that would be locally owned and operated but speak to a higher corporate power, we don't take any of that into consideration. We have to consider a general retail store use, that is our responsibility, and that's the responsibility before you tonight as well.

Charity Kirk: We wouldn't be setting a precedent in denying dollar stores. Other areas in the country have limited chain stores. How could we do that as a community? You're saying that isn't the Planning Board's charge, so who can say that we don't want dollar stores?

Cy Stober: In North Carolina, it's been determined by the General Assembly, that we shall consider uses and not specific tenants. Unless they change the law to allow us to regulate them differently, we don't have that enabling legislation or power in North Carolina.

Charity Kirk: Would it need to be a state mandate to allow communities to limit the chain stores and types of stores?

Cy Stober: Yes, in North Carolina as our State law is constructed. That's my understanding of 160-D, that the zoning laws broadly limit us to consider categories of uses rather than specific uses such as a dollar store unless explicitly otherwise stated.

Melissa Poole- On page 114 of our packet on the map of where the site is proposed, where is the school in relation to the site?

Cy Stober- I believe it's not the corner parcel, it's the one just to the west of the stream. The stream defines the school's eastern property boundary. That stream is on the property, as well as the school.

Melissa Poole- What sort of school is this?

Cy Stober- It's a historic unoccupied school. It's not used as a school.

Beth Bronson- It's not used as a school but it's a historic landmark.

Melissa Poole- There's an HVAC business and then another building to the right, across the road?

Discussion about the maps provided in the packet by several Board members.

Cy Stober- Can you repeat the question Ms. Poole?

Melissa Poole- If you make a right on White Cross Rd., what is that?

Cy Stober- I don't know. I'm sure some of the folks from the community who are here, could tell you.

Voices from the crowd can be heard, explaining what the other buildings on the map are.

Adam Beeman- It's commercial. You've got HVAC, woodworking, etc.

Melissa Poole- The reason I'm asking is not whether or not it is zoned, but I am curious to what the businesses are to determine how many people are coming in and out.

Beth Bronson- To my knowledge, there are 2 gas stations at that intersection. There is also a restaurant and a market.

Melissa Poole- When you look on page 114 of the packet at the site, the section that comes down White Cross Road when you've turned off of 54, what is the smaller rectangle there going to be? Is that going to be a parking lot?

Adam Beeman- No, they are going to fill it in with plantings to block the view from the homeowner.

Delores Bailey- Impervious surface- What's our requirement and what are they using and how much are they using of it?

Brian Collie- This is located in an unprotected watershed and there aren't impervious maximums in that watershed.

Delores Bailey- If the red building is not moved by someone, can it be repurposed with any of the parts salvaged as opposed to just throwing them away?

Bob Hornik- Not by us and it looks like it's in pretty rough shape on the outside for sure. There are planks falling off and it is in rough shape.

Charity Kirk- There is something in the packet about it being a historic building that has been remodeled many times.

Delores Bailey- The one with the red top?

Charity Kirk- The one that's on the property. It's been remodeled so many times that it's lost its character, but it could still potentially be refurbished.

Bob Hornik- It has historic origins but has been changed over time.

Statler- Are there photographs of that building available tonight to see?

Bob Hornik- No, not that I have.

Adam Beeman- If you pull Google Maps up, you can probably see a street view. It's a pretty nondescript building.

Statler- I turned my phone off, so I can't see.

Delores Bailey- I think the last time we talked about this area maybe being a food desert. Is there any nutritional value coming through this store?

Bob Hornik- Just like in other Dollar General stores, there will be food stuffs sold there.

Statler- When a large chain store like a Wal Mart comes into a community, often it makes a major impact and puts many businesses out of business. Competition is good, price is important, we all know that. This is a discussion about a national company who wants to come into a small community where there are a series of small stores and the possibility that the Mexican market that now sells milk, may not be competitive long-term. The question is, has an impact study been done on what this could mean for the community?

Bob Hornik- I don't have the answer to that question. I do know that Dollar General has done a study and found that there is a market for them in this location.

Statler- Even with the other Dollar General stores you have that are close in the area?

Bob Hornik- Yes, sir.

Vernon Davis, property owner- A little history of the building. It was built in 1929 as a branch of the Junior Order of America. They used the bottom as a grocery store and the top floor as a meeting hall. I purchased the property in 1974. Prior to that, the state had acquired the right of way on Highway 54 and moved the building back. The property was moved over an existing road drain and also set it down directly on the ground. The building has served several purposes. It has restricted parking due to the existing property lines and right of way that comes within 6 feet of the building. There is no room there for parking with the existing building. There has been some interest in salvaging the building. I'm not going to trash the building. My daughter wants to move the front part, if we get permission to move it, and whoever wants the tall part is welcome to it. There are windows, flooring, siding, and all that will be repurposed. I live just a mile down the road on a 5-generation farm. I'm 80 years old and I just want to get rid of this property so I can spend my last years on the farm. Anybody that has an interest in that is welcome to it. I am a building contractor and I have built 2 other businesses, one being a market and one being a service station. They did very well. I am a long-time resident of the community and I want to see the community do good. I am not here to just put something that will not serve the community in it. The reason the property hasn't been sold before is because of the restrictions that have been imposed on it by the County. Dollar General was the only person that could meet all the requirements to purchase this property if

it's approved. I would like to urge the Board to consider approval. I am an Orange County resident, have been and will continue to be. I hope that you will consider this request and I will try to answer questions if you have any.

Whitney Watson- I appreciate that you included the renderings of the lighting, but could you speak further about it being dark sky compliant?

Bob Hornik- I do know that the lighting is all downward shielded and is confined to the storefront area. I don't think there are any free-standing light poles in the parking lot.

Whitney Watson- My other question has to do with the location of the wells. I read in the packet that a permit has not yet been applied for. I wondered if you could indicate on the plan, approximately where you are going to have someone start looking for water.

Adam Beeman- I think it's on there. I believe it's off to the side on the top left half corner of the building where the 54 frontage is.

Brent Purdum- (Indicating a location on the map)That's where we are proposing the well to go. Up there, close to the corner where the woods are. So it would be behind the building, close to the 54-buffer line.

Beth Bronson- Can you speak to how many locations were tested before that was the one, they came up with?

Brent Purdum- We haven't done a well test.

Beth Bronson- Okay, so no well tests have been done?

Brent Purdum- No, ma'am, we are just proposing it because we have to meet certain distances.

Beth Bronson- If there is no well test, there is no alternative means to bring water out to that area, correct?

Brent Purdum- As far as we know, correct.

Adam Beeman- Do they do well tests here in Orange County?

Beth Bronson- You have to test to be able to perc.

Adam Beeman- Percing is different…

Brent Purdum- That's the septic system.

Beth Bronson- I apologize, yes, sorry.

Brent Purdum- We've done the testing for the septic tank. We do have the perc test. That's going to be between the parking and the newly landscaped southern border.

Beth Bronson- So that top left corner that you're speaking to is for the septic?

Brent Purdum- No, that's for the well. The well is on the north side, septic is on the south side.

Randy Marshall- We keep talking about the rezoning, and we don't talk about what's going in there, on the other hand, half the questions are about what's going in there. I'm not even sure what's appropriate to be questioned.

Bob Hornik- Because this is a conditional rezoning, we're not only allowed to talk about specifics, as compared to a general use rezoning, with a conditional rezoning, a conditional district, we've got to talk about the specifics. We're only going to be allowed to do what is specifically approved.

Randy Marshall- Is this the last time that this comes before the planning board or if the rezoning takes place, then staff handles the building approval process?

Cy Stober- The latter. Should this be approved, by the Commissioners, at next month's public hearing, this will be a site specific plan. The ordinance does allow us to make minor modifications, that accommodate field realities, but we cannot deviate significantly from this site plan that is before you tonight. The use would be limited to a retail use. Say a library wanted to go in there, or a health clinic, the entire project, even if it was the same footprint, would have to come back before the planning board and the Commissioners for approval for any other use to occupy that space. But yes, all building permits, all site plans for construction, would then be permitted by right, provided it was consistent with the site plan before you and limited to the retail use.

Randy Marshall- Just to be clear then, the approval that the County Commissioners would eventually rule on would be the last time there would be review or any point to comment on this project?

Cy Stober- That's correct unless there is a significant deviation from both the use or the site plan.

Randy Marshall- Okay, then I have another question since we can talk about the business itself. One of the things that's striking to me is that you haven't justified this business in terms of what kind of sales tax impact it might have to the citizens of Orange County. Is it going to make money? How much money do you think it's going to make? Clearly you think it's going to make money, or you wouldn't be putting it there. Do you presume that most of the clientele is going to be people who drive back and forth to Alamance County and stop there, therefore we are getting out of county contributions to our tax base, or do you presume that in the case that was stated before, there's not enough population or business within the local community to support the business? I'm just interested in a bit of the economic thinking about putting this business there.

Bob Hornik- Certainly we hope and expect that we are going to be drawing traffic to and from Alamance County and from the area. We hope and expect that we will make money.

Randy Marshall- There are no projections, formal or informal that you folks have done on this?

Bob Hornik- Not that I'm aware of. The Dollar General folks may have done some of that. It's really not a zoning question.

Randy Marshall- I understand but I was told that we could ask business questions so that's what I'm doing. I'm trying to get some sort of a feeling for how much of a commercial generator this is going to be for Orange County. Not just for that community, but for Orange County. In other words, if it brings in tens of thousands of dollars in sales tax revenue, that impacts every Orange County resident in terms of what we have to pay in potentially raised property taxes. If it doesn't generate that much sales revenue, then it's a wash, I don't know why we would consider it in terms of the economic impact. I think that information is critical for us to consider. It's also curious that that would be a main selling point for you folks in wanting to put this business there, to say it's going to be a a commercial tax generator for the county and to help you folks to spread your tax burden out, not just for residential taxes but for commercially generated taxes as well. So, I'm curious that it hasn't been sold at all on that. I read all 30 of the letters that were sent to the planning board, nobody spoke on that part of the topic, and I think it's an important one.

Bob Hornik- Right, everyone's been focusing on the land use aspects of it, not the economic impacts of it.

Randy Marshall- I think you missed an opportunity.

Bob Hornik- Yes, I understand what you are saying.

Whitney Watson- If I could follow up on Randy and actually ask Brian a question, that is designated as an Economic Activity Node, correct?

Brian Collie- It's a Rural Community Activity Node.

Whitney Watson- Is there any history of that type of retail store drawing additional commercial activities around them to enhance that node?

Brian Collie- As far as that question goes, I don't know if I can answer that, we don't have the studies that lead to that.

Whitney Watson- What about suppressing additional development in that area because of the competition?

Brian Collie- I can't answer that either.

Beth Bronson- There are studies out there if you start poking, but they are usually for more urban areas, not rural areas.

Cy Stober- If you look at the language in the comprehensive plan, it simply makes recommendations about what the future land use should be in that area. It doesn't really speak to competition between nonresidential uses, so we are bound and limited by the guidance provided by the comprehensive plan.

Beth Bronson- Can you clarify to that point that the comprehensive plan does not necessarily specify NR-CD or the NC-2, but they do specify to local commercial?

Cy Stober- No, commercial. This was in the slide that Brian already had up. If you look at the last clause, "an appropriate location for any of the following uses, the institutional uses then the final clauses, one or more commercial uses" that is the guidance that is provided to us by our comprehensive plan. Imperfect as it may be, that is the guidance that staff has in making its findings and I have in making my recommendation to you all.

Beth Bronson- I absolutely agree with you. Because this application falls under "one or more commercial uses", I do want to highlight the emphasis on "institutional uses", in that sense of this rural community activity node, juxtaposed with the existing commercial uses that are already in play, in that intersection, in that activity node. Not to say that there's any question to that, but the fact that the NC-2 is designated for the rural community activity node…

Cy Stober- It was neighborhood commercial versus LC-1 which is local commercial, so they are applied appropriately based upon their description, the buffers and what is in the ordinance about how they may be consistently integrated and introduced into an activity node or an area of the county but yes. There's no prescription in that NC-2 can only be in these activity nodes or LC-1 can only be in these that's not how that works.

Beth Bronson- So they overlap?

Cy Stober- Yes.

Beth Bronson- Agreed. We saw this at the last presentation for the rezoning too. It's coming within this time frame because it's dissimilar. I think it's important that the board and the community also know that the zoning application is different which makes it dissimilar which may have already been stated. But I think it's worth underscoring that there's no longer a local commercial aspect to it. It is a neighborhood commercial ask like a conditional zoning request.

Cy Stober- Well, there was that question that was significant at the Planning Board meeting in August, regarding consumption of the… there's an allocation of X number of acreage in each activity node and conditional zoning does not impact that allocation, so there's still available NC-2 and LC-1 acreage, that could be considered for future rezonings.

Beth Bronson- Thank you for that clarification.

Lamar Proctor- What is that allocation, for rural community activity node, do you know?

Cy Stober- I don't know.

Lamar Proctor- But there's a limitation?

Cy Stober- There is, yes sir.

Lamar Proctor- Why?

Cy Stober- Some of it's been consumed by the existing businesses that are there, but there is available acreage.

Perdita Holtz- It's 10 acres for LC-1 and 10 acres for NC-2, so 20 acres combined.

Lamar Proctor- 20 acres combined for that rural activity node.

Cy Stober- Some of that has been consumed by the existing businesses that are there, which is why the split-zoning request came before you before.

Lamar Proctor- That's to preserve the rural character of that area, right?

Perdita Holtz- It is, but you may recall that we also spoke to the fact that we require a greater area to be rezoned for commercial use than was previously required. For instance, now we require the septic areas and the well area all be zoned commercial because it is serving the commercial use. One of the things that needs to be looked at is whether 10 acres is an appropriate amount given that one use can potentially take all the 10 acres.

Lamar Proctor- Right, also because conditional districts like this are exempted from the limitations on the rural community activity nodes, what you could see happen is you could see multiple conditional districts being approved in a rural area, thereby bypassing that limitation, thereby destroying the rural character of that particular community.

Cy Stober- You could have multiple non-residential conditional requests in an activity node.

Lamar Proctor- Right, so that's tricky and that's something we should definitely be looking at in the separate issue of the comprehensive land use plan and the UDO. What you're going to see is exactly this, that developers will just apply for a conditional district, and you'll end up with 10-20 conditional districts bypassing what the comprehensive land use plan had envisioned in terms of preserving the rural character of a particular community.

Cy Stober- I think it deserves further exploration, yes.

Charity Kirk- That's a very good point, thank you.

Statler Gilfillen- I assume that in this packet, the images of what they are proposing the building will be is consistent with what is planned to be built. Buried in the back of the packet, there is a letter from Peter Sandbeck who is in charge of the historic commission on behalf of Orange County. I am a past member, I am a licensed architect, I have some expertise in preservation. I think his letter was very well written. In that letter, I would like to comment if I could and maybe get a comment back on this because we are talking about a small community and the fabric of the community. The building itself and the store may service more people passing through than the people that live there. As such, it may have a negative impact on the community if you follow what Peter Sandbeck is saying. I'd like some comment on this. Quoting, "Any proposed project that has a potential to adversely affect a designated historic landmark is subject to a higher level of review with the goal of working with the property developers to find ways to reduce or eliminate any potential negative visual or physical impact on a landmark property." He goes on to say in the next paragraph "the proposed new building completely ignores and turns its back toward the historic school as well as toward many motorists that will pass the site each day. This is not an acceptable treatment in such close proximity to this significant landmark that has been recognized by Orange County Historic Preservation Commission." That tells me, as an architect involved in preservation, the impact of this building as an architectural statement and I appreciate the amount of work, time, and money that they have spent in providing this proposal. But the impact of this design within this small community at this crossroads may be very negative. Could somebody respond to that?

Taylor Perschau- This is how one of the conditions came about. "Number 4 Resource Protection Area: Recognizing that the property is within a Resource Protection Area due to its proximity to the White Cross School, the north elevation of the building towards NC Highway 54, shall consist of the same treatment of cement fiber, lap siding, trim, crown, frieze, simulated windows, etc. as proposed for the front elevation in the submitted application;"

That condition was added after Peter Sandbeck was allowed the opportunity to comment, so that was in response.

Charity Kirk- So did he comment on the addition?

Taylor Perschau- I don't believe that we were able to get those materials back to him for further comment after the memo was provided.

Statler Gilfillen- What you've described there, I don't know that that's compatible with what he's described, could be the issue here. I just want to raise the question tonight.

Cy Stober- On that letter, which is on page 205…on page 206, the first paragraph, Mr. Sandbeck states "As a mitigation strategy we recommend that the design treatment for the front elevation as shown on the sheet A2, be continued around the corner, and applied also to the north elevation. This should consist of the same treatment of cement fiber, lap siding, trim, crown, frieze, simulated windows. This modification to the building design will provide a significant visual improvement to the elevation facing NC 54 and the historic school building." I believe that condition was directly in response and almost a pull quote from Mr. Sandbeck's language.

Bob Hornik- After seeing that, we did extend the façade along the north side of the building in direct response to Mr. Sandbeck's comment.

Charity Kirk- Could you touch on the size of the other retail establishments and the sizes of the parking lots in the area and how this store compares to the sizes of the others?

Bob Hornik- I'm not sure about the size of the parking lots, I know that across Hwy 54, I think the Artisan's Building that we were just talking about is 8,000 square feet give or take. There's the other building that's almost directly across Hwy 54 from this property where you have the pole barn building, which is significantly less aesthetically pleasing to the historic school than our site would be but that pole barn is about 7,700 square feet, the building itself.

Charity Kirk- Is that a retail establishment?

Bob Hornik- It's just what's across the street, I didn't know you were talking about just retail establishments.

Charity Kirk- I was asking about retail establishments.

Bob Hornik- I know the gas station across White Cross Road is, I want to say, 1,500 square feet roughly. I looked at all those this afternoon and the Bravo Market is about double that, I think. It's 2,500 or something like that.

Charity Kirk- So a 10,000 square feet retail building would match some other buildings in the area but not necessarily other retail stores?

Bob Hornik- I think that's an accurate statement, yes.

Beth Bronson- I have a question for the applicant. Is anyone here from Kimley Horn?

Bob Hornik- The traffic engineer? There's nobody here from there tonight.

Beth Bronson- Is anybody here to speak to the traffic impact analysis that was performed on that intersection?

Bob Hornik- I'll do the best I can with it, I've reviewed it.

Beth Bronson- My question is about the traffic impact analysis that was performed on that intersection, specifically for the conditional zoning application. With that conditional zoning application, they performed a traffic impact analysis that observed both the intersection of Hwy 54 going both east and west, and then White Cross coming north and turning east or west. From White Cross, that's the right towards Carrboro or the left towards Graham and Alamance County. White Cross is considered a minor road, it's rural, however, there are few roads that come off of the Greensboro highway to

Hwy 54. White Cross is therefore a main artery from the Greensboro highway to Hwy 54. My question is that the level of service was rated an A, but it was unclear what the projected traffic was going to look like in 2024.

Bob Hornik- For which section of road?

Beth Bronson- One for the parcel itself, so one for the business itself…the numbers that they generated for the projected traffic.

Bob Hornik- I know there was a trip generation which I want to say was 31 in the AM peak hour and 83 in the PM peak hour.

Beth Bronson- It looked like the existing characteristics were listed as a level of service A. If you actually look at the level of service A, it describes free-flowing operations.

Bob Hornik- Like in school, an A is pretty good.

Beth Bronson- So there is no need for any kind of consideration because there's no stopping of traffic. When I'm looking at the existing traffic in that area, actually turning left or right off that road onto Hwy 54 or turning left off of 54 onto that road is not necessarily represented in this traffic impact analysis so I wanted to know if anyone could speak to the conditions under which they did the observation? I know that there is an algorithm in their appendix but it's very confusing so I didn't know if anyone could describe that?

Bob Hornik- I can't really speak to that. I know that the TIA was scoped before it was done, it was reviewed by NCDOT, and DeAngelo reviewed it and said it was satisfactory to NCDOT. We made the plan modification that NCDOT asked us to make with the right turn lane.

Beth Bronson- So, the right turn lane off of 54 onto White Cross, was not part of the plan. The site plan of the applicant specifies 100 feet, right turn lane, off of …

Bob Hornik- White Cross into the parking lot.

Beth Bronson- The easement, of the highway, so that 100 feet would include some of what the DOT 's easement exists already.

Bob Hornik- I think it's probably all the NC DOT right of way. If it's not all, then it's a good part of it is, the right turn lane.

Beth Bronson- Would that business also have a right of way because it was zoned originally as a business?

Bob Hornik- I'm confused by that question.

Beth Bronson- It's probably not significant. I think my question has to do with the fact that what the traffic analysis has recommended is a 100 foot, right turn lane off of White Cross. However, there's and maybe this is just my perception of measurement, but there's not even 100 feet of a right turn lane off at 54 into White Cross. So, what you're asking is that people coming down 54, eastbound are going to have to, if they, this projected 31 AM, and 83 PM peak…

Bob Hornik- They would have to make a right and then make a right.

Beth Bronson- Yes, they would have to make a right and then make a right, or they have to make a left and then make a left. To me it seems like those numbers are combined. It looks like total daily.

Bob Hornik- I can't answer what I understand your question to be. I wish I could.

Beth Bronson- Yeah, I think my question is that, was this impact analysis done using 2021 numbers? If so, then they were not necessarily an accurate description of how many commuters during AM and PM peak hours were actually

occurring, so my concern is that it's not actually representative of the impact on the neighborhood traffic that it's going to have.

Bob Hornik- All I can tell you is that the professionals who did the study and the professionals who reviewed the study, said it was good.

Beth Bronson- I appreciate that input.

Brent Purdum- DOT reviewed the traffic analysis study. When they did the traffic analysis study off the 2021 numbers, they submitted it, then DOT, takes those numbers and does their research. Then the DOT were the ones that said, “Yes, you know traffic analysis study still meets today's numbers. What we need to do is put one right turn lane on White Cross Road leading to the site and that was it.

Beth Bronson- You don’t have an ingress on 54, correct?

Brent Purdum- Correct.

Beth Bronson- Part of the traffic analysis was that you could not have an ingress on 54 because that would impact the traffic, correct?

Brent Purdum- All of that was researched, all of that was included in their study.

Beth Bronson- I absolutely agree with that assessment, that you couldn’t have a right-hand turn lane on 54. I'm not questioning their professionalism or their aptitude, not at all. I am not an expert, I'm just a resident who has been in this area for a very long time. I’ve seen that intersection and I’ve seen what happens to people trying to turn left to White Cross going westbound. I've seen how traffic accordions for eastbound traffic that is coming down 54. During peak hours, there can be an issue there. The fact that no one actually went out to this spot to do this impact analysis. They just used existing numbers, correct?

Bob Hornik- I can't tell you whether Kimley Horn went out there and sat there and did a traffic count. I assume that they did.

Brent Purdum- They go out to that intersection, they sit out there, and they have car counters. It's not just that intersection they'll look down the roads, they will look all over. They are not just looking at a chart. They are going to that site, that intersection to collect all their data. That’s part of their data collection is physically being at the site.

Beth Bronson- I was trying to find, in the report, what days they were there. All I can see is that they are basing it on 2021 numbers, which would indicate that they were using an average that was already aggregated from a previous report that was similar enough.

Brent Purdum- During the time that we went from the regular rezoning to this conditional rezoning, that’s when they were onsite.

Beth Bronson- Thank you, I appreciate that.

Adam Beeman- Any other questions or can we open it up to public comment?

David Blankfard- What does staff think about the reduction in the number of parking spaces? Do you think that’s adequate?

Brian Collie- Towards that question referring to the trip generation numbers, we feel that 54 spaces there per the UDO is overkill. We feel that any paved surface that’s not needed there is better.

Diantha Rau- I just want to speak to the character of our rural community which was mentioned by several folks here. Facades and aesthetically pleasing buildings are one thing, but the character of our community is its people and our

small businesses that we have there. We have Mom and Pop businesses which will be impacted, I believe, very negatively by a national chain coming in and setting up shop on that corner. We have a local market that uses local meats and local dairy products. We have a restaurant; the Fiesta Grill and we have artisans and woodworkers in the community. We also have our gas stations which are also convenience marts. A Dollar General store would be an affront to the character of our community I believe. I strongly encourage your denial of this applicant in terms of recommendations.

Charity Kirk- Can I touch on something? It's become clear to me that we are not supposed to be disallowing a Dollar General, we are supposed to be disallowing a retail establishment here. So, the community, I'm very clear that you don't want a Dollar General but to help me, I would be very interested why you don't want a retail establishment of this size on that corner. We've been told that we cannot disallow a Dollar General because that's discriminatory and the North Carolina's statutes don't allow that. So, if you could speak in a broader sense about the size of the establishment, or something else, that would be helpful to me to help make my decision.

Diantha Rau- Sure, well, any type of a retail store, particularly a national one, I don't know what other ones would be on the table, a Walgreens or anything like that, interferes with the Mom and Pop businesses that we have in the area. We rely on them, they rely on our business, and they could be put out of business by a retail store coming in there. That's my concern.

Sadie Rapp- I'm here on behalf of preserve Rural Orange. Based on the applicant's presentation, at the neighborhood information meeting, I believe that they seem to have misunderstood our core concerns. They characterize the communities protest as being largely about the aesthetics of the building, the using up of limited commercial zoning, and the vagueness of the proposal. I would like to recognize their effort to assuage these concerns, but it doesn't change the basic nature of the project. Preserving your own character, not just about aesthetics, but it's also about values. The purpose of conditional zoning is to allow an exception to existing zoning to meet a distinct need of the community. To pull from the language of the County's unified development ordinance; The exception comes with a high standard to ensure compatibility and harmony with the surrounding areas and take applicable regulations to an equivalent or higher degree when it comes to things like improved level of amenities, creative design, and a better environment. These standards and expectations are lofty, we have data from the Institute for local self-reliance, as well as Consumer Reports, that shows that dollar store proliferation is associated with a hollowing out of the local business economy. They use their purchasing power to put any competitor out of business, including those that currently provide significant jobs, carry local products, meaningfully contribute to the economic well-being of the area, and also serve our needs in a dynamic and responsive way. A dollar store which siphons profits from our neighborhood and out-of-state has none of these qualities. It's important to say that we are not opposed to economic development in general, but we deserve better than this project. I simply cannot see how the term "Good civic design" could suit this project that is so grossly redundant, with the many dollar stores in an 8-mile radius, and also create such conflict with the businesses in its orbit. On the basis of the guidelines set forth in the UDO, I believe that the Board has a responsibility to vote against approving conditional zoning as it is in direct conflict with the requirement that development be, as the UDO states, compatible and harmonious with White Cross, thank you.

Amanda Griffin- There were a lot of questions around what businesses exist and the size of the buildings that are there right now. This is my neighborhood, and I can speak very clearly to any of those questions that I heard some of you have earlier. I sent an email, I don't know if you have access to that right now, but I emailed the planning board with a map that has descriptions of all the local businesses and their sizes. Bravos Market is 2,700 square feet and that's our largest retailer right now. Between that and the two convenience stores, White Cross Mart which is directly across from the proposed lot is 1,680 square feet and the 76 Gas Station is 2,700 square feet with a tire repair shop, so this proposal of a 10,640 square foot retailer is grossly disproportionate to the retail size that we have right now, and I think it's totally unnecessary. I feel like our retail needs are already met with what we have in the community. There have also been some rude comments about the buildings directly across the street, about the HVAC service, that they are big ugly metal buildings, but I think that as another resident said earlier, aesthetic concerns are part of it but what's inside is what really matters, and that HVAC company has been here for 30 years or something. They are locally owned and run by a family, they keep their money local. No one is complaining about those buildings. Also, the size of them, the largest building is a warehouse which is 4,200 square feet, they have an office which is 2,500 square feet, so nowhere near the parking requirements that a retailer would bring. The historic White Cross school that was mentioned is 7,000 square feet and it is a local artist's studio space with 4-6 commercial tenants. It's not retail, it's not open to the public, it doesn't have a

huge footprint on our community, but it does bring in culture and art and local businesses and it's a huge boon to our area. The largest building in the area is 8,800 square feet and that's the local artist's cooperative which has 12 local artists operating in it. It's also not a retail building, it doesn't have a ton of parking, it's low impact on the neighborhood but again it's also bringing jobs and high-quality workers to our area. It really serves the White Cross community aesthetic of a thriving, cultural crossroads. I also wanted to speak briefly to the comprehensive plan since we can't speak directly about the type of retail…(timer went off) I'll let others speak to that. Thank you for your time.

John Griffin- Good evening. For centuries, rural Orange County, NC has maintained an economy of home local trade and agricultural self-reliance, while state and nationwide economic forces lured neighboring counties to invest in major commercial and industrial infrastructures, generations of Orange County residents kept corporate land development out of their forests, watersheds, and county crossroads. Today, rural Orange County is a sanctuary from the industrial and suburban sprawl of the Triangle and Triad. The preservation of home and land is unique here. That's the social and economic character of Orange County. I believe these ideals are enshrined in the County's 2030 Comprehensive Plan. The Board voted down an application almost identical to this one last fall. The County has rejected other rural dollar stores. In fact, there are no dollar stores within the rural boundary of Orange County that I'm aware of. This would be the first. While the neighboring counties are saturated with dollar stores at their rural crossroads and boundaries. Approval sets a sad precedent for economic development under the comprehensive plan. Southern Orange County at White Cross, like other economic development nodes is well served by locally owned retailers. A dollar store would seek to disrupt and outcompete and ultimately shutter them and preclude future local businesses from operating there. A ton of journalism and legislation all over the US has examined and responded to the sprawling social and economic costs of corporate box retail like Dollar General to families and local governments. Bottom pay, understaffing, non-nutritious foods, increased opportunity for armed robbery, and an overall deterioration of local economic and social well-being. I implore Orange County to again deny this application in the spirit of Rural Orange Preservation and the values for commercial development set forth in the comprehensive plan. Vote again against predatory low quality, and low paying chain retail in Orange County, thank you.

Jesus Bravo- Thank you, my name is Jesus Bravo and I own Fiestas Grill and Bravo's Market . I think when I started the Bravo's Market, started thinking that community needs. It's been over 3 years since we started. I think definitely it's going to have a bad impact on my business and not only on my business, but on the community, and also on the traffic. The Fiesta Grill, too of course. We have a hard time making a left turn into Fiesta Grill already. Everybody else already talked about the bad impact this is going to have in our community, and of course, it's going to have a bad impact on Bravo's Market. Thank you very much.

Dr. Anndal Narayanan- Members of the board, thank you for this opportunity for input tonight. My name is Andal Narayanan and I'm here on behalf of 5 neighbors in White Cross, who were not able to be here tonight, but all of whom share my opinion on this matter. I live in White Cross, 8 minutes from the parcel in question. I'm here to also ask you to refuse Glandon Forest Equity's rezoning request. A big box retail establishment of this size will lower property values for surrounding homeowners, it will increase traffic, it will disrupt the calm and quiet that we all value in the area. And, as you as you just heard it will hurt the small businesses that are part of what make White Cross such a special place to live. It's not needed in White Cross, this type of establishment. White Cross is not a food desert by any means. I rely on Bravo 's market, as part of my weekly shopping. It offers high quality dry goods, dairy, meat, and fresh produce. A lot of this is, locally produced, and I really value that. I value keeping my dollars in the area. There are also several big box dollar stores and grocery stores within a few miles driving distance in either direction. Finally, I think this is also unnecessary, because if we if we really need to buy cheap stuff that's made in China from a predatory company, we can, and already do that, from Amazon. Thank you for your attention to the overwhelming community opposition to this rezoning request.

Tony Blake- I didn't originally plan to speak, but I heard some stuff in here that kind of bothered me and I wanted to approach it from a little bit of a different tact. I'm sort of conservative property rights guy and I'm all for diversifying the tax base. But what I'm hearing here as pointed out, 160 D holds the planning boards to the comprehensive plan not the UDO and when I read the comprehensive plan, there's no mention of conditional zoning. In fact, if you look at Appendix D, which is the 1981 Appendix, Appendix 5.4 and 6.8 they're the only mentions of White Cross at all and they have a zoning category BH2, which doesn't appear in the UDO anymore. I strongly urge you to wait on this until you get a comprehensive plan that covers this kind of conditional zoning, and really makes a definition of what this node, should

be. I'm all over, trying to participate in that discussion, but I think this is just kind of an ad hoc proposal here that really is a basis for rejection, even though I as I said, I support property rights and I support tax diversification. Thank you.

George Barnes- Thank you for allowing me a couple of minutes to speak. I'm George Barnes with Glandon Forest Equity. I'm sure I'm the least popular person in this room, but I wanted to speak to Mister Marshall, one question you had, and then also just address a couple of the other points. There's been a lot of comment on the proposed use node consideration on the proposed use being given to the local community and I do appreciate and respect all of the community members concerns, I do. I will say that a lot of study and market analysis did go into this. Not by me, because I'm not privy to that, but by the intended user and they have the means to track where their dollars and their customer dollars are being spent and where it's coming from and where are the people that own those cards live. The reason they wanted to be here, is because in their mind, it better serves the needs of the community and their customer base. I've also heard comments on "Why does it need to be here, there's one 5 miles down the road to the east, there's one 7 miles down to the road to the West," that might be true, but we can't assume that those stores will stay there, and we don't know what the intended users' plans are for those stores. I don't want to get hung up on how a certain store might look in a certain area, because this is a different store. It is going to be 10,640 square feet, but it will have a lot of coolers for fresh foods in there, and it's a little something different than what I've been involved with before with this intended user.

Beth Bronson- Were you involved with employing the traffic impact analysis?

George Barnes- Indirectly.

Beth Bronson- I just wanted to clarify that, since the author of the report is not here to speak on it, and the recommendations that were made were kind of generic, that there was only one day that the author of the report was actually onsite to get the average. In doing so, do you know the company that you employed, do they do traffic analysis in the county, do they normally do it in a rural area?

George Barnes- That's a really good question and I appreciate it. We did employ them, and it was a requirement and we have employed them throughout the state with other projects. This is the standard way of doing traffic impact analysis. The firm's name was on the County's list of firms that we could work with, it's a very reputable firm. They take historic data, current data, date from being on the site into consideration in coming up with that report. Then they share that with the county and also NCDOT.

Beth Bronson- So you are aware that the projected traffic means that it would be to the point at which it would be prudent for the Department of Transportation to assess for a traffic light or assess for some kind of intervention to help alleviate the traffic that's being created and that's within one year of right now. I'm trying to find any kind of discussion that was had with the developers about any kind of proactive measures or anticipation of….

Charity Kirk- Can I clarify? You feel like the dollar store going in is going to affect traffic so much so that the DOT is going to have to do something and that it was not addressed in the study?

Beth Bronson- The traffic is going to continue to increase regardless of whether or not there is a retail space there. Does this report sufficiently reflect that? I think that is to be determined because there's only one day of analysis of data collection that was performed. But there is an expected projection of already increasing traffic and so, by adding the retail center, you are creating additional safety concerns that are outlined in the County's assessment. I just wondered if there was any kind of response that you guys had for the county to specifically address that?

George Barnes- We addressed all the concerns that came our way. I can say that the intent is to provide a closer to home shopping option for the customer base and again, they know where their customers are, to offer general merchandise, American made, consumable items. As it relates to DOT, they had their report and reviewed it, and we are accustomed to doing what DOT requires us to do. If they said we needed to install a turn lane or a stoplight, we'd have to do that. All that was required of us was to…I know you brought up the idea of the right turn lane a couple of times, it's not on 54, I just wanted to be clear, it's on White Cross Rd., for the stacking, so the cars don't stack up into the highway.

Beth Bronson- To be clear, there's already a right-hand turn lane on 54 to get into White Cross…

George Barnes- Right.

Beth Bronson- So you would be going from one right hand turn lane to a right-hand turn lane to get into the establishment?

George Barnes- Yes.

Beth Bronson- I think I'm clarifying that the right-hand turn lane that exists already on 54 is not even 100 feet. So, the one that's being required for the retail space that needs 34 parking spots versus the highway that services over 2,000 cars at peak, only has a 50-foot right hand turn lane.

Charity Kirk- What would you suggest? Do you have a suggestion?

Beth Bronson- To the point of the previous public comment of understanding better what our comprehensive plan is going to be for how 54 is going to be developed. How the intersection for a rural activity node is going to be developed. I have issues with the existing assessment of what is necessary and what the requirements are I think, Yeah. does that make sense?

Charity Kirk- You're suggesting to table this, until 54 is reviewed or are you suggesting they add a stoplight?

Delores Bailey- Point of order, did we finish the public comments?
Overlapping conversations

Adam Beeman- He was the last person to speak.

Overlapping conversations- loud murmurs from the audience.

Beth Bronson- I apologize, I wanted to make sure that I was asking the applicant a question…

Overlapping conversations

John Cecil- I have been a resident of White Cross for 52 years. I grew up there, it's my home, I'm not against development, I feel like the retail establishment that is being planned there is going to service a totally different demographic of our community than what is existing and being served by Bravo's Market. I shop at Bravo's Market, I will continue to shop at Bravo's Market for those fresh goods. I haven't been in a retail establishment like the one that's being planned for there, that sells those types of retail goods. Will it take some away from some of the convenience stores? I'm certain it will. From the local establishment such as Bravo's Market, it's two totally different demographics that it's going to serve.

Charity Kirk- So are you for it or against it?

John Cecil- I am for rezoning for a retail establishment.

Susan Walser- Hi I'm Susan Walser and I too have concerns about the traffic. I use the stoplight at Dodson's Crossroads on 54 all the time and it's an uncomfortable situation. I don't go into that intersection even though I have a green light, because people disobey the red light on 54. Twice, people have blown through the red light when I've gotten partially into that intersection. So, 54 is not a safe road and with the increased traffic, that's coming from between Chapel Hill and Alamance County all the time, it's a concern. I'm concerned if I go to Fiesta Grill and turn left to go back home if it's during rush hour. It can take an awful long time to get out of there with people coming and going and if people are going to turn left out of White Cross to go back west when through with their shopping at a retail establishment, I can't imagine the backup of traffic that can happen. If they don't have a reasonable way to turn, I think there needs to be a stop light at White Cross. If a retail establishment is going to get approved there is going to be one needed, otherwise, I think it's going to be dangerous. There are still traffic accidents at Dodson's Crossroads even with a light there because of the traffic flow. The other concerns that I have, if we're going to get a national retailer in that space, is that national retailer

going to help the community and pay a living wage? It seems like if we're going to have that, a living wage is going to be needed. Another question is, is the County, giving the retailer any kind of tax incentives to be there. I think this would be a concern. And we know that you don't want to hear this, but over the course of the past few weeks when people hear about the dollar store, they complain about what's happening in Carrboro with the dollar store. They can't keep their store open. They don't pay their employees enough to keep the doors open. The doors are always locked, They can't keep the doors open when they stock their shelves. If you look at next door neighbor, there's complaints about locking the doors of that store, all the time. I have a friend who, several times, a month, she goes through dumpsters of the several dollar stores in the county and she finds totally intact containers of goods that they throw away because they don't have enough space or whatever on their shelves and she pulls them and she gives it to women with children and she gives them to churches and she also sells them in her garage sales too. Do we want something in our community that can't handle their inventory, so they add it to our landfill?

Deanna Smith- Hi everyone, I'm Deanna Smith. I live off of White Cross road. I appreciate your questions and insights. so far that you all have asked in regard to this matter. From what I've heard tonight, it's kind of opened my eyes to the whole process of this and overall, I can say that I'm mixed. I feel like Mr. Davis has the right as a taxpayer and a landowner to do what he wants with his property, and I support his right to do what he feels is best for his own needs. At the same time, I have a piece of property on White Cross Road that eventually, I would like to rezone and have a healing center on, and if I ever make it that far in the process of planning and developing, I hope that I have some grace and consideration from the community like y'all are giving him at this time. But I do have concerns for the impact on the community and especially to Bravo 's Market. Some of the things that haven't, fully been said is their canned goods and household staples, in addition to the local foods, they talked about, would take an impact from a retail store going in next to them and competing with them. And they are a local member of the community. Another concern that I have that was raised just because of Mr. Davis 's comment that others have tried to purchase that property, but they haven't been able to meet the regulations and the guidelines. What are the hindrances to small businesses and other local people trying to get that piece of property? What can we do as a community to try to help that out, and what can we do as a board that might be able to help influence us to be able to get those other people that we do want in the community there instead of a national chain store? Finally, to piggyback on some of, I believe it was Miss Knapp 's comments about the guidelines of being compatible and harmonious with the community, there were some comments made basically knocking the look of the surrounding buildings and steel buildings. That are the businesses of local hard-working members of the community and in the vicinity of the place that they're trying to get in that area and so to me, that doesn't sound very harmonious to the existing members of the community, they're trying to work with. You know at the end of the day, it's a Dollar General that they're trying to put in, not a Tiffany's, so I don't care what facade they put on it. The comments making it sound like they are better than what's already there in the community, are offensive and not very appreciated, so as a community member, I would ask that you vote no for the rezoning of the property at this time.

Statler Gilfillen- Can I see a show of hands, how many people are against this project? Could you raise your hands? How many are undecided? How many are in favor?

Kevin Reese- I am a 20 year resident of White Cross, born in Orange County. My son went to the Our House Preschool that was located in the historic White Cross School. The economic heart of the community is Fiesta Grill and Bravo's Market. A lot of us think of Mr. Bravo as the Mayor of White Cross. Whatever retail establishment that goes in there, is going to harm those businesses whether it's upscale or not. We don't want it and we don't need it.

Beth Bronson- I would like to ask Mr. Davis a question before the public hearing closes. Mr. Davis, when you purchased the property in 1975, you were not subject to any kind of zoning conditions, because they did not exist?

Vernon Davis- The zoning has changed several times since that time. It's all for the good. Used to, it was more lenient. It's a little stricter now but it's gotten so strict that it's hard to meet all the regulations. I had been approached about people buying but they couldn't meet all the criteria. This person was able to meet all the rules and regulations that the county imposed on them.

Beth Bronson- They had the facilities and the resources to meet all those.

Vernon Davis- When I first got the property, it was just on a quarter of an acre, and it had no bathroom. When they moved the building back, they took the privy, and it was done away with. I could never get septic for the building, so I

had to go across the street. I was able to purchase more property and get a permit for a septic system. There was an antique store there, they sold mattresses there at one time. I didn't realize when I purchased the property from the Masonic Lodge, that it was going to create this many problems.

Beth Bronson- How could you know? The zoning did not exist at the time you made that purchase. Thank you very much for clarifying.

Taylor Perschau- This is open for further planning board deliberation, of course, but I did want to close out the presentation portion to highlight what staff analysis determined with the application, how the site-specific plan and the conditions attached to this application align with the comprehensive plan, and as a reminder, this is from the planning staff. This is also in coordination with all of our interagency review partners that have looked at this, so the determination is that the proposal is consistent with the allowed zoning districts for the comprehensive plans' rural community activity node. You've seen this definition before, but I think it's worth repeating that the rural community activity node is defined as land designated in the comprehensive plan that's focused on designated road intersections, which serve as a notable crossroads first surrounding rural community and is an appropriate location for any of the following: church, fire stations, small post office, school, or other similar institutional uses, and one or more commercial uses. So, we'll bring it back to y'all now. You've had the opportunity to hear from the applicant, staff, and the public. You know it's still open for review and discussion amongst the board and then when you feel ready, it's time for a recommendation.

Randy Marshall- These commercial activity nodes were placed on the map in Orange County to try to help generate taxable income other than residential property taxes. Orange County has done a particularly poor job of actually attracting and continuing to hold on to commercial activities. For those of you who are too young to remember, there was a very thriving Lowes store where Whole Foods is now. They wanted to expand, and Chapel Hill wouldn't let them expand, so they went across the bridge, and they've got a nice Lowes that generates lots of tax money for Durham County. Mayor Ellie Kinnaird of Carrboro worked very hard to try to get Walmart to put a store in the Carrboro Plaza Shopping Center. She was unsuccessful. Wal Mart went across the line into Chatham County, where Walmart is making a lot of money for Chatham County. We continue to miss opportunities, and this may not be one, but we continue to miss opportunities where we could help relieve some of the pressure on property taxes. It's not just property taxes, the houses are too expensive. People who can't live here have to drive out to Chatham County, out to Alamance County, that's why the roads are so busy. All of these people can't afford to live here. They can't afford to pay rent here and a dollar store might be attractive to them because those are the places that these people, these commuters can shop. I don't think this business is designed or put into place in White Cross to serve the community. As such, regardless of what they say, I think it's put there to try to capture commuter traffic going back and forth. The commuters are people who patronize these stores because they have prices that they can afford and we're never going to get any relief from property taxes or the cost of housing if we keep turning down commercial activities. You have to start somewhere, and we should have started 50 years ago. You know it's just troubling to me that even long term people who live in Chapel Hill and Carrboro, especially can't afford to live there anymore because the taxes go up because there's no other source of income that's substantial that can support the Orange County schools, other activities that we have in Orange County from just property taxes, the only way you could improve that is to raise property taxes. I'm not saying that this is going to generate much in terms of the tax base, but at some point, you've got to start somewhere. I won't be on the board in the future but all of the projects, whether it's Bucky's or one of the other places that we've talked about that could have generated lots of tax income for Orange County to relieve their property tax burden on our citizens are always turned down because the people don't want it next to them, and I can't blame them. That's natural, who wants a business, or industrial complex next to you. But if you don't start somewhere, in these areas, which the commissioners in Orange County have designated for these purposes, we're never going to get the diversified tax base that we need to try to hold these other costs accountable.

Lamar Proctor- With all due respect, I would somewhat disagree in that I think that Chapel Hill and Carrboro are growing phenomenally fast and are having a renaissance of commercial activity. As one of the speakers said, one of the most appealing parts of Orange County is that it has been able to preserve its rural county character and its natural surroundings by effectively preventing urban sprawl, box stores, and impervious surface that seem to crawl across other counties and destroy the rural character and the bucolic and peaceful nature of it. My biggest concern with this is in hearing from the residents is that changing the zoning from AR in an NC2 to a Non residential conditional district within the rural community activity node of White Cross is inconsistent with the comprehensive land use plan because you are essentially bypassing commercial space limitations and this project proposes having an over 10,000 square foot retail

space that's magnitudes larger than the other commercial establishments that have existed there for a long time. So, I think that this is inconsistent with the comprehensive land use plan because of that reason, I'm concerned that it bypasses and subverts the limitations on commercial uses in the rural activity node, that it's also inconsistent with the resource protection area of the White Cross School and that, as Ms. Bronson pointed out, that it appears that the traffic impact study may be insufficient, given the level of traffic that may be anticipated and the timing of that study that was done during the pandemic when we know that a lot of vehicular traffic was limited.
I would move to not recommend that this zoning change be approved to the Orange County Commissioners based on those reasons.

Randy Marshall- Don't we have to have a motion to approve and then vote it up or down?

Delores Bailey- I have a comment before we vote.

Bob Hornik- *Had a correction concerning the traffic study. He said the study was done in November 2022, not during the pandemic.*

David Blankfard- The study said that if they didn't do anything it would be just as bad as if they did do something.

Beth Bronson- Correct.

David Blankfard- So it's not as if because we're building this, it's going to get worse, it's going to get worse naturally because people are moving more and driving more between Alamance and Carrboro.

Lamar Proctor- I withdraw the statement on traffic. My concerns about its inconsistency with the comprehensive land use plan and the rural community activity node are the same.

Randy Marshall- I'm happy to make a motion and then people can vote the way they want to. I don't think you can make the motion in the negative. You have to make the motion and then vote it down if you don't agree with it.

Delores Bailey-There are a couple of pieces that I heard in the public comment about this project, specifically the words that hit me were; for conditional zoning that we're looking for, for the change of this to meet a distinct need of the community, a good civic design and compatible, and harmonious with what we are trying to do for this area. While I agree that we do need more commercial projects, when I listen to the person from the public describe the sizes of the other commercial properties that are out there in this area, this seems tremendously out of scale with what we've got there. The value of rural preservation is important to me and so I in my zoning purview as the applicant kept reminding us that this is about a zoning piece, zoning does require us to look at this as it meets a distinct need of the community and good civic design, and I have some concerns about that.

David Blankfard- We can add conditions to the project beyond the 6 that the applicant has stated, and I wanted to know if anybody else on the board had any additional conditions that they would say, if we did this, we would change our vote.

Beth Bronson- I have one condition that I was thinking of. I would like to put forth the idea of a condition that the right-hand turn lane on 54 going south towards White Cross be extended an additional 100 feet.

Charity Kirk- Would you approve the project if it was?

Beth Bronson- Yes.

Taylor Perchau- I want to remind you that any condition does have to be agreed upon. Also, if we are talking about a condition that is an NCDOT right of way, we are bringing in a 3rd party that can't offer their statement on that tonight.

Beth Bronson- That would be my suggestion. I am open to any other conditional requests.

Adam Beeson- Does anyone want to vote on Beth's suggestion, up or down?

David Blankfard- I make a motion that we ask the applicant to extend or respond…

Bob Hornik- We are willing to do it if NCDOT says okay because ultimately it is a DOT highway. If NCDOT says it is all right to do that or wants us to do that, we are willing to do it.

Beth Bronson- You are willing to fund the construction?

Bob Hornik- Yes, ultimately our contractor probably does the work…

Beth Bronson- So if the DOT says of course, you can do it, that would be sufficient for you to make that change.

Bob Hornik- If they approve the design for the 100-foot additional turning lane, we will build it.

Beth Bronson- Would that require resubmission of a site plan?

Bob Hornik- If you made it a condition and then we'd have to amend the site plan, the staff could probably approve that to show compliance with the condition.

Cy Stober- That condition at this point would be pending DOT approval. It would be a note on the site plan, turn lane to be extended 100 feet, pending DOT approval.

Beth Bronson- So the approval would not actually make a difference if the DOT said no?

Cy Stober- Yes, correct. Ultimately its their land.

Adam Beeman- Any other questions or concerns?

Statler Gilfillen- I have 4 points here. I've tried to capsulize what I've been hearing all evening. I see this and it's the same thing when they came before us before. This is a small scale, local community, there are businesses there, like the market that sells the local produce, that could be put out of business. That affects the local community. Item 2, this proposal as I see it, does not prove that it meets the immediate community needs. Same issue before, today I haven't seen any change in that actually presented to me. The 3rd issue, I see an incompatibility with the historic architecture, which has since come out in the proposal for the scale of local buildings to what they're trying to add into the community. It affects the urban fabric of the community and as such, I appreciate what the engineers and everybody has done because there's a substantial cost. I know how much these costs are as an architect that this proposal does substantially improve the details it expands on many things, answers, the building questions of how you would get it construction, but it does nothing to change, why we voted on this several months ago? I'm not seeing anything, I'm hearing a community that this is an incompatible project being thrust in their community, and it's basically the same thing they brought to us before.

Adam Beeman- One was conventional, this one's conditional, that's 2 different things.

Overlapping conversation

Statler Gilfillen- …The question is, I'm not sure the issues from the first time, how it affects the community itself, that there was objection to, were really answered. All I saw was the engineering and the architectural information, all of the traffic information, yes, that was provided to us tonight, that's good. It would have been nice to see the first time, but I'm not sure as a member of this board, I've seen anything presented tonight that would change the justification of what our vote was before.

Randy- If there are no other comments, I'm prepared to make a motion.

MOTION BY Randy Marshall to recommend approval of the Statement of Consistency indicating the amendment is reasonable and in the public interest and the proposed zoning atlas amendment ordinance.

Randy Marshall pulled the motion.

MOTION BY David Blankfard to add the condition proposed increasing the 100 ft. right lane to 200 ft. pending NCDOT approval. Seconded by Beth Bronson.
MOTION FAILED 2 - 10 (BEEMAN, POOLE, WATSON, PROCTOR, KIRK, HUNTER, BAILEY, GILFILLEN, KAUFMANN, MARSHALL)

MOTION BY Randy Marshall to recommend approval of the Statement of Consistency indicating the amendment is reasonable and in the public interest and the proposed zoning atlas amendment ordinance. Seconded by David Blankfard.
MOTION FAILED 3 - 9 (POOLE, WATSON, PROCTOR, BRONSON, KIRK, HUNTER, BAILEY, GILFILLEN, KAUFMANN)

MOTION BY Lamar Proctor that the no votes be based on a finding that the proposed zoning change is not consistent with the Comprehensive Land Use Plan in that it bypasses and subverts the limitations on commercial uses in rural activity nodes and is not consistent with the rural activity node as it applies to White Cross and that it is not consistent with the resource protection area of White Cross School. Seconded by Melissa Poole.
MOTION PASSED 9 – 3 (BEEMAN, BLANKFARD, MARSHALL)

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Attachment 7

STATEMENT OF CONSISTENCY
OF A PROPOSED ZONING ATLAS MAP AMENDMENT
WITH THE ADOPTED ORANGE COUNTY 2030 COMPREHENSIVE PLAN

An applicant-initiated amendment to the Zoning Atlas has been reviewed to rezone a parcel as follows:

Parcel Identification Number (PIN)	Township	Owner of Record	Current Zoning	Proposed Zoning
9749-40-2351	Bingham	Vernon Davis	• AR (Agricultural Residential, 3.67 acres) and NC-2 (Neighborhood Commercial, 1.16 acres); • Haw River Unprotected Watershed Overlay District.	• NR-CD (Non-Residential Conditional District); • Haw River Unprotected Watershed Overlay District.

The Board of County Commissioners hereby finds:

a. The requirements of Section 2.8 *Zoning Atlas and Unified Development Ordinance Amendments* of the UDO have been deemed complete; and,

b. Pursuant to Sections 1.1.5 *Statement of Intent - Amendments*, and 1.1.7 *Conformance with Adopted Plans* of the UDO and to Section 160D-604(d) *Planning Board review and comment – Plan Consistency* and 160D-605(a) *Governing Board Statement – Plan Consistency* of the North Carolina General Statutes, the Board finds sufficient documentation within the record denoting that the amendment **is consistent** with the adopted 2030 Comprehensive Plan.

c. The amendment is consistent with applicable plans because it supports the following:

- Land Use Goal 3 of the 2030 Comprehensive Plan –*A variety of land uses that are coordinated within a program and pattern that limits sprawl, preserves community and rural character, minimizes land use conflicts, supported by an efficient and balanced transportation system.*
- Land Use Goal 5.6 of the 2030 Comprehensive Plan - *Land Use Overarching Goal: Coordination of the amount, location, pattern and designation of future land uses, with availability of County services and facilities sufficient to meet the needs of Orange County's population and economy consistent with other Comprehensive Plan element goals and objectives.*
- Land Use Goal 6: *A land use planning process that is transparent, fair, open, efficient, and responsive.*

The amendment is consistent with these goals because the proposed development is consistent with existing/anticipated development within the area and the land use associated with the project is compatible with various 2030 Comprehensive Plan goals detailed above.

d. The amendment is reasonable and in the public interest because it furthers the goals of the adopted Comprehensive Plan and is located in an area designated on the Future Land Use Map as “Rural Community Activity Node.” Such Nodes have been identified as appropriate areas for one or more commercial uses (reference pages 5-16 and F-2 of the Comprehensive Plan and page 10-39 of the UDO).

The Board of County Commissioners hereby adopts this Statement of Consistency and the findings expressed herein.

_____ _____

Jamezetta Bedford, Chair Date

Attachment 8

Ordinance #: ORD-2023-016

AN ORDINANCE AMENDING THE ORANGE COUNTY ZONING ATLAS

WHEREAS, Orange County has received and processed a petition submitted by Glandon Forest Equity, LLC (hereafter 'the Applicant') seeking to amend the Orange County Zoning Atlas, as established in Section 1.2 of the Orange County Unified Development Ordinance (UDO), and

WHEREAS, This petition seeks to rezone a 4.83 acre parcel of property (PIN 9749-40-2351) from AR (Agricultural Residential, 3.67 acres) and NC-2 (Neighborhood Commercial, 1.16 acres) to NR – CD (Non-Residential Conditional District) for the purposes of a retail business, hereafter 'the Property'; and

WHEREAS, The Applicant has voluntarily chosen to establish development and land use limitations on the Project to address potential conflicts with surrounding properties; and

WHEREAS, The petition has been submitted with a site plan in accordance with the provisions of Section 2.9.1 (C) of the UDO; and

WHEREAS, The requirements of Section 2.8 and 2.9 of the UDO have been deemed complete; and

WHEREAS, The Board has found the proposed zoning atlas amendment to be reasonably necessary to promote the public health, safety, and general welfare; and

WHEREAS, the Board has found the proposed zoning atlas amendment to be consistent with the adopted 2030 Comprehensive Plan and reasonable and in the public interest.

BE IT ORDAINED by the Board of Commissioners of Orange County that the Orange County Zoning Atlas is hereby amended to rezone the aforementioned 4.83 acre parcel to NR – CD (Non-Residential Conditional District), as detailed within the submitted application.

BE IT FURTHER ORDAINED THAT in accordance with Section 2.9.1 (F) of the UDO the approval of this Conditional Zoning application is subject to the following mutually agreed to conditions:

A. Application: Project shall be completed as presented in approved site plan/application packet;

B. Off-Street Parking Requirements: Relief from providing the 54 parking spaces required, conditional on provision of 34 parking spaces;

C. Driveway Access: Responsive to NC Department of Transportation comments, right turn lane shall be provided at the White Cross Rd. driveway;

D. Resource Protection Area: Recognizing that the property is within a Resource Protection Area due to its proximity to the White Cross School the north elevation towards NC Hwy 54 shall consist of the same treatment of cement fiber, lap siding, trim, crown, frieze, simulated windows, etc. as proposed for the front elevation in the submitted application;

E. Existing Building: Applicant will accept an offer from the community to remove the existing structure at no cost/liability to the applicant if a written and qualified offer is received within 30 days of site plan approval and the existing structure is removed within 60 days of agreement;

F. Fire Safety: Fire suppression needs shall be met by securing a deed of easement and agreement for use of the water source (3 acre pond) identified on Orange County PIN 9748-28-3016.

BE IT FURTHER ORDAINED THAT this ordinance be placed in the book of published ordinances and that this ordinance is effective upon its adoption.

Upon motion of Commissioner _____, seconded by Commissioner _____, the foregoing ordinance was adopted this _____ day of _____, 2023.

I, Laura Jensen, Clerk to the Board of Commissioners for Orange County, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of said Board at a meeting held on _____, 2023 as relates in any way to the adoption of the foregoing and that said proceedings are recorded in the minutes of the said Board.

WITNESS my hand and the seal of said County, this _____ day of _____, 2023.

SEAL

_____
Clerk to the Board of Commissioners

ORANGE COUNTY
BOARD OF COMMISSIONERS

ACTION AGENDA ITEM ABSTRACT
Meeting Date: April 4, 2023

Action Agenda Item No. 6-a

SUBJECT: Presentation of Manager's Recommended FY 2023-33 Capital Investment Plan (CIP)

DEPARTMENT: County Manager's Office

ATTACHMENT(S):
Attachment 1. County Manager's CIP Transmittal Letter

UNDER SEPARATE COVER
Attachment 2. FY 2023-33 Capital Investment Plan Presentation
Attachment 3. Manager Recommended FY 2023-33 Capital Investment Plan

Attachments 2 & 3 To Be Provided Prior to or in Conjunction with the Meeting; Will also be Available Electronically at:
https://www.orangecountync.gov/budget

INFORMATION CONTACT:
Bonnie Hammersley, County Manager, (919) 245-2300
Travis Myren, Deputy County Manager, (919) 245-2308
Kirk Vaughn, Budget Director, (919) 245-2153

PURPOSE: To receive the Manager's Recommended FY 2023-33 Capital Investment Plan.

