

# 0 Old Trail Rd | Burlington, NC

Acreage	255 Acres
Zoning	MI
Price	\$10,710,000
TBD	\$42,000/AC



# Burlington Powell Site

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January 2020

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City of Burlington  
Economic Development Department  
425 S. Lexington Avenue  
336-222-5147



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# Burlington Powell Site

## 220 Acre Industrial Opportunity

### Property Description

This 220-acre site is located off Anthony Road and Airpark Drive, with a majority of the property also abutting Old Trail Road. This site is in Burlington's industrial district with convenient access to the to our municipal airport (KBUY). The Site is also within 2 miles of Interstate 40/85, this site has easy access to the large markets in Raleigh/Durham, Greensboro, and Charlotte. This property is also within a 25 minute drive of the Greensboro-Randolph Megasite, a 1,000 acre project aiming to bring a large scale auto manufacturer to North Carolina. This site offers 134 acres of developable land behind already existing industrial properties, having more of an organized industrial park feel to it.

This large site sits between the airport Big Alamance Creek, and Old Trail Road. A City of Burlington sewer easement borders the property to the west and south along the creek. This site has also been through the Duke Site Readiness process, with materials provided on pages 13 and 14, this process included a Phase 1 Environmental Study that is available upon request.

### Zoning

This property is not currently annexed into the City of Burlington limits, but is within our Extra Territorial Jurisdiction (ETJ). Burlington's ETJ is where the city has zoning powers but does not currently tax, serve water and sewer, or perform code enforcement.

The current zoning for the site is Burlington's classification of Medium Industrial (MI), which allows for clean industrial development, a further description can be found on pages 4 & 5. Properties to the east are also zoned MI and properties to the northwest are zoned Medium Density Residential (MDR). Annexation into the city would be a requirement of any agreement on incentives as well as water and sewer provision.

### Airport Height Overlay

Pages 6 & 7 outline the rules for the airport overlay district, a height restriction due to the property's location within 10,000 feet of the runway. In summary, structures are not permitted to be more than 100 feet above the runway's height, as the bulk of this property is below the airport's runway surface there is further room for construction. Further restrictions and rules for properties near the airport are outlined on pages 6 & 7.

# Burlington Powell Site

This economic development opportunity is located two miles south of Interstate 40 in Burlington, NC. Our Triad city is 20 minutes from Greensboro, 35 from Chapel Hill and Durham, and 45 to Research Triangle Park. This site offers a more industrial park feel to it, with two access roads that have industrial tenants lining them. A 220 acre opportunity here in Burlington that offers an attractive location, access to a large workforce, and a growing community with a plethora of amenities and housing options for your employees.

Property Details		Powell Site
Location Address	Enter street, city, state, zip	0 Old Trail Road
	County	Alamance
County Tier	2019 Tier ranking	Tier 2
Total acreage / Largest building footprint	<u>Acreage</u> / Max SF	255 AC / 135 Developable
Adjacent land for future expansion (please <u>indicate</u> if graded pad)	Expansion	83 AC
Ownership	Public/Private	Private
NC Certified Site	Yes/No	No, Duke Site Readiness
Sales Price (per acre)	If applicable, provide a number, ballpark, or comp sale price	~\$42,000
Water	Specify service provider and any capacity restrictions	City of Burlington
Wastewater	Specify service provider and any capacity restrictions	City of Burlington
Electricity	Specify service provider	Duke Power
Natural Gas	Specify service provider and any capacity restrictions	Piedmont Natural Gas
Easements	Utility easements and additional information in regard to utilities	Sewer easements in northwest corner of property and southern edge along the creek
Distance to nearest airport	List airport(s) and drive-time to each from site	KBUY: 1 mile; PTI: 35 miles; RDU: 46 miles
Distance to nearest interstate(s) and/or US/State highway(s)	List distance to each site	1.75 miles to I40/85
Additional notes	Please provide any additional helpful information on the properties or advantages of the location	Duke Site Readiness completed in 2016 which included Phase 1 Environmental studies. Located in Burlington's industrial district along southern edge of city limits.



