

Chair

Ray Cobb

Planning Director

Tonya Caddle



Commissioners' Meeting Room

124 W Elm Street

Graham, NC 27253

March 24, 2022 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD

AGENDA

Virtual-

<https://www.youtube.com/channel/UC1QADkhkyUpac9rMs42imjA>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PUBLIC COMMENTS***
- IV. BOARD/COMMISSIONER RESPONSES**
- V. NEW BUSINESS**
- VI. OLD BUSINESS**
 - 1) UDO Text Amendment - Section 6.7 Manufactured Home Park
 - a) Planning Department Presentation
 - 2) UDO Text Amendment - Section 6.14 Recreational Vehicle, RV, Travel Trailer Park
 - b) Planning Department Presentation
 - 3) UDO Text Amendment - Section 6.5 Heavy Industrial Development Ordinance
 - a) Planning Department Presentation
 - 4) Public Comment Policy
- VII. ANNOUNCEMENTS/DISCUSSION**
- VIII. ADJOURNMENT**

**Meeting Notes:*

- 1. *Those wishing to make public comments should sign-in prior to the meeting.*
- 2. *In order to be fair and ensure that all citizens wishing to speak may be heard, the Chair may place time limits on public comments.*
- 3. *Any further discussion by the public on a given agenda item is subject to the discretion of the Chair of the Planning Board*

- Existing conditions (on property to be subdivided and within 300' of property being subdivided) including, but not limited to, boundaries and identification of political subdivisions, boundaries and identification of land use districts, buildings, structures, or utilities (public or community), street right-of-way (including pavement and names), location and size of bridges, culverts, and other storm drainage facilities, location, width, and purpose of all easements.
- Proposed conditions including travelway alignments, clearways, and all associated dimensions including cul-de-sacs, t-turnarounds, clear zone measurements, parking areas, curve radii and site distance measurements as needed, proposed utilities, and any other infrastructure and storm drainage facilities, all easements, manufactured home spaces including separation lines, numbers, and approximate dimensions of spaces and setbacks, and proposed public use (open space) sites
- All landscape buffers for the park
- Any other information deemed necessary for site plan review by the Planning Department
- Approval of any other departments or agencies as required for compliance with the requirements of this or any other ordinance

6.7.4 EXPANSION TO EXISTING DEVELOPMENT

Existing Manufactured Home Parks shall be considered legal nonconformance subject to section 3.2 of this ordinance.

6.7.5 DISCONTINUATION OF NON-CONFORMING USE

If a non-conforming Manufactured Home Park, for any reason, discontinued the use of a park for one-year, 365 consecutive days or more, such use may not resume until permits are obtained and all of the requirements of this Ordinance are met. For purposes of this Section, a regulated use shall not be deemed to be discontinued by having one lot of a park be discontinued but instead the entire park would have to be discontinued and no longer being used as a manufactured home park.

6.8 Solar Energy Systems Standards

6.8.1 EXCEPTIONS TO APPLICABILITY

The following are exceptions, by right, from regulations under Section 5.11 Solar Energy Systems Standards:

- a) Agricultural Farming Operations
- b) Residential Land Uses.

6.8.2 REGULATIONS AND STANDARDS

Prior to the issuance of any permit under this section, the SES must demonstrate compliance with the regulations and standards imposed by this section.

6.13.8 APPEAL PROCEDURE

The revocation of any permit or the refusal to issue a permit by the Alamance County Inspections Department, shall entitle the person who applied for the permit to a hearing if such person submits written demand for a hearing within fifteen (15) days after receipt of written notice of the disapproval or revocation. The hearing shall be conducted by the Alamance County Board of Commissioners and pursuant to procedures adopted by the Alamance County Board of Commissioners.

6.14 Recreational Vehicle (RV) / Travel Trailer Parks

6.14.1 DEVELOPMENT SPECIFICATIONS

A. Minimum Space Size

1. Service-based Size Requirements

Services Provided	Minimum Space Size
Recreational Vehicle requirements	
	2,500 2,400 square feet

- RV Parks located in the Balance of Watershed (BOW) shall have a minimum manufactured home space size of one acre.
- RV Parks located in the Watershed Critical Area (WCA) of watersheds shall have a minimum manufactured home space size of two acres.
- Spaces within Recreational Vehicle/Travel Trailer Parks (collectively referred to in this section as “Parks”) are not transferable lots that can be deeded or sold except by an approved subdivision plat. Approved RV Park plans are not to be construed as a subdivision.