BACKGROUND: Each year, the County produces a Capital Investment Plan (CIP) that establishes a budget planning guide related to capital needs for the County and Schools. The 10-Year CIP is evaluated annually to include year-to-year changes in priorities, needs, and available resources. Approval of the CIP commits the County to the first year funding only of the capital projects; all other years are used as a planning tool and serves as a financial plan.

Capital Investment Plan – Overview
The FY 2023-33 CIP includes County Projects, School Projects, and Proprietary Projects. The School Projects include Chapel Hill-Carrboro City Schools, Orange County Schools, and Durham Technical Community College – Orange County Campus projects. The Proprietary Projects include Water and Sewer, Solid Waste Enterprise Fund, and Sportsplex projects.

The CIP has been prepared anticipating moderate economic growth of approximately 2% in property tax growth and 4% in sales tax growth annually over the next ten years. The CIP will rely substantially on debt financing to fund the projects and these required debt amounts are fully integrated in the County's Long-Term Debt Model.

FINANCIAL IMPACT: There is no immediate financial impact associated with the presentation of the FY 2023-33 Capital Investment Plan. It is a long-range financial planning tool with a financial impact in Year 1 (FY 2023-24), if the first year of the CIP is approved by the Board of County Commissioners with the adoption of the Annual Budget.

SOCIAL JUSTICE IMPACT: There are no Orange County Social Justice Goal impacts associated with this item.

ENVIRONMENTAL IMPACT: There are no Orange County Environmental Responsibility Goal impacts associated with this item.

RECOMMENDATION(S): The Manager recommends the Board receive the presentation of the Manager's Recommended FY 2023-33 Capital Investment Plan and provide direction to staff in preparation of the April 11, 2023 Budget work session.

Attachment 1

ORANGE COUNTY
NORTH CAROLINA

April 4, 2023

TO: Board of Orange County Commissioners

FROM: Bonnie Hammersley
County Manager

Travis Myren
Deputy County Manager

RE: Manager's Recommended FY2023-33 Capital Investment Plan

We are pleased to submit the County Manager's Recommended Capital Investment Plan (CIP) for FY2023-33 for your consideration. This CIP advances the Board's priorities in educational facilities, climate change mitigation and environmental sustainability, access to behavior health services, and financial resources to assist in the development of affordable housing. The FY2023-33 CIP also invests in the County's core services with improvements in public safety software, public safety communications, and County facility maintenance.

The CIP forecasts capital projects over a ten year period. Although the Board only appropriates funding for projects in the first year of the Plan, the CIP is a planning tool that also focuses on future needs and the financial capacity required to meet those needs. As these needs are enumerated in future years of the Plan, the County is able to employ a debt modeling tool to project debt service requirements and monitor compliance with the County's debt to revenue policy over the full ten year planning horizon. The debt service to revenue policy measures the County's ability to pay these annual installments relative to the amount of revenue forecasted. The County's current debt policy target is fifteen percent (15%) of general fund revenues. Based on the projects recommended in FY2023-24, that policy target is achieved at 13.65%.

The debt service to revenue metric is also used by credit rating agencies to assign a credit rating when the County issues new debt. Based on the County's thoughtful approach to debt financing and comparably resilient economy, the County has been assigned the highest credit rating (AAA) by three rating agencies for the past nine (9) years. This rating secures the lowest possible interest rates and, therefore, the lowest cost of borrowing in the bond market.

Projected debt service ultimately manifests in a tax rate equivalent to pay the annual installments on borrowing. Based on the Recommended FY2023-33 CIP, a tax rate increase of 2.85 cents would be required in FY2026-27, and an additional 1.75 cents would be required in FY2028-29 assuming that all of the planned projects are executed as scheduled in the Plan.

In addition to projecting future debt service payments, the CIP also identifies how capital investments are expected to impact the operating budget. New infrastructure often comes with staffing, operating, and maintenance costs that impact the operating budget. The FY2023-33 CIP tracks operating costs for individual projects as well as a summary table showing the cumulative impact over the planning horizon so that decisions on capital spending are fully informed.

This CIP also includes $4.3 million in pay-as-you-go or cash funded investments in the first year of the plan for design and architectural services as well as small capital items with short useful lives to conform to best practices. The long range debt model assumes an annual increase of $500,000 in cash funded investments as a way to increase debt capacity for school capital needs.

The first year of the Recommended CIP totals $53.4 million in capital investments. Of this amount, $23.9 million is recommended for County capital projects, $3.6 million is recommended for proprietary fund spending including Solid Waste, and Sportsplex, $15.5 million is recommended for capital improvements to educational facilities, and $10.5 million is programed to fund an expansion of the building serving the Orange County Campus of Durham Technical Community College.

The recommended FY2023-33 CIP represents an increase of approximately $12.8 million compared to the FY2022-32 Approved CIP. This increase is primarily attributable to the Durham Tech expansion moving into Year 1 of the plan and the addition of $2.1 million for the design of a Crisis Diversion Facility.

The balance of this memorandum describes projects supported by the General Fund that are recommended in the first year of the FY2023-33 CIP as well as any significant changes that are recommended for consideration in future years.

Education Capital Improvements

The FY2023-33 Recommended CIP includes a total of $26 million to finance a variety of school capital improvements and to expand the facility on the Orange County Campus of Durham Technical Community College.

- **Annual School Facility Repair and Improvement Projects - $11.5 million**
  The CIP includes annual allocations for school repair and improvement projects in each year of the plan. For FY2023-24, the annual allocation is $11.5 million. This annual allocation is used to fund a variety of smaller scale capital improvements in schools ranging from accessibility and classroom improvements to technology and sustainability projects. This allocation is financed by a mix of sources including general fund pay-as-you-go funding, debt financing, additional pay-as-you-go (from lottery proceeds), and Article 46 sales tax proceeds.

The Plan assumes that the amount of debt financing increases by 2% each year while the amount of Article 46 proceeds increases by 4% annually.

- **Supplemental Deferred Maintenance - $4 million**
  The Supplemental Deferred Maintenance Program was started in FY2020-21 to address deferred maintenance and life and safety improvements in school facilities. The program was designed to finance $30 million in school projects over three years on a schedule and sequence determined by the Districts. A second $30 million was authorized in FY2022-23 for a total authorization of $60 million intended to address deferred maintenance needs.

  Both installments of supplemental deferred maintenance were divided between the Districts using the average daily membership percentages at the time of the authorization. When combined, Chapel Hill-Carrboro City Schools has been allocated $35.7 million while Orange County schools has been allocated a total of $24.3 million. To date, the Districts have requested and the County has authorized $26.8 million that is available for immediate expenditure. The balance of the funds have been scheduled over the next three years.

  Chapel Hill-Carrboro City Schools has scheduled an additional $4 million in FY2023-24 followed by two additional installments of approximately $9 million in FY2024-25 and FY2025-26. Orange County Schools has scheduled $11.1 million in FY2024-25. These authorizations will complete the total $60 million commitment by the County.

- **Planning for a General Obligation Bond**
  Following the direction provided by the Schools Capital Needs Task Force, the County has worked with School District staff to retain a school capital planning consultant. The consultant will, among other deliverables, complete a comprehensive review and analysis of school capital needs.

  The FY2023-33 CIP continues to reserve $130 million in general obligation bond proceeds for school capital needs. The CIP recommends authorizing $5 million in planning funds in FY2025-26 followed by a tranche of $40 million in FY2026-27, $45 million in FY2028-29, and an additional $40 million in FY2030-31. As other authorized projects proceed or are delayed and the tax base increases, the capacity for a school facility bond may increase. The debt model will measure that capacity as the date to make final decisions on the bond amount nears.

- **Orange County Campus – Durham Technical Community College – Existing Facility Expansion - $10.5 million**
  Durham Technical Community College has revised its approach to expanding the Orange County Campus. The prior strategy featured a new, stand-alone building for allied health instruction. Since that time, Durham County included an Allied Health facility as part of its bond referendum to expand the Durham Campus.

  The FY2023-24 CIP includes a $10.5 million expansion of the existing building on the Orange County campus. This funding would add 13,000 - 18,000 square feet to expand space for the

Emergency Medical Services program, Health and Wellness, Skilled Trades, Back to Work and Small Business Center, student study areas, and student support offices.

County Assets

The FY2023-33 CIP is continuing to recommend repair and critical maintenance of County facilities and infrastructure. Many of the County maintenance and repair projects throughout the ten year plan were recommended through a Facility Condition Assessment. As a precursor to the Facility Master Plan, the County retained a consultant to perform a detailed Facilities Condition Assessment of each County owned facility. This Assessment identified and prioritized the replacement of heating and cooling equipment, building façades and windows, electrical systems, and roofing and created a ten year replacement schedule for each category based on existing conditions, age, and expected useful life. These investments are intended to improve resiliency, extend the life of facilities, and improve service delivery to residents.

- **Behavioral Health Crisis Diversion Facility Design - $2.1 million**

  The Board of Commissioners have prioritized access to behavioral health services. During FY2022-23, the County has been working with an architect and an operations subject matter expert to conduct preliminary planning and cost estimation for a Behavioral Health Crisis Diversion Facility. This preliminary planning work has culminated in the conceptual design of an approximately 29,000 square foot facility carrying a total project cost of approximately $25 million. The FY2023-24 CIP is recommending to proceed with design services at a cost of $2.1 million or ten percent (10%) of the cost of construction which is a standard metric used to estimate design costs. The project team is also developing operating cost estimates so that the Board can make a fully informed decision about whether to move forward with the design funds.

  The facility is intended to divert individuals experiencing a behavioral health crisis from hospital emergency departments and the County's Detention Center. The facility will offer two primary services. First, it will offer Behavioral Health Urgent Care services for assessment, stabilization, treatment, and aftercare planning for patients 4 years old and older. The facility will also house Facility Based Crisis services for adults for longer term treatment. In addition to patients arriving through Emergency Medical Services and law enforcement, the facility will also accommodate walk-in patients. The facility will also provide criminal justice stakeholders with clinical assessment services and a facility to offer the most appropriate care for justice-involved individuals in the least restrictive setting possible.

  The project budget does not currently include the cost of land acquisition as staff is evaluating County owned and shared sites first.

- **Cedar Grove Community Center Flooring - $422,000**

  The vinyl flooring throughout the Cedar Grove Community Center is exhibiting air bubbles or packets that are generating trip hazards. During the pandemic, the gym was closed due to these hazards. The County is completing spot flooring repairs that have allowed for

reopening, but the entire floor space will need to be replaced. The flooring to be replaced is approximately 3,354 square feet.

- **Climate Change Mitigation Project - $564,085**
  The Climate Change Mitigation Project was established in FY2019-20 to fund initiatives to combat climate change. The Board of County Commissioners subsequently revised the allocation to 50% for a county administered competitive grant program and 50% for school-related projects. At that time, the Board of County Commissioners dedicated a quarter-cent of the property tax rate to fund this project. In FY2023-24, the quarter-cent tax is expected to generate approximately $564,085.

  Climate Change Mitigation funds are transferred into this multi-year capital fund each year so that funds that are unspent at the end of the fiscal year are preserved in the fund.

- **Electrical Upgrades - $56,232**
  This project is used to update electrical systems including distribution panels, interior lighting, exterior lighting, transformers, and other related electrical items. The FY2023-24 project plans and replaces exterior light poles and lamps surrounding the Phillip Nick Waters Emergency Services building as recommended by the Facilities Condition Assessment.

- **Emergency Generator Projects - $1,116,500**
  The FY2023-24 CIP recommends a total of $1,116,500 is to replace existing generators at the ENO Mountain Tower where public safety radio equipment is located and at the Phillip Nick Waters Emergency Services building due to age and capacity needs. This project also includes installing a new generator at the Orange County Transportation Administration Building and at the Justice Facility so that transit operations and court services are not impeded during power outages.

- **Facades - $472,650**
  The Façade project is a new category that used to be included with roofing projects. In an effort to differentiate between the two, façade work is now included as a separate project. For FY2023-24, funding is recommended to replace exterior windows and cornice trim at the Whitted Building to improve energy efficiency and building comfort.

- **Facility Accessibility, Safety and Security Improvements - $40,300**
  This project funds a variety of facility improvements throughout the County. For FY2023-24 this project funds accessibility improvements at several facilities and automatic external defibrillator (AED) replacements in the Justice Center and the West Campus Office Building.

- **Fire Alarm and Fire Suppression System Replacements - $464,560**
  The Fire Alarm and Fire Suppression System Replacement project is a new category that used to be included with Facility Accessibility, Safety, and Security Improvements. In an effort to differentiate between the two, Fire Alarm and Suppression is now included as a separate

project. For FY2023-24, funding is recommended to update the fire alarm system at Hillsborough Commons where the Department of Social Services is housed and to replace fire doors at a variety of other County facilities.

- **Fleet Services Inventory Shop and Equipment - $120,000**
  Orange County operates a Fleet Services Department that provides routine maintenance and repair services for most County vehicles. In FY2023-24, funding is recommended to construct an office space and waiting area reduce the number of visitors entering the maintenance shop and a secure area to store parts for vehicles to prevent losses.

  The project also includes the acquisition and installation of a heavy duty lift ($90,000). The maintenance area currently includes one heavy duty lift, so installing another would facilitate simultaneous maintenance on EMS or Transportation heavy vehicles.

- **Fuel Station – Pump, Tanks, and Tank Monitoring - $53,240**
  The County operates a fueling station for County vehicles and equipment. Operating an independent fueling station allows the County to take advantage of wholesale instead of retail pricing on gasoline and diesel fuel. This project will replace the existing fuel dispensers and the tank monitoring system both of which are past the end of useful life.

- **Heating, Ventilation, and Cooling (HVAC) Projects - $3,428,592**
  This project is a combination of Heating, Ventilation and Air Conditioning System replacements and the controls used to manage those systems. The replacements and repairs are prioritized based on the current age, maintenance history, and facilities served.

  The projects recommended for FY2023-24 represent an increase from previous and future years. The projects were all recommended for near term replacement by the Facilities Condition Assessment, and the Whitted Building HVAC replacement represents almost half of the total recommended funding alone. Budgeting several projects in the same year also has the benefit of being able to bundle the projects, creating efficiencies in bidding and replacement. This project would fund replacements at Central Recreation, Fuel Station, Gateway Center, Passmore Center, Whitted Building, Justice Facility and the West Campus Information Technology Server Room and Data Center.

- **Interior Finish Replacements - $300,080**
  The Interior Finish Replacement Project is used to replace facility finishes including carpet, tiles, flooring, and interior replacement needs. In FY2023-24, the CIP recommends replacement of the epoxy flooring throughout the Animal Services building and replacement of the carpet in the Whitted meeting room.

- **Lake Orange Dam Rehabilitation - $2,350,000**
  Lake Orange is a Class II public water supply reservoir owned by Orange County. The lake's primary uses are to serve as a public water supply and to maintain minimum flows in the Eno River as defined within the Eno River Water Management Plan.

The County retained professional services in early 2022 to review and prioritize repairs of the dam, intake tower, erosion control barrier, emergency spillway, and concrete spillway channel. The FY2023-24 CIP recommends $2,350,000 for the complete replacement of the Intake Tower. This project currently represents the full cost of these repairs, but the County will seek federal infrastructure grants to reduce the County's costs.

- **Parking Lot Improvements - $46,500**
  The Parking Lot Improvements Project is used to repaint lines in existing parking lots and to fill cracks in the asphalt to extend the life of the parking lot. Improvements are recommended outside of the Central Recreation building and painting and patching several other lots in the County.

- **Piedmont Food Processing Center Improvements - $19,019**
  Part of the County's economic development strategy is to facilitate the use of locally grown food and to support the growth of small businesses. The Piedmont Food Processing Center provides a low cost production environment to reduce the barriers of entering the food production market. Orange County owns the facility that houses the Piedmont Food and Agriculture Processing Program. Funding of $19,019 is recommended in FY2023-24 to replace the exterior windows. These replacements are funded using Article 46 Economic Development Sales Tax proceeds.

- **Plumbing Repairs - $43,760**
  The Plumbing Repair project is a combination of major plumbing repairs across multiple county facilities and includes backflow preventers, hot water heaters, sinks, toilets, water fountains, and other plumbing-related items. The project is recommending replacement of two water heaters at Animal Services as well as the well pump at the Cedar Grove Community Center in FY2023-24.

- **Register of Deeds Automation - $80,000**
  The Register of Deeds Automation project is funded using automation fees that are specifically designated by State Statute to improve technology capabilities in the Register of Deeds Office. Each year, the County budgets $80,000 which is allowed to accumulate over time to make significant technology investments.

- **Roofing - $85,000**
  This roofing project is used to maintain and replace roofing on County facilities. These replacements and repairs are prioritized based on a Roof Asset Management Plan. The funding recommended in FY2023-24 provides $55,000 for the annual inspection and repair program.

- **Sustainability Projects - $312,000**
  The Capital Investment Plan has historically included an annual recommendation of $50,000 per year to design and implement sustainability and renewable energy projects on County property and provide a source of local match for competitive grants. Due to the increased

urgency of climate action and the potential availability of federal resources, the FY2023-24 Sustainability Project is recommended to be funded at $312,000.

County staff have been monitoring the implementation of the Inflation Reduction Act (IRA) and the Infrastructure and Investment Jobs Act (IIJA) which should provide historic levels of funding for climate action projects. As a result, the CIP includes grant match amounts to install publicly available electric vehicle charging stations throughout the County ($50,000), upgrade to the most energy efficient LED lighting through Duke Energy's small business energy saver program which covers 35% of the upgrade cost with a 65% County contribution ($50,000), and install a pilot agrivoltaic program in collaboration with the Orange County Cooperative Extension aimed at increasing renewable energy capacity ($25,000).

The remaining funds ($187,000) are recommended for County fleet electric vehicle charging equipment needed to accommodate the transition to electric vehicles.

- **Vehicle Replacements - $1.79 million**
  The Capital Investment Plan is also used to procure replacement vehicles used by County Departments. A total of $1,790,130 is recommended in FY2023-24 to replace approximately fifteen (15) vehicles for the Sheriff's Office, two (2) AMS vans, one (1) Animal Services pickup truck, two (2) Car Share sedans, two (2) DEAPR pickup trucks, four (4) DSS vehicles, one (1) Economic Development van, five (5) EMS administrative vehicles, one (1) EMS pickup truck, one (1) Health pickup truck, one (1) Planning vehicle, and lease buyouts for eight (8) vehicles that were previously leased. A total of ten (10) of the proposed new vehicles are scheduled to be replaced with electric vehicles.

- **Veterans Memorial Phase 3 - $25,000**
  The Veterans Memorial Committee requested $25,000 from the County to construct Phase 3 of the memorial. This phase would construct a permanent kiosk and electrical work. The Committee has also requested $7,500 from Hillsborough, $10,000 from Carrboro, and $20,000 from Chapel Hill.

Public Safety

The FY2023-33 Recommended CIP includes investments that will support the County's public safety functions to modernize information technology systems and continue to reliably and efficiently respond to emergencies. Vehicles for the Sheriff's Office and Emergency Services are included in the *Vehicle Replacement* project.

- **Bidirectional Antenna Systems for Schools - $1,536,000**
  Bidirectional Antenna (BDA) Systems improve interior building penetration for public safety radios. This coverage is essential during an emergency occurring in a school where the quality of radio coverage can suffer due to building construction standards. In addition to improving coverage in the building, these BDA's will reduce the number of towers that would have been necessary to achieve countywide radio coverage in future years at a cost of over $45 million in FY2021-22 dollars.

Benchmark testing of all K-12 Public Schools has been completed to prioritize and prepare for installations. An initial $300,000 was authorized in FY2022-23 to start the installations, and an additional $1,536,000 is requested in FY2024-25 to complete them.

- **Communication System Improvements - $220,500**
  New technology is mandating the phased implementation of Time Division Multiple Access functionality to improve the overall capacity of the State's emergency responder radio system. This technology allows multiple users to share the same frequency by assigning them time slots. Funding is included through FY2025-26 for these radio upgrades. The cost of each radio is escalated by a 5% inflationary factor each year based on recent history.

- **Emergency Services Renewal and Replacement - $200,000**
  The Emergency Services Renewal and Replacement Fund is used to replace mission critical Emergency Medical Services (EMS) equipment such as stair chairs, Lucas CPR devices, EMS treatment bags, and electrocardiogram (EKG) equipment. The department is in the process of developing a long-range recurring replacement schedule to forecast specific future needs. Funding is included in each year of the ten year plan with costs escalated by 3% annually.

- **Sheriff's Record Management and Jail Management System Replacement - $1,925,252**
  A law enforcement Records Management System (RMS) is the software that manages all data pertaining to law enforcement operations. A Jail Management System (JMS) integrates with the RMS in cases where a contact with law enforcement results in a booking at the Detention Center. This integration allows for a more accurate and efficient transfer of data.

  The current RMS used by the Sheriff's Office is twenty-three years old and is need of replacement. The vendor of the current software announced the system's end of life in 2019 and stopped providing enhancements at that time. It is written in Microsoft FoxPro code which stopped being supported in 2015. Regular support for maintenance has also been reduced, jeopardizing functionality if the software were to fail. In addition, the current software does not have the ability to integrate with newer systems such as on body video, in car video, license plate recognition software, and real time crime center software. This lack of integration creates workflow inefficiencies, and a more modern RMS would provide the Sheriff's Office with better crime analytics and intelligence.

  From the beginning of a needs assessment, through the selection process, contract negotiations, and the implementation of a new system, the timeline for final implementation is approximately two years and six months.

Information Technology

Significant information technology and communication improvements are financed through the Capital Investment Plan. These projects maintain and expand the capabilities of the County's information technology infrastructure, employ new technologies to better meet the needs of

County residents, protect and secure critical data and systems, and improve internal operating efficiencies.

- **Information Technology Infrastructure Initiatives - $837,377**
  The FY2023-24 CIP recommends $837,377 in Information Technology infrastructure investments such as security improvements, server upgrades, desktop and laptop replacements, data storage, and network improvements. Of the total funding recommended in FY2023-24, $269,500 will be used to replace an estimated 116 laptops that are over six (6) years old, and to replace an estimated 39 desktops, that are over seven (7) years old. The project also includes $167,877 for audio visual system enhancements at the Bonnie B. Davis Center, Department of Social Services, and Blackwood Farm Park.

- **Information Technology Governance Council Initiatives - $500,000**
  This project funds technology related initiatives that are recommended through the interdepartmental Information Technology Governance Council (ITGC). Funding of $500,000 is planned every other fiscal year for technology initiatives that primarily benefit individual departments or a group of departments.

  The initiatives in FY2023-24 include new modules of NeoGov for Human Resources, Building Monitoring Systems for Asset Management Services, Northwoods IT Security Upgrade for Social Services, Apricot 360 Case Management software for the Criminal Justice Resource Department and Housing Department, Online Listing Services and Geographic Information System (GIS) upgrade for Tax Administration, and Arrow Global Positioning System (GPS) and Scanner/Plotter upgrade for Planning and Inspections.

  These projects have an estimated ongoing maintenance cost of $171,466. For future ITGC awards, the estimated operating impact is 50% of the initial acquisition cost over five (5) years.

Parks, Open Space, and Trail Development

The Board has consistently funded projects for parks, open space, farmland preservation, and trail development intended to preserve natural areas of the County and promote nature activities for County residents. Funding recommendations in this category are generally guided by the Parks and Recreation 2030 Master Plan, Lands Legacy Action Plans as well as the individual plans that have been adopted and are periodically updated for each park property. The FY2023-24 CIP recommends funding for the following projects:

- **Blackwood Farm Park – $775,000**
  Blackwood Farm Park is a 152 acre regional park between Chapel Hill and Hillsborough on NC Highway 86 and New Hope Church Road. The FY2023-24 CIP recommends $775,000 to fund Phase 3 construction. Phase 3 includes most of the remaining park facilities, primarily the New Hope Church Road overlook and a picnic shelter that can also serve as an outdoor classroom for environmental and nature programs as well as facilities and amenities with associated equipment and operational needs.

- **Fairview Park Improvements - $522,500**
  This project will construct additional tennis/pickleball courts at Fairview Park due to increased demand. This need was identified in the last budget cycle, and funds to construct these courts were included in the Cedar Grove Park CIP project. Since that time, however, staff has determined that sufficient space and parking exists at Fairview Park (adjacent to existing courts) to construct the new courts at Fairview Park instead.

- **Fairview Park Mitigation - $3.0 million**
  A portion of the Fairview Park site was used as a pre-regulatory landfill. This project includes site assessment and landfill mitigation of that portion of the property. The cost of the site assessment and remediation work are reimbursed by the State Division of Environmental Quality under a memorandum of understanding. The assessment is expected to be completed by summer 2023 which will allow the State to develop a detailed plan for the mitigation. The intensity of the mitigation work will also dictate the parameters and potential limitations for future park construction.

- **Mountains to Sea Trail - $100,000**
  The Mountains to Sea Trail is a long-term, voluntary acquisition of trail easements and trail construction, as lands are acquired and segments are connected. The FY2023-24 project is intended to provide a grant match to construct future trail sections and trailhead areas.

- **Implementation of Neuse River Rules for Nutrient Management - $175,000**
  The State-mandated Falls Lake Nutrient Management Rules call for each jurisdiction in the upper Neuse River Basin to reduce total nitrogen levels by 77% and total phosphorus levels by 40% over a period of several years to improve water quality. Compliance with these rules would be costly to each of the local governments located in the basin. However, the Upper Neuse River Basin Association has successfully secured approval of an implementation approach that would be less expensive while still protective of water quality, and includes a mix of storm water controls or wetlands improvements, conservation acquisitions and practices, and other methods. The FY2023-24 CIP recommends that $175,000 be allocated on an ongoing basis through FY2026-27 for the design and implementation of one or more of these measures in Orange County.

- **Perry Hills MiniPark - $80,000**
  During budget deliberations for the FY2022-23 Budget, the Board amended the capital budget to include $100,000 to construct a mini-park project in the Perry Hills subdivision. The mini-park is intended to make a public investment in this underserved area. As the design has proceeded, however, the original budgeted amount is not sufficient to build the planned facilities and address parking and stormwater management measures. As a result, the FY2023-24 CIP recommends an additional $80,000 to complete the project. A plan for the park is being completed this spring, working with community members.

- **Parks and Recreation Facility Renovations and Repairs - $180,000**
  Funding of $180,000 is recommended in FY2023-24 for ongoing safety, lighting/energy, park infrastructure, signage, preventive maintenance, and landscape improvements to the County's seven parks. Each year, park and recreation equipment and facilities need renovation, safety improvements, repair, replacement, and upgrades. This project provides for a predictable funding source for these needs identified in the 2030 Parks & Recreation Master Plan process.

Financing the Capital Investment Plan

The Recommended Capital Investment Plan for FY2023-24 totals $53.4 million in expenditures. Of that amount, $38.2 million is recommended to be financed by County funded debt. Other significant sources of funds include additional pay-as-you-go (from Lottery Proceeds) and Article 46 sales tax proceeds. Both of these sources are dedicated to fund school capital needs and contribute approximately $4.1 million to the resources used to support the CIP. The Plan also includes approximately $4.3 million in pay-as-you-go or cash funding to support design and architectural services and smaller projects with short useful lives.

Debt Capacity Target

County policy establishes a debt service capacity target of fifteen percent (15%) of general fund revenues. Based on prior borrowing approved by the Board, this target is achieved in FY2023-24 at 13.65%. As future projects are planned, the County largely maintains policy compliance throughout the ten year planning horizon, peaking at 15.7% in FY2030-31. As the Board considers the CIP, staff will provide updates and recommend necessary adjustments so that the Board is comfortable with the current and planned debt over the course of the FY2023-33 CIP.

Long Term Priorities

The FY2023-33 Plan begins to include enumerations for several priority projects that have come into closer focus with new information.

- **Affordable Housing**
  The FY2023-33 CIP contains a total of $15 million in staggered funding over the ten year planning horizon. This is intended to provide a predictable source of subsidy for affordable housing developers.

- **Community Center Space Needs**
  The FY2023-33 CIP projects an expansion of the Community Center in the Rogers Eubanks neighborhood in the FY2025-FY2027 timeframe. With a total cost of approximately $2.3 million, the project also anticipates a funding partnership with the Towns of Chapel Hill and Carrboro consistent with the original cost sharing agreement.

  The Efland Community Center has also expressed a desire for more space, but the current site will not support an expansion. As a result, a different approach would need to be considered to increase that space.

- **County Recreation Center**
  The County's existing Central Recreation Center in Hillsborough will require substantial renovations and potential expansion if it is sized to meet the increasing demand for affordable County recreation programs. Funding for this project is projected to be approximately $16.4 million during the FY2029-30 timeframe.

- **Emergency Radio System Build Out**
  Emergency Services has continued to evaluate the most effective and efficient approach to improving emergency radio coverage using the most current technology. A new concept for tower construction has been established, and a five year plan is funded at $29 million starting in FY2025-26. This project also includes partnership funding from the Towns based on the number of public safety radios utilized by each jurisdiction.

Horizon Projects
In addition to the investments specifically enumerated in the Plan, the Board may be asked to address other needs through future capital budgeting processes.

- **Additional School Capital Needs**
  As noted above, the School Capital Needs Task Force asked staff to solicit proposals for a school capital needs consultant to identify, quantify, and prioritize school capital needs. County staff worked with school district staff to contract with a school capital needs consultant to perform those services. Although the FY2023-33 CIP reserves capacity for a $130 million general obligation bond, the actual capital needs are expected to exceed that amount, so strategies that add debt capacity would need to be explored in order to make additional capital funding available for school improvements.

- **Facility Master Plan Recommendations**
  The County is finalizing a Facility Master plan to address future space needs. Among the decisions contained in the first five years of the Plan is the future use of Link Building, the Detention Center and Court Street Annex site, the construction of a new Emergency Services facility, and the use the former Environment and Agricultural Center.

Gratitude and Appreciation
The FY2023-33 Recommended CIP is the culmination of long term planning, creative thinking, and problem solving by numerous County staff. We thank them for their valuable contributions. The County's Budget Office, led by Kirk Vaughn and supported by Christy Dodson, provided exemplary support, advice, and attention to detail. In addition to the work of the Budget Office, this document includes valuable contributions from Angel Barnes, Capital Projects Manager, Chaz Offenburg, Deputy Finance Director, and Gary Donaldson, Chief Financial Officer. This year's planning process was further enhanced by the input of the County's Sustainability Coordinator, Amy Eckberg, who helped the team review each project proposal through the lens of sustainability.

We look forward to working with you over the next several weeks to improve upon the Manager's Recommended Capital Investment Plan. Please contact us if you have any questions.

ORANGE COUNTY
BOARD OF COMMISSIONERS

ACTION AGENDA ITEM ABSTRACT
Meeting Date: April 4, 2023

Action Agenda Item No. 8-a

SUBJECT: Minutes

DEPARTMENT: Board of County Commissioners

ATTACHMENT(S):
Draft Minutes (Under Separate Cover)

INFORMATION CONTACT:
Laura Jensen, Clerk to the Board, 919-245-2130

PURPOSE: To correct and/or approve the draft minutes as submitted by the Clerk to the Board as listed below.

BACKGROUND: In accordance with 153A-42 of the General Statutes, the Governing Board has the legal duty to approve all minutes that are entered into the official journal of the Board's proceedings.

Attachment 1: February 21, 2023 Business Meeting
Attachment 2: February 24, 2023 BOCC Retreat
Attachment 3: February 27, 2023 Legislative Breakfast

FINANCIAL IMPACT: There is no financial impact associated with this item.

SOCIAL JUSTICE IMPACT: There is no Orange County Social Justice Goal impact associated with this item.

ENVIRONMENTAL IMPACT: There is no Orange County Environmental Responsibility Goal impact associated with this item.

RECOMMENDATION(S): The Manager recommends the Board approve minutes as presented or as amended.

DRAFT

MINUTES
ORANGE COUNTY
BOARD OF COMMISSIONERS
BUSINESS MEETING
February 21, 2023
7:00 p.m.

The Orange County Board of Commissioners met for a Business Meeting on Tuesday, February 21, 2023 at 7:00 p.m. at the Whitted Human Services Center in Hillsborough, NC.

COUNTY COMMISSIONERS PRESENT: Chair Jamezetta Bedford, Vice-Chair Earl McKee, and Commissioners Amy Fowler, Sally Greene, Jean Hamilton, Phyllis Portie-Ascott, and Anna Richards
COUNTY COMMISSIONERS ABSENT: None.
COUNTY ATTORNEYS PRESENT: John Roberts
COUNTY STAFF PRESENT: County Manager Bonnie Hammersley, Deputy County Manager Travis Myren, and Clerk to the Board Laura Jensen. (All other staff members will be identified appropriately below)

Chair Bedford called the meeting to order at 7:00 p.m. All commissioners were present.

1. Additions or Changes to the Agenda

Chair Bedford requested the addition of a Letter of Support for Chapel Hill's Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Application as item 8-h on the consent agenda.

A motion was made by Vice-Chair McKee, seconded by Commissioner Fowler, to approve the amended agenda.

VOTE: UNANIMOUS

Chair Bedford dispensed with reading the public charge.

2. Public Comments (Limited to One Hour)

a. Matters not on the Printed Agenda

Clifford Rogers said he is a member of Mt. Zion AME Church and lives near Cedar Grove School at 6005 NC Hwy 86N in Hillsborough. He said he lives on land that has been owned by his family for years. He said he is retired and he and his wife moved back to the property. He said his home is within 75 feet of their neighbor's property. He said his neighbors are shooting semi-automatic and fully automatic weapons that are very loud and disturbing. He described this behavior as occurring at different times of day, including at night. He said he understands what the ordinance says, but he is concerned that there is no time limit and houses are too close for this type of behavior. He said other neighbors are being affected by this behavior. He said he and his wife moved to Hillsborough to get away from hearing gunfire and have peace.

b. Matters on the Printed Agenda

(These matters will be considered when the Board addresses that item on the agenda below.)

3. Announcements, Petitions and Comments by Board Members

Commissioner Hamilton said she had no announcements. She welcomed Commissioner Portie-Ascott to the meeting and said that she looks forward to working with her.

Commissioner Fowler echoed Commissioner Hamilton's remarks. She said she went to a TARPO meeting and the Towns of Pinehurst, Southern Pines, and Aberdeen along with three other towns now have adequate density to require an MPO and that will be developed over the course of the next year, and they will get pulled out of TARPO. TARPO also approved the county's submission for a CMAC grant for $180,000 that will require a small match and if approved, the funds will be used to purchase mobility vans with a preference for EV. She said that she learned that the IIJA Federal Act includes funding for bike and ped projects so it will be worth a look into that. She said that she attended the ABC board meeting and they have increased staffing with the opening of a new store and implemented wage increases for staff. She said the ABC Board will report to the commissioners in March.

Commissioner Richards said she attended the Justice Advisory Council meeting. She said she hoped to share information from that meeting at a future meeting. She said the NC Department of Public Safety presented information about youth outcomes that were disturbing especially with Orange County statistics compared to the rest of NC. She said she hopes they can discuss this at work session in the future. She said she went to the Agricultural Summit and it was great to be there in person.

Chair Bedford said she went to the MMC meeting, DSS meeting, and the Partnership to End Homelessness meeting. She said they will make the committee assignments later tonight but those will change. She said the MMC meeting minutes have been forwarded to the commissioners.

Vice-Chair McKee said he attended the Durham Tech Board retreat that day. He said there is a plan to place roadway markers for a civil rights historical trail. He petitioned staff to research this plan and bring back information to the Board.

Commissioner Portie-Ascott thanked Commissioners Fowler and Hamilton for their comments. She said she began working with staff to schedule meetings with department heads to learn more about them.

Commissioner Greene said she attended the Agricultural Summit. She said soon they will see an update to the lands legacy action plan and will prioritize wildlife and natural corridor trails. She said that the NC Natural Heritage Association has been working to create the maps. She said the climate action plan consultant led an interactive workshop with farmers to determine what they need. She said that they are trying to work to preserve farmland and prevent encroachment.

4. Proclamations/ Resolutions/ Special Presentations

a. <u>Black History Month Proclamation</u>

The Board approved a proclamation declaring February 2023 as Black History Month.

BACKGROUND: Carter G. Woodson and three others started Black History Month, proclaimed by every president since 1976. These Black Americans formed the Association for the Study of Negro Life and History (ASNLF), which started the idea of Black History Month in 1915, at the celebration of the fiftieth anniversary of emancipation in Washington, DC. The ASNLF, an organization whose mission was to research and promote the achievements of Black Americans and other people of African descent. The first celebration was during the week in February that encompassed Abraham Lincoln and Frederick Douglas's birthdays. In 1976, President Gerald Ford expanded the celebration to the month of February. President Ford urged Americans to "seize the opportunity to honor the too-often neglected accomplishments of Black Americans in every area of endeavor throughout our history." The month of February was selected to commemorate the birthdays of Lincoln and Douglas and to recognize the history of Black Americans and the historical significance they represent in the history of the United States.

This year's Black History Month theme is: From The Ground Up: Rooted In Place, Land, and Body.

County activities commemorating Black History Month include:

- **Thursday, February 2nd**, 9:00 a.m.-1:00 p.m., Diversity & Equity strategy session
  Description: As efforts begin to shape equity in the community, a strong foundation is needed. An opportunity for a candid discussion during this strategy session to build the internal infrastructure of the equity committee.
  Location: **Solid Waste Management** office (1207 Eubanks Road, Chapel Hill, NC 27516)
  **Internal Orange County Staff only.

- **Friday, February 3rd**, 6:00 p.m.-9:00 p.m., Community Canvas
  Description: A family affair as Black History Month kicked off! All visitors were welcome to come join and contribute to the community canvas. A local artist helped guide everyone and paint a masterpiece focusing on this month's theme: *From the Ground Up: Rooted in place, land, and body.*
  Location: Orange County Arts Commission, Eno River Mill, 437 Dimmocks Mill Rd. Suite 17, Hillsborough, NC 27278

- **Tuesday, February 7th**, 12:00 p.m.-1:30 p.m., Read it and Reap
  Description: A facilitator assisted as attendees delved into a book discussion of a powerful story of a father's past and a son's future, *Between the World and Me* by Ta-Nehisi Coates. Coates wrote about race as he referenced his passion and hopes for change in society.
  Location: Orange County Public Library, 137 W. Margaret Ln., Hillsborough, NC 27278

- **Wednesday, February 15th**, 6:00 p.m.-8:00 p.m., Movie night
  Description: *My Name is Pauli Murray* reintroduces the iconic trailblazer who has been overlooked in many elements of history. A documentary on the impact of this lawyer, activist, poet, and priest who helped to transform the world.
  Location: Seymour Center Theater, 2551 Homestead Rd. Chapel Hill, NC 27516

- **Tuesday, February 21st, 10:30-12:00 p.m.** Orange County Emergency Services (or Orange County EMS) and UNC Hospital is offering a hands only CPR class. Learn how to live heart healthy and some important CPR techniques.
  Location: Rogers Road Community Center, 101 Edgar St. Chapel Hill, NC 27516

- **Thursday, February 23rd, Black History Tour, from 11:00 a.m. - 1:00 p.m. for the Roots & Soul: Walking with Pauli Murray tour provided by Whistle Stop Tours in Durham, NC.** The Office of Equity & Inclusion is offering a co-learning experience to Orange County employees. This will be an opportunity to participate in a 90-minute traveling performance through the West End neighborhood, inspired by local history and the Rev. Dr. Pauli Murray's ancestors. There will be an opportunity to witness the Fitzgerald Family's determination for emancipation as remembered through the memories and writing of the Rev. Dr. Pauli Murray. Together, attendees will unpack personal memories and embody collective responsibility with one another. Bring your curiosities; move and create with others!

This tour is a collaboration between Whistle Stop Tours and the Pauli Murray Center for History and Social Justice and is offered by the Orange County Office of Equity & Inclusion. This opportunity is open only to Orange County employees. Slots are limited, so RSVP at https://form.jotform.com/230095861980159. Please feel free to reach out to equity@orangecountync.gov should there be any questions or for assistance getting registered.

- **Sunday, February 26th**, 3:00-5:00 p.m., Pauli Murray Awards,
  Description: The 33rd Annual Pauli Murray Awards aims to recognize local Orange County residents who exude many of the qualities that the late Rev. Dr. Pauli Murray dedicated her life advocating for, such as human rights, equality and leadership. Everyone is invited for some refreshments and live music.
  Location: Whitted Building, 300 W Tryon St, Hillsborough, NC 27278

- **Monday, February 27th, 10:00 a.m.-1:00 p.m.** Orange County Emergency Services (or Orange County EMS) and UNC Hospital is offering a hands only CPR class. Learn how to live heart healthy and some important CPR techniques.
  Location: Cedar Grove Community Center, 5800 NC HWY, NC-86, Hillsborough, NC 27278

Commissioners Hamilton, Portie-Ascott, and Richards took turns reading the following proclamation:

ORANGE COUNTY BOARD OF COMMISSIONERS
BLACK HISTORY MONTH PROCLAMATION

WHEREAS, Carter G. Woodson and other members of the Association for the Study of Negro Life and History initiated a celebration of African American achievements and contributions to American life in 1915 during the week in February that encompassed the birthdays of Abraham Lincoln and Frederick Douglas; and

WHEREAS, President Gerald Ford expanded the observance to one month in 1976, urging Americans to "seize the opportunity to honor the too often neglected accomplishments of Black Americans in every area of endeavor throughout our history;" and

WHEREAS, observance of Black History Month continues to provide opportunities for all Americans and residents of Orange County to gain an understanding of the many contributions made by Black Americans in science, technology, arts and culture, religion, economics - indeed to the fabric of our county and the nation; and

WHEREAS, Orange County Black residents participated in the development and growth of Orange County from its formation and continue to do so today having persevered against enslavement, oppression, and discrimination, and shown resilience throughout the years by continuing to work toward an equitable and just society; and

WHEREAS, each year the Association for the Study of African American Life and History sets a theme for Black History Month and the theme for 2023 is "Black Resistance;" and

WHEREAS, this year's theme encourages each of us to study the history Black American fortitude and commitment to establish a society where black life, like all humanity, can be fortified, honored, and respected; and

WHEREAS, we honor the generations of Black organizers, leaders, and all who resisted and continue to resist inequities, systemic barriers, and deep Anti-Black bias, so that African Americans not only survive but thrive as they consistently pursue the American promise of life, liberty, and the pursuit of happiness; and

WHEREAS; Orange County strives to uphold these ideals through an inclusive society where all can thrive and look to Black History as an American History, fueled by perseverance and hope for building a more equitable community;

NOW, THEREFORE, we, the Board of County Commissioners of Orange County, do hereby proclaim February 2023 as **"BLACK HISTORY MONTH"** and encourage all residents to honor this occasion by learning more about the contributions of Black Americans in our Community and the World.

This the 21st day of February 2023.

_____

Jamezetta Bedford, Chair
Orange County Board of Commissioners

Chair Bedford and Commissioner Fowler noted some of the upcoming events honoring Black History Month.

A motion was made by Commissioner Richards, seconded by Commissioner Hamilton, to approve the proclamation and authorize the Chair to sign the Proclamation on behalf of the Board.

VOTE: UNANIMOUS

Nathalie Volkheimer of the Human Relations Commission took a photograph of the commissioners approving the proclamation.

Commissioner Richards thanked the HRC and Dr. Fairbanks for their work on this.

b. OWASA Annual Update Presentation

The Board received a presentation and information from the Orange Water and Sewer Authority (OWASA) on recent activities.

BACKGROUND: At the beginning of each calendar year, OWASA representatives appear before the Board of Commissioners to make a presentation on recent OWASA activities. OWASA Board Chair Bruce Boehm and Jody Eimers and Ray DuBose, Orange County appointees to the OWASA Board, will present the annual update.

Jody Eimers introduced the item. She said that OWASA resumed standard collection practices and that service disconnections have resumed if they have a bill more than 60 days past due. She said that the OWASA team connected those delinquent with agencies providing funding assistance. She said that OWASA received allocations of ARPA funding from the Towns of Chapel Hill and Carrboro. She said OWASA participates in the Care to Share program which

helps those in need pay their water and sewer bills. She said they are reassessing the program to ensure it meets the needs of customers.

Ray DuBose said OWASA was making progress on energy management. He said they recently built a new solar array at the Cane Creek Reservoir. He said that it will offset ¼ of electricity used to pump water from the reservoir. He said that the Orange County Climate Action Grant Program helped fund the solar array. He said an energy management update will be available in the spring.

Bruce Boehm discussed the western intake partnership. He said Jordan Lake has a single intake of water that is operated by the Town of Cary. He said the western intake will provide redundancy and a direct connection to OWASA and is a partnership with the City of Durham, Town of Pittsboro and Chatham County. He said there was an open house in Chatham County on January 10 to allow the public to learn more about the project and about 50 people attended. He said they expressed appreciation for the opportunity to ask questions and provide feedback. He said that the partnership is in early stages and OWASA will continue to provide updates to the community.

Commissioner Portie-Ascott asked about the temporary changes to drinking water and how OWASA notifies customers.

Bruce Boehm said once a year OWASA makes changes to their treatment process.

Commissioner Portie-Ascott asked how customers are notified.

Todd Taylor, OWASA Executive Director, said they notify customers via email and in their bills. He said they try to coordinate with other water providers to make these changes at the same time. He said they are always ready to speak with customers on the issue. He said they've been following this process for a couple of decades.

Commissioner Richards asked about new regulations for PFAS, lead and copper.

Todd Taylor said there are new regulations coming out of the EPA. He said that lead and copper standards were revised and they are working with a consultant to get a plan together. He said when the regulations come out there will probably be a 3-5 year window to become compliant.

Commissioner Hamilton asked about the impact of the changes on the OWASA budget and the cost to customers.

Todd Taylor said they do not know this information yet, but there will be a lot of conversation when the new standards are released.

Chair Bedford asked Nancy Coston, DSS Director, if there are any remaining funds to assist those that are behind on their water and sewer bills.

Nancy Coston said there is about $100,000 left in the budget for the year. She said people can contact DSS for more information.

Chair Bedford said Ray DuBose had been helping the Clerk to the Board's office with questions for the next application process. She said Ray DuBose would soon leave the OWASA board and thanked him for his service.

Commissioner Richards thanked the OWASA board members and Todd Taylor for meeting with her to learn more about OWASA.

5. Public Hearings

a. <u>Unified Development Ordinance (UDO) Text Amendment – Neighborhood Information Meetings</u>

The Board held a public hearing, received the Planning Board and staff recommendations and public comment, closed the public hearing, and considered action on staff-initiated amendments to the Unified Development Ordinance (UDO) regarding proposed revisions to the current requirements for Neighborhood Information Meetings.

BACKGROUND: Neighborhood Information Meetings (NIMs) are a common requirement of Planning Departments throughout the state and country. NIMs are an opportunity for an "…applicant to initiate a conversation with the community members most directly affected by the proposed [action]…" (City of Raleigh). These meetings are a separate and distinct opportunity from the statutory obligations of a community to provide an applicant due process for a rezoning, major subdivision, special use permit, or similar action, as provided for by the Planning Board meeting and public hearing before either the Board of Adjustment (BOA) or the Board of County Commissioners (BOCC). NIMs are informal meetings with the community most affected by a proposed land use change. With the exception of publication of the meeting notice in a local paper of record, public notification requirements for an informal NIM are similar to that for the formal Planning Board meeting and BOA and BOCC public hearings.

Orange County's requirement for a NIM for a special use permit (Section 2.7), conditional zoning (Section 2.9), and subdivisions (Section 2.14 & 2.15) are consistent with the requirements of North Carolina peer counties, including Chatham, Durham, and Mecklenburg. Orange County is inconsistent with these counties by having staff administer the public notification and host these informal meetings rather than the applicant. This practice has created confusion for the public regarding the respective roles of the applicant and staff at the NIM to request and represent a land use change; and to disclose the facts and the consistency of the application with Orange County's adopted ordinances and plans. Planning staff's role in the latter is detailed in both local and statutory language on the proceedings of the Planning Board, BOA, and BOCC in making land use determinations. Having staff present at a NIM can confuse this role, and places Planning staff in a central role at a meeting that should be a constructive discussion between the applicant and the affected community as to how a proposed project could be modified to respond to concerns before it is presented to an appointed or elected body of Orange County. Having staff administer all aspects of these meetings also places an additional task for an informal meeting upon staff that is, appropriately, the applicant's responsibility.

The Planning Director is recommending amendment of the UDO Article 2, Sections 7, 9, 14, and 15 to:

1. Place the responsibility of scheduling a NIM upon the applicant;
2. Place the responsibility of property owner notification upon the applicant;
3. Establish a uniform property posting date of public notification sign of no less than 14 days prior to the NIM; and
4. Require the applicant to provide the Planning Department a recording and written report of the NIM at least 14 days prior to either the public meeting, public hearing, or administrative action, dependent upon the nature of the application.

The Director's recommendation differs from that of the Planning Board (see below). The UDO text amendments reflecting this recommendation are found in Attachment 3.

Joint Planning Area (JPA) Review: In accordance with the Joint Planning Agreement with the Towns of Chapel Hill and Carrboro, the amendment package was sent to the Town planning staffs on August 30, 2022. To date, Orange County staff has not received any comments from the Towns.

Planning Board Recommendation: At its December 7, 2022 meeting, the Board voted **unanimously** (9-0) to recommend **approval** of the Statement of Consistency presented by staff, and **approval with specified changes** of the UDO amendment package, with the following modification:

1. That a planning staff member attend NIM meetings, not to run them but to be there to clarify or answer questions.

The Planning Board is empowered to make a recommendation with specified changes by Section 2.8.8(B) of the Orange County UDO. Attachment 2 contains the version of the amendments recommended by the Planning Board. And excerpt of the draft meeting minutes and the signed Statement of Consistency from this meeting are included in Attachment 4 and meeting materials are available at:
https://www.orangecountync.gov/AgendaCenter/ViewFile/Agenda/_12072022-1685

Prior to making its recommendation, the Planning Board had reviewed the materials in an "Ordinance Review Committee" meeting on October 5, 2022. Materials for this meeting are also available at:
https://orangecountync.gov/AgendaCenter/ViewFile/Agenda/_10052022-1647

The Planning Director's recommendation differs from the Planning Board's recommended approval with specified changes, and reflects of the original draft of the proposed text amendment presented by the Planning Department. Having staff present at a NIM is counterproductive to the purpose of the meeting enabling an informal discussion between an applicant and the affected community; resolving the confusion regarding Planning staff's presence at the informal NIM and their administrative and professional role at a Planning Board meeting and/or BOA or BOCC public hearing; and to the dedication of county resources in supporting a NIM, which is, appropriately, an applicant responsibility.

Planning Director's Recommendation: The Planning Director recommends **approval** of the:

1. Statement of Approval and Consistency indicating the text amendments are reasonable and in the public interest, as contained in Attachment 1.
2. Amendments to the Unified Development Ordinance (UDO), as contained in Attachment 3.

Cy Stober, Planning and Inspections Director, made the following presentation:

Slide #1



Slide #2

What is a NIM?

- An optional meeting Orange County requires
- A required step for
  - Subdivisions
  - Conditional Zoning
  - Special Uses
  - Government Uses
- An opportunity for the public to understand the project being proposed and speak directly with someone about it
  - Currently Orange Co. Planning staff

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Slide #3

What is a NIM?

- A required step for several Planning applications/requests
  - Subdivisions
  - Conditional Zoning
  - Special Uses
  - Government Uses



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NORTH CAROLINA

Slide #4

What is a NIM?

- A required step for several Planning applications/requests
  - Subdivisions
  - Conditional Zoning
  - Special Uses
  - Government Uses



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Slide #5

What is a NIM?

How are Neighbors Notified?