Site Boundaries



Expanded view of Burlington Powell Site

**MEDIUM INDUSTRIAL (MI) DISTRICT**



**A. DISTRICT PURPOSE AND INTENT**

The Medium Industrial (MI) district is established to accommodate modern, technologically-based, clean industrial development that takes place in highly controlled environments. Typical activities taking place in the district include bio-engineering, pharmaceuticals, precision fabrication and assembly, and research and development. The district does not allow heavy industrial uses, residential uses, or retail, except as accessory uses. District standards are intended to prevent the establishment of any use types that would interrupt industrial operations. District standards require that no land or structure be used for any purpose that causes noxious or offensive odors, gas fumes, smoke, dust, vibration, or noise that substantially interferes with other nearby uses.

**B. DISTRICT DIMENSIONAL STANDARDS**

STANDARD	REQUIREMENT				
	Single-Family Detached	Single-Family Attached	Multi-Family	Mixed Use	Non-residential
<b>A</b> Maximum Residential Density (units/acre)	N/A				
<b>B</b> Minimum Lot Area (square feet)	N/A			43,560 [1]	
<b>C</b> Maximum Lot Coverage (% of lot area)	N/A			50	
<b>D</b> Minimum Lot Width (linear feet)	N/A			200	
<b>E</b> Minimum Open Space Set Aside (% of lot area)	N/A			N/A	
<b>F</b> Minimum Street Setback (linear feet) [2]	N/A			40	
<b>G</b> Minimum Side Setback (linear feet)	N/A			5 [3]	
<b>H</b> Minimum Rear Setback (linear feet)	N/A			30	
<b>I</b> Minimum Perimeter Setback in a Multi-building Development (linear feet)	N/A			N/A	
<b>J</b> Minimum Spacing Between Buildings in a Multi-building Development (linear feet)	N/A			[4]	
<b>K</b> Maximum Building Height (feet/stories)	N/A			None [5]	

NOTES:

[1] Development within the WPO is subject to the built-upon limits in Section 3.19.F, Watershed Protection Overlay (WPO) District.

[2] On corner lots of record, the street setback may be reduced by 50 percent on the long side of the lot.

[3] When the lot abuts a residential or OI zoning district, the setback shall be at least 15 feet.

[4] In accordance with the North Carolina Building Code.

[5] Development in the AHO is subject to the maximum building heights in Section 3.19.B, Airport Height Overlay (AHO) District.