*NOTE: Additional acreage may be required by the Alamance County Health Department to accommodate sewage disposal and well systems.

B. Road Standards

- RV Parks shall have a “clearway” of 60 feet.
- Within each designated clearway there shall be a “travelway.” The travelway shall be maintained for all weather and emergency vehicle access. Every travelway that does not either intersect a public road or intersect into another travelway must provide for a vehicle turnaround as follows:
 - For dead ends less than 150’ in length (as measured from the nearest road or travelway intersection centerline to the center point of the dead end, cul-de-sac, or

other end point of the travelway) with a minimum width of 26' feet or other configuration as approved by the appropriate regulating agency.

- b. For cul-de-sacs more than 150' in length (as measured from the nearest road or travelway intersection centerline to the center point of the dead end, cul-de-sac, or other end point of the travelway) with a minimum width of 96' or other configuration as approved by the appropriate regulating agency.
 - c. No cul-de-sac or other dead end shall exceed 2500' in length as measured from the nearest road or travelway intersection centerline to the center point of the dead end, cul-de-sac or other end point of the travelway.
- 3. All travelways must originate from a public right-of-way.
 - 4. These standards are a minimum and will be subject to review and approval by the appropriate agency.

C. Space Frontage

1. Recreational Vehicle

Each designated recreational vehicle (also referred to as RV) space shall have a minimum width of 40' of frontage on the travelway.

D. Parking

1. Recreational Vehicle

Each RV space shall provide for 2 designated parking spaces outside of the clearway; one parking space may be met at an overflow parking area on the same parcel as the space. Each parking space at any location shall have a minimum dimension of 20' in length and 10' feet in width, with minimum 4" of ABC (aggregate base course) stone.

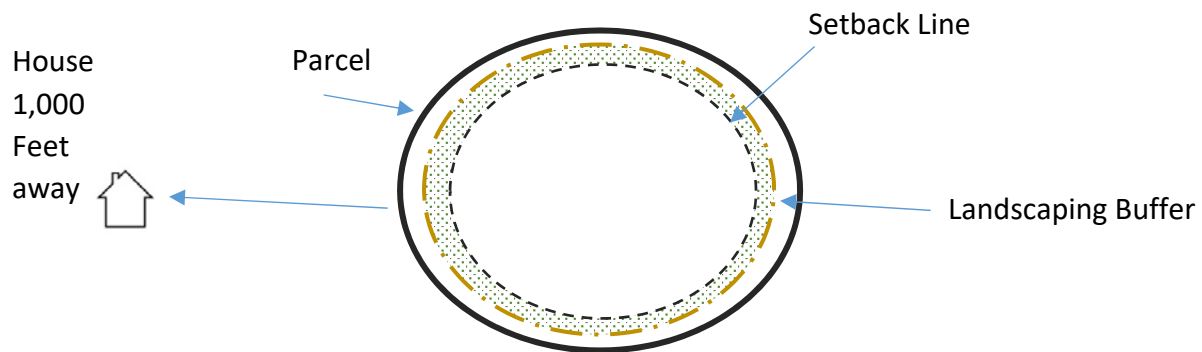
E. Setbacks

The following setbacks are established for units within RV parks:

The separation requirement of the ordinance is intended to protect property values, preserve the character and integrity of the County and to promote the health, safety and welfare of County residents.