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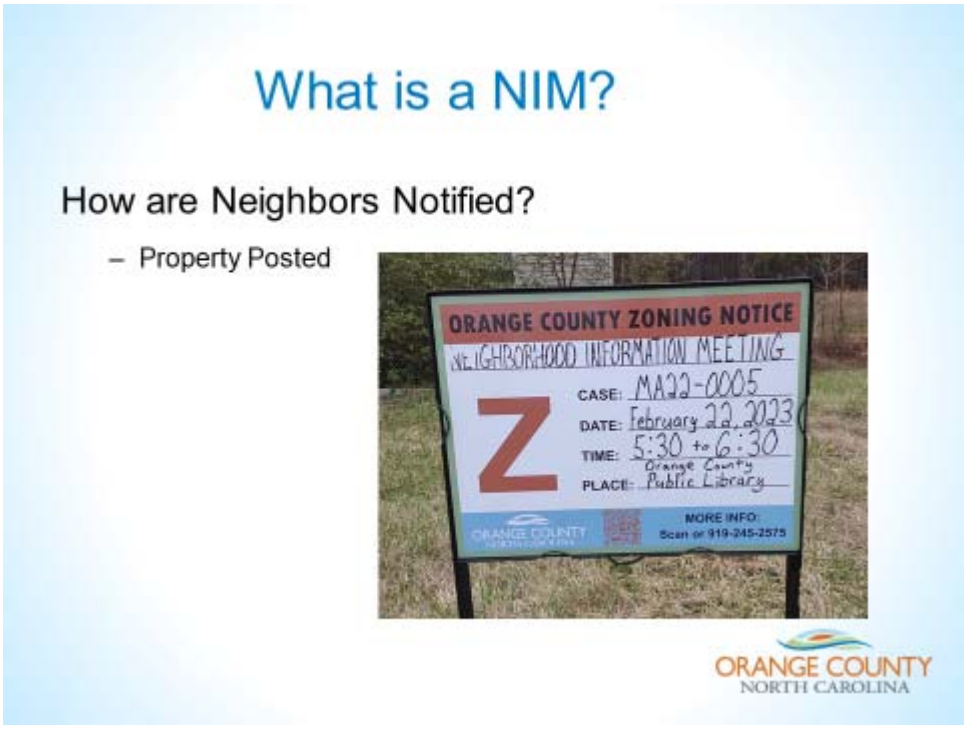
Slide #6



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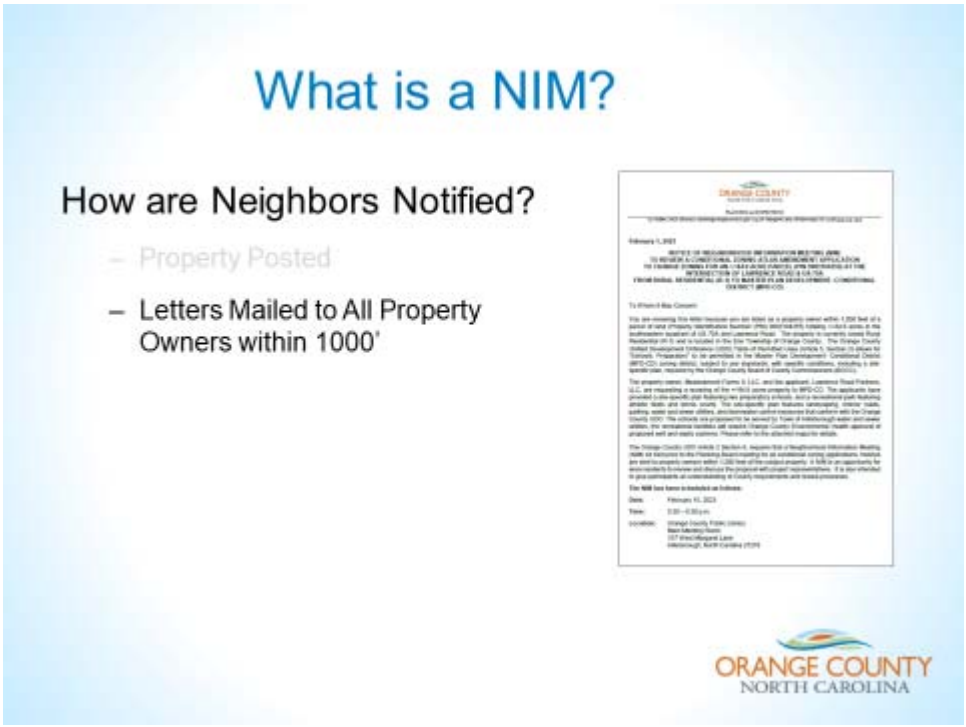

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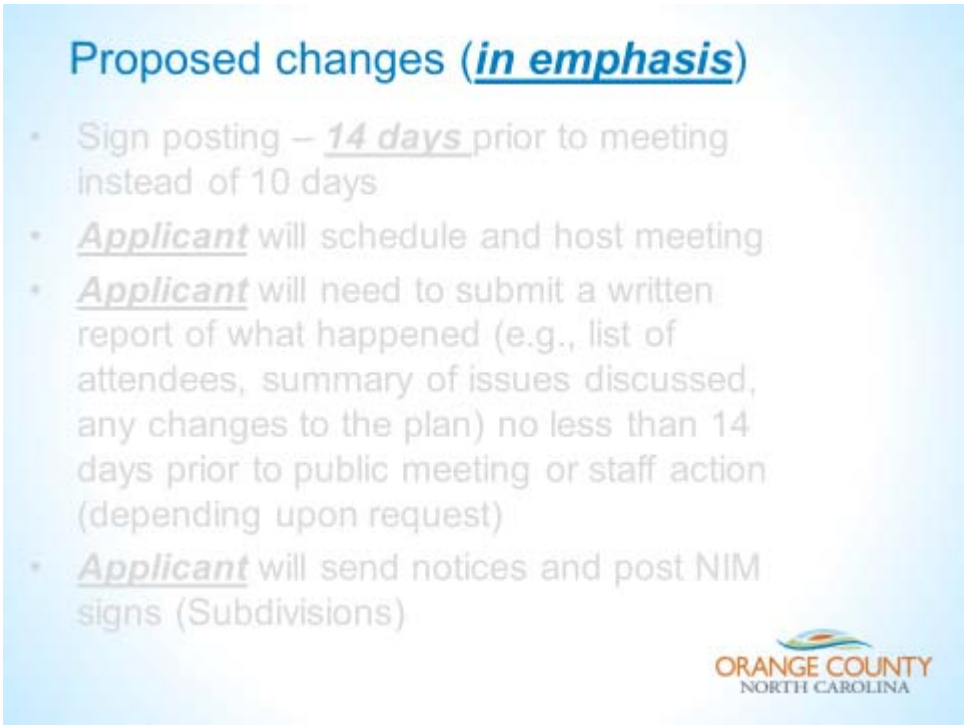
Slide #9



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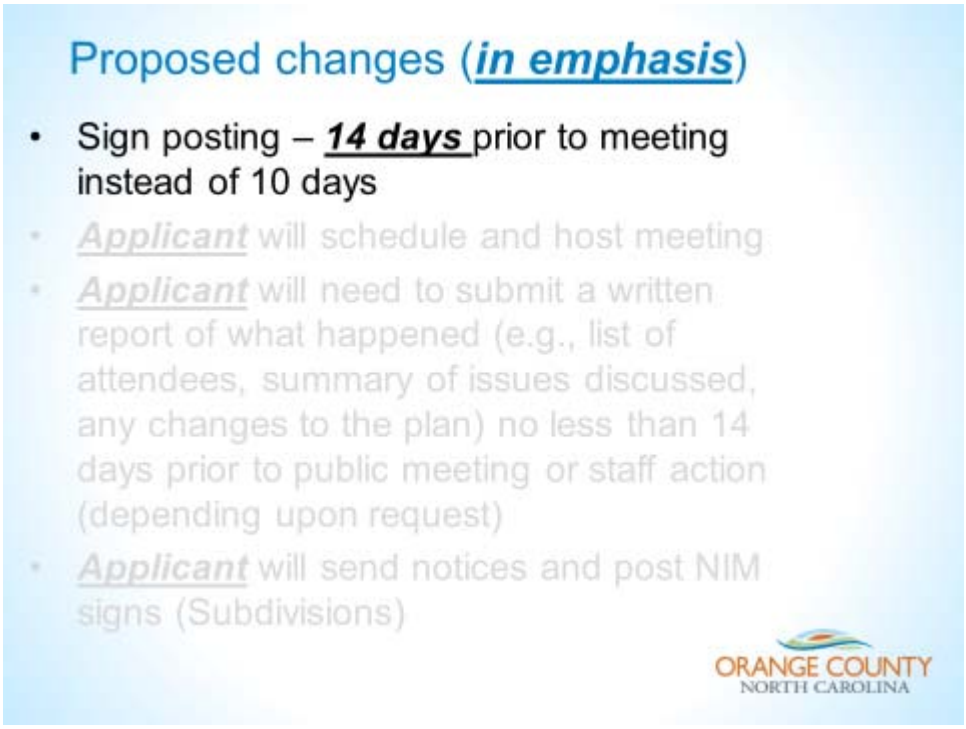

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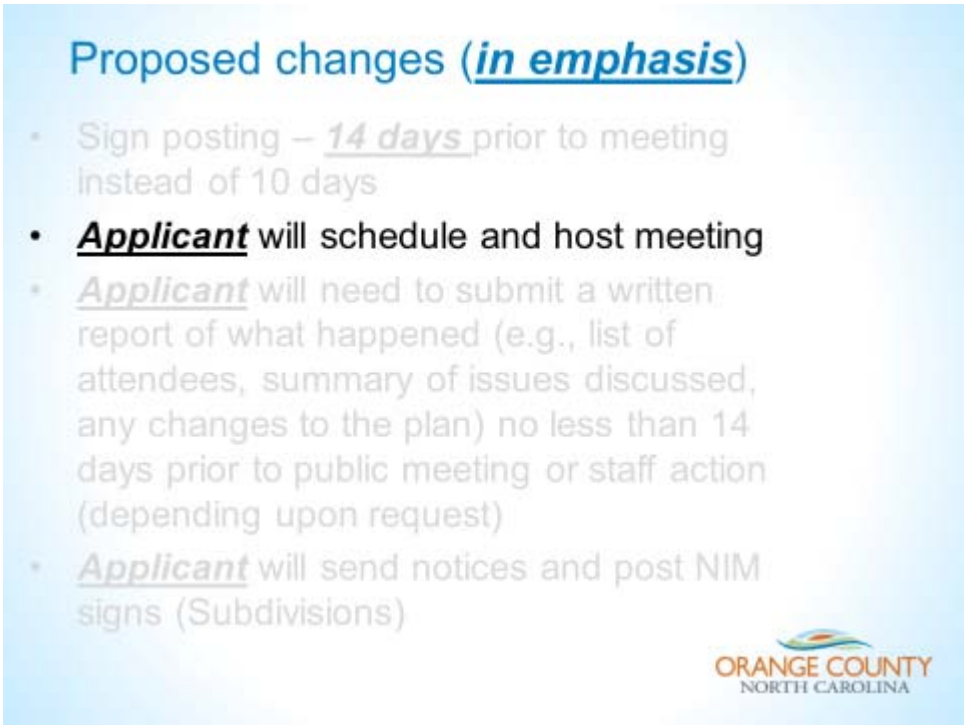

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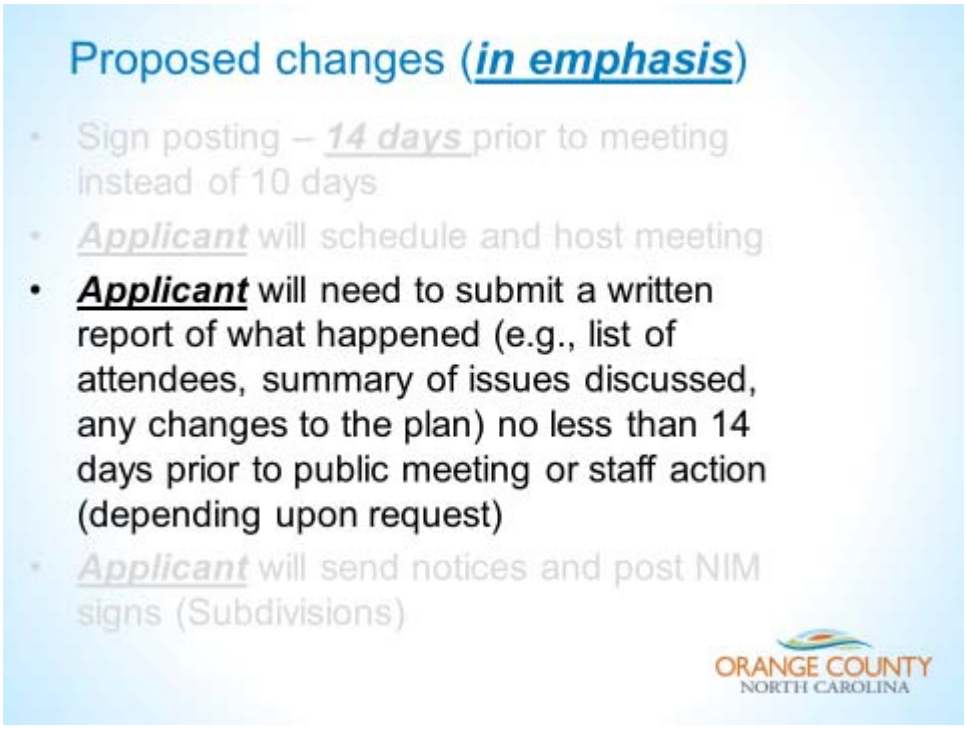

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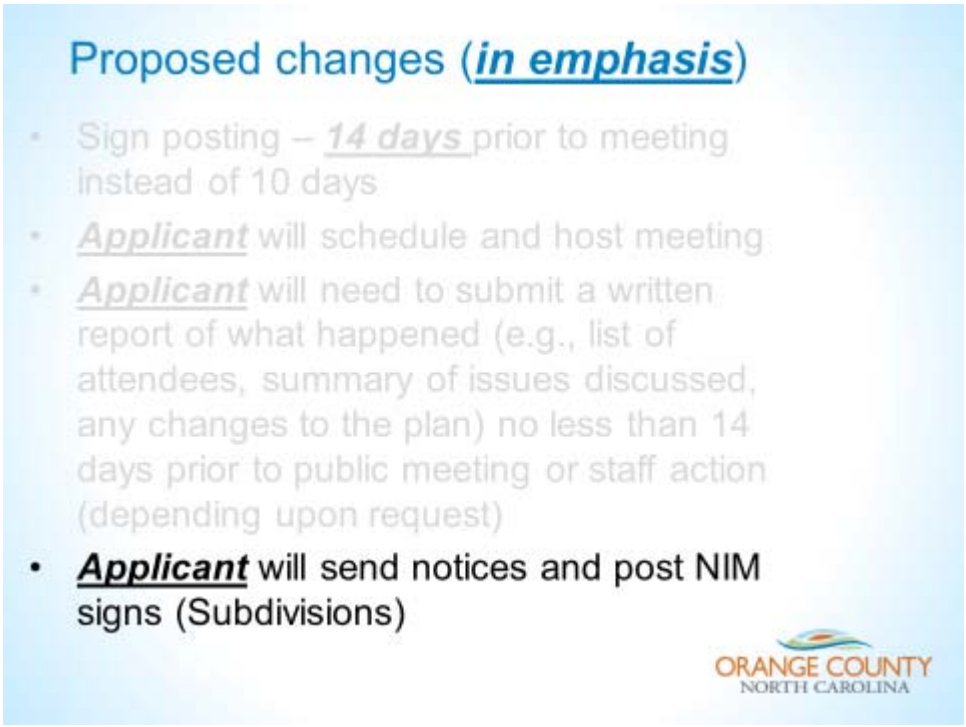


Slide #14



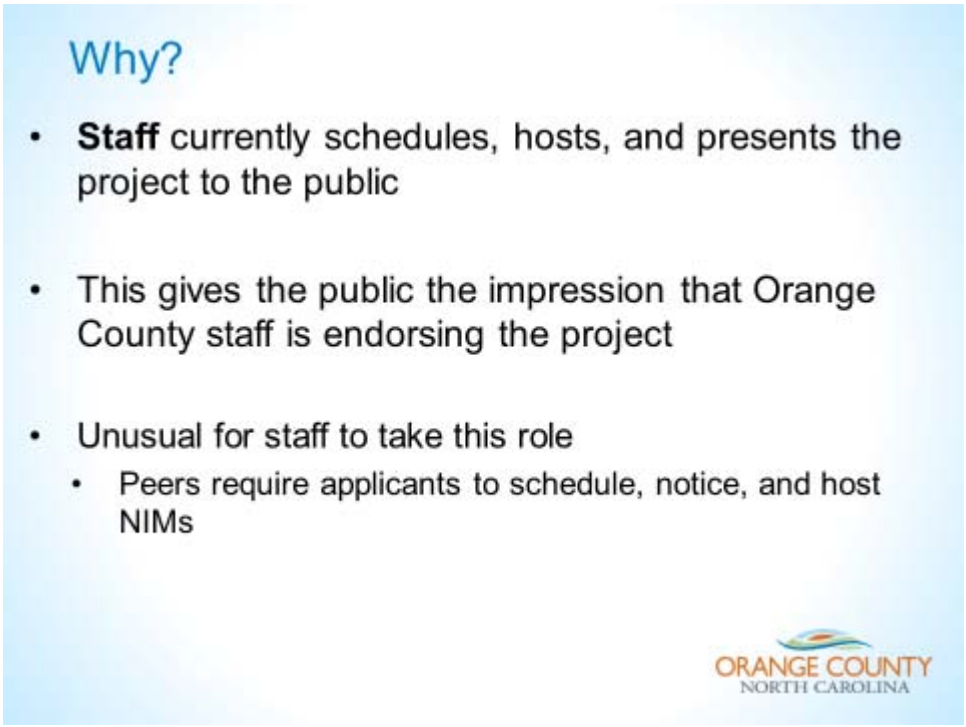
Slide #15



Slide #16



Slide #17



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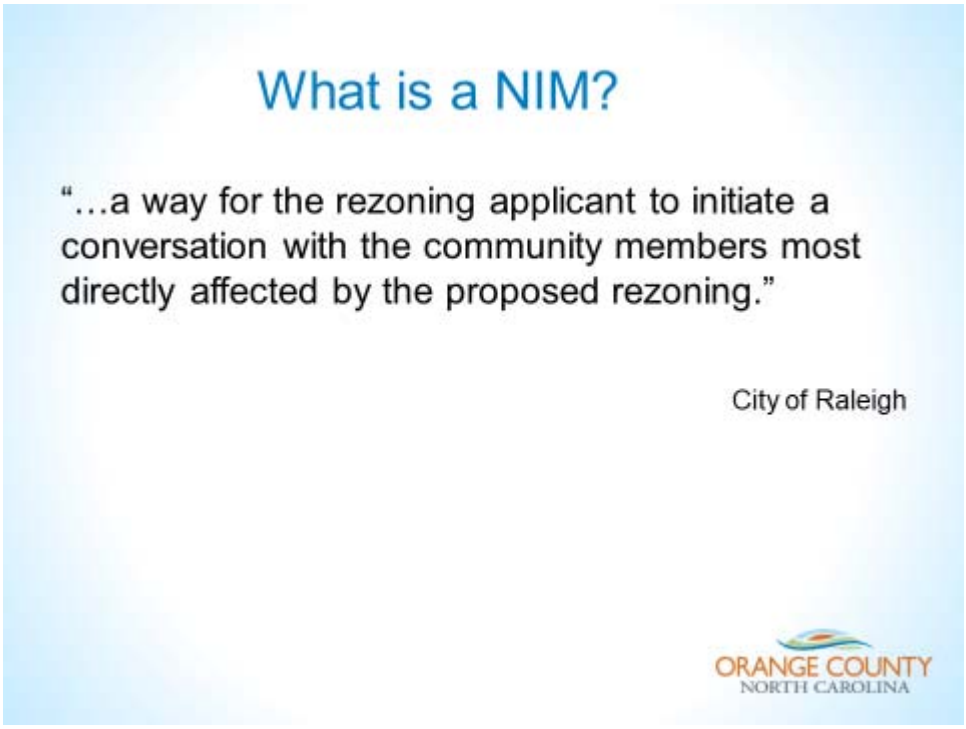
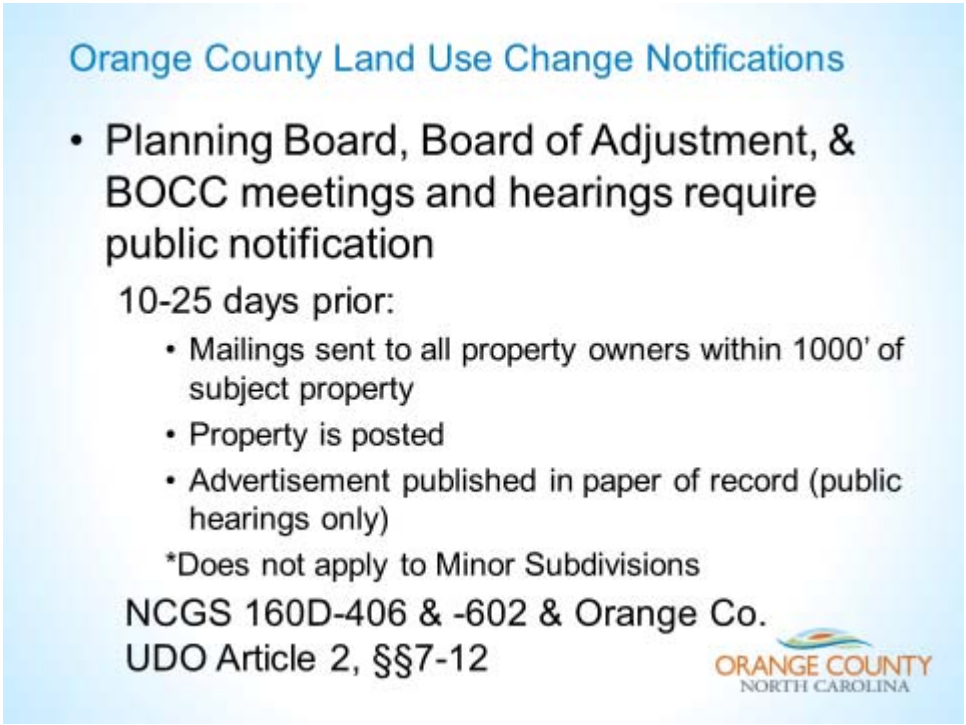


Cy Stober said this process also allows the applicant to negotiate with neighbors on the project.

Slide #19



Slide #20

Orange County Land Use Change Notifications

- Web Site Updates
- Social Media Updates
- Orange County Weekly Newsletter

- Cultivating Partnership with Community Relations for Continual Improvement



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Slide #21

Staff Analysis & Recommendation

- Planning Director recommends approval of the text amendment, as presented, to place the scheduling, noticing, and hosting a Neighborhood Information Meeting responsibilities upon the applicant, as well as increasing the time window the meeting is held relative to the next action, and requiring a report and recording of the NIM.

- Planning Director recommends approval of:
  - The Statement of Consistency that the amendments are reasonable, in the public interest, and serve Land Use Goal 6 (Attachment 1); and
  - The proposed ordinance to amend UDO Article 2, §§7, 9, 14, & 15 (Attachment 3).

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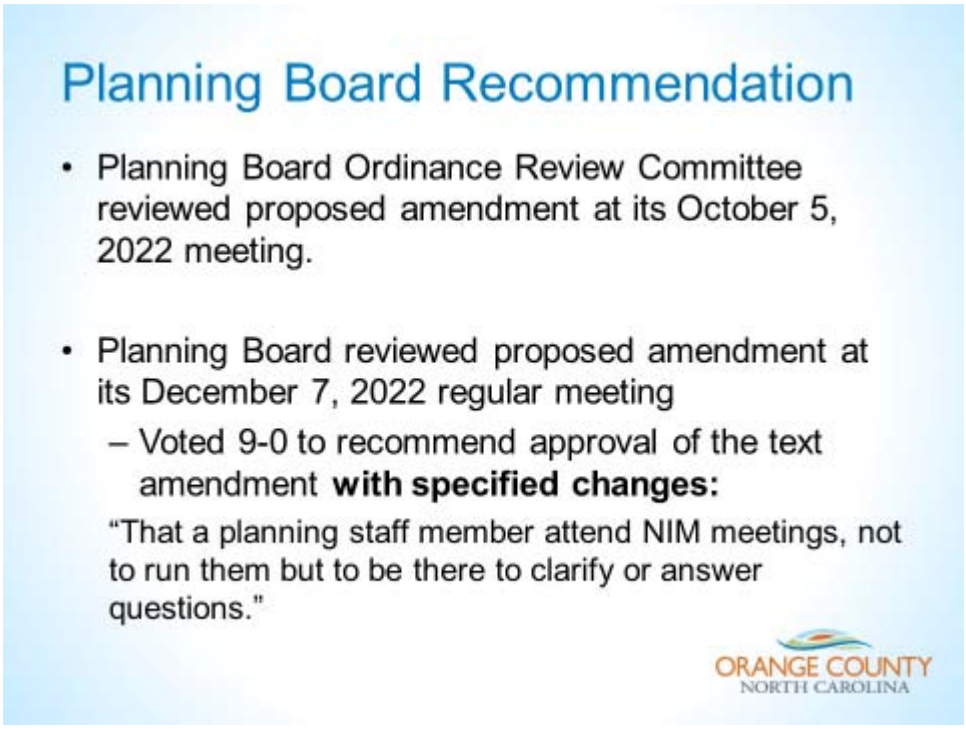
Slide #22



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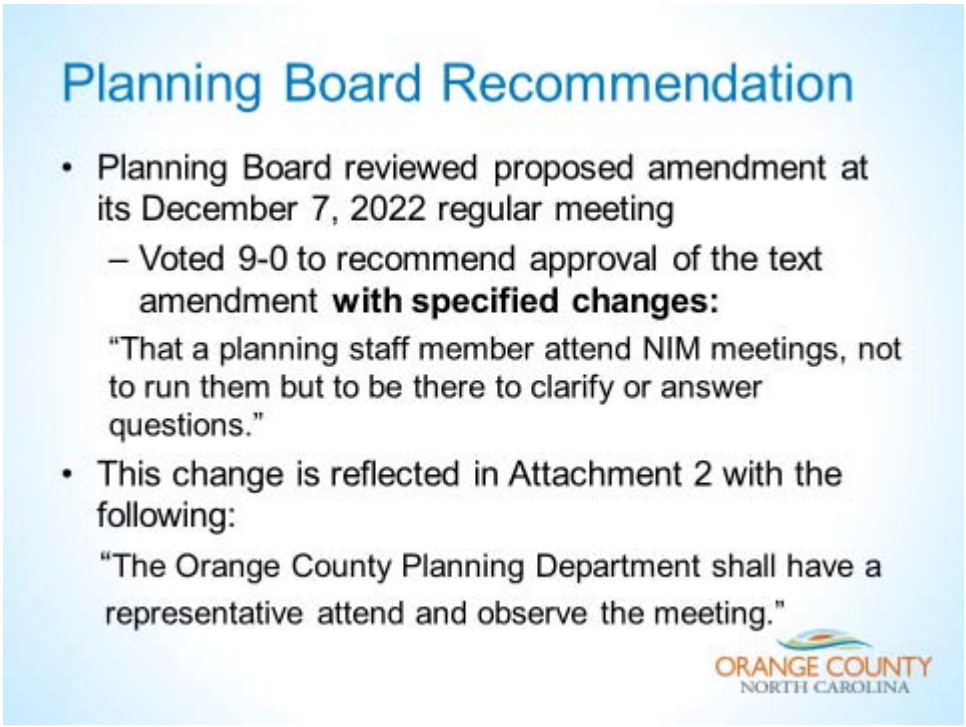

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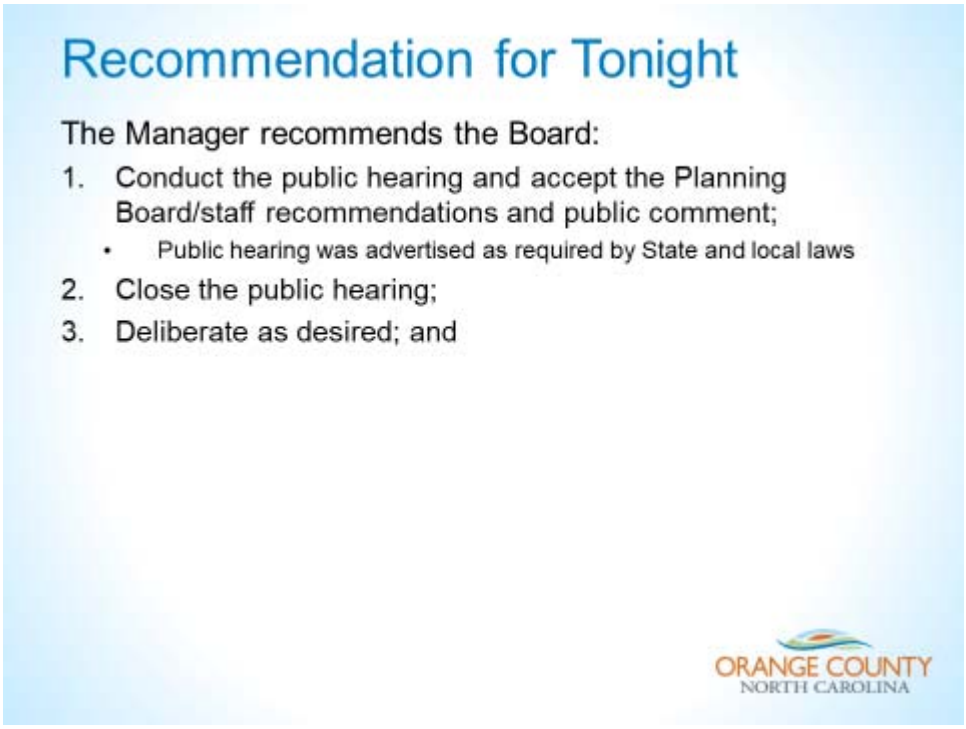

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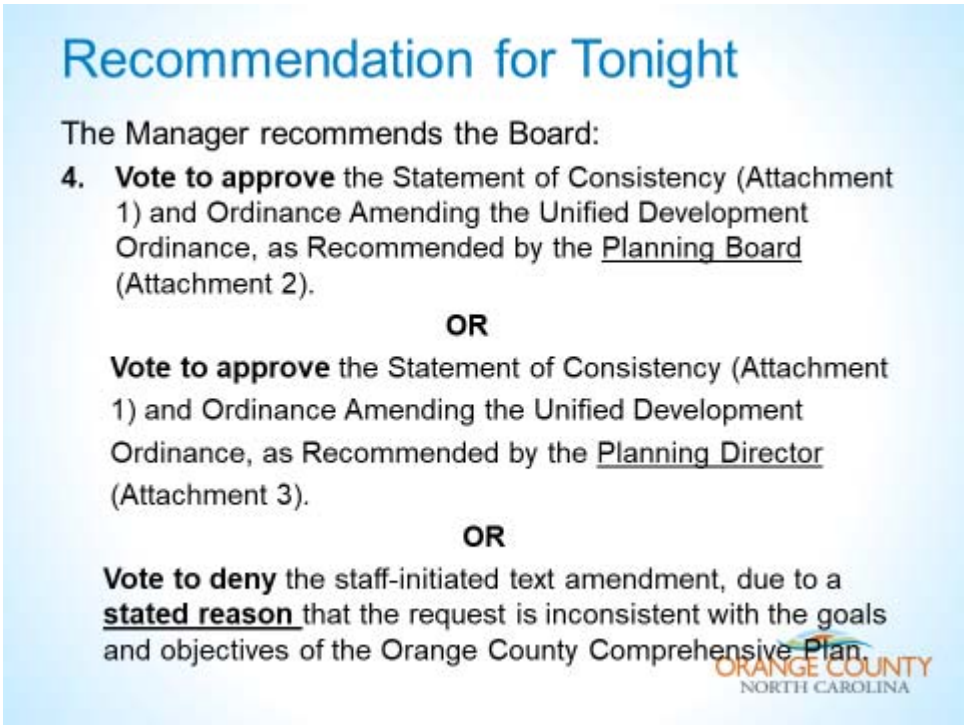


Slide #26



Commissioner Fowler asked if “optional” on the first slide was referring to the state.

Cy Stober said yes.

Vice-Chair McKee asked the role of the staff at the NIM.

Cy Stober said the current practice is for the staff to welcome the public, present a PowerPoint, show site plans, present findings of fact, discuss consistency with adopted plans, describe the location of project as it relates to zoning districts and then the next steps of the process. He said they essentially present the project to the public.

Vice-Chair McKee asked if this NIM is put in place, what the role of staff would be.

Cy Stober said there would not be a staff role.

Vice-Chair McKee said maybe he misunderstood but he thought the recommendation was for staff to be there.

Cy Stober said staff would be there but in an observatory role because the developer would be the one presenting the project to the public. Staff would only be there to answer any questions that the developer may not be able to.

Commissioner Richards clarified that the NIM is optional under General Statute, but required by Orange County UDO. She said it’s the first step, then there is a public hearing. She said the public would have the opportunity to hear from staff during the public hearing. She said that it would also require that the applicant provide a record of the NIM. She asked what that would look like.

Cy Stober said it is the first public step of the process. He said county staff would have reviewed the project at this time. That includes, planning staff, the environmental department, the NCDOT, the Fire Marshall. He said there are multiple county departments and state agencies before it advances to a NIM. He said that rezoning requests would then go to a Planning Board hearing, then to a BOCC public hearing. He said that in some cases, it would go to a Board of Adjustment public hearing. He said as advised by the County Attorney’s office, the recording definition was left unspecified to allow the applicant to provide a record and they are required to provide a written report.

Chair Bedford asked if a transcript should be provided by an independent company. She said that a transcript seems that it would not be as accurate as a recording. She asked if it is prescribed in the UDO what a transcript might look like.

Cy Stober said it is not. He read from the UDO what is required in the transcript. He said staff can find that a transcript is insufficient, based on the recording.

Chair Bedford asked if staff would be required to review the recording.

Cy Stober said that is the intention, although it is not reflected in the text.

Commissioner Greene made a motion to open the public hearing, seconded by Commissioner Fowler.

VOTE: UNANIMOUS

There was no one signed up to speak for the public hearing.

Vice-Chair McKee made a motion to close the public hearing, seconded by Commissioner Hamilton.

VOTE: UNANIMOUS

Commissioner Hamilton thanks staff for bringing this forward. She said that it makes sense that the developer would be charged with presenting this to the community. She said that she leans toward having a staff person there. She said trust in government and developers is slim. She said having staff there means someone can observe the whole environment. She said there may be parts of the NIM that aren't captured by the recording.

Vice-Chair McKee said it allows staff to serve as eyes and ears to ensure oversight of the process.

Commissioner Greene said there is some benefit of not having anyone from the county there. She said either amendment would be better than the status quo, but her preference is the Planning Director's recommendation.

Commissioner Portie-Ascott asked if there were instances of meetings being contentious and if staff knows how to handle those situations. She asked if it would put staff in an awkward situation.

Bonnie Hammersley said this issue was one of the issues she discussed with Cy Stober when he was hired. She said it has been a big problem. She said there was a public perception that the county was running the meeting and was in favor of the project. She said for people unfamiliar with county government, the role of staff, even in an observational capacity, make it confusing for the public because it is the developer that is running the meeting. She said the NIM is to inform the neighborhood about the project. She said there are many instances where staff will be available to the public to answer questions. She said that planning staff were demonized by some unpopular projects, because they were presenting projects and running the NIMs. She said negative comments were directed at certain people. She said it gets political when there's a misunderstanding. She said that her role is to insulate staff from politics and it gets political when there is a misunderstanding of the role that staff is playing.

Commissioner Richards said it is interesting other municipalities don't have staff present. She said it is a responsibility for the developer to engage with neighbors. She said that it may free staff to do more value added discussions with the developer. She said it should be seen as an opportunity for the developer. She said the Bucee's proposal stands out in her mind and how staff got hammered by the community.

Commissioner Fowler agreed with putting the onus of the meeting on the developer. She said it may be nice to have staff there because the community does have a lot of questions. She said if they didn't do that, she would like for the definition of recording to be defined more clearly.

John Roberts, County Attorney, said he does not think of a recording as a transcript. He said he thinks it would be audio or video. He said it could be specified as audio or video.

Chair Bedford said with the definition of recording as audio or visual, she is comfortable with staff not being present to take questions. She said staff should not be in the role of maintaining security. She said with an audio or video recording, there should not be a need for staff to observe.

Commissioner Greene thanked the County Manager for the explanation of the past history. She said she feels strongly that the director's recommendation is the way to go.

Chair Bedford asked if she was ok with the change to audio and visual.

Commissioner Greene said yes, but she was more concerned with making this a meeting between the developer and the neighbors.

Vice-Chair McKee said at NIMs, sometimes there are ideas or opinions on what the UDO says. He said without staff there he does not see how something could be conveyed by the developer that is not consistent with the UDO. He said the public may not understand. He said that he feels the proper route is to approve the Planning Board's recommendation.

Commissioner Hamilton thanked the County Manager for her comments. She said she thinks that staff not presenting would make it clear they are not proponents. She said that it should be there as observing only. She said she was involved in the Bucee's experience. She said it was very confusing about what the project was and what they were doing. She said there are so many issues around development the people don't have a sense of. She said that she also worries about not having oversight. She said if it's not working, it could be reviewed again.

Commissioner Fowler said it could potentially keep the developer a little more honest.

Commissioner Portie-Ascott asked if developers could have a second meeting with the community if they are not familiar with the UDO. She said she did not want to operate from a position of distrust with developers.

Chair Bedford said in her experience developers know the UDO and have a strong legal team.

A motion was made by Vice-Chair McKee to approve the Statement of Approval and Consistency (Attachment 1) and Planning Board-recommended UDO Amendments (Attachment 2). Commissioner Hamilton seconded the motion.

VOTE: Ayes, 3 (Vice-Chair McKee, Commissioner Fowler, and Commissioner Hamilton); Nays, 4 (Chair Bedford, Commissioner Greene, Commissioner Richards, and Commissioner Portie-Ascott)

MOTION FAILS

A motion was made by Commissioner Greene the Statement of Approval and Consistency (Attachment 1) and Planning Director-recommended UDO Amendments (Attachment 3) with the additional language suggested by the County Attorney to specify immediately after the word "recording," either parenthetically or separated by a comma, either "audio or "audio/video." Commissioner Richards seconded the motion.

VOTE: Ayes, 5 (Chair Bedford, Commissioner Greene, Commissioner Fowler, Commissioner Richards, and Commissioner Portie-Ascott); Nays, 2 (Vice-Chair McKee and Commissioner Hamilton);

MOTION PASSES

6. Regular Agenda

a. <u>End of Food and Nutrition Pandemic Emergency Allocations and Unwinding of the Public Health Emergency Declaration and Approval of Budget Amendment #6-A</u>

The Board received an update regarding the impacts of the Public Health Emergency (PHE) unwinding and reduction of Food and Nutrition Services (FNS) benefits due to the end of emergency allocations, and approved time-limited staff positions and funds to assist recipients affected by this change through Budget Amendment #6-A.

BACKGROUND: The PHE declaration will officially end on May 11, 2023. This will have several impacts on clients and the workload of the Department of Social Services (DSS).

Effective March 1, 2023, the emergency allocations provided through Food and Nutrition Services (FNS) will end. Households that have been receiving extra FNS benefits (called "emergency allotments") each month since March 2020 or after will see a reduction in benefits because of a federal change that ends emergency allotments for all states.

As part of the COVID-19 public health emergency, families enrolled in the FNS program in North Carolina have been receiving at least $95 extra per month since March 2020 through emergency allotments. With the end of emergency allotments, the average FNS benefit per person per day will decrease from $8.12 to $5.45.

These emergency allotments have been critical in helping families compensate for financial and economic hardships due to COVID-19.

Since March 2020, an average of 6,000 Orange County households received FNS emergency allotments, giving more families access to nutritious meals that support healthy and productive lives, and bringing approximately $1.3 million federal dollars each month into the local economy.

Effective March 2023, FNS benefits will go back to regular monthly benefit amounts issued prior to the pandemic. Beneficiaries will continue to receive regular monthly benefit amounts in March 2023 based on a person’s or household’s current eligibility, income, household size and other federal eligibility requirements.

The Department of Social Services anticipates some recipients will not initially understand this change and may need assistance during the transition. Staff has developed plans for outreach to the current recipients and to local human service and food providers in the community. Many families are still struggling to pay for basic needs and the community will need to help with this change.

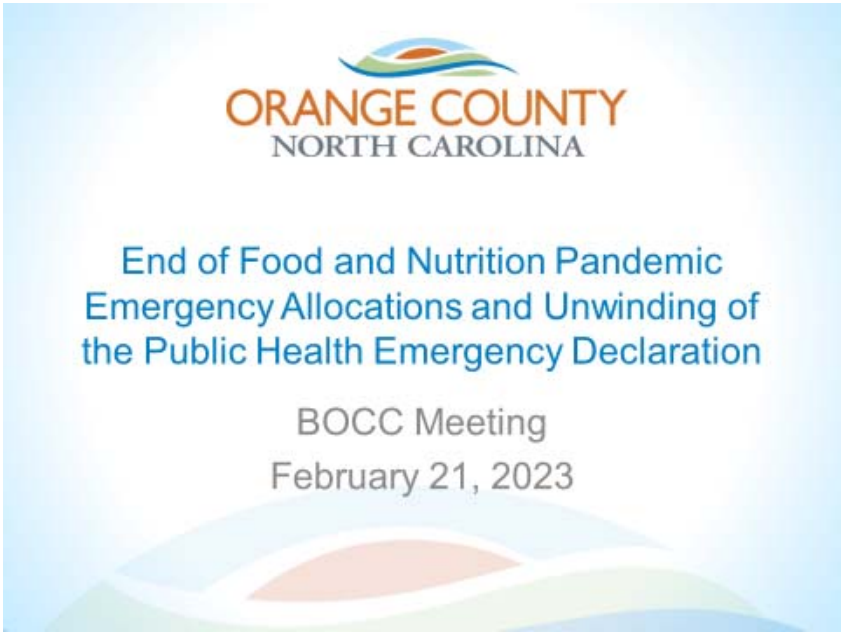
The Department proposes to utilize $125,000 of funds from the Social Justice Reserve Fund to provide emergency food at agency sites and to increase the support to food pantries in the County. A balance of $12,696 would remain in the Social Justice Reserve Fund with approval of this allocation.

In addition to the FNS allotment changes, all pre-pandemic rules for eligibility in all program areas will be reinstated over the next twelve to eighteen months. This includes Medicaid, which will require the evaluation of approximately 22,000 cases over the next year and a half. The volume of work for staff will increase significantly as these changes occur.

To manage these tasks and additional work, the department proposes to add three (3) additional time-limited staff positions and to extend two (2) existing time-limited positions through June 30, 2024. These would be funded with current salary attrition, and would not require additional funding.

Nancy Coston and DSS Human Services Manager Lindsey Shewmaker made the following presentation:

Slide #1



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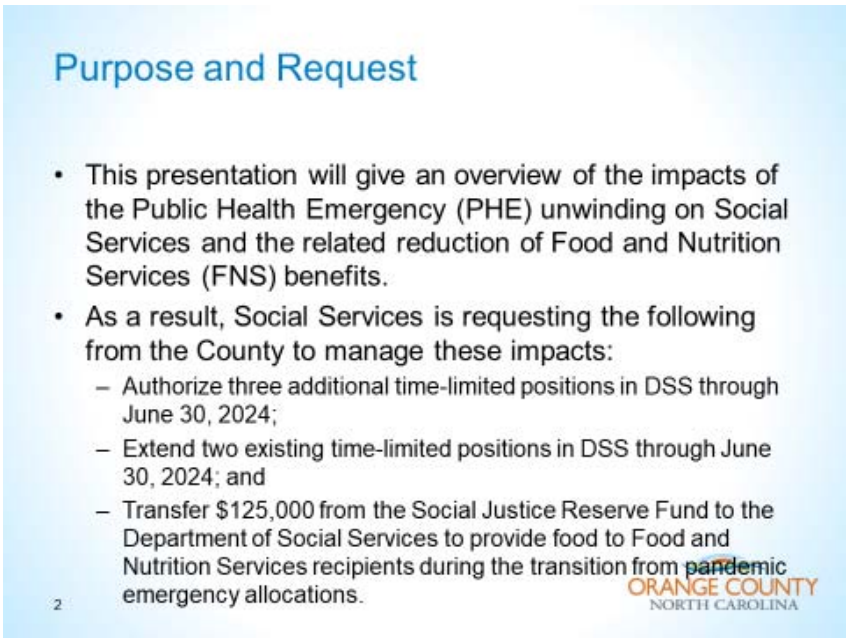

Nancy Coston said the request is to help assess the impact of the end of these funds on families.

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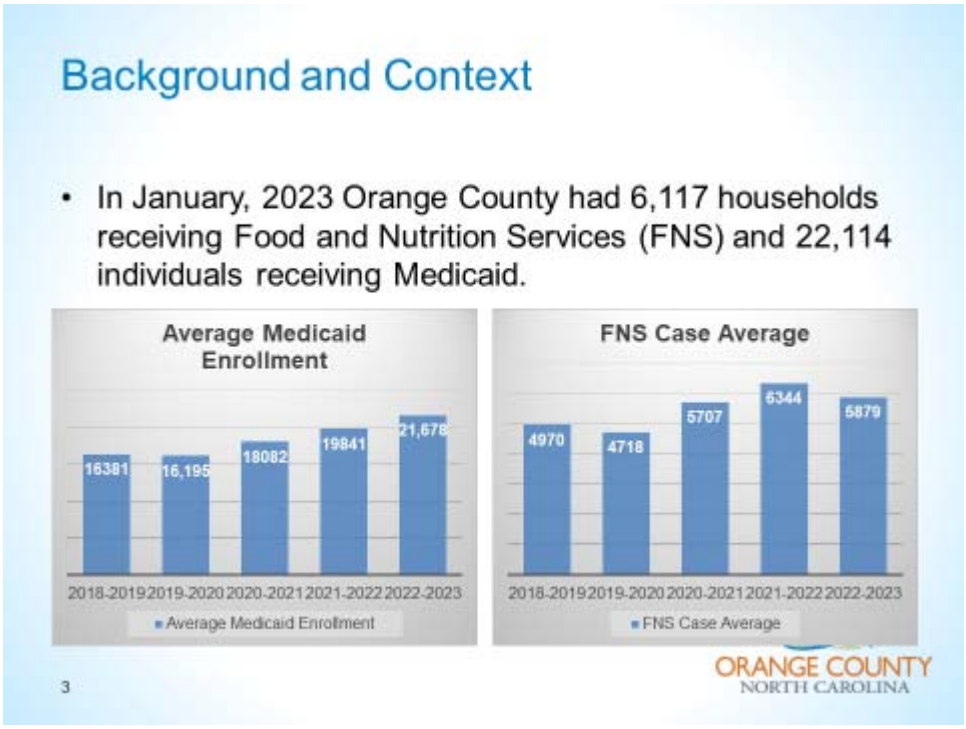

Lindsey Shewmaker said Medicaid cases have steadily increased. She said FNS cases dipped as counties reassessed FNS recipients.

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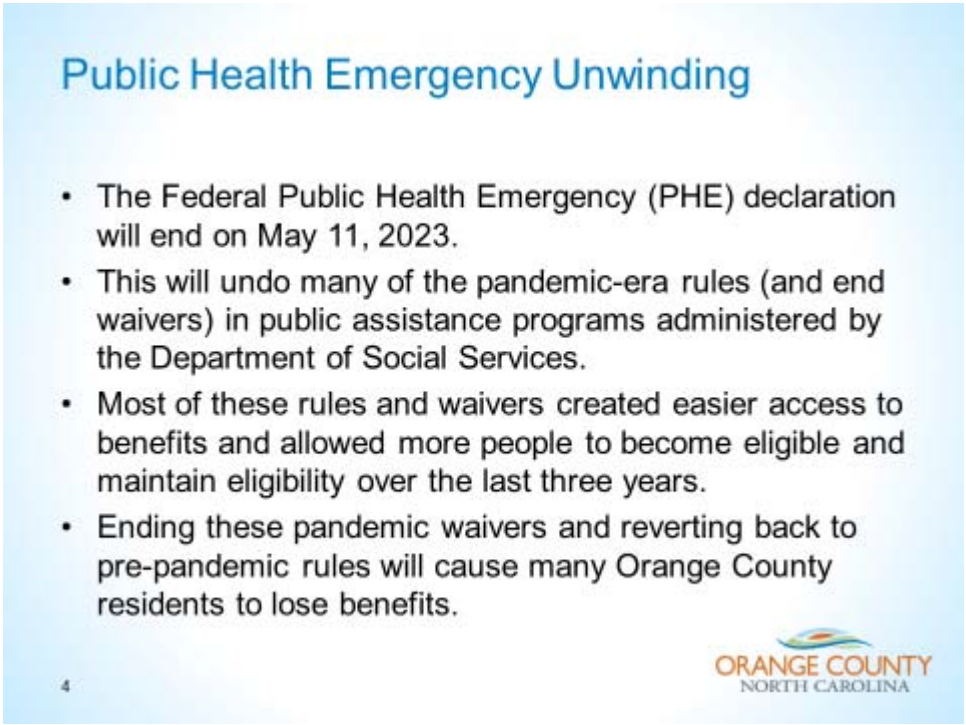

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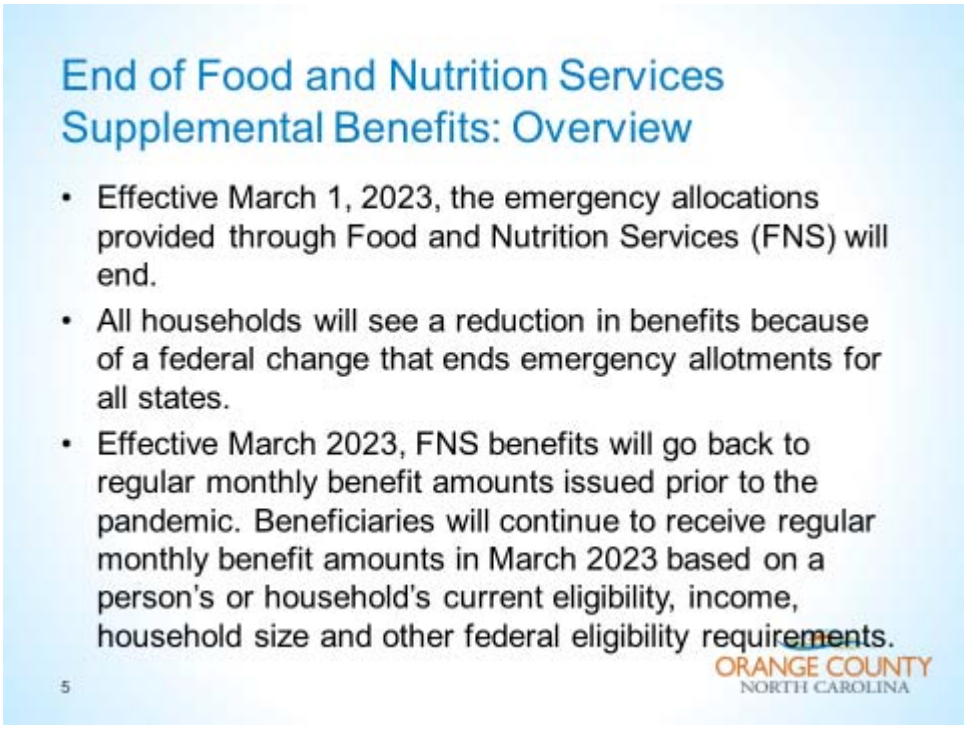

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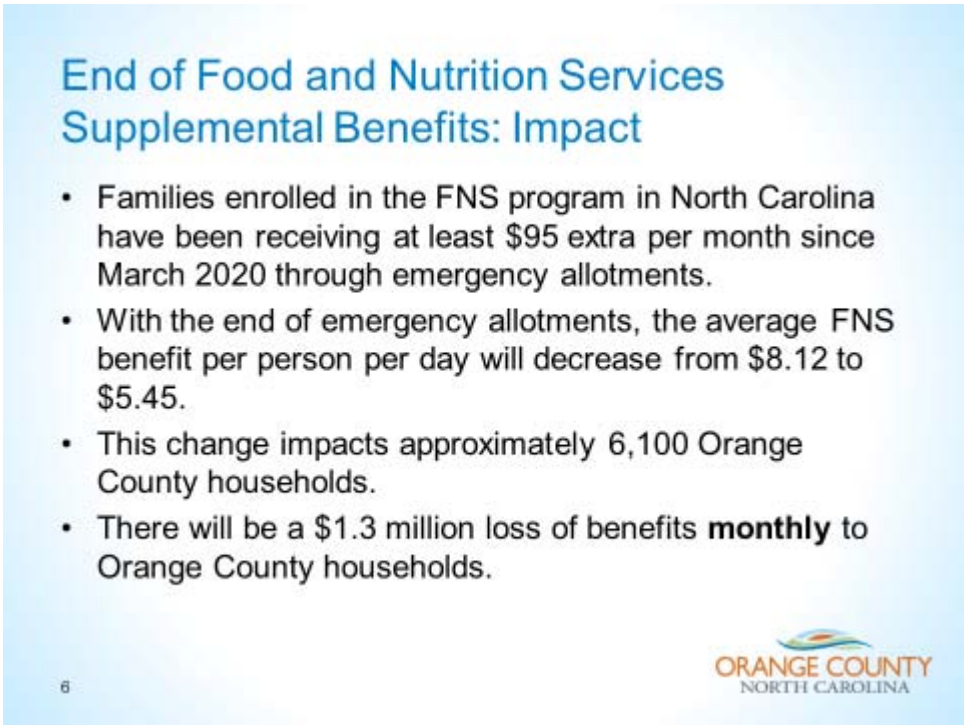

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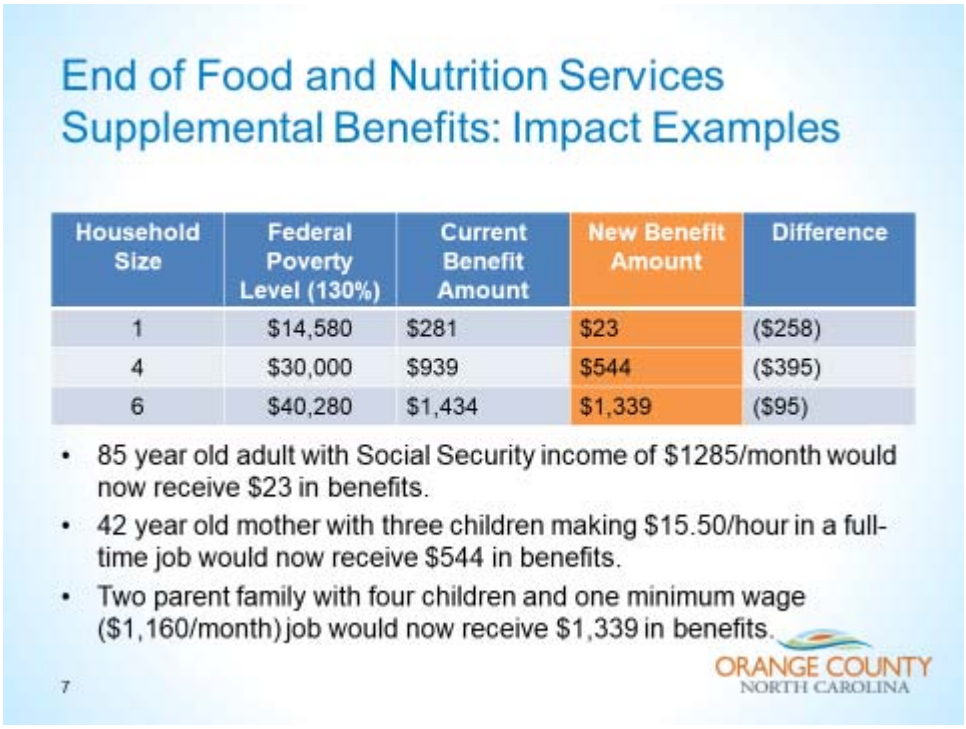
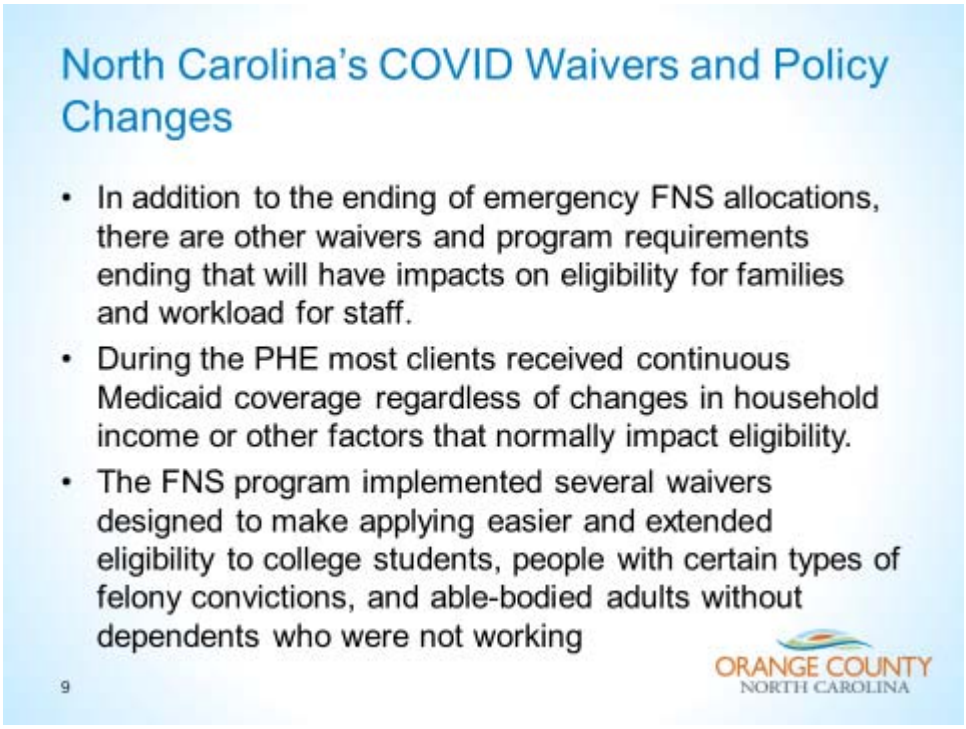


Slide #8



Lindsey Shewmaker said as supplemental benefits end, they expect many families to turn to non-profits for assistance.

Slide #9



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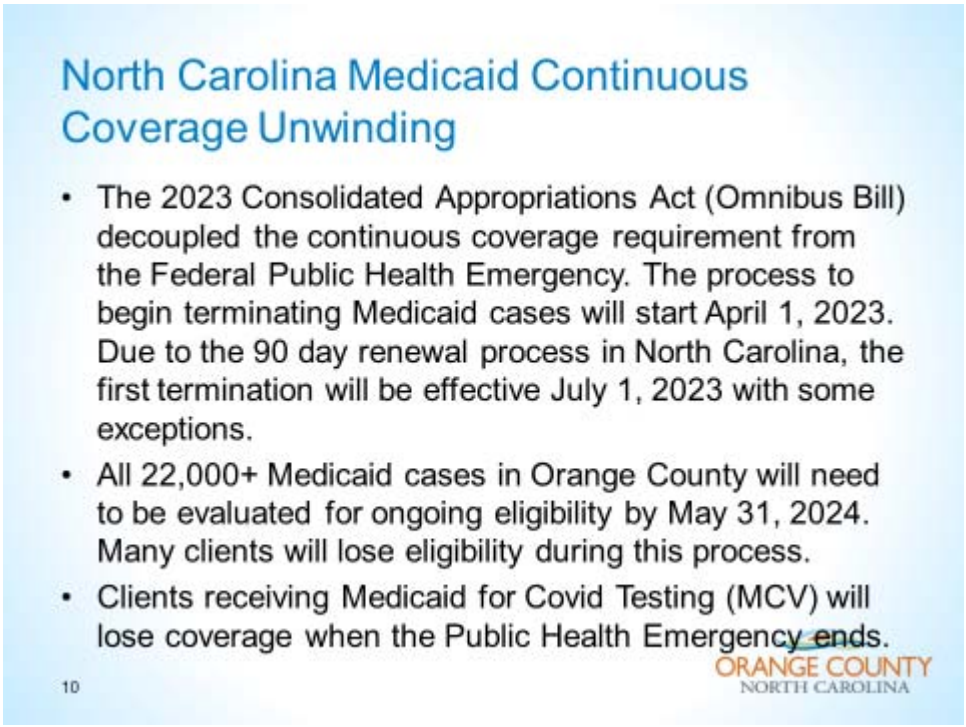

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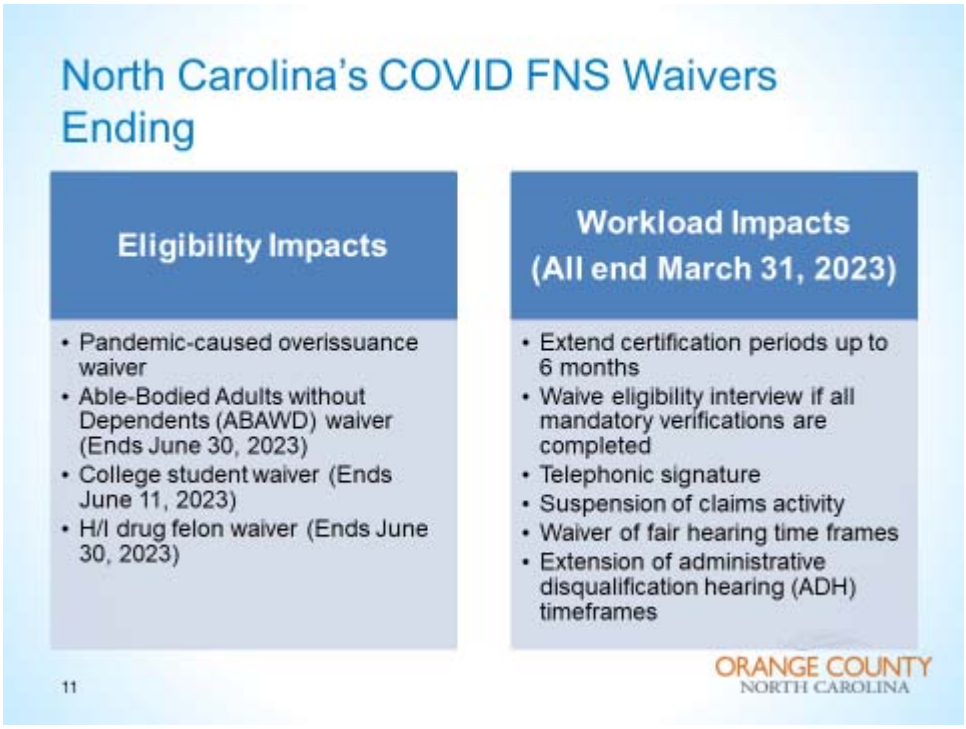

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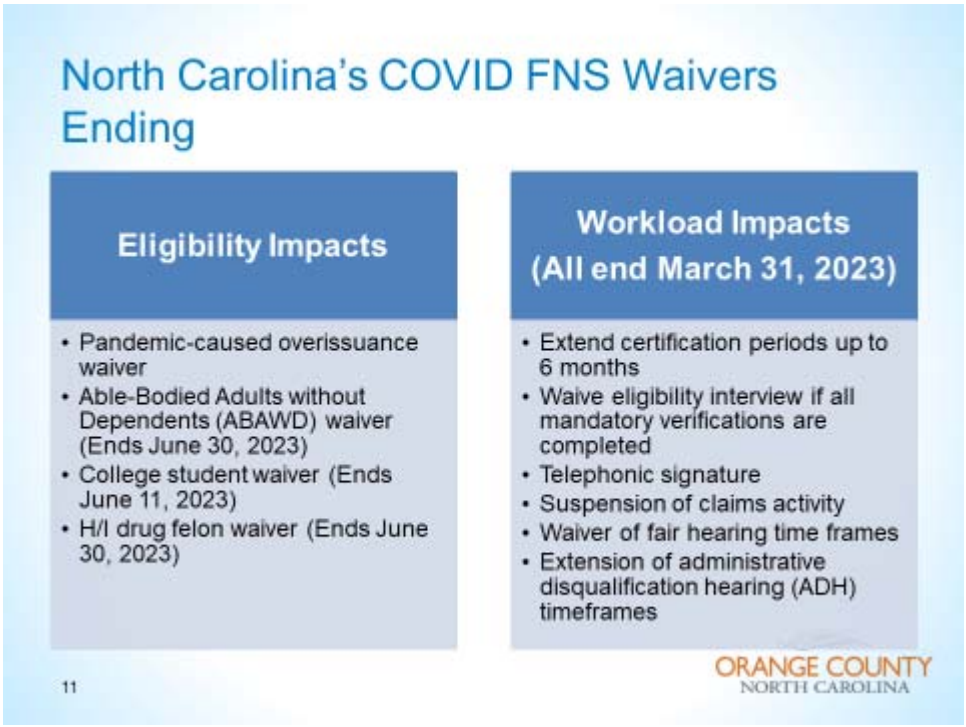


Commissioner Richards asked about the timing of the ending of supplemental benefits.

Nancy Coston said the public health emergency officially ends in May 2023. She said that counties have a year to unwind benefits. She said that the allotments ended in December 2022.

Commissioner Richards said that the farm bill has cause for concern because they could separate SNAP and those services from the farm bill. She asked if Nancy Coston has insight into that.

Nancy Coston said they expect Congress to enforce work requirements again. She said employment waivers will end. She said some people have had wages go up, but it has been an uneven recovery. She said the concern with changing rules is who gets left out, or who does not understand the rules.

Commissioner Richards asked if there are efforts to analyze all of the benefits and how the community might approach this.

Nancy Coston said the supplemental funds during the pandemic also exposed a lot of the problems that already existed. She said there are a lot of questions, but they do not know the answer. She said it is a $1.3 million a month loss just in food and nutrition. She said there was emergency help for water payments, and electricity. She said all of those things are going away. She said that if Medicaid expansion happens, some who will lose benefits will be in that group, and they might get the help through this.

Commissioner Hamilton asked about the eligibility impacts. She asked if there are any estimates of how many people in Orange County were getting benefits based on those waivers.

Lindsey Shewmaker said pre-pandemic, they were at 4,800 cases and over 1,000 households.

Commissioner Hamilton asked about the breakdown of the waivers to consider the programs that other institutions might have to support that individual.

Lindsey Shewmaker said she would look into it for the Board.

A motion was made by Commissioner Fowler, seconded by Commissioner Hamilton, to approve Budget Amendment #6-A:

1) authorizing three additional time-limited positions in DSS through June 30, 2024;
2) extending two existing time-limited positions in DSS through June 30, 2024; and
3) transferring $125,000 from the Social Justice Reserve Fund to the Department of Social Services to provide food to Food and Nutrition Services recipients during the transition from pandemic emergency allocations.

VOTE: UNANIMOUS

Commissioner Greene said she thought this was an appropriate use of social justice funds.

Nancy Coston said that as they get data they will bring it back to the Board.