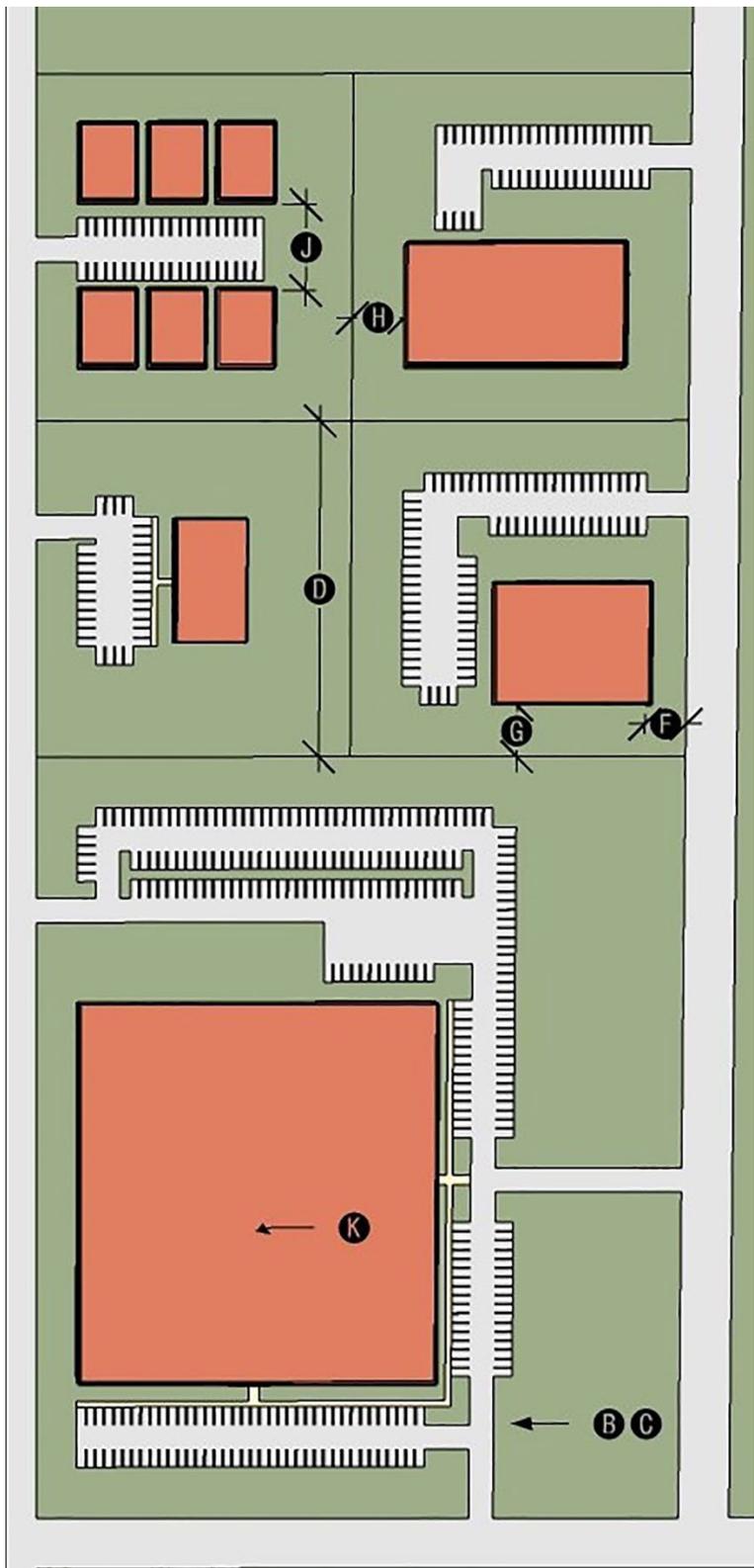
**C. DEVELOPMENT EXAMPLES**



**E. LOTTING PATTERN EXAMPLES**



**D. DIMENSIONAL EXAMPLE**



## AIRPORT HEIGHT OVERLAY (AHO) DISTRICT

### 1. Purpose and Intent

The purpose and intent of the Airport Height Overlay (AHO) district is to:

- a. Restrain influences that are adverse to the proper and safe conduct of aircraft operations in the vicinity of the Burlington-Alamance Regional Airport;
- b. Prevent creation of conditions hazardous to aircraft operation;
- c. Prevent conflict with land development that may result in loss of life and property; and
- d. Encourage development that is compatible with airport use characteristics.

### 2. Applicability

These standards are applied to all development on lands located within the AHO district as depicted on the Airport Height Restriction Zoning Plan on file in the offices of the City of Burlington Department of Planning and Community Development.

### 3. AHO Standards

#### a. Height Limitation Areas

Except as otherwise provided in this section, no structure shall be erected, altered, or maintained and no trees shall be allowed to grow in or into any of the following areas (see Figure A: AHO Height Limitation Areas):

#### i. Precision Instrument Runway Approach Zone

The height restriction in the Precision Instrument Approach Zone is established as a slope 50 feet outward for each foot upward beginning at the end of and at the same elevation as the primary surfaces and extending to a horizontal distance of 10,000 feet along the extended runway centerline; then slopes upward 40 feet horizontally for each foot vertically to an additional horizontal distance of 40,000 feet along the extended runway centerline.

