



Planning Board  
Regular Meeting Agenda  
August 12, 2024, 6:30 p.m.

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1. Call to Order
2. Planning Board Chair and Vice-Chair Elections
3. Approval of June 10, 2024, Meeting Minutes
4. City Council Actions Update
5. Request to rezone the rear portion of the property addressed 380 Lake Latham Road (GPIN: 9815023823) from R-20, Residential District, to LM, Light Manufacturing District, by Ireneo Sunico.
6. Request to establish R-12 (CD) zoning on seven properties (GPINs 9824743930, 9824852205, 9824759260, 9824757271, 9824754188, 9824659177, and 9824659813) totaling +/- 52.32 acres, addressed at 1317 Rock Quarry Road, 1309 Rock Quarry Road, 7010 Danny Drive, 7018 Danny Drive, 7030 Danny Drive, 7040 Danny Drive and one unaddressed, and located outside of the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County for a residential cluster subdivision with 106 single-family homes and neighborhood cultural and worship centers by NACC Investment Group, LLC.
7. Request to rezone two properties totaling +/- 9.96 acres located at 211 Supper Club Road (Orange County GPINs: 9825530909 and 9825530799), from R-20 and B-2 to R-8 (CD) to allow for a development of 69 townhomes by Supper Club Road, LLC.
8. Announcements
9. Adjournment



The Planning Board meeting was held at the Glendel Stephenson Municipal Building located at 106 E. Washington Street, Mebane, NC 27302 and livestreamed via YouTube. The video can be accessed through the following link: <https://www.youtube.com/watch?v=BekW8RwMXCY>

**Members Present:**

Judy Taylor, Vice Chair  
Colin Cannell  
David Scott  
Gale Pettiford  
Susan Semonite  
William Chapman

**Members Absent:**

Edward Tulauskas, Chair  
Keith Hoover  
Kurt Pearson

**City Staff Present:**

Ashley Ownbey, Development Director  
Rachel Gaffney, City Planner  
Briana Perkins, City Planner  
Kirk Montgomery, IT Director

**1. Call to Order**

At 6:30 p.m. Vice-Chair Taylor called the meeting to order.

**2. Approval of May 13, 2024, Meeting Minutes**

Susan Semonite made a motion to approve the meeting minutes. David Scott seconded the motion, which passed unanimously.

**3. City Council Actions Update**

Ashley Ownbey informed the Board that the proposed McDonald's on N. First Street was denied with a (3-2) vote. She said that the applicant requested a continuation for the proposed Tractor Supply to the July City Council meeting. She also provided that the City Council approved amendments to the Mebane Unified Development Ordinance and watershed boundary.

Colin Cannell asked Ms. Ownbey to report why the City Council denied the special use request for the proposed McDonald's. Ashley Ownbey replied that the basis of denial was harmony with the surrounding area with reference to the Council's previous decision to not allow restaurants with drive-throughs on the outparcels.

**4. Request to rezone a +/- 2.048-acre parcel (GPIN 9815840394), located at 506 West Holt Street, from R-8, Residential District, to HM(CD), Heavy Manufacturing Conditional District, to allow for Outdoor Storage by Norris Family Investments 2 LLC.**

Norris Family 2, LLC is requesting approval to conditionally rezone the +/- 2.048-acre property located at 506 W Holt Street (GPIN 9815840394), from R-8 to HM (CD) to allow for outdoor storage, including a construction material laydown yard, by the adjacent industrial business, The Building Center. The property is located within Alamance County in City limits.



Requested Condition:

- Reduction of landscape buffers on the west, south, and southeast sides of the property to a minimum of 20-feet, as shown on the site plan. Part of the reductions are caused by a 68-foot Duke Energy easement and a 20-foot City of Mebane sewer easement.

The staff report is provided in the meeting agenda packet available [here](#).

Rachel Gaffney provided a more detailed overview and PowerPoint presentation of the request.

Jonathan Sossamon Jr., representative for Norris Family Investments 2 LLC, stated that the proposal was for a less than a half-acre laydown gravel yard for building materials. He explained the requested condition of 20-foot-wide landscape buffers due to the Duke Energy and City of Mebane sewer easements. He provided that the easements occupied approximately 0.15 acre of the 2.04-acre lot which reduced the area to just over an acre. He next stated that there was a neighbor at 500 W. Holt Street who had agreed for them to move his driveway back onto his property free of charge. Last, he stated that on October 18, 2023, there were letters sent out for a neighborhood meeting that was held on November 2, 2023, with no one in attendance.

Colin Cannell asked if the property at 500 W. Holt Street who was most affected by the development was okay with the project. Jonathan Sossamon replied that they had spoken with that neighbor to move his driveway and the owner seemed okay with the development. Colin Cannell commented on a steep slope at the driveway. Jonathan Sossamon said that the North Carolina Department of Transportation would require a swale and culvert for the driveway.

Colin Cannell asked about the condition to reduce buffer requirements which he found understandable for the site as proposed and asked about other uses in the future. Ashley Ownbey replied that the zoning was for the site-specific plan that did not show structures on the site. She said that staff could not approve construction of a building on the site without going back to the Planning Board and City Council.

William Chapman asked about additional noise associated with the site other than The Building Center's current operations. Jonathan Sossamon replied that there was no additional noise associated with the site.

David Scott made a motion to approve the request as follows:

*Motion to approve the HM(CD) zoning as presented.*

*Motion to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design. Specifically, the request:*



- *Is for a property within the City's G-1 Downtown Mixed-Use Area and in a generally industrial area (Mebane CLP, p. 68).*

William Chapman seconded the motion, which passed unanimously.

Vice-Chair Taylor noted that the request will go to the City Council on July 1, 2024, at 6:00 p.m.

**5. Request to rezone the +/- 43.32-acre property located on Saddle Club Road (GPIN 9826612172), from R-20 to R-12 (CD) to allow for a residential cluster subdivision with 110 single-family homes and a public park by Slippery Elm Properties, LLC.**

Slippery Elm Properties, LLC is requesting approval to conditionally rezone a +/- 43.32-acre property from R-20, Residential District to R-12 (CD), Residential Conditional District, to allow for a residential cluster subdivision of 110 single-family homes and a public park. The property is located in Orange County outside of City Limits within the Mebane Extraterritorial Jurisdiction (ETJ). Annexation of the property is required before connection to City utilities. The applicant has the property under contract to purchase, contingent upon approval of the conditional rezoning request.

Requested Conditions:

- A 20' rear setback for Lots 6 – 14 and Lot 60 and a minimum 50' lot width for all lots.
- Dedication of +/- 5.19 acres of land for public recreation area. The site plan shows +/- 7.32 acres of qualifying private common open space. The amount of land shown as public recreation area and private open space totals +/- 12.51 acres.

The staff report is provided in the meeting agenda packet available [here](#).

Ashley Ownbey provided a more detailed overview and PowerPoint presentation of the request.

Carla Sevilla, with Glenwood Homes and representing Slippery Elm Properties, said she had worked with other subdivisions in Mebane such as Collington Farms, Ashbury, and Arrowhead. She said that the Saddle Club Subdivision was a proposed cluster development with 110 single-family homes and over 5-acres of dedicated for public recreation to the City of Mebane. She stated that the subdivision would be pedestrian friendly with internal sidewalks connecting to the public recreational area trail, Lebanon Road Trail, and the Tupelo Junction Subdivision. She also provided that the property was surrounded by other subdivisions such as Havenstone, Mallory Place, Tupelo Junction, The Retreat at Lake Michael, and the Village at Lake Michael.

Tyler Wagner, Project Engineer with FEI Civil Engineers and Land Surveyors, reviewed proposed conditions for the project.

Carla Savilla stated that there was a neighborhood meeting held on Friday, June 7 from 4-6 p.m. over Zoom. She reported a good turnout and that neighbors voiced some concerns. During the meeting,



she asked neighbors for input on whether to offer the volleyball courts or pickleball courts in the public park with only one person stating they would rather have pickleball courts.

Carla Savilla stated that Glenwood Homes constructed the last section of Ashbury and those homes are similar to what they are proposing in the Saddle Club subdivision with homes built for an entry level buyer. She then spoke to the proposed amenities of the development and reviewed the possibility of changing from volleyball courts to four to six pickleball courts with approval from the City of Mebane.

Colin Cannell asked if he understood the site plan correctly that showed a steep grade between the housing area and the public recreation area.

Tyler Wagner replied that the current lot was a steep hill, and the plan was to elevate the public recreation area to allow the sewer to drain out to Lebanon Road. The steeper slope between the housing and recreation area creates a better buffer between the two areas.

Colin Cannell also asked why there was not an internal sidewalk connection to the recreation area between lots 37 and 38. He commented that residents would have to leave the subdivision in order to access the recreation area.

Tyler Wagner replied that they had thought about a connection initially with a trail in the middle of the subdivision and found the idea was not feasible and would not be compliant with ADA standards. He said that the site was too steep and building it out to make it ADA compliant, would require the loss of a lot and volleyball court. Colin Cannell asked what the actual grade was between the residential and recreation areas. Tyler Wagner replied that he did not know the exact number but knew that it was greater than ten feet.

Colin Cannell asked if the private open space would remain a meadow or be graded and mowed. Tyler Wagner replied that the plan involves minimal grading for the walking trail and stormwater infrastructure. Colin Cannell asked at what stage it would be determined if stormwater measures would be required. Tyler Wagner replied the decision would occur in the engineering design stage.

Colin Cannell asked if he was correct in understanding that the lot sizes were similar to those in nearby developments such as Havenstone and The Retreat at Lake Michael. Tyler Wagner said yes, the lots were similar size.

David Scott asked what was priced as entry level. Carla Savilla replied that it depended on the market and building costs with an estimated entry level of \$300,000.

Judy Taylor voiced the same concern as Colin Cannell about residents having to leave the subdivision to access the recreation area. She asked if they had considered losing a lot to create the path from the neighborhood. Carla Savilla shared concerns from the neighborhood meeting about the public entering the neighborhood and reiterated that the design is limited mostly from an engineering standpoint. Tyler Wagner said that the development would have to lose more than one lot due to



the steep slope of the site. Judy Taylor commented that she felt that the proposed plan did not meet the intent of a cluster development that had homes closer together for a larger shared open space. She said that without the internal connection to the public recreation area, the benefit of the cluster development would be lost.

Colin Cannell also commented that with the public recreation area separate from the residential area, the residents may not recognize that space as theirs. Ashley Ownbey shared staff's concerns about a connection between the neighborhood and public recreation area, noting recent issues including homeowners installing fences in the space meant for the path and complaints of people deviating from the path into private yards. Tyler Wagner stated that the sidewalk along Saddle Club Road was going to be about 10-15-feet off the road due to a current NCDOT drainage ditch.

Judy Taylor asked if the City would be maintaining the public recreation area once built. Tyler Wagner replied that the City would be maintaining the park once completed.

David Scott commented that he would respect the neighbors who did not want the people from the recreation area coming into their neighborhood. Judy Taylor replied that she did not think it was a concern since she also had people in front of her house coming from the Mebane Community Park and did not see why the City would encourage the mindset of not allowing the public into neighborhoods.

Susan Semonite asked what the timeline would be for each phase of construction and if it was a five to ten year plan or immediate. Carla Savilla replied that they plan to construct within 24 months depending on weather.

Susan Semonite asked to confirm that there were no proposed road improvements and no traffic impact analysis (TIA) required. Tyler Wagner replied that she was correct in that no road improvements and TIA were required. Ashley Ownbey replied that a TIA was required and completed.

Gale Pettiford asked why an updated TIA was not required since the TIA provided was from July 2021. Ashley Ownbey replied that a new TIA was not required due to the recent development of Tupelo Junction North who completed a TIA in 2022 that included the proposed Saddle Club subdivision as background traffic. She said that the TIA for Tupelo Junction North included most of the same information as the Saddle Club subdivision TIA and the developer of Tupelo Junction North is required to install a traffic signal at the intersection of Lebanon Road and Stagecoach Road.

Vice-Chair Taylor opened the floor for public comment.

George Thekis, 2000 Saddle Club Road, was concerned with the density of housing on the property compared to larger lots in the area and taxes going up to cover City infrastructure.

Karen Baker, 5050 Talisker Trail, questioned if utility easements would be needed from neighbors, if adjacent properties would get annexed involuntarily, how Orange County's zoning was determined



originally, and why the R-20 zoning could not be kept with similar low-density properties abutting it. She also was concerned about pollution, increased traffic, and trespassing.

Jessica Farrell, 2145 Saddle Club Road, was concerned about traffic, pollution, and crime. She was concerned about the outdated TIA since there was excessive speeding along Lebanon Road.

Kelly Long, 2259 Saddle Club Road, opposed the rezoning from R-20 to R-12 and asked why 94 homes in R-20, only 16 homes different from the proposal was not an option. She also commented that the volleyball and pickleball courts would be appreciated, but not another soccer field.

Beth Carlton, 2565 Saddle Club Road, was concerned with the area changing from primarily rural to highly developed. She was also concerned with the City infrastructure and asked for more controlled growth.

Tom Ortel, 5050 Talisker Trail, asked who was responsible for the open area and recreation area maintenance. He was concerned with light and noise pollution, water flow after grading, infrastructure, and increased traffic. He also mentioned that Talisker Trail was a private road and worried that the public would use that road to access the public recreation area.

Deanna Yates, 7041 Fisher Trail, was concerned with traffic due to speeding on Lebanon Road, crime at the recreation area, and the houses not being maintained after a few years.

Lisa Torkewitz, 3220 Spoon Lane, was concerned with small lots not conducive to new families who need the space.

Meredith Ragsdale, 2123 Saddle Club Road, was concerned with traffic and asked who covers emergency services in the area.

Michael Vaughn, 2259 Saddle Club Road, expressed support for keeping the zoning R-20 instead of R-12 and was concerned with noise pollution, light pollution, and additional traffic.

Jim Deeney, 3205 Spoon Lane, voiced that he wanted the zoning to stay as R-20.

Johna Bass, 1622 Saddle Club Road, commented that the proposed development was too dense for the area, asked who would maintain the security of the public restrooms, and how these essentially "row houses" will look in 20-30 years.

Ronald Shields, 2510 Saddle Club Road, introduced himself as a retired developer and commented that the transition from the larger rural lots to the small cluster lot was too much for the infrastructure.

Pat Rice, 2000 Saddle Club Road, mentioned that Saddle Club Road was named after her father's business and her family still lives along Saddle Club Road. She expressed concerns with the noise and light pollution from the soccer field.



David Scott asked staff if there were any plans to light the soccer field. Ashley Ownbey replied that the only planned lighting is for the parking lot and the soccer field was designed for pick-up soccer since the fields at the Mebane Community Park are often occupied for official games.

Sherri Rapp, 616 Casey Ln, expressed concerns with the overcrowding in the area with this development on top of others already in construction. She was also concerned with chemicals and construction waste going into neighboring well water.

Larry Dragoo, 3007 Saddle Club Road, said that the reason the public recreation was located in that area instead of in the middle of the development, was because that portion of the property was not buildable.

Avis Rice, 1600 Saddle Club Road, said that her family owned several parcels of land in the area and expressed concerns with the noise pollution from the public recreation, the necessity of another soccer field, and the crime that comes with having 24-hour public restrooms.

Carla Savilla acknowledged the neighbors' concerns. She explained that her company Glenwood Homes was trying to construct much needed workforce housing. She said that the local area was 17,000 rooftops short for affordable housing. She addressed a public comment about homes in Ashbury, stating that Glenwood had only constructed the most recent homes. She also said that the soccer field was added to the recreation area at the request of the City's Recreation and Parks Department and that other options could be explored with the City.

Gale Pettiford asked about the who would be policing the new development. Ashley Ownbey replied that most of the properties along Saddle Club Road were outside of City limits and would be covered by Orange County Sheriff. She said that the proposed development would require annexation into the City, meaning the Mebane Police Department would serve the new development as properties that pay City taxes receive City police service.

Colin Cannell asked about comments regarding utilities possibly crossing private property. Tyler Wagner replied that currently there were no utilities shown to cross over other properties, but there may be a need closer to Lebanon Road to get easements from neighbors. He said that they would work to stay within the right-of-way.

Colin Cannell asked who controls speeding along Lebanon Road since that was another major concern from neighbors. Ashley Ownbey replied that Lebanon Road is maintained by the State and a speed limit reduction must go to the NCDOT.

Colin Cannell said that there was a neighbor who had concerns about who maintains portions of the site, either the City or HOA. Tyler Wagner replied that the meadow area and anything to the north of the Duke Power easement would be HOA-maintained. Colin Cannell asked if the public recreation portion would be a separate parcel owned by the City of Mebane. Tyler Wagner replied the property would be subdivided, and that parcel would go to the City of Mebane. Susan Semonite asked if she





understood that the HOA was maintaining the meadow, but there was essentially no access to it except from the public recreation area. Tyler Wagner replied that she was correct.

Colin Cannell noted another concern from neighbors was the water drainage and asked how the development would address that issue. Tyler Wagner replied that they had acknowledged those concerns, which were expressed at the neighborhood meeting, and that the drainage would be addressed during the engineering stage to make sure it was not an issue.

Susan Semonite made a motion to deny the request as follows:

*Motion to deny the R-12(CD) rezoning as presented due to a lack of*

*a. Harmony with the surrounding zoning*

Gale Pettiford seconded the motion.

Colin Cannell asked for further discussion. He said that there had been neighbors that reached out online to the Planning Board and one of the comments was that the Board was being bribed to pass these developments. Colin Cannell reiterated that the Planning Board was completely voluntary and that they did not receive any payment or bribes for their recommendations. He explained that there was a housing shortage in Orange County like the applicant had described. He provided that rents in Orange County had gone up 55% in the last five years, 24% in the last year alone, and the average house for sale in Orange County lists at \$500,000 and stays on the market for nine days. He commented on the supply and demand ratio that has led to mill houses in Hillsborough being sold for \$500,000 since the demand does not match the supply. He said that the type of development proposed was similar to other developments already approved in the area. Colin Cannell then addressed that the neighbors surrounding the property had lived next to a real estate asset that had not been developed but could have at any time. He said that the owners were going to cash out at some point, and the City had an opportunity with this development to lock in the large open space that will not happen with an R-20 development.

A vote was held on Ms. Semonite's motion, ending with a 3-3 tie. Vice-Chair Taylor, Susan Semonite, and Gale Pettiford voted in favor of the motion to deny the request. Colin Cannell, David Scott, and William Chapman voted against the motion.

Vice-Chair Taylor noted that the request will go to the City Council on July 1, 2024, at 6:00 p.m.



**6. Request to establish HM(CD), Heavy Manufacturing Conditional, zoning on two properties (GPINs 9834568820 and 9834475147), totaling +/- 83.368 acres, addressed 508 and 510 Buckhorn Road, and located outside of the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County for a trucking/freight terminal by Orange County Investors Partnership.**

Orange County Investors Partnership is requesting a conditional rezoning to HM(CD) to develop a trucking and freight terminal on a site area totaling +/- 83.368 acres and addressed at 508 and 510 Buckhorn Road. The properties are located outside of the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County. A request for annexation into the City of Mebane has been submitted concurrently with the rezoning request. The applicant plans to combine Tract 1 and Tract 3 to create the total site area.

The staff report is provided in the meeting agenda packet available [here](#).

Rachel Gaffney provided a more detailed overview and PowerPoint presentation of the request.

Dave Pokela, attorney with Maynard Nexsen of Greensboro, introduced himself as representation for R + L Carriers. Mr. Pokela also introduced Mike Fox who was representing the owner Orange County Investors Partnership, Sam Mullikin, Director of Construction for R+L Carriers, Austin Watts, civil engineer with Kimley Horn, Earl Lewellyn, traffic engineer with Kimley Horn, and Shannon Craven with Kimley Horn. He explained that the rezoning was for a truck and freight terminal for R+L Carriers. He said that the plan had gone through the Technical Review Committee (TRC) four times and had a solid plan for the Planning Board to look at for recommendation to the City Council. Dave Pokela explained that the current zoning of Orange County EDB-2, Economic Development Buckhorn Development Higher Intensity was consistent with the proposed Mebane zoning of HM, Heavy Manufacturing. He mentioned that the zoning was also consistent with the City of Mebane's Comprehensive Plan *Mebane by Design* and subsequently the "Buckhorn Area Plan" by Orange County.

Dave Pokela stated a neighborhood meeting was held on May 23, 2024, via Zoom. He said that seven individuals attended and they had a good discussion on light pollution, landscape buffers, timeline, and safety.

Sam Mullikin, representing R+L Carriers, explained that R+L Carriers was an LTL (Less Than Loaded) logistics company which means they could deal with large manufacturers or small residential. He provided a brief history of the company. He explained that the facilities are built to be cleanly designed with maintained landscaping. He said that there would be a loading dock, a service center with primarily administrative offices, and a small maintenance shop. Sam Mullikin said that the facilities were cleaned on a regular basis and have inspections every six months. He also said that this facility would include a two-lane fuel station to relieve local facilities. He also provided that some facilities had new housing developments built after their facilities were in operation showing that they maintained nice facilities where neighborhoods could be built nearby.



Austin Watts, engineer with Kimly Horn, presented that per the City of Mebane's ordinance the use type fell under Heavy Manufacturing. He stated that the proposed use was not something noxious like a tannery manufacturer. He also reiterated that the approval was site-plan specific so another developer could not come in with a tire manufacturing business without going back through the review process.

Austin Watts showed the site plan with the main terminal and a proposed future expansion area. He also explained the extensive landscaping plan with a 125-foot buffer against the residential development to the southeast of the site. He indicated locations of the maintenance building, truck wash, and fuel canopy. Austin Watts provided that all lighting would be interior to the site per local ordinance and would all be cutoff to have no spill-over into adjoining properties. He said that truck traffic should take the Interstate with limited desire to travel West Ten Road given that all services would be provided on site for weighing and fueling.

Earl Lewellyn, traffic engineer with Kimly Horn, said that separate TIAs were conducted for R+L Carriers and the next project on the agenda. He explained the requirements for a southbound left turn lane, northbound left turn lane, and a northbound right turn taper at the site driveway.

Colin Cannell asked about the closing timeframe for the current flea market. Dave Pokela said that the due diligence period ends July 3 and the property closing would be within 15 days of the end of due diligence.

Susan Semonite asked about how the weigh station worked and if the trucks would still be required to visit the station on the Interstate. Sam Mullikin replied that the trucks would be weighed coming and going out of the site with a scale that is up to NCDOT standards so that the trucks did not have to go through the weigh station on the Interstate.

Vice-Chair Taylor asked if the Interstate was taken into consideration with trucks going off the exit and those moving over to the weigh station. Earl Lewellyn replied that with a project of that scale trucks would be added in consideration, but the net increase was not as dramatic as some other projects where they have done weaving analysis. Sam Mullikin also added that the truck shifts are staggered so trucks would not be leaving at the same time.

Vice-Chair Taylor also asked if the facility was operating 24 hours. Sam Mullikin replied that yes, it was a 24-hour facility, but with limited capacity on certain shifts.

Vice-Chair Taylor opened the floor for public comment.

Don Compton, 2207 Mt. Willing Road, was concerned with truck congestion going onto the Interstate, toxic waste overflowing the stormwater pond into local well water, and noise pollution.

John Lopiccio, 5637 Preston Loop, shared concerns about property values and noise pollution.

Chris Benjamin, of 5627 Preston Loop is currently in trucking business and shared that he did not want R+L Carriers to be like other trucking facilities, such as Ward Trucking in Raleigh, that are sitting



empty. He was concerned with noise pollution, light pollution, the smell of diesel, and chemical waste.

Jeff Hewlings, 5635 Preston Loop, said that the engineer spoke about a 100-foot landscape buffer in the neighborhood meeting, but spoke about a 125-foot buffer at this meeting. He indicated that he had many of the same concerns already expressed and wanted to make sure there was an adequate buffer.

Tom Boney Jr., with Alamance News, asked for clarification of the freight and trucking service and the service center. Sam Mullikin replied that the service center was the maintenance building and there was also a service center with administration.

Tom Boney Jr. also asked what the square footage of the planned trucking area was, and how many doors it had. Ashley Ownbey referenced the site plan and replied that the truck terminal was 135,950 square feet with 202 doors. She said that the future building was proposed at 53,600 square feet with 81 doors.

Tom Boney Jr. asked the City Staff if the rezoning included the current proposed building and the future expansion. Ashley Ownbey replied that yes, the rezoning request includes both.

Tom Boney Jr. asked about the estimated number of employees for the new facility. Sam Mullikin replied that it would be about 130 dock workers, 12-15 maintenance staff, 10-15 support staff, and likely 20-30 more jobs with the expansion.

Tom Boney Jr. also asked about the number of trucks and the timeline for construction. Sam Mullikin replied that there would be about 120 trucks and the timeframe would be 18-24 months for construction depending on environmental constraints.

David Scott asked Austin Watts about the process of collecting the wastewater runoff from the site. Austin Watts replied that there would be swales directing water to an underground network going to the wet pond at the back to be treated and discharged into the stream. A neighbor from the audience asked if the water would be treated by plants. Austin Watts stated there were four bays the water went to first to settle out, then to another pond with plants. He said that if there was a spill at the maintenance or fuel areas, drains would bring the waste to an oil separator before discharging.

Chris Benjamin asked if there were any buildings that R+L Carriers were not using. Sam Mullikin replied that there were no vacant facilities under R+L Carriers.

Vice-Chair Taylor asked how long trucks would stay idle while being loaded. Sam Mullikin replied that it would be very minimal, and the trucks would be turned off while parked.

Colin Cannell made a motion to approve the request as follows:

*Motion to approve the HM(CD) zoning as presented.*



*Motion to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design. Specifically, the request:*

- *Is for a property within the City's G-2 Industrial Area and is part of the Buckhorn Economic Development District (Mebane CLP, p. 76); and,*
- *Serves Growth Management Goal 1.7 through the support of industrial development at existing and developing industrial parks near I-40/85 (p. 17 & 84).*

David Scott seconded the motion, which passed unanimously.

Vice-Chair Taylor noted that the request will go to the City Council on July 1, 2024, at 6:00 p.m.

**7. Request to establish LM(CD), Light Manufacturing Conditional, zoning on five properties (GPINs 9834454342, 9834357585, 9834357650, 9834357666, and 9834357842), totaling +/- 49.25-acres, and located outside of the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County by Orange County Investors Partnership.**

Orange County Investor Partnership is requesting to establish LM(CD), Light Manufacturing Conditional District, zoning on five properties (GPINs 9834454342, 9834357585, 9834357650, 9834357666, and 9834357842), totaling +/- 49.25 acres, and located outside of the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County, for a future light industrial development. A request for annexation into the City of Mebane has been submitted concurrently with the rezoning request.

The staff report is provided in the meeting agenda packet available [here](#).

Briana Perkins provided a more detailed overview and PowerPoint presentation of the request.

Mike Fox, attorney with Tuggle Duggins representing Orange County Investors Partnership, said that this site was in conjunction with the R+L Carriers site using the same engineers and participating in the joint neighborhood meeting. He said that the proposed plan did not have a defined user like R+L Carriers which is why there was a request for flexibility. He said that the owner did intend the user to be more like a warehouse distribution.

Vice-Chair Taylor asked if a final site plan would come back to the Planning Board once there was a specific user and if there would definitely be driveways on Buckhorn Road and West Ten Road. Mike Fox replied that the driveway approvals would be up to NCDOT. The developer's preference at this time is for the two driveways.

There were no comments from the public on the request.

David Scott made a motion to approve the request as follows:

*Motion to approve the LM (CD) zoning as presented.*



*Motion to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design. Specifically, the request:*

- *Is for a property within the City's G-2 Industrial Area and is part of the Buckhorn Economic Development District (Mebane CLP, p. 76); and,*
- *Serves Growth Management Goal 1.7 through the support of industrial development at existing and developing industrial parks near I-40/85 (p. 17 & 84).*

Susan Semonite seconded the motion, which passed unanimously.

Vice-Chair Taylor noted that the request will go to the City Council on July 1, 2024, at 6:00 p.m.

#### **8. Announcements**

Ashley Ownbey informed the Board that City offices would be closed on Wednesday, June 19. She also reminded the Board that the annual elections for the Planning Board Chair and Vice-Chair would occur at the next regular meeting. Ashley Ownbey also informed the Board that it was Rachel Gaffney's last meeting.

Colin Cannell discussed procedures and asked for clarification on the Saddle Club vote that ended with a tie. The Board agreed that the tied vote should proceed to the City Council.

#### **9. Adjournment**

Vice-Chair Taylor adjourned the meeting at approximately 9:14 p.m.