Vice-Chair McKee asked the County Manager if the Board can replenish funds in the social justice fund in future budgets.

Bonnie Hammersley said yes, it is a base budget amount each year.

b. <u>Approval of Police and Mental Health Collaborations for Diversion Programs Grant Staff Positions and Budget Amendment #6-B</u>

The Board approved two new staff positions funded by the Police and Mental Health Collaborations for Diversion Programs Grant, and approve Budget Amendment #6-B.

BACKGROUND: The Orange County Criminal Justice Resource Department (CJRD) was awarded a grant in the amount of $1,193,745 on November 28, 2022 by the N.C. Department of Health and Human Services, Division of Mental Health, Developmental Disabilities and Substance Abuse Services. The contract for the grant, entitled *Police and Mental Health Collaborations for Diversion Programs,* was fully executed on February 2, 2023. The grant runs from January 2023 to September 30, 2025.

The grant provides for the creation of a Community Care and Diversion Response (CCDR) team coordinated by the CJRD that will enhance law enforcement diversion and collaboration for individuals with serious mental illness. The grant funds immediately provide for a 1.000 FTE position in the CJRD to serve as the Mental Health Diversion Coordinator. Additionally, the grant funds four (4) social worker positions that will operate in each of the major law enforcement agencies in Orange County: the Orange County Sheriff's Office, the Chapel Hill Police Department, the Hillsborough Police Department and the Carrboro Police Department. Finally, this grant will fund two (2) therapeutic positions that will work at Chapel Hill's Freedom House Recovery Center – a mental health clinician and a peer support specialist. These positions will be hired and managed by the independent agencies. Approval of this request will authorize 2.000 County FTE's, time-limited until September 2025 – a 1.000 FTE Mental Health Diversion Coordinator in the CJRD starting this fiscal year, and a 1.000 FTE Social Worker in the Orange County Sheriff's Office to start in the next fiscal year.

The purpose of the CCDR team is to increase and expand pre-arrest and post-charge diversion opportunities, clinical care, peer support and person-centered case management for individuals with serious mental health issues. The grant will formalize another collaboration between law enforcement agencies, the CJRD and Freedom House that will serve individuals at risk of criminal legal system involvement.

The CCDR team will focus specifically on diverting the growing population of individuals with serious mental illness and co-occurring disorders from arrest and incarceration. The CJRD Coordinator will provide supervision to the social workers embedded in the agencies and training on trauma-informed mental health interventions to the law enforcement agencies. This coordinated and collaborative team approach between clinicians, social workers, peer support and law enforcement officers will ensure greater awareness, communication and consistency in the law enforcement and treatment response to individuals with serious mental health issues who frequently interact with our law enforcement agencies, courts and behavioral health care systems.

Approval creates the following grant ordinance in the Multi-Year Grant Fund, outside of the General Fund:

Police and Mental Health Collaboration ($1,193,745) - Project # 71378

Revenues for this project:

	Current FY 2022-23	FY 2022-23 Amendment	FY 2022-23 Revised
Grant Revenue	$0	$1,193,745	$1,193,745
Total Project Funding	**$0**	**$1,193,745**	**$1,193,745**

Appropriated for this project:

	Current FY 2022-23	FY 2022-23 Amendment	FY 2022-23 Revised
Grant Expenditures	$0	$1,193,745	$1,193,745
Total Costs	**$0**	**$1,193,745**	**$1,193,745**

Caitlin Fenhagen, Director of the Criminal Justice Resource Department, introduced the item. She reviewed the background material from the agenda. She said this does not replace

the need for a mobile crisis unit to respond in lieu of law enforcement. She said many 911 calls could be addressed. She said they are different programs, but critical in Orange County.

Commissioner Fowler asked for the number of justice involved people with mental health issues.

Caitlin Fenhagen said the self-reported number in the jail is 50%. She said it is probably closer to 75%.

Commissioner Fowler asked if all officers have received CIT training.

Caitlin Fenhagen said the training is offered by Alliance. She said they do this several times a year.

Chair Bedford said school resource officers are a priority.

Commissioner Fowler said she likes the ideas of social workers. She said she was in support of the item.

Vice-Chair McKee clarified that it would be one person from each agency and not four. He said it was a great leap forward. He said he hopes they will learn a lot during the grant phase.

Caitlin Fenhagen said law enforcement is supportive because they understand the danger to their patrol officers going on calls that may not be as trained on how to respond to a mental health problem. She said that they certainly don't have warm handoff opportunities during certain times of the day. She said hopefully it would get officers more time to do the work that they need to be doing and focusing on more serious crimes.

Vice-Chair McKee said he sees the benefit of having people trained to recognize a mental health crisis event and be able to take a step back.

Commissioner Hamilton said as a social worker it's really nice to have positions so social workers have a group to support each other, because it is extremely hard work. She said it is only one social worker for each entity so it is also important to have officers trained.

Caitlin Fenhagen said this is not a substitute of a 24/7 mobile crisis team. She said that the hours might be slightly different because the majority of calls from 7 to 11 pm.

Commissioner Hamilton said she looked forward to the data for the program.

Caitlin Fenhagen said the data recording for the program is very specific.

Commissioner Portie-Ascott asked if 75% of people in the criminal justice system also have a mental health illness.

Caitlin Fenhagen said it is closer to 50% with 47% of the jail inmates self-reporting. She said it might be closer to 75% in the detention facility having a diagnosed or undiagnosed mental health illness.

Commissioner Portie-Ascott asked how many have substance abuse issues.

Caitlin Fenhagen said around 70% of the people in the jail have a self-reported substance abuse issue.

Commissioner Portie-Ascott asked about marijuana treatment restriction in the grant program and how that might restrict services.

Caitlin Fenhagen said the grant will allow anyone that has a cooccurring disorder with a mental illness will be treated. She said if marijuana is the sole substance, there is very little success.

Chair Bedford said it would be great if a social worker or the clinical person at Freedom House could be bilingual.

Caitlin Fenhagen said the clinician hired in the Lantern Project is Latinx and bilingual. She said that because of restrictions at Freedom House, there are not a lot of people in the Latino population being served. She said they also hired a bilingual person in the office who will be a part time grant management employee.

A motion was made by Commissioner Fowler, seconded by Commissioner Hamilton, to:

1) approve two new grant-funded, time-limited positions of Mental Health Diversion Coordinator in the Criminal Justice Resource Department for this fiscal year and a Social Worker position in the Sheriff's Office for FY 2023-24; and
2) approve Budget Amendment #6-B.

VOTE: UNANIMOUS

c. <u>BOCC Boards and Commissions Assignments</u>

The Board selected the boards and commissions on which Board members would like to serve during the remainder of 2023.

BACKGROUND: BOCC members serve on various County and County-related boards and commissions. On an annual basis, BOCC members indicate their desire to continue serving on specific boards or commissions or their desire to make changes.

Tara May, Deputy Clerk to the Board, introduced the item. She reviewed the background materials from the agenda. She read an email from Steve Brantley sent to the Board earlier in the day regarding the Research Triangle Regional Partnership - Executive Board. She said the Small Business Loan program had been dissolved and removed from the list of boards and commissions.

Commissioner Fowler asked for clarification on the ABC Board term.

Tara May said the appointment was for a two year term.

Commissioner Hamilton clarified that there are two commissioner positions on the Capital Needs Task Force, one of which is vacant.

Chair Bedford discussed the Burlington Graham MPO meeting structure. She said that TARPO and Burlington Graham MPO are really good ways to learn about transit.

Commissioner Fowler said that TARPO has a virtual meeting option.

Chair Bedford said that GoTriangle and Durham Tech positions would normally be saved, but because they were previously held by former Commissioner Renee Price, their temporary assignments cannot be saved.

The Board made the following selections for boards and commissions:

Board Name	2023 BOCC Member
ABC Board	Commissioner Fowler
Alliance Health Board of Directors	Commissioner Hamilton
Board of Health	Commissioner Bedford
Board of Social Services	Commissioner Bedford
Burlington/Graham MPO Transportation Advisory Committee	Commissioner Richards-Member Commissioner Fowler-Alternate
Cooperative Extension Leadership Council	Commissioner Fowler
Durham- Chapel Hill – Carrboro Metropolitan Planning Organization Board	Commissioner Bedford-Member Commissioner Greene-Alternate
Durham Tech Board of Trustees	Commissioner McKee
Family Success Alliance Advisory Council	Commissioner Richards
Fire Chief's Association of Orange County	Commissioner Bedford
Go Triangle Board of Trustees	Commissioner Greene

Go Triangle Special Tax Board	Commissioner McKee Commissioner Fowler
Go Triangle Transit Advisory Committee	Commissioner Hamilton
Healthy Carolinians	Commissioner Bedford
Intergovernmental Parks Work Group	Commissioner Fowler-Member Commissioner Hamilton-Alternate
JCPC (Orange County Juvenile Crime Prevention Council)	Commissioner Portie-Ascott
Justice Advisory Council	Commissioner Richards Commissioner Fowler
Legislative Issues Work Group (LIWG)	Commissioner Bedford Commissioner Portie-Ascott
North/South Bus Rapid Transit (N/S BRT) policy committee	Commissioner Portie-Ascott
Orange County Behavioral Health Work Group	Commissioner Richards
Orange County Local Government Affordable Housing Collaborative	Commissioner Portie-Ascott
Orange County Partnership for Young Children	Commissioner Richards
Orange County Partnership to End Homelessness	Commissioner Greene
Piedmont Food Processing Center	Commissioner Greene
Research Triangle Regional Partnership Executive Board	Commissioner Portie-Ascott
Solid Waste Advisory Group (SWAG)	Commissioner McKee Commissioner Fowler
Strategic Communications Work Group	Commissioner Hamilton Commissioner McKee
The Chamber For a Greater Chapel Hill-Carrboro Board of Directors	Commissioner Richards
Triangle Area Rural Planning Organization (TARPO) Transportation Advisory Committee	Commissioner Portie-Ascott-Member Commissioner Richards-Alternate
Triangle J. Council of Governments (TJCOG)	Commissioner McKee-Member Commissioner Hamilton-Alternate
Upper Neuse River Basin Association	Commissioner Greene-member Commissioner Bedford-alternate
Visitor's Bureau Advisory Board	Commissioner McKee
Other Active Task Forces/Work Groups For Reference	
Capital Needs Work Group	Commissioner Hamilton
Library Services Task Force	Commissioner Fowler
Orange County Schools Safety Task Force	Commissioner Hamilton Commissioner McKee

NOTE: The Chair of the Board of County Commissioners serves as an ex-officio member of the Hillsborough Historic Commission

A motion was made by Vice-Chair McKee to approve the assignments for BOCC boards and commissions. Commissioner Hamilton seconded the motion.

VOTE: UNANIMOUS

7. Reports
None.

8. Consent Agenda

- Removal of Any Items from Consent Agenda

  Chair Bedford requested to remove item 8-c from the consent agenda.

- Approval of Remaining Consent Agenda

A motion was made by Commissioner Greene, seconded by Commissioner Hamilton, to approve the remaining consent agenda.

VOTE: UNANIMOUS

Commissioner Greene said that in reference to item 8-c, she was asked by Jessica Perrin, who works with the Soil and Water Conservation district, if farmers were able to apply for the county's climate action grants. She said that she reviewed the Climate Action Grant language criteria and that farmers are not excluded but she does not know if there is a lot of outreach to them. She said that it is an opportune time and that Solarize Triangle should also reach out to farming community.

Bonnie Hammersley said Amy Eckberg would work on that for both issues.

A motion was made by Commissioner Greene, seconded by Commissioner Hamilton, to approve item 8-c.

VOTE: UNANIMOUS

a. Minutes
The Board approved the draft minutes for the January 17, 2023 BOCC Meeting as submitted by the Clerk to the Board.

b. Approval of the Purchase of Land Records Computer Assisted Mass Appraisal (CAMA) Software
The Board approved the purchase of Land Records Computer Assisted Mass Appraisal (CAMA) software from Farragut Systems, Inc.

c. Fiscal Year 2022-23 Budget Amendment #6
The Board approved budget, grant, and capital project ordinance amendments for Fiscal Year 2022-23.

d. Durham & Orange Transit Plan Governance Study – Interlocal Agreement Between Orange County, Durham-Chapel Hill-Carrboro Metropolitan Planning Organization, and Research Triangle Regional Public Transportation Authority
The Board adopted the revised Orange County Transit Plan Interlocal Agreement (ILA).

e. North Carolina Local Government Commission Contract Amendment #2
The Board amended the contract with the North Carolina Local Government Commission (LGC) for the County's audit to modify of the audit fee to reflect additional audit hours required to complete the audit and the Local Government Employer Retirement System (LGERS) examination.

f. Proposed Revisions to the Wild and Dangerous Animal Provisions in the Orange County Unified Animal Control Ordinance

The Board presented for second reading proposed revisions and changes to the Wild and Dangerous Animal provisions in the Orange County Unified Animal Control Ordinance, and adopt the attached resolution approving the revisions.

g. Amendment to the Code of Ordinances – Emergency Proclamations

The Board presented changes to Chapter 14 (Emergency Management and Emergency Services) of the Code of Ordinances for second reading and adopt the attached resolution approving the revisions.

h. Letter of Support for Chapel Hill's Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Application

The Board approved a letter of support for the Town of Chapel Hill's Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant application. This item was added at the beginning of the meeting.

9. County Manager's Report

Bonnie Hammersley said the retreat was on February 24th at the Solid Waste Management Facility. She described the agenda for the retreat. She said on February 27th the Board would be back at Solid Waste Management Facility for the legislative breakfast.

10. County Attorney's Report

John Roberts said three departments responded to his request for any statewide legislation that the Board might support. He said that he will send that out in the morning so they can have it in advance of the legislative breakfast next week. He welcomed Commissioner Portie-Ascott to the Board.

Vice-Chair McKee said he was going to send a letter in regard to White Cross Fire Department for the purchase of certain capital items, as required by law. He read the letter:

> To whom it may concern,
> I, Earl T McKee, attended a Board of Directors meeting of the White Cross Volunteer Fire Department on February 2, 2023 in my official role as a County Commissioner in Orange County, North Carolina.
> The purpose of my attendance at this meeting was to ensure compliance with the Federal Law governing certain capital purchases by local governing entities including Volunteer Fire Departments.
> The following prescribed actions were followed by this VFD
> - a meeting was called on a date certain, February 2, 2023
> - notice of this meeting was provided to the public by publication in the local newspaper, the posting of said printed notice on the front door of the fire station prior to the meeting and on the website
> - a copy of the contract was made available for public viewing
> - this certification that I witnessed the resolution authorizing the execution and issuance by the VFD of a lease purchase financing contract to acquire SCBA equipment for an amount not to exceed $325,000.00
>
> Earl T. McKee
> Commissioner, District 2
> Orange County, North Carolina

Vice-Chair McKee said he would be unable to attend the legislative breakfast on February 27th due to work commitments.

Commissioner Fowler said she would also be unable to attend the legislative breakfast.

11. *Appointments

None.

12. Information Items

- February 7, 2023 BOCC Meeting Follow-up Actions List
- Memorandum – Annual Report of the Community Child Protection Team (CCPT)
- Memorandum – Perry Hills Mini-Park - Project Progress Update
- Memorandum – Financial Report - Second Quarter FY 2022-23

13. Closed Session

None.

14. Adjournment

A motion was made by Vice-Chair McKee and seconded by Commissioner Hamilton to adjourn the meeting at 9:45 p.m.

VOTE: UNANIMOUS

Jamezetta Bedford, Chair

Laura Jensen
Clerk to the Board

Submitted for approval by Laura Jensen, Clerk to the Board.

DRAFT

MINUTES
ORANGE COUNTY
BOARD OF COMMISSIONERS
RETREAT
February 24, 2023
9:00 a.m.

The Orange County Board of Commissioners met for a Business Meeting on Tuesday, February 24, 2023 at 9:00 a.m. at the Solid Waste Management Facility in Chapel Hill, NC.

COUNTY COMMISSIONERS PRESENT: Chair Jamezetta Bedford, Vice-Chair Earl McKee (left at 2:30 p.m.), and Commissioners Amy Fowler, Sally Greene, Jean Hamilton, Phyllis Portie-Ascott, and Anna Richards
COUNTY COMMISSIONERS ABSENT: None.
COUNTY ATTORNEYS PRESENT: John Roberts
COUNTY STAFF PRESENT: County Manager Bonnie Hammersley, Deputy County Manager Travis Myren, and Clerk to the Board Laura Jensen. (All other staff members will be identified appropriately below)

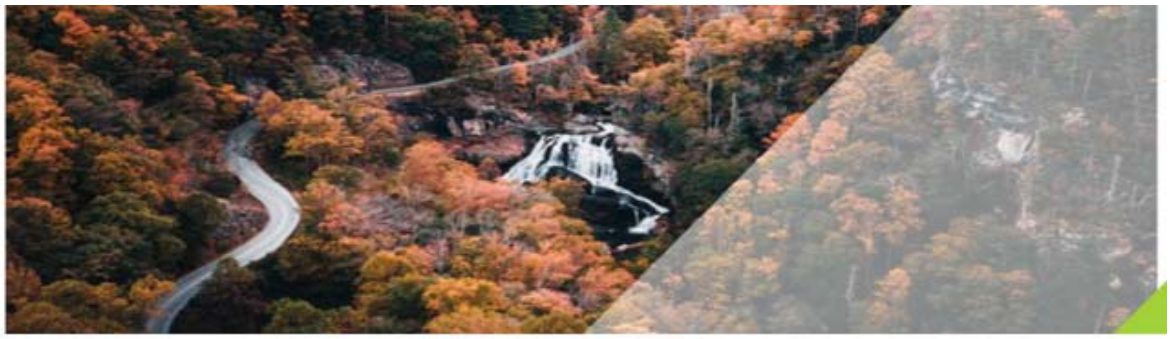
Chair Bedford called the meeting to order at 9:00 a.m. All commissioners were present.
Bonnie Hammersley welcome the Board to the retreat.
Travis Myren asked the group an ice breaker question to begin the day.

Framing the Countywide Strategic Plan

a. Purpose of Strategic Planning

Charlene Kirongozi and Jonathan Grace from BerryDunn, the strategic plan consultants, made the following presentation:

Slide #1



Slide #2

Retreat Agenda

- Introductions
- County Board experiences with strategic planning
- County Board expectations for the strategic planning effort
- Overview of the project
- Preliminary visioning discussion



2

Slide #3

The BerryDunn Team



Jonathan Grace
Project Principal



Charline Kirongozi
Project Manager and Facilitator



Shannon Flowers
Facilitator



Maddison Powers Spencer
Research Analyst



Khara Dodds
Subject Matter Expert

BerryDunn's 300+ Consultants

- On-call, as-needed support
- Access to broad specialization
- Internal and external connections to DEI expertise
- A thorough complement to anything the County may need

3

Slide #4



Charlene Kirongozi asked the Board to describe their experiences with strategic planning.

Commissioners Fowler and Hamilton said they'd participated in a strategic planning process as former school board members.

Commissioner Richards said in her work in the private sector she had a strategic planning group reporting to her, and had other experience outside of the private sector.

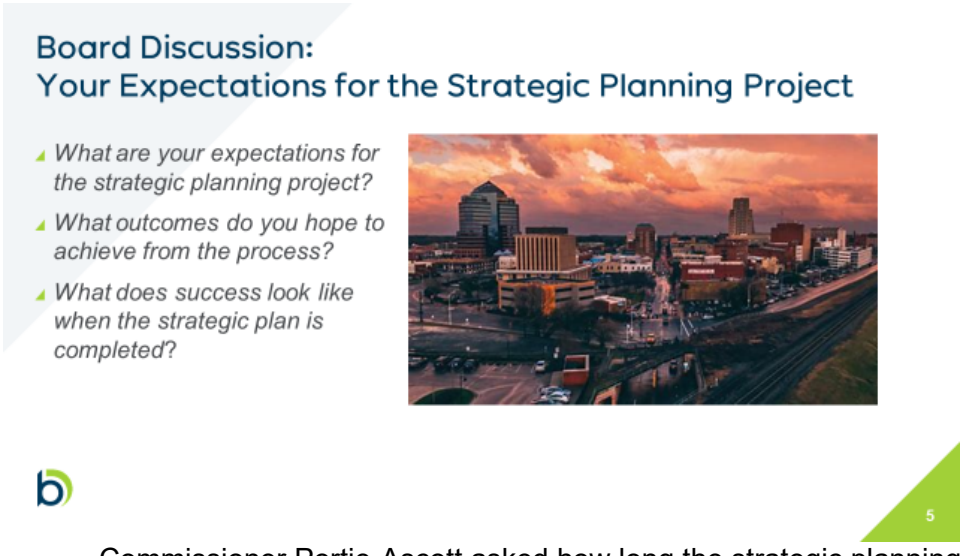
Chair Bedford said she had experience with the school board and as a member of the public.

Vice-Chair McKee said he had very little experience.

Commissioner Greene said she had no experience.

Commissioner Portie-Ascott said she had some experience through her work in the Democratic Party.

Slide #5



Commissioner Portie-Ascott asked how long the strategic planning process would last.

Charlene Kirongozi said it would last six months.

Commissioner Richards said success would be a guiding document that would be used by the organization.

Commissioner Fowler said it would include measurable goals.

Chair Bedford would like more in-depth communication with people who do not usually attend meetings. She said she'd like to see goals integrated into department work. She said she wanted something that looked like the county's master aging plan with actionable items and measureable goals. She said she'd like a 10-year horizon since government can move slowly.

Commissioner Hamilton said she'd like the measures to be used to make data driven decisions.

Commissioner Portie-Ascott asked if the measurable goals will be integrated into the budget.

Charlene Kirongozi said yes, the best practice is to align the budget to the strategic plan.

Commissioner Greene asked how unexpected challenges or opportunities are incorporated into the plan.

Charlene Kirongozi said it is important to review, re-examine, and reframe.

Jonathan Grace said that organizations must give themselves flexibility.

Commissioner Fowler said some things are state mandated. She said it is important to acknowledge that fact when creating the plan.

Chair Bedford said it is important for her to temper her own expectations. She said mandated vs. optional/desired means that the Board needs to be realistic with the community.

Commissioner Portie-Ascott asked if the county is strategizing based on excess income or based on the services the county is able to provide.

Charlene Kirongozi said it's both, and that the consultants would push the Board to be aspirational. She said they would also set expectations with the community engagement groups and encourage priority-setting.

b. Community Engagement Scope Discussion

Slide #6



Slide #7



Commissioner Greene asked at what point in the process are existing plans incorporated into the strategic plan, such as the transit plan. She said it would be helpful for the community to know that these plans are in place as they are engaged in the strategic planning process.

Jonathan Grace said existing plans will be reviewed to see where they can find alignment.

Commissioner Richards asked stakeholder engagement is about what they want, vs. what the county has. She said it would be helpful to know if the community's needs are in alignment with existing plans.

Commissioner Greene said the transit plan was developed over two years with community engagement. She said it was a robust process.

Commissioner Hamilton said it is important to help the community understand what the limitations are in the county.

Charlene Kirongozi said that the community engagement tool can include existing policy documents.

Commissioner Fowler said it is helpful to give the community a definition on what county government is and can do.

Chair Bedford said it is important for existing plans and policy documents should living documents and adjust as new information and priorities come up.

Commissioner Greene said education for the community is important, including existing plans and policies.

Chair Bedford asked what a typical stakeholder engagement process looks like.

Charlene Kirongozi said it usually starts with interviews and focus groups. She said all of the data will be incorporated into an environmental scan which will be presented to the Board.

Commissioner Portie-Ascott asked for more information about when the visioning process would be conducted with the stakeholder group. She wanted to make sure that people who are not normally involved in discussions are part of the process.

Charlene Kirongozi said random sample of people will be used to try to ensure that many voices are heard.

Commissioner Fowler said Commissioner Portie-Ascott wanted to make sure that interviews are not biased by receiving the stakeholder engagement data first.

Commissioner Richards said it would require extra effort to reach as many different groups as possible. She said stakeholder engagement would be approached in multiple ways, and then that information would be shared at community meetings.

Jonathan Grace said these approaches would be developed and decided in Phase 1.

Chair Bedford said that the Board would like to see these approaches first before stakeholder engagement begins.

Commissioner Hamilton asked if it would be beneficial to look at recent county surveys to add another way to gauge the priorities of the community.

Charlene Kirongozi said it will be important that surveys are not repetitive from previous efforts.

Jonathan Grace said existing community events will be opportunities to gather input.

Vice-Chair McKee said Orange County has a very engaged community. He said he worries that the loudest voices in the room drown out others. He wanted to hear about the consultants' plan to reach those who are not as engaged.

Charlene Kirongozi said that community meetings in different areas will be very important. She said it is important to identify different groups that may have specific needs.

Commissioner Portie-Ascott asked if the survey would be in multiple languages.

Charlene Kirongozi said they would be.

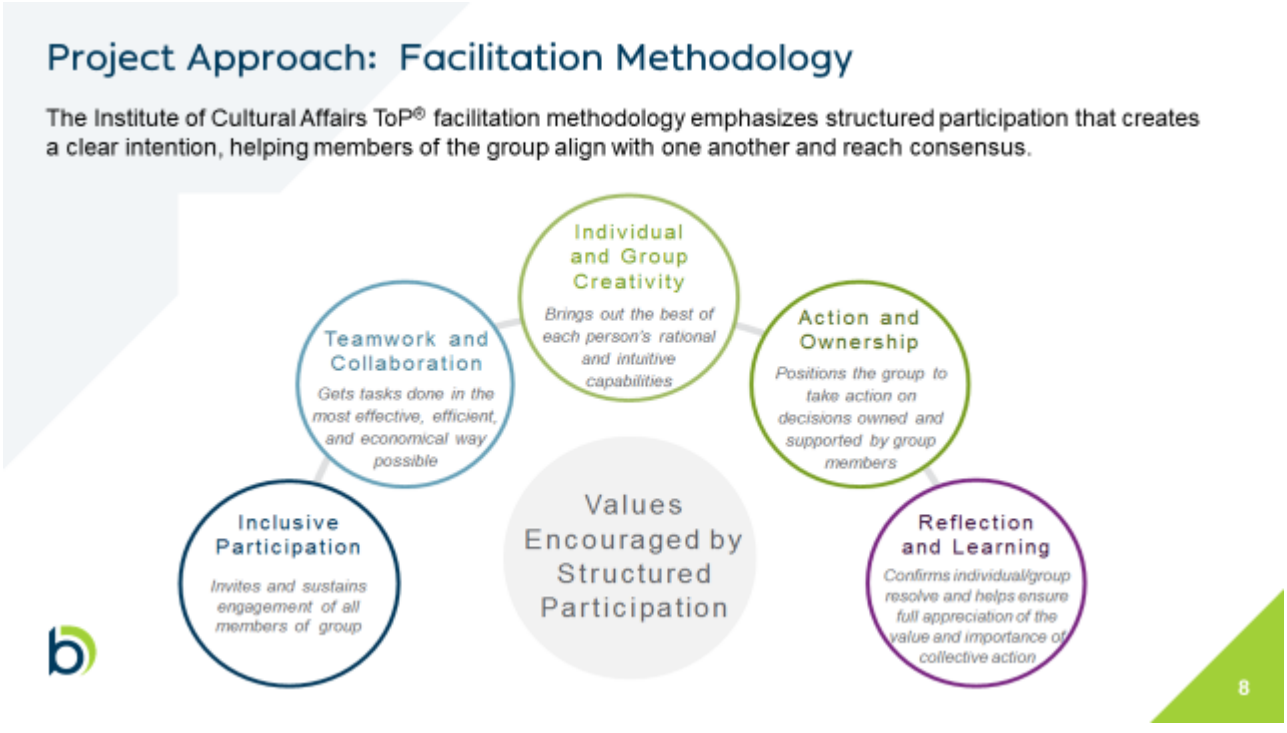
Chair Bedford said that the survey should be in Spanish, Mandarin, and Karen.

Jonathan Grace said there would be some people who just don't participate, perhaps due to lack of access. He said it's important to identify and think about how to reach out to them.

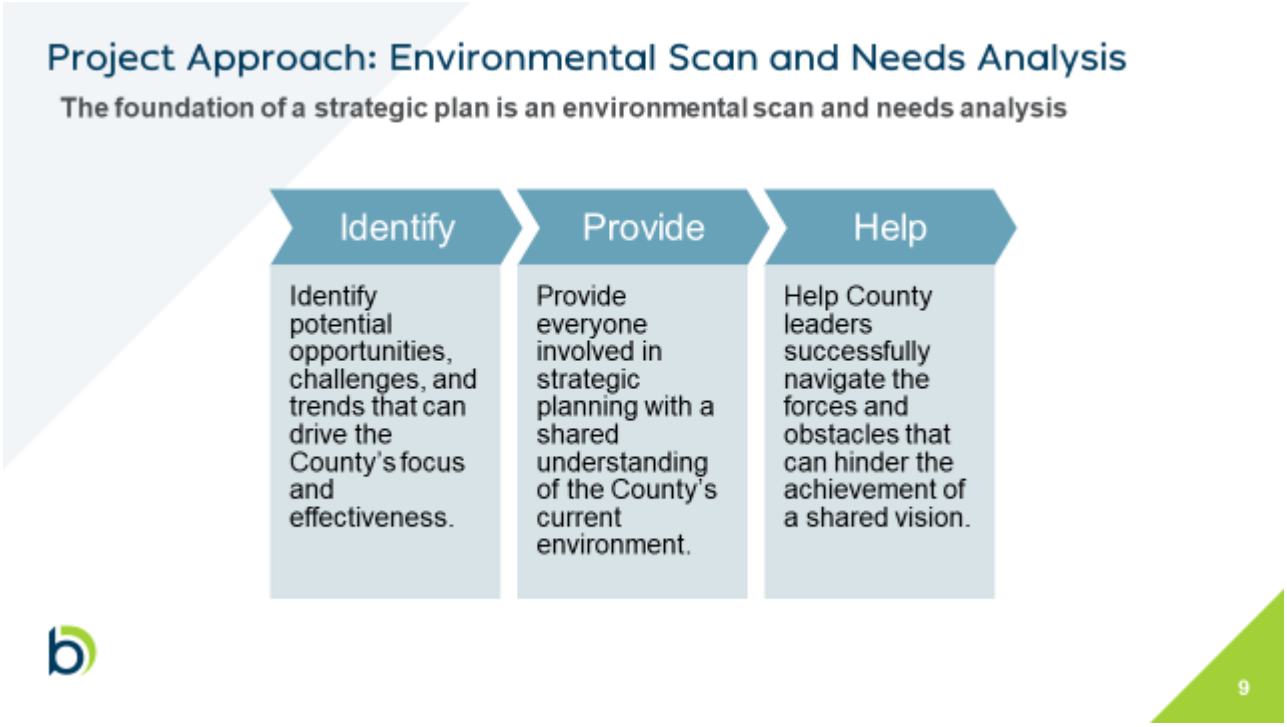
Commissioner Richards asked if stakeholders include county staff.

Charlene Kirongozi said yes.

Slide #8

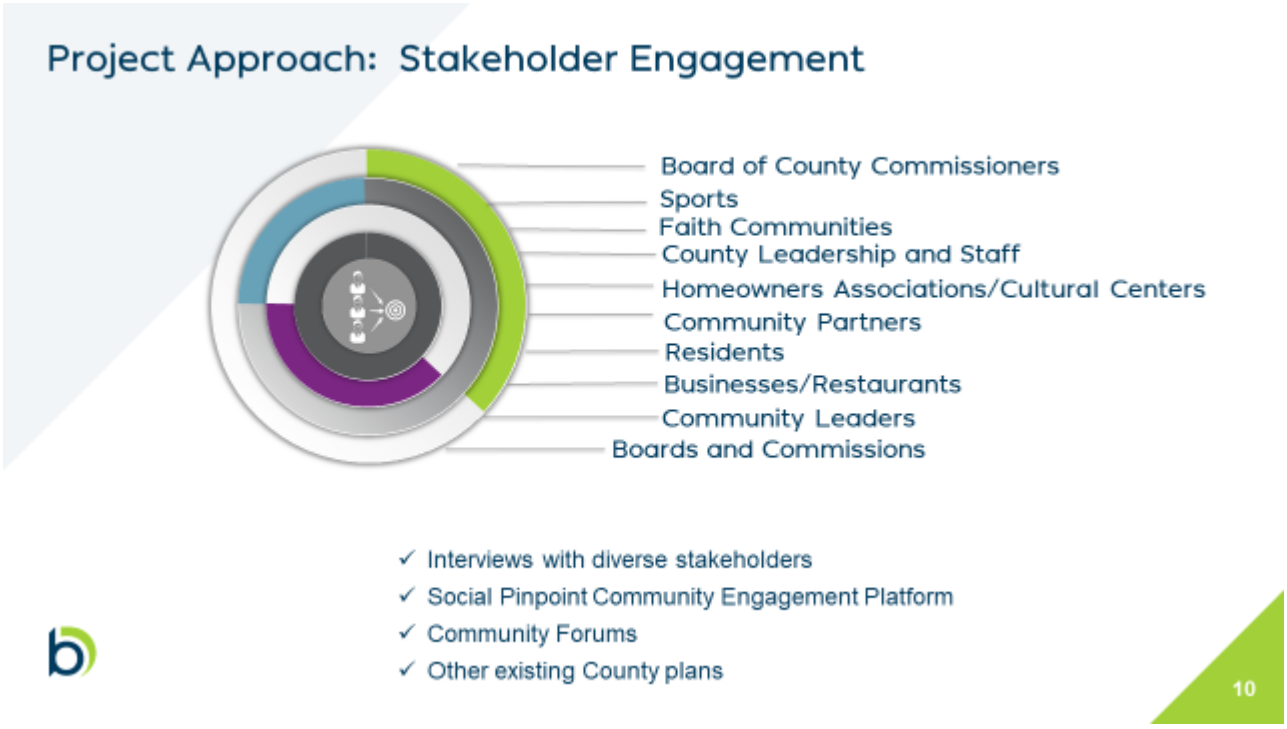


Slide #9



c. Identification of Key Stakeholders

Slide #10



Commissioner Portie-Ascott asked what industries will be targeted.

Charlene Kirongozi said they would be identified by the county, and the consultants will reach out to them.

Jonathan Grace said stakeholders can vary community to community, so it is important that identification of stakeholders is a collaborative process.

Charlene Kirongozi said they also ask interviewees if there is anyone they suggest should be contacted.

Commissioner Hamilton said she would like to know how long people have lived in Orange County when they respond.

Commissioner Greene said she didn't think that question is relevant.

Commissioner Hamilton said she wanted to understand what perspective people are coming from.

Commissioner Fowler said it would be helpful to know so that they can make sure they are reaching a variety of people with different experiences.

Commissioner Greene said she thought it could push people away when they are completing the survey.

Charlene Kirongozi said that it would be part of the questions to encourage a statically valid survey.

Chair Bedford said the question would need to be framed carefully.

Commissioner Fowler said it could be valuable to know if there are more people in one area who are new to the county.

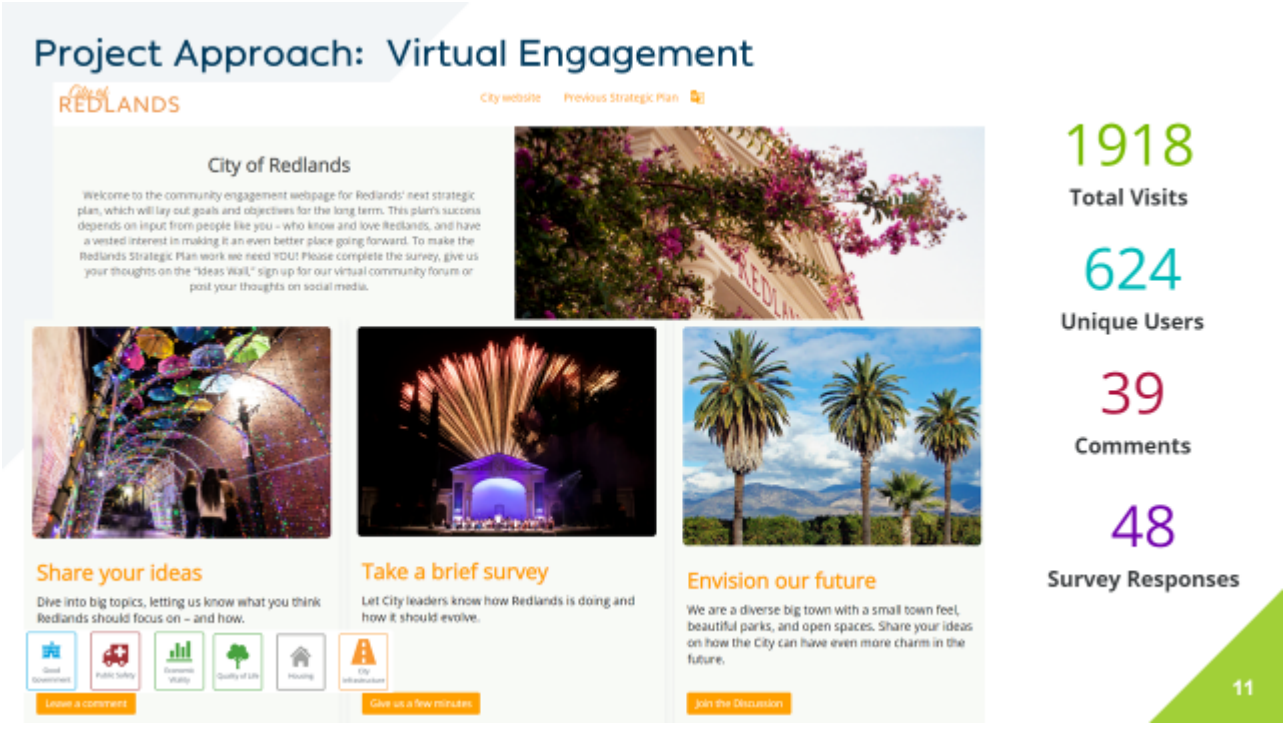
Commissioner Hamilton said she thought it was important to think about.

Jonathan Grace said the survey questions would be sent to the Board in advance.

Vice-Chair McKee said there are people who have lived in Orange County all of their lives and feel ignored or not valued by newcomers. He said it goes back to his concerns of small interest groups dominating the process.

Commissioner Hamilton said it would be helpful to have a strategic plan to use when responding to special interest groups so commissioners can explain their reasoning for decision making.

Slide #11



Commissioner Fowler said it would be helpful to have printed materials for those who do not have good internet access.

Chair Bedford said it would almost need to be similar to a marketing campaign with advertisement through multiple methods.

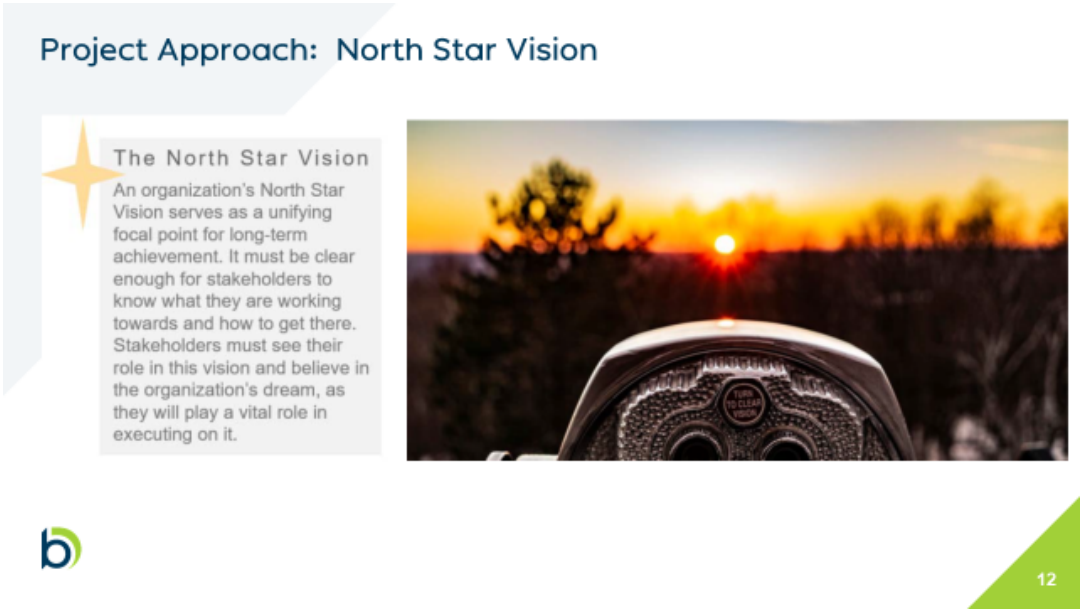
Commissioner Richards said having the survey information available at the library would also be helpful.

Vice-Chair McKee asked if the number of visits/comments/responses listed on slide #11 were typical of other communities.

Charlene Kirongozi said the example shown is lower than normal.

Jonathan Grace said these figures also do not show the total responses for the statistically valid survey, which will be undertaken by a separate firm.

Slide #12



Slide #13



Slide #14



Slide #15



Slide #16

Project Approach: Performance Monitoring

Implementation Plan Template

Strategic Goal	Objective	Outcomes	Lead	Team members	Resources required	Interdependencies	Start date	End date
List goal from strategic plan	*List the objectives (may be multiple for each strategic priority)*	*List the anticipated outcomes for each objective*	*Designate person who will own the objective*	*List names of people who are responsible for driving the objective forward*	*Briefly explain financial and other resources needed to implement the objective*	*Explain dependencies on organizational support functions (i.e., HR, IT, finance, other) or other initiatives*	*Estimate general timeline for the objective (Quarter/Month)/YYYY*	
Strategic Goal 1 *Grow to service to scale in selected high priority locations*	1.1 EXAMPLE: Assess and segment sites into four categories	• *Each state is placed int ca* • *De re wi fo an*						
	1.2 EXAMPLE: Assemble support teams and prepare supports for each category	• *Su te es*						

Quarterly and Annual Report Template

Strategic Priority	Objectives	Outcomes	Lead	Annual Target	Actual Progress	Status
	List objectives	*List the expected outcomes for each objective*	*List initiative owner here*	*Include target goal set during planning progress*	*Include most recent status on initiative*	*Code in color*
Strategic Goal 1	*1.1 EXAMPLE: Assess and segment sites into four broad categories*	• *Each county is placed into one of four categories*	• *George W*	• *All sites completed by Q1 2021*	• *Completed by Feb*	
		• *Decision made on which sites to prioritize*	• *George W*	• *Prioritized sites determined by Q3 2021*	• *In negotiation about prioritized sites*	
	1.2 EXAMPLE: Assemble support teams and prepare supports for each category	• *Support teams are established*	• *Sally O* • *Hillary J*	• *Four support teams set up by Q4 2021*	• *Three of four support teams established* • *Working on plan for serving struggling sites*	
	1.3 EXAMPLE: Engage in long-term planning with high priority sites	• *First long-term strategic plan is complete*	• *Billy C* • *Danny K*	• *Finalized plans completed by Q2 2022*	• *One plan finished, all other plans not started*	

Conduct Implementation Workshop

16

Slide #17

Environmental Scan – SWOT Analysis

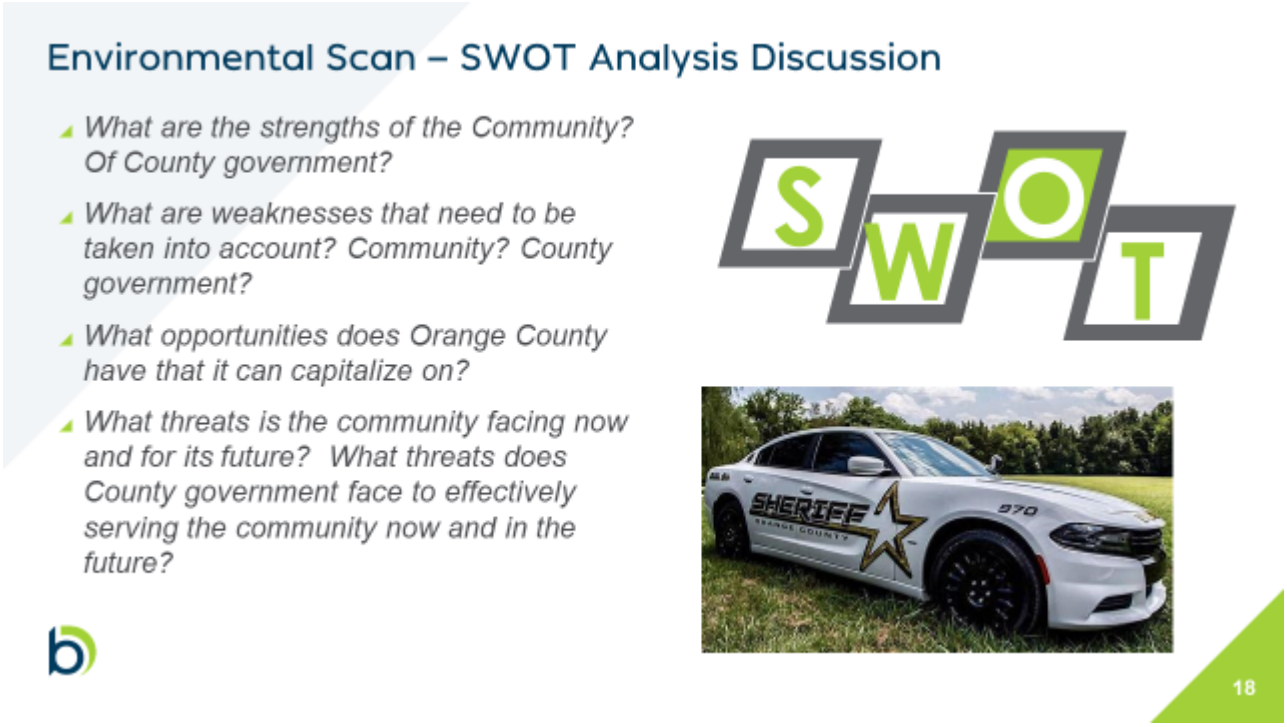
- **SWOT** stands for strengths, weaknesses, opportunities, and threats.
- SWOT analysis assesses you current position before deciding on any strategies.
- SWOT analysis reduces the chances of failure by understanding and eliminating obstacles that get in the way of effective strategy.





17

Slide #18



The Board wrote their responses to the above questions:

STRENGTHS:

Commissioner Portie-Ascott noted that Orange County is a diverse community. She said the community has a great reputation for being involved.

Commissioner Greene said the county has strong management. She said the community is progressive and pushes the government to do good things and to help, such as social justice, broadband, and a climate action plan.

Vice-Chair McKee said the community is engaged and informed. He said the county has the resources to provide services and a good reputation.

Chair Bedford said the community values education and helping the planet. She said that the community has good healthcare resources and arts programming. She said county government has capable staff, transparent operations, service-focused departments, and department directors work together.

Commissioner Richards said the county has professional management. She said the community is committed and has a strong business sector.

Commissioner Fowler said the community is highly-educated and a large majority of residents are self-sufficient. She said there are lots of resources for advisory boards. She said the community is a mix of suburban and rural. She said the community is diverse and engaged. She said the county has a well-organized budget and departments have SMART goals.

Commissioner Hamilton said many residents have monetary and time resources to be engaged. She said county government has dedicated staff and comprehensive services.

WEAKNESSES:

Commissioner Portie-Ascott said a weakness is a lack of affordable housing. She said the county has disparities in the education system.

Commissioner Greene said there is a lack of money to do all of the things we want to do. She said she thinks that the county does not communicate well with residents.

Vice-Chair McKee said the loudest voices override others, leaving people feeling unheard. He also noted the lack of infrastructure for economic development.

Chair Bedford said poverty, rural/urban divide, skyrocketing housing and childcare costs, lack of full transit, undiversified tax base, crumbling schools, and equity opportunity gaps. She said staff need more time to collaborate, they are dealing with systems that are inequitable, and they need more money.

Commissioner Richards said a weakness is that there are two different counties and uneven resources. She said we have the highest per capita income, but not everyone participates in that. She said there is shrinking diversity, because people can't afford to live in the county. She said a weakness is the real estate tax base. She said decisions were made many years ago that can't be undone. She said communication to the public is a weakness. She said lack of a clear vision is a weakness. She said lack of a clear vision makes it difficult for staff.

Commissioner Fowler said there is a large mental health issue, lack of affordable housing, and insufficient public transit. She said there are massive school capital needs. She said there is tension between economic growth and the ability to provide affordable housing and other needs for increasing numbers of residents. She said there are insufficient funds to meet all needs. She said the county has to fund schools, both capital and some operational, and she said that it creates difficulties because schools do not have to determine what their real needs are, the county has to make these decisions. She said funding for schools is tied to a percentage, versus what they need and what the county's needs are.

Commissioner Hamilton said strong special interest groups affect decision-making, lack of diverse industries, the capital needs of schools, lack of affordable housing, and a limited ability to raise taxes. She said communication and coordinating with residents could be better. She said departments can be silo-ed.

The Board took a 15 minute break.

OPPORTUNITIES:

Commissioner Hamilton said an opportunity is that the county has a stable tax base. She said when there are changes in the economy, they are buffered. She said they have engaged commissioners, residents, and staff. She said the strategic plan is an opportunity.

Commissioner Fowler said there is an engaged populous, a university, and farmland/open space.

Commissioner Richards said an opportunity is regional growth and an improved transportation system. She said they have an opportunity to improve inter-connectivity across the county.

Chair Bedford said the strategic plan is an opportunity. She said the county has beautiful natural areas, which gives opportunities for eco- and agri-tourism. She said there are opportunities in changing policing and justice systems. She said the behavioral health center is tied to that. She said county government has an opportunity to work on equity across functions. She said they have an opportunity in integrating services, so residents have a one stop shop, such as the housing helpline.

Vice-Chair McKee said the geographic location of the county and increased economic development interests are opportunities.

Commissioner Greene said there is an opportunity to collaborate and think regionally for transit and housing. She said the southern branch of the library will increase opportunities to think collaboratively. She said farmland provides an opportunity to strengthen that resource. She said there will also be opportunities with the new behavioral health center.

Commissioner Portie-Ascott said there is an opportunity engage with developers to make it easier to build affordable housing and increase economic development.

THREATS:

Commissioner Portie-Ascott said a threat is a lack of money and work force to accomplish some of the things we want to do.

Commissioner Greene said a threat is encroaching development around the county. She said the lack of affordable housing is a threat. She said the unemployment rate might be low, but many people working in the county are driving in from far away each day because they can't afford to live where they work.

Vice-Chair McKee said a growing population is bringing gentrification to Orange County. He said other threats include high expectations and resistance to change.

Chair Bedford said increasing costs are forcing people out. She said mental health issues are a threat, especially for youth. She said climate change is a major threat. She said the General Assembly cutting funding across service areas is a threat. She said the county's biggest threat is recruiting and retaining employees.

Commissioner Richards agreed that the General Assembly is a threat. She said there are competing interests with limited resources. She said population growth is projected to slow. She said statewide, the projection is higher growth. She said she is not sure how that fits into planning. She said it may be perception versus reality.

Commissioner Fowler said growth has led to tearing down affordable housing and replacing it with unaffordable housing. She said transit may not be meeting the needs of residents. She said school capital is a large need looming in the environment.

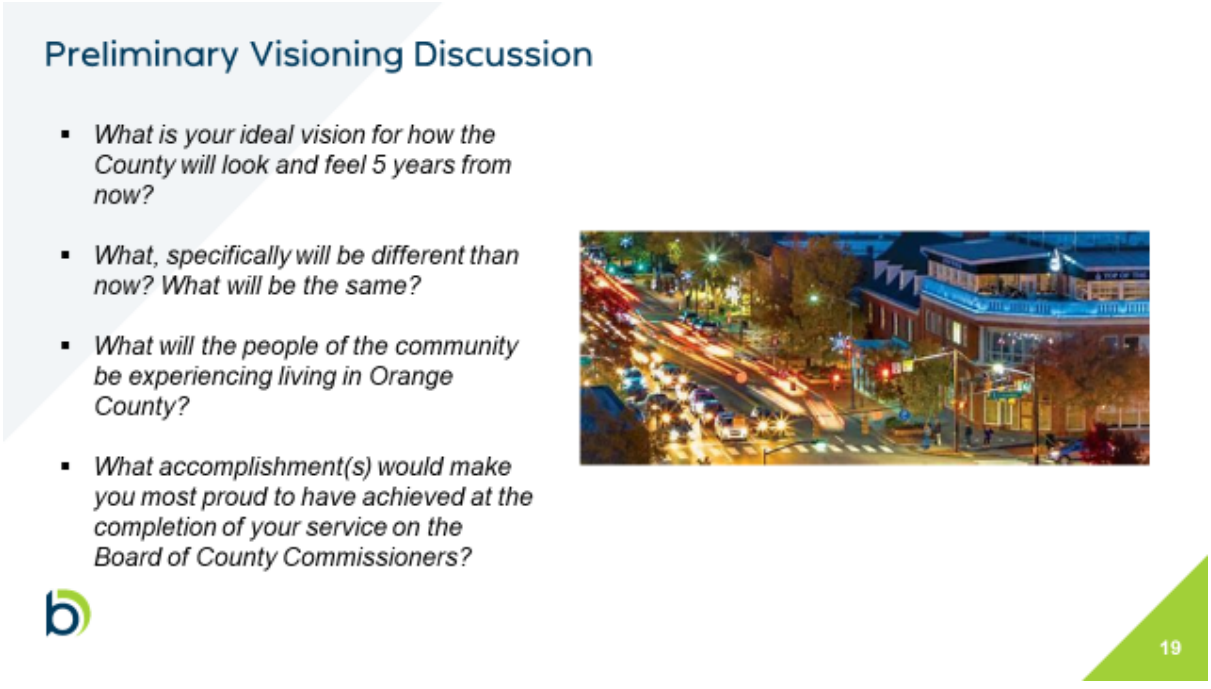
Commissioner Hamilton said there are a lack of people for human service employment. She said that undermines the ability of schools to provide services. She said the demand from elsewhere is driving up the cost of housing. She said balancing those demands is difficult.