Structure setbacks	Min. distance 15 feet between structures on adjacent lots
Property Line Setback	Min. 50 ft. setbacks along all property lines
Landscape Buffer	Min. 30 ft. landscape buffer (can be within the 50 ft. property line setback)

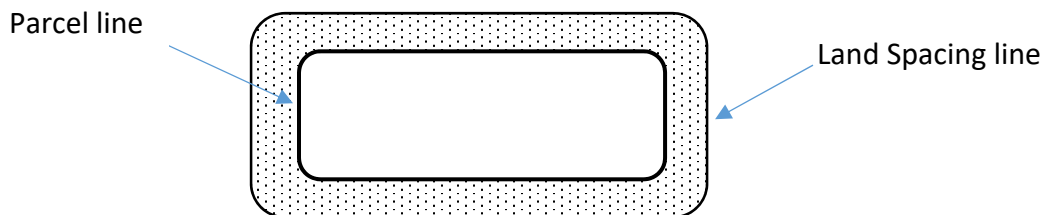
Along public right of way	All spaces adjacent to public right of way shall meet a min. 40 ft. setback
Landscaping	A 30' landscape buffer shall be required along exterior parcel lines. Buffers are intended to protect adjoining land uses, from the noise, dust, lights, threats to privacy, and aesthetic impacts of more intense land uses.
Landscape Buffers	Any portion of any park boundary which is BOTH within 1,000 feet AND is visible from any schools, churches or residences (other than that of the park owner) may be required additional screening from view with a buffer strip or screened fence, along the boundary line facing the residence.
Screening	Any park with RVs or manufactured homes located within 50 feet of a public right of way shall be screened from view from the public road with a buffer as defined by this ordinance. In addition, any park with more than five RVs or manufactured homes adjacent to a public road right-of-way that do not have direct, individual driveway access to the public road shall be buffered from view from the road by a buffer defined by this ordinance. The buffer requirement may be satisfied by a screen fence as defined by this ordinance. The buffer requirement may also be satisfied by existing natural vegetation meeting the intent of this ordinance provided that the natural vegetation is owned by the park owner.
*Note: Persons operating parks shall utilize good husbandry techniques with regard to plant materials including but not limited to proper planting at 8ft on center double row staggered plantings, mulching, fertilization, pruning and otherwise proper maintenance to ensure a healthy, uniform, continuous solid vegetative screen as soon after planting as possible.	
*Note: In all cases, each lot boundary should be clearly identified with corner markers.	



E. Land Spacing

No park may be located in any direction from an existing manufactured home or RV park, community parks shared by the community, school, church or residence (except for the residence of the owner of the park). As identified below:

Recreational Vehicle Park	
3-7 units	25 ft land spacing
8-12 units	50 ft land spacing
13-18 units	250 ft land spacing
19-24 units	350 ft land spacing
25 or more units	450 ft land spacing
*NOTE: Land spacing shall be measured in a straight line without regard for intervening structures or objects from the closest edge of the property line of the tract(s) on which the area of operations is located to the nearest use as listed. The purpose of this requirement is to minimize the potential negative impacts of conflicting uses of land.	



F. Signage

- Each RV Park must display and maintain a permanent sign with the name and address as assigned according to Alamance County Addressing Ordinance. These signs shall be no more than 10' from each entrance. The sign shall be clearly visible with lettering at least 4" high. If the sign is posted perpendicular to the main road, the name and address number shall be visible from both directions.
- Each RV space shall be consecutively numbered as assigned according to the Alamance County Addressing Ordinance. Each space will display a sign no more than 10' from the unit's driveway or required parking area and will be clearly visible from the travelway. Numbers should be at least 4" high. If the sign is posted perpendicular to the travelway, the address should be visible from both directions.

G. Garbage Disposal and General Maintenance

All garbage and refuse in every RV Park shall be stored in suitable water-tight and fly-tight standard garbage receptacles, and kept covered with tight fitting covers. At least one such receptacle shall be provided and conveniently located for every RV space except where a dumpster or dumpsters are conveniently located and used in the same manner as

separate receptacles. Operators are responsible for ensuring that the park is properly maintained according to all applicable ordinances.

H. Water and Sewage Disposal

All RV Parks will be subject to monitoring and enforcement of water quality standards. Each space shall be provided an individual connection to a water supply and wastewater disposal system approved by the appropriate regulatory authority. No site plan will be approved prior to review and approval by the appropriate regulatory authority.

I. RV/Travel Trailer Park Exception

One space may be used for a manufactured home for an administrator of the park with space meeting the minimum requirements required in the manufactured home park requirements.