#### ii. Transitional Zones

The following are established as height restrictions in the Transitional Zones:

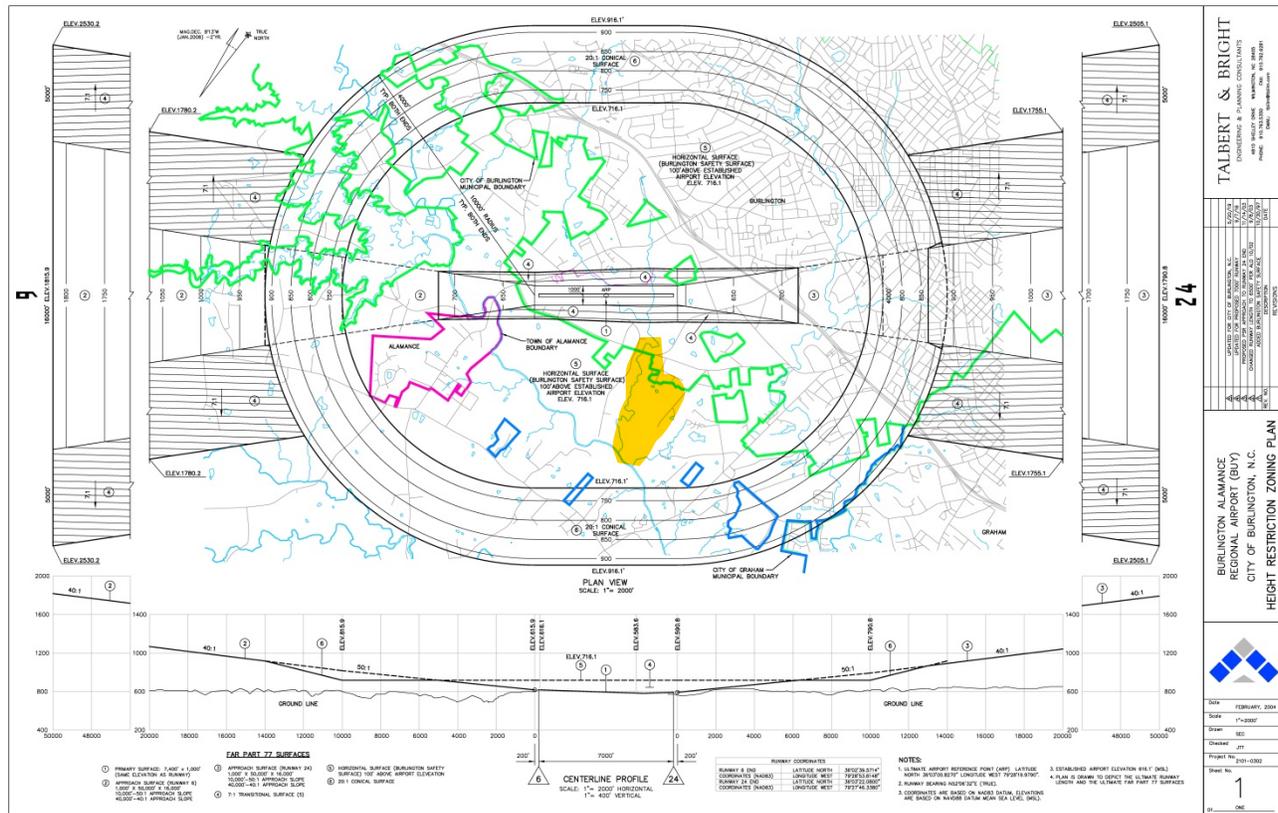
- a) A slope seven feet outward for each foot upward beginning at the side of and at the same elevation as the primary surface and the approach surface and extending to a height of 100 feet above the airport elevation, which is 616.1 feet above mean sea level;
- b) A slope seven feet outward for each foot upward beginning at the sides and at the same elevation as the approach surfaces and extending to where they intersect the conical surface; and
- c) Where the precision instrument runway approach zone projects beyond the conical zone, there are established height limits sloping seven feet outward for each foot upward beginning at the sides of and the same elevation as the approach surface and extending a horizontal distance of 5,000 feet measured at 90-degree angles to the extended runway centerline.