Strategic Plan Community Engagement

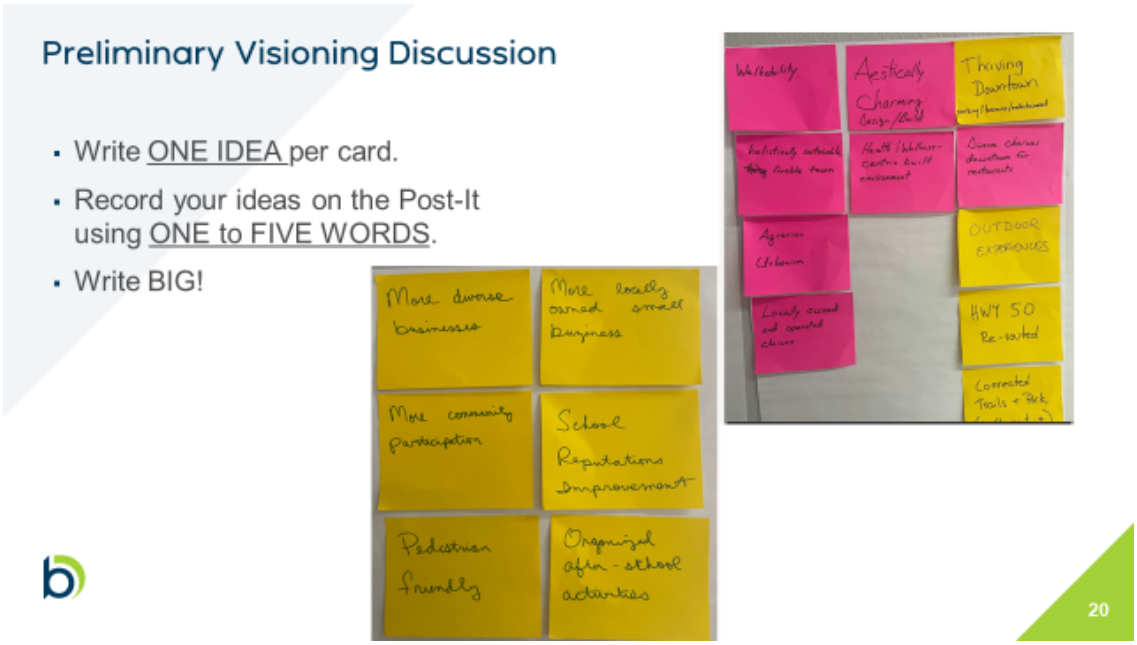
a. Initial Visioning with Board of Commissioners

Charlene Kirongozi and Jonathan Grace continued the presentation:

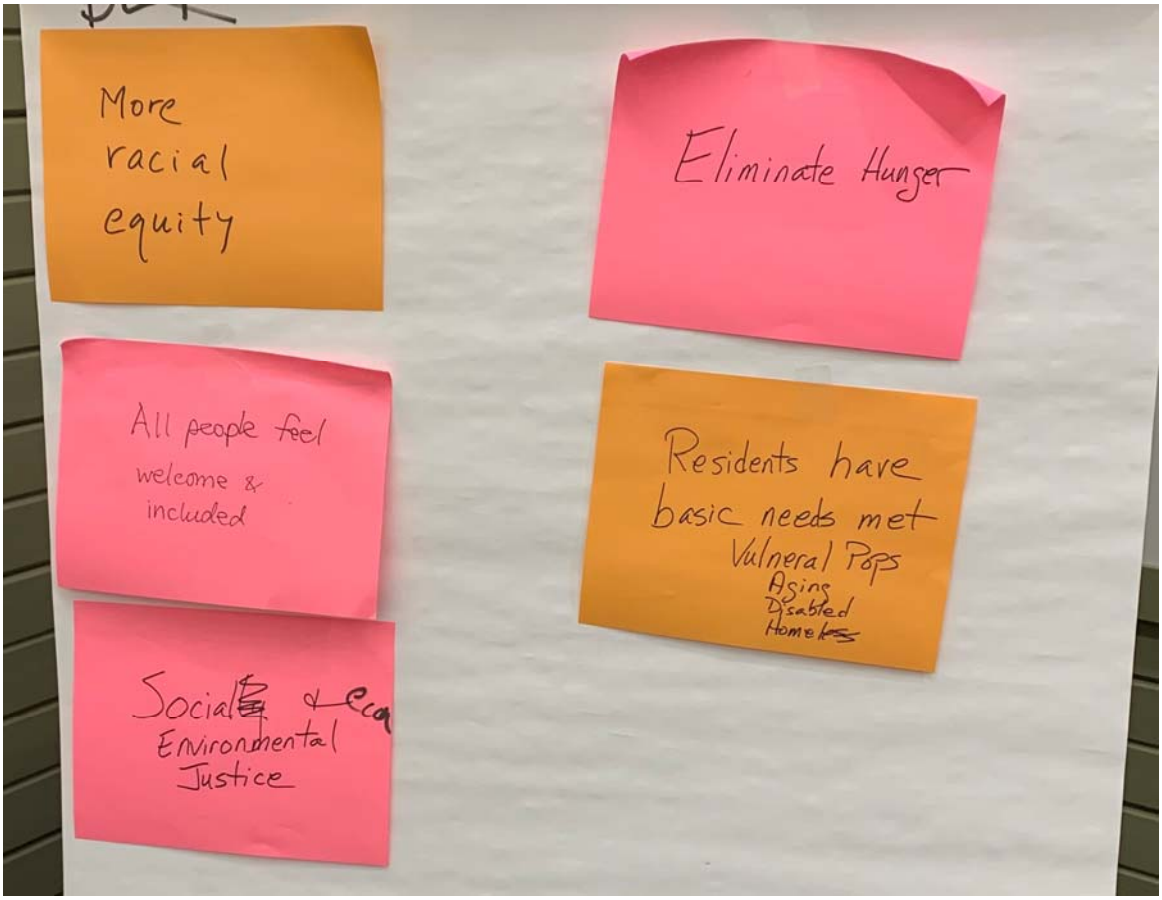
Slide #19

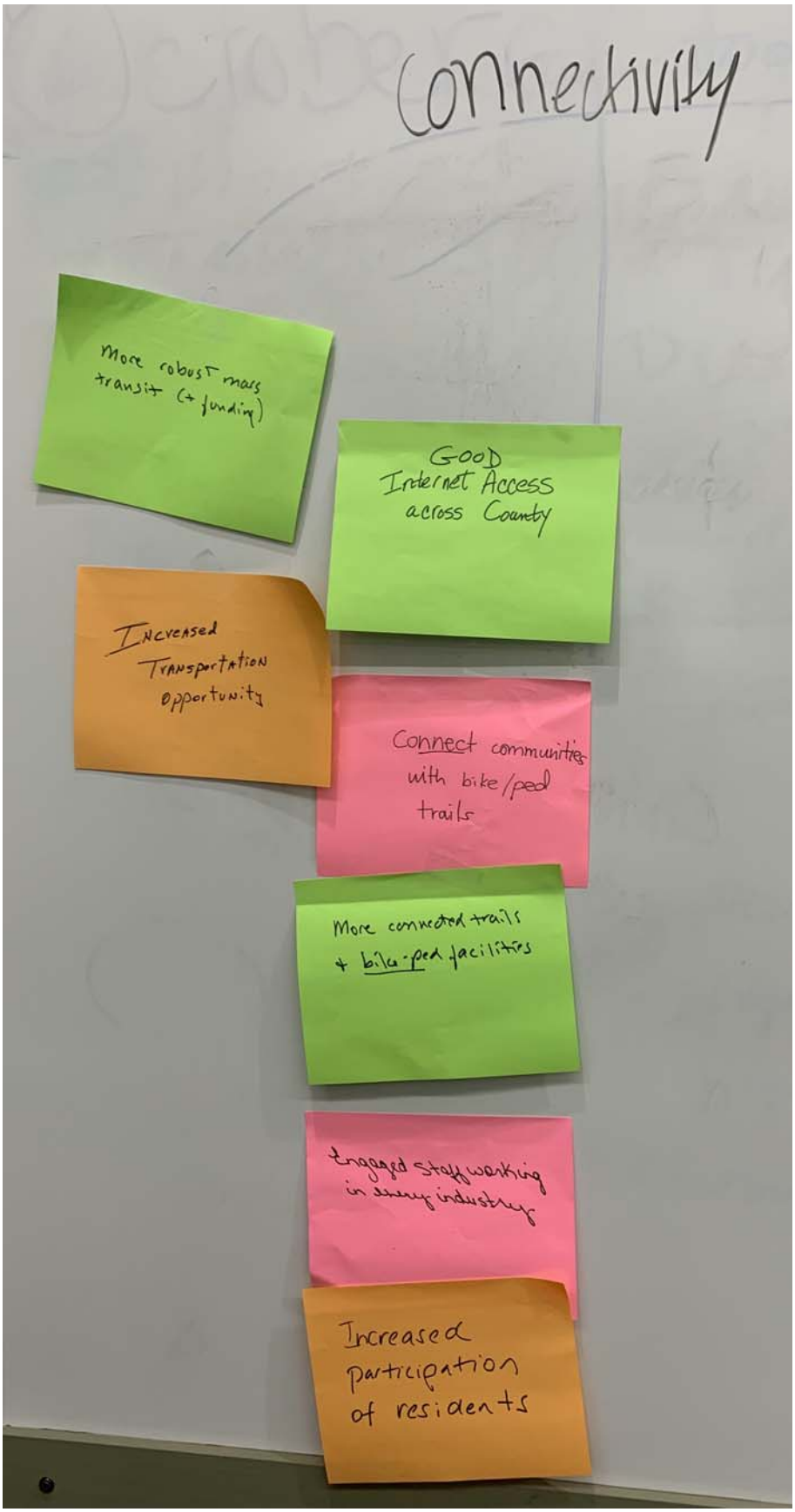


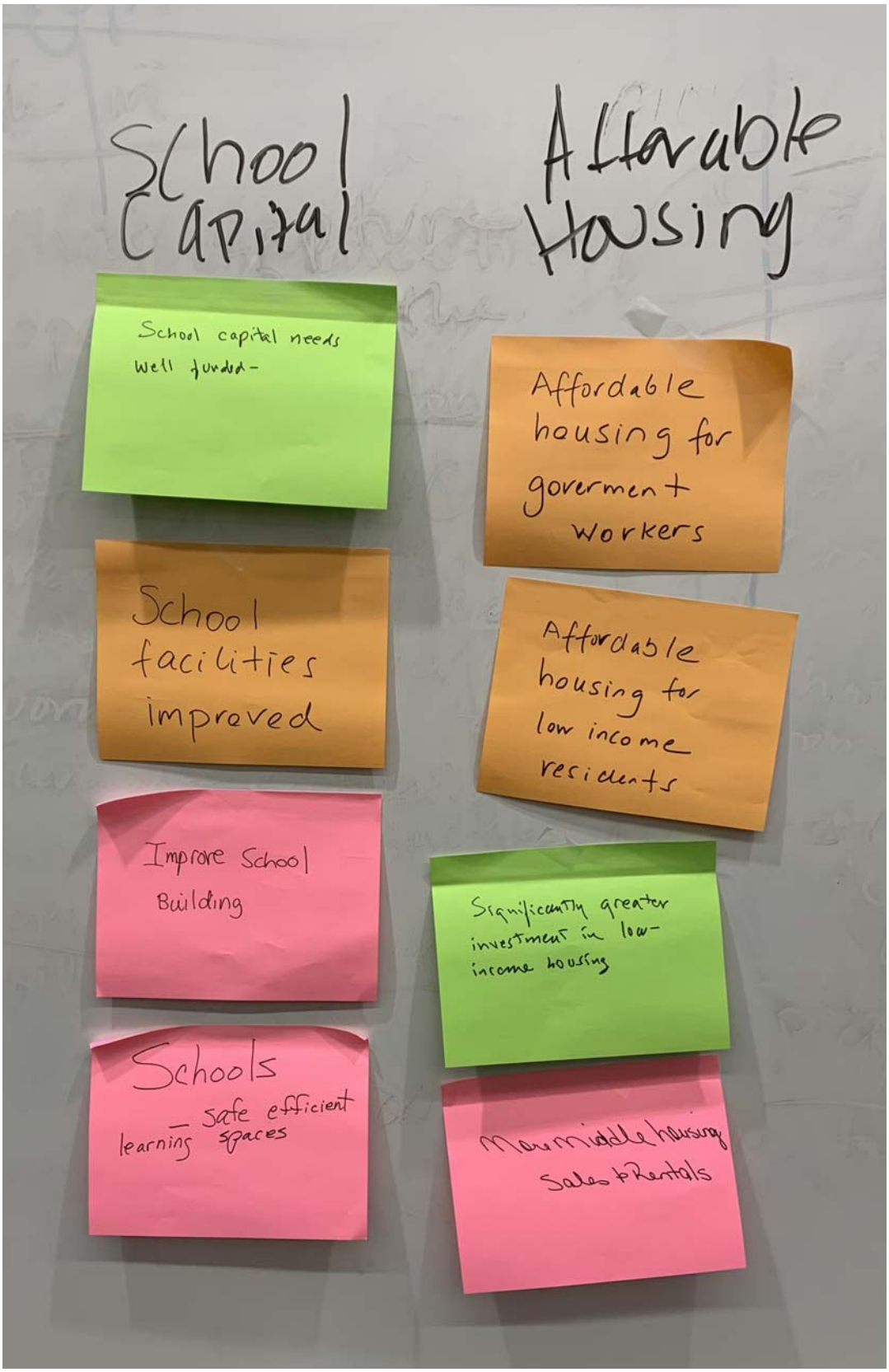
Slide #20

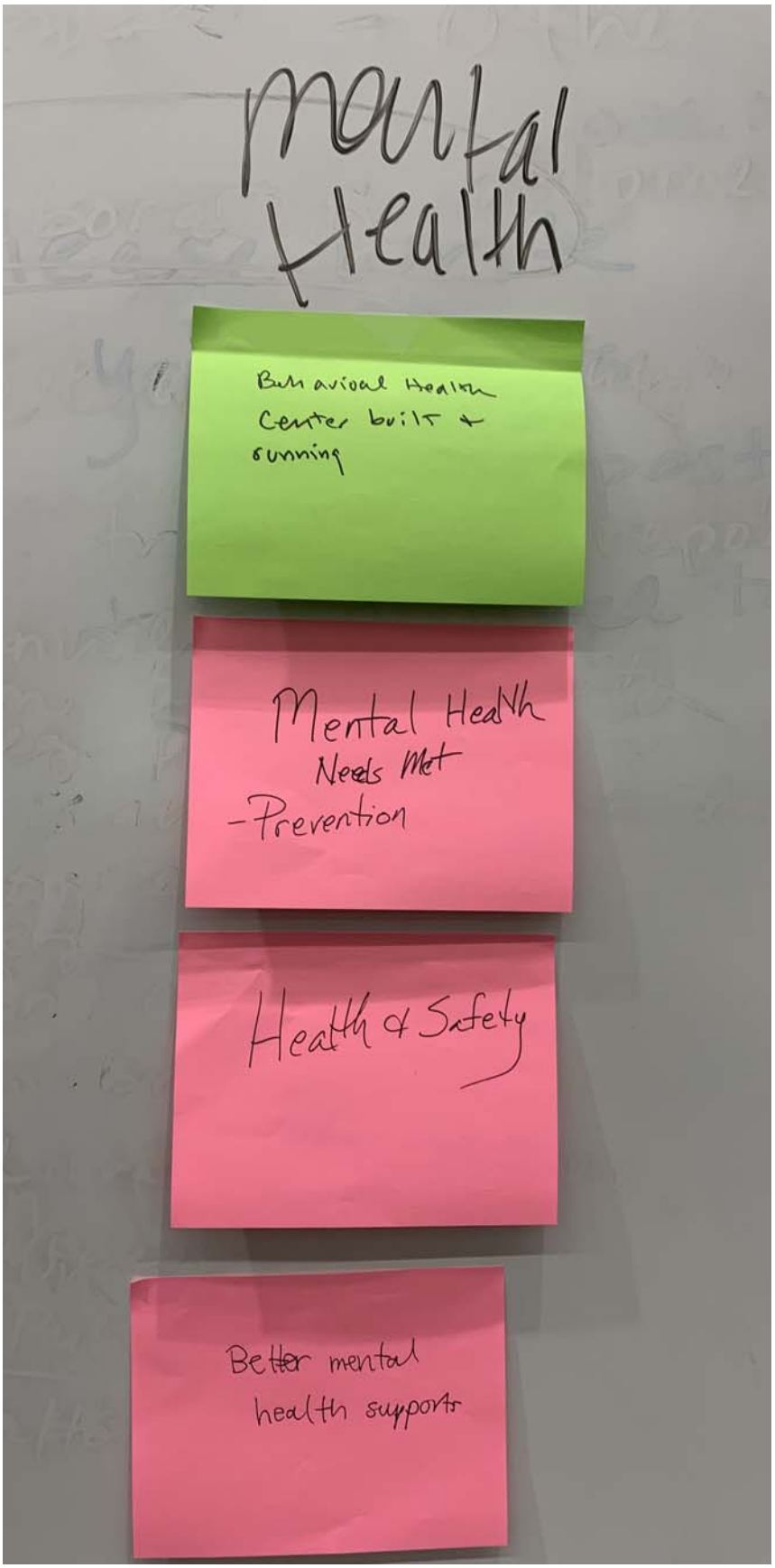


The Board wrote their ideas down for a preliminary visioning discussion on sticky notes. The ideas were categorized into similar themes:

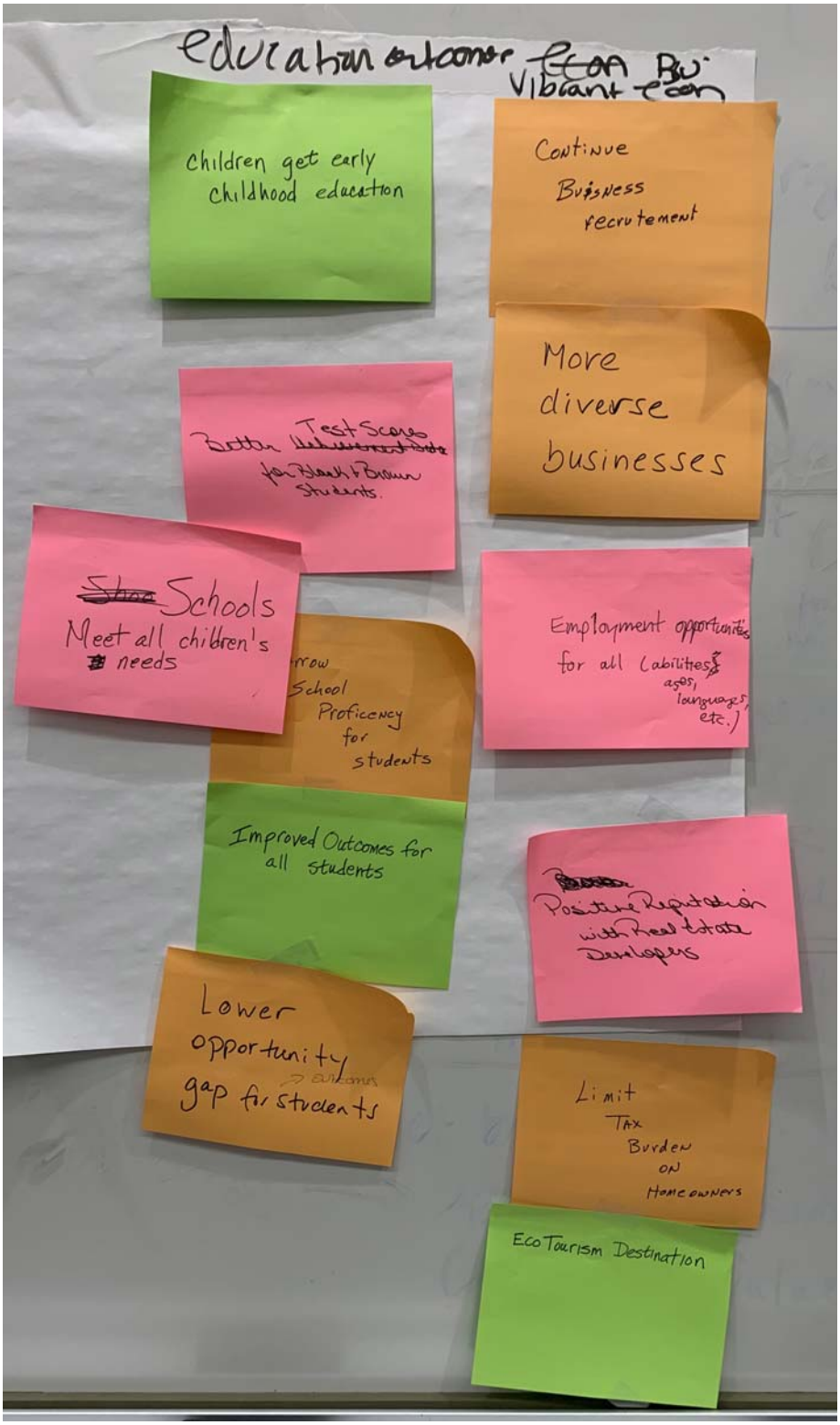


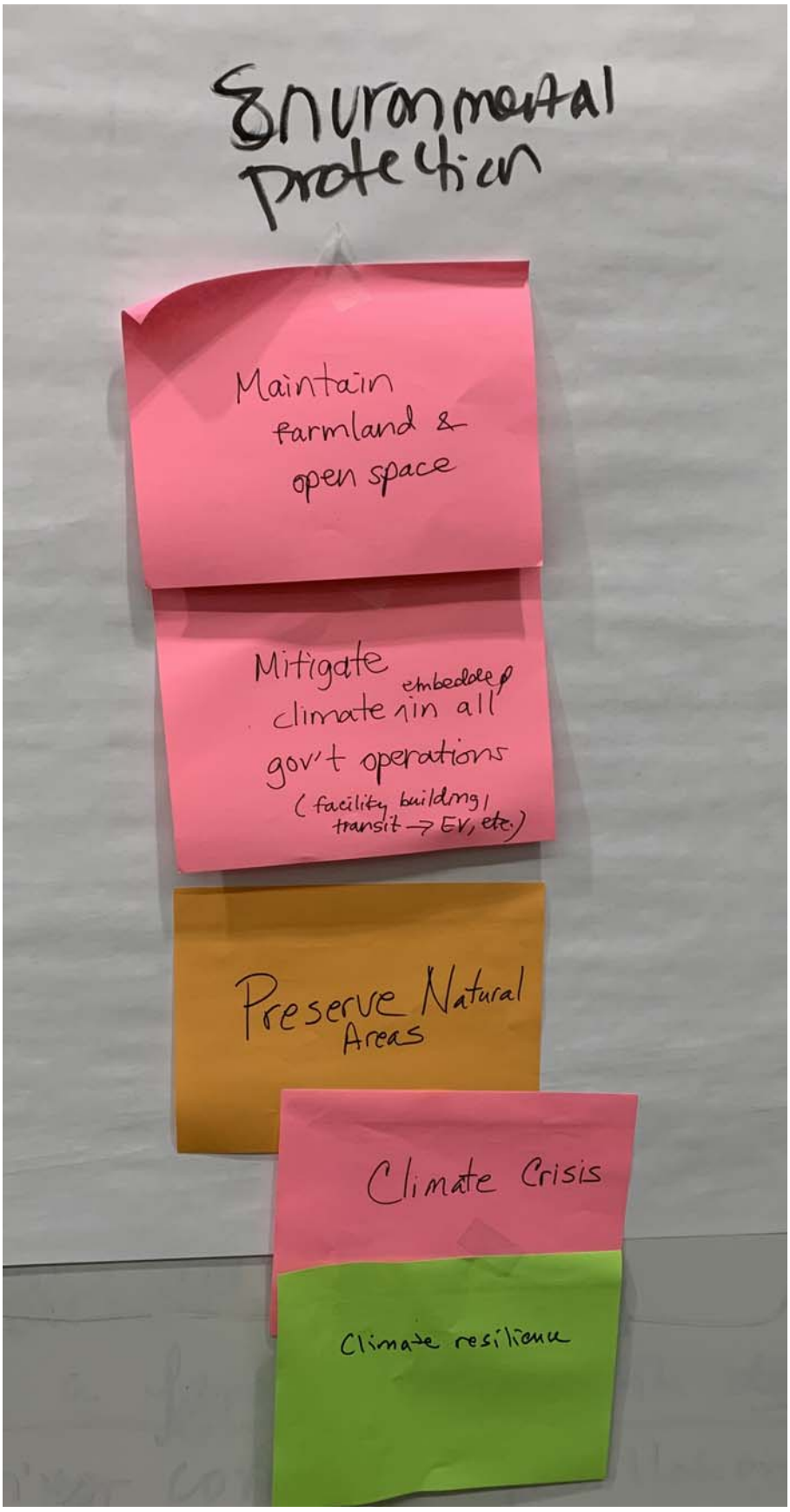

Connectivity
More robust mass transit (+ funding)
Good Internet Access across County
Increased Transportation Opportunity
Connect communities with bike/ped trails
More connected trails + bike-ped facilities
Engaged staff working in many industries
Increased participation of residents


School Capital
Affordable Housing
School capital needs well funded -
Affordable housing for gorerment workers
School facilities improved
Affordable housing for low income residents
Improve School Building
Significantly greater investment in low-income housing
Schools
learning - safe efficient spaces
More middle housing
Sales + Rentals


mental Health
Behavioral Health Center built + running
Mental Health Needs Met -Prevention
Health & Safety
Better mental health supports

1


Education outcomes
Vibrant Econ
children get early childhood education
Continue Business recruitement
More diverse businesses
Test Scores
for Black & Brown students.
Schools
Meet all children's needs
Employment opportunities for all (abilities, ages, languages, etc.)
School Proficiency for students
Improved Outcomes for all students
Positive Reputation with Real Estate Developers
Lower opportunity gap for students
Limit Tax Burden on Homeowners
Eco Tourism Destination


Environmental Protection
Maintain farmland & open space
Mitigate climate in all gov't operations (facility, building, transit → EV, etc.) embedded
Preserve Natural Areas
Climate Crisis
Climate resilience

b. Questions and Discussion

Slide #21

Next Steps

- Engage stakeholders (focus groups, one-on-one interviews, virtual engagement, etc.")
- Develop Environmental Scan presentation
- Conduct Community Visioning Forums



21

Slide #22

Final Questions and Discussion

What questions do you have as we move forward?

What additional guidance do you have for the project team?



22

The Board took an hour break for lunch.

Budget Planning Briefing

a. Preview of Opportunities and Challenges for the FY2023-24 Operating Budget

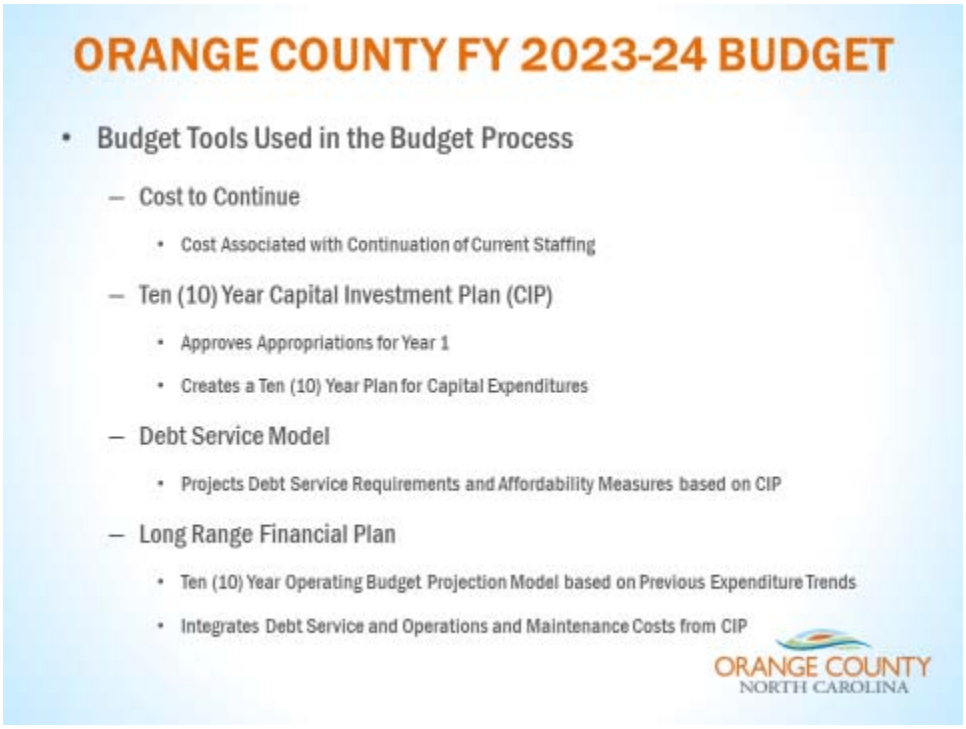
Slide #1



Bonnie Hammersley said this presentation is purely informational and the gap the Board will see is not something they need to fix because it is her job to present a balanced budget on May 2nd. She said all county departments are submitting their budget requests today, so their requests are not part of the presentation. She said her goal with this budget is to retain current employees. She said the cost to continue for the school districts is included, and she will meet with them on March 1st to discuss what she is able to include in her recommended budget. She reiterated that the presentation is informational to show them how staff builds the budget and staff will figure out how to fix any issues with numbers. She said Travis Myren will lead them through the presentation.

Travis Myren said the first part of the presentation would be operating budget planning, and the second part would be a discussion with bond counsel, Bob Jessup, about whether to pursue a bond.

Slide #2



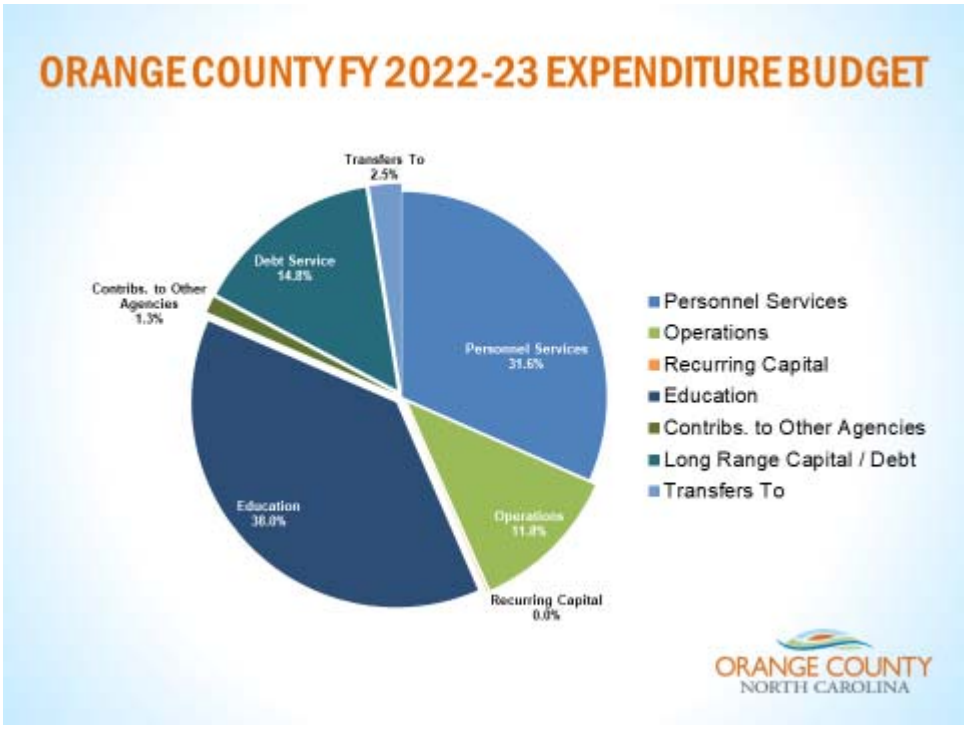
Travis Myren said this budget is relatively predictable overall.

Slide #3



Travis Myren noted that the schools have faced the same staffing and recruitment issues as the county, which will be reflected in the schools' continuation budget.

Slide #4



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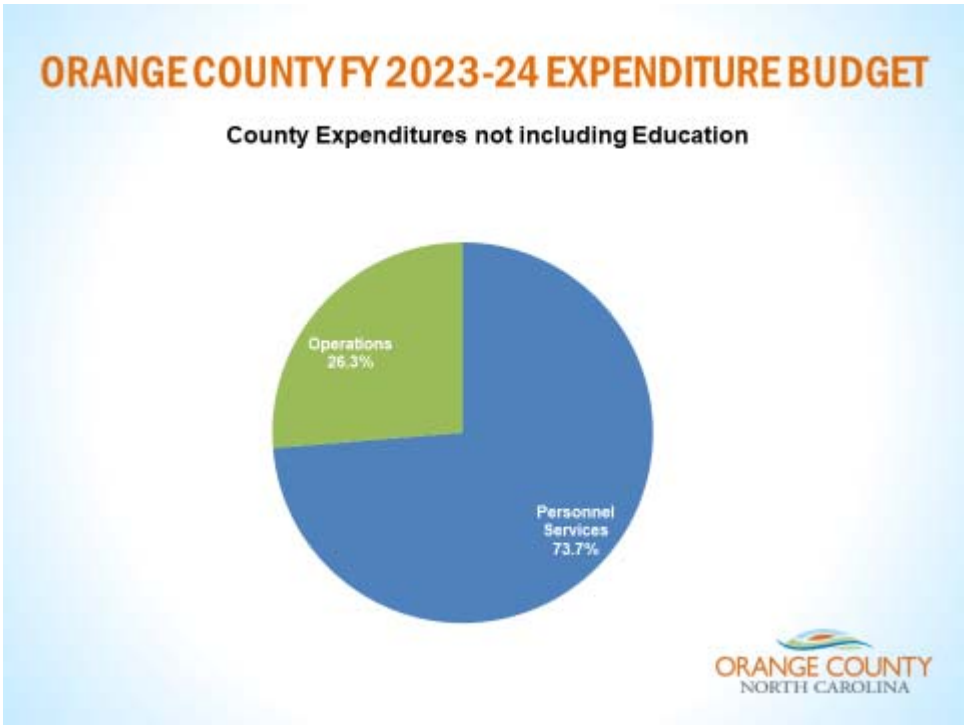

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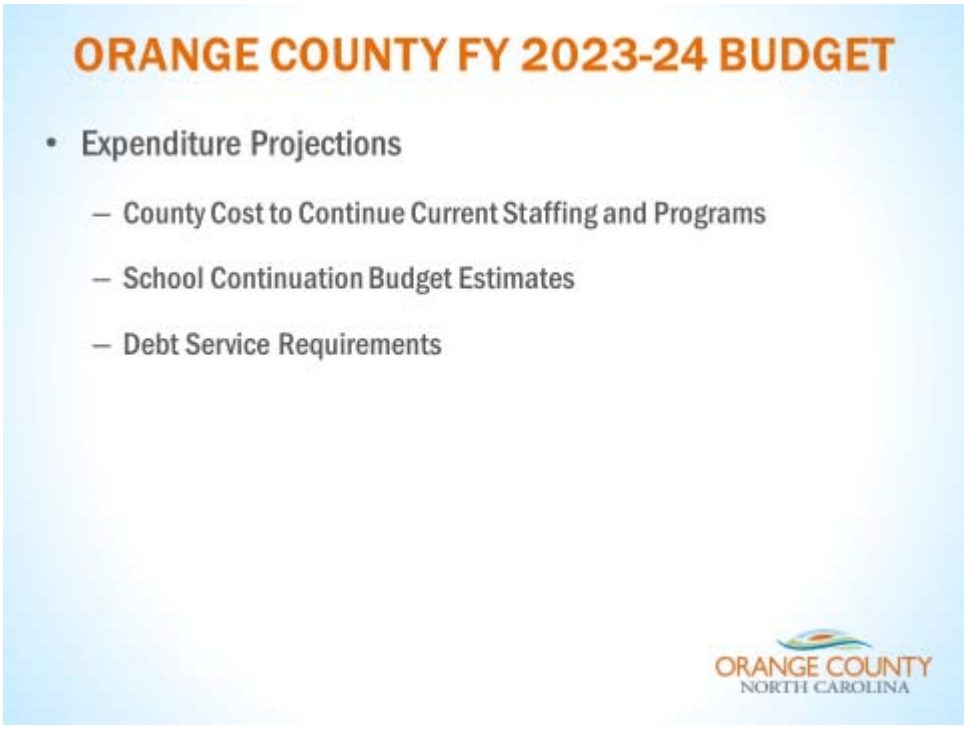

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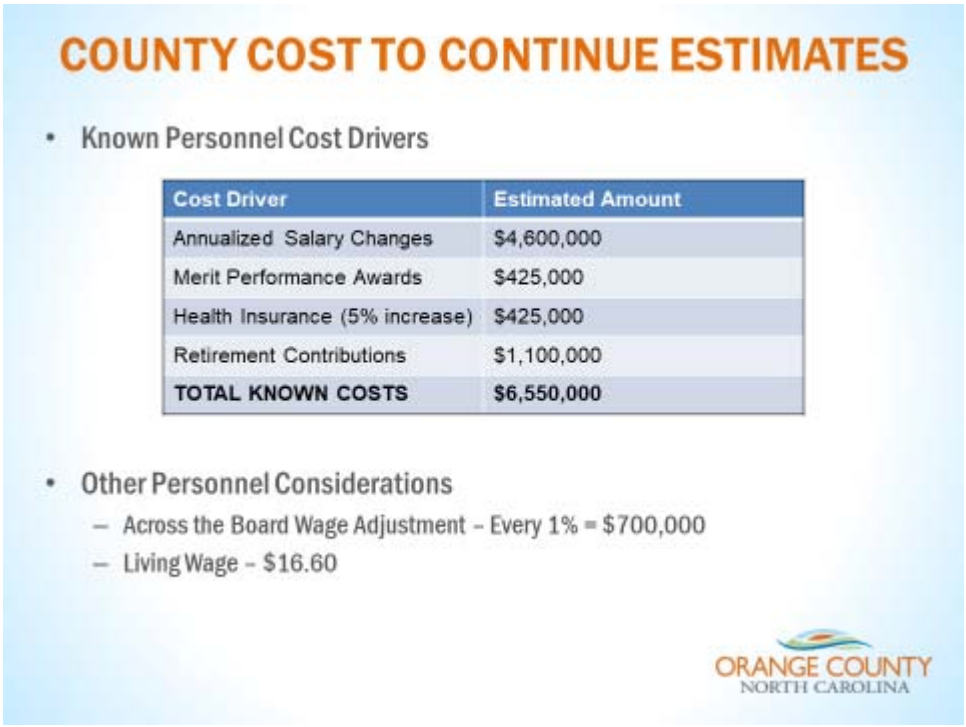


Travis Myren said the county has done a lot of salary work, starting with implementing STEP plans in public safety, and now the focus is social services. He said every time the hourly wage in Durham County goes up, it influences how we have to look at entry level salaries, which then requires cascading adjustments to treat employees who have been in the organization longer

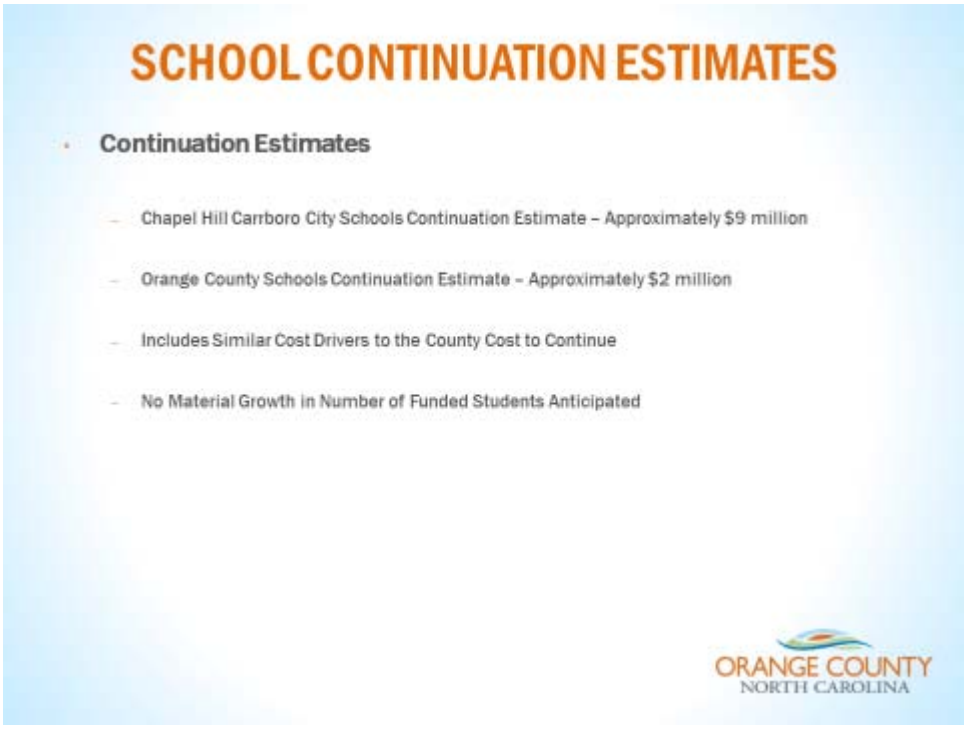
fairly. He noted that the retirement contributions are determined by the Local Government Employee Retirement System (LGERS).

Slide #8



Travis Myren noted that Orange County may be responsible for 25% of needed additional positions in Social Services if Medicaid Expansion is approved.

Slide #9



Travis Myren noted that the number of students declined at the start of the pandemic and the numbers have not gone back up.

Chair Bedford asked what changes occurred between budget cycles to increase CHCCS's continuation budget.

Travis Myren said the school system assigned around $5 million to salary adjustments. He said around $3 million was used to address the state required increases and the rest was used for increases for classified staff.

Chair Bedford said it would be nice to have a breakdown of the factors that led to the increase.

Bonnie Hammersley said CHCCS's continuation budget also includes a 4% increase to address salary adjustments for next year, while the county's does not.

Vice-Chair McKee asked what percentage of total schools funding goes to each school district.

Kirk Vaughn, Budget Director, said the split is 40%-60%.

Chair Bedford said she doesn't need the information she requested today, but it would help her moving into budget season.

Vice-Chair McKee said this looks like a much larger percentage than 4%.

Travis Myren said it is because of the salary adjustments they made to be competitive in the market and recruit and retain employees.

Vice-Chair McKee asked how much the percentage increased from last year.

Kirk Vaughn said the increase was 16.5%. He said they also have the district tax which goes up a smaller amount, so the general fund has to cover a larger percentage.

Vice-Chair McKee asked if the $9 million increase to CHCCS's continuation budget would be covered fully by the county.

Kirk Vaughn said yes.

Commissioner Hamilton said the same way the county spends the majority of its continuation budget on personnel, the schools have to do the same. She noted that the state required salary increases that the schools had to meet and they are struggling to recruit and retain employees, so she thinks the increase makes sense.

Chair Bedford and Vice-Chair McKee both said the increase is just larger than they would have expected.

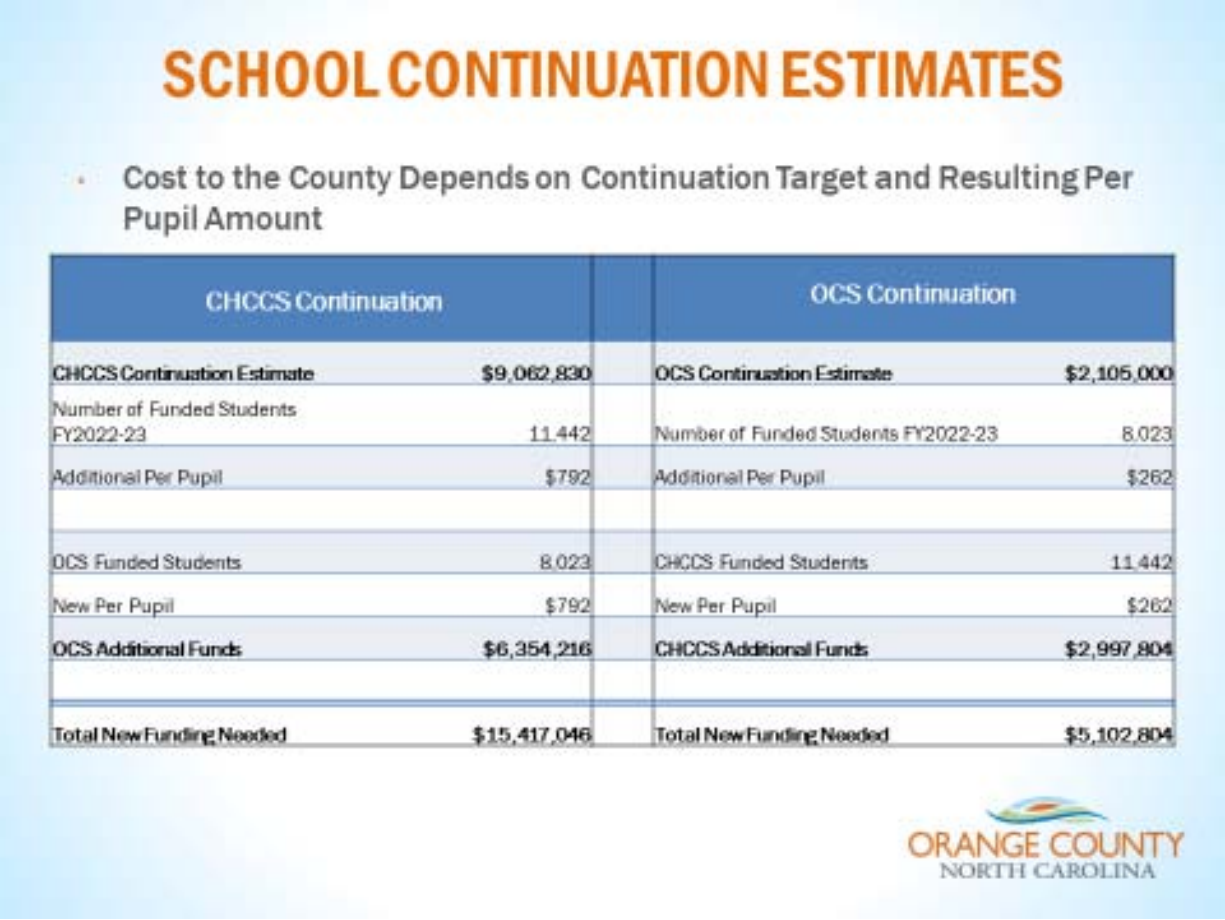
Chair Bedford said CHCCS also chose to include paternity leave, which was their choice vs. a mandate from the state.

Commissioner Hamilton said decisions had to be made to retain personnel, and the Board has not yet heard what the Manager will recommend to retain Orange County personnel.

Bonnie Hammersley said another difference between the districts is CHCCS is expecting a larger percentage of funding from the state.

Kirk Vaughn said CHCCS is expecting 5% from the state, and OCS is expecting 3%.

Slide #10

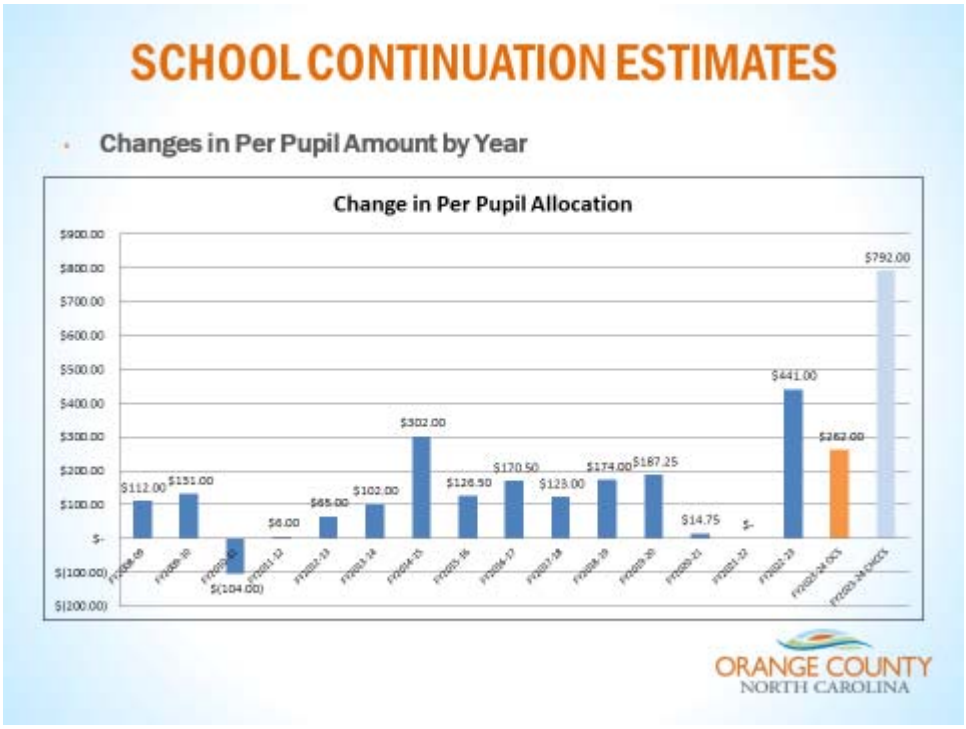


Travis Myren said this table explains the difference needed in funding to meet the continuation budget of each school system and keep the per pupil funding equal between the two.

Bonnie Hammersley said when she and budget staff anticipated the continuation budget requests to be more similar to previous years, they thought the best strategy would be to fund OCS's continuation budget fully because CHCCS has the benefit of the district tax. However, since the numbers came in so differently than expected, she said the county is in a bind, and so is CHCCS because they are in a structural deficit.

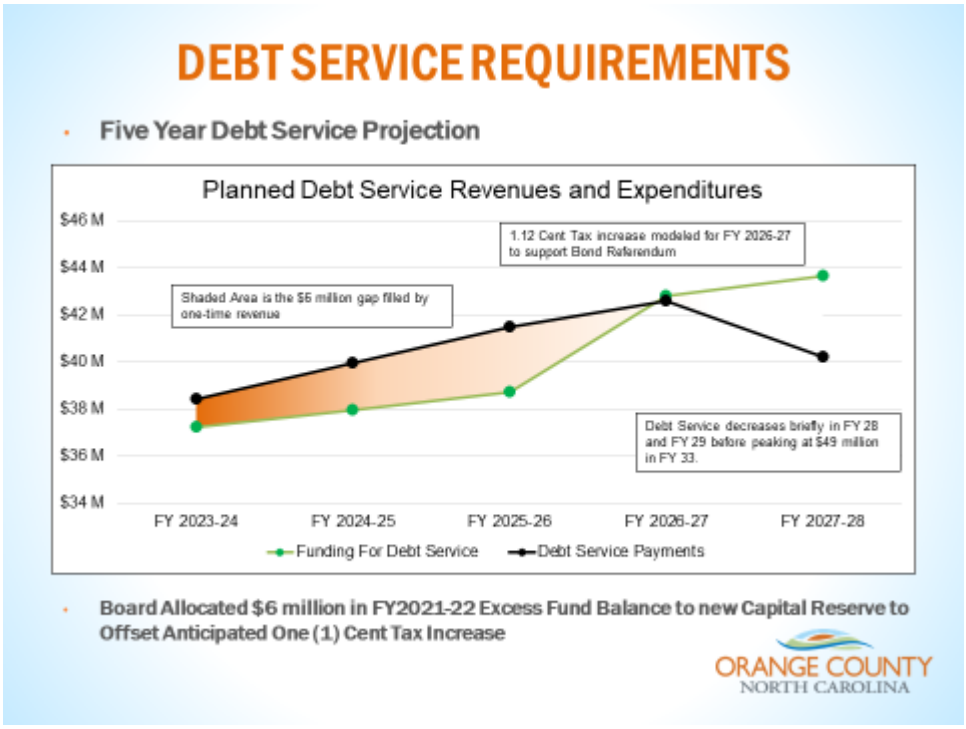
Commissioner Hamilton said part of this issue is the special district tax.

Slide #11

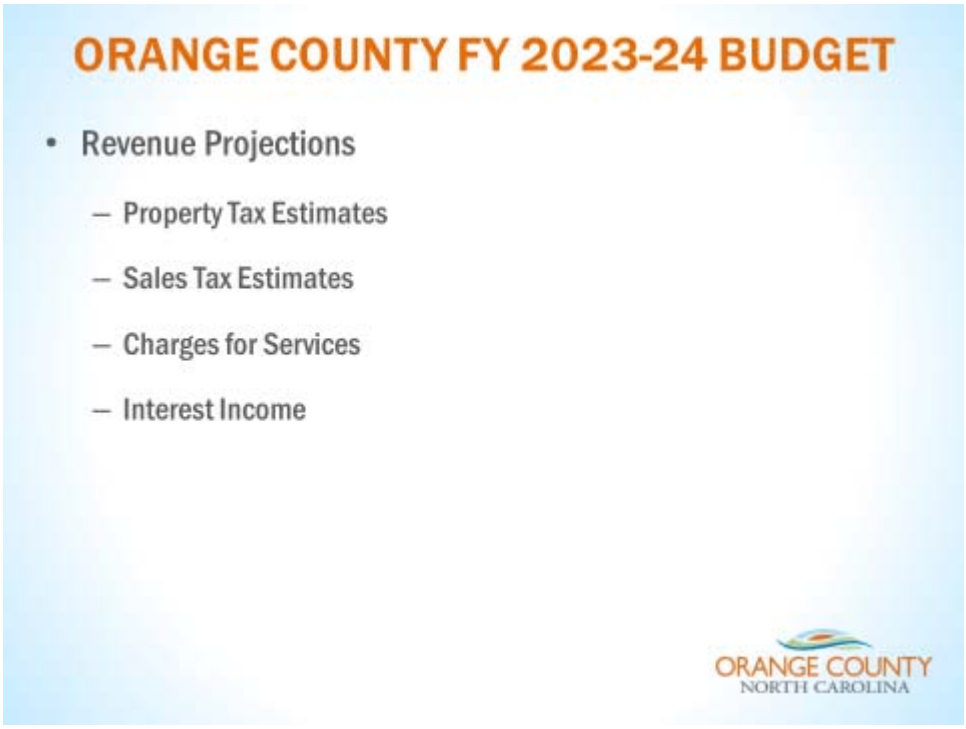


Bonnie Hammersley said the $441 looks good, but it's high because the county lost 900 students. She said they plan to add the number of students here so people can see the context for the difference. She assured the Board she will present a balanced budget despite these challenges, but hopes this will demonstrate what staff faces as they consider her recommendations.

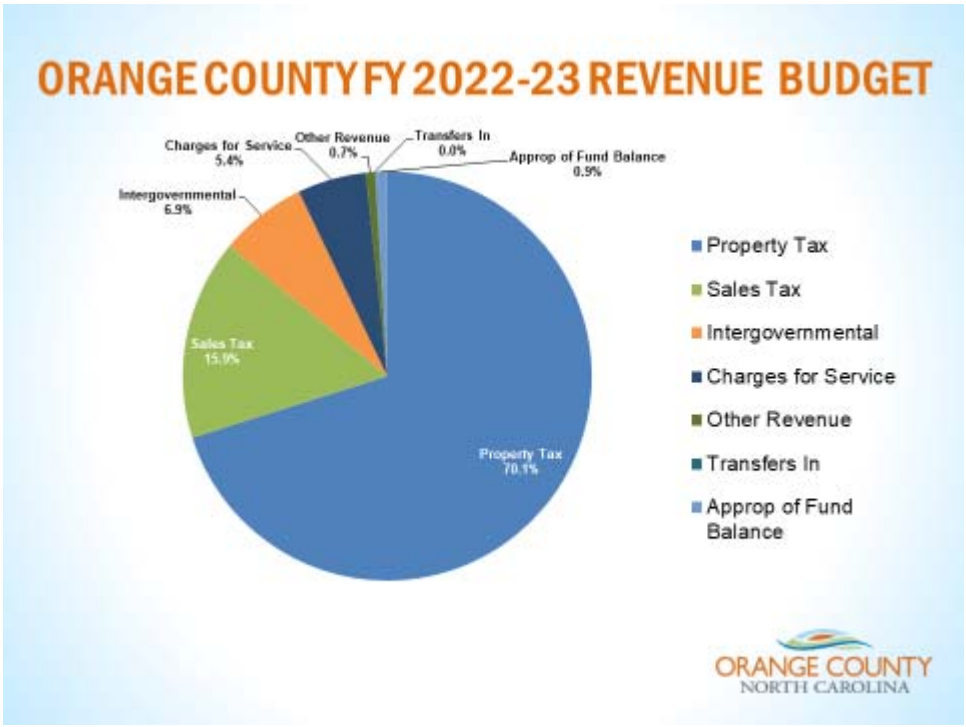
Slide #12



Slide #13



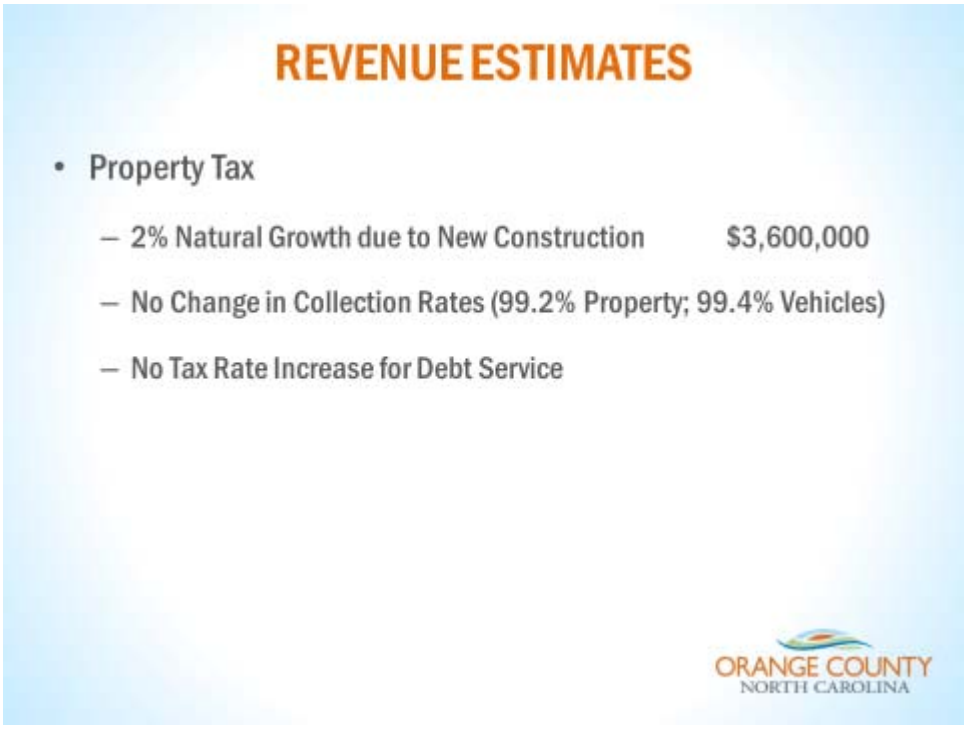
Slide #14



Chair Bedford asked if there will be an impact on sales tax with the discontinuation of additional Food and Nutrition benefits.

Travis Myren said it should be immaterial.

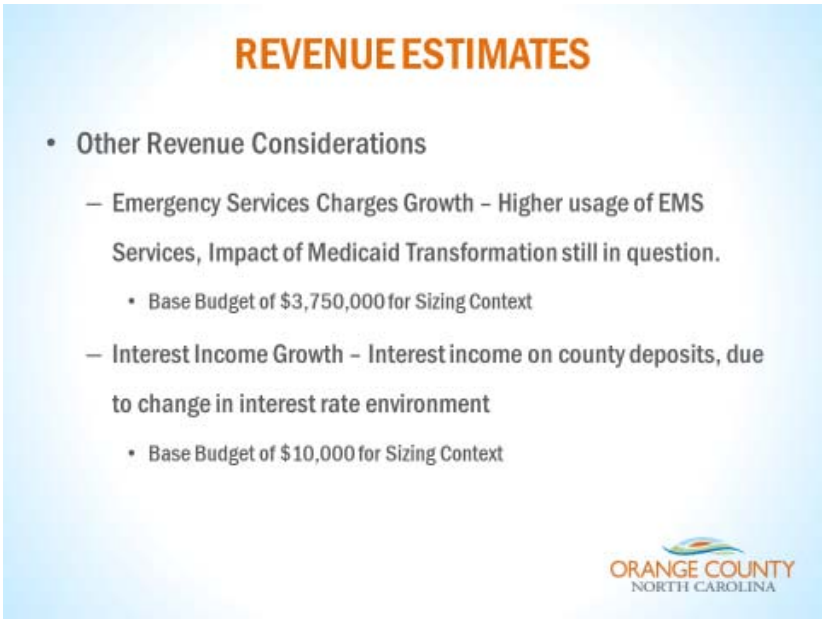
Slide #15



Slide #16



Slide #17



Chair Bedford asked if the higher usage of EMS Services is due to the population aging.

Travis Myren said fewer people wanted to go to the hospital during the pandemic. He said an aging population is a possibility as well.

Commissioner Greene said Janice Tyler gave her some statistics earlier that morning, and from 2021-2041 the 0-17 population will decrease from 17% to 15%, while the 60+ population will increase from 23% to 27%.

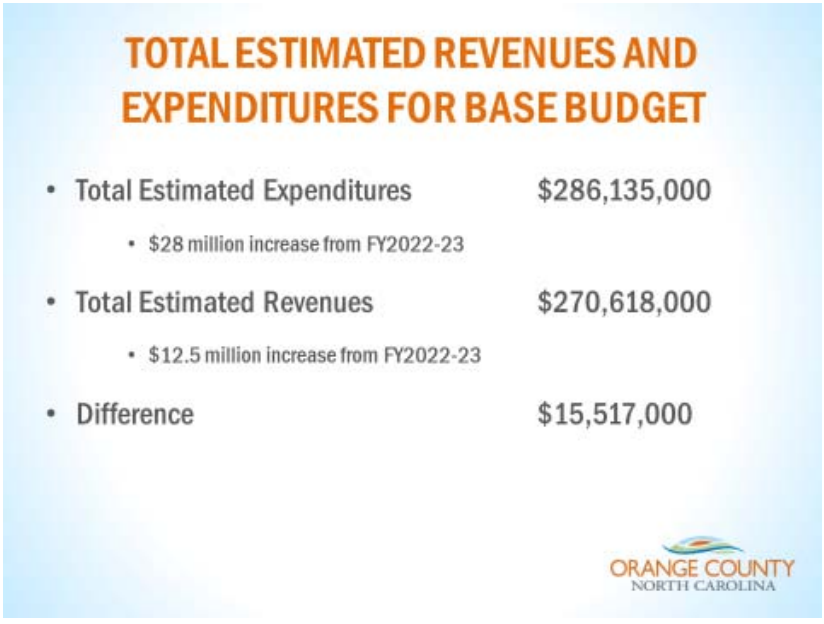
Commissioner Hamilton said there was also a change to the rate amount for services.

Travis Myren said that is also true. He said the rates were higher and there were also more EMS runs.

Commissioner Portie-Ascott asked about the collection rate for trips.

Travis Myren said he and Kirk Vaughn will provide that information.