J. Approval and Permitting

Approvals and permits issued under this section are valid for a period of two (2) years and shall automatically expire, unless renewed. A Permit renewal is required for each RV park; should a permit expire for a park the owner will apply for a new permit under current ordinance at that time.

1. Site Visit Required

A site visit must be conducted by the Alamance County Planning Department prior to issuing a renewed permit to ensure continued compliance with this ordinance. It is the responsibility of the permit holder to schedule a site visit with the Alamance County Planning Department.

2. Other Requirements

- a) Proof of continued compliance with all requirements of this Ordinance and maintenance of all required permits.
- b) If the permitted location has been the subject of two or more enforcement actions within the renewal period, then the Planning Director, at their discretion, may require a public hearing before the Alamance County Planning Board prior to the renewal of the Permit.

6.14.2 CLUSTER DEVELOPMENT

Clustering of spaces within RV Parks is not permitted.

6.14.3 SITE PLAN REQUIREMENTS

Site plans shall be submitted for RV Parks as required by the Alamance County Planning Department. RV Parks located in a designated watershed in Alamance County shall also submit a site plan for review and approval per the Alamance County Watershed Protection Standards in this Ordinance.

All RV Park Site Plans are required to show, at minimum:

- Date of Submission
- Name and address of owner(s)
- Name of RV Prk (RV Park names shall not duplicate or approximate, phonetically, existing subdivision/ Manufactured Home/ RV Park names)
- Location designation including a vicinity map (township, county, state) showing the property and surrounding area
- Name and address of surveyor or engineer
- Scale in figures and bar graph
- North arrow
- Bearings and distances of property boundary
- Surrounding property lines, property owners, and subdivisions
- Topography including water courses, wooded areas, and contours at ' intervals or less
- Location, extent, and identification of marginal land
- Acreage of property within the park
- Total proposed number of spaces
- Square feet of each space
- Existing conditions (on property to be subdivided and within 300' of property being subdivided) including, but not limited to, boundaries and identification of political subdivisions, boundaries and identification of land use districts, buildings, structures, or utilities (public or community), street right-of-way (including pavement and names), location and size of bridges, culverts, and other storm drainage facilities, location, width, and purpose of all easements.
- Proposed conditions including travelway alignments, clearways, and all associated dimensions including cul-de-sacs, t-turnarounds, clear zone measurements, parking areas, curve radii and site distance measurements as needed, proposed utilities, and any other infrastructure and storm drainage facilities, all easements, manufactured home spaces including separation lines, numbers, and approximate dimensions of spaces and setbacks, and proposed public use (open space) sites
- All landscape buffers for the park
- Any other information deemed necessary for site plan review by the Planning Department
- Approval of any other departments or agencies as required for compliance with the requirements of this or any other ordinance

6.14.4 EXPANSION TO EXISTING DEVELOPMENT

Existing Manufactured Home Parks shall be considered legal nonconformance subject to section 3.2 of this ordinance.

As related to Flood Damage Prevention standards - A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term “manufactured home” does not include a “recreational vehicle.”

As related to Dead Storage of Manufactured Homes standards - a structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width, or forty body feet or more in length, or, when erected on site, is three hundred and twenty or more square feet; and which is built on a permanent chassis and designed to be used as a dwelling, with or without permanent foundation, when connected to the required utilities, including the plumbing, heating, air conditioning and electrical systems contained therein. For the purposes of this Ordinance, mobile homes shall be synonymous with manufactured homes, but travel trailers and campers shall not be considered manufactured homes.

As related to Manufactured Home Park standards: also known as Mobile Home, a residential dwelling unit designed for transportation after fabrication on its own wheels or on flatbeds or other trailers, and arriving at the site where it is to be occupied as a dwelling unit complete and ready for occupancy except for minor unpacking and assembly operations. Travel trailers, campers, or motor homes (or any other transportable structure with or without a permanent foundation) being used as a residence within an approved Manufactured Home Park shall not be considered a manufactured home. Travel trailers, campers, and motor homes being stored on a site (and not used as a residence on site) shall not be considered manufactured homes.

MANUFACTURED HOME PARK OR SUBDIVISION

As related to a park comprised of three or more manufactured homes on one tract of land, regardless of whether or not a fee is charged to occupy the land.