#### iii. Horizontal Zone (APH)

The height restriction in the Horizontal Zone (APH) is established at 100 feet above the airport or at an elevation of 716.1 feet above the mean sea level.

#### iv. Conical Zone (APC)

The height restriction in the Conical Zone (APC) is established as a slope 20 feet outward for each foot upward beginning at the periphery of the horizontal zone and at 100 feet above the airport elevation and extending to an elevation of 916.1 feet above mean sea level.

**FIGURE A: AHO HEIGHT LIMITATION AREAS : Property highlighted in yellow****b. Use Restrictions**

Principal, accessory, or temporary use types that result in any of the following conditions shall be prohibited in the AHO.

- i. Create electrical interference with navigational signals or radio communication between the airport and aircraft;
- ii. Uses that make it difficult for pilots to distinguish between airport lights and other exterior lighting;
- iii. Uses or site features that result in glare in the eyes of pilots using the airport;
- iv. Uses or site features that impair visibility in the vicinity of the airport;
- v. Uses, site features, or site configurations (including stormwater management facilities) that attract birds or create a higher likelihood of bird strike hazards; or
- vi. Uses that otherwise endanger or interfere with the landing, takeoff, or maneuvering of aircraft using the airport in any way.

**c. Obstruction Marking and Lighting**

Applications for uses, including variances, inside the AHO shall be subject to conditions requiring obstruction marking and lighting in accordance with all applicable FAA standards.

**d. Permits**

No permits for construction of a building or structure, including expansions or outdoor use areas shall be issued within the "APA," "APT," or Horizontal Zone until the City has determined that the proposed development complies with the applicable standards in this section.

**e. Growth of Trees**

No existing trees or newly planted trees within an "APA," "APT," or Horizontal Zone shall be permitted to grow to an elevation that exceeds the height restrictions as outlined in Section 3.19.B.3.a, Height Limitation Areas.



# Powell Site - PRIME DEVELOPABLE AREA

BURLINGTON, NC

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# Powell Site - FIBER

BURLINGTON, NC

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## Burlington Site #3

Burlington area ▪ Alamance County, NC

### General Information

- **Size:** +/- 200 acres total; +/- 135 buildable
- **Price:** Asking price in low \$40Ks
- **Address:** Not yet assigned
- **Ownership:** Multiple private owners (all local) with signed letters stating willingness to sell
- **Zoning:** Zoned Medium Industrial, allows for clean and unobtrusive industrial activities. Small part of site is zoned residential and would require rezoning

### Transportation

- **Highway:** Interstates I-40 and 85 – 2 miles north of site (accessed via Anthony Road)
- **Airport:** Between and under an hour from two commercial airports – PTI (Greensboro) and RDU (Raleigh- Durham); local airport (BUY) less than 2 miles
- **Rail:** Freight provider to county is Norfolk Southern
- **Port:** Wilmington, NC – 3 hours; Morehead City, NC – 3 hours

For More Information Please Contact the Duke Energy Business Recruitment Team at 919.349.2853.

[duke-energy.com/economic](http://duke-energy.com/economic)