Slide #18



Slide #19



Slide #20



Slide #21

ORANGE COUNTY FY 2023-24 BUDGET

FY 2023-24 BUDGET TIMELINE	DATE
Department Director Guidelines Presentation	January 5
Operating Budget Kickoff meetings	January 12-13
FY2023-24 Budget Submission Deadline	February 24
County Manager meeting w/Outside Agencies and Related Department Directors	Mid to Late-March
County Manager Meeting w/Department Directors	Mid-March to Early April
County Manager Meeting w/Fire Districts	Early April
BOCC Joint Meeting w/Boards of Education	April 27
County Manager presents FY2023-24 Recommended Budget	May 2

Slide #22

ORANGE COUNTY FY 2023-24 BUDGET

BUDGET PUBLIC HEARINGS	DATE
Budget and Capital Investment Plan (CIP)	May 9 & June 1
BUDGET WORK SESSION SCHEDULE	**DATE**
Schools and Outside Agencies	May 11
Fire District, Public Safety, and Human Services	May 18
Support Services, General Government, Community Services, and Durham Tech	May 23
Budget Amendments and Resolution of Intent to Adopt	June 8
BOCC REGULAR MEETING	**DATE**
FY2023-24 Operating and CIP Budget Adoption	June 20

ORANGE COUNTY
NORTH CAROLINA

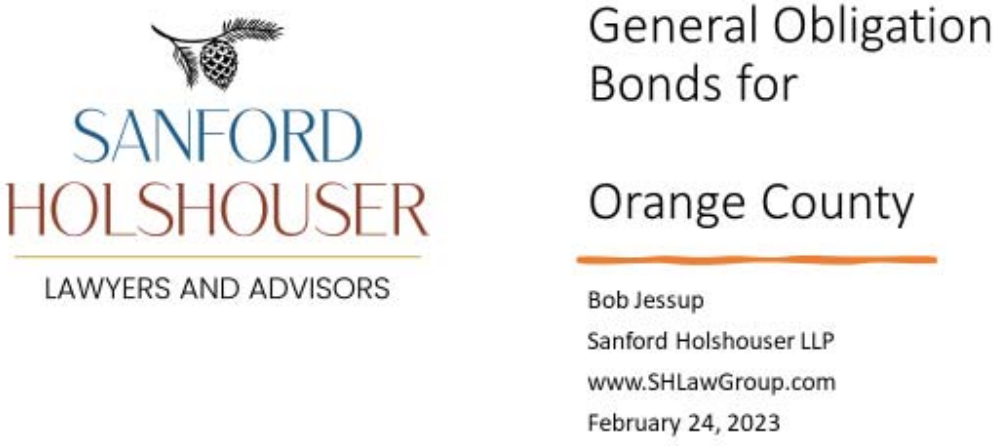
Slide #23



b. Discussion of Potential Bond Referendum

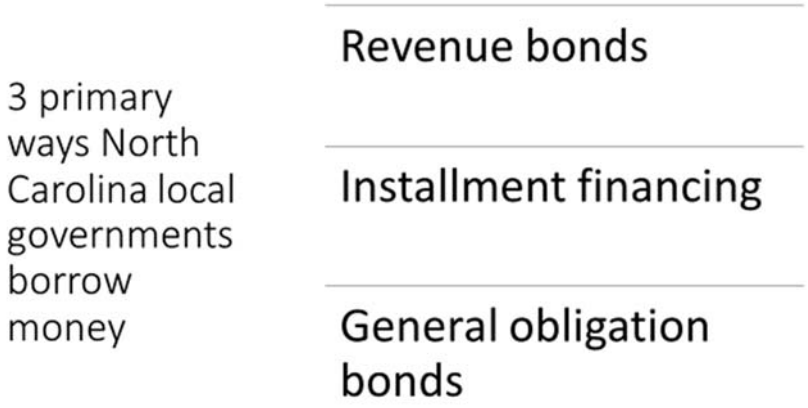
Orange County's bond counsel, Bob Jessup, made the following presentation:

Slide #1



Bob Jessup said the purpose of this presentation is to provide the Board with information they should consider when deciding whether or not to pursue a bond.

Slide #2

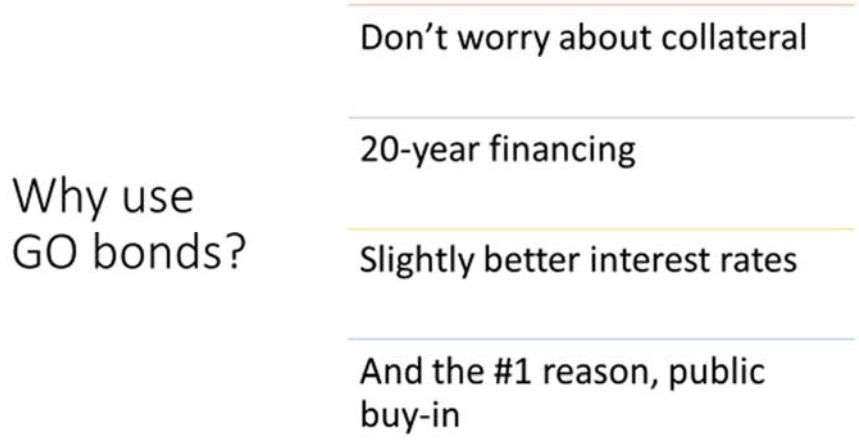


Bob Jessup said revenue bonds occur when the funds borrowed for a major enterprise like a water and sewer system or an electric system, are paid back with revenue from the enterprise. He said Orange County doesn't have any big revenue-producing enterprise so this isn't really an option here.

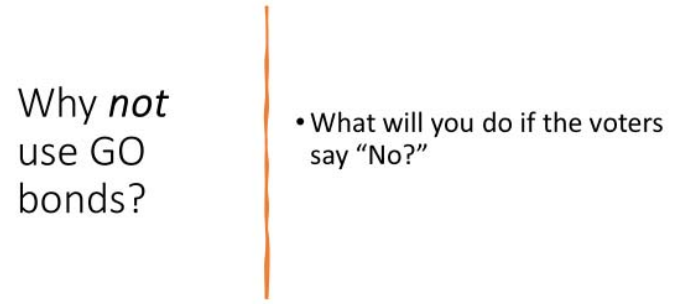
Bob Jessup said installment financing is when money is borrowed, the facility is built, and the lender is given a deed of trust on the facility. He said this is the largest and most common way North Carolina local governments borrow money. He said the county does spring financing every year which is for installment financing. He said it requires a public hearing and is a Commissioner-driven approach.

Bob Jessup said general obligation bonds involve levying taxes as much as necessary to repay the bonds. He said this requires asking the voters in the county to approve the borrowing of this money.

Slide #3

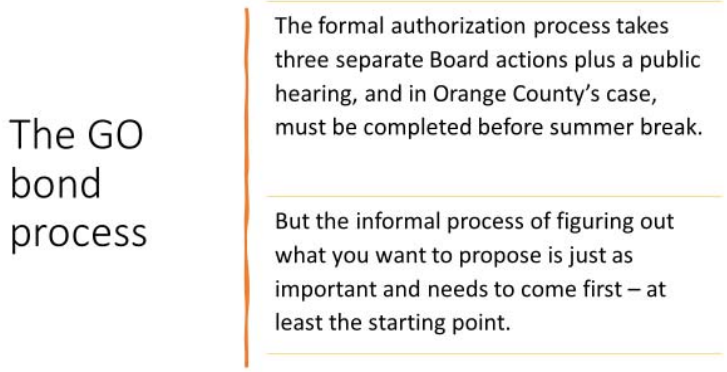


Slide #4



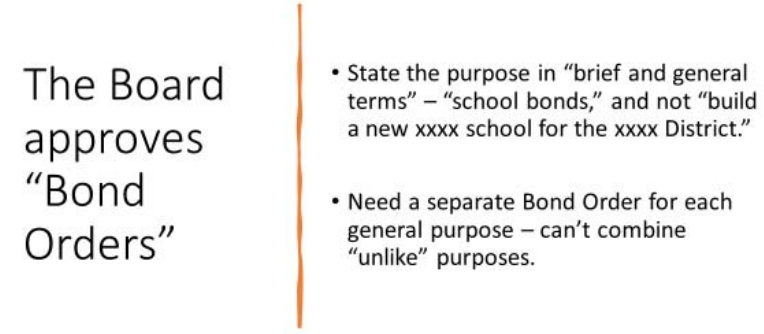
Bob Jessup said a backup plan is necessary in case the voters do not agree.

Slide #5



Bob Jessup said bond referendums are only allowed in even numbered years. He said if the Board wants to move forward with a bond, the next opportunity for the public to vote is November 2024. He said, compared to other counties he works with, Orange County has typically had a more community-involved informal process, but it is ultimately up to the Board.

Slide #6



Slide #7

What we *ask* the voters --

ORANGE COUNTY SCHOOL BONDS

Shall the order authorizing $_____ of bonds plus interest to pay capital costs of providing public schools and paying related costs, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the bonds, as adopted by the Orange County Board of Commissioners on _____, 2024, be approved?

Yes ___ No ___

Slide #8

What we *tell* the voters --

1. The County believes that an increase in the County's property tax rate of approximately _____ cents per $100 of valuation will be necessary to provide for principal and interest payments on the bonds. *[This is new since your last bond referendum.]*

2. Based on the assumptions stated on the attached schedule, I estimate that the total amount of interest that will be paid on the bonds for the proposed purpose, over the expected term of the bonds if issued, is $_____.

Slide #9

Issuing bonds after a successful referendum

- The significant timing issue in proceeding with a bond issue is the progress of the projects that are going to be financed. Projects drive the schedule.
- You have seven years to issue bonds once approved by the voters. The LGC can (and usually will) extend that to ten years.

Slide #10



Thanks!

Questions?

Bob Jessup said by early April 2024, the Board needs to know what they'd like to bond to address and plan for a public hearing, with the bond referendum in November 2024.

Commissioner Richards asked if counties typically have an idea of needed projects before moving forward.

Bob Jessup said yes, that's the information that would inform them how much to ask for on the bond. He said it is also typical to have a project in the queue they can assign to the bond.

Commissioner Hamilton asked if the schools capital needs consultant could provide some numbers that would be helpful in determining the need for a bond.

Travis Myren said they could ask them to. He said by April of next year they should have a good idea.

Commissioner Hamilton asked how long the informal process has taken in Orange County.

Jessup said years because of the approach Orange County takes with receiving input from the community through task forces and other avenues. He said most counties he works with could have it done within a day. He reiterated that this is a commissioner-driven process.

Bonnie Hammersley said the informal process for the 2016 bond was started about a year in advance.

Vice-Chair McKee said there was no task force for the 2016 bond and the Board of Commissioners at the time wanted the bond to provide funding for schools, but community members advocated for different allocations of the funds. He said the need for affordable housing became predominant amongst conversations, and a reduction was made in the amount for schools to allocate $5 million for affordable housing, to keep the total amount for the bond $125 million.

Chair Bedford said there was a Bond Education Committee that was tasked with informing the community of what the bond would do.

Commissioner Hamilton added this committee was formed after the Board voted to move forward with the bond.

Travis Myren said the county can afford a $130 million bond at this time, over 5 years.

Vice-Chair McKee asked if the last bond will be paid off by November 2024.

Bonnie Hammersley said no, it's paid back over 20 years. She added that the last bond before 2016 was in 2001.

Commissioner Greene asked what the 2001 bond addressed.

Vice-Chair McKee said it was for parks, senior centers, schools, and one other item he couldn't recall. He shared his reasoning for his vote on the 2016 bond. He said the total need at the time surpassed the county's debt capacity. He said if the Board had added additional areas for the money to be distributed, it would have reduced the amount to schools to $60 million and with the 60-40 split between the systems it wouldn't have been enough to even rebuild Chapel

Hill High School. Therefore, he said he determined the money for the bond would go the farthest if it only addressed schools and a smaller amount for affordable housing.

Commissioner Richards said she would think that in less than a year the Board could have a good view of what they could do for the bond based on the Capital Needs Work Group, the consultant, etc. She said the most important factor for her is thinking about where the Board can make the biggest impact with the money.

Commissioner Hamilton said she believes the $130 million needs to go to school capital needs because school facilities are currently inadequate. She said this is a key investment to her.

Commissioner Richards said she isn't arguing one way or the other, she just feels the county has a lot of information already with consultants and said it seems the process can move forward quickly.

Commissioner Hamilton agreed.

Commissioner Fowler said CHCCS had a list of needed projects year ago that was $360 million, but now with price of construction the cost is way more. She said no matter where the other priorities are for the county, they are obligated to take care of school capital needs.

Vice-Chair McKee said there was a building spree with schools in the late 80s and early 90s with 3-6 cent tax increases every year. He said this was followed by a fairly long lull with no school building, and the last money issued with the 2016 bond probably didn't move the needle on catching up. He said what he doesn't want to do is pit schools against other county needs like parks, senior centers, etc. because then everyone just gets a little and the impact of the money is lessened.

Commissioner Greene said she wasn't on the Board during the last bond but she was in the community advocating for the $5 million to go toward affordable housing. She said her perspective has changed, and believes bonds for affordable housing should be issued by municipalities like Chapel Hill because that's where housing is needed and it's on the transit line. She said she agrees with Commissioner Fowler that it is the Board's job to keep school facilities safe.

Vice-Chair McKee said it would take a lot of convincing for him to agree to pull money away from the schools for the next bond, otherwise he's afraid the capital needs for schools will never be caught up.

Chair Bedford said she certainly supports schools, but is glad there is time to consider so the board can hear more about the county needs through the budget cycle. She said the Crisis Diversion Facility might also be a bond need, but may need to wait a couple of years so there's more bond capacity. She agreed with Commissioner Greene that building affordable housing is a great thing for Chapel Hill to do, especially since the county is doing the prevention work of keeping people in housing. She said she worries there will be a point within the next year that there will be a huge increase in the number of people who become homeless because housing is becoming increasingly out of reach. She said $1 million was put aside for a land bank in case of an emergency.

Bonnie Hammersley said the $1 million is in financing, not money in hand, but is in the model.

Bonnie Hammersley said the county gave the schools planning money to move forward immediately after the bond money was issued in 2016. She said she hopes schools will be able to work with the capital needs consultant to get some shovel-ready projects moving so they'll be prepared when the bond passes.

Chair Bedford said she reminded the schools that the money the county has provided for maintenance should not be saved.

Bonnie Hammersley said $44 million was given.

Commissioner Hamilton said she heard from Capital Needs Work Group that there is a focus to use the money efficiently and make sure there is a plan.

Bonnie Hammersley said they will hear about that next month. She said OCS has $44 million that's already been appropriated and CHCCS has $19 million. She said she told them they can't wait to spend the money. She said the schools want to talk about this at the upcoming joint meeting, but the Board has already done their part by allocating the money to the schools.

Commissioner Hamilton said she hopes the capital needs consultant will help get everyone on the same page and identify efficiencies.

Chair Bedford said a lot of institutional knowledge at the schools is gone, so it's good they are all having these conversations.

Vice-Chair McKee said the Board received an email today from the schools and there was mention about wanting to discuss buying land for future schools.

Commissioner Richards asked why more land is needed when school populations are decreasing.

Chair Bedford said it is increasing in the Mebane area.

The Board took a 15 minute break.

Vice-Chair McKee left the meeting at 2:30 pm.

Office of Equity and Inclusion Work Plan

a. Review of Work Plan and Key Goals for 2023

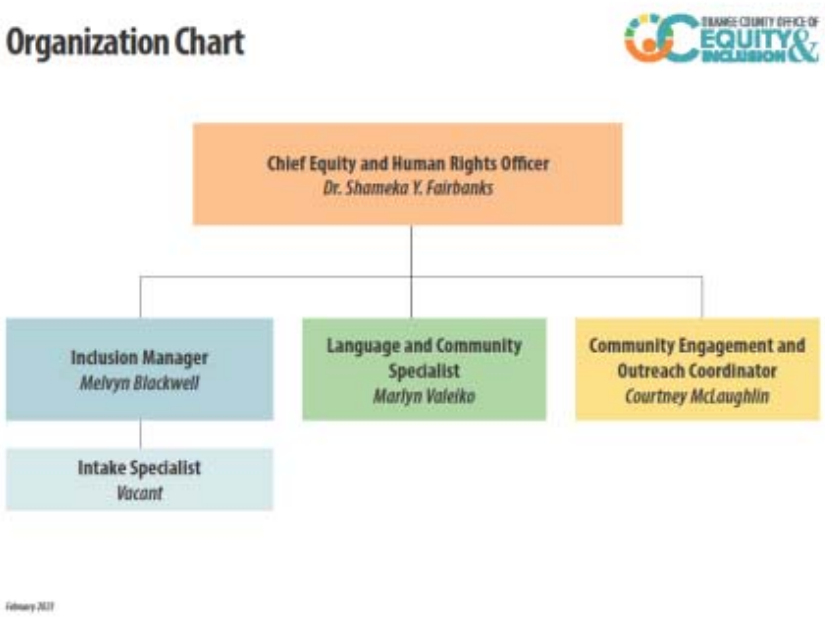
Dr. Shameka Fairbanks, Chief Equity and Human Rights Officer, made the following presentation:

Slide #1



Dr. Fairbanks said the Office of Equity and Inclusion was previously known as the Department of Human Rights and Relations but was renamed recently to be more consistent with other communities.

Slide #2



Dr. Fairbanks said the Inclusion Manager was renamed to the Inclusion Manager, but the duties of the position are still the same. She said the Intake Specialist is currently vacant, but acts as the first point of contact for the office.

Commissioner Greene said her understanding is that staff handles the fair housing cases. She shared that she doesn't feel the title of Inclusion Manager captures that purpose.

Dr. Fairbanks said they felt the Civil Rights Specialist title was outdated, but what Commissioner Greene mentioned is still part of this role. She said the Language and Community Specialist does a lot of outreach, translation services, and Spanish assessments. She said the Community Engagement and Outreach Coordinator will be focused on outreach and collaborating with other departments and jurisdictions in the county.

Slide #3



Slide #4



Slide #5

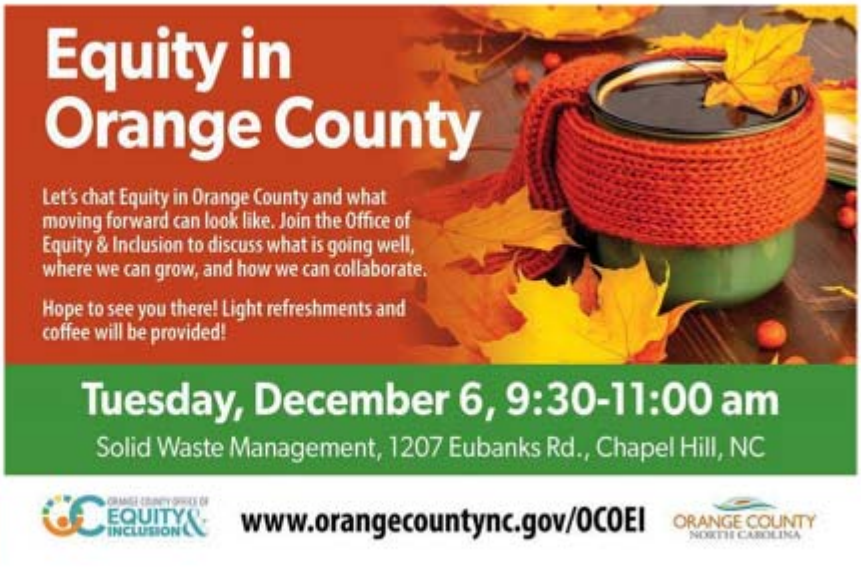
Committees & Members

Training & Capacity	Racial Equity Assessment Lens	Community Outreach & Engagement	Racial Equity Index	Evaluation & Accountability
Chair/Co-Chair: Erica Bryant & Vicki Jones	Tiani Schifano	Kristin Prelipp & Celsi Simon	Nancy Coston**	Kirk Vaughn & Corey Root
4 members	5 members	9 members	3 members	4 members

Slide #6

Accomplishments Q4 2022

- Equity Coffee & Chat
- Human Relations Retreat (HRC)
- One Orange - Elected Officials equity training



Slide #7





ORANGE COUNTY BOARD OF COMMISSIONERS

BLACK HISTORY MONTH
PROCLAMATION

Dr. Fairbanks noted that the Human Relations Commission helped draft the Black History Month Proclamation that the Board ultimately passed in February.

Slide #8





Slide #9

Movie night



Slide #10

Additional Accomplishments:

Q4 2022-Q1 2023

- Race Forward Employee Survey completed November-December 2022
  - 43.4% response rate or 529 employees
  - Results forthcoming in spring 2023
- Elected Officials Training- One Orange November/December 2022
  - 2 participated from Orange County
- Strategy Session (2.2.23)
  - 27 people in attendance
- U.S. Housing and Urban Development education and outreach partnership
  - All programming must be completed by June 30, 2023.
- Black History Month 2023 events
- Women's History Month 2023 events
  - Details forthcoming at the beginning of March.

Slide #11



b. Questions and Discussion

Commissioner Richards asked what each committee listed on Slide #5 will work on.

Dr. Fairbanks said these are internal committees that will work to streamline equity efforts happening across county departments.

Commissioner Hamilton asked for information on the number of discrimination complaints the county receives and how long the cases take to resolve.

Dr. Fairbanks said she would send that information to the Board.

Commissioner Portie-Ascott asked if the Inclusion Manager handles types of discrimination cases other than housing.

Dr. Fairbanks said yes.

Commissioner Fowler said she agrees with Commissioner Hamilton that it would be good to have some statistics about the types of complaints the department sees.

Chair Bedford said she thinks with all of the turnover in the organization and the pandemic, the community may not be aware of the services offered, so she hopes that will improve with the more events they have and with the help of the Community Relations Department.

Dr. Fairbanks said she agrees it is very important to engage the community, as well as addressing internal departmental needs.

Chair Bedford asked if she would be part of the strategic planning group.

Dr. Fairbanks said yes.

Bonnie Hammersley said she would also like to provide some department history. She said the Human Rights and Relations department was independent when it was first created, then became part of the Housing Department, and she made the decision to make it independent again in 2018. She said a lot of people access the department and noted that the Human Relations Commission is really the external part of the department and have a lot of community events. She said during the pandemic, the department housed the Eviction Diversion Program under Annette Moore's leadership. She said that program has since been moved to Housing. She clarified that housing discrimination has always been investigated by this department. She said the department

reports the number of complaints, basis of complaints, and the age of cases, and other information to HUD annually. She said Dr. Fairbanks has really hit the ground running and has been doing some great work.

Chair Bedford asked if there will be other One Orange training sessions.

Dr. Fairbanks said there will be other opportunities forthcoming.

Climate Action Plan Overview

a. Review of the Climate Action Planning Process and Outcomes

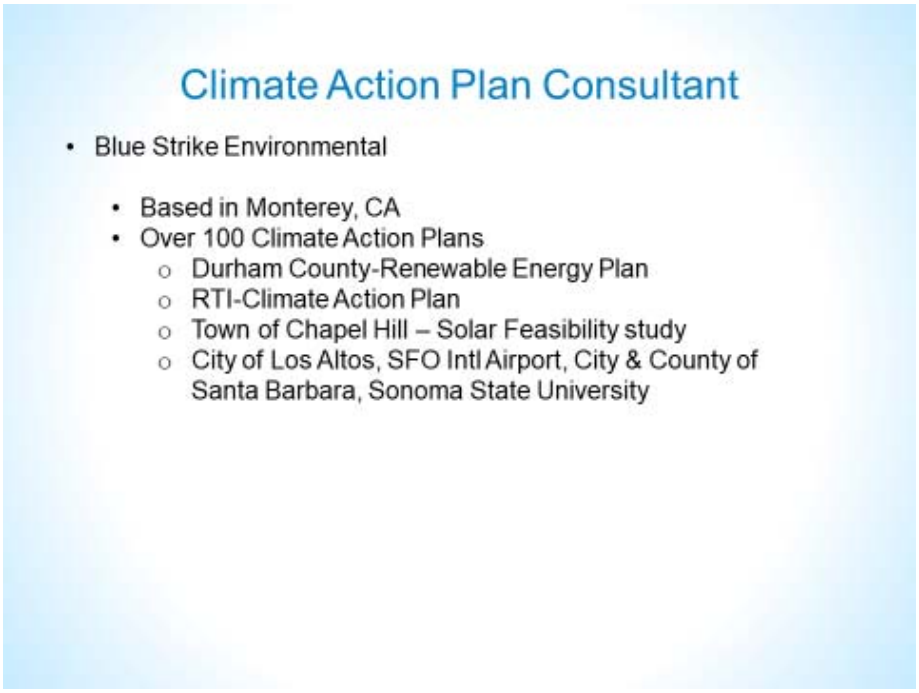
Amy Eckberg made the following presentation:

Slide #1



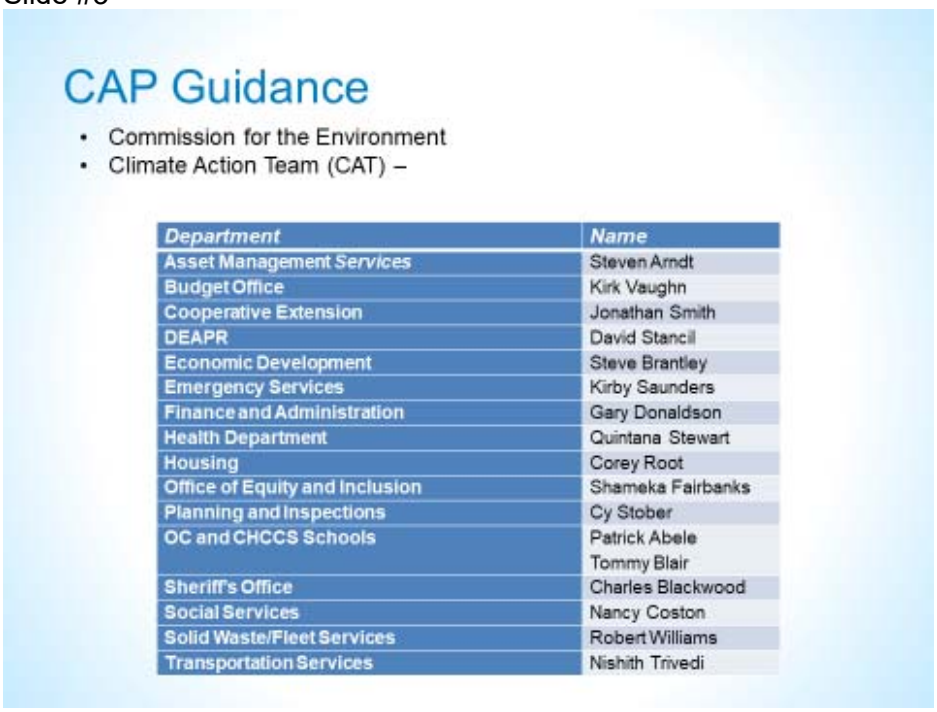
Travis Myren introduced Amy Eckberg, Sustainability Manager. Amy Eckberg said she sat in during their strategic planning exercise this morning and was pleased to hear the number of times climate action and sustainability came up. She said climate action planning started in November 2022 and they have made good progress so far.

Slide #2



Amy Eckberg said she thinks the consultant will bring some progressive, aggressive, and innovative climate action ideas to the plan.

Slide #3



Amy Eckberg said the Commission for the Environment is currently looking at the plan and providing input. She said they are also helping with outreach efforts and identifying stakeholders. She said the Climate Action Team is for internal county departments to help have a say in the plan. She mentioned how each department is important to the plan.

Slide #4

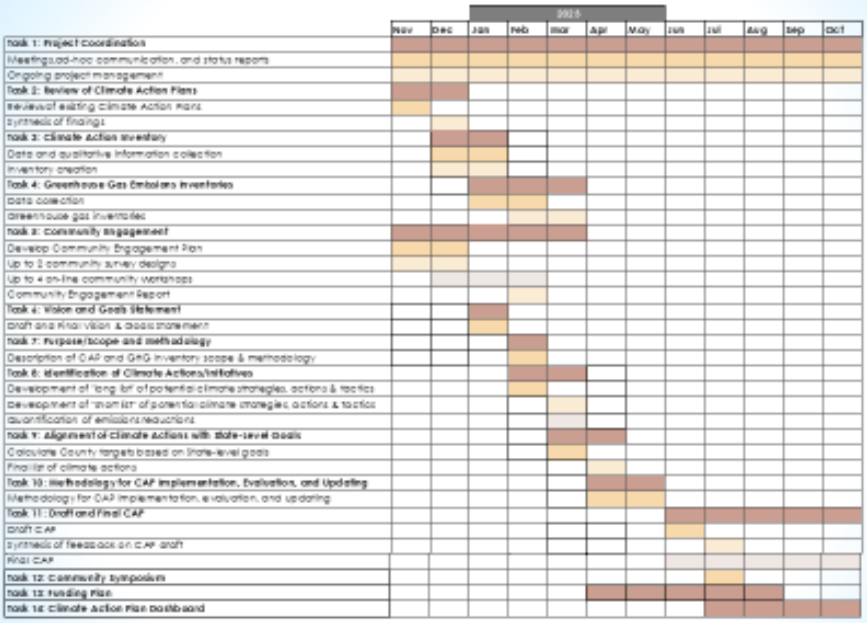
Community Engagement:

- Community Survey
- Video for school districts
- 4 focus groups
  - Ag Summit (farm community)
  - Business community
  - Student Voices
  - Non-profits/community groups
  - Community symposium
  - County staff engagement
  - Outreach events-Farmer's Markets, Earth Day, etc.



Slide #5

Climate Action Plan Timeline



Amy Eckberg said the Greenhouse Gas Emissions Inventory will drive how aggressive the climate strategy should be. She said this will be presented to the Board in the spring. She said community engagement is in progress and will continue through the spring. She said the draft Climate Action Plan will come to the board in June. She said the Community Symposium will be done in late summer or early fall. She said the funding plan is an extra step she asked the consultants to do so the plan doesn't just sit on the shelf. She said there will also be a Climate Action Plan dashboard that will provide real time information on where the county stands on greenhouse gas and will be housed on the website. She said this will be an opportunity to show where the county has been and where it's going.

Slide #6



b. Questions and Discussion

Commissioner Richards asked if the Vision and Goals have been sent to the Board.

Amy Eckberg said they are in draft form, which she can share with them all.

Bonnie Hammersley said that can be included as an information item on the board's 3/7 agenda.

Commissioner Greene said she was at the Ag Summit and wanted to offer constructive criticism. She said it didn't feel like a focus group, but like the consultant giving a presentation. She said some of the things the consultant said could be done with tax money can't be done. She said it felt like there was a disconnect and the members of the audience didn't know how to engage.

Amy Eckberg said she appreciates the feedback and Commissioner Richards also shared similar concerns, she said there will be a debriefing with the consultant. She said there is room to do better, and some contextual information at the beginning of the focus group would be helpful.

Commissioner Greene said it would be nice to have another opportunity to engage with agricultural community if possible.

Commissioner Hamilton said Board of County Commissioners of the past have set out goals. She said she would like to compare what was said in the past and what the plan is capturing in order to ensure the history is included.

Amy Eckberg said she could provide a recap of previous resolutions relating to climate, etc.

Commissioner Hamilton said yes.

Commissioner Fowler said the Climate Action Plan will address how to get to the goals.

Commissioner Richards said she is glad the Commission for the Environment is involved because it's a great way of utilizing a structure already in place.

Commissioner Hamilton asked if the Board has to undo resolutions by past commissioners before passing something new.

John Roberts said he will have to look at what was done previously before determining.

Bonnie Hammersley said she thinks the resolutions were in support of national trends, but they will take a look.

Amy Eckberg said the big one is that on September 12, 2017, the Board passed a resolution to transition to a 100% renewable energy economy.

Commissioner Fowler asked how this impacts existing climate plans. She asked if it will work with Town plans.

Amy Eckberg said the consultant is working on synthesizing the plans across the county to the greatest extent possible. She said a lot of recommendations will come out of working across jurisdictions and will also maximize dollars and impact.

Chair Bedford said this is where the MOU between the county and towns comes in to meet throughout the year to discuss climate action.

Amy Eckberg said Chapel Hill passed the MOU, and it is going to Hillsborough and Carrboro soon. She said TJCOG has been great getting all jurisdictions together.

Chair Bedford asked if the consultant will look at making the Climate Action Plan equitable and helping people who otherwise couldn't afford to participate.

Amy Eckberg said equity will underpin the plan.

Commissioner Fowler asked if there can be incentives for businesses building green or using electric vehicles.

Cy Stober, Planning and Inspections Director, said he's directed staff to build a Unified Development Ordinance task force for a variety of things, and they could work on building in incentives for sustainability.

Travis Myren said Amy Eckberg has been part of the CIP meetings with departments so if there are opportunities for added sustainable features of capital projects she can address that.

Evaluation and Next Steps

Travis Myren asked the Board to provide feedback on the retreat.

Chair Bedford asked for comments on highs and lows of the day.

Commissioner Fowler said she thought the day was the perfect combination of education for the board as well as vision setting and strategic planning.

Commissioner Hamilton said she liked that the presentations were clear, not too long, and gave enough time to comment.

Commissioner Portie-Ascott said it served as a great orientation for her.

Commissioner Richards said the Board intentionally scheduled the retreat for after her appointment and agreed it was a good time for her to have the retreat shortly after coming on the board. She said the retreat was great. She said the Retreat Planning Committee removed Planning from the agenda, so she hopes to have Cy Stober come to a work session. She said the Board doesn't get enough time to work through and get everyone's perspective on things during meetings and liked the opportunity for that today.

Chair Bedford said the day went well and echoed comments from other members.

Adjournment

A motion was made by Commissioner Fowler and seconded by Commissioner Richards to adjourn the meeting at 4:00 p.m.

VOTE: UNANIMOUS

Jamezetta Bedford, Chair

Recorded by Laura Jensen, Clerk to the Board and Tara May, Deputy Clerk to the Board

Submitted for approval by Laura Jensen, Clerk to the Board.

DRAFT

MINUTES
ORANGE COUNTY
BOARD OF COMMISSIONERS
LEGISLATIVE BREAKFAST
February 27, 2023
8:30 a.m.

The Orange County Board of Commissioners met for a breakfast meeting with the Orange County Legislative Delegation on Monday, February 27, 2023 at 8:30 a.m. at the Orange County Solid Waste Administration Building (1207 Eubanks Rd., Chapel Hill, NC 27516).

COUNTY COMMISSIONERS PRESENT: Chair Jamezetta Bedford, and Commissioners Sally Greene, Jean Hamilton, Phyllis Portie-Ascott, and Anna Richards
COUNTY COMMISSIONERS ABSENT: Vice-Chair Earl McKee and Commissioner Amy Fowler
COUNTY ATTORNEYS PRESENT: John Roberts
COUNTY STAFF PRESENT: County Manager Bonnie Hammersley, Deputy County Manager Travis Myren, Clerk to the Board Laura Jensen, and Assistant to Manager for Legislative Affairs Greg Wilder (All other staff members will be identified appropriately below)
LEGISLATIVE DELEGATION PRESENT: Senator Graig Meyer, Representative Renee Price, and Representative Allen Buansi

Chair Bedford called the meeting to order at 8:40 a.m. All board members were present except Vice-Chair McKee and Commissioner Fowler.

Chair Bedford welcomed the legislative delegation.

The Board of County Commissioners, legislative delegation, and staff introduced themselves.

Chair Bedford said that Vice-Chair McKee and Commissioner Fowler both had work conflicts this morning and could not attend.

Chair Bedford noted the list of Orange County's 2023 Priority Legislative Issues is consolidated from previous years. She said the legislative delegation already supports many of them.

Chair Bedford reviewed the first item on the Board's list of priority legislative issues:

Mental Health & Behavioral Health Services – Seek legislation to develop and fund mental health and behavioral health facilities and services at the state and local level that:

- ensure adequate State-funded mental health, developmental disability and substance use disorder services and facilities are available, accessible and affordable to all residents;
- include dedicated resources for community para-medicine projects and enhanced mobile crisis response;
- support Medicaid reimbursement to EMS for behavioral health transport to crisis centers;
- reduce the number of people with mental health issues in county detention centers;
- ensure that state resources fund service provision costs, inclusive of crisis intervention and treatment;

- provide assistance to NC residents, especially youth, who are dealing with the impacts of COVID;
- Increase innovation waiver slots more aggressively to meet the Olmstead Act requirements; and
- Increase compensation for nurses and direct support staff funded by innovation waivers and other Medicaid sources.

She said Alliance Health has been Orange County's Managed Care Organization (MCO) for one year. She said they are all aware that there is a shortage of funding for mental and behavioral health services. She noted there are 16,000 people on the waitlist for Innovations Waivers, which are for people with intellectual/developmental disabilities (I/DD) who could live in the community rather than an institution.

Chair Bedford reviewed the second list on the Board's list of priority legislative issues:

Medicaid Expansion – Support legislation increasing access to the Medicaid program to make health insurance available to North Carolina residents at 138% of the poverty level; broaden the opportunity for coverage for more than 500,000 North Carolinians to address chronic conditions and to prevent illness and disease progression; to provide additional support for rural hospitals; and to protect families from medical debt and bankruptcy.

She said the North Carolina House of Representatives passed legislation expanding Medicaid, and asked Senator Meyer what the next steps are.

Senator Meyer said there's broad agreement that Medicaid expansion will happen. He said there are only questions about the timeline and what other legislation will be tied to it. He said if it's passed by the end of March 2023, North Carolina would receive $1.4 billion in federal bonus. He said there is discussion about tying expansion to Certificate of Need reform and expansion of advanced practice for nursing.

Chair Bedford asked Senator Meyer to explain both of those issues.

Senator Meyer said Certificate of Need is a law in North Carolina that governs healthcare facility expenses. He said it requires state approval before the purchasing any major healthcare facility cost that justifies there is a need for it. He said it's an attempt to regulate both healthcare costs and the distribution of healthcare facilities across the state, including rural hospitals. He said the downside is that it may prevent market-based competition so costs are higher if there's limited availability. He said there is probably some middle ground, but the negotiations on that issue in the North Carolina Senate are more complex than just Medicaid expansion.

Senator Meyer said the issue of advanced practice nursing looks at whether nurses should be able to practice independently without the supervision of a doctor, which could bring down costs and expand access to healthcare, but some argue is more risky.

Commissioner Greene asked for Senator Meyer to outline what each party wants related to Certificate of Need.

Senator Meyer said the issue isn't partisan, but is more about what independent doctor practices want vs. what hospitals want. He said Medicaid expansion would change the economics related to profits at both types of healthcare facilities, which is why the North Carolina Senate wants to address both issues at the same time.

Commissioner Richards asked how common Certificate of Need and advanced practice nursing are in other states.

Senator Meyer said it varies state by state. He said his take is that there are probably other pathways the state could take where everyone comes out fine. He said he thinks there is a

way to preserve enough of Certificate of Need to keep rural hospitals from going out of business and give enough expansion of practice to nurses so there are more nurses in more places so it's easier to get healthcare.

Commissioner Richards asked if anyone is pursuing that middle ground.

Senator Meyer said yes.

Commissioner Hamilton asked if there is any movement to de-couple these issues.

Senator Meyer said that is essentially the House's position.

Commissioner Hamilton asked what would change the Senate's position on tying these issues to Medicaid expansion.

Senator Meyer said it would take negotiations between House and Senate leadership.

Representative Buansi said the Senate passed the Medical Omnibus Bill over the summer that included Medicaid expansion, but House leadership at the time did not want to consider it during that session.

Representative Price said Governor Cooper is really pushing for the Medicaid expansion bill by the end of March for the federal bonus. She said there was discussion in the House about how desperately young people need mental health care now and the need for practitioners in every school, or at least accessible to students.

Related to youth mental health services, Chair Bedford said she was pleased to hear that the hospital in Butner will convert by July with UNC Hospitals to serve children. However, she noted that it will now be a 2 hour drive for adults in Orange County who need substance use treatment, so fewer will get it. She said we aren't solving the problems, just shifting it to a different population. She said not only are 1/3 of the beds for substance use treatment going away, but there's also the question of who is going to transport the adults if they do get a bed.

Chair Bedford said she hopes the legislative delegation supports the Department of Health and Human Service's appeal of the ruling by Judge Baddour about the Olmstead Act because it was going to eliminate all the small group homes. She said the goal is a full continuum of services because some people do need to be in institutions at times in their lives, while others can live in the community without supports.

Chair Bedford revisited the following component of the first item on the list on the Board's list of priority legislative issues an:

- support Medicaid reimbursement to EMS for behavioral health transport to crisis centers;

She said this would help Orange County financially.

Chair Bedford also revisited the following component of the first item on the list:

- reduce the number of people with mental health issues in county detention centers;

Chair Bedford said the county is working on this. She shared that some Board members are going to learn about a DHHS-funded mental health center in Mecklenburg County and see if Orange County could qualify for something similar. She said the county could build this type of facility but the issue is operating it. She said MCOs are supposed to do this but they don't have the money. She said it's important to keep people with behavioral health issues out of the criminal justice system and overcrowded hospital emergency rooms. She said expanding Medicaid will help many people access the real services that they need.

Representative Price said she saw through her work with the National Association of Counties that states with Medicaid expansion have great models and programs with quick handoffs from law enforcement to mental health providers.

Commissioner Richards asked if the end of pandemic funding is also part of the discussion. She said the Department of Social Services Director, Nancy Coston, recently spoke

to the Board and shared that people who receive healthcare through the additional pandemic-related benefits will fall off care before Medicaid expansion is in place and we may lose contact with them.

Senator Meyer said Governor Cooper brings up this issue every time he talks about Medicaid expansion.

Representative Buansi said he's on the Housing Standing Committee for Appropriations for Health and Human Services and they received a presentation from the Deputy Secretary of DHHS last week talking about that very issue, as well as how the State will have to make up the gap in funding from lost pandemic benefits.

Commissioner Richards asked if State agencies are ready to handle Medicaid expansion when passed.

Senator Meyer, Representative Buansi, and Representative Price all said yes.

Chair Bedford said the Board received a letter from DHHS saying the State will cover the administrative costs to the county for Medicaid expansion. She said she's glad DHHS is trying to be proactive so counties won't be left with the cost. She said she is grateful for that support.

Chair Bedford revisited the following components of the first item on the list:

- Increase compensation for nurses and direct support staff funded by innovation waivers and other Medicaid sources.

She said while the General Assembly did increase the pay for direct care staff last year, it's still insufficient. She said with an aging population, the shortage will only get bigger.

Commissioner Hamilton said the Board heard that the State is not training Adult Care Home and Nursing Home Community Advisory Committee applicants to go into these facilities. She said this is crucial work and there are people willing to volunteer, but they have to be trained.

Chair Bedford said she plans to work on this issue as well and may need help from the legislators.

Representative Price said they have contacts at the Governor's Office that can assist if needed.

Commissioner Richards said she wanted to make the legislators aware that the plan for mental health supports starts at age 4, and there really is a need for it at this age. She said the Board is particularly interested in anything that supports mental health services in early childhood and for children.

Senator Meyer said there's discussion across the General Assembly this year about child and adolescent mental health. He said there is also discussion about increasing funding for early childhood care and rate of pay for early childhood care. He said there's crossover in the labor market of people who work in adult care and early childhood care, so if there's funding towards this effort the market dynamics may raise rates for adult care workers too. He said there is also a broad realization that the vacancies in state agencies are due to pay not keeping up with the private sector, so there could be significant increases in state agency pay as well, which could help pay rates in all of these fields.

Commissioner Richards asked if there's discussion about expanding eligibility rules for Medicaid, which were waived during the pandemic, as part of the negotiations on Medicaid expansion.

Representative Price and Representative Buansi said that is part of the bill passed by the House.

Back on child care, Representative Price said money came in during the pandemic to help with early childhood centers, but the pay is abysmal. She spoke about the importance of increasing pay for these positions.

Chair Bedford said Orange County has been covering parents' share for anyone eligible for early childhood education and childcare services with American Rescue Plan Act (ARPA) funding.

Commissioner Richards said there are a lot of openings for early childhood staff and transportation staff as well.

Chair Bedford said the county's goal is for there to be no waitlists and for there to be no financial barrier for children to have quality childcare.

Representative Price said the other part of the issue is those doing childcare work are getting really low pay and will likely leave the field if they have opportunities to make more money elsewhere.

Senator Meyer asked if the Board has an impression of how Alliance is doing.

Chair Bedford said she thinks it's much better. She said Justice United held a meeting and several Senior Vice Presidents were there to discuss providing more mental health services in Spanish. She said Alliance staff is very knowledgeable about rapid-rehousing for when people exit criminal justice system. She said Alliance did a study around five years ago and determined they would rather do short-term housing with a transition to permanent housing with supports rather than long-term institutional settings. She said there's a closed group home on Nash St. in Hillsborough that is being looked at as the future site of a state-owned traumatic brain injury facility. She also said that some Maintenance of Efforts funds are being monitored and managed by Alliance with quarterly reports to the county.

Travis Myren said Alliance is very responsive to even case-specific things and are wonderful to work with.

Representative Price asked about transitioning to the tailored plan.

Chair Bedford said she doesn't know the current status. She said hospitals have been a barrier because the rates are so low, but individual providers have signed up to provide services.

Senator Meyer asked if there are conversations with the property owner of the facility on Nash St.

Representative Price said the idea is for another provider to take over but possibly serve a different population.

Commissioner Hamilton asked if it was a former mental health group home.

Chair Bedford said yes, but it would be recertified as something different.

Representative Price said the former owner of the facility passed away and family could not run it. She said they were able to find other places for everyone who lived there to go. She shared that someone from Alamance County is interested in the facility, but is waiting to see if they could change who the facility serves. She also said she can also assist if anyone is trying to get someone placed in a group home.

Chair Bedford said she's glad the county is with Alliance now because at least people will only have to move to Durham rather than across the state. She also said Commissioner Hamilton is the new liaison to Alliance.

Chair Bedford reviewed the third item on the Board's list of priority legislative issues:

Racial Equity in Criminal Justice – Support continued consideration and implementation, where practicable, of the recommendations of the North Carolina Task Force for Racial Equity in Criminal Justice (TREC), including:

- legislation to legalize the possession and use of marijuana and permit licensed businesses to engage in retail sales to adults, as this decriminalization will in turn broaden the agricultural economy and jobs as well as enhance revenue for governments with taxes, licenses, and other associated revenues that can be utilized to address opioid and other drug-related problems and other needs;
- policing reforms to address use of force, community oversight and law enforcement training on crisis intervention;
- Funding at the county level to expand access to diversion and restorative justice programs;
- the reduction of fines, fees and costs in criminal court, noting that such fines, fees and costs disproportionately impact people of color and people of low income; and
- the decompression of Juvenile Justice salaries.

Commissioner Richards said some commissioners attended the Justice Advisory Council and received a presentation from Crystal Wynn-Lewis of the North Carolina Department of Public Safety on the state of youth in the juvenile system. She said 16-17 year olds in North Carolina are 54% white, 24% African American, and 17% Latino, but white adolescents make up 29% of complaints, African American adolescents make up 58% of complaints, and Latino adolescents make up 9% of complaints. She said there were 33,000 complaints last period total. She said of those adolescents who were diverted, 47% were white, 33% were African American. She said the types of complaints were broken down into categories including violent, serious, and age-related. Orange County offenses were more violent and serious than state statistics. She said that African American adolescents were 2.8 times more likely to be complained against across the State, but 5 times more likely in Orange County. She said in Orange County white kids make up 61% of the population and 24% of complaints, but African American kids make by 12% of the population and 67% of complaints. She said the numbers that lead to confinement are small across the state except when it comes to African Americans. She said there were only around 100 kids with complaints in Orange County, so there should be very specific help for them and their families. She said this information plus the "opportunity gap" makes her concerned about what is going on in this county.

Commissioner Hamilton said the causality is needed in order to reach a conclusion.

Commissioner Richards said her point is that with only 100 kids, they should be able to find that out.

Commissioner Hamilton said the question is what agency can do that kind of analysis.

Commissioner Richards said the county should take that initiative to understand why. She said she believes there's enough energy and resources in this county to inform people of the numbers, and then figuring out what to do. She said she brought this up here in case there are things the legislative delegation can do to collaborate on this.

Chair Bedford said this relates to the Governor's Task Force for Racial Equity in Criminal Justice.

Representative Price asked what year the data was from.

Chair Bedford said 2021.

Representative Price said COVID was a factor as well then. She said when they worked on raising the age of the juvenile jurisdiction, one of the issues was need to have a program for people to go into in lieu of the adult prison, and there is nothing automatically set up. She said the situation has gotten much worse for young people since COVID. She said she would also

like to know the ages of these children, as well as their school status. She also said the resources here may not be getting to the people who need them most. She said this is a good wakeup call that there is work to do.

Commissioner Hamilton said she agrees and that it's a county function to bring the pieces together to do the analysis.

Chair Bedford said the state may have more data to share as well.

Commissioner Richards said they do and the Board could review it or have it brought to a meeting. She said part of why the data is so shocking is that the disparities are still there despite diversion programs.

Senator Meyer said there is also a statistical truth that the lower the end, the easier it is to have disparities.

Chair Bedford said she thinks it was inadvertent when the General Assembly decompressed salaries in the justice system, and did not include juvenile justice staff. She asked if there are any bills to address that.

Senator Meyer said it will be in the budget.

Commissioner Richards said there's a national effort to help people keep Medicaid when released from incarceration. She said this should also be worked on in North Carolina.

Representative Price said the county picks up the cost when individuals lose their Medicaid benefits. She said this is something NACo and NCACC are working on.

Senator Meyer said the Downtown Partnership asked for joint meetings between the Criminal Justice Resource Department (CJRD) and UNC Hospitals to try to address patients discharged from the hospital interfering with the downtown Chapel Hill geographic area.He said this is complicated because there's physical, mental, and behavioral health mixing with property issues and police. He said it's been a fruitful partnership so far.

Chair Bedford said Mayor Hemminger said one solution is to provide a bus ticket.

Commissioner Richards said (CJRD) just got a grant for a social worker to work within each of the law enforcement agencies in the county.

Chair Bedford added that this also includes 1.5 clinical positions at Freedom House. She said Durham has a pilot program for mental health professionals to respond to calls usually without police, but it was $8 million.

Senator Meyer said there is another push in legislature to authorize non-law enforcement traffic investigators.

Chair Bedford reviewed the remaining components of the third item on the Board's list of priority legislative issues.

Chair Bedford reviewed the fourth item on the Board's list of priority legislative issues:

Concealed Weapons in Parks and Red Flag Law – Support legislation authorizing counties to regulate the carrying of concealed weapons on county-owned playgrounds and in county-owned parklands, and allowing courts to prevent access to firearms for individuals who show signs of being a danger to themselves or to others. Mental illness, escalating threats, substance abuse and domestic violence are among the circumstances in which a judge should have the authority to order weapon restrictions or surrender;

Senator Meyer said each chamber has passed a bill but not the same one.

Commissioner Greene asked what happens if the bills are vetoed.

Representative Buansi said there's hope that won't happen.

Chair Bedford reviewed the remaining items on the Board's list of priority legislative issues:

Full Funding of the Leandro Remedial Action Plan – Support equity and racial justice by fully funding the Leandro Remedial Action Plan, which details additional comprehensive, targeted education funding over the next eight years, predominantly to low-wealth and minority communities, in order for the State to come into compliance with its constitutional obligation to provide every student a sound basic education;

Priority School Issues – Support legislation to address the following issues related to schools:

a) Provide local school systems with calendar flexibility;
b) Provide full funding for State allotments including Average Daily Membership (ADM) growth and infrastructure/capital, and support legislation to provide for an overall increase in funding based on ADM outside of the current formula system;
c) a periodic accounting process for State per pupil funds so that funds and pro-rated funds follow students to their respective schools, as opposed to the current process that only considers State funding allocations based on students' attendance location on a single day during the school year;
d) Increase salary compensation for teachers and staff at all years of service;
e) Impose class size reductions commensurate with State funding for staffing; and
f) Maintain full funding for Driver Education;

School Capital Funding – Support legislation to provide needed State capital funding to support school infrastructure, renovations, and new construction, and support a State bond referendum to address school capital needs; and

Non-Partisan Redistricting Process for Elections – Support legislation to establish a process for an independent, non-partisan redistricting process after each United States Census for the election of representatives from North Carolina to the United States House of Representatives, the North Carolina House, and the North Carolina Senate.

Chair Bedford asked about the state surplus.

Senator Meyer said last year there was about an $8 billion unappropriated surplus and about half has been spent. He said most of remainder is in reserve funds. He said there was about $3 billion left, but it is now up to a $6 billion unappropriated surplus with around $3 billion expected to be recurring. He said the Senate would likely not agree to raise the state budget by $3 billion so some of the money will probably go into reserve funds, some into tax cuts or possibly tax rebates, and some will likely be spent. He said there is a possibility of direct funding for school construction, rather than bond money. He said there may also be investment in special education funding. He said he doesn't know what will be decided regarding teacher pay.

Commissioner Richards noted that Leandro v. State of NC is back in court.

Chair Bedford asked about the calendar bill.

Representative Price said there was a general bill that she and Representative Buansi co-sponsored but only individual local bills are being passed.

Representative Buansi said they will follow up on it this week.

Senator Meyer said the Senate has no plans to hear calendar bills.

Chair Bedford said Commissioner Hamilton and Vice-Chair McKee are on a Schools Capital Needs Work Group and expressed the need for funding. She said the Board continues to hope there might be a state bond for school facilities for all counties.

Commissioner Hamilton said another possibility would be to change the State's rules for giving money for school facilities because Orange County is not currently eligible.

Senator Meyer said Speaker Moore made it a priority to introduce a bond package which passed the House, but he hasn't heard anything discussed since then.

Chair Bedford said the Board has a meeting with the school boards on March 9, 2023.

Board members and the legislative delegation discussed the public school funding debate, and the movement of support for charter and private schools. They also discussed developments regarding non-partisan maps for elections.

Chair Bedford said Chapel Hill-Carrboro City Schools and Orange County Schools are the 1st and 3rd in the state for funding, but systems across the state need more support. She acknowledged that Representative Buansi, Representative Price, and Senator Meyer are all there to do the best they can.

Senator Meyer said he's been in very productive conversations with the Chancellor of Leadership at UNC Chapel Hill about shutting down the coal plant. He said not only will there be an environmental benefit, but the North Carolina Railroad Corporation would no longer need the rail line, which goes through the largest areas of undeveloped property in southern Orange County. He said converting it to a transportation pathway opens up possibilities for housing and economic development. He said the University is open to a long range plan for the area.

Representative Price asked if this would require changing the rural buffer.

Commissioner Greene said Carrboro has already changed land-use planning to accommodate future development in the area in question.

Senator Meyer said development in the area would not impact the rural buffer.

Chair Bedford said she advocated for rails to trails, but hadn't considered other options.

Senator Meyer said it would be a very different way of handling this corridor than Durham handled the American Tobacco Campus, which is almost exclusively recreational. He said this would be similar to the Beltline in Atlanta with recreation and transportation pathways through the middle of multiuse development. He said the community will need to work with the university on an energy transition plan and then a long range plan for housing and economic development in the area.

Commissioner Richards asked if the university is also talking about workforce housing as a possible use.

Senator Meyer said yes, it is driving their interest in the project.

Commissioner Greene said an opportunity exists to create a positive outcome.

John Roberts briefly reviewed the departmental legislative priorities.

Representative Price asked for John Roberts to send the list to the legislators.

Chair Bedford thanked everyone for coming together.

A motion was made by Commissioner Richards, seconded by Commissioner Hamilton, to adjourn the meeting at 10:04 a.m.

Jamezetta Bedford, Chair

Recorded by Tara May, Deputy Clerk to the Board

Submitted for approval by Laura Jensen, Clerk to the Board.

ORANGE COUNTY
BOARD OF COMMISSIONERS

ACTION AGENDA ITEM ABSTRACT
Meeting Date: April 4, 2023

Action Agenda Item No. 8-b

SUBJECT: Motor Vehicle Property Tax Releases/Refunds

DEPARTMENT: Tax Administration

ATTACHMENT(S):
Resolution
Releases/Refunds Data Spreadsheet
Reason for Adjustment Summary

INFORMATION CONTACT:
Nancy Freeman, Tax Administrator,
(919) 245-2735

PURPOSE: To consider adoption of a resolution to release motor vehicle property tax values for three (3) taxpayers with a total of three (3) bills that will result in a reduction of revenue.

BACKGROUND: North Carolina General Statute (NCGS) 105-381(a)(1) allows a taxpayer to assert a valid defense to the enforcement of the collection of a tax assessed upon his/her property under three sets of circumstances:

(a) "a tax imposed through clerical error", for example when there is an actual error in mathematical calculation;
(b) "an illegal tax", such as when the vehicle should have been billed in another county, an incorrect name was used, or an incorrect rate code (the wrong combination of applicable county, municipal, fire district, etc. tax rates) was used;
(c) "a tax levied for an illegal purpose", which would involve charging a tax which was later deemed to be impermissible under state law.

NCGS 105-381(b), "Action of Governing Body" provides that "Upon receiving a taxpayer's written statement of defense and request for release or refund, the governing body of the taxing unit shall within 90 days after receipt of such a request determine whether the taxpayer has a valid defense to the tax imposed or any part thereof and shall either release or refund that portion of the amount that is determined to be in excess of the correct liability or notify the taxpayer in writing that no release or refund will be made".

For classified motor vehicles, NCGS 105-330.2(b) allows for a full or partial refund when a tax has been paid and a pending appeal for valuation reduction due to excessive mileage, vehicle damage, etc. is decided in the owner's favor.

FINANCIAL IMPACT: Approval of these release/refund requests will result in a net reduction of $609.03 to Orange County, the towns, and school and fire districts. Financial impact year to date for FY 2022-2023 is $16,627.38.

SOCIAL JUSTICE IMPACT: There is no Orange County Social Justice Goal impact associated with this item.

ENVIRONMENTAL IMPACT: There is no Orange County Environmental Responsibility Goal impact associated with this item.

RECOMMENDATION(S): The Manager recommends that the Board:

- Accept the report reflecting the motor vehicle property tax releases/refunds requested in accordance with the NCGS; and
- Approve the attached release/refund resolution.

NORTH CAROLINA RES-2023-023

ORANGE COUNTY

REFUND/RELEASE RESOLUTION (Approval)

Whereas, North Carolina General Statutes 105-381 and/or 330.2(b) allows for the refund and/or release of taxes when the Board of County Commissioners determines that a taxpayer applying for the release/refund has a valid defense to the tax imposed; and

Whereas, the properties listed in each of the attached "Request for Property Tax Refund/Release" has been taxed and the tax has not been collected: and

Whereas, as to each of the properties listed in the Request for Property Tax Refund/Release, the taxpayer has timely applied in writing for a refund or release of the tax imposed and has presented a valid defense to the tax imposed as indicated on the Request for Property Tax Refund/Release.

NOW, THEREFORE, IT IS RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY THAT the recommended property tax refund(s) and release(s) are approved.

Upon motion duly made and seconded, the foregoing resolution was passed by the following votes:

Ayes: Commissioners _____

_____

Noes: _____

I, Laura Jensen, Clerk to the Board of Commissioners for the County of Orange, North Carolina, DO HEREBY CERTIFY that the foregoing has been carefully copied from the recorded minutes of the Board of Commissioners for said County at a business meeting of said Board held on _____, said record having been made in the Minute Book of the minutes of said Board, and is a true copy of so much of said proceedings of said Board as relates in any way to the passage of the resolution described in said proceedings.

WITNESS my hand and the corporate seal of said County, this _____day of _____, 2023

_____
Clerk to the Board of Commissioners

BOCC REPORT - REGISTERED MOTOR VEHICLES
APRIL 4, 2023

NAME	ACCOUNT NUMBER	BILLING YEAR	ORIGINAL VALUE	ADJUSTED VALUE	FINANCIAL IMPACT	REASON FOR ADJUSTMENT	ADDITIONAL EXPLANATION
Avent, Scott	70821622	2022	5,750	0	(118.33)	*Situs error (illegal tax)	
Cook, Ginger	70690945	2022	23,640	23,640	(201.89)	*Situs error (illegal tax)	
Dewitya, Dan	70953481	2022	15,990	0	(288.81)	County changed to Chatham (illegal tax)	
					(609.03)	**TOTAL**	

Adjustment Descriptions

Clerical error G.S. 105-381(a)(1)(a): e.g. when there is an actual error in mathematical calculation.

Illegal tax G.S. 105-381(a)(1)(b): e.g. when the vehicle should have been billed in another county, an incorrect name was used, or an incorrect rate code was used.

Tax levied for an illegal purpose G.S. 105-381(a)(1)(c): e.g. charging a tax that was later deemed to be impermissible under State law

Appraisal appeal G.S. 105-330.2(b): e.g. reduction in value due to excessive mileage or vehicle damage.

**Situs error: An incorrect rate code was used to calculate bill. Value remains constant but bill amount changes due to the change in specific tax rates applied to that Classification GS 105-330-9(b): e.g. Antique automobiles are designated a special class of property under the NC Constitution*

The spreadsheet represents the financial impact that approval of the requested release or refund would have on the principal amount of taxes.
Approval of the release or refund of the principal tax amount also constitutes approval of the release or
refund of all associated interest, penalties, fees, and costs appurtenant to the released or refunded principal tax amount.