# AGENDA ITEM #5

RZ 24-10

General Rezoning – 380 Lake Latham Rd.  
(GPIN 9815023823)

### Presenter

Ashley Ownbey, Development Director

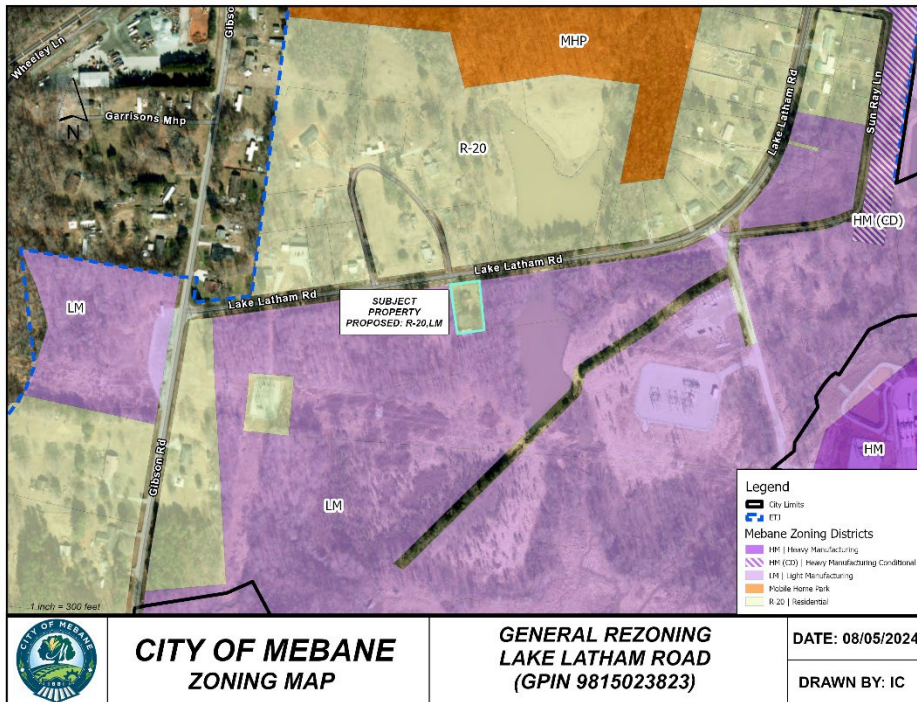
### Applicant

Ireneo Sunico  
380 Lake Latham Rd.  
Mebane, NC 27302

### Public Hearing

Yes  No

## Zoning Map



### Property

380 Lake Latham Rd.  
GPIN: 9815023823

### Proposed Zoning

Split Zoning- LM and R-20

### Current Zoning

R-20

### Size

+/- 17,427 square feet

### Surrounding Zoning

R-20, LM

### Surrounding Land Uses

Vacant, Utilities,  
Residential

### Utilities

No City Utilities

### Floodplain

No

### Watershed

No

### City Limits

No

---

### Summary

Ireneo Sunico is requesting approval to rezone the rear portion of a +/- 17,427 square foot property he owns at 380 Lake Latham Road (GPIN: 9815023823), from R-20, Residential District, to LM, Light Manufacturing District. This would result in a split-zoned property with the front portion zoned as R-20 and the rear as LM. The purpose of the two zones is to maintain residential zoning for the occupied home and permit an automobile repair business. The property is located within the Mebane Extraterritorial Jurisdiction (ETJ) in Alamance County.

The surrounding zoning in the area includes R-20, Residential, to the north and LM, Light Manufacturing, to the south, east, and west. The surrounding land is largely undeveloped except for a few single-family residences to the north and nearby electrical substations. The subject property is located in the Secondary Growth Area. The proposed rezoning is consistent with the guidance provided within *Mebane By Design*, the City's Comprehensive Land Development Plan. The proposed rezoning will be a continuance of the existing R-20 zoning to the north of the property and the LM zoning to the south, east, and west. The split zoning is compatible with the surrounding properties.

A project report has not been provided for this general rezoning due to the simplicity of the request.

---

### Financial Impact

N/A

---

### Suggested Motion

1. Motion to approve the LM zoning as presented.
2. Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. Specifically, the request:
  - Is for a property within the City's G-4 Secondary Growth Area and is residential and commercial in nature (Mebane CLP, p. 66).

### **OR**

3. Motion to **deny** the LM rezoning as presented due to a lack of
  - a. Harmony with the surrounding zoning or land use

**OR**

  - b. Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*.

---

### Attachments

1. Preliminary Presentation Slides
2. Zoning Amendment Application
3. Zoning Map



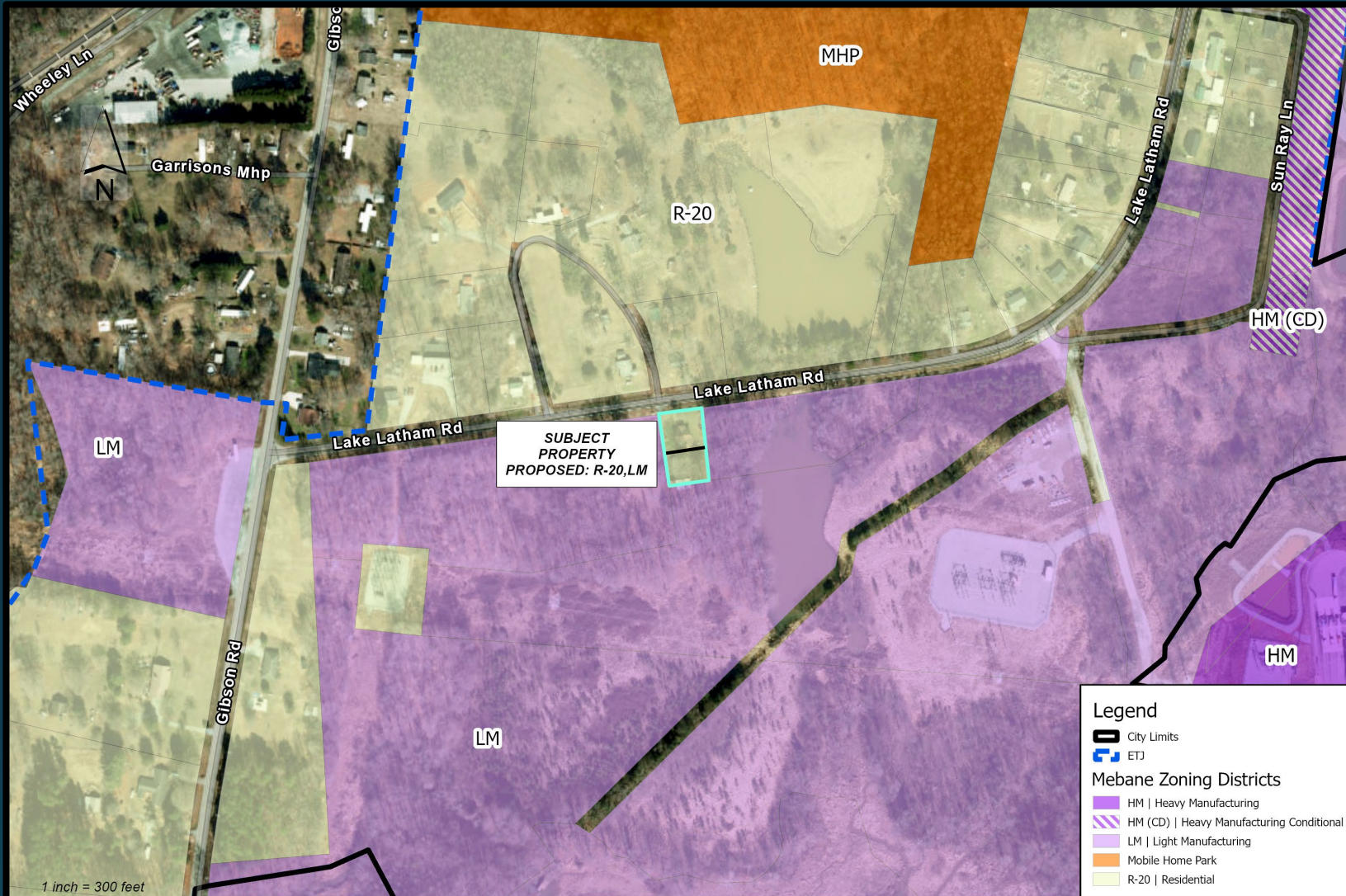


Ashley Ownbey, Development Director

Rezoning Request: R-20 to LM

by Ireneo Sunico





## 380 Lake Latham Road General Rezoning Request

- Request by Ireneo Sunico
- +/- 17,427 sq. ft. property
- Existing zoning: R-20
- Requested zoning: LM and R-20



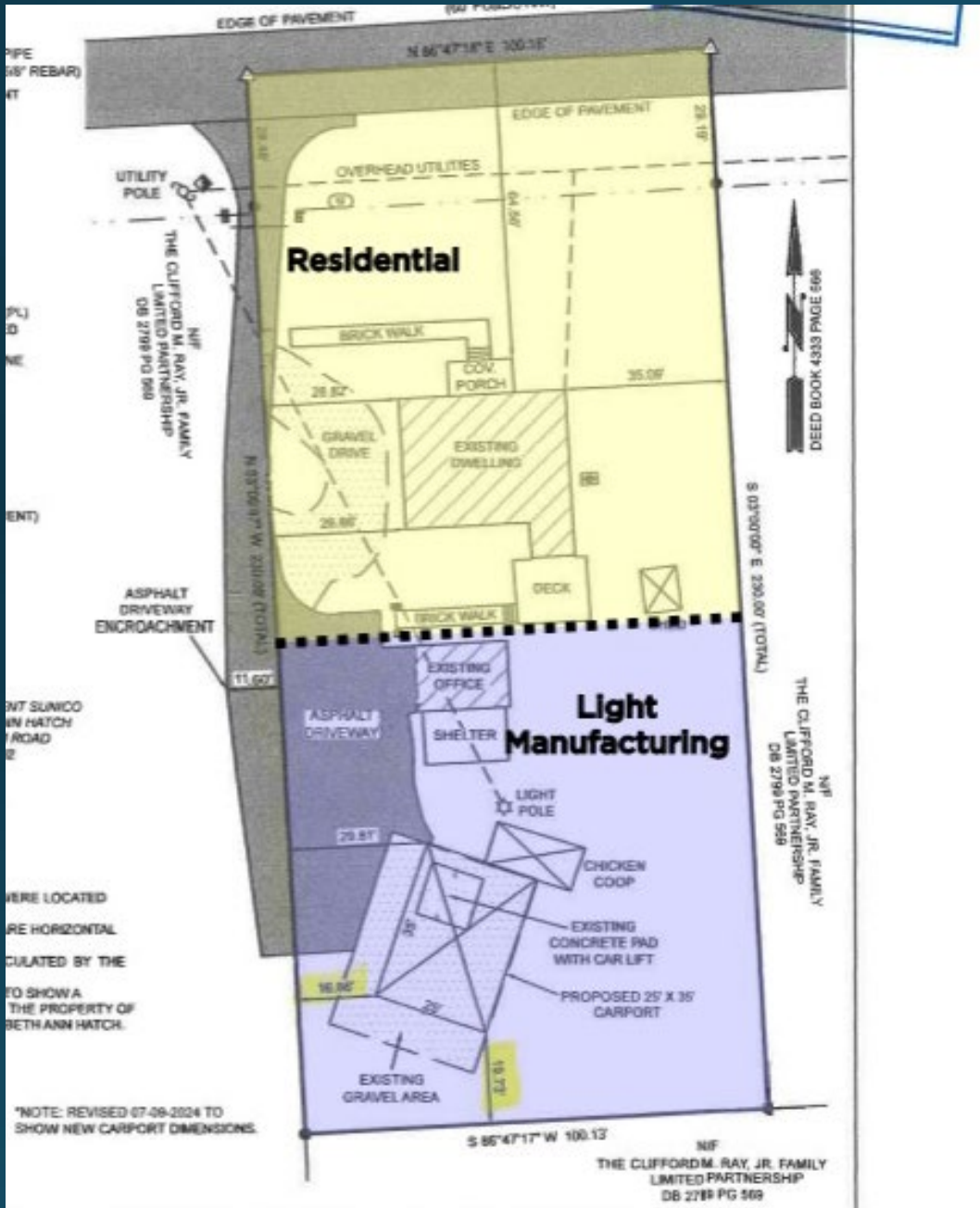
**CITY OF MEBANE**  
**ZONING MAP**

**GENERAL REZONING**  
**LAKE LATHAM ROAD**  
**(GPIN 9815023823)**

DATE: 08/05/2024

DRAWN BY: IC

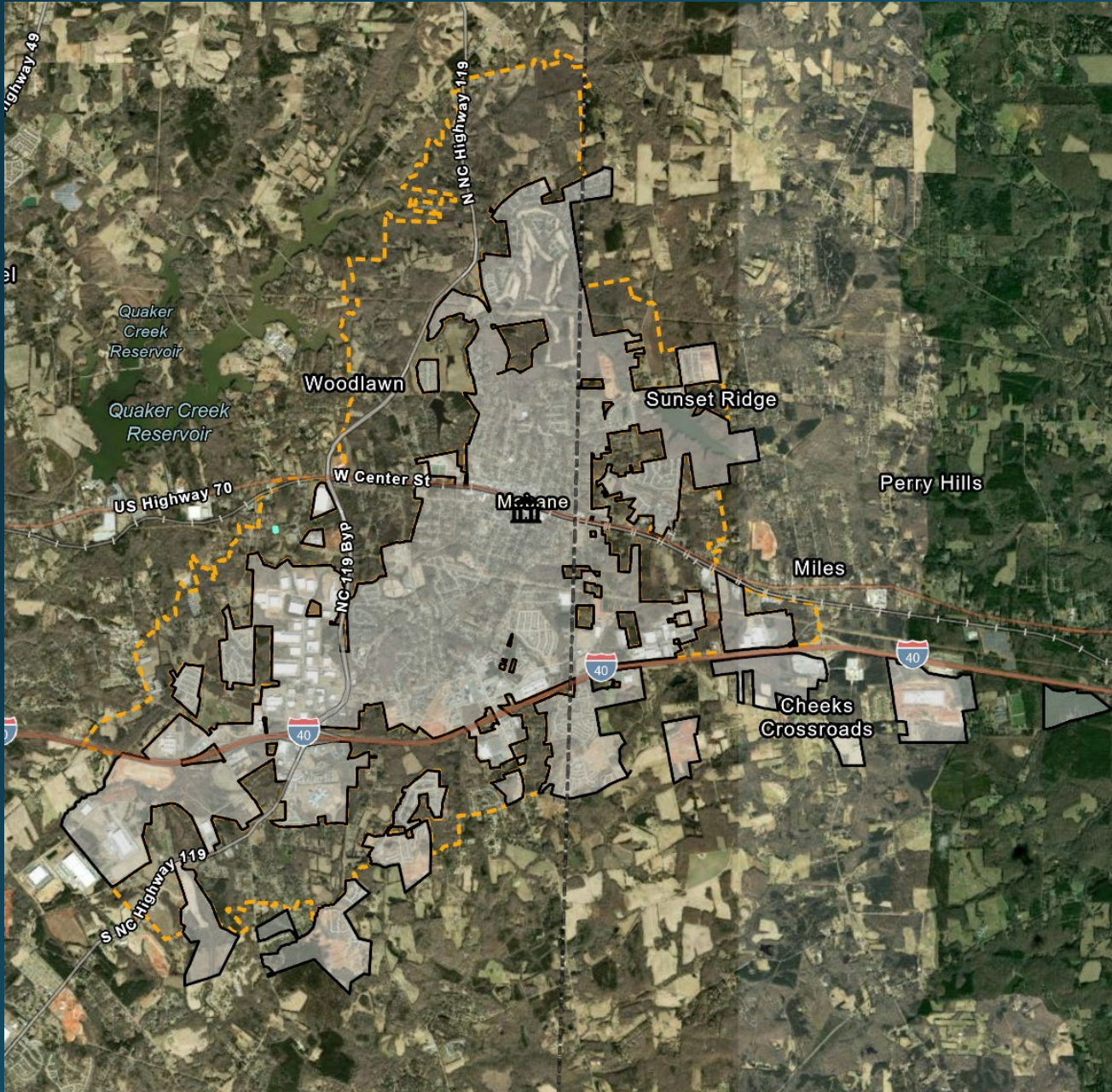




# 380 Lake Latham Road General Rezoning Request

- Detailed view of proposed zoning district boundary
- LM (purple) and R-20 (yellow)





## 380 Lake Latham Road General Rezoning Request

- Mebane Extraterritorial Jurisdiction (ETJ)
  - Alamance County
- No change in utility service to site.

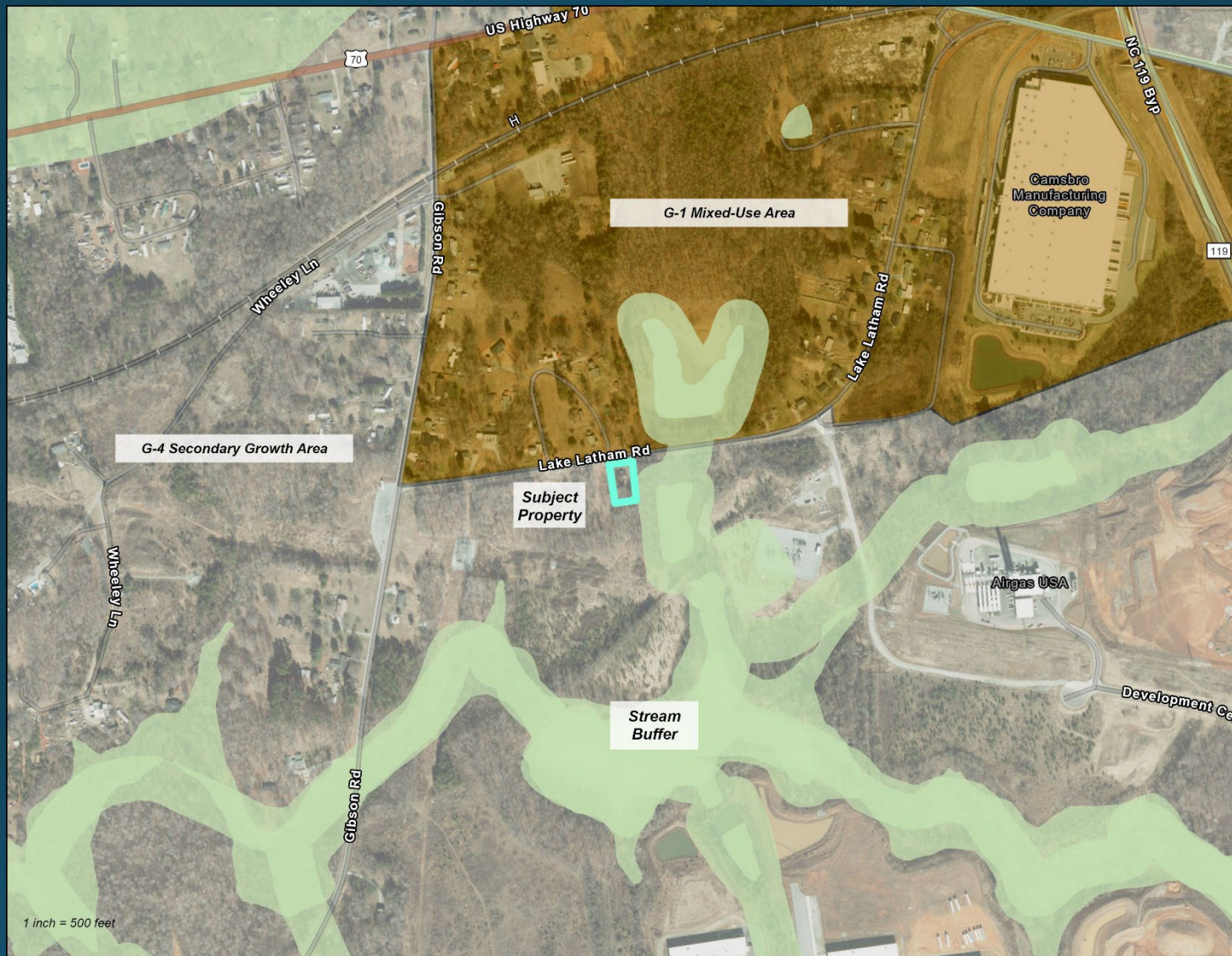




## 380 Lake Latham Road General Rezoning Request

- Applicant occupies home on property.
- Zoning request affects rear of property.
- Surrounding uses include:
  - Single-Family Residential
  - Forested
  - Utility substation
  - Vacant, Industrial





# 380 Lake Latham Road General Rezoning Request

*Mebane By Design* G-4 Secondary Growth Area





# Applicant Presentation





**APPLICATION FOR A ZONING AMENDMENT**

Application is hereby made for an amendment to the Mebane Zoning Ordinance as follows:

Name of Applicant: IRENEO Sunico

Address of Applicant: 380 LAKE LATHAM ROAD

Address and brief description of property to be rezoned: 380 LAKE LATHAM ROAD - Rezone portion of residential to LM

Applicant's interest in property: (Owned, leased or otherwise) OWNED

\*Do you have any conflicts of interest with: Elected/Appointed Officials, Staff, etc.?

Yes \_\_\_ Explain: \_\_\_\_\_ No X

Type of re-zoning requested: LIGHT MANUFACTURING (LM)

Sketch attached: Yes \_\_\_\_\_ No \_\_\_\_\_

Reason for the requested re-zoning: BUSINESS

Signed: [Signature]

Date: 7/26/27

Action by Planning Board: \_\_\_\_\_

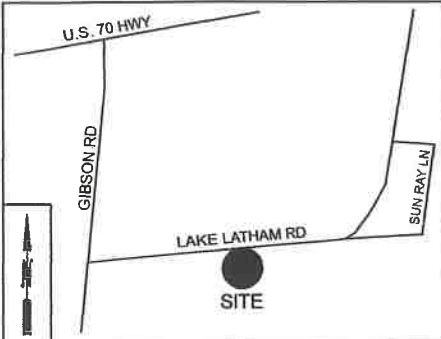
Public Hearing Date: \_\_\_\_\_ Action: \_\_\_\_\_

Zoning Map Corrected: \_\_\_\_\_

The following items should be included with the application for rezoning when it is returned:

1. Tax Map showing the area that is to be considered for rezoning.
2. Names and addresses of all adjoining property owners within a 300' radius (Include those that are across the street).
3. \$300.00 Fee to cover administrative costs.
4. The information is due 15 working days prior to the Planning Board meeting. The Planning Board meets the 2<sup>nd</sup> Monday of each month at 6:30 p.m. Then the request goes to the City Council for a Public Hearing the following month. The City Council meets the 1<sup>st</sup> Monday of each month at 6:00 p.m.





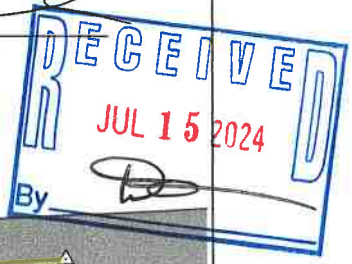
VICINITY MAP (NOT TO SCALE)

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SEE, PAGE REFERENCES OR OTHER REFERENCE SOURCE \_\_\_\_\_); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK SEE, PAGE REFERENCES OR OTHER REFERENCE SOURCE \_\_\_\_\_; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1 : 10,000 ±; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)

THIS 2 DAY OF JULY, 2024.



*Drake Kinsaul*  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER L-5268



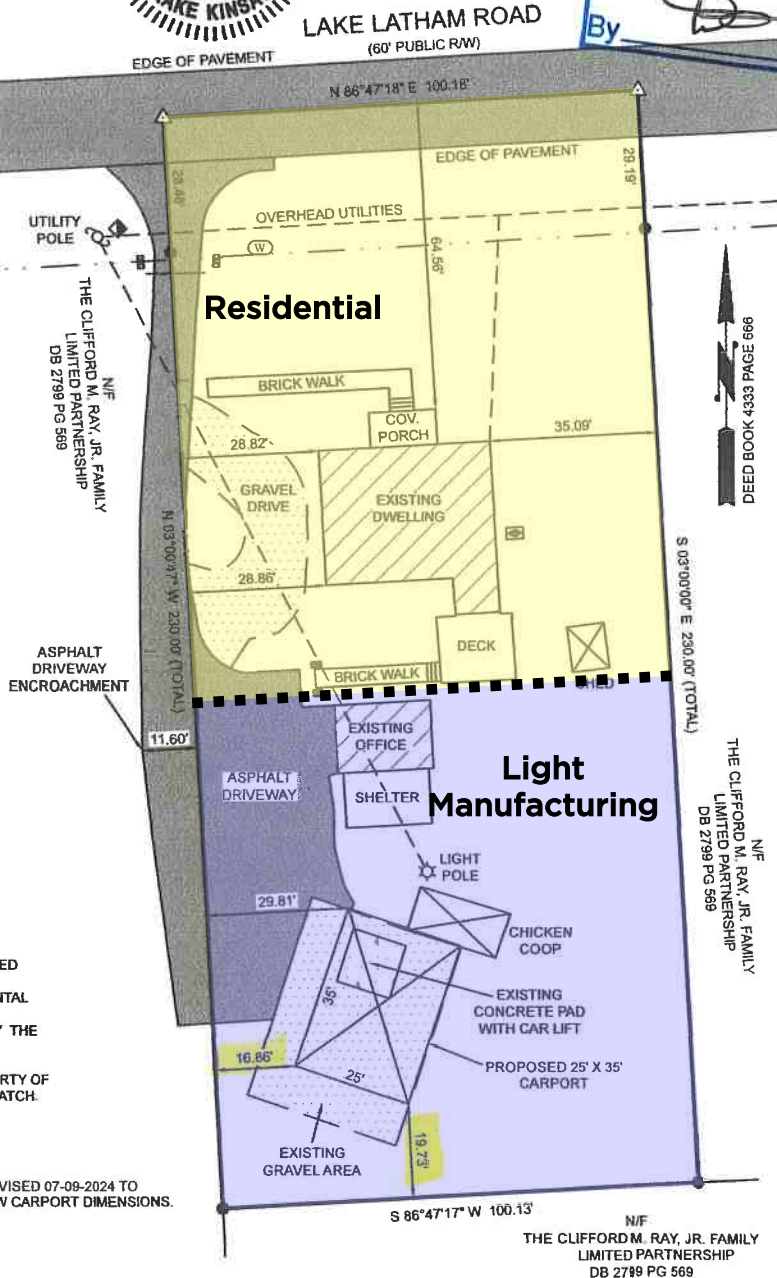
- LEGEND**
- EIP EXISTING IRON PIPE
  - IRS IRON ROD SET (5/8" REBAR)
  - △ CP COMPUTED POINT
  - ⚡ ELECTRIC TRANSFORMER
  - Ⓜ ELECTRIC METER
  - Ⓜ HVAC UNIT
  - Ⓜ GAS METER
  - Ⓜ SEWER CLEANOUT
  - Ⓜ TELEPHONE PEDESTAL
  - Ⓜ CABLE TV PEDESTAL
  - Ⓜ WATER METER
  - Ⓜ MAILBOX
  - PROPERTY LINE (PL)
  - - - PL NOT SURVEYED
  - - - SETBACK LINE
  - - - RIGHT OF WAY LINE

**SURVEY REFERENCES**  
 DEED BOOK 4333 PAGE 666 (CURRENT)  
 DEED BOOK 2799 PAGE 589  
 PLAT BOOK 79 PAGE 279

**PROPERTY DATA**  
 CURRENT OWNER: IRENEO VINCENT SUNICO  
 ELIZABETH ANN HATCH  
 SITE ADDRESS: 380 LAKE LATHAM ROAD  
 MEBANE, NC 27302  
 PIN: 164777  
 CURRENT ZONING: N/A  
 TOTAL AREA: 23,035 SF / 0.528 AC

**GENERAL NOTES**  
 1) NO UNDERGROUND UTILITIES WERE LOCATED DURING THIS SURVEY.  
 2) ALL MEASUREMENTS SHOWN ARE HORIZONTAL GROUND DISTANCES.  
 3) ALL AREAS SHOWN ARE CALCULATED BY THE COORDINATE METHOD.  
 4) THE PURPOSE OF THIS MAP IS TO SHOW A PROPOSED 30' X 41' CARPORT ON THE PROPERTY OF IRENEO VINCENT SUNICO & ELIZABETH ANN HATCH.

- ABBREVIATIONS**
- AC ACRE(S)
  - BC BACK OF CURB
  - BM BOOK OF MAPS
  - DB DEED BOOK
  - EP EDGE OF PAVEMENT
  - EIP EXISTING IRON PIPE
  - N/F NOW OR FORMERLY
  - PB PLAT BOOK
  - PG PAGE
  - P.S. PLAT SLIDE
  - R/W RIGHT-OF-WAY
  - SF SQUARE FEET
  - TYP TYPICAL
  - SIP SCREENED IN PORCH



\*NOTE: REVISED 07-09-2024 TO SHOW NEW CARPORT DIMENSIONS.