MANUFACTURED HOME SPACE

That portion of land in a Manufactured Home Park allotted to or designed for accommodation of one manufactured home.

MARKET VALUE

The building value, not including the land value and that of any accessory structures or other improvements on the lot. Market value may be established by independent certified appraisal; replacement cost depreciated for age of building and quality of construction (Actual Cash Value); or adjusted tax assessed values.

MESSAGE

Anything which is injurious to the safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

PUBLIC NUISANCE

Conduct which unreasonably and significantly interferes with the health, safety, peace, comfort, or convenience of the public at large. This may include an action or omission that interferes with the use and enjoyment of one's property.

PUBLIC PLACE

An area which is accessible to the public at large, but is not necessarily a place devoted solely to the uses of the public. This term includes private businesses that are open to the public during regular business hours.

PUBLIC ROAD

A public street or road: any street, highway, thoroughfare, or other way of passage that has been irrevocably dedicated to the public or in which the public has acquired rights by prescription without regard to whether it is open for travel; a public road as defined in North Carolina General Statute Section 136-67.

QUARRYING

Open excavations where the works are visible at the surface and intended for the extraction of stone, slate, marble, or other mineral from a mass of surrounding rock.

RADIOACTIVE WASTE

Any waste that emits ionizing radiation spontaneously.

READY-MIX CONCRETE SUPPLIERS

Establishments, such as batch plants or mix plants, primarily engaged in manufacturing concrete delivered to a purchaser in a plastic and unhardened state, where such establishments are not engaged in mining or quarrying sand and gravel (NAICS 327320).

RECREATIONAL VEHICLE, RV, TRAVEL TRAILER

A vehicle which is a) built on a single chassis; b) 400 square feet or less when measured at the largest horizontal projection; c) designed to be self-propelled or permanently towable by a light duty truck; d) designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use; and e) is fully licensed and ready for highway use.

"Tiny Homes/Houses" and Park Models that do not meet the items listed above are not considered Recreational Vehicles and should meet the standards of and be permitted as Residential Structures.

RECREATIONAL VEHICLE, RV, TRAVEL TRAILER PARK

As related to a park comprised of three or more recreational vehicles, RVs or travel trailers on one tract of land, regardless of whether or not a fee is charged to occupy the land.

RECREATIONAL VEHICLE, RV TRAVEL TRAILER PARK SPACE

That portion of land in a Recreational vehicle/ travel trailer Park allotted to or designed for accommodation of one Recreational vehicle/travel trailer.

REFERENCE LEVEL

The top of the lowest floor for structures within Special Flood Hazard Areas designated as Zones A, AE, AH, AO, A99. The reference level is the bottom of the lowest horizontal structural member of the lowest floor for structures within Special Flood Hazard Areas designated as Zone VE.

REFUSE

All non-putrescible waste, including ashes.

REGULATORY FLOOD PROTECTION ELEVATION

The Base Flood Elevation plus the Freeboard. In Special Flood Hazard Areas where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE *plus* two feet ("*freeboard*"). In Special Flood Hazard Areas where no BFE has been established, this elevation shall be the at least two feet above the highest adjacent grade.

RENEWABLE ENERGY FACILITY

Any stand-alone plant not ancillary to another land use which is intended for the commercial generation of electric power from hydroelectric, and wind to be primarily distributed to the public for compensation. This definition shall not apply to an agricultural farm, residence, business, or other facility where the sale of the electricity so produced is secondary to on-site consumption.

REPAIR

To fix a portion of a property that has sustained damage through an action or event that was not under the property owner's control or consciously contemplated by the property owner. This does not include remedial actions that will affect more than fifty percent of the assessed value of the property.

REPLACE

To fix an entire property or a substantial amount of a property that has sustained damage through an action or event that was not under the property owner's control or consciously contemplated by the property owner. This includes remedial actions that will affect more than fifty percent of the assessed value of the property. Replacement may also include

LANDING AREA

The area of the Airport used for the landing, takeoff, or taxiing of aircraft.