Military Leave and Earning Statement (LES): Is a document given on a monthly basis to members of the United States military which reports their pay, home of record and service status. The LES is required when applying for exemption from Motor Vehicle Property Taxes. Active duty, non-resident military personnel may be exempt from North Carolina motor vehicle property tax as allowed by United States Code, Title 50, Service members' Civil Relief Act of 1940. (Amended in 2009 by The Military Spouse's Residency Relief Act)

Titles and Brands: Section 1, Chapter 7
NCDMV Title Manual 14th Edition Revised January 2016

Title: Document that records the ownership of vehicles and the liens against them.
Custom-Built: A vehicle that is completely reconstructed or assembled from new or used parts. Will be branded "Specially Constructed Vehicle"
Flood Vehicles: A motor vehicle that has been submerged or practically submerged in water to the extent that damage to the body, engine, transmission or differential has occurred.
Reconstructed Vehicles: A motor vehicle required to be registered that has been materially altered from original construction due to the removal addition or substitution of essential parts.
Salvaged Motor Vehicles: Is a vehicle that has been damaged by collision or other occurrence to the extent that the cost of repairs exceeds 75% of fair market value, whether or not the motor vehicle has been declared a total loss by an insurer. Repairs shall include the cost of parts and labor, or a vehicle for which an insurance company has paid a claim that exceeds 75% of the Fair Market Value. If the salvaged vehicle is six model years old or newer, an Anti-Theft Inspection by the License and Theft Bureau is required.
Salvage Rebuilt Vehicle: A salvaged vehicle that has been rebuilt for title and registration.
Junk Vehicle: A motor vehicle which is incapable of operation or use upon the highways and has no resale value except as scrap or parts. The vehicle shall not be titled.
Antique Vehicle: A motor vehicle manufactured in 1980 and prior
Commercial Trucking (IRP): The International Registration Plan is a registration reciprocity agreement among jurisdictions in the US and Canada which provides for payment of license fee on the basis of fleet miles operated in various jurisdictions.
Total Loss: Repairs were more than the market value of the vehicle and the insurance company is unwilling to pay for the repairs.
Total Loss/Rebuilt: Whatever the repairs were to make the vehicle road worthy after a Total Loss status has been given. Vehicle must be 5 years old or older. Vehicle status then remains as salvaged or rebuilt.
Certificate of Destruction: NC DMV will not register this type of vehicle. It is not fit for North Carolina roads.

ORANGE COUNTY
BOARD OF COMMISSIONERS

ACTION AGENDA ITEM ABSTRACT
Meeting Date: April 4, 2023

Action Agenda Item No. 8-c

SUBJECT: Property Tax Releases/Refunds

DEPARTMENT: Tax Administration

ATTACHMENT(S):
Resolution
Releases/Refunds Data Spreadsheet

INFORMATION CONTACT:
Nancy Freeman, Tax Administrator,
(919) 245-2735

PURPOSE: To consider adoption of a resolution to release property tax values for nine (9) taxpayers with a total of ten (10) bills that will result in a reduction of revenue.

BACKGROUND: The Tax Administration Office has received nine (9) taxpayer requests for release or refund of property taxes. North Carolina General Statute 105-381(b), "Action of Governing Body" provides that "upon receiving a taxpayer's written statement of defense and request for release or refund, the governing body of the Taxing Unit shall within 90 days after receipt of such a request determine whether the taxpayer has a valid defense to the tax imposed or any part thereof and shall either release or refund that portion of the amount that is determined to be in excess of the correct liability or notify the taxpayer in writing that no release or refund will be made". North Carolina law allows the Board to approve property tax refunds for the current and four previous fiscal years.

FINANCIAL IMPACT: Approval of this change will result in a net reduction in revenue of $4,505.25 to the County, municipalities, and special districts. The Tax Assessor recognized that refunds could impact the budget and accounted for these in the annual budget projections.

SOCIAL JUSTICE IMPACT: There is no Orange County Social Justice Goal impact associated with this item.

ENVIRONMENTAL IMPACT: There is no Orange County Environmental Responsibility Goal impact associated with this item.

RECOMMENDATION(S): The Manager recommends that the Board approve the attached resolution approving these property tax release/refund requests in accordance with North Carolina General Statute 105-381.

NORTH CAROLINA RES-2023-024

ORANGE COUNTY

REFUND/RELEASE RESOLUTION (Approval)

Whereas, North Carolina General Statutes 105-381 and/or 330.2(b) allows for the refund and/or release of taxes when the Board of County Commissioners determines that a taxpayer applying for the release/refund has a valid defense to the tax imposed; and

Whereas, the properties listed in each of the attached "Request for Property Tax Refund/Release" has been taxed and the tax has not been collected: and

Whereas, as to each of the properties listed in the Request for Property Tax Refund/Release, the taxpayer has timely applied in writing for a refund or release of the tax imposed and has presented a valid defense to the tax imposed as indicated on the Request for Property Tax Refund/Release.

NOW, THEREFORE, IT IS RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY THAT the recommended property tax refund(s) and release(s) are approved.

Upon motion duly made and seconded, the foregoing resolution was passed by the following votes:

Ayes: Commissioners _____

_____

Noes: _____

I, Laura Jensen, Clerk to the Board of Commissioners for the County of Orange, North Carolina, DO HEREBY CERTIFY that the foregoing has been carefully copied from the recorded minutes of the Board of Commissioners for said County at a business meeting of said Board held on _____, said record having been made in the Minute Book of the minutes of said Board, and is a true copy of so much of said proceedings of said Board as relates in any way to the passage of the resolution described in said proceedings.

WITNESS my hand and the corporate seal of said County, this _____day of _____, 2023

_____
Clerk to the Board of Commissioners

Clerical error G.S. 105-381(a)(1)(a)
Illegal tax G.S. 105-381(a)(1)(b)
Appraisal appeal G.S. 105-330.2(b)

BOCC REPORT - REAL/PERSONAL
APRIL 4, 2023

NAME	ACCOUNT NUMBER	BILLING YEAR	ORIGINAL VALUE	ADJUSTED VALUE	FINANCIAL IMPACT	REASON FOR ADJUSTMENT	ADDITIONAL INFORMATION
Bauers, Sophia	3205632	2022	5,270	0	(148.42)	Assessed in error (illegal tax)	Gap Bill: Vehicle was registered in Essex Junction, VT during gap period
Bischoff, Jean Booth	3203470	2022	5,880	0	(474.22)	Assessed in error (illegal tax)	Gap Bill: Vehicle registered in Mississippi, WV and Montgomery, AL during Gap period in NC
Gupta, Karan	3204361	2022	9,680	0	(706.35)	Assessed in error (illegal tax)	Gap Bill: Vehicle registered in Missouri and Kansas during Gap period in NC
Hughes, Tom	3190415	2021	28,730	0	(435.46)	Assessed in error (illegal tax)	Double Billed: Watercraft was also billed on account #25022
Hughes, Tom	3190415	2022	28,730	0	(498.84)	Assessed in error (illegal tax)	Double Billed: Watercraft was also billed on account #25022
Montezuma, Jorge Luis	3203679	2022	7,620	0	(504.31)	Assessed in error (illegal tax)	Gap Bill: Vehicle was registered in Monterey, CA and Washington DC during gap period
Parrish, Robert Dexter Jr	3203927	2022	35,406	5,273	(308.88)	Incorrect value (clerical error)	Value appeal: Trailer was valued erroneously based on another trailer the taxpayer owns as per the NC Vehicle Tax System
Schutte, Cathryn	3205943	2022	13,760	0	(739.84)	Assessed in error (illegal tax)	Gap Bill: Vehicle was registered in Daytona Beach, FL during gap period
Sutton, Kevin	3199402	2021	39,744	0	(210.25)	Assessed in error (illegal tax)	Gap Bill: Vehicle was registered during gap period. License plate transfer caused the appearance of a gap in registration
Thomas, Daniel	3204340	2022	6,560	0	(478.68)	Assessed in error (illegal tax)	Gap Bill: Vehicle was registered in New Orleans, LA during gap period
				Total	**(4,505.25)**		

Gap Bill: A property tax bill that covers the months between the expiration of a vehicle's registration and the renewal of that registration or the issuance of a new registration.

The spreadsheet represents the financial impact that approval of the requested release or refund would have on the principal amount of taxes.
Approval of the release or refund of the principal tax amount also constitutes approval of the release or
refund of all associated interest, penalties, fees, and costs appurtenant to the released or refunded principal tax amount.

ORANGE COUNTY
BOARD OF COMMISSIONERS

ACTION AGENDA ITEM ABSTRACT
Meeting Date: April 4, 2023

Action Agenda Item No. 8-d

SUBJECT: Late Applications for Property Tax Exemption/Exclusion

DEPARTMENT: Tax Administration

ATTACHMENT(S):
Exempt Status Resolution
Spreadsheet
Requests for Exemption/Exclusion

INFORMATION CONTACT:
Nancy Freeman, Tax Administrator,
(919) 245-2735

PURPOSE: To consider one (1) untimely application for exemption/exclusion from ad valorem taxation for one (1) bill for the 2022 tax year.

BACKGROUND: North Carolina General Statutes (NCGS) typically require applications for exemption to be filed during the listing period, which is usually during the month of January. Applications for Elderly/Disabled Exclusion, Circuit Breaker Tax Deferment and Disabled Veteran Exclusion should be filed by June 1st of the tax year for which the benefit is requested. NCGS 105-282.1(a1) does allow some discretion. Upon a showing of good cause by the applicant for failure to make a timely application, an application for exemption or exclusion filed after the close of the listing period may be approved by the Department of Revenue, the Board of Equalization and Review, the Board of County Commissioners, or the governing body of a municipality, as appropriate. An untimely application for exemption or exclusion approved under this provision applies only to property taxes levied by the county or municipality in the calendar year in which the untimely application is filed.

One applicant is applying for exclusion based on NCGS 105-278.3, which allows for exclusion from property taxes for property used for a religious purpose.

Including this one application, the Board will have considered a total of fifty-nine untimely applications for exemption of 2022 taxes since the 2022 Board of Equalization and Review adjourned on June 30, 2022. Taxpayers may submit an untimely application for exemption of 2022 taxes to the Board of Commissioners through December 31, 2022.

FINANCIAL IMPACT: The reduction in the County's tax base associated with approval of the exemption application will result in a reduction of FY 2022/2023 taxes due to the County, municipalities, and special districts in the amount of $8,165.60.

SOCIAL JUSTICE IMPACT: There is no Orange County Social Justice Goal impact associated with this item.

ENVIRONMENTAL IMPACT: There is no Orange County Environmental Responsibility Goal impact associated with this item.

RECOMMENDATION(S): The Manager recommends that the Board approve the attached resolution for the above-listed applications for FY 2022/2023 exemption.

NORTH CAROLINA RES-2023-025

ORANGE COUNTY

EXEMPTION/EXCLUSION RESOLUTION

Whereas, North Carolina General Statutes 105-282.1 empowers the Board of County Commissioners to approve applications for exemption after the close of the listing period, and

Whereas, good cause has been shown as evidenced by the information packet provided, and

Whereas, the Tax Administrator has determined that the applicants could have been approved for 2021 had applications been timely.

NOW, THEREFORE, IT IS RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY THAT the properties applying for exemption for 2022 are so approved as exempt.

Upon motion duly made and seconded, the foregoing resolution was passed by the following votes:

Ayes: Commissioners _____

_____

Noes: _____

I, Laura Jensen, Clerk to the Board of Commissioners for the County of Orange, North Carolina, DO HEREBY CERTIFY that the foregoing has been carefully copied from the recorded minutes of the Board of Commissioners for said County at a business meeting of said Board held on _____ said record having been made in the Minute Book of the minutes of said Board, and is a true copy of so much of said proceedings of said Board as relates in any way to the passage of the resolution described in said proceedings.

WITNESS my hand and the corporate seal of said County, this _____day of _____, 2022.

_____
Clerk to the Board of Commissioners

Late exemption/exclusion application - GS 105-282.1(a1)

BOCC REPORT - REAL/PERSONAL
LATE EXEMPTION/ EXCLUSION
APRIL 4, 2023

NAME	ACCOUNT NUMBER	BILL YEAR	ORIGINAL VALUE	TAXABLE VALUE	FINANCIAL IMPACT	REASON FOR ADJUSTMENT
St. Philip's Episcopal Church	298299	2022	898,800	0	8,165.60	Late application General Statute 105-278.3 (religious purposes)
				Total	**8,165.60**	

*Circuit Breaker does not result in a reduction in value. The exemption received is based on the income of the taxpayer.

The spreadsheet represents the financial impact that approval of the requested release or refund would have on the principal amount of taxes.
Approval of the release or refund of the principal tax amount also constitutes approval of the release or
refund of all associated interest, penalties, fees, and costs appurtenant to the released or refunded principal tax amount.

Late Application For Exemption Good Cause Information
April 4, 2023

NAME	ACCOUNT NUMBER	BILL YEAR	Exemption Information	Good Cause Reason
St. Philips Episcopal Church	298299	2022	Religious Education assemblies	Unaware exemption wasn't filed

ORANGE COUNTY
BOARD OF COMMISSIONERS

ACTION AGENDA ITEM ABSTRACT
Meeting Date: April 4, 2023

Action Agenda
Item No. 8-e

SUBJECT: Appointment of Four (4) Deputy Tax Collectors

DEPARTMENT: Tax Administration

ATTACHMENT(S):

INFORMATION CONTACT:
Nancy Freeman, Tax Administrator,
(919) 245-2735

PURPOSE: To reappoint Valerie Curry, Bernice Gwynn, Tonya Smith, and Brandy Prince as Deputy Tax Collectors for four-year terms, effective July 1, 2023.

BACKGROUND: Chapter 105-349(f) of the North Carolina General Statutes allows the Board of County Commissioners to appoint deputy tax collectors "for a term to be determined by the governing board". The statute reads "a deputy tax collector shall have the authority to perform, under the directions of the tax collector, any act that the tax collector may perform unless the governing body appointing the deputy specifically limits the scope of the deputy's authority". Therefore, the deputy tax collectors' work will continue to be performed under the direction of the tax administrator with the precise guidelines that exist.

The continued success of the Revenue Division is evident in the outstanding collection rates that have been attained for several years. Orange County's overall tax collection rate was 99.36% for the 2021-2022 fiscal year.

FINANCIAL IMPACT: There is no financial impact associated with this item.

SOCIAL JUSTICE IMPACT: There is no Orange County Social Justice Goal impact associated with this item.

ENVIRONMENTAL IMPACT: There is no Orange County Environmental Responsibility Goal impact associated with this item.

RECOMMENDATION(S): The Manager recommends that the Board re-appoint Valerie Curry, Bernice Gwynn, Tonya Smith, and Brandy Prince as Deputy Tax Collectors for four-year terms effective July 1, 2023.

ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT
Meeting Date: April 4, 2023

Action Agenda
Item No. 8-f

SUBJECT: Native Plant Month Proclamation

DEPARTMENT: Cooperative Extension, Environment, Agriculture, Parks & Recreation, County Manager

ATTACHMENT(S):
Proclamation

INFORMATION CONTACT:
Mart Bumgarner, (919) 245-2062
David Stancil, (919) 245-2510
Chris Hirni, (919) 245-2510
Bonnie Hammersley, (919) 245-2300

PURPOSE: To consider a proclamation designating April 2023 as Native Plant Month in Orange County.

BACKGROUND: The US Congress first designated April as National Native Plant Month in 2021. Congress acted again in 2022 to designate April 2022 as National Native Plant Month. The BOCC approved a proclamation last year designating April 2022 as Native Plant Month, and various states and local governments across the country have declared April as Native Plant Month in 2023 and over the last few years.

In recent decades, the increase of invasive non-native plant species has become a national concern, as many of these species tend to force out native species, thus threatening the eco-system and species reliant on native plants, such as pollinators.

The attached proclamation proposes that the Board of Commissioners designate April 2023 as Native Plant Month in Orange County.

FINANCIAL IMPACT: There is no financial impact associated with this item.

SOCIAL JUSTICE IMPACT: There are no Orange County Social Justice Goals applicable to this item.

ENVIRONMENTAL IMPACT: The following Orange County Environmental Responsibility Goal impacts are applicable to this item:

- **RESULTANT IMPACT ON NATURAL RESOURCES AND AIR QUALITY**
  Assess and where possible mitigate adverse impacts created to the natural resources of the site and adjoining area. Minimize production of greenhouse gases.

RECOMMENDATION(S): The Manager recommends that the Board approve the proclamation and authorize the Chair to sign the Proclamation on behalf of the Board.

ORANGE COUNTY BOARD OF COMMISSIONERS

NATIVE PLANT MONTH
PROCLAMATION

WHEREAS, native plants are indigenous species that have evolved and occur naturally in a particular region, ecosystem, and habitat; and

WHEREAS, native plants are vital for maintaining and restoring the healthy ecosystem needed to sustain our environment, including but not limited to seed dispersal; pollination of crops and natural vegetation; prevention of flooding, drought, and erosion; regulation of disease-carrying organisms; and moderation of weather extremes; and

WHEREAS, native plants provide shelter as well as nectar, pollen, and seeds that serve as food for native butterflies, insects, birds, amphibians and other wildlife in ways that non-native plants cannot; and

WHEREAS, there are more than 17,000 native plant species in the United States, which include trees, shrubs, vines, grasses, and wildflowers; and

WHEREAS, North Carolina is home to more than 3,900 native plant species, including trees, shrubs, vines, grasses, and wildflowers, making it one of the most diverse states for native plants in the Southeast;

WHEREAS, 969 of the native plant species in North Carolina have been designated as significantly rare and/or in decline and may be in danger of extinction; and

WHEREAS, 94 of those 969 imperiled plants have been found in Orange County; and

WHEREAS, habitat loss and degradation, extreme weather events, and invasive species have contributed to the decline of native plants in the United States; and

WHEREAS, native plants are essential components of resilient ecosystems and our natural heritage;

NOW, THEREFORE, BE IT RESOLVED that the Orange County Board of Commissioners hereby designates April 2023 as ‘‘Native Plant Month’’ in Orange County, and recognizes the benefits of native plants to the environment and economy of Orange County, the state of North Carolina, and the United States.

THIS THE 4TH DAY OF APRIL, 2023.

_____

Jamezetta Bedford, Chair
Orange County Board of Commissioners

ORANGE COUNTY
BOARD OF COMMISSIONERS

ACTION AGENDA ITEM ABSTRACT
Meeting Date: April 4, 2023

Action Agenda
Item No. 8-g

SUBJECT: Expansion of Duke Energy Utility Easement at Gravely Hill Middle School

DEPARTMENT: Asset Management Services

ATTACHMENT(S):
1. Easement Expansion

INFORMATION CONTACT:
Steven Arndt, Director, Asset Management Services, 919-245-2628
Alan Dorman, Assistant Director, Asset Management Services, 919-245-2627

PURPOSE: To approve and authorize the County Manager to sign an agreement upon final review of the County Attorney expanding an existing Duke Energy utility easement at Gravely Hill Middle School allowing Duke Energy to build a new 100kV transmission line.

BACKGROUND: Duke Energy is requesting an expansion of an existing easement at Gravely Hill Middle School, a County-owned property. The original utility easement, which bisects the Northwest section of the property, was granted in 1965. This additional easement would add twenty (20) feet to the easement's width (see map at Attachment 1). The purpose of the expansion is to allow Duke to build a 100kV transmission line to serve Piedmont Electric Membership Corporation substations for immediate growth and future expansion in Orange County.

FINANCIAL IMPACT: There is no financial impact associated with granting the additional easement.

SOCIAL JUSTICE IMPACT: There are no Orange County Social Justice Goals associated with this item.

ENVIRONMENTAL IMPACT: There are no Orange County Environmental Responsibility Goal impacts associated with this item.

RECOMMENDATION(S): The Manager recommends that the Board approve and authorize the County Manager to sign an agreement upon final review of the County Attorney expanding an existing Duke Energy utility easement at Gravely Hill Middle School.

PREPARED BY: Karol P. Mack, Deputy General Counsel, Duke Energy Corporation
Mail To: Duke Energy Carolinas, LLC
Data & Document Management
526 South Church St., ECII-05
Charlotte, N.C. 28202

Property No.: 000924
Land Unit: 2805441
Project No: 000924-860285

STATE OF NORTH CAROLINA

EASEMENT

COUNTY OF ORANGE

THIS EASEMENT is granted this ____ day of _____, 2022, by **THE COUNTY OF ORANGE**, political subdivision of the State of North Carolina, having a mailing address of Post Office Box 8181, Hillsborough, North Carolina 27278 ("***Grantor***," whether one or more), and **DUKE ENERGY CAROLINAS, LLC**, a North Carolina limited liability company, having a mailing address of Data & Document Management, 526 South Church St. ECII-05, Charlotte, North Carolina 28202 ("***DEC***");

W I T N E S S E T H:

That Grantor, in consideration of Ten Dollars ($10.00) and other valuable considerations paid by DEC , the receipt and legal sufficiency of which is hereby acknowledged, does grant and convey unto DEC, its successors and assigns, the perpetual easements and rights of way set forth herein, for the purposes and subject to the terms and conditions set forth herein, over and across the land of Grantor (the "***Premises***") lying in the State and County aforesaid and being more particularly described in the instrument recorded in **Book 4014, Page 24, Orange County Registry.**

As used herein, the term "***Right of Way Strip***" shall mean those areas or parcels of land containing approximately, 0.177 ± acres and shown as "PROPOSED ADDITIONAL EASEMENT" on a plat of survey entitled "EASEMENT ACROSS THE LAND OF COUNTY OF ORANGE," dated October 21, 2022, marked Map: 000841-009409, said plat being attached hereto as **Exhibit A** and incorporated herein by reference.

The easement and right of way herein granted by Grantor to DEC, its successors and assigns, over the Premises is subject to the following terms and conditions:

(a) DEC's Use of Right of Way Strip. Grantor grants to DEC, its successors and assigns, a perpetual easement to enter upon the Premises within the Right of Way Strip (as defined herein) to construct, reconstruct, replace, rebuild, enlarge, modify, remove, inspect, repair, maintain, operate, and use within the Right of Way Strip multiple lines for transporting electrical energy and for

telecommunications and/or data uses of DEC, its successors and assigns, which lines may consist of single or multiple rows of poles, towers, or other structures (at appropriate intervals and without limitation as to number) and related footings and foundations; crossarms; insulators; aboveground and/or underground conductors, static wires, grounds, cables, conduits, electronic equipment, and other appurtenant apparatus, fixtures, hardware, and appliances; and guy wires and anchors inside and/or outside the Right of Way Strip to support DEC's overhead facilities at angle points. DEC shall have the right to: (i) clear and keep the Right of Way Strip free of all trees and other vegetation (except as provided in subsection (b) below), structures, and other objects of any nature including, without limitation, satellite signal receiver systems, billboards, signs, buildings, manufactured homes, mobile homes and trailers, graves, wells, retaining walls, racking, dumpsters, sheds, fire pits or barbecues, swimming pools and any associated decking, septic systems or storage tanks and systems (whether aboveground or belowground), flammable materials, building materials, wrecked or disabled vehicles or equipment, refuse of any type, and all other objects (whether aboveground or belowground); and (ii) install and maintain roads within the Right of Way Strip and install gates in any fences located within the Right of Way Strip, to afford DEC access to the Right of Way Strip.

(b) Grantor's Reserved Use. Grantor shall be entitled to use the Right of Way Strip for all purposes not inconsistent with the rights and easements herein granted to DEC, including the right to: (i) cultivate and harvest annual seasonal crops (not including orchards or timber); (ii) pave, improve and use the Right of Way Strip for vehicular parking, provided that such vehicles are operable and readily moveable under their own power and further provided that Grantor installs protective barriers satisfactory to DEC for the protection of DEC's facilities; (iii) use the Right of Way Strip for recreation, provided no structures or objects (aboveground or belowground) are erected or placed therein without the prior written approval of DEC (which DEC may withhold in its sole discretion); (iv) use and maintain existing roads and drives and sewer, water, and other utility lines within the Right of Way Strip at their existing locations as of the date of this instrument; (v) construct, use, and maintain new paved or unpaved roads, streets, and driveways and new water, sewer, drainage, and other utility lines or pipes crossing the Right of Way Strip, provided such facilities conform to the following requirements: (A) such facilities cross the Right of Way Strip from one side of the Right of Way Strip to the other side at an angle of not less than thirty (30) degrees between the center line of said facilities and the center line of the Right of Way Strip, (B) no road, street, or driveway shall intersect with any other road, street, or driveway, in whole or in part, within the Right of Way Strip, (C) no portion of such facilities and their associated easement area, if any, is located within twenty-five (25) feet of any of DEC 's poles, towers, structures, guy wires, or guy anchors, (D) such facilities are constructed in such a manner as to withstand the weight of DEC's heavy equipment, and (E) such facilities are constructed in strict compliance with all clearance requirements of DEC and all other regulations and ordinances then applicable to electrical facilities; (vi) maintain existing fences, provided that DEC may add gates to allow it access as set forth in subsection (a)(ii) above; (vii) build new fences on the Right of Way Strip with the prior written approval of DEC (which DEC may withhold in its sole discretion), provided any such new fences conform to the following requirements: (A) such fences shall not be attached to DEC 's poles, towers or structures, (B) such fences shall be installed at least twenty-five (25) feet from DEC's poles, towers, structures, guy wires, and guy anchors, (C) such fences shall not exceed 10 feet in height, (D) such fences shall cross the Right of Way Strip from one side of the Right of Way Strip to the other side at an angle of not less than 30 degrees between the centerline

of the fence and the center line of the Right of Way Strip, and (E) if a fence crosses the Right of Way Strip or makes part of it inaccessible to DEC, Grantor shall install a gate pursuant to DEC 's specifications to allow free access required by DEC's vehicles and equipment; and (viii) excavate, grade, and fill, provided Grantor receives DEC's prior written approval (which DEC may withhold in its sole discretion), which approval may contain conditions including, without limitation, the allowable grade and distances from DEC's facilities that cannot be excavated.

(c) DEC's Use of Premises Outside of the Right of Way Strip. Grantor further grants to DEC, its successors and assigns, the right to enter upon the Premises outside of the Right of Way Strip for the following purposes and uses:

(1) to cut, fell and remove any and all trees on the Premises that are or may become tall enough, in DEC's opinion, to fall on or otherwise endanger a line or other facility or structure within the Right of Way Strip ("***Danger Trees***").

(2) to gain access to the Right of Way Strip and Danger Trees at any time and from time to time by vehicles, equipment, and pedestrians, provided that DEC's use of the Premises outside of the Right of Way Strip shall be confined to then-existing streets, roads, and driveways to the extent they provide sufficient access to the Right of Way Strip and/or Danger Trees by vehicles, equipment, and pedestrians. If then-existing streets, roads, and driveways do not provide sufficient access, then DEC shall be entitled to use a reasonably convenient and feasible access route or routes over the Premises to access the Right of Way Strip and/or Danger Trees and shall be entitled to construct and maintain a roadway or driveway for such purposes.

(d) DEC's Repair Obligation. DEC shall repair damage to the Premises, including roads, driveways, and fences, resulting directly from DEC's exercise of its rights granted herein. Provided, however, for purposes of the initial clearing of all trees which DEC is entitled to cut and remove from the Premises pursuant to Paragraphs (a) and (c) herein, said trees shall, upon such cutting, become the property of DEC. Nothing in this Easement shall impose upon DEC any duty to repair or warn of any condition or any type of injury or damage to the Premises existing prior to the date of this Easement nor shall DEC have any duty to repair or warn of any condition or any type of injury or damage upon the Premises caused by the Grantor, any third party, any Act of God, or any natural process, including, without limitation, erosion or conditions caused by vegetation.

The failure of DEC to exercise or continue to exercise any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time or from time to time to exercise any and all of such rights.

TO HAVE AND TO HOLD the aforesaid rights, privileges and easements unto DEC, its successors and assigns forever.

And Grantor, for the Grantor and for the Grantor's successors and assigns, covenants to and with DEC, its successors and assigns, that Grantor is lawfully seized of the above described land in fee and has the right to convey the said rights and easements, that the same is free and clear from any and all encumbrances, and that Grantor will forever warrant and defend the title to the said rights and easements against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument is executed on the date first above written.

GRANTOR:

THE COUNTY OF ORANGE
a political subdivision of the State of North Carolina

By: _____

Name: _____

Title: _____

STATE OF NORTH CAROLINA

COUNTY OF ORANGE_____

I certify that the following person(s) _____ (Name of Officer), as _____ (Title of Officer) of THE COUNTY OF ORANGE, a political subdivision of the State of North Carolina, personally appeared before me this day, each acknowledging to me that he/she signed the foregoing Easement document, on behalf of THE COUNTY OF ORANGE, in the capacity stated.

Date: _____ _____
Notary Public

_____
Notary Public Name Printed/Typed

My Commission Expires: _____

[SEAL]

AREA TABLE			
EASEMENT TYPE	LAND UNIT	ACRES	SQ. FT.
PROPOSED ADDITIONAL EASEMENT		0.177	7722.58

EXHIBIT A

THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.



LOCATION MAP
NOT TO SCALE

CERTIFICATION

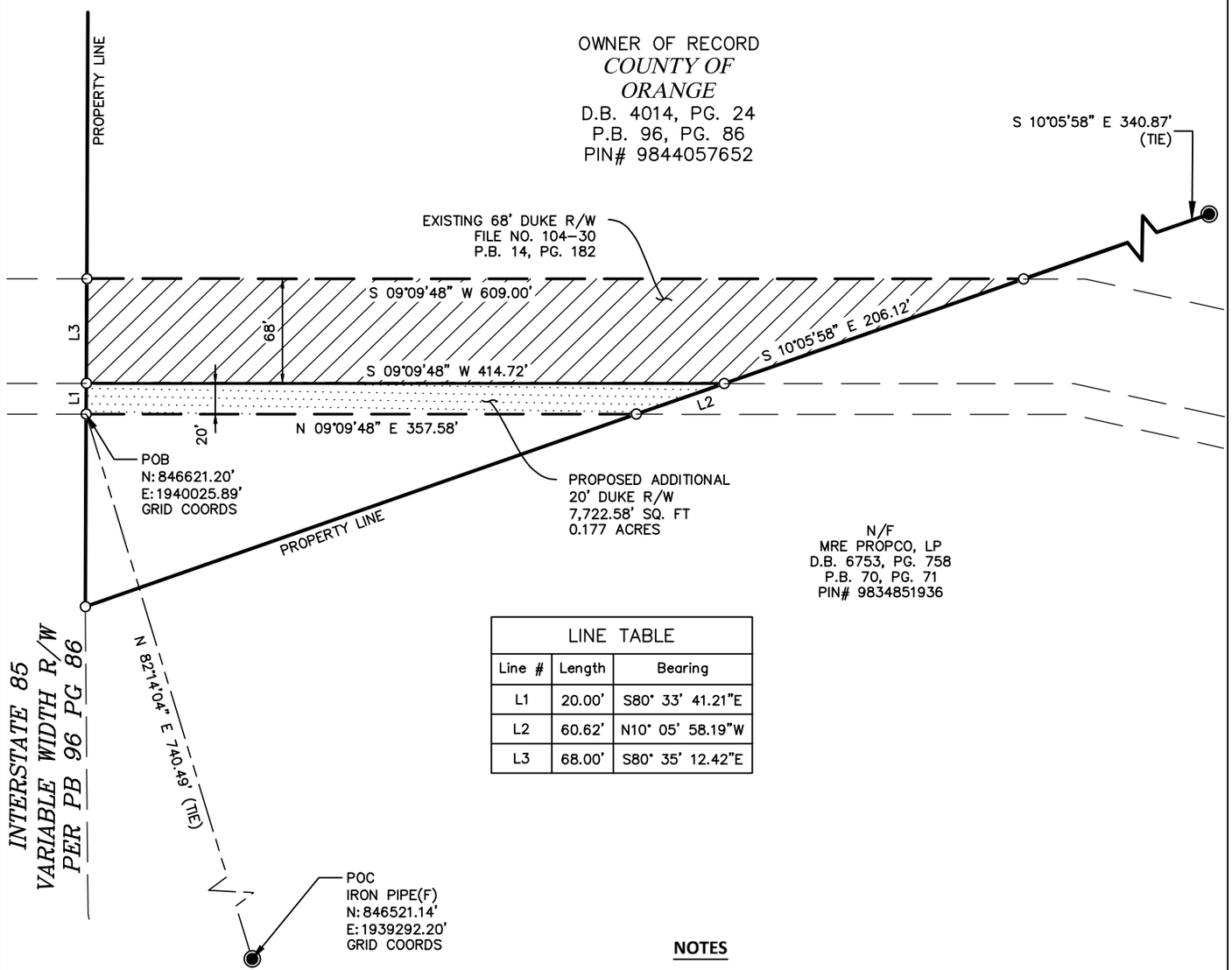
I, W. ANDREW EADES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN PLAT BOOK 96, PAGE 86; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE REFERENCES); THAT THE RATIO OF PRECISION IS 1: 10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA 12 N.C.A.C. 56.1600; PURSUANT TO G.S. 47-30 (F)(11)(C)(4) THIS SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3; AND MEETS THE ATTACHMENT RULES OF G.S. 47-30 (M)(1); THE PURPOSE OF THIS EXHIBIT IS FOR RIGHT OF WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

PRELIMINARY NOT FOR RECORDATION CONVEYANCES, OR SALES

W. ANDREW EADES, PLS L-3413

GRAPHIC SCALE: (IN FEET) 1"=100'

100' 50' 0' 100'



LINE TABLE		
Line #	Length	Bearing
L1	20.00'	S80° 33' 41.21"E
L2	60.62'	N10° 05' 58.19"W
L3	68.00'	S80° 35' 12.42"E

LEGEND

- CONCRETE MONUMENT FOUND
- REBAR SET
- REBAR FOUND
- COMPUTED POINT (NOT SET)
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- EXISTING EASEMENT
- FENCE LINE
- SUBJECT PARCEL
- SUBJECT EASEMENT
- R/W STREET RIGHT OF WAY
- ADJACENT PARCEL
- EXISTING EASEMENT
- SURVEY LINE
- TIE LINE

NOTES

1. SUBJECT PROPERTY SURVEYED AND MAPPED FOR: DUKE ENERGY CAROLINAS, LLC.
2. AREA BY COORDINATE COMPUTATION METHOD.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
4. PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY.
5. SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THIS SURVEY.

SGC
SGC SURVEYING NC, PLLC
SURVEY AND MAPPING
156-B RACEWAY DRIVE
MOORESVILLE, NC 28117
PHONE: 800-581-4031
WWW.SGCSURVEY.COM

DUKE ENERGY CAROLINAS, LLC
PROPOSED ADDITIONAL R/W ACQUISITION
EASEMENT ACROSS THE LAND OF
COUNTY OF ORANGE
EFLAND
ORANGE COUNTY, NORTH CAROLINA

DUKE ENERGY®

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

BUCKHORN REBUILD	DATE: 10/21/22	SCALE: 1" = 100'
PROPERTY: -	DRAWN BY: AAM	PARCEL: -
LAND UNIT: -	CHECK BY: WAE	BOOK #: 4014 PG 24
PROJECT: 000924-010346		LSC MAP #: 000841-009409

ORANGE COUNTY
BOARD OF COMMISSIONERS

ACTION AGENDA ITEM ABSTRACT
Meeting Date: April 4, 2023

Action Agenda Item No. 8-h

SUBJECT: Proposed Sale of 0.45 Acre Property, PIN #0900832203, Hillsborough

DEPARTMENT: Asset Management Services

ATTACHMENT(S):
1. Property Map Showing Location and Tax Value
2. Bonnie M. Gates Offer to Purchase
3. Resolution Authorizing the Sale by Upset Bid Process for Property, PIN #0900832203

INFORMATION CONTACT:
Alan Dorman, Assistant Director, Asset Management Services, 919-245-2627
Steven Arndt, Director, Asset Management Services, 919-245-2658

PURPOSE: To consider the approval of the sale of a 0.45 acre County-owned property, PIN #0900832203, located in Hillsborough, and to approve a resolution authorizing its sale through an upset bid process.

BACKGROUND: The County owns a 0.45 acre property, PIN #090032203, located in Hillsborough. The property comprises a narrow slice of land of limited value to the County (see property map at Attachment 1). Bonnie M. Gates has submitted an offer to purchase the property on behalf of herself and the other heirs of George Miller in the amount of $1,500, and has submitted the required deposit of $75 (Attachment 2).

The 0.45 acre property was originally created when the surrounding subdivision was approved and recorded in 1997. The developer deeded the fee simple ownership to Orange County and PINs were assigned. The lot was never reserved or dedicated as a public or private right-of-way. It was common practice in the 1990s to create lots as “place holders” in the event that adjacent tracts were developed and connectivity was needed.

The property has a listed value of $40,000. However, Tax Administrator Nancy Freeman indicates this is an incorrect valuation, noting that the department will “correct the value for 2023, and the tax value should be changed to $1 to be consistent with other like road parcels. This was not previously corrected due to its status as an exempt County owned property. This value does not take into account the size and its designated use as a road parcel.”

In accordance with North Carolina General Statute 160A-269, public property may be sold through a negotiated offer, advertisement, and upset bid process. As all offers for the purchase of County

property must be presented to the Board of County Commissioners for consideration, Attachment 3 is a resolution authorizing the sale of the property through an upset bid process.

Should the Board approve the offer for the sale of this property in this manner; a notice of sale will immediately be placed in a local paper and on the County's Purchasing web page. The notice will contain a general description of the property, the amount and terms of the offer, and a notice that within ten days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars, and five percent (5%) of the remainder. When/if a bid is raised, the bidder will deposit with the County five percent (5%) of the increased bid, and the County will re-advertise the offer at the increased bid amount for an additional ten days. This procedure will be repeated until no further qualifying upset bids are received, at which time the Board may accept the offer and sell the property to the highest bidder. The final offer will be presented to the Board for consideration and approval.

FINANCIAL IMPACT: The sale of this land will convert a non-productive capital asset into at least $1,500 that may be reallocated to other County needs.

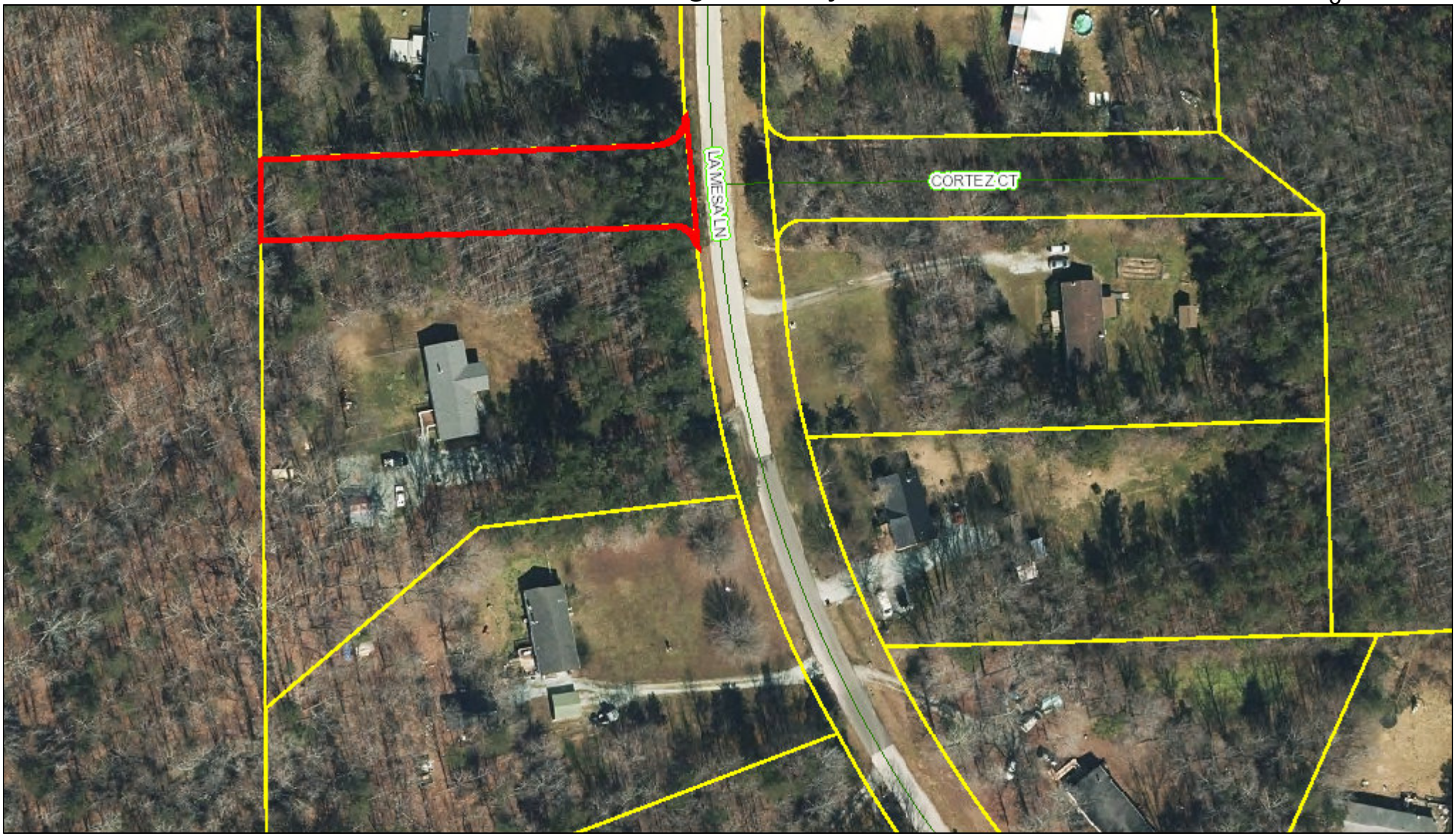
SOCIAL JUSTICE IMPACT: There are no Orange County Social Justice Goal impacts associated with this item.

ENVIRONMENTAL IMPACT: There are no Orange County Environmental Responsibility Goal impacts associated with this item.

RECOMMENDATION(S): The Manager recommends that the Board:

1) Approve the sale of 0.45 acres of land, PIN #090032203, located in Hillsborough, through an upset bid process, in accordance with North Carolina General Statute 160A-269; and
2) Approve and authorize the Chair to sign the resolution authorizing the sale through the upset bid process.

Orange County



Attachment #1

March 7, 2023

This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, 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.

PIN: 0900832203

OWNER 1: ORANGE COUNTY
OWNER 2:
ADDRESS 1: PO BOX 8181
ADDRESS 2:
CITY: HILLSBOROUGH
STATE, ZIP: NC 27278
LEGAL DESC: FUTURE RD PH II LA MESA P78/181

SIZE: 0.45 A
DEED REF: 1619/79
RATECODE: 15
TOWNSHIP LITTLE RIVER
BLDG SQFT:
YEAR BUILT:

BUILDING COUNT:
LAND VALUE: $40,000
BLDG_VALUE: $0
USE VALUE: $0
TOTAL VALUE: $40,000
DATE SOLD: 08/11/1997
TAX STAMPS: 0

1:1,200

0 0.01 0.02 0.04 mi
0 0.015 0.03 0.06 km

ORANGE COUNTY
NORTH CAROLINA

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

OFFER TO PURCHASE ORANGE COUNTY REAL PROPERTY

This offer is being made as a negotiated offer, pursuant to N.C. Gen. Stat. 160A-269, and other applicable sections of the North Carolina General Statutes. The terms of the offer are as follows:

1. **OFFER:** The undersigned Offerror herby offers to purchase the property described below from Orange County for the price of $1,500.00 (ONE THOUSAND, FIVE HUNDRED NO 100/DOLLARS)

2. **PROPERTY:** The property upon which an offer is being made is that certain lot of parcel of land including all improvements thereon, situated in ~~Hillsborough~~ LITTLE RIVER Township, ~~Hillsborough~~ ROUGEMONT, North Carolina, PIN# 0900832203, TM 1.4.37, DESCRIPTION: FUTURE RD PH II LA MESA P78/181.

3. **"AS IS" CONDITION; TITLE:** The Offeror acknowledges that this offer is for the purchase of the property described above in its "as is" condition. Title will be conveyed by special warranty deed, free and clear of all liens or encumbrances.

4. **DEPOSIT:** With this offer the undersigned has deposited 5% of the proposed purchase price with the county as required by law (refundable if the offer is not accepted).

5. **PROPERTY TAX:** It is understood that the property is currently tax exempt, but that pursuant to N.C. Gen. Stat. 105-29(d) the property may become taxable for the fiscal year beginning July of the calendar year in which it is acquired, in which case, the property taxes will be the responsibility of the Offeror.

6. **UPSET BID PROCEDURE:** It is understood that the this offer is subject to upset bid procedures pursuant to N.C. Gen. Stat. 160A-269, and that no final action will be taken on acceptance of this offer until the upset period has expired. It is also understood that by law, the County Board of Commissioners may reject this offer and any upset bid offers at any time.

7. **ADVERTISING COSTS:** Upon closing, the Offeror agrees to reimburse the advertising fees for all legal notice required under N.C. Gen. Stat. 160A-269.

8. **WITHDRAWAL:** The County reserves the right to withdraw the property from sale at any time before the bid or any upset bids are accepted.

[Signature Page to Follow]

Date: 9/19/22
Initial:

OFFER TO PURCHASE ORANGE COUNTY REAL PROPERTY

P. 2

This the 19th day of SEPTEMBER, 2022.

(If a corporate Offeror)

Name of Entity

_____

By:_____

Title:_____

Attest:_____

Corporate Secretary (Affix Corporate Seal)

(If Individual)

Offeror: GEORGE MELVIN MILLER HEIRS

(Print Name)_____

Offeror: By: Bonnie M. Gates

(Print Name)_____

CONTACT: BONNIE M. GATES
BONNIE@BONNIEGATES.net
919-730-5044 c

RES-2023-026 Attachment 3

Resolution Authorizing Upset Bid Process for 0.45 Acre Plot, PIN #0900832203,

Hillsborough, NC

WHEREAS, Orange County owns certain property, 0.45 acres of land located at PIN #0900832203, Hillsborough, NC.; and

WHEREAS, North Carolina General Statue 160A-269 permits the County to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, Orange County has received an offer to purchase the property described above, in the amount of $1,500 submitted by Bonnie Gates on the behalf of herself and the other heirs of George Melvin Miller; and

WHEREAS Ms. Gates has paid the required five percent (5%) deposit on her offer;

THEREFORE, we, the Orange County Board of County Commissioners resolve that:

1. The Orange County Board of County Commissioners authorizes the sale of the property described above through the upset bid procedure of North Carolina General Statute 160A-269.
2. The Orange County Purchasing Agent shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.
3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the Orange County Purchasing Agent, West Campus Office Building, 131 West Margaret Lane, Hillsborough, NC, within 10 days after the notice of sale is published. At the conclusion of the ten day period, the Purchasing Agent shall open the bids, if any, and the highest bid will become the new offer. If there is more than one bid in the highest amount, the first bid received will become the new offer.
4. If a qualifying higher bid is received, the Purchasing Agent shall cause a new notice of the upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bids having been received. At that time, the amount of the final high bid shall be reported to the Orange County Board of County Commissioners.
5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first $1,000 of that offer and five percent (5%) of the remainder of that offer.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The County will return the deposit on any bid not accepted, and will return the

deposit on an offer subject to upset if a qualifying higher bid is received. The County will return the deposit of the final high bidder at closing.

7. The terms of the final sale are that:
   - The County must approve the final high offer before the sale is closed, which it will do within 30 days after the final upset bid period has passed, and
   - The buyer must pay with cash at the time of the closing.
8. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
9. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The County Manager is authorized to execute the instruments necessary to convey the property to Ms. Gates.

This 4th day of April, 2023

_____
Jamezetta Bedford, Chair
Orange County Board of Commissioners

_____
Laura Jensen
Clerk to the Board

ORANGE COUNTY
BOARD OF COMMISSIONERS

ACTION AGENDA ITEM ABSTRACT
Meeting Date: April 4, 2023

Action Agenda Item No. 8-i

SUBJECT: Contract Renewal with NWN for Varonis File Server and Active Directory Protection

DEPARTMENT: Information Technologies

ATTACHMENT(S):

INFORMATION CONTACT:
David Mathias IT Operations Manager/Security Officer, 919.245.2272
Jim Northrup Chief Information Officer, 919.245.2276

PURPOSE: To approve and authorize the Manager to sign a three year renewal contract with NWN to continue licensing and support for Varonis, a software system which provides protection and the ability to audit County file systems and authentication mechanisms.

BACKGROUND: Orange County Information Technologies has currently deployed processes around Varonis. Varonis is a system for managing and auditing events on file servers and the Active Directory. This ability assists Information Technologies in providing accurate information to other County departments for audit, compliance, and accreditation purposes. Varonis also offers mechanisms for automated security response, including ransomware protection.

The system is proposed for renewal for licensing and support through NWN, a reseller of Varonis. The contract document will be the Orange County standard contract for purchases above $90,000.

FINANCIAL IMPACT: The contract with NWN for Varonis renewal totals to $329,654.95, broken into three yearly payments of $109,884.98. Payments would be made annual basis and not as a three year lump sum.

SOCIAL JUSTICE IMPACT: There are no Orange County Social Justice Goals specifically applicable to this item: However, while an annual maintenance agreement may not seem to impact Social Justice, this software is essential to the smooth running of government and like many infrastructure items is a foundational element to ensure all Board Goals and Priorities are pursued.

ENVIRONMENTAL IMPACT: There are no Orange County Environmental Responsibility Goal impacts associated with this item. The Varonis system does create a more efficient workplace.

RECOMMENDATION(S): The Manager recommends that the Board approve and authorize the Manager to sign the three year renewal contract and other all necessary documents with NWN, as well as any future amendments, to continue licensing and support for Varonis.

ORANGE COUNTY
BOARD OF COMMISSIONERS

ACTION AGENDA ITEM ABSTRACT
Meeting Date: April 4, 2023

Action Agenda
Item No. 8-j

SUBJECT: Approval of In-County Travel Allowance for Orange County Schools Board of Education Members

DEPARTMENT: County Manager's Office

ATTACHMENT(S):
Attachment 1: Resolution
Attachment 2: OCS Abstract and Policy

INFORMATION CONTACT:
Kirk Vaughn, (919) 245-2153

PURPOSE: To consider adopting a resolution approving a monthly in-county travel allowance for members of the Orange County Schools (OCS) Board of Education.

BACKGROUND: On March 6, 2023, the Orange County Schools Board of Education approved changes to Board Policy 2130 (Board Member Compensation and Expenses) to provide each member a flat $100 per month travel allowance for in-county travel connected with Board members' official duties. As it reflects an expense allowance, North Carolina General Statute (NCGS) 115C-38 requires Board of County Commissioners approval, consistent with the procedures described in NCGS 153A-92, before it can go into effect.

Under North Carolina General Statute 115C-38, and per the authority set in North Carolina General Statute 153A-92, the Board of County Commissioners (BOCC) sets the compensation of board of education members annually during the budget approval process:

> "The tax-levying authority for a local school administrative unit may, under the procedures of G.S. 153A-92, fix the compensation and expense allowances paid members of the board of education of that local school administrative unit. Funds for the per diem, subsistence, and mileage for all meetings of county and city boards of education shall be provided from the current expense fund budget of the particular county or city. The compensation and expense allowances of members of boards of education shall continue at the same levels as paid on July 1, 1975, until changed by or pursuant to local act or pursuant to this section."

Based on this, the Manager recommends the $100 monthly in-county travel allowance. The annualized cost of this action will be $8,400, and will be funded through the County's current expense funding towards Orange County Schools. The district is not requesting any additional funds from the County for the change in FY 2022-23.

FINANCIAL IMPACT: Funding for the stipend increases will come from the existing current expense budget for FY 2022-23 as approved by the BOCC.

SOCIAL JUSTICE IMPACT: There is no Orange County Social Justice Goal applicable to this item.

ENVIRONMENTAL IMPACT: There is no Orange County Environmental Responsibility Goal impact associated with this item.

RECOMMENDATION(S): The Manager recommends that the Board approve and authorize the Chair to sign the attached resolution approving the Orange County Schools Board of Education in-county travel allowance.

RES-2023-028 Attachment 1

A RESOLUTION AUTHORIZING THE APPROVAL OF IN-COUNTY TRAVEL ALLOWANCE FOR ORANGE COUNTY SCHOOLS BOARD OF EDUCATION MEMBERS

WHEREAS, members of the Orange County Schools Board of Education travel throughout the county to fulfill their duties as Board members; and

WHEREAS, North Carolina General Statute §115C-38 provides that a local tax levying board may "fix the compensation and expense allowances paid members of the board of education of that local school administrative unit;" and

WHEREAS, the Orange County Schools Board of Education has requested it be allowed to provide its members a monthly stipend for In-County Travel at $100 per month;

NOW THEREFORE BE IT RESOLVED that the Orange County Schools Board of Education is authorized to provide its members a stipend for In-County Travel as requested.

Adopted by the Orange County Board of Commissioners this 4th day of April, 2023.

By: Attest:

_____ _____

Jamezetta Bedford, Chair
Orange County Board of Commissioners

Laura Jensen, Clerk to the Board

[SEAL]

Attachment 2

Orange County Schools

Board of Education Meeting
03/06/2023 07:00 PM

Printed : 3/13/2023 11:30 AM ET

ITEM : II.I.4. Policy 2130 Board Member Compensation and Expenses - Second Read

Date
3/6/2023

Action Item (Yes / No)
Yes

Subject
Board Policy:2130 - Board Member Compensation and Expenses Second Reading.

Staff Contact
Mrs. Joyce Hatcher-Chief Human Capital Officer
Mr. Will Atherton-Board Chair

Goals
✔
Strategic Goal 2-OUTCOME GOAL 2: EXCELLENCE AND EFFICIENCY - (Aligns with Equity Goal 5: Make decisions, draft policies and allocate and utilize resources that are aligned to the district Equity Policy. Assess the racial and equity impact of decisions, policies, and resource allocation and identify strategies to address inequities.)

Purpose
Approval of Second Reading of Board Policy 2130: Board Member Compensation and Expenses.

Background
On November 17, 2022, The Policy Committee recommended the approval of First Reading of Board Policy 2130: Board Member Compensation and Expenses and on February 20, 2023 Attorney make changes and bring it back to Consent on 3.6.2023.

Equity Impact
N/A

Financial Impact
N/A

Recommendation for Action/Next Steps
Approval of First Reading for updates to Board Policy 2130: Board Member Compensation and Expenses.

Language for Motion:
I move to adopt revised policy 2130 on first reading, on the understanding that County Commissioner approval is required before the monthly travel allowance provision in Section 5 will take effect."

Supporting Documents

Policy 2130 - Board Member Compensation (NAR redline 2-24-23) (R2695723x7AD04)
Policy 2130 - Board Member Compensation (clean 2-24-23) (R2695779x7AD04)

Policy Code: 2130 Board Member Compensation and Expenses

A. Compensation

Board members will be compensated for the performance of official school system business. The amount of compensation will be established according to applicable laws.

B. Reimbursement

Board members will be reimbursed for out-of-pocket expenses incurred in the performance of their duties per the same standards and procedures that apply to employees under Policy 7650 – Employee Travel and Other Expense Reimbursement, except as otherwise provided in this policy. ~~Board members should submit requests for reimbursement, along with documentation of the expenses, within 30 days of incurring the expense. The board member incurring the expense must sign the reimbursement request, and the Superintendent will approve such requests provided they are reasonable and appropriately documented.~~

1. All Board member reimbursements requests shall be signed and submitted in writing (with receipts, if applicable) to the Board Chair for review and approval under this policy within thirty (30) days of the date the expense was incurred, except that reimbursement requests from the Chair shall be submitted to the Vice Chair within that same time frame. The Superintendent and Finance Officer shall be copied on all such reimbursement requests. The Board Chair's or Vice Chair's review of any reimbursement request shall be confined to whether the reimbursement is within the budget of the requesting Board member and otherwise in compliance with this Policy. Any member whose reimbursement request is denied may appeal the denial to the full Board in open session at a duly called Board meeting.
2. Each Board member shall receive an annual budget of two thousand dollars ($2,000) for all expense reimbursements during each fiscal year. This amount is inclusive of all expenses incurred in connection with conferences, trainings, and other professional development activities (including registration fees, hotel expenses, meal reimbursement, travel costs, and incidental expenses) and all other miscellaneous expenses. Any unused portions of this annual budget will lapse on June 30 at the end of each fiscal year and may not be rolled over to successive years. Each Board member is responsible for monitoring his or her own budget and expenses and assumes sole financial responsibility for any expenses incurred in excess of his or her budget. The Finance Department shall keep a running record of each Board member's expense reimbursement budget and any reimbursements paid from such budget and will share that information with individual Board members upon request. Trainings and other professional development activities scheduled by the district on behalf of the full Board will not count toward any Board member's individual budget. Any Board member may ask the full Board to approve a one-time increase in his or her annual budget by submitting an agenda item to the Chair and Superintendent for discussion in open

session. Board members must also comply with Board Policy 2123 with respect to conferences or other events that are intended to satisfy statutory requirements for annual Board member trainings.

3. In the event a Board member is unable to attend a scheduled conference, training, or other professional development activity due to illness or unforeseen emergency, any non-refundable fees or expenses shall be deducted from that member's annual budget but shall not be billed to that member as personal expenses, provided they are otherwise within the member's budget. In the event a Board member chooses not to attend a scheduled conference, training, or other professional development activity for any other reason (including but not limited to work pressures, calendar conflicts, or non-emergency personal reasons), the Board member shall be personally liable for any non-refundable fees or expenses.
4. Expenses incurred for technology-related purchases (including but not limited to hardware, software, and ancillary items such as power cords and carrying cases) shall be reimbursable only if they are within a Board member's annual budget and consistent with any districtwide standards and protocols for technology-related purchases.
5. In lieu of receiving reimbursement for in-county travel expenses, Board members shall receive a monthly travel allowance of one hundred dollars ($100) per month throughout their terms as Board members. Board members shall not be eligible for any other reimbursement or compensation for any in-county travel expenses, even if the actual cost of such travel exceeds the amount of the expense allowance.

Legal References: G.S. 115C-38; 153A-92

Issued: 12/06/2004; 01/26/2015

Date Reviewed/Approved: 06/13/2016

Policy Code: 2130 Board Member Compensation and Expenses

A. Compensation

Board members will be compensated for the performance of official school system business. The amount of compensation will be established according to applicable laws.

B. Reimbursement

Board members will be reimbursed for out-of-pocket expenses incurred in the performance of their duties per the same standards and procedures that apply to employees under Policy 7650 – Employee Travel and Other Expense Reimbursement, except as otherwise provided in this policy.

1. All Board member reimbursements requests shall be signed and submitted in writing (with receipts, if applicable) to the Board Chair for review and approval under this policy within thirty (30) days of the date the expense was incurred, except that reimbursement requests from the Chair shall be submitted to the Vice Chair within that same time frame. The Superintendent and Finance Officer shall be copied on all such reimbursement requests. The Board Chair's or Vice Chair's review of any reimbursement request shall be confined to whether the reimbursement is within the budget of the requesting Board member and otherwise in compliance with this Policy. Any member whose reimbursement request is denied may appeal the denial to the full Board in open session at a duly called Board meeting.
2. Each Board member shall receive an annual budget of two thousand dollars ($2,000) for all expense reimbursements during each fiscal year. This amount is inclusive of all expenses incurred in connection with conferences, trainings, and other professional development activities (including registration fees, hotel expenses, meal reimbursement, travel costs, and incidental expenses) and all other miscellaneous expenses. Any unused portions of this annual budget will lapse on June 30 at the end of each fiscal year and may not be rolled over to successive years. Each Board member is responsible for monitoring his or her own budget and expenses and assumes sole financial responsibility for any expenses incurred in excess of his or her budget. The Finance Department shall keep a running record of each Board member's expense reimbursement budget and any reimbursements paid from such budget and will share that information with individual Board members upon request. Trainings and other professional development activities scheduled by the district on behalf of the full Board will not count toward any Board member's individual budget. Any Board member may ask the full Board to approve a one-time increase in his or her annual budget by submitting an agenda item to the Chair and Superintendent for discussion in open session. Board members must also comply with Board Policy 2123 with respect to conferences or other events that are intended to satisfy statutory requirements for annual Board member trainings.