**BUILDING SETBACKS**

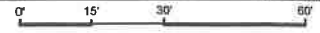


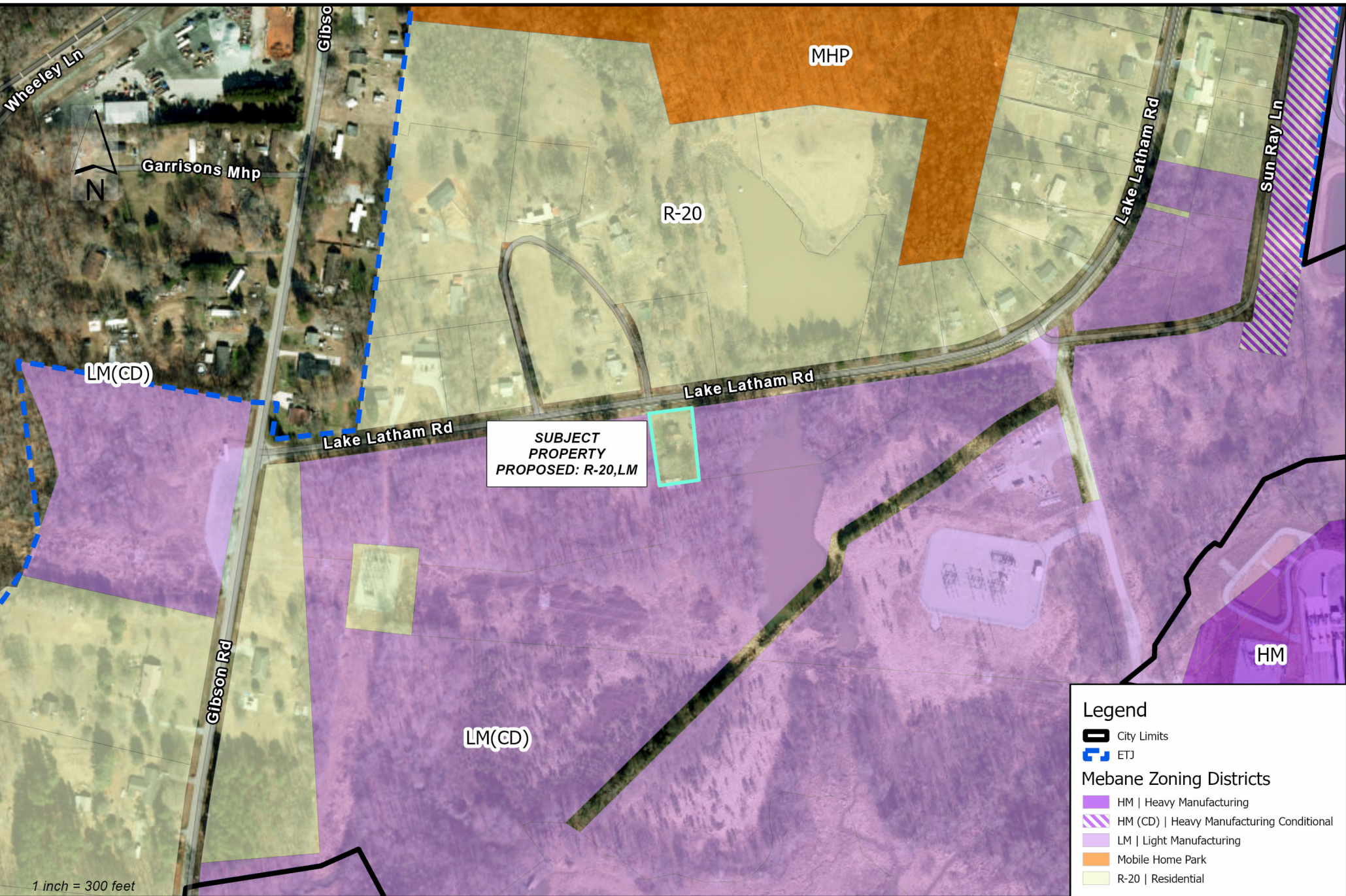
500 NICKS BEND EAST | drakekinsaul@gmail.com

**PHYSICAL SURVEY AND PLOT PLAN**

FOR  
 IRENEO VINCENT SUNICO &  
 ELIZABETH ANN HATCH  
 DB 4333 PG 666 - MELVILLE TOWNSHIP  
 ALAMANCE COUNTY, NORTH CAROLINA

SCALE: 1" = 30'	DATE: 06/13/2024	PROJECT # 24-060
SURVEY BY: AS	DRAWN BY: DK	380_LakeLathamRd.dwg





**SUBJECT  
PROPERTY  
PROPOSED: R-20,LM**

**Legend**

- City Limits
- ETJ

**Mebane Zoning Districts**

- HM | Heavy Manufacturing
- HM (CD) | Heavy Manufacturing Conditional
- LM | Light Manufacturing
- Mobile Home Park
- R-20 | Residential



# CITY OF MEBANE ZONING MAP

**GENERAL REZONING  
LAKE LATHAM ROAD  
(GPIN 9815023823)**

**DATE: 08/05/2024**

**DRAWN BY: IC**



# AGENDA ITEM #6

RZ 24-08

Conditional Rezoning – Nepalese American Cultural Center (NACC) Subdivision

### Presenter

Ashley Ownbey, Development Director

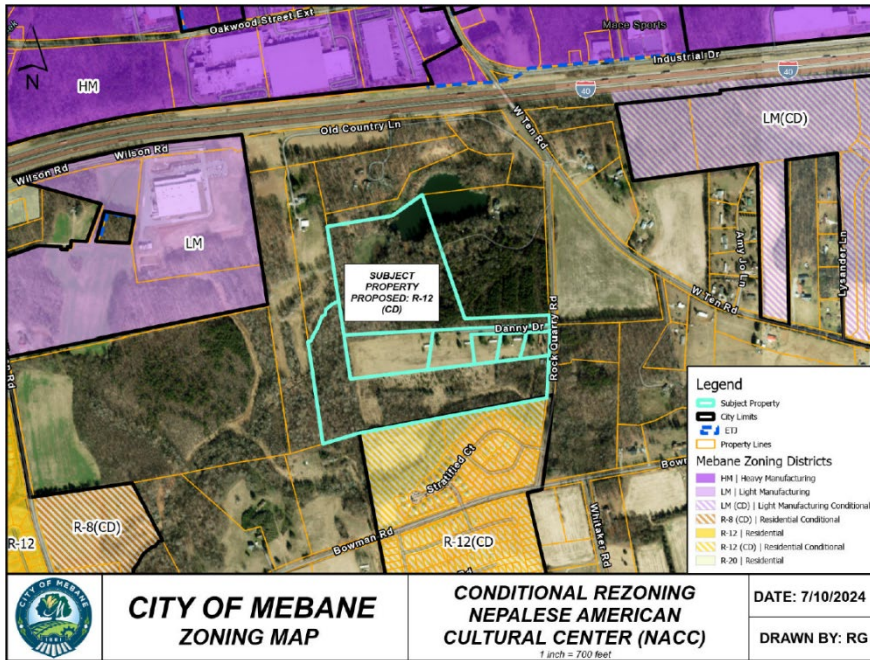
### Applicant

NACC Investment Group, LLC  
717 Flip Trail  
Cary, NC 27513

### Public Hearing

Yes  No

## Zoning Map



### Property

1309, 1317 Rock Quarry Road  
7010, 7018, 7030, 7040  
Danny Drive

Orange County GPINs:  
9824743930, 9824852205,  
9824759260, 9824757271,  
9824754188, 9824659177,  
and 9824659813

### Proposed Zoning

R-12 (CD)

### Current Zoning

Orange County Zoning:  
O/RM and AR

### Size

+/-52.32 acres

### Surrounding Zoning

R-12(CD); AR (Orange County)

### Surrounding Land Uses

Residential, Forested, Vacant

### Utilities

Available

### Floodplain

No

### Watershed

No

### City Limits

No

**Application Brief**

*See Planning Project Report for more details.*

<b>Recommendations</b>	
Technical Review Committee:	The Technical Review Committee (TRC) has reviewed the site plan five times (not including pre-submittal meetings), and the applicant has revised the plan to reflect the comments.
Planning Staff:	The proposed development “Nepalese American Cultural Center (NACC) Subdivision” is consistent with the guidance provided within <i>Mebane By Design</i> , the City’s Comprehensive Land Development Plan, and is in harmony with surrounding uses.
<b>Zoning &amp; Land Use Report</b>	
Jurisdiction:	Orange County
Proposed Use By-Right (Yes/No):	No
Type of Rezoning Request:	Conditional
Special Use Request (Yes/No):	No
Consistency with Mebane By Design (Yes/No):	Yes
<b>Utilities Report</b>	
Available Utilities (Yes/No):	Yes
Adequate Stormwater Control (Yes/No):	Yes
Innovative Stormwater Control (Yes/No):	No
Consistency with Long-Range Utility Plan (Yes/No):	Yes
<b>Transportation Report</b>	
Traffic Impact Analysis Required (Yes/No):	Yes
Multi-Modal Improvements (Yes/No):	Yes
Consistency with Bike/Ped Transportation Plan (Yes/No):	Yes

**Summary**

NACC Investment Group, LLC is requesting to establish R-12(CD) zoning on seven (7) properties (GPINs 9824743930, 9824852205, 9824759260, 9824757271, 9824754188, 9824659177, and 9824659813) totaling +/- 52.32 acres, addressed at 1317 Rock Quarry Road, 1309 Rock Quarry Road, 7010 Danny Drive, 7018 Danny Drive, 7030 Danny Drive, 7040 Danny Drive and one unaddressed, and located outside of the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County for a residential cluster subdivision with 106 single-family homes and neighborhood cultural and worship centers. A request for annexation has been submitted concurrently with the rezoning request.

The site-specific plan includes the following onsite amenities and dedications:

- A 5’ wide sidewalk will be constructed along the property’s frontage on Rock Quarry Road and beyond the property to connect to the existing sidewalk associated with the Bowman Village subdivision.
- All internal streets will include 5’ wide sidewalks on one side and crosswalks, as shown on the site plan.
- The development will include a 6,000 square foot community worship center, a 6,000 square foot cultural center, a community pool, a playground, grassed play area, mulch walking trail with gazebo, picnic tables, and benches, and +/- 19.02 acres of open space.

The following conditions are proposed with the conditional rezoning request:

Proposed Conditions of Zoning District	Mebane UDO Requirements
The applicant has requested a side yard setback of 7.5 feet and a street side setback of 15 feet.	Per Table 4-2-1 of the Mebane UDO, the R-12 Zoning District requires a side yard setback of 10 feet and a street side setback of 18 feet.
The applicant is requesting to provide a payment in lieu of the required public recreation area. The payment in lieu totals \$100,443.	Pursuant to Section 6-8 of the Mebane UDO, the applicant is required to provide 3.04 acres of public recreation space. The applicant may request the Mebane City Council consider a payment in lieu.

A Traffic Impact Analysis (TIA) was required by local ordinance for the proposed development. Based on the TIA and requirements of Section 7-6.5 of the Mebane UDO, the developer is responsible for the following improvements:

- Provide an exclusive southbound right-turn lane with appropriate storage and taper at Site Driveway 1.
- Provide an exclusive northbound left-turn lane with appropriate storage and taper at Site Driveway 2.

---

**Financial Impact**

The developer will be required to make all of the improvements at their own expense.

---

**Suggested Motion**

1. Motion to approve the R-12(CD) zoning as presented.
2. Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. Specifically, the request:
  - Is for a property within the City's G-2 Industrial (V) Growth Area and proposes workforce housing (Mebane CLP, p. 76).

**OR**

3. Motion to **deny** the R-12(CD) rezoning as presented due to a lack of
  - a. Harmony with the surrounding zoning or land use

**OR**

  - b. Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*.

---

**Attachments**

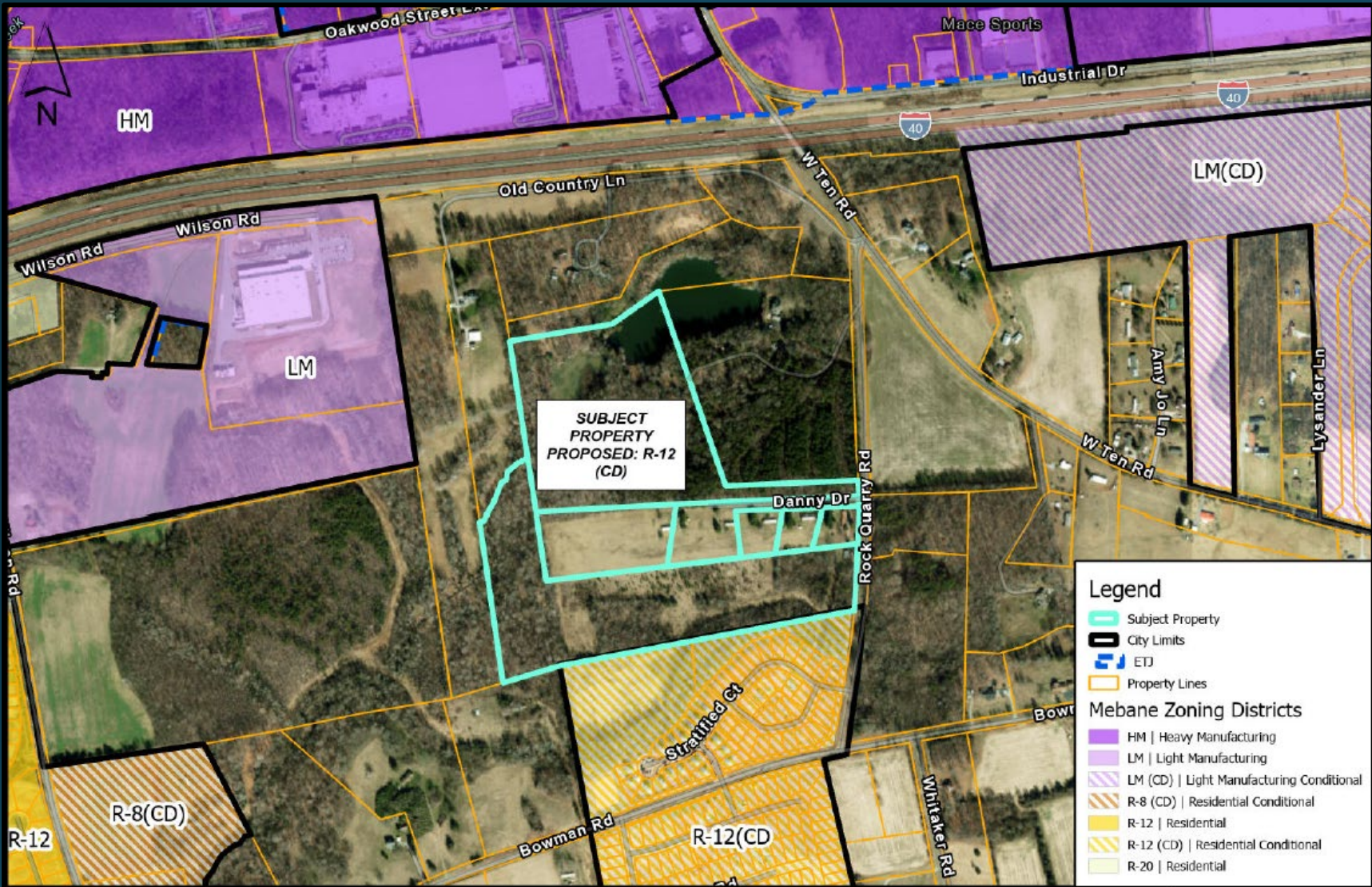
1. Preliminary Presentation Slides
2. Zoning Amendment Application
3. Zoning Map
4. Site Plan – [click here to access](#).
5. Planning Project Report
6. Technical Memorandum – City Engineering Review
7. Traffic Impact Analysis – [click here to access](#).
  - a. VHB Review of TIA



Ashley Ownbey, Development Director

Request to Establish: R-12(CD) Zoning  
by NACC Investment Group, LLC





# NACC Properties

## Conditional Rezoning

- NACC Investment Group, LLC
- Seven properties totaling +/- 52.32 acres
- Existing zoning: O/RM and AR
  - Orange County Zoning
- Requested zoning: R-12 (CD)



### CITY OF MEBANE ZONING MAP

### CONDITIONAL REZONING NEPALESE AMERICAN CULTURAL CENTER (NACC)

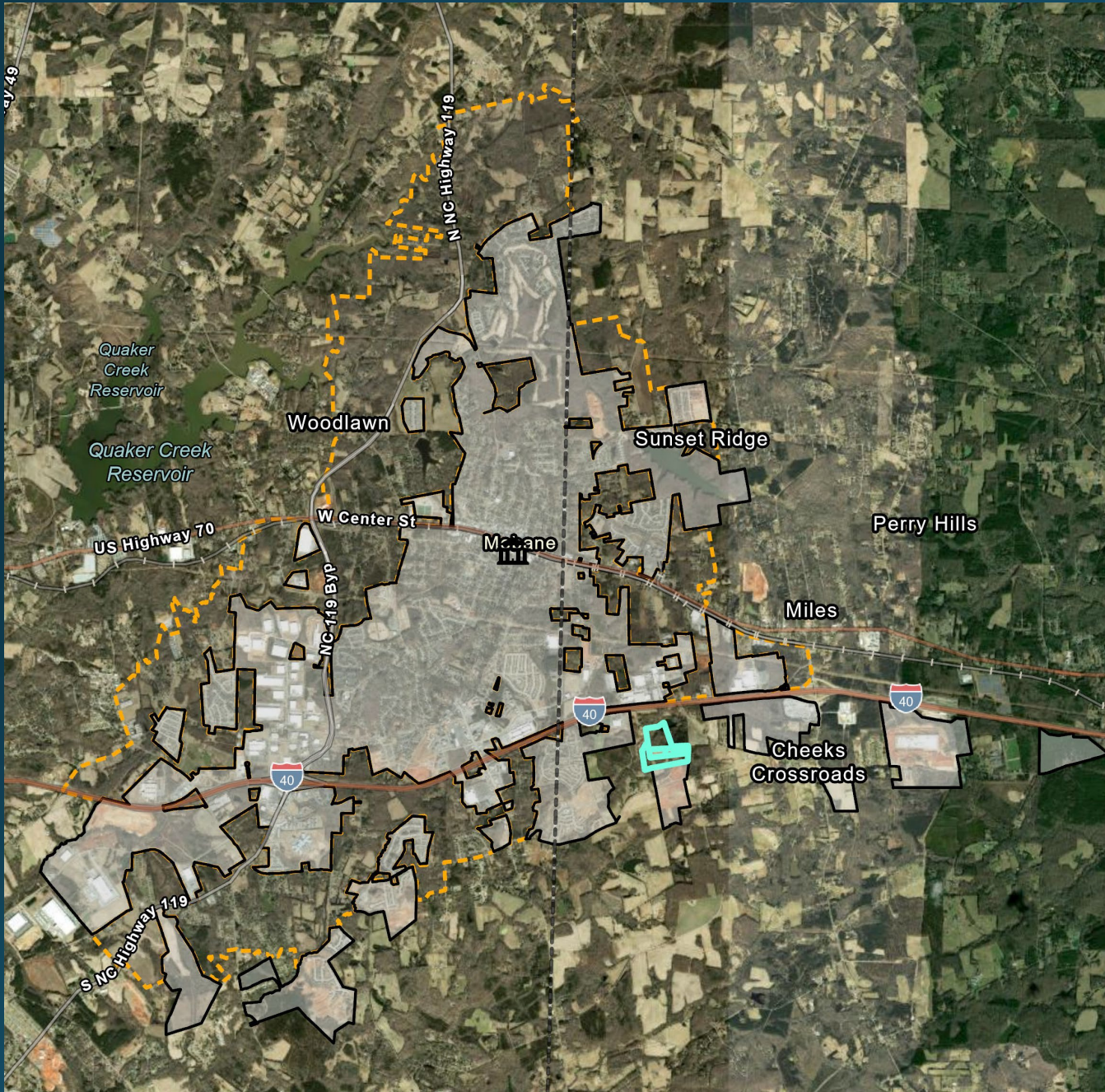
1 inch = 700 feet

DATE: 7/10/2024

DRAWN BY: RG







## NACC Properties

### Conditional Rezoning

- Orange County
- Annexation is required before action on the rezoning request.
- City utilities are available.



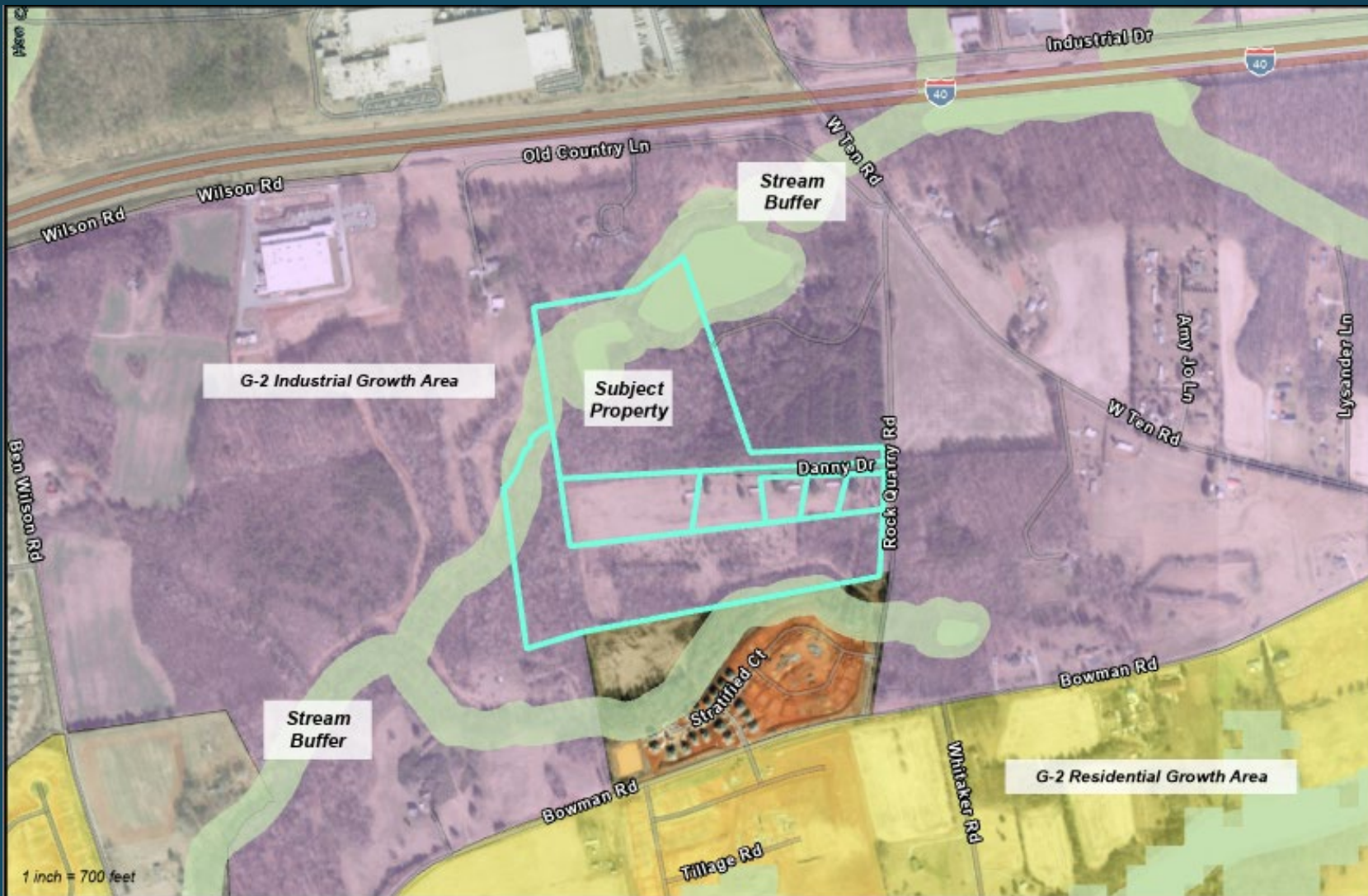


## NACC Properties

### Conditional Rezoning

- Single-Family Residence, Manufactured Homes, Forested
- Surrounding uses include:
  - Single-Family Residential
  - Vacant & Forested
  - Manufacturing



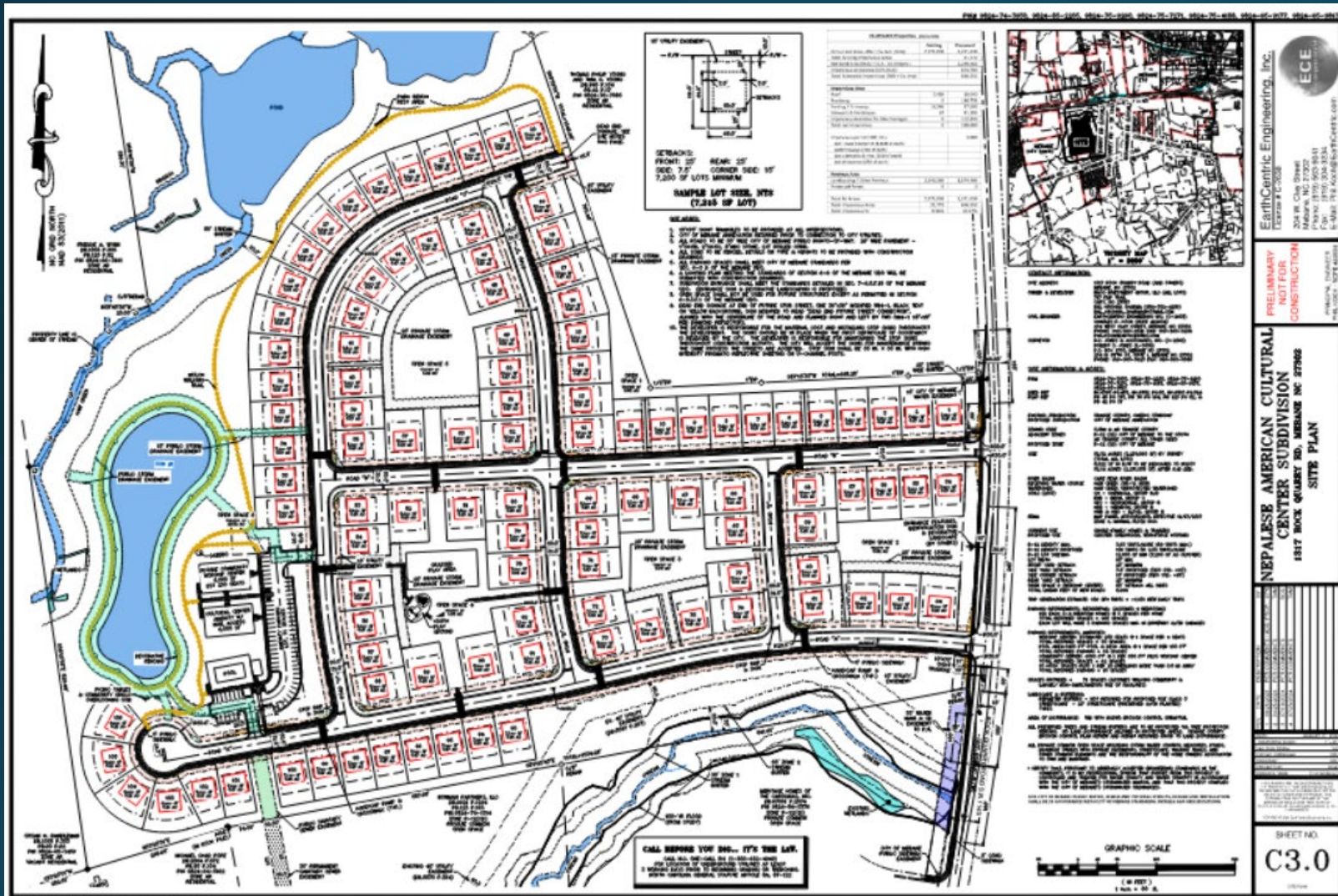


# NACC Properties Conditional Rezoning

*Mebane By Design*

G-2 Industrial Growth Strategy Area (Part of BEDD), Conservation Area

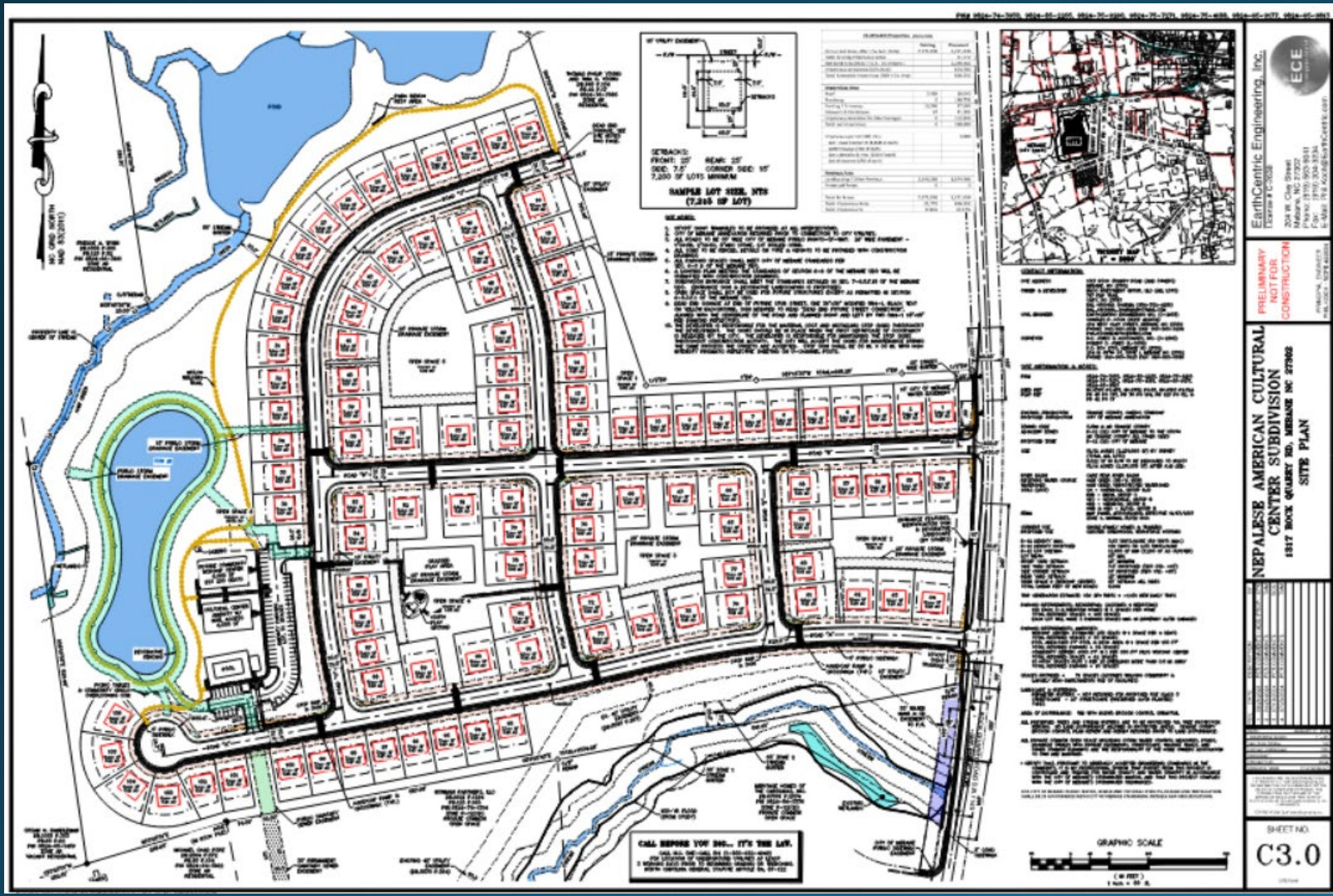




## NACC Properties Conditional Rezoning

- 106-lot residential cluster subdivision with +/- 19.02 acres of private open space
- Private amenities:
  - Cultural Center
  - Community Worship Center
  - Pool
  - Playground and Grassed Play Area
  - Mulch walking trail with gazebo, picnic tables, benches
- Conditions:
  - 7.5 side setback
  - 15' side street setback
  - Payment in lieu of public recreation area