### Utilities

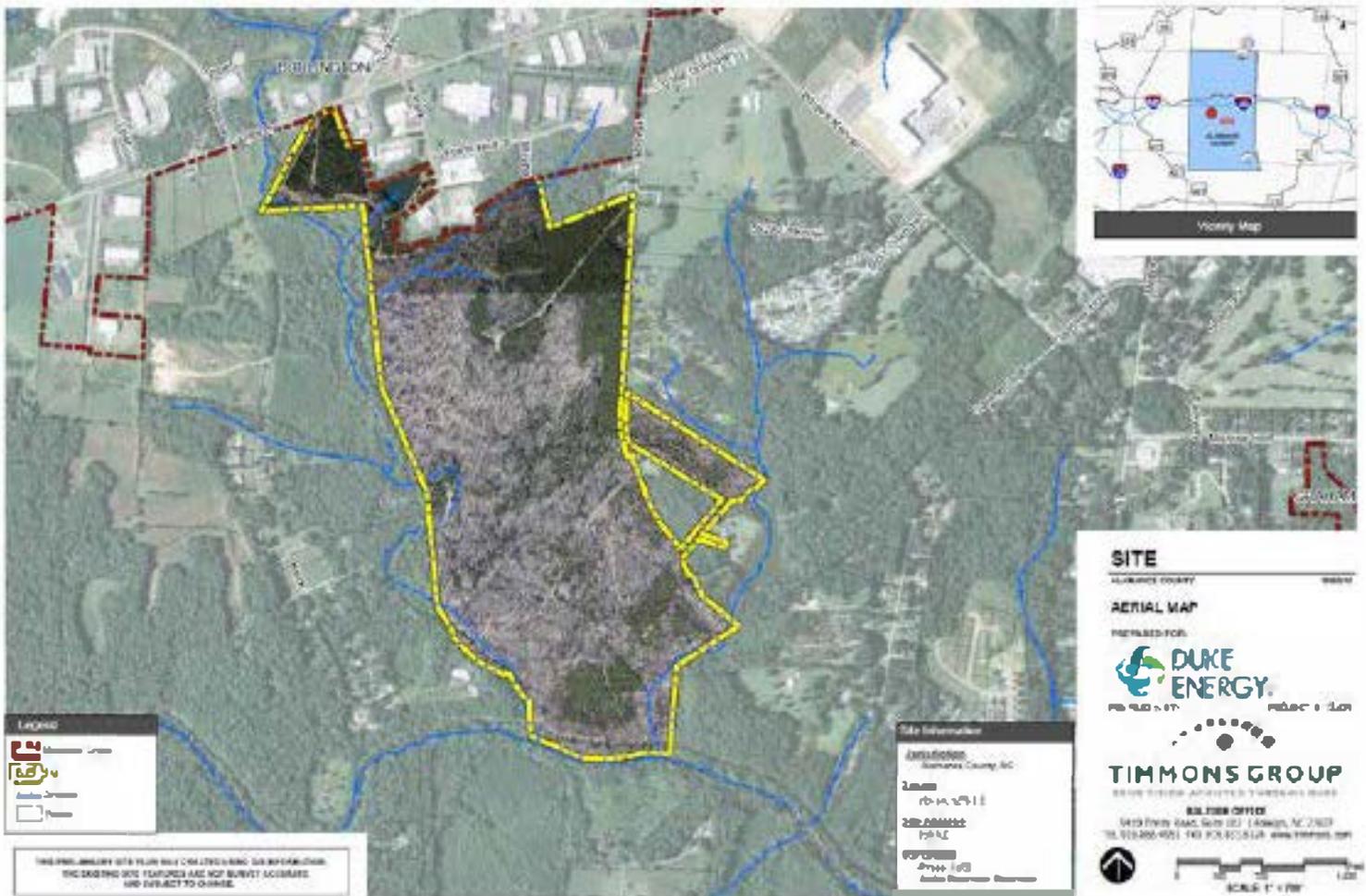
- **Electric:** Duke Energy
- **Water:** City of Burlington; lines adjacent to site
- **Wastewater:** City of Burlington; lines adjacent to site
- **Natural gas:** Piedmont Natural Gas; line adjacent to site
- **Telecom:** AT&T, Century Link, Time Warner Cable; lines adjacent to site