3. In the event a Board member is unable to attend a scheduled conference, training, or other professional development activity due to illness or unforeseen emergency, any non-refundable fees or expenses shall be deducted from that member's annual budget but shall not be billed to that member as personal expenses, provided they are otherwise within the member's budget. In the event a Board member chooses not to attend a scheduled conference, training, or other professional development activity for any other reason (including but not limited to work pressures, calendar conflicts, or non-emergency personal reasons), the Board member shall be personally liable for any non-refundable fees or expenses.
4. Expenses incurred for technology-related purchases (including but not limited to hardware, software, and ancillary items such as power cords and carrying cases) shall be reimbursable only if they are within a Board member's annual budget and consistent with any districtwide standards and protocols for technology-related purchases.
5. In lieu of receiving reimbursement for in-county travel expenses, Board members shall receive a monthly travel allowance of one hundred dollars ($100) per month throughout their terms as Board members. Board members shall not be eligible for any other reimbursement or compensation for any in-county travel expenses, even if the actual cost of such travel exceeds the amount of the expense allowance.

Legal References: G.S. 115C-38; 153A-92

Issued: 12/06/2004; 01/26/2015

Date Reviewed/Approved: 06/13/2016

ORANGE COUNTY
BOARD OF COMMISSIONERS

ACTION AGENDA ITEM ABSTRACT
Meeting Date: April 4, 2023

Action Agenda Item No. 8-k

SUBJECT: Resolution Supporting Legislation to Reclassify Telecommunicators

DEPARTMENT: Emergency Services

ATTACHMENT(S):
Draft Resolution

INFORMATION CONTACT:
Laurie Piché, (919) 245-6157
Kirby Saunders, (919) 245-6100

PURPOSE: To consider a draft Resolution supporting the National Reclassification of 9-1-1 Telecommunicators from "Office and Administrative Support" to "Protective Service Occupations."

BACKGROUND: In September 2021, US Representatives Norma J. Torres and Brian Fitzpatrick announced that the 9-1-1 SAVES Act had been approved by the US House of Representatives as part of the Fiscal Year 2022 National Defense Authorization Act. The 9-1-1 SAVES Act is bipartisan legislation to reclassify 911 dispatchers in the Office of Management and Budget's Standard Occupational Classification (SOC) catalog from "Office and Administrative Support" to "Protective Service Occupations", granting 911 dispatchers access to the resources, benefits, and recognition. The legislation has been endorsed by the Association of Public Safety Communications Officials (APCO) International, the National Emergency Number Association (NENA), the American Federation of State, County and Municipal Employees (AFSCME) and Jessica Rosenworcel, Chair of the Federal Communications Commission.

FINANCIAL IMPACT: There is no financial Impact applicable to consideration of the attached resolution.

SOCIAL JUSTICE IMPACT: There are no Orange County Social Justice Goals applicable to consideration of the attached resolution.

ENVIRONMENTAL IMPACT: There are no Orange County Environmental Responsibility Goal impacts applicable to consideration of the attached resolution.

RECOMMENDATION(S): The Manager recommends that the Board approve and authorize the Chair to sign the attached resolution.

ORANGE COUNTY BOARD OF COMMISSIONERS

RESOLUTION SUPPORTING THE RECLASSIFICATION OF 9-1-1 TELECOMMUNICATORS

WHEREAS, in September 2021, U.S. Representatives Norma J. Torres and Brian Fitzpatrick announced that the 9-1-1 SAVES Act had been approved by the US House of Representatives as part of the Fiscal Year 2022 National Defense Authorization Act. The 9-1-1 SAVES Act is bipartisan legislation to reclassify 9-1-1 telecommunicators from "Office and Administrative Support" to "Protective Service Occupations" in the Office of Management and Budget's Standard Occupational Classification (SOC) catalog; and

WHEREAS, 9-1-1 telecommunicators are the first line of response during an emergency, and deserve to be classified in a way that recognizes their work is on par with other public servants classified as first responders; and

WHEREAS, former US Senator Richard Burr introduced the reclassification bill in the United States Senate, where it remained; and

WHEREAS, 9-1-1 telecommunicators are working with elected officials to re-introduce this legislation with the next Congress, and local support will assist this effort; and

WHEREAS, the Orange County Board of Commissioners is in support of such a legislative change;

NOW, THEREFORE, BE IT RESOLVED that the Orange County Board of Commissioners supports the bipartisan legislation to reclassify 9-1-1 telecommunicators from "Office and Administrative Support" to "Protective Service Occupations" in the Office of Management and Budget's Standard Occupational Classification (SOC) catalog.

Adopted this 4th day of April, 2023.

_____
Jamezetta Bedford, Chair
Orange County Board of Commissioners

_____
Laura Jensen, Clerk
Board of County Commissioners

ORANGE COUNTY
BOARD OF COMMISSIONERS

ACTION AGENDA ITEM ABSTRACT
Meeting Date: April 4, 2023

Action Agenda Item No. 8-I

SUBJECT: Approval of Financing Arrangements for Efland Volunteer Fire Department for Renovation of Fire Station #1

DEPARTMENT: Finance and Administrative Services

ATTACHMENT(S):
Attachment 1. March 14, 2023 Public Hearing Notice
Attachment 2. Notes from March 14, 2023 Public Hearing
Attachment 3. Fire Service Agreement
Attachment 4. Certificate of Approval

INFORMATION CONTACT:
Gary Donaldson, 919-245-2453

PURPOSE: To approve the Efland Volunteer Fire Department (EVFD) entering into a financing arrangement to renovate Efland Fire Station #1, and authorize the Board of Commissioners' Chair to sign the appropriate documents related to the financing arrangements.

BACKGROUND: The Efland Volunteer Fire Department intends to renovate Fire Station #1 which includes adding office space and improved living conditions including bedrooms for night first responders. The requisite supporting attachments are attached. The loan amount is $2,299,798 and will be borrowed from Roxboro Savings Bank. The renovations are projected to be completed in 2024.

Volunteer fire departments are required to obtain Board of County Commissioners' approval of such purchases only when they use tax-exempt debt financing to pay for purchase. Volunteer fire departments are not mandated to obtain Board of County Commissioner approval when undertaking acquisitions, improvements or purchases that do not require debt financing.

Section 147(f) of the Internal Revenue Code of 1986 outlines specific steps that must occur when a tax supported fire department enters into a financing arrangement. The department has completed the required steps to comply with Section 147.

- **Conduct a public hearing** – On March 14, 2023, EVFD held a public hearing regarding the renovation project and financing. EVFD advertised the hearing in the News of Orange newspaper. Per the hearing notes at Attachment 2, no individuals signed up for comment or made comment when the floor was opened during the hearing.
- **Obtain approval of the "applicable elected representatives"** – In accordance with Section 147, the Board of County Commissioners must approve the Department's plan to

enter into the debt arrangement. This approval does not create liability on the part of Orange County nor does it make the County responsible for the repayment of any debt assumed by the fire department. The approval provides a mechanism for the Board of Commissioners to acknowledge that, through this financing arrangement, the Fire Department is pledging use of the Fire Tax District's tax dollars to repay the loan. In order to comply with this IRS requirement, the Chair of the Board of Commissioners must sign the Fire Service Agreement and Certificate of Approval for the district provided in the attachments.

FINANCIAL IMPACT: EVFD plans to finance the entire cost of $2,299,798. The Department's Board of Directors has agreed to a 15-year loan at the fixed rate of 4.53% APR with the Roxboro Savings Bank. The annual loan repayment amount is $214,585. The department does anticipate the renovations will cause an increase in the current district tax rate of two cents from 8.28 to 10.28 cents per $100 of assessed valuation. There is no recourse to the County.

SOCIAL JUSTICE IMPACT: The following Orange County Social Justice Goal is applicable to this item:

- **GOAL: CREATE A SAFE COMMUNITY**
  The reduction of risks from vehicle/traffic accidents, childhood and senior injuries, gang activity, substance abuse, and domestic violence.

ENVIRONMENTAL IMPACT: There is no Orange County Environmental Responsibility Goal impact associated with this item.

RECOMMENDATION(S): The Manager recommends that the Board:

1. Approve the Efland Volunteer Fire Department entering into a financing arrangement to renovate Fire Station #1; and
2. Authorize the Chair to sign the appropriate documents related to the financing arrangement.

WOMACK PUBLISHING
PO BOX 530
CHATHAM VA 24531
(434)432-1654ext

ORDER CONFIRMATION

Salesperson: Not Applicable — Printed at 03/06/23 13:25 by mdavi-wp

Acct #: 20182 — Ad #: 51317 — Status: New WHOLD

EFLAND FIRE DEPARTMENT
3900 US HWY 70 WEST
EFLAND NC 27243

Start: 03/08/2023 — Stop: 03/08/2023
Times Ord: 1 — Times Run: ***
STD 2.00 X 1.22 Words: 58
Total STD 2.44
Class: 380 Public Notice
Rate: LEG — Cost: 27.08
Affidavits: 1
Ad Descrpt: RENOVATION TO FS # 1
Descr Cont: THE EFLAND VOLUNTEER FIRE
Given by: *
P.O. #:
Created: mdavi 03/06/23 13:19
Last Changed: mdavi 03/06/23 13:24

Contact: JASON
Phone: (919)732-8941
Fax#:
Email: jthackler113@gmail.com
Agency:

PUB	ZONE	EDT	TP	RUN DATES
NOC	A	99	S	03/08

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Jason Hackler
Name (print or type)

Name (signature)

.

The Efland Volunteer Fire Department will be holding a public hearing to discuss the purchase for the renovation / construction project to Fire Station #1. The hearing will be March 14th at 7pm. The meeting will be located at Efland Station #1, 3900 US 70 West Efland NC, 27243. For more information, please call 919-732-8941.

March 08, 2023

Efland Volunteer Fire Department
PO Box 39 Efland North Carolina 27243
(919)732-8941

March 14, 2023

Call to Order:
The Efland Fire Department Public Hearing was called to order by Chief Kevin Brooks on Tuesday, March 14, 2023, at 19:00. Attendees were Kevin Brooks, Clark Brooks, Andy Cagle, Alana Cagle, Jonathan Henson, Kendell Meeks, Brian Griffith, Sean Tierney, Pete Hallenbeck, Jack Adams

Opening Statement:
The public hearing was convened to discuss the purchase of the 2023 Fire Station 1 Renovation / Construction project.
The purpose of this is to add office space and create better living conditions including bedrooms for staffing at night time. This will also allow for updating the station that was built in 1974.
The Bid was awarded to TA Davis Construction for $ 2,299,798.00
The loan will be with Roxboro Saving 4.53 % for 15 years.

Public Comments:
The public comment was opened at 19:05
No one signed up to speak
No comments from the floor
Andy Cagle made a motion to close @ 19:15
It was seconded by Kendell Meeks
The move to adjourn was unanimously approved

Respectfully submitted,

Clark Brooks

STATE OF NORTH CAROLINA
ORANGE COUNTY

FIRE PROTECTION AND EMERGENCY SERVICES AGREEMENT

THIS AGREEMENT (this "Agreement"), made and entered into this 6 day of January, 2020 by and between Orange County, hereinafter referred to as the "County" and Efland Fire Department, hereinafter referred to as the "Fire Department", referred to herein as "Party" and/or collectively as the "Parties".

WITNESSETH:

1. County created the West Orange Fire Protection District (the "District") as a special tax district pursuant to Chapter 69 of the North Carolina General Statutes and desires to contract with Fire Department for fire protection and other services as set out herein.

2. Pursuant to §NCGS 69-25.4 the County agrees that it will cause to be assessed or levied a special tax of not more than fifteen cents ($.15) per one-hundred dollar ($100) valuation of all real and personal property in the District unless otherwise limited or prohibited by law or a vote of the people, and will collect said tax as a part of the ad valorem taxes of Orange County; provided however, the amount levied annually shall be based on the needs projected in the budget estimate submitted by the Fire Department to the County as approved by the Orange County Board of Commissioners in its annual budget or as they may otherwise determine.

3. That a special or separate fund shall be maintained by the County for funds collected as a result of said special tax.

4. That from said special tax district the Board of County Commissioners will approve a Fire Protection District tax rate and Annual Budget for the Fire Department. The County agrees to remit quarterly payments, by the 15th day of the first month of each quarter. The total quarterly payments to the fire department will equal the annual budget.

5. The Fire Department shall provide and furnish adequate fire protection services and shall provide the necessary equipment, personnel, and other resources as determined by the North Carolina Department of Insurance, Fire and Rescue Service Division, and the Insurance Service Office for all persons and property located within the District. Fire Department currently has an insurance rating of Class 6, and during the term of this Agreement will maintain at least a 9E insurance rating. Fire Department will furnish fire and rescue services free of charge to all persons and individuals within the District (excluding non-public commercial transportation). Fire Department shall strive to maintain the current ISO rating of 6. This section does not preclude the Fire Department from charging a pre-arranged nominal fee when standing by for special events.

6. That all funds paid to the Fire Department by the County shall be used exclusively by the Fire Department to provide fire protection services within the District (See Exhibit 1), and the Fire Department may also use said funds to provide Medical Responder and rescue services within the District, and to pay other legitimate fire, rescue, and

Emergency Medical Technician expenses attributable to the services rendered within the District. This does not preclude mutual aid agreements.

7. The Fire Department shall provide Medical Responder Services within the District. Medical Responder Services are defined as the provision of Basic Life Support treatment as needed until such time as more highly trained personnel arrive on scene. Such Medical Responder Services may be provided through mutual aid agreements or through third party contracts

8. The Fire Department shall provide Hazardous Materials Response Services according to the North Carolina Department of Insurance North Carolina Fire Rescue Commission Haz-Mat 1 Responder level for all operational responses in the district. Hazardous Materials Response Services are defined as defensive actions necessary to protect life, property and the environment from the effects of the release.

9. The Fire Department shall provide Rescue Services to all persons and individuals within the District. Rescue Services are defined as the removal, extrication, or freeing of individuals from vehicle confinement or danger. Such Rescue Services may be provided through mutual aid agreements or through third party contracts.

10. Notwithstanding Section 6 above Fire Department may provide fire protection services outside the District subject to the following terms and conditions:

    A. That Fire Department is authorized to extend their primary insurance fire protection services in surrounding fire insurance districts to better serve the citizens by eliminating a class 10 area in the neighboring fire district. The fire department shall provide a notarized agreement between the fire departments submitted to the fire marshal for processing to the Board of County Commissioners.

    B. Fire Department shall not expend any funds or resources appropriated for the use of persons and individuals in the West Orange Fire District for the primary fire protection services outside the area of surrounding response districts. In the event any such expenditure occurs for primary fire protection outside of their insurance response to a neighboring district, the Fire Department shall immediately notify the County and Fire Department shall take corrective measures to rectify the expenditure and to ensure such expenditure shall not be repeated. This does not preclude fire departments in the county to expend funds toward a fire district in this county for the creation and use of a joint facility to be utilized for training in fire, rescue and other emergency services.

11. That Fire Department shall enter into an agreement with surrounding Departments in which the Fire Department provides compensation to those surrounding Departments for their availability and service providing primary fire protection services in an Efland Class 10 insurance response areas.

12. In providing the services contemplated herein the Fire Department shall operate in compliance with all applicable State and local laws and regulations including, but not limited to the North Carolina Fire Incident Reporting System (G.S. 58-79-45, NC

Administrative Code, §.0402). The Fire Department shall submit electronic incident reports on a quarterly basis to the Office of the North Carolina State Fire Marshal. The Fire Department further agrees to notify the Orange County Fire Marshal's Office of the annual corporation meeting and provide a current list of its Board of Directors no later than 14 days after the by-laws declare new members take office. The Fire Department shall provide a copy of the certified personnel roster submitted to the N.C. State Firefighter Association to the Fire Marshal's Office at the time of submission to the association. The fire department agrees to work with Emergency Management to resource type personnel, apparatus including pump and tank size, and specialized fire suppression equipment in Salamander or other software used by Emergency Services. The fire department shall immediately notify the Fire Marshal's Office where there is a change in fire chief. The County shall have the right to inspect all books and accounts for the Fire Department at any time. Said inspection shall be conducted by the Orange County Fire Marshal and/or Orange County Finance Office and/or their designee. The following minimal performance standards are agreed upon by the County and the Fire Department and are a part of this contract:

A. Response Time. Fire Department should have the goal of having a response time that exercises due diligence to responding to all emergencies when notified of the emergency.

B. Personnel on Scene. Fire Department should have adopted standard operating guidelines that address the appropriate number of firefighters needed on all type fire calls. The National Incident Management System shall be used at all incidents to manage personnel.

C. Training. Fire Department shall have the minimum standard training requirements set forth by the State of North Carolina and NC Department of Labor for providing fire and emergency services provided by the Fire Department. For purposes of this agreement emergency services includes both Medical Responder services, hazardous materials services, and rescue services.

D. Fire Investigations. The Fire Department officer in charge at all fire scenes shall attempt to determine the cause and origin of every fire. When the officer in charge cannot determine the cause and origin of the fire, or if the cause is suspected to be of an incendiary nature, the officer in charge may request assistance from the Orange County Fire Marshal's Office.

E. Reports. Fire Department shall keep all records according to state law for retention. All State and county required reports and rosters shall be submitted by the applicable deadlines.

F. Fire Hydrants. The Fire Department should report any malfunctions or damage to hydrants to the owner of the water distribution system.

G. Emergency/Disaster Response. Fire Department shall follow the Orange County Emergency Operation Framework (EOF) Policy when responding to an emergency or disaster.

H. State of Emergency. County requests that Fire Department, when available, assist with the following services, but not limited to, before, during, and following times of emergency/disaster: 1) Debris Clearance; 2) Traffic Control; 3) Alert and Warning; 4) Search and Rescue; 5) Evacuation Notification and Coordination; and 6) other life-saving and property protection measures as necessary. All operations shall be in accordance with the Orange County Orange County Emergency Operation Framework (EOF) Policy.

I. Medical Responder Services. When Fire Department provides Medical Responder Services assistance, it shall be done in accordance with the rules set forth by the Orange County Medical Director.

13. The Fire Department shall submit to an audit by a Certified Public Accountant, which will be paid for by the County, and shall be in conformity with General Accepted Accounting Principles. If an audit has already been performed by a certified entity, the Fire Department shall present the County with a copy of that audit. Such audit to be provided on or before December 31st of each year, and to be in conformity with the most recent audit policies of the County and the North Carolina Local Government Commission. Further, the fire department agrees to comply with County budgeting procedures including a mid-year financial statement and other procedures provided for by State Law and agree to submit budget estimates to the Board of Commissioners on the standard forms used by County departments. The Fire Department also agrees to use standard line items for accounting as requested by the County Finance Department.

    A. In the event that the audit reveals any reportable and/or material issue(s) with regard to compliance with generally accepted accounting principles, or any material weakness or significant deficiencies, the fire department shall provide a written statement to the county that contains an explanation of each issue and an action plan (with implementation timetable) for resolving each such issue, weakness and/or deficiency, and shall provide periodic reports to the county on progress made in resolution of each issue, weakness and/or deficiency. If resolution of such issues, weakness or deficiencies requires professional advice on the part of that fire department's (or county's) auditor, the fire department shall bear the cost of such advice.
    B. Should the fire department fail to submit its audit report to the county within the above time period, the county will suspend all funds immediately until the audit is delivered as set forth above, except that the county's Chief Financial Officer may grant a reasonable submittal extension if the department is unable to deliver the audit for reasons beyond the control of the fire department or the auditor.
    C. The fire department agrees that if its financial records are judged to be un-auditable for purposes of an audit or establishment of a budget by the county's chief financial officer or the independent audit firm, or if a regular or special audit by a certified public accountant reveals competent evidence of reckless or willful financial mismanagement practices or intentional or criminal wrongdoing, the fire department's Board of Directors will be notified by the county. At that time, the county and Board of Directors may jointly name a trustee who will assume

responsibility for management and financial decision-making for the fire department until such time as the county and fire department's Board of Directors agree that the fire department's finances have been stabilized to the extent required to satisfy the financial management provisions of this contract.

14. The Fire Department shall comply with the County budgeting procedures, and shall submit annual budget estimates in accordance with established County budget timetables. A supporting letter of request for the proposed tax rate shall be signed by the Fire Department's president upon approval of its Board of Directors. The County will provide the Fire Department with standard forms for budget submission and the Fire Department shall use such standard forms.

15. The Fire Department shall comply with the State of North Carolina purchasing procedures for local governments as identified in Attachment #1, as well as other procedures provided for by state law.

16. The Fire Department shall file with the County Fire Marshal a true copy of its Articles of Incorporation, Bylaws, and shall furnish any changes made thereto not less than thirty (30) days prior to their effective dates. Further, the Fire Department agrees to amend its Articles of Incorporation and Bylaws as necessary to meet all minimum legal requirements for a North Carolina nonprofit corporation, as required by the provisions of Chapter 55A of the General Statutes of North Carolina. Should Fire Department be notified that it has failed to meet all minimum legal requirements for a North Carolina nonprofit corporation and/or failed to maintain its federal, state, or local tax-exempt status the Fire Department shall, within thirty (30) days of such notification, begin taking appropriate steps to remedy said failure. Should said failure not be appropriately remedied within ninety (90) days after such notification the County may withhold special district tax revenues until such time as the Fire Department meets all minimum legal requirements of Chapter 55A of the General Statutes of North Carolina and/or until such time as the Fire Department's tax-exempt status is restored.

17. In the event the Fire Department dissolves then the Fire Department shall deliver, release, and convey to the County all its equipment, cash, or other assets to be used by the County exclusively for the provision of fire protection services, rescue services, or Medical Responder services within the District. Any such dissolution shall comply with applicable laws of North Carolina. If Fire Department ceases to provide either fire protection services, rescue services, or Medical Responder services within the District Fire Department shall deliver, release, and convey to County all of its equipment, cash, or other assets used for those specific services the Fire Department has ceased to provide, to be used by the County exclusively for the provision of fire protection services, rescues services, or Medical Responder services within the District. Should the terms of this paragraph conflict with Fire Department's Articles of Incorporation the Articles of Incorporation shall control.

18. The Fire Department agrees to hold harmless and indemnify the County from and against any and all liability and expenses including attorney fees, court costs and other costs incurred by the County caused by any act or omission of the Fire Department, its agents and employees. The Department shall purchase and maintain, during the

term of this Agreement, and any extension hereof, at least the following insurance coverage:

A. Comprehensive Automobile Liability Insurance with combined single limits of at least one million dollars ($1,000,000) per occurrence. Coverage shall be provided under a symbol "1". Coverage shall apply, on an excess basis for hired, borrowed and non-owned vehicles. Coverage shall apply, on a primary basis, for commandeered vehicles. Volunteers or employees shall be considered insureds and volunteers and employees shall have coverage in excess of their personal auto liability limits when they are using their vehicles on behalf of the Fire Department. Fellow member liability shall be provided. Auto pollution liability shall be included in the coverage.

B. Auto physical damage shall be provided on an agreed value basis. Coverage shall be included for hire, borrowed or commandeered vehicles without a limit of liability. Coverage shall be provided to bring replacement vehicle up to the most current national standards, such as NFPA or DOT.

C. Comprehensive General Liability Insurance with limits of at least one million dollars ($1,000,000) per occurrence and two million dollars ($2,000,000) aggregate. The aggregate shall apply per named insured and per insured location. The policy shall include the following coverage: Volunteers or employees as insureds, Medical Malpractice, Good Samaritan Liability Coverage, Intentional Acts Coverage for both bodily injury and or property damage, Fellow Member Liability, Non-owned Watercraft, Fire Damage Legal Liability with limits of one million dollars ($1,000,000), Pollution Liability arising out of emergency operations, training activities or equipment wash downs.

D. Directors and Officers Liability Insurance with limits of at least one million dollars ($1,000,000) per occurrence with two million dollars ($2,000,000) aggregate. This policy shall include coverage for prior acts. The insureds shall include current volunteers and employees, former volunteers and employees, and any persons or organizations providing service to the Department under a mutual aid or similar agreement. Coverage shall include civil rights type suits such as discrimination and sexual harassment; liability arising out of the administration of benefit plans for employees or volunteers and employment related practice suites. Coverage shall include claims made for future compensation and benefits lost from wrongful termination of an employee.

E. Umbrella Liability Insurance with limits of at least one million dollars ($1,000,000) per occurrence and one million dollars ($1,000,000) aggregate. The umbrella policy shall provide excess coverage over the Auto Liability Policy, General Liability Policy, and the Employer's Liability Section of the Workers' Compensation Policy. Volunteers and employees shall be included as insureds.

F. The Department shall maintain Property Insurance protecting against the risk of direct physical loss or damage. The policy covering the building shall be written on a Guaranteed Replacement Cost Basis, with coverage

included for Building Ordinance, Flood, and Earthquake. Coverage shall include Commandeered Property in the amount of two-hundred fifty thousand dollars ($250,000). Contents coverage shall be provided on a replacement cost basis. Coinsurance penalties shall not apply.

G. Portable Equipment Coverage shall be provided protecting against the risk of direct physical loss or damage, including electrical surges. Coverage shall be provided on a Guaranteed Replacement Cost Basis.

H. The Automobile Liability Policy, General Liability Policy, Umbrella Liability Policy and Management Liability Policy shall name the County as an additional insured. The Department shall furnish the County with Certificates of Insurance showing the type of policy, limits of liability, name of insurance companies, policy numbers, effective dates and expiration dates of policies.

I. Workers' Compensation Insurance covering all volunteers and salaries firefighters meeting statutory limits in compliance with applicable State and Federal Laws.

J. Each policy shall also contain a ten (10) day notice to the County in the event of cancellation or modification of any stipulated insurance coverage.

19. In connection with the performance of this Agreement, the Fire Department agrees not to discriminate against any employee, member, or applicant for employment or membership because of race, color, national origin, religion, creed, ethnicity, sex, sexual orientation, age, disability, political affiliation, and Vietnam-Era or disabled veteran status. Employees, members and applicants must be competent and capable to perform the requirements of the job. The Fire Department agrees to take all reasonable measures to insure that applicants are employed, and that employees are treated appropriately, during their employment, without regard to their race, color, national origin, religion, creed, ethnicity, sex, sexual orientation, age, disability, political affiliation, and Vietnam-Era or disabled veteran status.

20. Term. This Agreement shall continue for a term of five (5) years unless terminated as hereinafter provided. This Agreement may be renewed for two additional five-year terms upon mutual agreement of the Parties. Either Party may terminate this Agreement effective at the end of any fiscal year by giving the other Party notice at least one (1) year in advance of the end of the fiscal year that the Agreement is to terminate.

21. This Agreement sets forth the entire understanding of the parties and supersedes any and all prior agreements, arrangements, and understandings related to the subject matter hereto. This Agreement may not be changed or terminated except in writing and as provided herein, and no notice shall be effective unless evidenced by a written instrument duly executed by the Party or Parties, hereto.

22. Any notice required under this Agreement will be in writing, addressed to the appropriate party at its address identified on the signature page of this Agreement and

delivered either in person, by email, by facsimile, by registered or certified mail, or by commercial courier service. All notices shall be effective upon the date of receipt.

23. Any provision or part of this Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon the Parties. The Parties agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

24. That this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors, legal representatives and assigns, but this Agreement may not be assigned by either party without prior written consent of the other party, which may be withheld in the sole discretion of a party.

25. No act or failure to act by the County or the Fire Department shall constitute a waiver of any right or duty granted to the Parties by the terms of this Agreement. Nor shall any act or failure to act constitute any approval except as specifically agreed to in writing.

26. This Agreement and the duties, responsibilities, obligations and rights of respective parties hereunder shall be governed by the laws of the State of North Carolina. By executing this Agreement Fire Department affirms that Fire Department is and shall remain in compliance with Article 2 of Chapter 64 of the North Carolina General Statutes. By executing this Agreement Fire Department certifies that Fire Department has not been identified, and has not utilized the services of any agent or subcontractor identified, on the list created by the State Treasurer pursuant to G.S. 147-86.58. By executing this Agreement Fire Department certifies that they have not been identified, and has not utilized the services of any agent or subcontractor identified, on the list created by the State Treasurer pursuant to G.S. 147-86-81.

27. Fire Department shall at all times remain in compliance with all applicable local, state, and federal laws, rules, and regulations including but not limited to all state and federal non-discrimination laws, policies, rules, and regulations and the Orange County Non-Discrimination Policy and Orange County Living Wage Policy (each policy is incorporated herein by reference and may be viewed at http://www.orangecountync.gov/departments/purchasing_division/contracts.php.) Any violation of the Orange County Non-Discrimination Policy is a breach of this Agreement and County may immediately terminate this Agreement without further obligation on the part of the County. This paragraph is not intended to limit and does not limit the definition of breach to discrimination.

28. Dispute Resolution. Any and all suits or actions to enforce, interpret or seek damages with respect to any provision of, or the performance or non-performance of, this Agreement shall be brought in the General Court of Justice of North Carolina sitting in Orange County, North Carolina. It is agreed by the parties that no other court shall have jurisdiction or venue with respect to such suits or actions. Binding arbitration may not be initiated by either Party, however, the Parties may agree to nonbinding mediation of any dispute prior to the bringing of such suit or action.

IN WITNESS WHEREOF, the County has caused this instrument to be executed by the Chairperson of the Board of County Commissioners and attested by the Clerk to the Board of County Commissioners, and the Fire Department has caused this instrument to be signed in its corporate name by its President, attested by its Secretary, and its corporate seal hereto affixed, all by order of its Board of Directors.

Acknowledged and agreed to the day and date first above recorded.

ORANGE COUNTY

BY: Renee A. Price
Chair

Address:

Contact Person:

ATTEST:
Laura Jensen
Clerk Board of Commissioners

(County Seal)

Orange * County
17 52
North Carolina

FIRE DEPARTMENT

BY: Ramon McCalman
President

Address: 3900 US 70 West

Contact Person: CHIEF BROOKS

ATTEST:
Secretary

(Corporate Seal)

EFLAND VOLUNTEER
FIRE COMPANY, INC.
1972
SEAL

Attachment 1

Dollar Thresholds in North Carolina Public Contracting Statutes

UNC School of Government

Dollar limits and statutory authority current as of September 1, 2013

Requirement	Threshold	Statute
Formal bidding	*(estimated cost of contract)*	
Construction or repair contracts	$500,000 *and above*	G.S. 143-129
Purchase of apparatus, supplies, materials, and equipment	$90,000 *and above*	G.S. 143-129
Informal bidding	*(actual cost of contract)*	
Construction or repair contracts	$30,000 to formal limit	G.S. 143-131
Purchase of apparatus, supplies, materials, and equipment	$30,000 to formal limit	G.S. 143-131
Construction methods authorized for building projects	*Over* $300,000	G.S. 143-128(a1)
Separate Prime	*(estimated cost of project)*	
Single Prime		
Dual Bidding		
Construction Management at Risk *(G.S. 143-128.1)*		
Design-Build and Design-Build Bridging *(G.S. 143-128.1A; G.S. 143-128.1B)*		
Public Private Partnership (P3) *(G.S. 143-128.1C)*		
Historically Underutilized Business (HUB) requirements		
Building construction or repair projects		
– Projects with state funding *(verifiable 10% goal required)*	$100,000 *or more*	G.S. 143-128.2(a)
– Locally funded projects *(formal HUB requirements)*	$300,000 *or more*	G.S. 143-128.2(j)
– Projects in informal bidding range *(informal HUB requirements)*	$30,000 to $500,000*	G.S. 143-131(b)
**Note: Formal HUB requirements should be used for informally bid projects costing between $300,000 and $500,000*		
Limit on use of own forces (force account work)	*(not to exceed)*	G.S. 143-135
Construction or repair projects	$125,000 *(total project cost)* or $50,000 *(labor only cost)*	
Bid bond or deposit		
Construction or repair contracts *(at least 5% of bid amount)*	Formal bids *($500,000 and above)*	G.S.143-129(b)
Purchase contracts	Not required	
Performance/Payment bonds		
Construction or repair contracts *(100% of contract amount)*	Each contract *over* $50,000 of project costing *over* $300,000	G.S. 143-129(c); G.S. 44A-26
Purchase contracts	Not required	
General contractor's license required	$30,000 *and above*	G.S. 87-1
Exemption	Force account work *(see above)*	
Owner-builder affidavit required	Force account work *(see above)*	G.S. 87-14(a)(1)
Use of licensed architect or engineer required		
Nonstructural work	$300,000 *and above*	G.S. 133-1.1(a)
Structural repair, additions, or new construction	$135,000 *and above*	
Repair work affecting life safety systems	$100,000 *and above*	
Selection of architect, engineer, surveyor, construction manager at risk, or design-build contractor		
"Qualification-Based Selection" procedure (QBS)	All contracts unless exempted	G.S. 143-64.31
Exemption authorized	Only projects where estimated fee is *less than* $50,000	G.S. 143-64.32

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ORANGE COUNTY
NORTH CAROLINA

FINANCE *and* ADMINISTRATIVE SERVICES

131 West Margaret Lane, PO Box 8181 , Hillsborough, NC 27278 | 919.245.2453

Certificate of Approval

Section 147 (f) Approval and Written Agreement

The undersigned Official of Orange County, North Carolina (hereinafter referred to as "County") pursuant to section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), hereby approves the entering into by Efland Fire Department of an Agreement in an aggregate principal amount not to exceed $2,299,798 to finance renovations at Fire Station 1. This approval does not constitute any financial involvement or obligation of the County.

Furthermore, this document acknowledges that for consideration, the receipt and sufficiency of which hereby acknowledged, the Efland Fire Department has provided firefighting and other services for the County for many years and the Efland Fire Department hereby agrees to meet the requirement to continue to provide firefighting and other services for the County.

Dates as of

Efland Fire Department	Orange County, North Carolina
_____	_____
Kevin Brooks, President	Signature of authorized representative

INFORMATION ITEM

Tax Collector's Report - Numerical Analysis

Property Tax Collection - Tax Effective Date of Report March 13, 2023

Tax Year 2022	Amount Charged in FY 22-23	Amount Collected	Accounts Receivable	Amount Budgeted in FY 22-23	Remaining Budget	% of Budget Collected
Real and Personal Current Year Taxes	$ 172,417,590.00	$ 171,805,345.47	2,065,288.01	172,417,590.00	$ 612,244.53	99.64%
Real and Personal Prior Year Taxes	$ 3,454,470.67	$ 996,309.30	2,074,706.90	$ 1,161,702.00	$ 165,392.70	85.76%
Total	$ 175,872,060.67	$ 172,801,654.77	$ 4,139,994.91	$ 173,579,292.00	$ 777,637.23	**99.55%**
Registered Motor Vehicle Taxes		$8,638,241.47	$7,525.85	$ 11,451,880.00	$ 2,813,638.53	75.43%

Tax Year 2021	Amount Charged in FY 21-22	Amount Collected	Accounts Receivable	Amount Budgeted in FY 21-22	Remaining Budget	% of Budget Collected
Real and Personal Current Year Taxes	$ 165,001,124.00	$ 165,651,992.91	2,595,358.46	$ 165,001,124.00	$ (650,868.91)	100.39%
Real and Personal Prior Year Taxes	$ 3,676,980.95	$ 857,318.76	2,386,891.24	$ 1,155,000.00	$ 297,681.24	74.23%
Total	$ 168,678,104.95	$ 166,509,311.67	$ 4,982,249.70	$ 166,156,124.00	$ (353,187.67)	**100.21%**
Registered Motor Vehicle Taxes		$7,788,028.55	$8,694.45	$ 10,770,627.00	$ 2,982,598.45	**72.31%**

2022 Current Year Overall Collection Percentage - Real & Personal	98.81%
2022 Current Year Overall Collection Percentage - with Registered Motor Vehicles	98.86%
2021 Current Year Overall Collection Percentage - Real & Personal	98.46%
2021 Current Year Overall Collection Percentage - with Registered Motor Vehicles	98.52%

INFORMATION ITEM

Tax Collector's Report - Measures of Enforced Collections

-

Fiscal Year 2022-2023

Effective Date of Report: FEBRUARY 28, 2023

	July	August	September	October	November	December	January	February	March	April	May	June	YTD
Wage garnishments	56	47	34	21	14	24	103	88					
Bank attachments	12	2	8	25	11	6	16	134					
Certifications	-	-	-	-	-	-	-	-					
Rent attachments	-	-	-	-	-	-	2	-					
Housing/Escheats/Monies	8	21	25	34	9	28	19	14					
Levies	-	-	-	-	-	-	-	-					
Foreclosures initiated	2	8	7	5	-	-	-	-					
NC Debt Setoff collections	$894.11	$ 3,922.51	$ 2,159.83	$ 2,060.80	$ 2,353.65	$ 804.99	$ -	$ 1,910.16					

This report shows the Tax Collector's efforts to encourage and enforce payment of taxes for the fiscal year 2022-23. It gives a breakdown of enforced collection actions by category, and it provides a year-to-date total.

The Tax Collector will update these figures once each month, after each month's reconciliation process.

Delegation of Authority per NCGS 105-381
To Finance Officer

INFORMATION ITEM - RELEASES AND REFUNDS UNDER $100
APRIL 4, 2023

NAME	ACCOUNT NUMBER	BILLING YEAR	ORIGINAL VALUE	ADJUSTED VALUE	TAX	FEE	FINANCIAL IMPACT	REASON FOR ADJUSTMENT	TAX CLASSIFICATION	ACTION	Approved by CFO	Additional Explanation
Capps, Gretchen Renee Panasiti	3206218	2022	7,410	0	(66.40)		**(66.40)**	Assessed in error (illegal tax)	Personal	Approve	03/15/2023	Gap Bill: No gap exists. Due to the way the license plate transfer was keyed at DMV, it created the appearance of a gap on reporting.
Cook, Kaeleigh	70714397	2022	1,370	1,370	(9.49)	($30.00)	**(39.49)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/15/2023	
Moskovitz, Cary Allen	65977879	2022	14,070	8,161	(90.79)		**(90.79)**	High mileage (appraisal appeal)	RMV-VTS	Approve	03/15/2023	
Parker, Alicia	70910172	2022	16,310	16,310	(36.78)		**(36.78)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/15/2023	
Parker, Alicia	70910228	2022	16,310	16,310	(32.69)		**(32.69)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/15/2023	
Perkins, Eric	3199911	2022	2,660	0	(7.91)		**(7.91)**	Assessed in error (illegal tax)	Personal	Approve	03/01/2023	Gap Bill: No gap in registration existed. Taxpayer turned in license plate and was issued a new one.
Stouffer, George Andrew III	54026211	2019	17,000	17,000	(85.44)	($30.00)	**(115.44)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/01/2023	
Stouffer, George Andrew III	54026224	2019	9,882	9,882	(49.66)	($30.00)	**(79.66)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/01/2023	
Stouffer, George Andrew III	56150158	2019	14,460	14,460	(72.67)	($30.00)	**(102.67)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/01/2023	
Stouffer, George Andrew III	60283329	2020	16,130	16,130	(81.07)	($30.00)	**(111.07)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/01/2023	
Stouffer, George Andrew III	60697960	2020	5,780	5,780	(29.05)	($30.00)	**(59.05)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/01/2023	
Stouffer, George Andrew III	18402429	2020	7,200	7,200	(36.19)	($30.00)	**(66.19)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/01/2023	
Stouffer, George Andrew III	18402429	2021	6,370	6,370	(32.71)	($30.00)	**(62.71)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/01/2023	
Stouffer, George Andrew III	50610056	2020	19,550	19,550	(98.26)	($30.00)	**(128.26)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/01/2023	
Stouffer, George Andrew III	50610056	2021	16,740	16,740	(85.96)	($30.00)	**(115.96)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/01/2023	
Stouffer, George Andrew III	50610056	2022	15,720	15,720	(80.72)	($30.00)	**(110.72)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/01/2023	
Stouffer, George Andrew III	55447136	2020	6,670	6,670	(33.52)	($30.00)	**(63.52)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/01/2023	
Stouffer, George Andrew III	57581353	2021	11,480	11,480	(58.95)	($30.00)	**(88.95)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/01/2023	
Stouffer, George Andrew III	57581353	2022	10,870	10,870	(55.82)	($30.00)	**(85.82)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/01/2023	
Tuttle, Marsha Jean	29491232	2018	12,030	12,030	(66.75)	($30.00)	**(96.75)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/01/2023	
Tuttle, Marsha Jean	29491232	2019	10,270	10,270	(54.27)	($30.00)	**(84.27)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/01/2023	
Tuttle, Marsha Jean	29491232	2020	11,700	11,700	(61.45)	($30.00)	**(91.45)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/01/2023	
Tuttle, Marsha Jean	29491232	2021	9,980	9,980	(49.11)	($30.00)	**(79.11)**	*Situs error (illegal tax)	RMV-VTS	Approve	03/01/2023	
Yatsky, Yaroslav	70628945	2022	1,910	0	(21.12)		**(21.12)**	Military exemption (illegal tax)	RMV-VTS	Approve	03/01/2023	
							$ (1,836.78)	**Total**				

*Situs error: An incorrect rate code was used to calculate bill. Value remains constant but bill amount changes due to the change in specific tax rates applied to that physical location.

Gap Bill: A property tax bill that covers the months between the expiration of a vehicle's registration and the renewal of that registration or the issuance of a new registration.

The spreadsheet represents the financial impact that approval of the requested release or refund would have on the principal amount of taxes.

Approval of the release or refund of the principal tax amount also constitutes approval of the release or refund of all associated interest, penalties, fees, and costs appurtenant to the released or refunded principal tax amount.

INFORMATION ITEM

ORANGE COUNTY

Department *of* Environment, Agriculture, Parks & Recreation

To: Board of County Commissioners

From: Christian Hirni, Land Conservation Manager
David Stancil, DEAPR Director

Date: April 4, 2023

Subject: Eno-New Hope Landscape Conservation Group - Strategic Action Plan

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Several years ago, a group of experts and staff within the conservation community from Orange and Durham counties, Duke University's Duke Forest Teaching and Research Laboratory, Eno River Association, Triangle Land Conservancy, NC Natural Heritage Program, NC Wildlife Resources Commission, NC Botanical Garden, and other practitioners/experts began meeting to discuss the need for collaborative conservation planning across jurisdictional lines for a four-county area (Orange, Durham, Chatham, and Wake counties). These counties share many of the same watersheds and wildlife corridors/open space networks, and all have conducted inventories of natural areas and spent significant time and resources documenting and working to protect conservation lands. In discussions, the concept of the multi-county plan was centered on the importance of connections between existing conserved lands for wildlife, natural communities/habitats, and ecosystem services. The collaborating group met on several occasions and agreed that the focus of the plan should be built around one of the most important shared areas, the connections of the New Hope Creek and Eno River conservation networks, and that this plan be made available to local counties and municipalities, public and private institutions, and nonprofit land conservancies in the four-county region for use in prioritizing conservation efforts inclusion into local policies and plans.

The group determined the need for a spatial analysis and mapping effort to demonstrate the most vital connections between conserved and undeveloped areas for wildlife and the ecosystem types which support them.

Funding was secured from the N.C. Wildlife Resources Commission, with additional support from Orange County, to hire a consultant to conduct the spatial analysis, research the data, and create the analysis layers and associated maps. Through collaborative brainstorming sessions, three keystone species were identified to best represent their distinctive habitats and other associated animals, as well as their corridor, or connectivity, requirements. These species and their respective habitats are as follows:

- **Eastern Box Turtle (Dry-Wet Mixed Hardwood-Pine Forests)**
- **Bobcat (Sparsely Settled Mixed Habitats)**
- **Four Toed Salamander (Wet-mesic Hardwood Forests)**

This effort generated enhanced mapping layers that represented the habitat areas for each animal and its associated guild, and these layers were combined with land use layers to create a habitat-corridor analysis. These results and associated recommendations were presented at the 2019 Environmental Summit at the N.C. Botanical Gardens, held by the Commission for the Environment (CFE). The CFE also requested an additional presentation and opportunity for in-depth discussion of recommendations, which was conducted at their March 2020 meeting. The materials and data can be viewed and downloaded directly from the Eno New Hope Landscape Conservation Groups website (https://connectedconservationnc.org/).

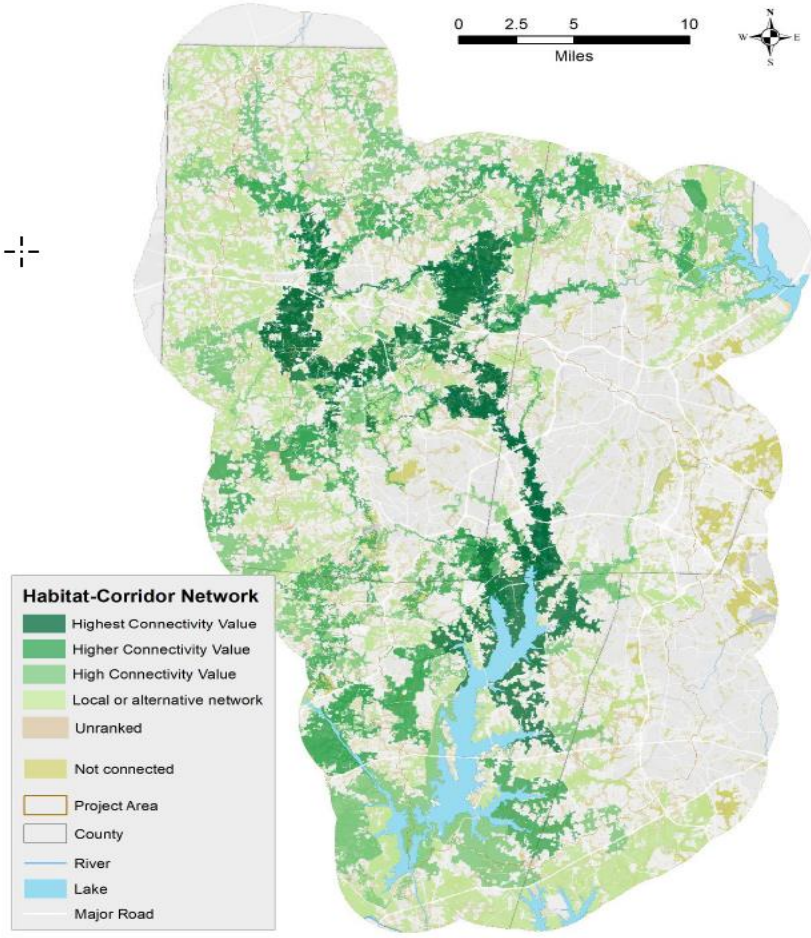


Figure 12(a). *Results of GIS-based corridor analysis for the Eno-New Hope project area, shown here as the priority habitat-corridor network for the three habitat guilds, combined with a semi-transparent overlay. Each guild's network is divided into 4 classes based on natural breaks in the connectivity importance values (EBC). Connectivity importance value for each patch in a guild represents the maximum of the habitat-only and species observation network EBC values. Unranked areas represent suitable habitat smaller than the minimum patch size or corridors with cost distance greater than the guild's cost distance threshold. Disconnected areas represent habitat patches that are not connected to the overall habitat network, either because of intervening barriers or because the lowest cost distance to the overall network is greater than the cost distance threshold for the guild.*

In 2020, the Group was awarded a Catalyst Fund grant from the Network for Landscape Conservation to form a strategic action plan to implement the report findings. A coordinator was hired, and a steering committee was formed with representatives from Orange and Durham counties, Eno River Association, Triangle Land Conservancy, Duke University's Duke Forest, N.C. Wildlife Resources Commission, and the N.C. Botanical Garden. Over the next two years, the steering committee worked to engage a large group of stakeholders and volunteers from around the study area to draft a strategic action plan outlining actions necessary for ensuring conservation connectivity. Four subcommittee groups were separated by specialty and/or direct interest; Education and Outreach, Land Use, Conservation, and Transportation. The final draft of the action plan was presented at a celebration event in the Robin Jacobs Pavilion at the Eno River Association's Confluence Natural Area in October 2022.

The findings of this report have significant implications and potential guidance for local conservation programs, such as the County's Lands Legacy Program and other upcoming plans. As such, value was seen in sharing this Strategic Plan with the Board at this time, as local conservation plans are updated in coming months. The Group asks that the Board receive this memo and the attached of the Eno-New Hope Landscape Plan and Strategic Action Plan, and provide any guidance for potential incorporation into the County's Lands Legacy Program and its upcoming triennial Action Plan as well as future plan efforts.

Eno-New Hope Connectivity Conservation Strategic Action Plan



Introduction

Our Mission: Conserve and restore landscape habitat connectivity that ensures long-term protection and resilience of biodiversity and natural resources.

What is Connectivity Conservation?

Connectivity conservation protects natural areas by creating connected corridors to maintain ecosystem functions and processes, sustain genetic diversity and natural communities, enable climate resilience, and make healthy places to live.



The History of Eno-New Hope Efforts



2015
Initial meetings with Eno-New Hope stakeholders

2017
Grant from NCWRC and Orange County to create a landscape conservation plan

2019
Release of Eno-New Hope Landscape Plan

2020
Catalyst Fund Grant to hire a coordinator and create a Strategic Action Plan

2022
Completion and release of Strategic Action Plan



THE STEERING COMMITTEE

Our Approach

This **S**trategic **A**ction **P**lan (SAP) aims to achieve connectivity conservation through **collaborative work** between **four groups**:



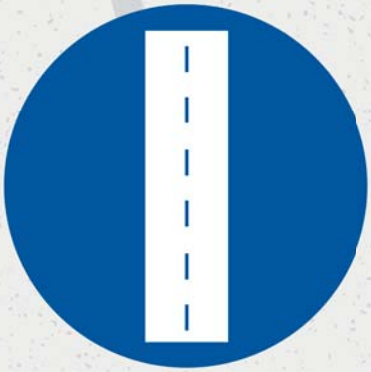
Education & Outreach

Spreading the word about connectivity across communities



Land Use

Planning for wildlife habitat and corridors



Transportation

Designing wildlife-friendly roads and infrastructure



Conservation

Protecting and restoring crucial wildlife corridors

Cross-Cutting Priorities:



Diversity, Equity, Inclusion, Justice



Funding



Leadership

Education & Outreach

Goal: Ensure that our communities have the knowledge needed to value, prioritize, and implement connectivity conservation in our area.



Share knowledge and data



Engage diverse audiences and communities



Facilitate learning and problem-solving



Partner with local organizations and communities

How We'll Get It Done

Develop our website as a resource hub for connectivity conservation

Provide presentations, workshops, field outings, & educational materials

Listen, learn, & collaborate on shared priorities for mutual benefit

Land Use

Goal: Integrate connectivity conservation into inclusive land use planning and decision-making while prioritizing equitable outcomes



Amend and update planning documents to include connectivity conservation



Update ordinances to include connectivity conservation in development design



Identify barriers to connectivity in land use plans



Design open space to protect highest environmental values

How We'll Get It Done

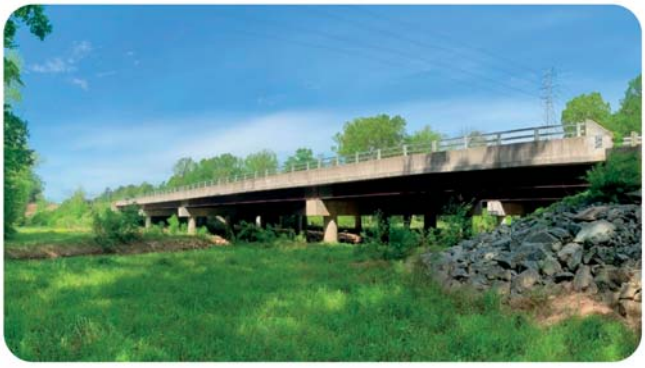
Educate elected officials, planners, other local government staff, & developers

Share successful strategies & ordinance language

Give yearly presentations about corridor status & educate the community

Transportation

Goal: Remove barriers and avoid the creation of new barriers to wildlife mobility caused by transportation infrastructure along high priority landscape corridors.



Identify projects in the Transportation Improvement Plan to work with stakeholders and accommodate wildlife crossings



Conserve lands adjacent to essential wildlife crossings of roadways



Share the findings of the Landscape Plan with public agencies and elected officials and request action be taken

How We'll Get It Done

Work with NCDOT to design wildlife-friendly roads and bridges

Partner with land trusts to acquire key corridor land

Incorporate study findings into agencies' transportation plans

Conservation

Goal: Identify primary wildlife corridors in the Landscape Plan, ensure these receive permanent conservation protection, restore degraded habitat, and manage land for target species.



Protect lands in identified wildlife corridors



Restore degraded habitat as necessary and manage for effective wildlife movement



Partner with conservation groups – land trusts, state agencies, and other organizations – to ensure long-term habitat management

How We'll Get It Done

Work with landowners to get permanent land conservation protection

Create restoration & management plans for wildlife corridor habitats

Ensure that resources exist for long-term ecosystem management

Contributors

Education & Outreach

Kyleene Rooks (Chair), **Abel Hastings (Asst-Chair)**, Bill Boyarsky, Fred Dietrich, Max Cawley, Preston Montague, Milo Pyne, Maggie Heraty, L.A. Davis-Durante, Gail Boyarsky, Michelle Benham, CC King, Kimberly Radewicz

Land Use

Brooke Massa (Chair), **Celeste Burns (Asst-Chair)**, Barry Jacobs, Carl Kolosna, Perdita Holtz, Adam Searing, Pam Hemminger, Bob Healy, Kim Piracci, Allison Schwarz Weakley, Amy Ryan, Corey Liles, Brandon Dawson, Alex Vanko, Sally Greene

Transportation

Derek Smith (Chair), Ellen Beckmann, Rich Shaw, Ellen Reckhow, Pete Schubert, Travis Wilson, Ron Sutherland, Alyson West, Stephanie Trueblood, Kevin Lindley, Ed Harrison, Andy Henry

Conservation

Olivia Ludington (Co-Chair), **Dick Ludington (Co-Chair)**, Terry Hackett, Robin Jacobs, Rick Savage, Shannon Maness, Deborah Fowler, Rickie White, Marcia Purvis, Olivia Munzer, Mikayla Renn, Katie Barnhill-Dilling, Medina Minor, Ramona McGee, Jane Korest, James Adamson, Misty Buchanan

Steering Committee

Celeste Burns, Sara Childs, Chris Hirni, Bo Howes, Kim Livingston, Brooke Massa, Johnny Randall, Julie Tuttle

Visual SAP designed by Richard Yuan, 2022

For more information, visit

https://connectedconservationnc.org



Photo by Melissa McGaw, NCWRC

Made possible by the Landscape Conservation Catalyst Fund of the Network for Landscape Conservation.

ORANGE COUNTY GOVERNMENT
TRANSPORTATION SERVICES DEPARTMENT

MEMORANDUM

TO:	Board of County Commissioners (BOCC)
FROM:	Nishith Trivedi, Transportation Director
DATE:	April 4, 2023
SUBJECT:	US 70 Multimodal Corridor Study

The following memo summarizes the US 70 Multimodal Corridor Study currently in process by VHB, including the first round of public workshop.

In 2019, Board of County Commissioners (BOCC) approved US 70 as a County Priority for possible consideration in the state's Strategic Prioritization of Transportation (SPOT) process. It was done so with the understanding the corridor posed significant safety and mobility issues for all uses. The Comprehensive Transportation Plan (CTP) in Durham-Chapel Hill-Carrboro Metropolitan Planning Organization (DCHC MPO) identified this corridor for potential widening with multimodal accommodations. The CTP in Burlington-Graham Metropolitan Planning Organization as a corridor needing multimodal improvements. Both CTP were amended in 2022 incorporating the state's new Complete Street Policy.

Following County's approval as a priority and coordinating with in the CTP amendments, Orange County started working with VHB to analyze the corridor in partnership with local jurisdictions and regional agencies. DCHC MPO provided the funding while Orange County managed the project. A Core Technical Team (CTT) was created composed of Hillsborough, Mebane, Orange County, North Carolina Department of Transportation (NCDOT), DCHC MPO and BG MPO staff with the state's Integrated Mobility Division (IMD) and Rail Road Division invited as critical stakeholders. The CTT meets monthly with VHB.

VHB recently concluded the first round of public workshops, continue encouraging input throughout the planning process and will present their findings to all the respective boards along the corridor, at the end of the year. OCTS staff presents the summary of Draft Existing Conditions Report, outcomes from the public workshops, next steps and welcome any comments the Board and general public may offer. The following are highlights from the Existing Conditions Report and first round of public workshops:

Existing Conditions highlights:

- Focus on Safety, multi-modal (access & connectivity), environmental and economic.
- 19 miles major arterial and 3 miles other arterial (US 70 Business), NC 119 to NC 751.
- Six segments (A-F), 120' NCDOT ROW, 2-lane undivided with 4' paved shoulder.
- 3 fixed transit routes, micro transit and demand response area for 2 transit agencies.
- No bicycle facilities, limited pedestrian, Safety #1 issue for all users, including animals.
- Website (link), 3 public workshops for 1st round, 2nd round tentatively June/July.

- Vehicular traffic volumes back to pre-covid levels.
  - Low - 4,800 Average Annual Daily Traffic (AADT) between Efland Cedar Grove Road and I-85 Connector.
  - High - 9,500 to 15,500 AADT throughout, greatest concentration near I-85 at Pleasant Green Road.
- Truck traffic accounts from 3 to 8% of total vehicular traffic with greatest concentration east of Buckhorn Road.
  - 2 to 4% of total truck traffic is heavy vehicles (e.g. freight, amazon, others).
- Crash data indicates key areas (segments and intersections) experiencing heavy crashes, mainly from I-85 connector east to NC 751.
  - Primary factors contributing to high crashes is speed, volume is pre-covid but increased speed is post-covid.
- Level of Service (LOS) deterioration is mainly due to long queuing problems, not volume, primarily east of NC 86 (S. Churton Street) to Pleasant Green Road.
  - Pleasant Green Road and Lawrence Road intersections LOS D.
  - Road segment between Palmer Grove Church Road and Pleasant Green LOS F.
- Future Grown (2020 to 2050) concentrated in rural Economic Development Areas, not urbanized town areas.
- If 10% of traffic from I-85 detours onto US 70 for any reason (accident or congestion), US 70 becomes more problematic, unsafe and equally congested.

Next Step:

- VHB will publish Existing Conditions report for more public comments, compile all comments and incorporate them into the plan.
- Evaluate each intersection and segment using multiple alternatives and present all options during second round of public workshops.
- 2nd public workshops will also focus on implementation strategies, costs, and schedule through short, mid and long term projects.
- Draft the plan and present it to local governing bodies for their consideration.
  - Hillsborough and Mebane will take action on their town limit portion, not ETJ or MPO portion, while supporting others.
  - Orange County will take action with information collected from local jurisdictions.
  - VHB and OCTS staff will present to DCHC and BG MPO following local action.

Please forward any questions, comments or concerns to Orange County Transportation Director Nishith Trivedi at ntrivedi@orangecountync.gov.