# NACC Properties Conditional Rezoning

- TIA required by local ordinance.
- Turn lanes to be provided:
  - Southbound right turn lane at northern driveway
  - Northbound left turn lane at southern driveway
- 5' sidewalk along property frontage on Rock Quarry Road and to existing sidewalk at Bowman Village





# Applicant Presentation



# PLANNING BOARD

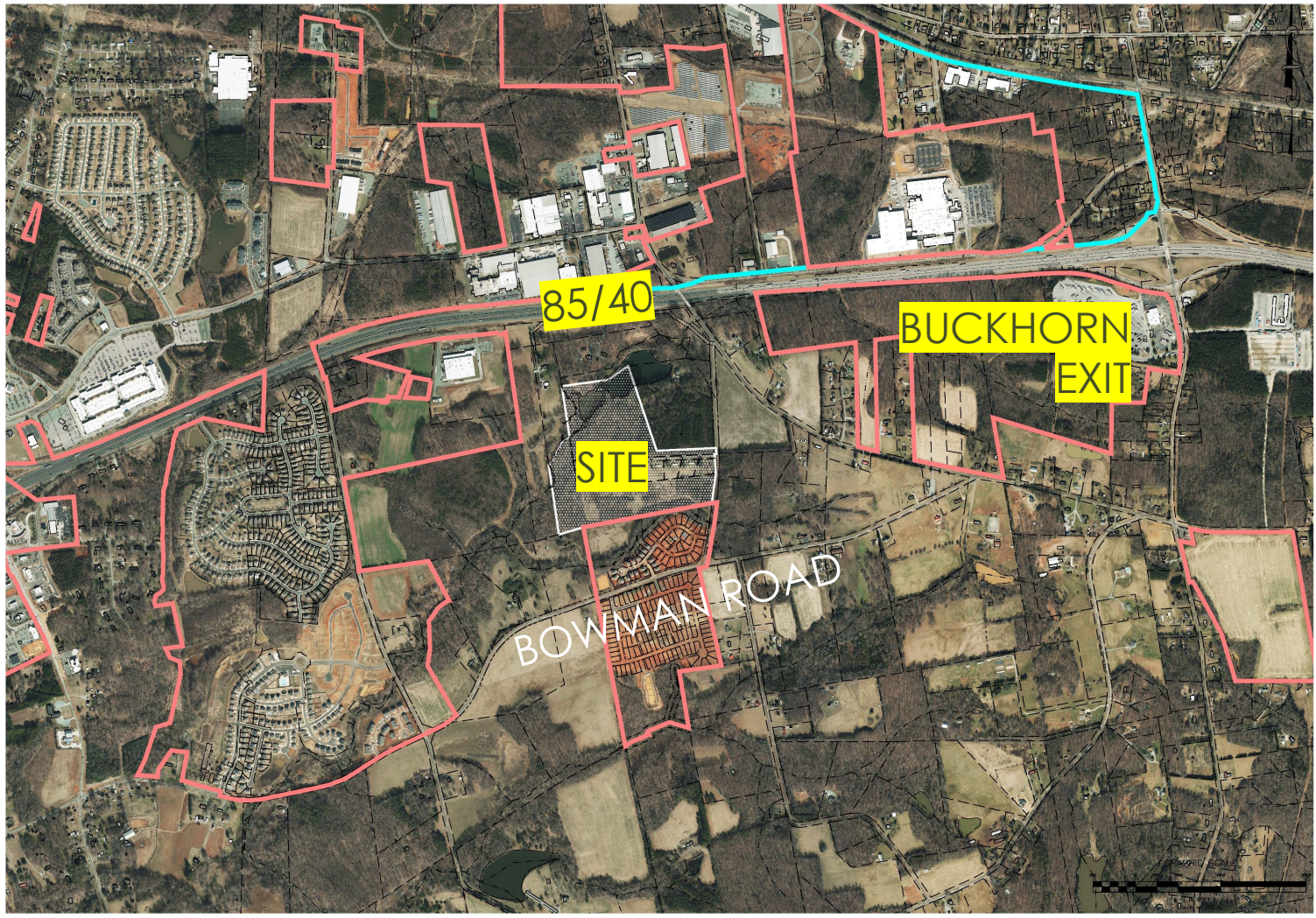
## NEPALESE AMERICAN CULTURAL CENTER SUBDIVISION

ROCK QUARRY ROAD  
MEBANE, NC

DEVELOPER:  
NEPALESE AMERICAN CULTURAL CENTER  
C/O BAL KRISHNA SHARMA

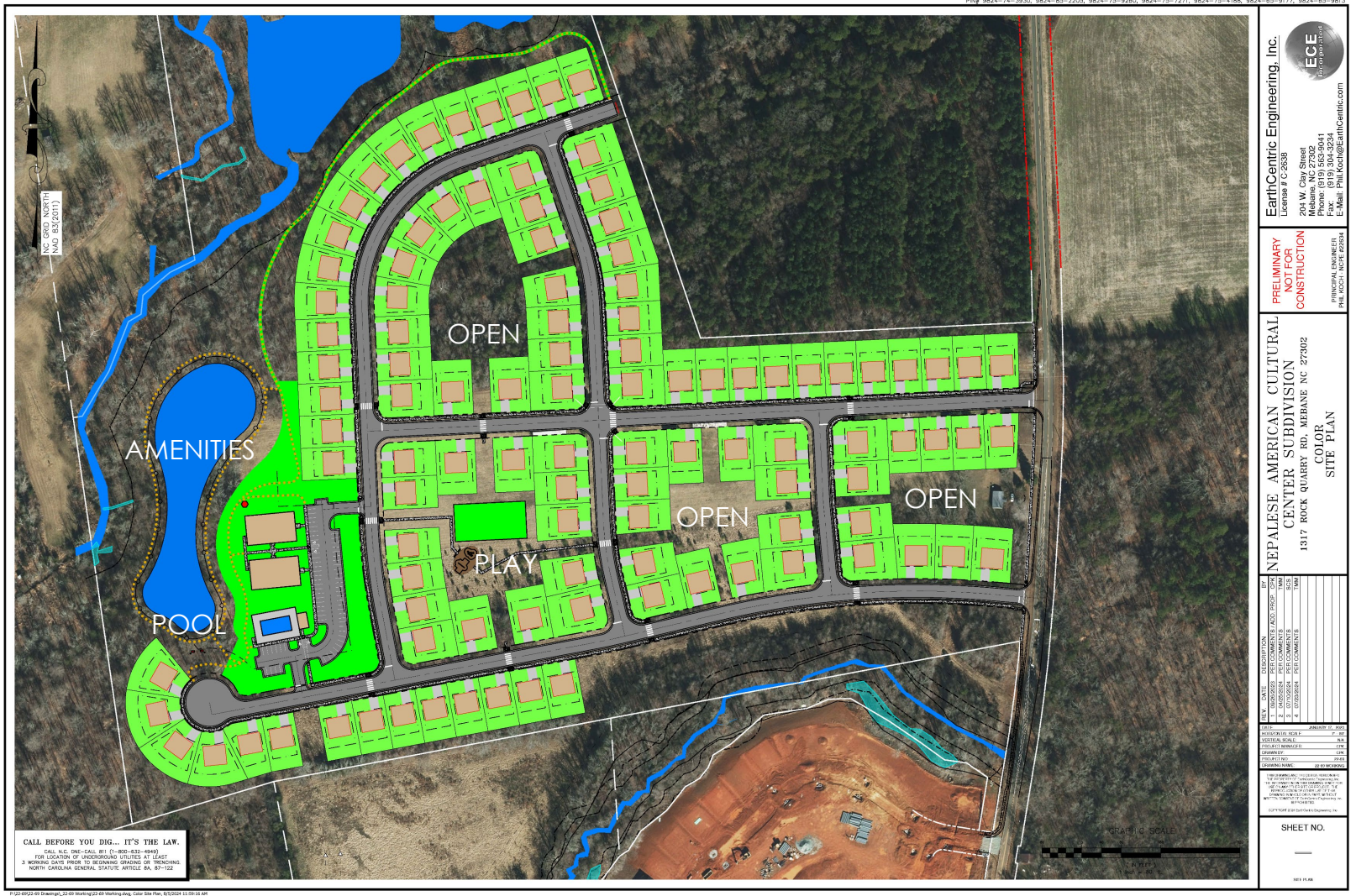
ENGINEER: EARTHCENTRIC ENGINEERING, INC.

# South Mebane Vicinity & Project Site





# NACC Subdivision



**EarthCentric Engineering, Inc.**  
 License # C-2638  
 204 W. Clay Street  
 Mebane, NC 27302  
 Phone: (919) 365-2244  
 Fax: (919) 365-2244  
 E-Mail: Phil.Koch@EarthCentric.com



**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

APPROVED BY CONTRACTOR:  
 PHIL KOCH, NORTH CAROLINA

**NEPALESE AMERICAN CULTURAL  
 CENTER SUBDIVISION**  
 1317 ROCK QUARRY RD, MEBANE, NC 27302  
**COLOR  
 SITE PLAN**

NO.	DESCRIPTION	DATE
1	PROPOSED PRELIMINARY AS-CAD FILE	03/20/2018
2	PROPOSED PRELIMINARY AS-CAD FILE	03/20/2018
3	PROPOSED PRELIMINARY AS-CAD FILE	03/20/2018
4	PROPOSED PRELIMINARY AS-CAD FILE	03/20/2018

NO.	DESCRIPTION	DATE
1	PROPOSED PRELIMINARY AS-CAD FILE	03/20/2018
2	PROPOSED PRELIMINARY AS-CAD FILE	03/20/2018
3	PROPOSED PRELIMINARY AS-CAD FILE	03/20/2018
4	PROPOSED PRELIMINARY AS-CAD FILE	03/20/2018

SHEET NO. \_\_\_\_\_

# NACC Subdivision

(R12 Conditional, 106 Lot Subdivision)

- ▶ Rezoning Request
  - ▶ Current Zoning: Orange County AR and O/RM
    - ▶ Currently located in Orange County
    - ▶ Area targeted by Orange County for development as manufacturing and work force housing
  - ▶ Proposed Zoning: Mebane R12 (CD)
    - ▶ Proposed 106 lot single family cluster subdivision
    - ▶ Lot Size: 7,200 sf – 9,715 sf, 26.37 ac open space
    - ▶ Conditional Zoning required due to cluster development and requested waiver for reduced side setbacks, and public rec area pay-in-lieu
    - ▶ Annexation required

# NACC Subdivision

(R12 Conditional, 106 Lot Subdivision)

- ▶ Site Area Breakdown
  - ▶ ± 52.32 acres total area
  - ▶ ± 25.95 acres developed (~50%)
  - ▶ ± 26.37 acres open space (~50%)
  - ▶ Cape Fear/Haw Creek Unprotected Watershed  
30% Impervious Built-Upon Area Limit
- ▶ Lot Yield
  - ▶ Allowed by UDO, R12: 190 lots @ 3.63 lots/ac
  - ▶ Proposed: 106 lots @ 2.03 lots/ac
  - ▶ Considering phased construction
    - ▶ Recommend: 4 phases based on blocks

# NACC Subdivision

(R12 Conditional, 106 Lot Subdivision)

- ▶ Workforce Housing
  - ▶ This area of Orange County is designated to be workforce housing.
  - ▶ Workforce housing is defined by HUD as housing that is affordable for those earning between 80% and 120% of the area median income (AMI)
  - ▶ Workforce Housing Calculations
    - ▶ Orange County AMI per the Fannie Mae AMI lookup tool = \$101,800 a year
    - ▶ 80% of AMI = \$81,440 / year      120% of AMI = \$122,160 / year
    - ▶ 28% of income spent on mortgage = \$22,803 - \$34,205 / year
    - ▶ Monthly mortgage payment = \$1,900 - \$2,851 / month
    - ▶ Based on a 30-year fixed mortgage rate of 7.76% home prices in this area would be approximately \$265,000 – \$397,500

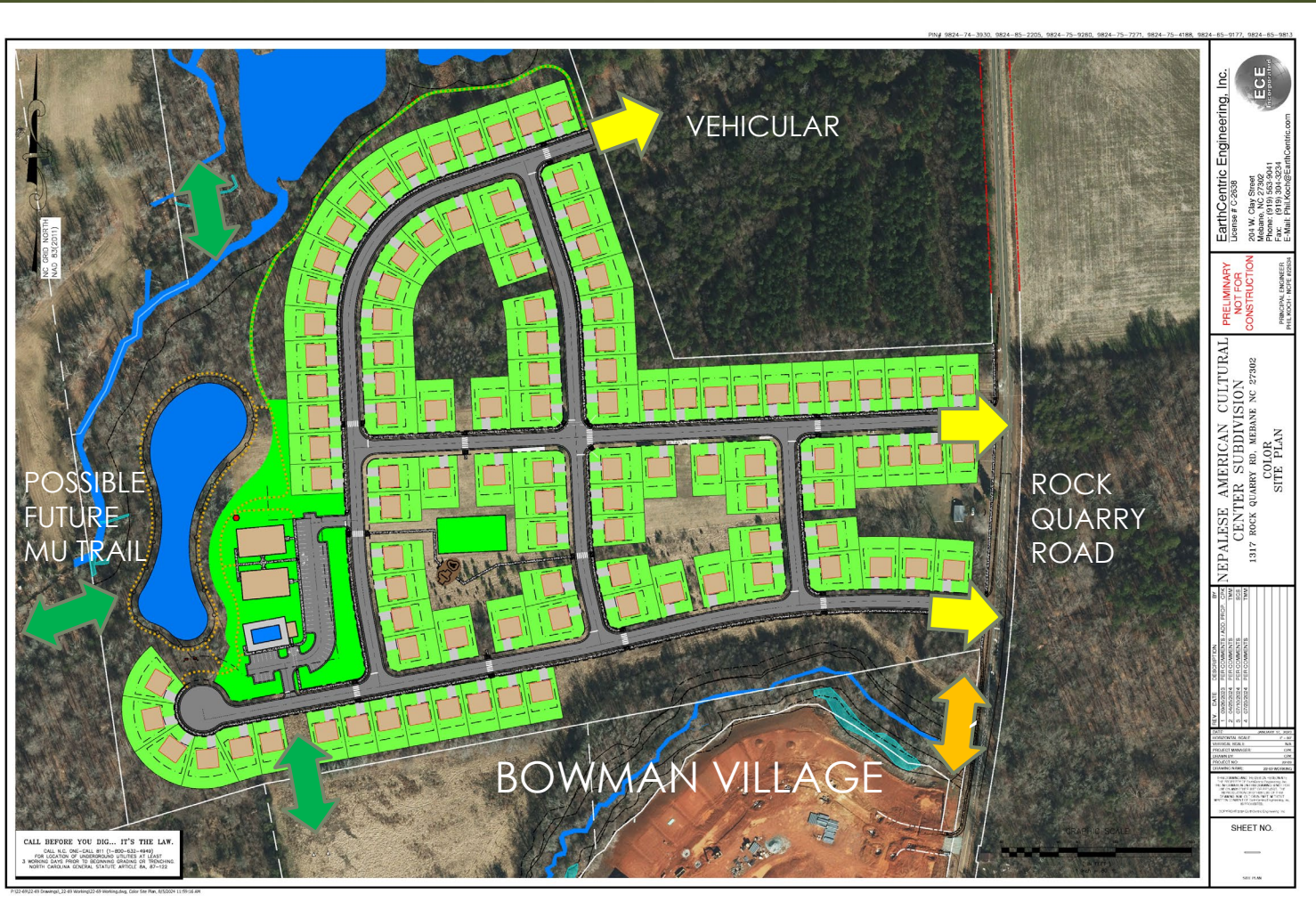
# NACC Subdivision

## (R12 Conditional, 106 Lot Subdivision)

- ▶ Project Components
  - ▶ Access:
    - ▶ Vehicular access
      - ▶ Vehicular access provided in accordance with the City of Mebane UDO and results of the TIA
      - ▶ Primary access to site from Rock Quarry Road
      - ▶ Future connection to northern property
      - ▶ Right turn lane into northern entrance from Rock Quarry Rd
      - ▶ Left turn lane into southern entrance from Rock Quarry Rd
    - ▶ Pedestrian access
      - ▶ via public sidewalk extension along Rock Quarry Road
      - ▶ Possible future connection to Multiuse trail system along Haw Creek

# NACC Subdivision

## Site Access



# NACC Subdivision

## (R12 Conditional, 106 Lot Subdivision)

- ▶ Project Components
  - ▶ Public Utilities
    - ▶ Public Sewer and Water
      - ▶ Public Sewer via extension of public sewer currently serving Bowman Village
      - ▶ Public Sewer shall be extended to the northern limits of frontage at Rock Quarry Road
    - ▶ Public Water
      - ▶ Public Water provided via extension of existing watermain located south of site along Rock Quarry Road
      - ▶ 12" Public watermain shall extend along frontage with Rock Quarry Road
      - ▶ If 12" watermain is deemed to be upsizing by City Engineer, reimbursement of upsizing costs shall be provided to Developer

# NACC Subdivision

## (R12 Conditional, 106 Lot Subdivision)

- ▶ Project Components (Continued)
  - ▶ Road Cross-Section
    - ▶ Standard Mebane 31' B-B with 5' sidewalk on one side.
  - ▶ Storm Drainage System
    - ▶ Curb, Gutter and Engineered Storm Drainage System
    - ▶ Swales between lots, roof drains directed to SD system and SCMs as needed
    - ▶ 30% Impervious Area Limit
    - ▶ Preliminary calculations indicate 62,000 cy of water quality treatment required to address impervious increase.
      - ▶ A single stormwater control measure (SCM) is proposed: SCM is assumed to be a wet detention pond or wetland located behind the amenity.
      - ▶ SCM landscaped per UDO



# NACC Subdivision

## (R12 Conditional, 106 Lot Subdivision)

- ▶ Project Components (Continued)
  - ▶ Project Boundary Buffer:
    - ▶ None required by Mebane UDO
    - ▶ 20' minimum voluntary separation provided between lot line and parcel line, with evergreen trees where adjacent to lower density residential properties.
  - ▶ Open Space / Natural Buffers
    - ▶ Located around the perimeter as noted above.
    - ▶ Located in the central portion of each block within the site.

# NACC Subdivision

## (R12 Conditional, 106 Lot Subdivision)

- ▶ Project Components (Continued)
  - ▶ Neighborhood Amenity
    - ▶ Community worship center and Cultural Center with parking and mail kiosk
    - ▶ Pool with bath house and adjacent parking.
    - ▶ Natural trail system with rest benches connecting from parking area at pool amenity to roadway sidewalk at northern portion of site.
    - ▶ Youth Play area and Play field in open space block located to the east of the amenity parking
    - ▶ Picnic tables with grills located above the wet pond and adjacent to the building amenities
    - ▶ Amenity construction to be phased (TBD)

# NACC Subdivision

## Neighborhood Amenities



# NACC Subdivision

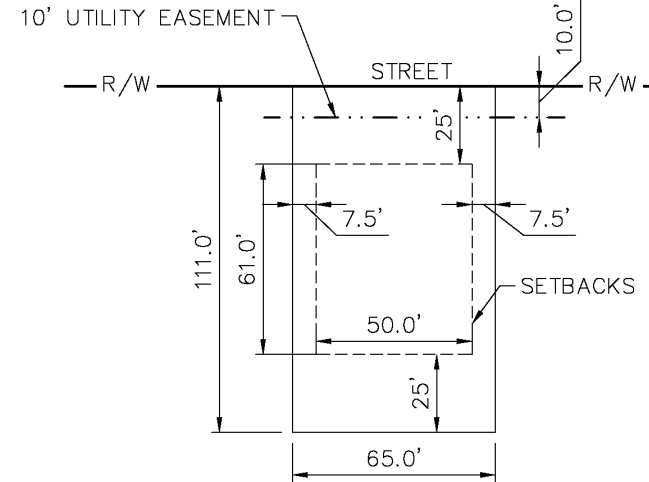
## Minimum Lot Dimensions

Consistent with UDO

- ▶ 25' Front Setback
- ▶ 25' Rear Setback
- ▶ 10' Utility Easement
- ▶ 7,200 sf Minimum

Requested Waivers

- ▶ 7.5' Side Setback
- ▶ 15' Corner Setback



SETBACKS:

FRONT: 25'      REAR: 25'  
SIDE: 7.5'      CORNER SIDE: 15'  
7,200 SF LOTS MINIMUM

**SAMPLE LOT SIZE, NTS  
(7,215 SF LOT)**

# NACC Subdivision

## (R12 Conditional, 106 Lot Subdivision)

NACC Subdivision is designed as an R12 Residential Cluster Subdivision with lot areas reduced up to 40% (7,200 sf, minimum) per the UDO to allow the preservation of significant open space as part of the neighborhood

- ▶ Justification for UDO Waivers Requested
  - ▶ Side lot setback reduced 25% from 10' to 7.5'
  - ▶ Corner lot side setback reduced 17% from 18' to 15'
  - ▶ Reductions are equal or less than those provided for neighboring/similar projects
  - ▶ Justified due to the reduced size of lots
  - ▶ Maintains a 15' corridor between structures consistent with the minimum width previously recommended by the Fire Chief



APPLICATION FOR A ZONING AMENDMENT

Application is hereby made for an amendment to the Mebane Zoning Ordinance as follows:

Name of Applicant: NACC Investment Group, LLC

Address of Applicant: 717 Flip Trail, Cary NC 27513

Address and brief description of property to be rezoned: 1317 Rock Quarry Road, and neighboring properties. See attached Map.

Applicant's interest in property: (Owned, leased or otherwise) Owner / Developer

\*Do you have any conflicts of interest with: Elected/Appointed Officials, Staff, etc.?

Yes \_\_\_ Explain: \_\_\_\_\_ No X

Type of re-zoning requested: R-12 (CD)

Sketch attached: Yes X No \_\_\_\_\_

Reason for the requested re-zoning: Cluster Subdivision Development

Signed: Bal Kishor Sharma

Date: 12-22-2022

Action by Planning Board: \_\_\_\_\_

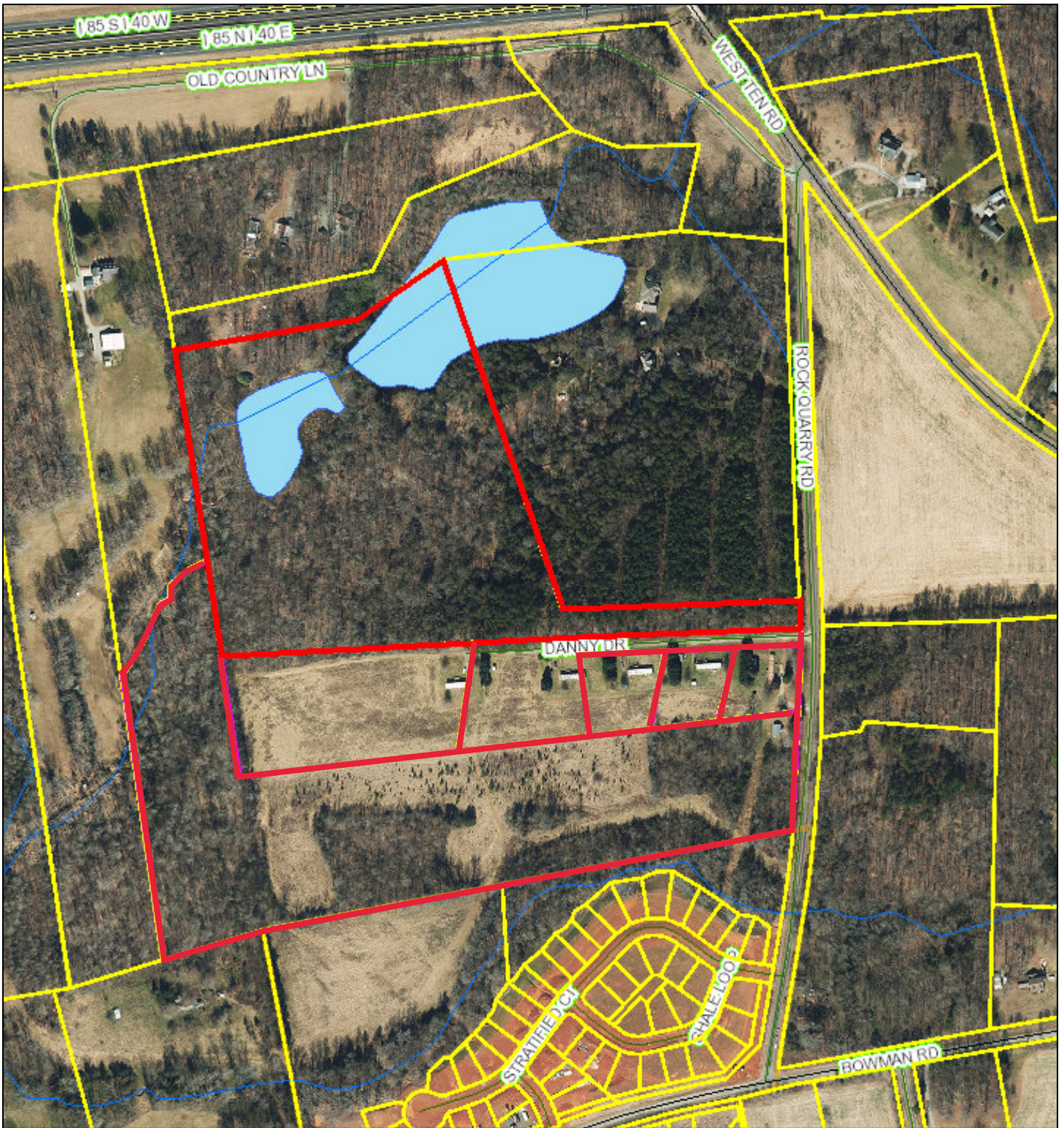
Public Hearing Date: \_\_\_\_\_ Action: \_\_\_\_\_

Zoning Map Corrected: \_\_\_\_\_

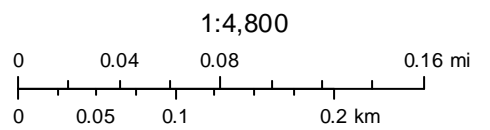
The following items should be included with the application for rezoning when it is returned:

1. Tax Map showing the area that is to be considered for rezoning.
2. Names and addresses of all adjoining property owners within a 300' radius (Include those that are across the street).
3. \$300.00 Fee to cover administrative costs.
4. The information is due 15 working days prior to the Planning Board meeting. The Planning Board meets the 2<sup>nd</sup> Monday of each month at 6:30 p.m. Then the request goes to the City Council for a Public Hearing the following month. The City Council meets the 1<sup>st</sup> Monday of each month at 6:00 p.m.