### Additional Information

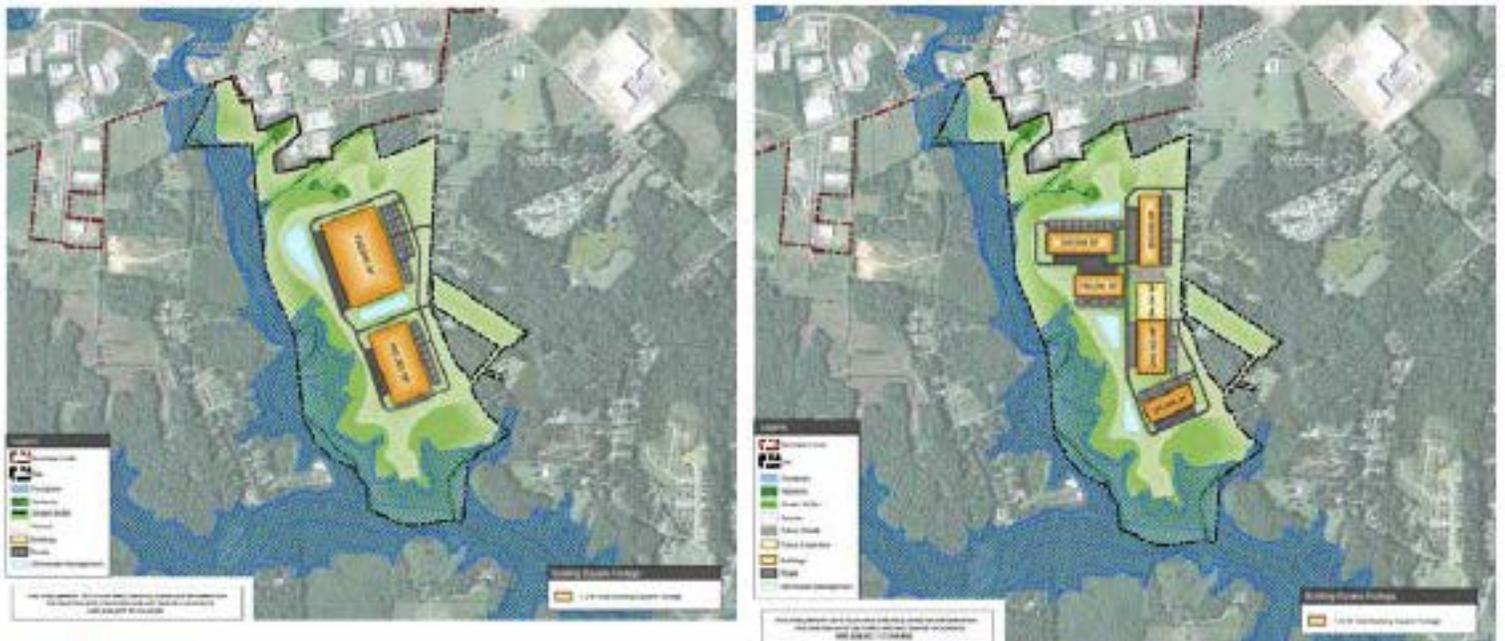
- Not certified, but completed Duke Energy Site Readiness process
- Air Quality status: Attainment
- Existing industries nearby: Sheetz (food mfg./dist.); Honda Aero (jet engines)
- The site is within FTZ 230 service area
- Link to a Google map of the site: <https://www.google.com/maps/@36.04119,-79.45642,1858m/data=!3m1!1e3>



Burlington Site #3 (Burlington area - Alamance County, NC)