LETTER OF MAP CHANGE, LOMC

An official determination issued by FEMA that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

- a) Letter of Map Amendment (LOMA): an official amendment, by letter, to an effective National Flood Insurance Program map. A LOMA is based on technical data showing that a property had been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation. A LOMA amends the current effective FIRM and establishes that a specific property, portion of a property, or structure is not located in a Special Flood Hazard Area.
- b) Letter of Map Revision (LOMR): a revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.
- c) Letter of Map Revision Based on Fill (LOMR-F): a determination that a structure or parcel of land has been elevated by fill above the BFE and is, therefore, no longer located within a special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.
- d) Conditional Letter of Map Revision (CLOMR): a formal review and comment as to whether a proposed project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

LIGHT DUTY TRUCK

Any motor vehicle that does not require a special license to drive by NC Division of Motor vehicles ~~rated at 8,500 pounds Gross Vehicular Weight Rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less as defined in 40 CFR 86.082-2~~ and is: a) designed primarily for purposes of transportation of property or is a derivation of such a vehicle; or b) designed primarily for transportation of persons and has a capacity of more than 12 persons; or c) available with special features enabling off-street or off-highway operation and use.

LOT

A portion of a subdivision, or any other parcel of land, intended as a unit for a transfer of ownership or for development. Lot is further defined by:

CLASS I
Fuel Bulk Storage, Ready-Mix Concrete Suppliers, Inert Debris Landfills, Renewable Energy Generating Facilities
CLASS II
Resource Extraction, Automobile Salvage and Storage Facilities, Chemical Manufacturing
CLASS III
Mining/Quarrying, Race Tracks, Asphalt Plants, Electricity Generating Facility, Landfills-except inert debris, Paper Mills, Cement Manufacturing, Waste Facilities, Saw Mills, Metal Recycling and Salvage Facilities

b. Exceptions to Applicability

The following are exceptions, by right, from regulations under this section:

- 1) Agricultural Farming Operations
- 2) Residential Land Uses

Exception from this Section does not grant immunity from other applicable sections of this Ordinance or other Alamance County Ordinances.

6.5.3 REGULATIONS AND STANDARDS

Prior to the issuance of any permit under this section, the regulated land use must demonstrate compliance with the applicable regulations and standards imposed.

Classification	Minimum Lot Size	Building Height	Land Use Spacing	Operations Setback	Stream Setback
Class I	10 acres	40 feet	--	150 feet	100 feet
Class II	10 acres	40 feet	150 feet	150 feet	100 feet
Class III	40 acres	40 feet	1200 2000 feet	500 feet	100 feet

A. Minimum Lot Size

No Class I or Class II land use regulated by this section shall be situated on a tract of land less than ten (10) acres in size. Class III land uses shall be located on a tract no less than forty (40) acres in size.

B. Building Height Limits

In order to allow for adequate fire protection, no building which is intended or used for human occupancy shall exceed a vertical height of forty (40) feet, measured from the top of

the foundation (entrance grade) to the highest point of the roof assembly. No more than one (1) occupancy story may be below this entrance grade.

Excluded from this limitation are the following:

1. Water, radio, telephone (including cellular), or television towers or any equipment for the transmission of electricity or communications, or both; and
2. Structures which are slender in nature and minor vertical projections of a parent building, including chimneys, flagpoles, flues, spires, steeples, belfries, cupolas, antennas, poles, wires, or windmills, provided no part of the structure which is higher than (forty) 40 feet is intended or used for human occupancy.

C. Land Use Spacing & Protected Facilities

All industries regulated by this section shall be required at the time of the issuance of an Intent-to-Construct permit to meet a minimum spacing requirement from any “protected facility” as defined by this section. Land use spacing shall be measured in a straight line without regard for intervening structures or objects from the closest edge of the property line of the tract(s) on which the area of operations is located to the nearest improvement currently in use as a protected facility. The purpose of this requirement is to minimize the potential negative impacts of conflicting uses of land.