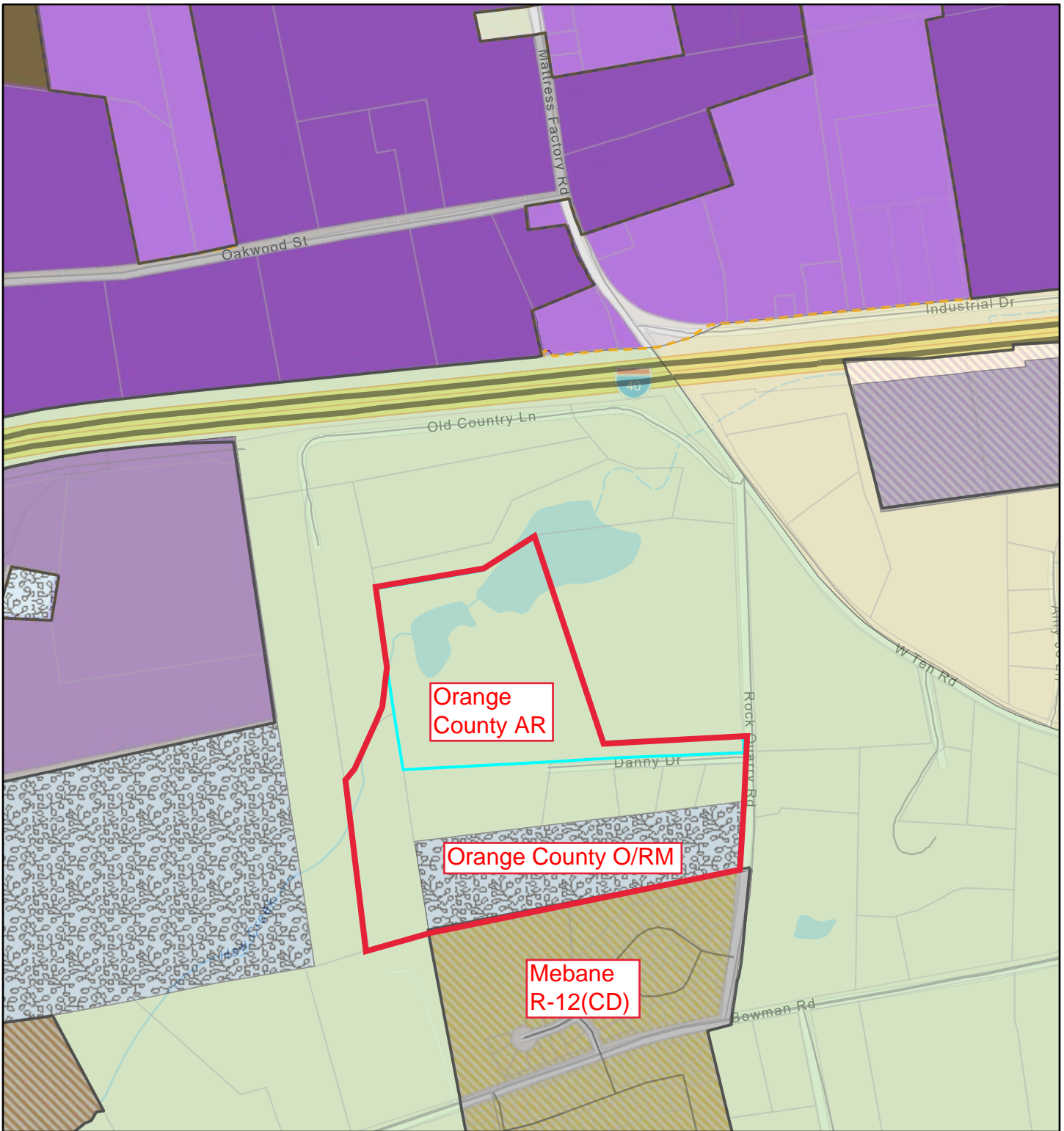
# 22-69 NACC Properties



September 26, 2023



# 22-69 NACC Properties



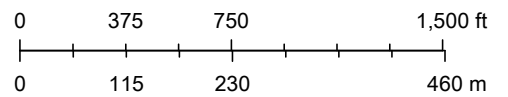
9/26/2023, 2:23:44 PM

1:10,109

Current Zoning

- B-1 | Central Business
- B-1 (CD) | Central Business Conditional
- B-2 | General Business
- B-2 & LM | Gen. Business & Light Manufacturing
- B-2 (CD) | General Business Conditional
- B-3 | Neighborhood Business

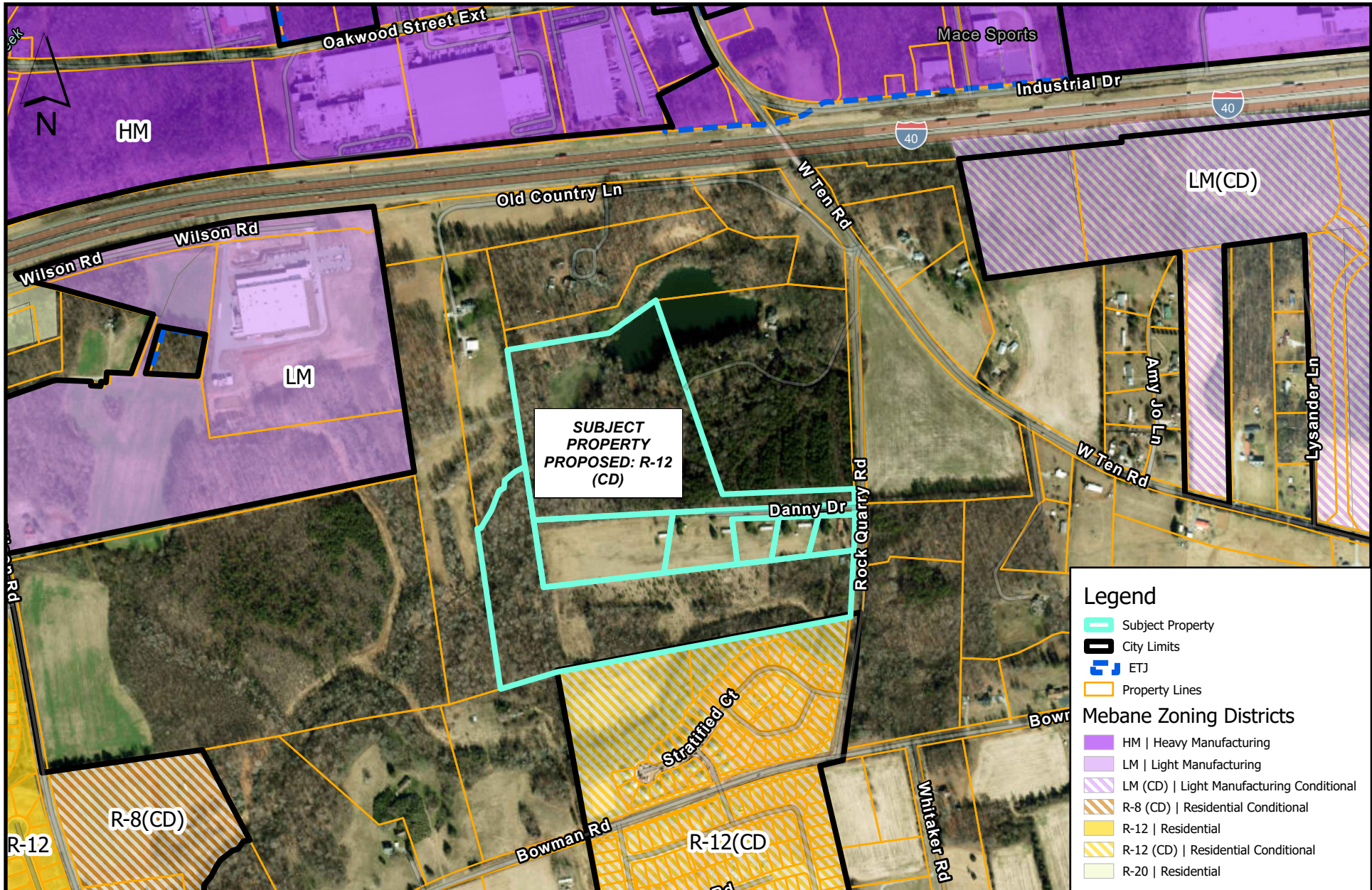
HM | Heavy Manufacturing



Esri Community Maps Contributors, State of North Carolina DOT, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

ArcGIS Web AppBuilder





**Legend**

- Subject Property
- City Limits
- ETJ
- Property Lines

**Mebane Zoning Districts**

- HM | Heavy Manufacturing
- LM | Light Manufacturing
- LM (CD) | Light Manufacturing Conditional
- R-8 (CD) | Residential Conditional
- R-12 | Residential
- R-12 (CD) | Residential Conditional
- R-20 | Residential



**CITY OF MEBANE  
ZONING MAP**

**CONDITIONAL REZONING  
NEPALESE AMERICAN  
CULTURAL CENTER (NACC)**

1 inch = 700 feet

**DATE: 7/10/2024**

**DRAWN BY: RG**

To access the site  
plan, [click here.](#)

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# PLANNING PROJECT REPORT

DATE	08/06/2024
PROJECT NUMBER	RZ-24-08
PROJECT NAME	Nepalese American Cultural Center (NACC) Subdivision
APPLICANT	NACC Investment Group, LLC 717 Flip Trail Cary, NC 27513

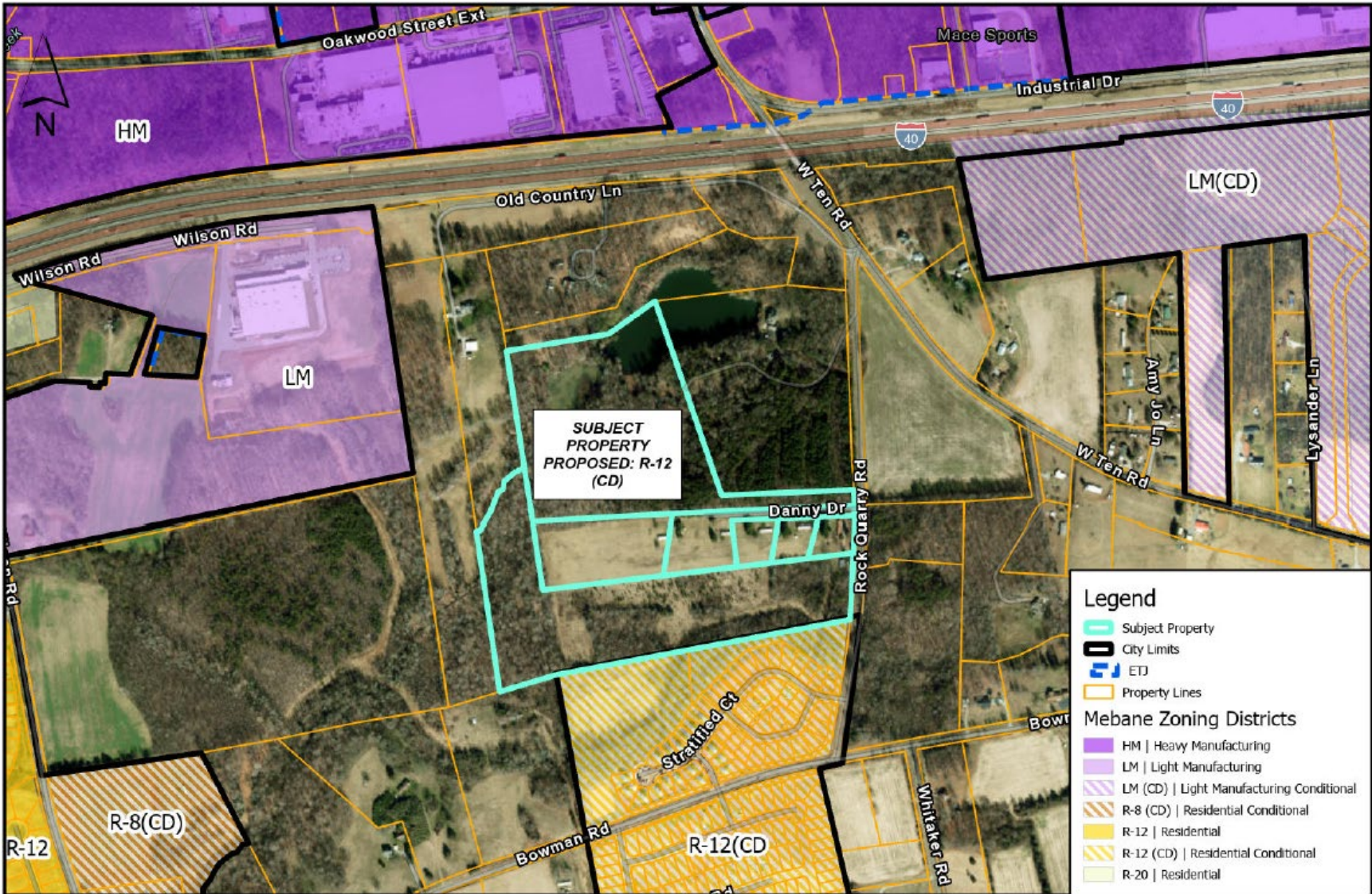
## CONTENTS

PROJECT NAME & APPLICANT .....	PAGE 1
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LAND USE REPORT .....	PAGE 4
UTILITIES REPORT .....	PAGE 6
STAFF SPECIAL USE CONSISTENCY FINDING.....	PAGE 7

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## ZONING REPORT

<b>EXISTING ZONE</b>	Orange County Zoning: O/RM (Office/Research and Manufacturing) & AR (Agricultural Residential)
<b>REQUESTED ACTION</b>	R-12 (CD)
<b>CONDITIONAL ZONE?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>CURRENT LAND USE</b>	Single Family, Manufactured Homes, Forested
<b>PARCEL SIZE</b>	+/- 52.32 Acres
<b>PROPERTY OWNER</b>	NACC Investment Group, LLC 717 Flip Trail Cary, NC 27513
<b>LEGAL DESCRIPTION</b>	Request to establish R-12 (CD) zoning on seven properties (GPINs 9824743930, 9824852205, 9824759260, 9824757271, 9824754188, 9824659177, and 9824659813) totaling +/- 52.32 acres, addressed at 1317 Rock Quarry Road, 1309 Rock Quarry Road, 7010 Danny Drive, 7018 Danny Drive, 7030 Danny Drive, 7040 Danny Drive and one unaddressed, and located outside of the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County for a residential cluster subdivision with 106 single-family homes and neighborhood cultural and worship centers by NACC Investment Group, LLC.
<b>AREA ZONING &amp; DISTRICTS</b>	The parcels to the immediate south of the subject properties are zoned R-12 (CD) by the City of Mebane. All the remaining adjacent properties are zoned AR (Agricultural Residential) by Orange County.
<b>SITE HISTORY</b>	The southern most parcel contains a single-family residence that was constructed in 1949. The five middle parcels each contain manufactured homes that have been located there since at least 2006. The remaining area of the subject property is wooded.
<b>STAFF ANALYSIS</b>	
<b>CITY LIMITS?</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>PROPOSED USE BY-RIGHT?</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>SPECIAL USE?</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>EXISTING UTILITIES?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>POTENTIAL IMPACT OF PROPOSED ZONE</b>	The proposed rezoning is consistent with the R-12(CD) zoning in the Bowman Village and Bowman Place subdivisions. It is a higher residential density than the surrounding AR zoning by Orange County.



**Legend**

- Subject Property
- City Limits
- ETJ
- Property Lines

**Mebane Zoning Districts**

- HM | Heavy Manufacturing
- LM | Light Manufacturing
- LM (CD) | Light Manufacturing Conditional
- R-8 (CD) | Residential Conditional
- R-12 | Residential
- R-12 (CD) | Residential Conditional
- R-20 | Residential



**CITY OF MEBANE  
ZONING MAP**

**CONDITIONAL REZONING  
NEPALESE AMERICAN  
CULTURAL CENTER (NACC)**

1 inch = 700 feet

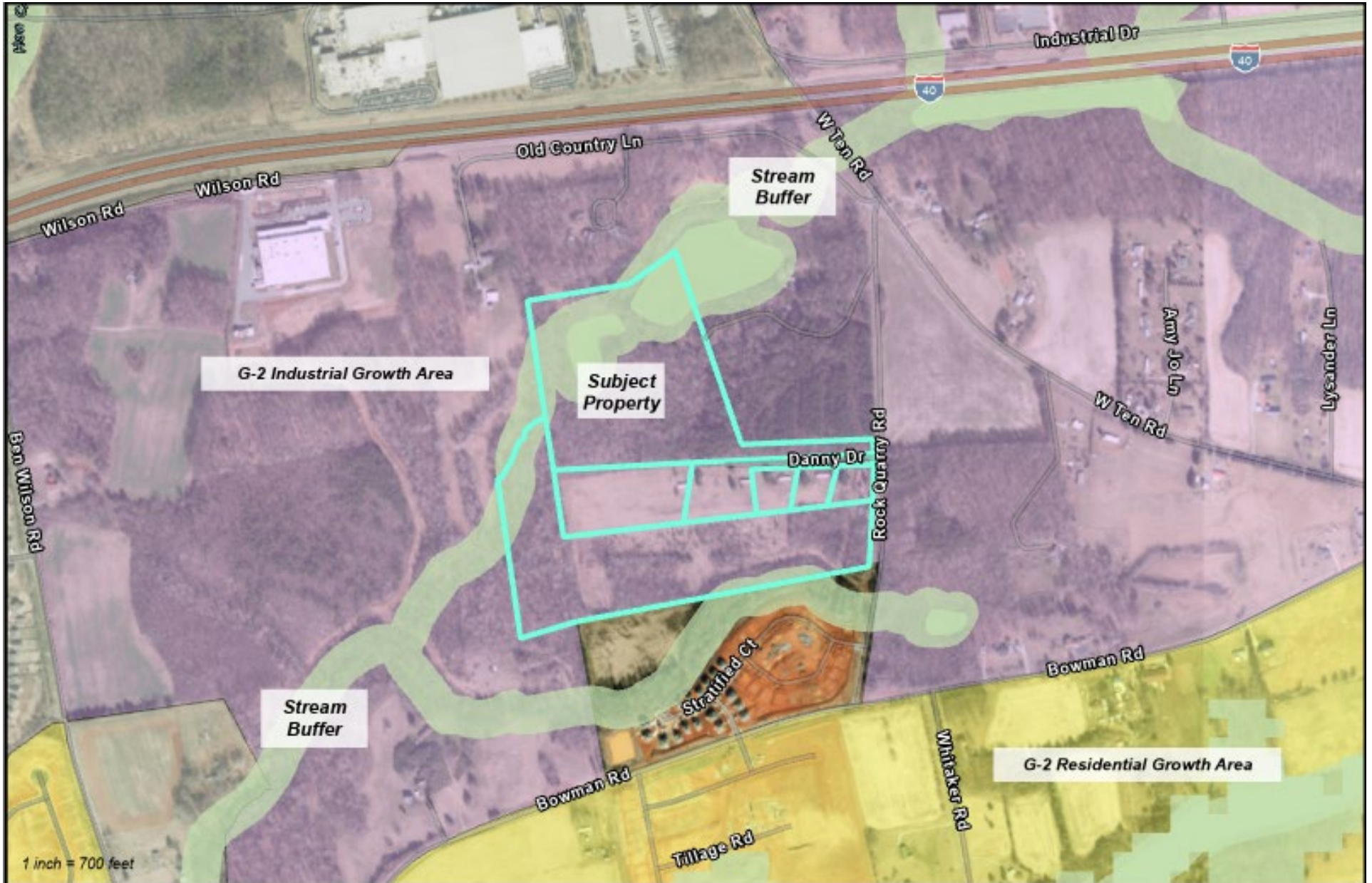
**DATE: 7/10/2024**

**DRAWN BY: RG**

## LAND USE REPORT

<b>EXISTING LAND USE</b>	Single Family, Manufactured Homes, Forested
<b>PROPOSED LAND USE &amp; REQUESTED ACTION</b>	The applicant is requesting to establish R-12 (CD) zoning on seven properties, totaling +/- 52.32 acres, addressed at 1317 Rock Quarry Road, and located outside of the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County for a residential cluster subdivision with 106 single-family homes. The subdivision includes a community cultural center and worship center.
<b>PROPOSED ZONING</b>	R-12 (CD), Residential Conditional District
<b>PARCEL SIZE</b>	+/- 52.32 acres
<b>AREA LAND USE</b>	The development borders the Bowman Village Subdivision to the south. The properties to the west, north, and east are rural residential or forested and in Orange County's jurisdiction.
<b>ONSITE AMENITIES &amp; DEDICATIONS</b>	The development will include a 6,000 square foot community worship center, a 6,000 square foot cultural center, a community pool, a playground, grassed play area, mulch walking trail with gazebo, picnic tables, and benches, and +/- 19.02 acres of open space.  A 5' wide sidewalk will be constructed along the property's frontage on Rock Quarry Road and beyond the property to connect to the existing sidewalk associated with the Bowman Village subdivision.
<b>CONDITIONAL ZONE?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>DESCRIPTION OF PROPOSED CONDITIONS</b>	The Mebane Unified Development Ordinance requires a side yard setback of 10 feet and a street side setback of 18 feet for corner lots. The applicant is requesting a side yard setback of 7.5 feet and a street side setback of 15 feet.  The applicant is requesting to provide a payment in lieu of the required 3.04 acres of public recreation area. The payment in lieu totals \$100,443.

CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
<b>LAND USE GROWTH STRATEGY DESIGNATION(S)</b>	G-2 Industrial (V), Part of BEDD Conservation Area
<b>OTHER LAND USE CONSIDERATIONS</b>	
<b><i>MEBANE BY DESIGN</i> GOALS &amp; OBJECTIVES SUPPORTED</b>	
<b><i>MEBANE BY DESIGN</i> GOALS &amp; OBJECTIVES <u>NOT</u> SUPPORTED</b>	



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## UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	The project will be served with connections to a 12-inch water line in Rock Quarry Road and an 18-inch sewer outfall that runs through the southern portion of the site. Internally, the site will include 8-inch water and sewer lines. The subdivision is estimated to use 31,800 gallons per day for water and 31,800 gallons per day for sewer.
UTILITIES PROVIDED BY APPLICANT	The applicant has pledged to provide all on-site utilities, as described in AWCK's Technical Memo.
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City has adequate water and sewer supply to meet the domestic and fire flow demands of the project.
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>TRANSPORTATION NETWORK STATUS</b>	
CURRENT CONDITIONS	Rock Quarry Road is a two-lane, undivided road maintained by the NCDOT. The NCDOT does not provide traffic count data for Rock Quarry Road. The TIA estimates 570 daily trips on the road. The site plan shows two proposed driveways on Rock Quarry Road.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF RECOMMENDED IMPROVEMENTS	In accordance with the requirements of Section 7-6.5 of the Mebane UDO, the applicant will provide turn lanes at each entrance as shown on the site plan and with final approval by the NCDOT. A southbound right turn lane is shown at the northern driveway and a northbound left turn lane is shown at the southern driveway.
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	The applicant is required to construct a 5' wide sidewalk on Rock Quarry Road. The sidewalk will follow the length of the property and will also extend further to connect to the Bowman Village subdivision. Sidewalks will also be provided on all roads within the development.



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## STAFF RECOMMENDATION

STAFF RECOMMENDATION	<input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> DISAPPROVE
STAFF SPECIAL USE FINDING	<input type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT.....WITH <i>MEBANE BY DESIGN</i>
RATIONALE	The proposed development “Nepalese American Cultural Center (NACC) Subdivision” is consistent with guidance provided within <i>Mebane By Design</i> , the City’s Comprehensive Land Development Plan, and is in harmony with surrounding uses.



## Technical Memorandum

Date: August 6, 2024

To: Ashley Ownbey, Development Director

From: Franz K. Holt, P.E.

Subject: Nepalese American Cultural Center Subdivision (NACC)– City Engineering review

The preliminary subdivision plans for the proposed NACC development prepared by EarthCentric Engineering, Inc. have been reviewed by the Engineering Department as a part of the TRC process. Our technical review comments are as follows:

- A. *General* - The project proposes 106 single family homes on 52-acres as an R-12 cluster development. The site fronts Rock Quarry Road north of Bowman Village. Private amenities include a worship center, community center, and pool. A mulched trail is also shown on the plans along with open space throughout the site.
- B. *Water and Sewer System Layout* - Regarding the subject Preliminary Subdivision Plans and in accordance with paragraph 7-4.3 A.3(a) in the UDO, this memo (also serving as approval letter) is provided to indicate that I have reviewed the preliminary water and sewer system layout and find it acceptable and meets City standards based on the following:
  1. Water system – The project is to be served by the City’s 12-inch water line along Rock Quarry Road. Internal to the subdivision are 8-inch water lines with proper fire hydrant spacing and valves. The City has adequate water capacity available to meet the domestic demand at approximately 31,800 gallons per day and fire flow requirements. When completed, the new water lines will become part of the city’s water distribution system. The 12-inch water line is subject to Mebane’s line oversizing policy.
  2. Sanitary Sewer system – The project is to be served from connections to an existing 18-inch sewer outfall that runs through the rear of the property. Internal to the subdivision are 8-inch sewer mains with appropriate manhole spacing. The permitted sewer use is 106 residential units x 4-bedrooms x 75 gallons per day per bedroom equaling 31,800 gallons per day. Actual sewer use is typically less. The City has adequate sewer capacity in the downstream sewer outfall, Southeast Regional Pump Station, and at the Water Resource Recovery Facility to serve this project. When completed, the new sewer mains will become part of the city’ sewer collection system.

If phased sewer permitting will follow the City’s accumulated paper flow policy.



### C. *Watershed Overlay District and Phase II Stormwater Requirements*

1. Watershed Overlay District requirements are provided under Section 5-3 of the UDO. These requirements in the UDO are for the Back-Creek Watershed, which includes the Graham-Mebane Lake. This project is tributary to Haw Creek, a Class V watershed and the Watershed Overlay District requirements do not apply to this project. This type of watershed classification (Class V) does not have density restrictions or built upon restrictions.
2. Phase II Stormwater Post Construction Ordinance - Section 5-2 of the UDO provides requirements for Phase 2 Post Construction Runoff compliance. It is estimated that the new built upon area will be approximately 31% making the project high density requiring engineered storm water controls. The requirements of the storm water controls are for a 10-year storm design post vs. predevelopment detention and water quality for the runoff from a 1-inch rain. The project proposes one engineered storm water control device which will require fencing if constructed as a wet pond or if bio retention, sand filter, and or wetlands storing 2 feet or more of surface water. The property association (HOA) is responsible for ownership and maintenance.

D. *Storm Drainage System* - Sec. 5-1 in the UDO provides requirements for storm drainage systems. The preliminary site plans include a preliminary piping layout that shows certain pipe locations, inlets, and discharge points. Stormwater flows from these pipes will be transported to a stormwater management device before being released. In addition, a flood study will be needed for Haw Creek and the unnamed stream.

### E. *Street Access and Traffic Impact Statement*

Internal streets are considered local streets and are to be constructed to the city standard of 31-ft. b-b roll curb and gutter section with 5' wide concrete sidewalks along one side of the street. A street stub is provided to the adjacent northeastern property. A proposed 5' wide concrete sidewalk is proposed along the property frontage and will connect to the existing Bowman Village sidewalk. When completed, the new streets and sidewalks will become part of the city's network.