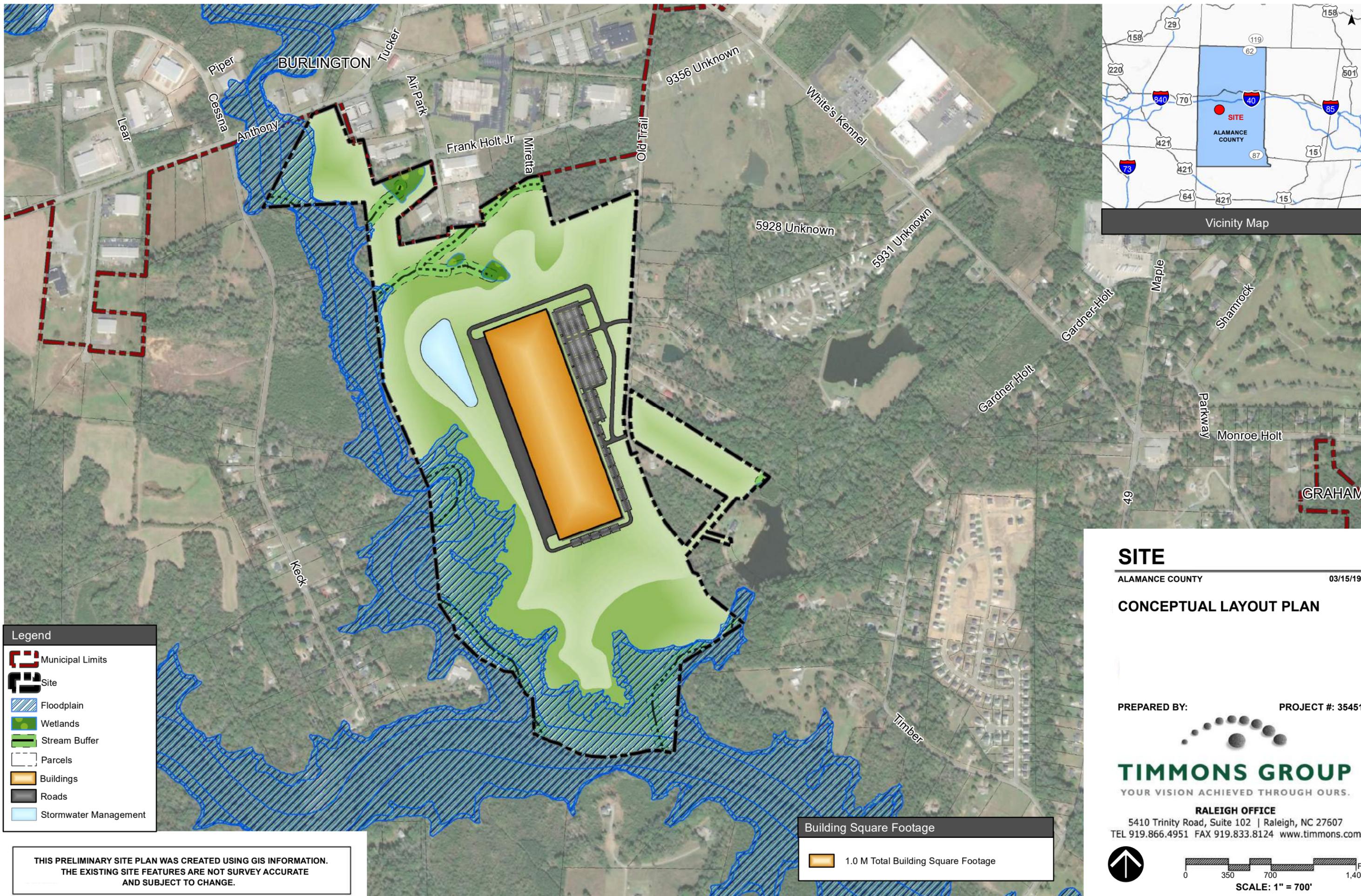
Aerial map



Conceptual plans

This site has been evaluated as part of  
Duke Energy's Site Readiness Program





**Legend**

-  Municipal Limits
-  Site
-  Floodplain
-  Wetlands
-  Stream Buffer
-  Parcels
-  Buildings
-  Roads
-  Stormwater Management

THIS PRELIMINARY SITE PLAN WAS CREATED USING GIS INFORMATION.  
 THE EXISTING SITE FEATURES ARE NOT SURVEY ACCURATE  
 AND SUBJECT TO CHANGE.

**Building Square Footage**

 1.0 M Total Building Square Footage



**SITE**  
 ALAMANCE COUNTY 03/15/19

**CONCEPTUAL LAYOUT PLAN**

PREPARED BY: PROJECT #: 35451



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