For the purpose of this section, the following shall be considered “protected facilities”:

1. An educational facility
2. A North Carolina licensed child care facility
3. A North Carolina licensed assisted living facility
4. A North Carolina licensed nursing home
5. A public or privately-owned hospital
6. A rural medical center
7. A church
8. A dwelling unit
9. Historic landmarks recognized by Alamance County Historic Properties Commission

Land Spacing Waiver

The Board of Commissioners may authorize individual land spacing waivers of the application of this Ordinance where there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of this Ordinance. Upon finding practical difficulties or unnecessary hardships existing with a strict application, individual requirements may be modified, provided they are consistent with the spirit, purpose, and the intent of the ordinance, substantial justice, and the public health and welfare secured. All requests for a

review shall be written and submitted to the Alamance County Planning Department. Prior to consideration of a review by the Board of Commissioners, the request shall be referred to the Alamance County Planning Board for the Planning Board's recommendation.

Notice: Decisions by the Board of Commissioners shall be reached only after a public hearing, quasi-judicial in nature, and after notice has been given by certified mail to the applicant. In addition, notice of the time and place of such public hearing shall be published in a paper of general circulation in the county not less than ten days nor more than thirty days previous to the hearing. Such notice shall contain the address or location of the property for which a hearing by the Board is sought, as well as a brief description of the nature of the application.

D. Operations Setback

All industries regulated by this section shall be required to designate and maintain a minimum "operations setback". Operations setbacks shall be measured from the edge of the designated area of operations to the property line of the tract on which the area of operations is located. No area of operations or internal roadways may be located within the operations setback area. Vegetative screening and fencing are allowed by right. Other design elements may be located within the operations setback when required as a condition of other local, state, or federal permits or regulations.

E. Traffic Impact Analysis

Access to all regulated industries shall be directly from a state-maintained road. No access from a private road shall be allowed.

All industries regulated by this section shall be required to demonstrate if their proposed heavy industrial use would create an amount of traffic (in terms of vehicle trips per day) that would push the roads by which the industry is gaining access over its practical carrying capacity as defined by the N. C. Department of Transportation (NCDOT). The most updated version of the Institute of Transportation Engineers "Trip Generation Manual" shall be used to determine the average number of daily trips generated by the proposed industry. The regulated industry shall add these projected daily vehicle trips to the most recent traffic counts performed by NCDOT for the surrounding road network.

If the regulated industry will exceed the carrying capacity of the roads which provide access to the property over the practical carrying capacity, then the applicant shall provide a traffic impact analysis (TIA) performed by a N.C. licensed engineer or transportation planner. The TIA shall provide specific recommendations for the mitigation of impacts from the proposed traffic, acceleration and deceleration lanes, road design standards, shoulder width, stop lights and outlying intersection improvements.

RUBBISH

Non-putrescible solid wastes. Rubbish consists of both combustible and noncombustible materials, such as paper, cardboard, tin cans, yard waste, wood, glass, bedding, crockery, metals, and similar objects and materials.

RUNWAY

A defined area on an airport prepared for landing and takeoff of aircraft along its length. The planned usable runway length for the Airport is 7,000 feet. The runway end is the physical end of the hard surface, having a defined coordinate and elevation as noted on the Height Restriction Zoning Plan Map.

RURAL MEDICAL CENTER

A facility staffed on a regular basis by one (1) or more physicians licensed to practice medicine in the State of North Carolina, which facility is located outside the boundaries of a municipality and is established and maintained for the purpose of providing medical care to members of the community in which it is situated.

SALVAGE YARD

Any non-residential property used for the storage, collection, and/or recycling of any type of equipment, and including but not limited to vehicles, appliances, and related machinery.

SAW MILL

Any permanent commercial establishments primarily engaged in sawing dimension lumber, boards, beams, timbers, poles, ties, shingles, shakes, siding, and wood chips from logs or bolts. Sawmills may plane the rough lumber that they make with a planing machine to achieve smoothness and uniformity of size. Temporary or portable sawmills **10 acres or less** ~~without permanent structures~~ are excluded from this definition.

SCRAP METAL

Discarded steel, ferrous, copper, and other metallic articles generated from residential, commercial, and industrial sources such as bedsprings, machinery, auto parts, lighting fixtures, shelving units, and similar units.

SCRAP TIRE

A tire that is no longer suitable for its original, intended purpose because of wear, damage, or defect.

SETBACK

The required distance from the property line of the parcel on which the wireless communication facility is located to the base of the support structure and equipment facility, or in the case of a guywire support, guywire anchors.