Two connections are proposed to Rock Quarry Road (SR 1143). A NCDOT driveway permit is needed for the proposed roadway connections and turn lane improvements. A Three-Party NCDOT encroachment agreement is needed for proposed pedestrian improvements and water line connection inside NCDOT right-of-way.

A Traffic Impact Analysis was prepared by DRMP, and an independent review was made by VHB (Mebane's consultant). Shown are a recommended southbound right-turn lane with 50' of storage and appropriate tapers for the northern driveway connection. Also shown is a recommended northbound left-turn lane with 50' of storage and appropriate tapers for the southern driveway connection.



F. *Construction Plan Submittal*- Sec. 7-6.7. A. in the UDO says that construction plans for all street facilities, including water and sewer facilities, are provided following preliminary plat or site plan approval; therefore, construction plans are not needed as a part of the site plan review. A utility plan is provided which generally shows the proposed water lines, sewer lines, and storm drainage and stormwater management devices to indicate that the project is feasible for utility service and providing stormwater management. Appendix E which is included in the UDO is a Construction Document checklist which is to be provided at such time as construction plans are sent after Preliminary Site Plan approval. Based on city engineering review of the referenced preliminary site plans, it is my opinion that said plans are in substantial compliance with the UDO.

To access the traffic  
impact analysis,  
[click here.](#)



## Memorandum

To: Ashley Ownbey  
Development Director  
City of Mebane  
106 East Washington Street  
Mebane, NC 27302

Date: June 28, 2024

Project #: 39160.00

From: Andrew Topp, PE

Re: Nepalese American Cultural Center Traffic Impact  
Analysis - Mebane, NC

A Traffic Impact Analysis (TIA) was prepared by DRMP for the proposed Nepalese American Cultural Center development located in Mebane, North Carolina. VHB is contracted by the City of Mebane to conduct an independent review of the Nepalese American Cultural Center TIA. This memo provides a list of critical findings, following by a detailed summary of TIA study assumptions and analysis results.

### Summary of TIA Review Recommendations/Observations

- › Driveway Configurations: Revise recommendations section to include the information regarding the construction of the site accesses.
  - Rock Quarry Road and Site Driveway 1:
    - Construct Site Driveway 1 with one ingress lane and one egress lane operating under stop-control.
    - Provide an exclusive southbound right-turn lane with at least 50 feet of full storage and appropriate taper, as required by UDO for residential developments of this size.
  - Rock Quarry Road and Site Driveway 2:
    - Construct Site Driveway 2 with one ingress lane and one egress operating under stop-control.
    - Provide an exclusive northbound left-turn lane with at least 50 feet of full storage and appropriate taper, as required by UDO for residential developments of this size.
- › Background Transportation Improvements:
  - Documentation of the improvements by Buckhorn Business Center were not included in the appendix for confirmation.

### Analysis Revision Suggestions

- › Volumes:
  - The AM and PM volumes for the northbound right-turn at the Buckhorn Road and W. Ten Road are reversed in the Existing (2024) scenario, Synchro, and all subsequent analyses.

## Summary of TIA Assumptions and Results

### Development Plan

The proposed Nepalese American Cultural Center development will consist of up to 107 single-family homes and 6,000 square-feet of church. Site access is proposed via two (2) full movement roadways along Rock Quarry Road.

VHB Engineering NC, P.C. (C-3705)

Engineers | Scientists | Planners | Designers

Venture I, 940 Main Campus Drive, Suite 500, Raleigh, North Carolina 27606

P 919.829.0328

www.vhb.com

## Study Area and Analysis Scenarios

The TIA included the following intersections through coordination with NCDOT and the City of Mebane:

- › Ben Wilson Road and Bowman Road (Unsignalized)
- › Rock Quarry Road and Bowman Road (Unsignalized)
- › Bowman Road and W. Ten Road (Unsignalized)
- › Buckhorn Road and W. Ten Road (Unsignalized)
- › Mattress Factory Road and Industrial Drive (Unsignalized)
- › Rock Quarry Road and W. Ten Road (Unsignalized)

The TIA included capacity analyses during the weekday AM and PM peak hours under the following scenarios:

- › 2024 Existing Traffic Conditions
- › 2027 No-Build Traffic Conditions
- › 2027 Build Traffic Conditions

## Existing and No-Build Analysis Assumptions

Existing (2024) analysis was conducted based on traffic counts conducted in February of 2024 during typical weekday AM (7 to 9 AM) and PM (4 to 6 PM) peak hours.

The No-Build scenario included an annual growth rate of one percent (1%) between the existing year (2024) and the future analysis year (2027). Based on coordination with the NCDOT and the City, it was determined that the following adjacent developments were identified to be included in the future year analyses.

- › Bowman Village
- › Bowman Place
- › Meadowstone
- › Buckhorn Business Centre
- › Bowman Road Townhomes
- › Concrete Plant

## Trip Generation & Distribution

Trip generation potential was determined based on methodology outlined in the ITE Trip Generation Manual, 11<sup>th</sup> Edition. Based on the TIA, the proposed development is expected to generate 1,157 total daily trips with 81 trips (21 entering, 60 exiting) occurring during the AM peak hour and 113 trips (70 entering, 43 exiting) occurring during the PM peak hour.

Based on existing traffic patterns, population centers adjacent to the study area, and engineering judgment, vehicle site traffic for this development were distributed as follows:

- › 30% to/from the north via Mattress Factory Road
- › 5% to/from the east via Industrial Drive
- › 30% to/from the north via Buckhorn Road
- › 35% to/from the west via Bowman Road

## Capacity Analysis Results

Capacity analyses were performed using Synchro based on the Highway Capacity Manual method. Capacity analyses in the TIA were conducted following the NCDOT Congestion Management Capacity Analysis Guidelines. The level of service (LOS), delay, and queue are reported and summarized for stop-controlled approaches at unsignalized intersections.

The analysis results and mitigation determinations are summarized below for each individual intersection. Individual approach level of service and delay should be summarized for stop-controlled approach at unsignalized intersections.

### Ben Wilson Road and Bowman Road (Unsignalized)

ID	Intersection and Approach	Existing (2024)		No-Build (2027)		Build (2027)	
		AM	PM	AM	PM	AM	PM
1	<b>Ben Wilson Road &amp; Bowman Road</b>	N/A	N/A	N/A	N/A	N/A	N/A
	Northbound	A-9.8	B-10.6	B-10.6	B-12	B-10.8	B-12.4
	Southbound	B-10.7	B-11.1	B-12	B-12.9	B-12.4	B-13.4

The TIA indicated that the stop-controlled approaches are expected to operate at LOS A or B during both the AM and PM peak hours under the existing and LOS B under all future traffic scenarios. Since the stop-controlled approaches are expected to operate at acceptable levels of service under all future traffic conditions, no mitigation was recommended in the TIA by the proposed development.

### Rock Quarry Road and Bowman Road (Unsignalized)

ID	Intersection and Approach	Existing (2024)		No-Build (2027)		Build (2027)	
		AM	PM	AM	PM	AM	PM
2	<b>Rock Quarry Road &amp; Bowman Road</b>	N/A	N/A	N/A	N/A	N/A	N/A
	Southbound	A-9.3	A-9.7	A-9.8	B-10.5	B-10.6	B-11.4

The TIA indicated that the stop-controlled approach is expected to operate at B or better during both the AM and PM peak hours under the existing and future year traffic scenarios. Since the stop-controlled approach is expected to operate at acceptable levels of service under all future traffic conditions, no mitigation was recommended in the TIA by the proposed development.

### Bowman Road and W. Ten Road

ID	Intersection and Approach	Existing (2024)		No-Build (2027)		Build (2027)	
		AM	PM	AM	PM	AM	PM
3	<b>Bowman Road &amp; W. Ten Road</b>	N/A	N/A	N/A	N/A	N/A	N/A
	Northbound	A-9.7	A-9.3	B-10.5	B-10	B-10.6	B-10.1
	Southbound	---	---	B-12.7	C-16.2	B-13.1	C-17.5

The TIA indicated that the stop-controlled approaches are expected to operate at LOS C or better during both the AM and PM peak hours under the existing and all future traffic scenarios. Since the stop-controlled approaches are expected to operate at acceptable levels of service under all future traffic conditions, no mitigation was recommended in the TIA by the proposed development.



Buckhorn Road and W. Ten Road (Unsignalized)

ID	Intersection and Approach	Existing (2024)		No-Build (2027)		Build (2027)	
		AM	PM	AM	PM	AM	PM
4	<b>Buckhorn Road &amp; W. Ten Road</b>	<b>B (11.7)</b>	<b>A (10)</b>	<b>B (13.7)</b>	<b>B (11.4)</b>	<b>B (14.5)</b>	<b>B (12)</b>
	Eastbound	B-12.8	A-10	C-15.9	B-11.7	C-17.3	B-12.2
	Westbound	A-9.4	A-9.6	B-10.4	B-10.3	B-10.5	B-10.6
	Northbound	A-9.3	A-9.6	B-10.1	B-10.3	B-10.3	B-10.5
	Southbound	B-11.9	B-10.4	B-13.5	B-12.3	B-14	B-13.1

The TIA indicated that this intersection is expected to operate at LOS B or better during both the AM and PM peak hours under the existing and all future traffic scenarios. Since the intersection is expected to operate at acceptable levels of service under all future traffic conditions, no mitigation was recommended in the TIA by the proposed development.

Mattress Factory Road and Industrial Drive (Unsignalized)

ID	Intersection and Approach	Existing (2024)		No-Build (2027)		Build (2027)	
		AM	PM	AM	PM	AM	PM
5	<b>Mattress Factory Road &amp; Industrial Drive</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Westbound	A-9.4	A-9.8	A-9.9	B-10.6	B-10.1	B-10.9

The TIA indicated that the stop-controlled approaches are expected to operate at LOS B or better during both the AM and PM peak hours under the existing and all future traffic scenarios. Since the stop-controlled approaches are expected to operate at acceptable levels of service under all future traffic conditions, no mitigation was recommended in the TIA by the proposed development.

W. Ten Road and Rock Quarry Road (Unsignalized)

ID	Intersection and Approach	Existing (2024)		No-Build (2027)		Build (2027)	
		AM	PM	AM	PM	AM	PM
6	<b>W. Ten Road &amp; Rock Quarry Road</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Northbound	A-9.4	A-9.5	A-9.9	B-10.1	B-10.1	B-10.4

The TIA indicated that this intersection is expected to operate at LOS B or better during both the AM and PM peak hours under the existing and all future traffic scenarios. Since the stop-controlled approaches are expected to operate at acceptable levels of service under all future traffic conditions, no mitigation was recommended in the TIA by the proposed development.

Rock Quarry Road and Site Driveway 1 (Unsignalized)

ID	Intersection and Approach	Build (2027)		Build w/ Imp (2027)	
		AM	PM	AM	PM
7	<b>Rock Quarry Road &amp; Site Driveway 1</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Eastbound	A-9.1	A-9.6	A-9.1	A-9.6

The TIA indicated that the stop-controlled Site Drive 1 is expected to operate at LOS A during both the AM and PM peak hours under the Build-out conditions. Since the stop-controlled approach is expected to operate at acceptable levels of service under all future year traffic conditions, no mitigation was recommended in the TIA by the proposed development.

The following driveway configuration was shown in Figure 13 in the TIA to be constructed with the proposed development:

- › Construct Site Drive 1 with one ingress lane and one egress lane striped as a shared left-right turn lane operating under stop control.

The TIA identified that right- and left-turn lane warrants were conducted at the proposed Site Driveway #1 and that neither a right- nor left-turn lane is warranted at the proposed driveway. However, a Build (2027) with Improvements scenario was tested with an

optional northbound left-turn lane with 100 feet of storage and appropriate taper. **Provide an exclusive southbound right-turn lane with at least 50 feet of full storage and appropriate taper, as required by UDO for residential developments of this size. No left-turn lane is required at this location.**

Rock Quarry Road and Site Driveway 2 (Unsignalized)

ID	Intersection and Approach	Build (2027)	
		AM	PM
8	Rock Quarry Road & Site Driveway 2	N/A	N/A
	Eastbound	A-9	A-9.4

The TIA indicated that the stop-controlled Site Drive 2 is expected to operate at LOS A during both the AM and PM peak hours under the Build-out conditions. Since the stop-controlled approach is expected to operate at acceptable levels of service under future year traffic conditions, no mitigation was recommended in the TIA by the proposed development.

The following driveway configuration was shown in Figure 13 in the TIA to be constructed with the proposed development:

- › Construct Site Drive 2 with one ingress lane and one egress lane striped as a shared left-right turn lane operating under stop control.

The TIA identified that right- and left-turn lane warrants were conducted at the proposed Site Driveway #2 and that neither a right- nor left-turn lane is warranted at the proposed driveway. **Provide an exclusive northbound left-turn lane with at least 50 feet of full storage and appropriate taper, as required by UDO for residential developments of this size.**

Cc: C. N. Edwards Jr., PE, NCDOT Highway Division 7 District 1



# AGENDA ITEM #7

RZ 24-09

Conditional Rezoning – Mebane Village Townes

### Presenter

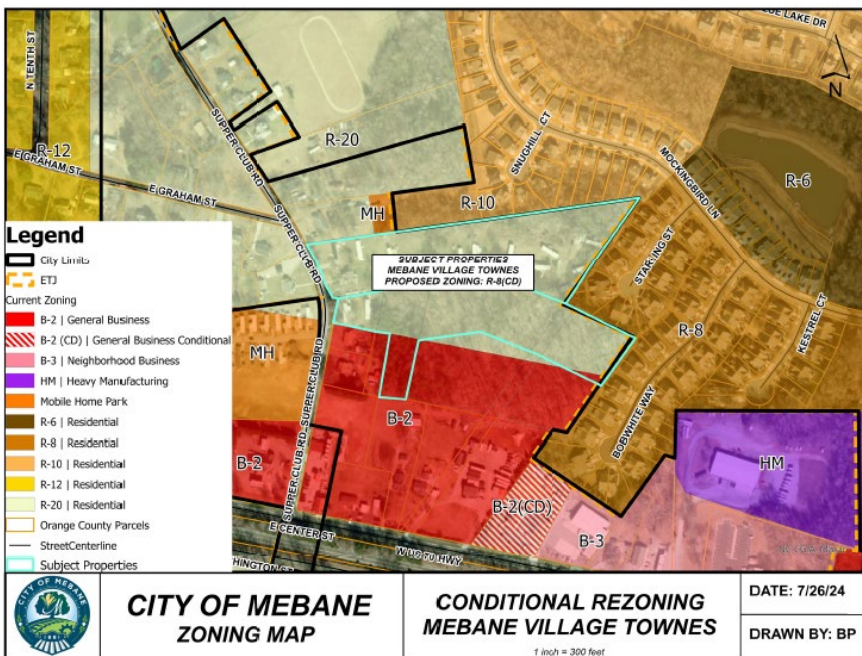
Briana Perkins, City Planner

### Applicant

Supper Club Road, LLC  
 206 Raleigh St.  
 Fuquay Varina, NC 27526

### Public Hearing

Yes  No



### Property

211 Supper Club Road

Orange County GPINs:  
 9825530909 and 9825530799

### Proposed Zoning

R-8 (CD)

### Current Zoning

R-20 and B-2

### Size

+/- 9.96 acres

### Surrounding Zoning

R-20, R-10, R-8, B-2, and MH Overlay

### Surrounding Land Uses

Townhomes, Single-Family Residential, Commercial, and Manufactured Home Park

### Utilities

Available

### Floodplain

No

### Watershed

Yes

### City Limits

No

**Application Brief**

*See Planning Project Report for more details.*

<b>Recommendations</b>	
Technical Review Committee:	The Technical Review Committee (TRC) has reviewed the site plan five times (not including pre-submittal meetings), and the applicant has revised the plan to reflect the comments.
Planning Staff:	The proposed development “Mebane Village Townes” is consistent with the guidance provided within <i>Mebane By Design</i> , the City’s Comprehensive Land Development Plan, and is in harmony with surrounding uses.
<b>Zoning &amp; Land Use Report</b>	
Jurisdiction:	Mebane Extraterritorial Jurisdiction
Proposed Use By-Right (Yes/No):	No
Type of Rezoning Request:	Conditional
Special Use Request (Yes/No):	No
Consistency with Mebane By Design (Yes/No):	Yes
<b>Utilities Report</b>	
Available Utilities (Yes/No):	Yes
Adequate Stormwater Control (Yes/No):	Yes
Innovative Stormwater Control (Yes/No):	No
Consistency with Long-Range Utility Plan (Yes/No):	Yes
<b>Transportation Report</b>	
Traffic Impact Analysis Required (Yes/No):	No
Multi-Modal Improvements (Yes/No):	Yes
Consistency with Bike/Ped Transportation Plan (Yes/No):	Yes

**Summary**

Supper Club Road, LLC is requesting approval to rezone four properties totaling +/- 9.96 acres located at 211 Supper Club Road (Orange County GPINs: 9825530909 and 9825530799), from R-20, Residential District, and B-2, General Business District, to R-8(CD), Residential Conditional District, for a development of 69 townhomes. The properties are in Orange County outside of City Limits and within the Mebane Extraterritorial Jurisdiction (ETJ). Annexation of the site is required before connection to City utilities. The applicant has the site under contract to purchase, contingent upon approval of the conditional rezoning request.

The site-specific plan includes the following on-site amenities and dedications:

- A 5’ wide sidewalk will be constructed along the property’s frontage on Supper Club Road.
- The internal public street network will include 5’ wide sidewalks on both sides.
- The development will include a private gathering space and dog park.

Proposed Conditions of Zoning District	Mebane UDO Requirements
The applicant is requesting to provide a payment in lieu of the required public recreation area. The payment in lieu totals \$95,680.	Pursuant to Section 6-8 of the Mebane UDO, the applicant is required to provide 1.98 acres of public recreation space. The applicant may request the Mebane City Council consider a payment in lieu.
Architectural commitments as shown in the provided site plan.	N/A

**Financial Impact**

The developer will be required to make all of the improvements at their own expense.

**Suggested Motion**

1. Motion to approve the R-8 (CD) zoning as presented.
2. Motion to find that **the application is consistent** with the objectives and goals in the City’s 2017 Comprehensive Land Development Plan *Mebane By Design*. Specifically, the request:
  - Is for a property within the City’s G-4 Secondary Growth Area and is generally residential in nature (Mebane CLP, p. 66).

**OR**

3. Motion to **deny** the R-8 (CD) rezoning as presented due to a lack of
  - a. Harmony with the surrounding zoning or land use

OR

- b. Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*.

---

#### Attachments

1. Preliminary Presentation Slides
2. Zoning Amendment Application
3. Zoning Map
4. Site Plan – [click here to access](#).
5. Planning Project Report
6. Technical Memorandum – City Engineering Review
7. Traffic Impact Statement



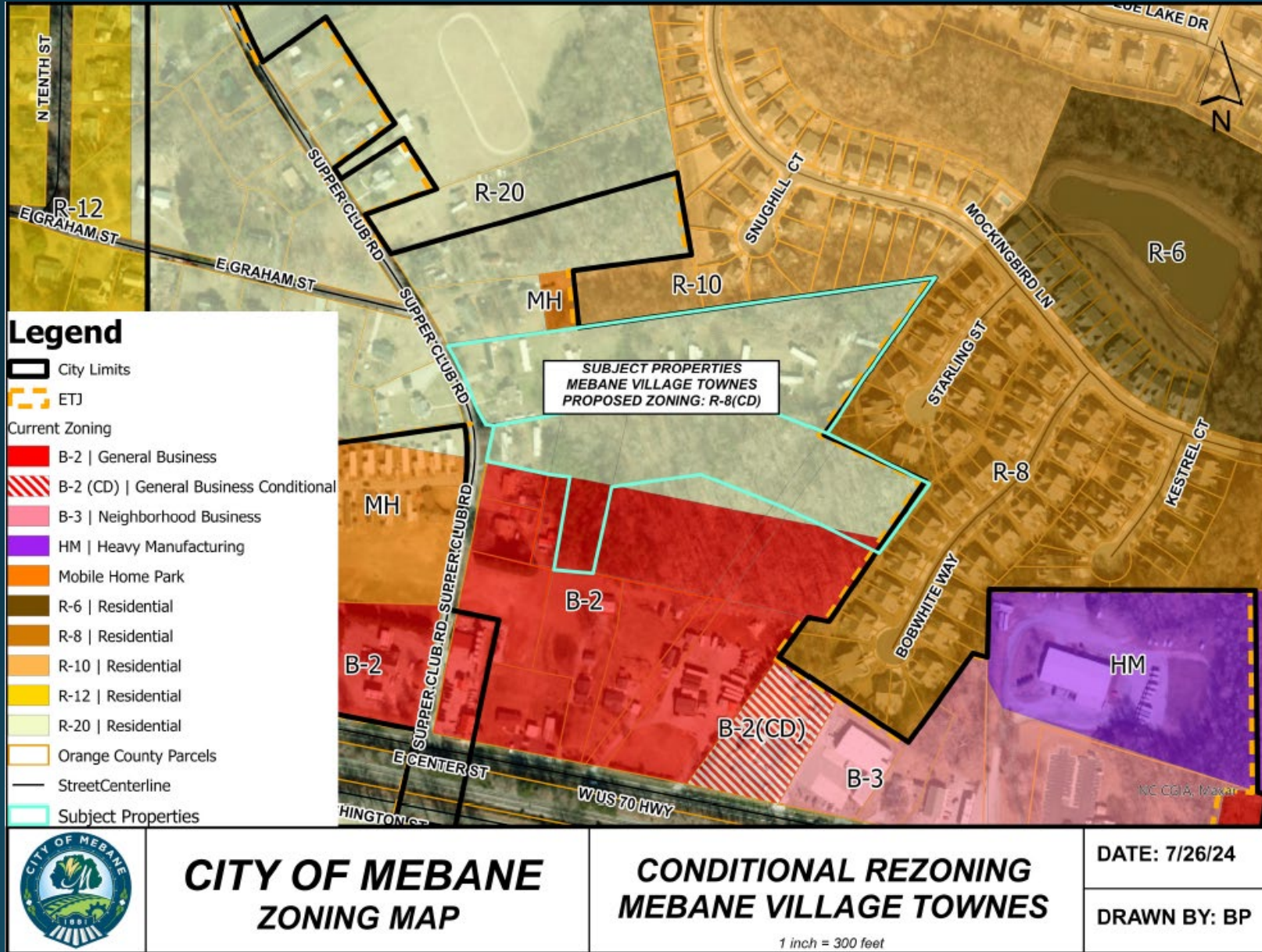
Briana Perkins, City Planner

Rezoning Request: R-20 and B-2 to R-8 (CD)  
by Supper Club Road, LLC

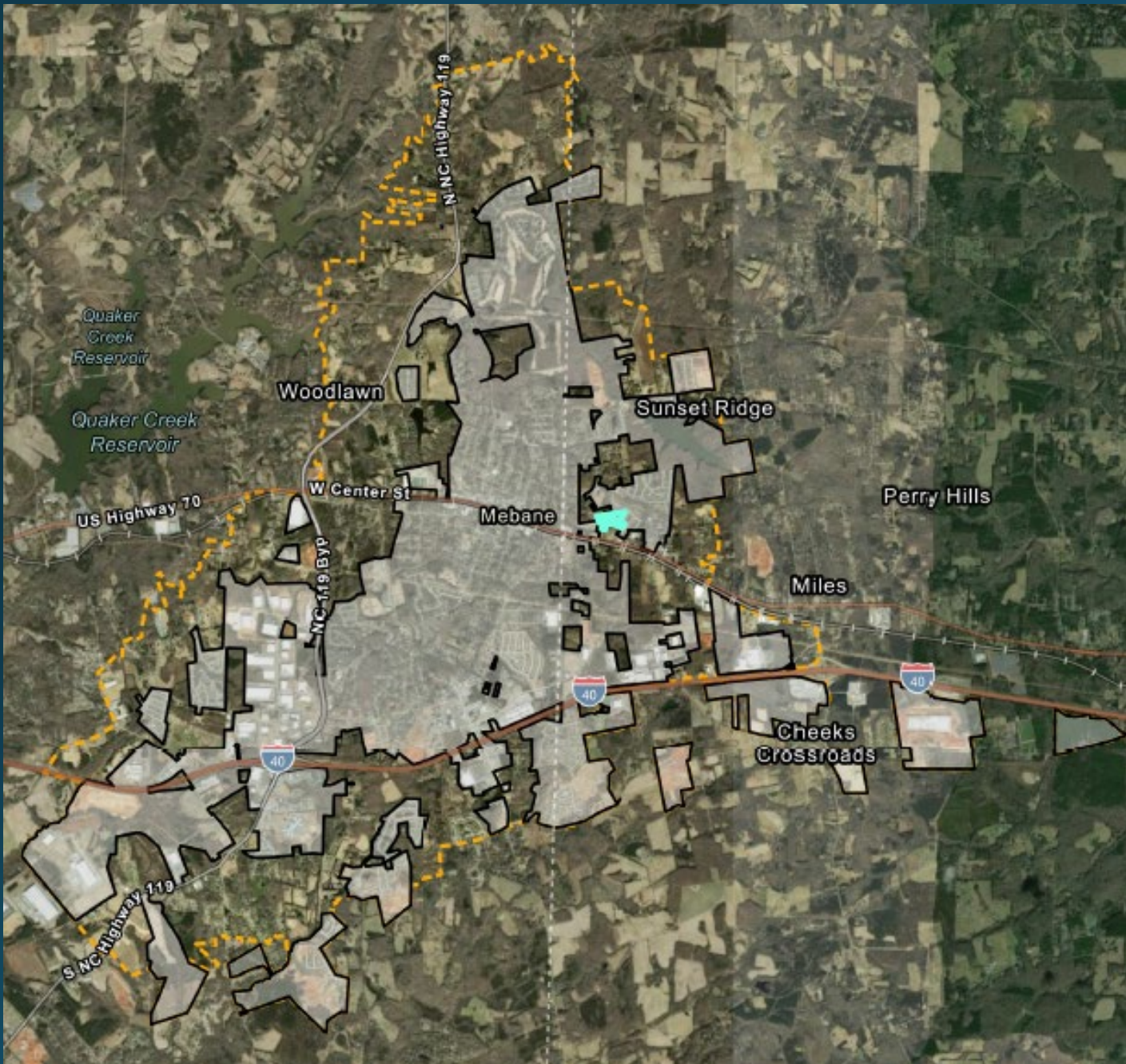


# Mebane Village Townes Conditional Rezoning

- Supper Club Road, LLC
- Two properties totaling +/- 9.96 acres
  - A portion of 9825530799 is not subject to rezoning request.
- Existing zoning: R-20 and B-2
- Requested zoning: R-8(CD)







## Mebane Village Townes Conditional Rezoning

- Mebane Extraterritorial Jurisdiction, Orange County
- City utilities available



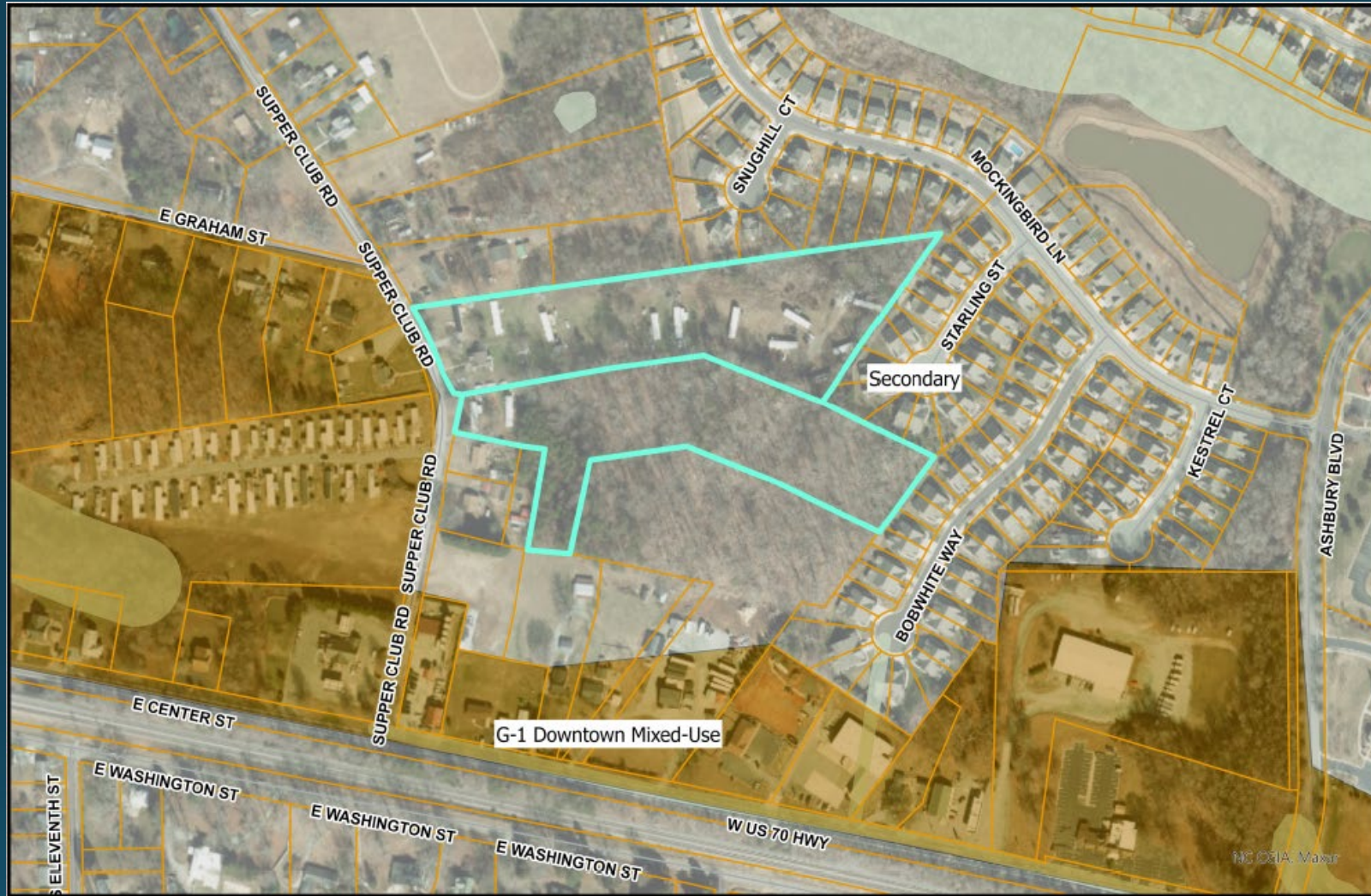


## Mebane Village Townes

### Conditional Rezoning

- Manufactured Home Park, Single-Family Residential, Forested
- Surrounding uses include:
  - Single-family
  - Manufactured Home Park
  - Ashbury Subdivision
  - Commercial





# Mebane Village Townes Conditional Rezoning

*Mebane By Design* G-4 Secondary Growth Strategy Area

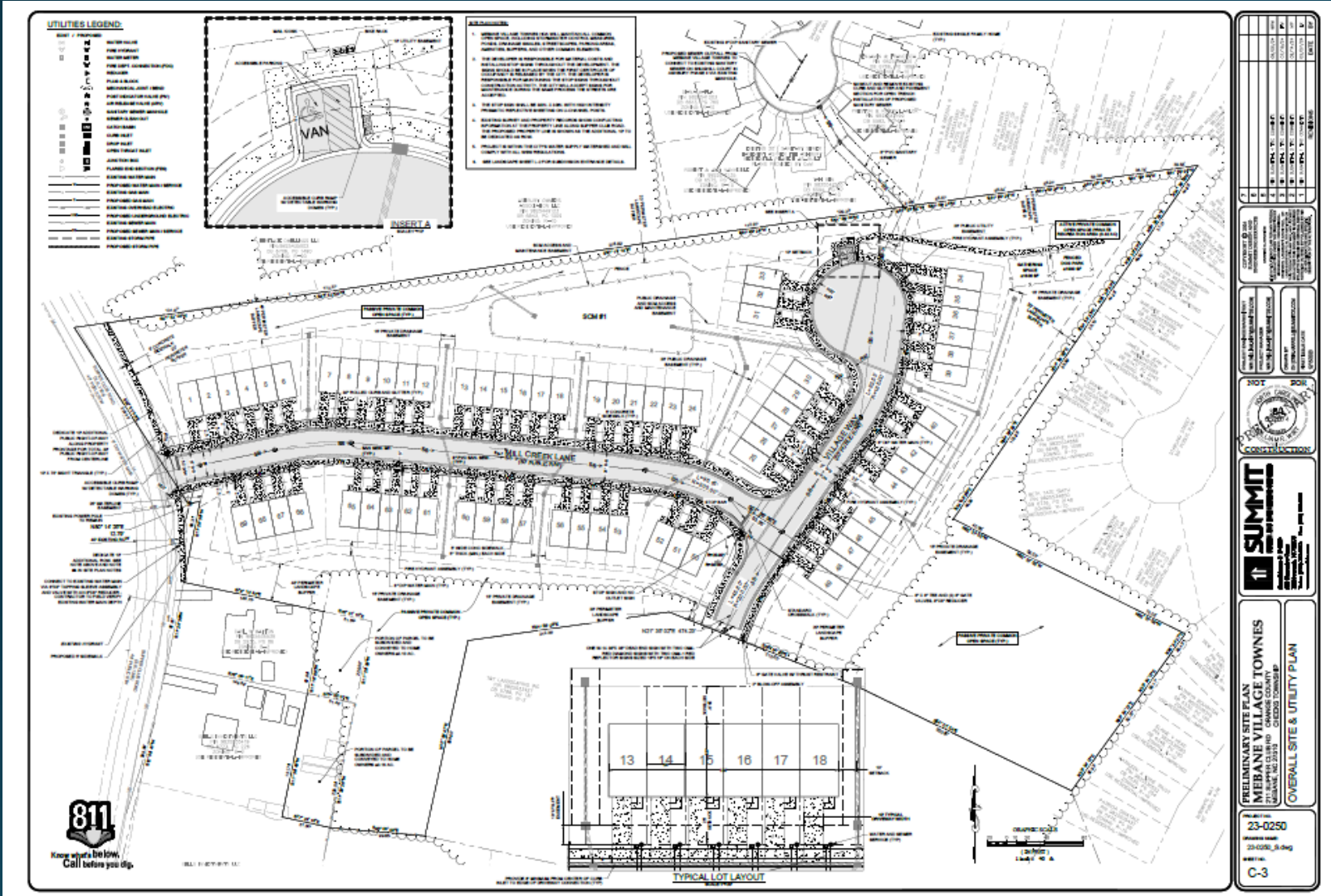


# Mebane Village Townes Conditional Rezoning

- 69-unit townhome development
- 5' sidewalk along property frontage on Supper Club Road.
- 5' sidewalks on both sides of internal streets.
- Amenities include a private gathering space, dog park, and +/- 5.11 acres of private open space.
- TIA not warranted. No road improvements are required.

## Conditions Requested:

- Payment in lieu of public recreation totaling \$95,680.
- Architectural commitments as included with site plan.





# Applicant Presentation





MAYNARDNEXSEN

# MEBANE VILLAGE TOWNES

Mebane Planning Board  
August 12, 2024

By: Dave Pokela, Attorney

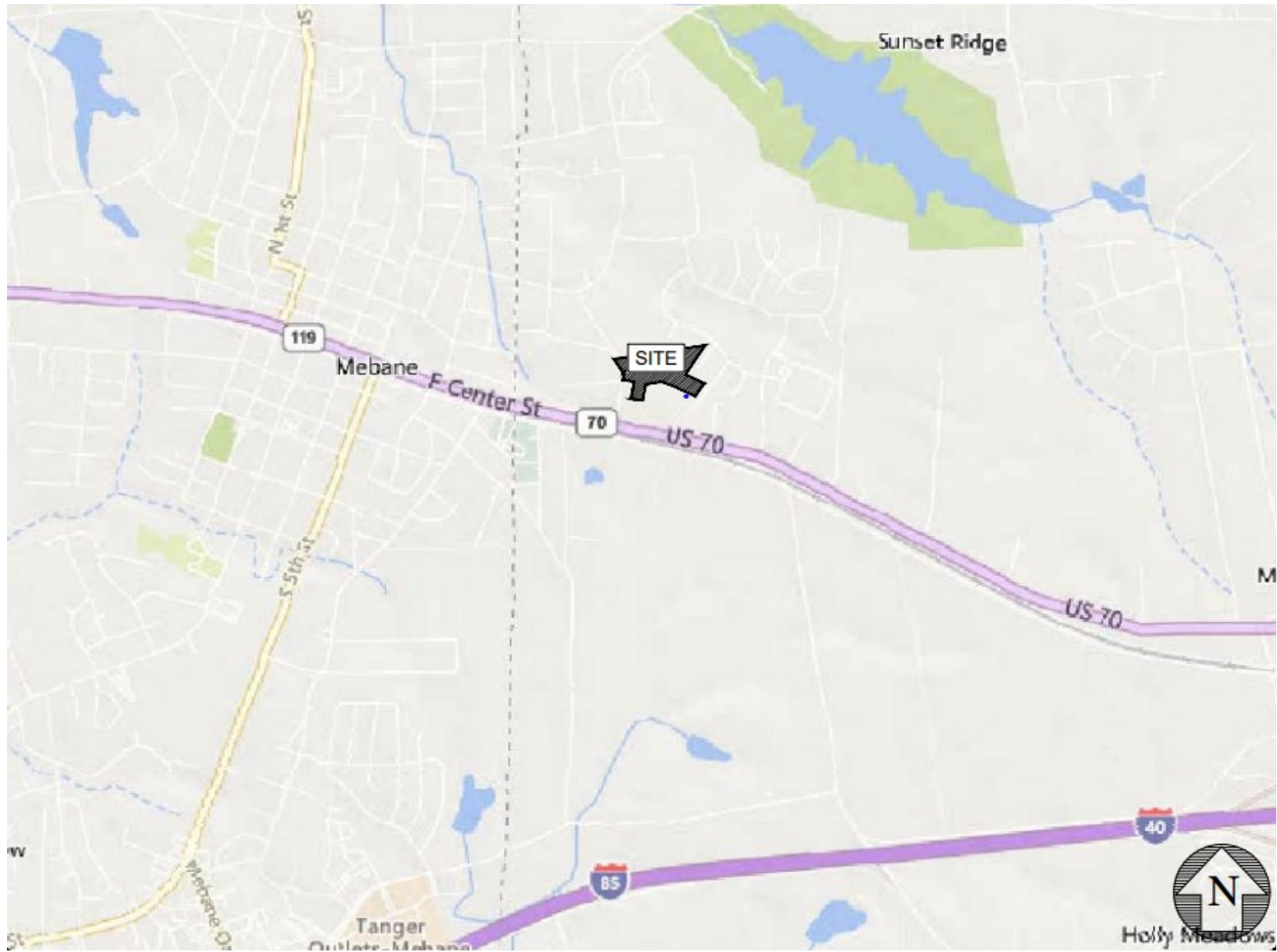
Maynard Nexsen PC; Greensboro, NC

PREPARED  
FOR

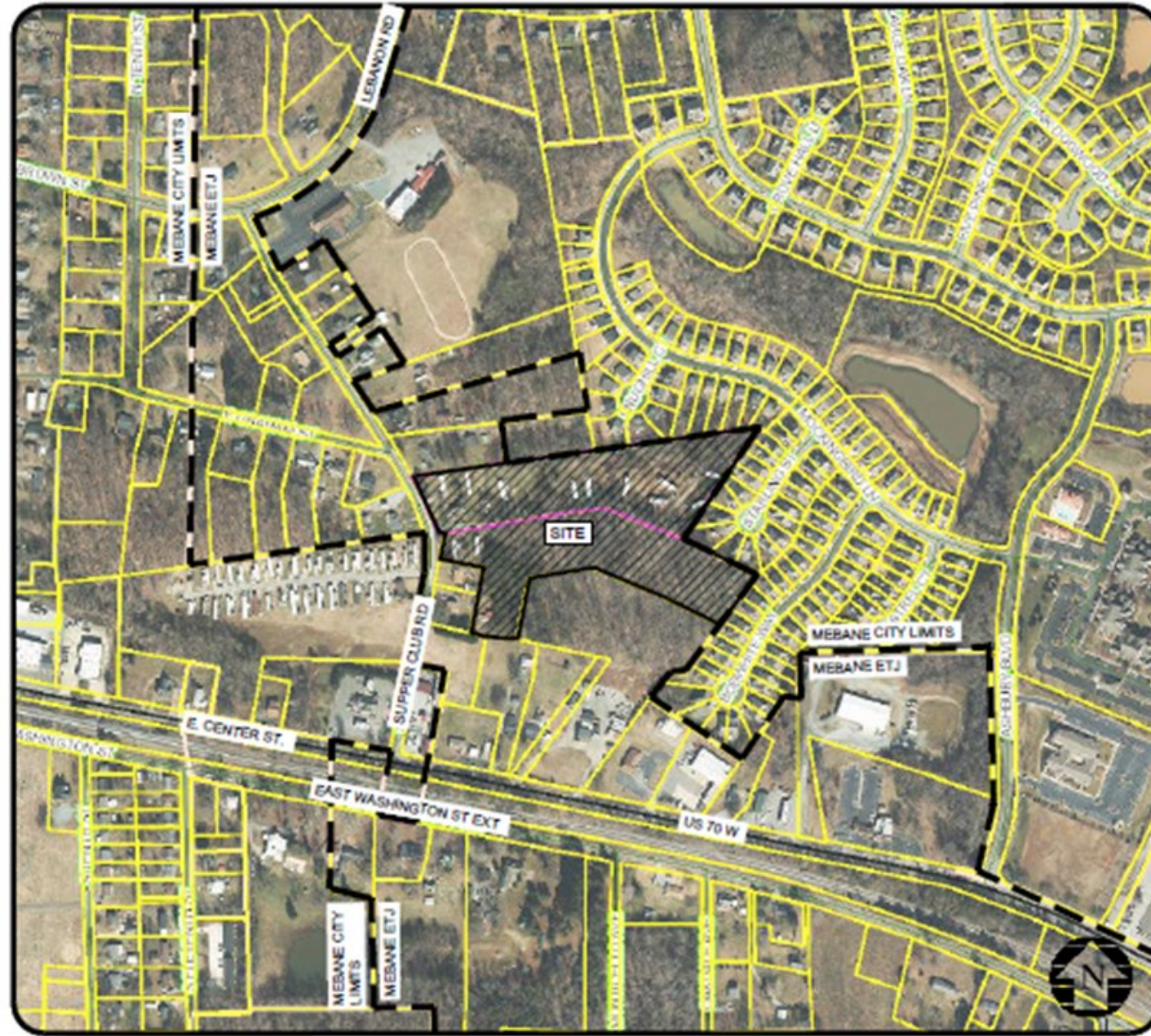
Supper Club Road, LLC

# SUMMARY OF REQUEST

- 10.38 +/- acre site (subject to .44 +/- acres of land dedication)
- Parcels: 9825-53-0909 and 9825-53-0799
- Townhome development (69 proposed townhomes)
- Rezone from R-20 to R-8 (CD)
  - Residential , Multi-Family – Townhomes
  - Units allowed with rezoning: 100
- Located in Mebane ETJ / Annexation will be sought



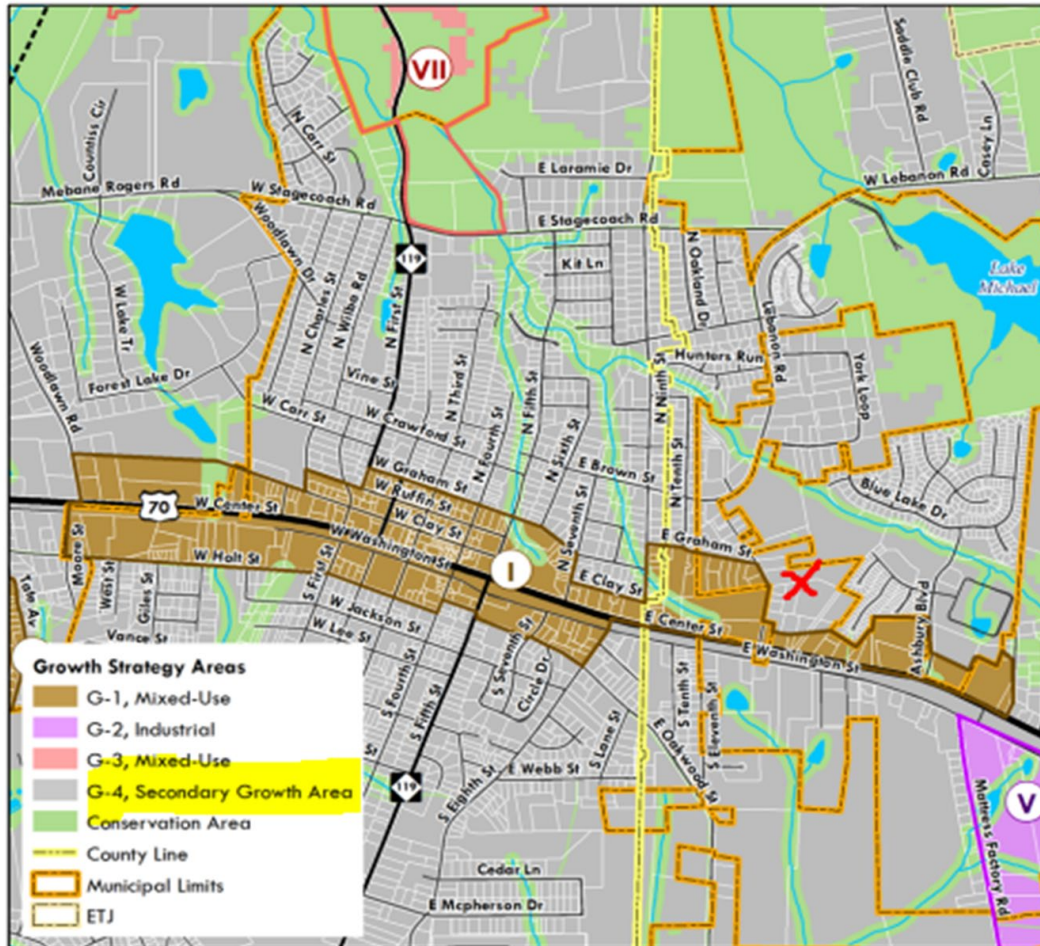




# REVIEW AND INPUT

- > Multiple rounds of TRC review and support
  
- > Community information meeting on May 20, 2024
  - 21 people attended
  - Questions:
    - cost? (approx. \$300,000 to mid \$300,000's)
    - building heights? (35 feet)
    - mobile home tenants? (being given until August, 2025 to move)
    - water drainage? (storm water pond protection)
    - traffic? (not significant for a traffic study)
    - when? (clear land late 2025 approximately; vertical construction approximately early 2026)
    - sell to investors? (no – sell to buyers as affordable housing and not rent)

## COMPREHENSIVE PLAN/ “MEBANE BY DESIGN”



## Secondary Growth Areas (G-4)

- “The G-4 or secondary growth areas make up the balance of Mebane’s study area once the G-1, G2, G-3 and Conservation Areas are removed; most of the City is designated as “Secondary Growth Area” in this plan. These areas are where most of

# SITE PLAN





# ELEVATIONS

(3 row to 6 row)



2 FRONT ELEVATION - 4 ROW  
1/4" = 1'-0"

## UNIT INFORMATION / PROPOSED DENSITY / MINIMUM LOT SIZE

### Unit Information:

- +/- 1,520 square feet
- 3 story
- 3 bedrooms
- 1 car garage

### Proposed Density:

- 6.97 DU/Acre

**R-8 Residential District.** The R-8 Residential District is established for moderate to high density two-family and multi-family residences with limited public, semi-public, and commercial uses, permitted when they are compatible with high density residential development. The overall gross density is typically 5.44 units per acre or less for single family residences and approximately 10 units per acre for multi-family residences.

### Minimum Lot Size:

- +/- 1,800 square feet

# QUESTIONS





APPLICATION FOR A ZONING AMENDMENT

Application is hereby made for an amendment to the Mebane Zoning Ordinance as follows:

Name of Applicant: Supper Club Road, LLC

Address of Applicant: 206 Raleigh St., Fuquay Varina, NC 27526

Address and brief description of property to be rezoned: Generally known as 211 Supper Club Rd., Mebane, NC. See Ex. A, Parcels 9825-53-0909 and 9825-53-0799

Applicant's interest in property: (Owned, leased or otherwise) Under contract to purchase.

\*Do you have any conflicts of interest with: Elected/Appointed Officials, Staff, etc.?

Yes \_\_\_ Explain: \_\_\_\_\_ No X

Type of re-zoning requested: From R-20 to Conditional District Rezoning to R-8 (CD)

Sketch attached: Yes X No \_\_\_\_\_

Reason for the requested re-zoning: The request for R-8 (CD) rezoning is for the town home development proposed with the application.

Signed: Chris Schiavone

Date: 12/15/2023

Action by Planning Board: \_\_\_\_\_

Public Hearing Date: \_\_\_\_\_ Action: \_\_\_\_\_

Zoning Map Corrected: \_\_\_\_\_

The following items should be included with the application for rezoning when it is returned:

1. Tax Map showing the area that is to be considered for rezoning. See two properties highlighted in yellow
2. Names and addresses of all adjoining property owners within a 300' radius (Include those that on Ex. B, are across the street). See Ex. C.
3. \$300.00 Fee to cover administrative costs.
4. The information is due 15 working days prior to the Planning Board meeting. The Planning Board meets the 2<sup>nd</sup> Monday of each month at 6:30 p.m. Then the request goes to the City Council for a Public Hearing the following month. The City Council meets the 1<sup>st</sup> Monday of each month at 6:00 p.m.

**EXHIBIT "A"**

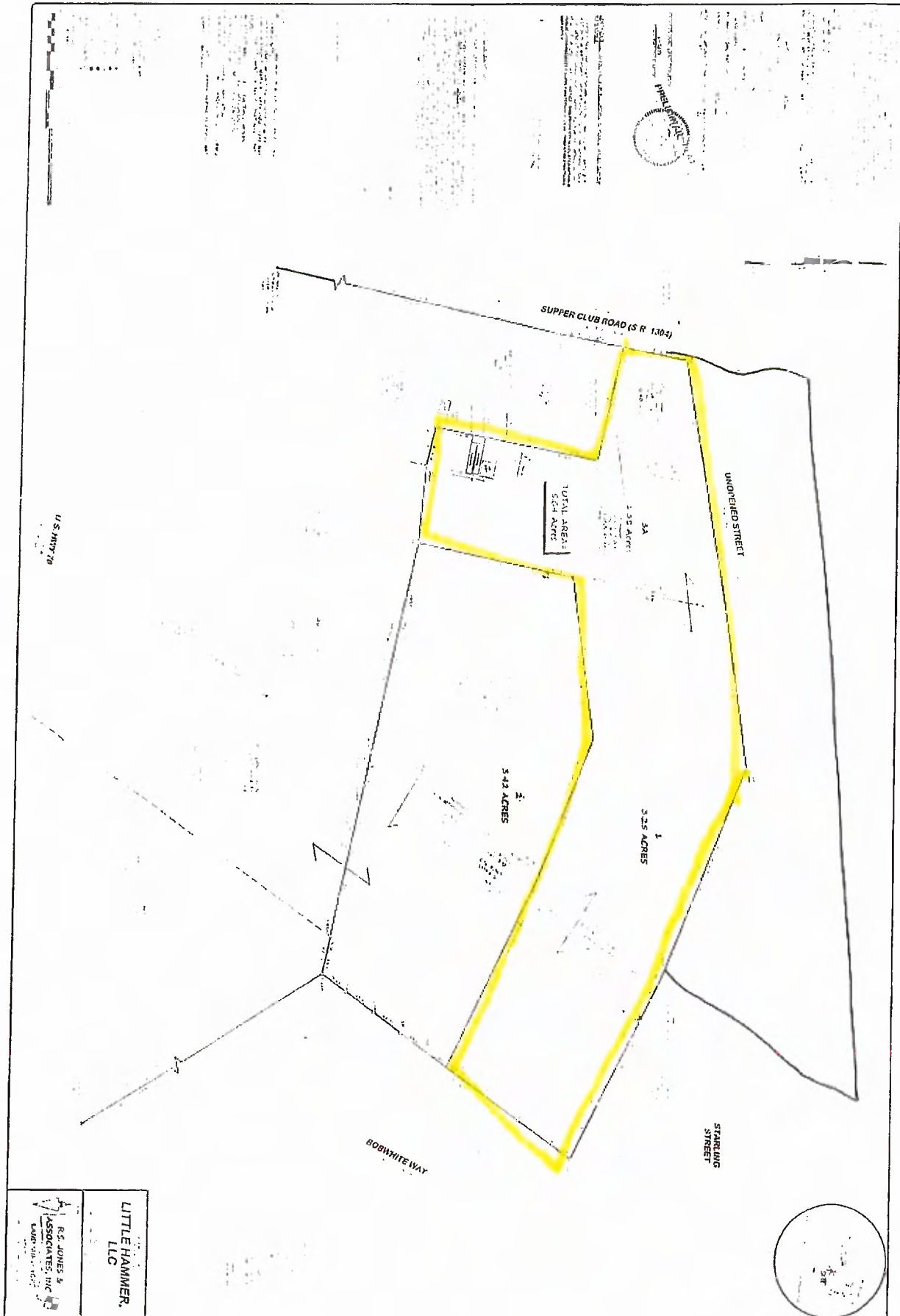
**Property Description**

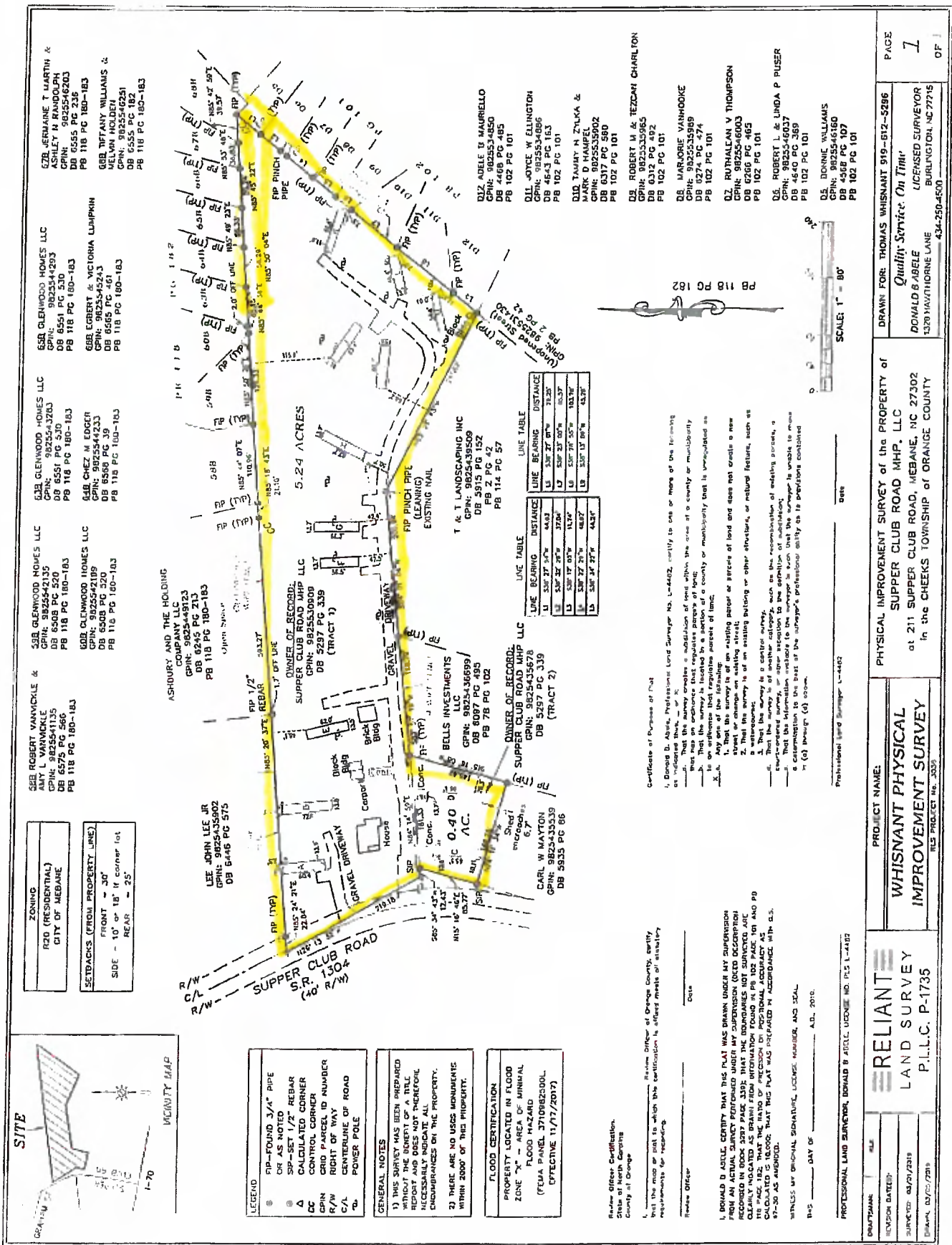
**Tract #1**

BEING all of Tract 1, consisting of 5.24 acres, more or less, and Tract 2, consisting of 0.40 acres, more or less, as shown on the plat entitled "Physical Improvement Survey of the Property of Supper Club Road MHP, LLC", prepared by Reliant Land Survey PLLC, and attached hereto for a more particular description of same.

**Tract #2**

BEING all of that tract or parcel of land consisting of 5.04 acres, more or less, as shown on plat and survey thereof entitled "Exempt Plat for Little Hammer, LLC, prepared by R.S. Jones & Associates., Inc., and attached hereto for a more particular description of same.





**ZONING**  
R20 (RESIDENTIAL)  
CITY OF MEBANE

**SETBACKS (FROM PROPERTY LINE)**  
FRONT - 30'  
SIDE - 10' or 18' if corner lot  
REAR - 25'

**LEGEND**

- PIP-FOUND 3/4" PIPE
- OR AS NOTED
- △ SW-SET 1/2" REBAR
- CALCULATED CORNER
- CC CONTROL CORNER
- GPN GRID PARCEL ID NUMBER
- R/W RIGHT OF WAY
- C/L CENTERLINE OF ROAD
- POWER POLE

**GENERAL NOTES**

1) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

2) THERE ARE NO USDS MONUMENTS WITHIN 2000' OF THIS PROPERTY.

**FLOOD CERTIFICATION**

PROPERTY LOCATED IN FLOOD ZONE "X" - AREA OF MINIMAL FLOOD HAZARD (FEMA PANEL 37109B2300L, EFFECTIVE 11/17/2017)

**Review Officer Certification:**  
State of North Carolina  
County of Orange

I, DONALD B. ABLE, certify that this plan was drawn under my supervision from an actual survey performed under my supervision (EXCEPT OCCURRENCE CLEARLY INDICATED ON THIS PLAN) AND THAT THE SURVEY WAS ACCURATELY CALCULATED TO 18000. THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 91-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL.

DBS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2019.

PROFESSIONAL LAND SURVEYOR, DONALD B. ABLE, LICENSE NO. PLS L-4492

**Certificate of Purpose of Plat**

I, Donald B. Able, Professional Land Surveyor No. L-4492, certify to one or more of the following as indicated thereon, to-wit:

- That the survey is a subdivision of land within the area of a county or municipality.
- That the survey is located by a section of a county or municipality that is unincorporated as to an ordinance that regulates parent of land.
- That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
- That the survey is of another category, such as the recombination of adjoining parcels, a subdivision of a parcel, or a subdivision of a parcel.
- That the survey is of another category, such as the recombination of adjoining parcels, a subdivision of a parcel, or a subdivision of a parcel.

I (a) through (e) above.

**OWNER OF RECORD:**

SUPPER CLUB ROAD MHP LLC  
GPN: 9825435009  
DB 5297 PG 339  
(TRACT 1)

BELLS INVESTMENTS LLC  
GPN: 9825435009  
DB 6097 PG 339  
DB 78 PG 102

**OWNER OF RECORD:**

SUPPER CLUB ROAD MHP LLC  
GPN: 9825435678  
DB 5297 PG 339  
(TRACT 2)

CARL W. MAYTON  
GPN: 9825435339  
DB 5935 PG 86

**LINE TABLE**

LINE BEARING	DISTANCE
N 35° 27' 29" E	44.03
S 52° 27' 00" W	71.25
S 52° 27' 00" W	60.37
S 52° 27' 00" W	103.74
S 52° 27' 00" W	60.37
S 52° 27' 29" E	44.03

**LINE TABLE**

LINE BEARING	DISTANCE
N 114° 00' 57" E	57.00
S 114° 00' 57" E	57.00

**RELIANT LAND SURVEY P.L.L.C. P-1735**

PROJECT NAME:  
**WHISNANT PHYSICAL IMPROVEMENT SURVEY**

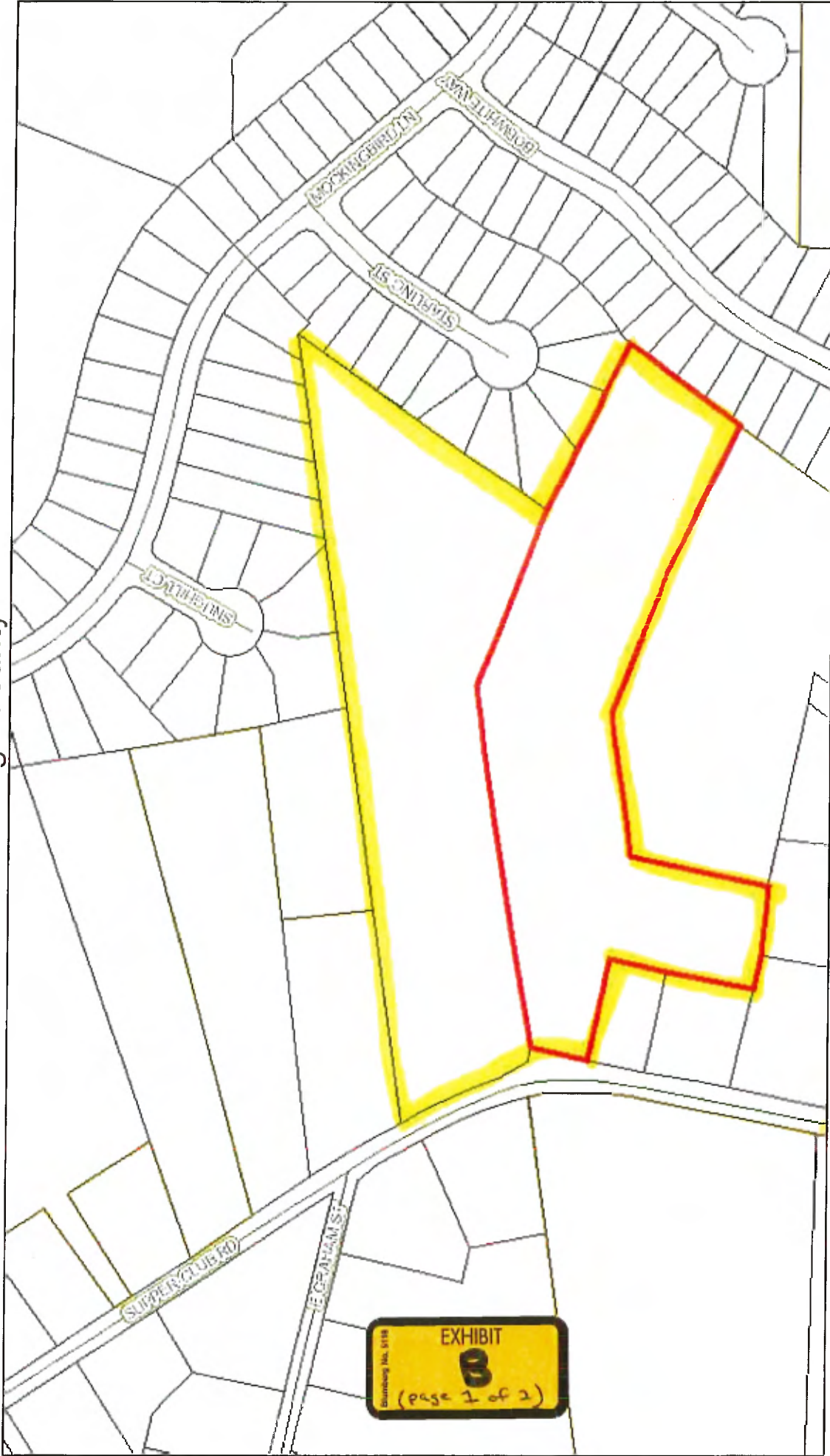
PROJECT NO. 3335

PHYSICAL IMPROVEMENT SURVEY OF THE PROPERTY OF  
SUPPER CLUB ROAD MHP, LLC  
at 211 SUPPER CLUB ROAD, MEBANE, NC 27302  
in the CREEKS TOWNSHIP OF ORANGE COUNTY

DRAWN FOR: THOMAS WHISNANT 919-612-5286  
Quality Survey: On Time  
DONALD B. ABLE LICENSED SURVEYOR  
1320 HAVTHORNE LANE BURLINGTON, NC 27215  
434-250-4500

PAGE 1 OF 1

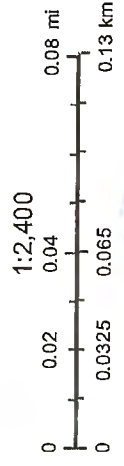
# Orange County



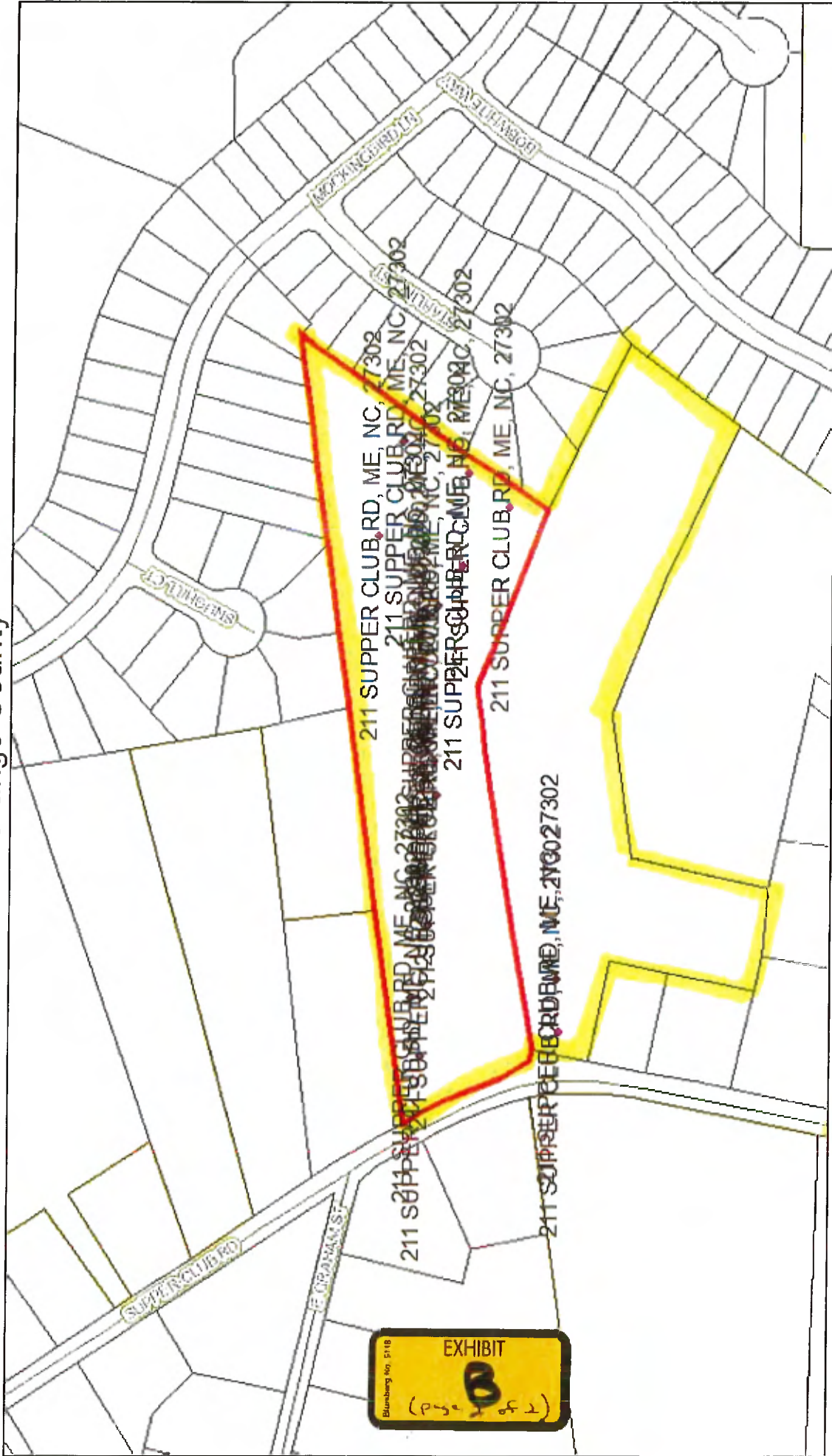
December 12, 2023 This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted 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: 9825530799**  
**OWNER 1: LITTLE HAMMER LLC**  
**OWNER 2:**  
**ADDRESS 1: 153 VIBURNUM WAY**  
**ADDRESS 2:**  
**CITY: CARRBORO**  
**STATE, ZIP: NC 27510**  
**LEGAL DESC: E/S SR 1304 P124/183**

<b>SIZE:</b>	5.04 A	<b>BUILDING COUNT:</b>	
<b>DEED REF:</b>	6778/1314	<b>LAND VALUE:</b>	\$302,400
<b>RATECODE:</b>	03	<b>BLDG VALUE:</b>	\$24,000
<b>TOWNSHIP:</b>	CHEEKS	<b>USE VALUE:</b>	\$0
<b>BLDG SQFT:</b>		<b>TOTAL VALUE:</b>	\$326,400
<b>YEAR BUILT:</b>		<b>DATE SOLD:</b>	4/25/2022
		<b>TAX STAMPS:</b>	



# Orange County

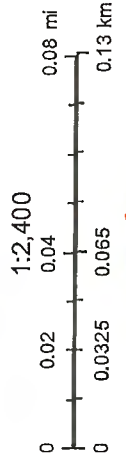


December 12, 2023 This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted 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.

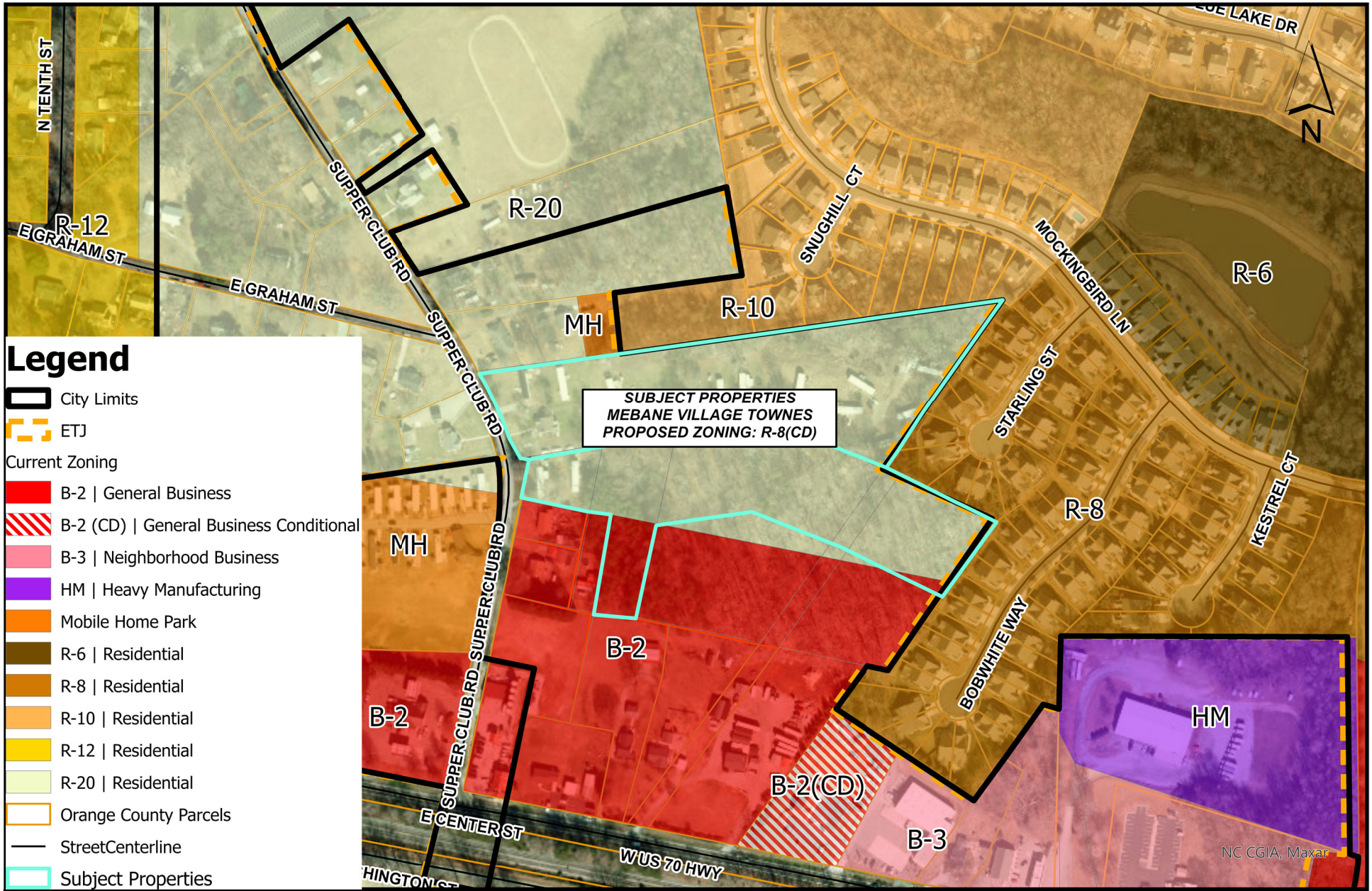
**PIN: 9825530909**  
**OWNER 1: LITTLE HAMMER LLC**  
**OWNER 2:**  
**ADDRESS 1: 153 VIBURNUM WAY**  
**ADDRESS 2:**  
**CITY: CARRBORO**  
**STATE, ZIP: NC 27510**  
**LEGAL DESC: E/S SR 1304**

**SIZE: 5.24 A**  
**DEED REF: 6594/280**  
**RATECODE: 03**  
**TOWNSHIP: CHEEKS**  
**BLDG SQFT: 1108**  
**YEAR BUILT: 1953**

**BUILDING COUNT: 1**  
**LAND VALUE:**  
**BLDG\_VALUE:**  
**USE VALUE:**  
**TOTAL VALUE:**  
**DATE SOLD: 03/27/2019**  
**TAX STAMPS: 700**



Blumberg 90, 5118  
**EXHIBIT**  
**B**  
 (Page 2 of 2)



# CITY OF MEBANE ZONING MAP

## CONDITIONAL REZONING MEBANE VILLAGE TOWNES

1 inch = 300 feet

DATE: 7/26/24

DRAWN BY: BP

To access the site  
plan, [click here.](#)



---

# PLANNING PROJECT REPORT

DATE	08/06/2024
PROJECT NUMBER	RZ 24-09
PROJECT NAME	Mebane Village Townes
APPLICANT	Supper Club Road, LLC 206 Raleigh St. Fuquay Varina, NC 27526

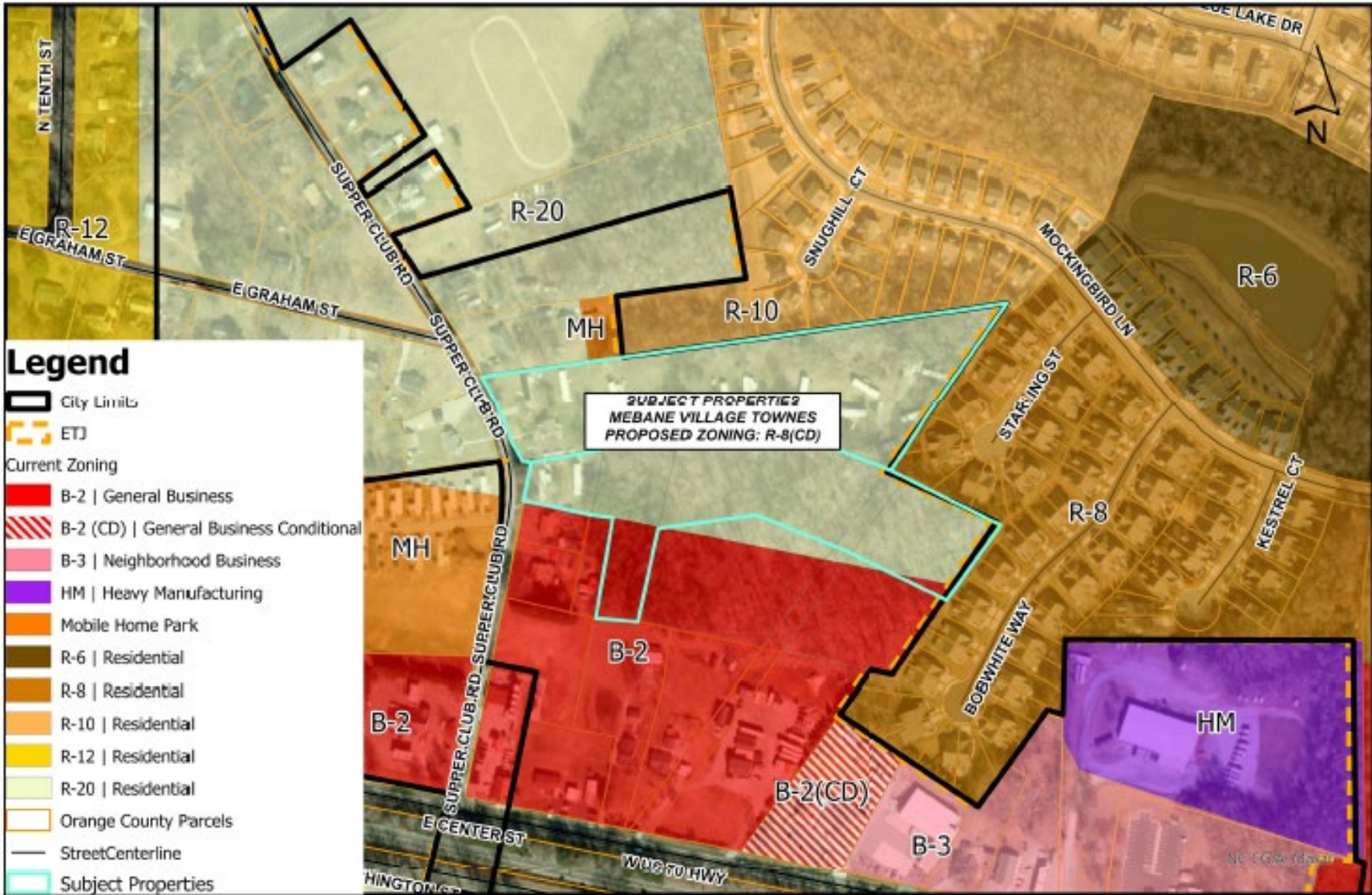
## CONTENTS

PROJECT NAME & APPLICANT .....	PAGE 1
ZONING REPORT .....	PAGE 2
LAND USE REPORT .....	PAGE 4
UTILITIES REPORT .....	PAGE 6
STAFF ZONING REQUEST RECOMMENDATION .....	PAGE 7

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## ZONING REPORT

EXISTING ZONE	R-20 and B-2
REQUESTED ACTION	R-8 (CD), Residential Conditional District
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	Manufactured Home Park, Single-Family, Forested
PARCEL SIZE	+/- 9.96 acres <i>As noted on the site plan, a portion of GPIN 9825530799 is not subject to the rezoning for this development.</i>
PROPERTY OWNERS	Little Hammer, LLC 153 Viburnum Way Carrboro, NC 30071
LEGAL DESCRIPTION	Request to rezone two properties totaling +/- 9.96 acres located at 211 Supper Club Road (Orange County GPINs: 9825530909 and 9825530799), from R-20 and B-2 to R-8 (CD) to allow for a development of 69 townhomes by Supper Club Road, LLC.
AREA ZONING & DISTRICTS	Properties to the east are part of a Planned Unit Development (PUD) zoned R-10 and R-8. To the south, is primarily commercial zoning. To the west, is a manufactured home park zoned MH, Manufactured Home Overlay. R-20 zoning is to the north of the site and across Supper Club Road.
SITE HISTORY	The site has historically been a manufactured home park.
<b>STAFF ANALYSIS</b>	
CITY LIMITS?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PROPOSED USE BY-RIGHT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SPECIAL USE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
EXISTING UTILITIES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
POTENTIAL IMPACT OF PROPOSED ZONE	The proposed R-8 (CD) zoning is consistent with a portion of the Ashbury subdivision abutting the development. The development is proposed at a higher residential density than the abutting properties to the north that are zoned R-20.



**CITY OF MEBANE  
ZONING MAP**

**CONDITIONAL REZONING  
MEBANE VILLAGE TOWNES**

1 inch = 300 feet

DATE: 7/26/24

DRAWN BY: BP

## LAND USE REPORT

EXISTING LAND USE	Manufactured Home Park
PROPOSED LAND USE & REQUESTED ACTION	The applicant is requesting to rezone two properties totaling +/- 9.96 acres located at 211 Supper Club Road (Orange County GPINs: 9825530909 and 9825530799), from R-20 and B-2 to R-8 (CD) to allow for development of 69 townhomes by Supper Club Road, LLC.
PROPOSED ZONING	R-8 (CD), Residential Conditional District
PARCEL SIZE	+/- 9.96 acres <i>As noted on the site plan, a portion of GPIN 9825530799 is not subject to the rezoning for this development.</i>
AREA LAND USE	The subject properties are located at 211 Supper Club Road (Orange County GPINs: 9825530909 and 9825530799). Properties to the east are part of the Ashbury subdivision, which includes townhome and single-family, detached residences. South of the site is a landscaping business and additional commercial uses along US 70. Single-family residential is to the north, west, and south of the site. A manufactured home park is across the site on Supper Club Road.
ONSITE AMENITIES & DEDICATIONS	The applicant proposes a 5' wide sidewalk along the property's frontage on Supper Club Road. All internal roads within the development will include 5' wide sidewalks on both sides. The development will include a private gathering space and dog park. Public right-of-way is to be dedicated along Supper Club Road consistent with what is shown on the site plan.
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF PROPOSED CONDITIONS	<ul style="list-style-type: none"> <li>The applicant is requesting to provide a payment in lieu of the required public recreation area. The payment in lieu totals \$95,680.</li> <li>Architectural commitments as shown in the provided site plan.</li> </ul>

### CONSISTENCY WITH *MEBANE BY DESIGN* STRATEGY

LAND USE GROWTH STRATEGY DESIGNATION(S) G-4, Secondary Growth Area

#### OTHER LAND USE CONSIDERATIONS

*MEBANE BY DESIGN* GOALS & OBJECTIVES SUPPORTED

*MEBANE BY DESIGN* GOALS & OBJECTIVES NOT SUPPORTED



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## UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	Per the memorandum from Franz Holt of AWCK, the anticipated utility use is approximately 15,525 gallons per day of water and of sewer. The project will be served from connections to an existing 6-inch water line along Supper Club Road and an existing 8-inch sewer main through an existing platted sanitary sewer easement. The City has adequate sewer capacity in the downstream sewer outfall, North Regional Pump Station, and at the Water Resource Recovery Facility to serve this project.
UTILITIES PROVIDED BY APPLICANT	Applicant has pledged to provide all on-site utilities, as described in AWCK's Technical Memo.
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City has adequate water & sewer supply to meet the domestic and fire flow demands of the project.
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>TRANSPORTATION NETWORK STATUS</b>	
CURRENT CONDITIONS	The development is proposed with one driveway on Supper Club Road. Supper Club Road is a two-lane, undivided road maintained by NCDOT. In 2019, Supper Club Road recorded an annual average daily traffic volume of 2,000.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF RECOMMENDED IMPROVEMENTS	A traffic impact analysis is not warranted. No roadway improvements are required. Public right-of-way is to be dedicated along the property's frontage on Supper Club Road, as denoted on the site plan.
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	The applicant is required to construct a 5' sidewalk for the length of the property on Supper Club Road. Sidewalks are shown on both sides of the internal street network.

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**STAFF RECOMMENDATION**

<b>STAFF ZONING RECOMMENDATION</b>	<input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> DISAPPROVE
<b>STAFF SPECIAL USE FINDING</b>	<input type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT.....WITH <i>MEBANE BY DESIGN</i>
<b>RATIONALE</b>	The proposed development “Mebane Village Townes” is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan, and is in harmony with surrounding uses.



## Technical Memorandum

Date: August 6, 2024

To: Ashley Ownbey, Development Director

From: Franz K. Holt, P.E.

Subject: Mebane Village Townes – City Engineering review

The preliminary site plans for the proposed Mebane Village Townes development prepared by Summit Design Engineering Services have been reviewed by the Engineering Department as a part of the TRC process. Our technical review comments are as follows:

- A. *General* - The project proposes 69 attached townhomes on approximately 10-acres. The site fronts Supper Club Road. Private amenities include a playground and dog park along with 5 acres of common open space area.
  
- B. *Water and Sewer System Layout* - Regarding the subject Preliminary Subdivision Plans and in accordance with paragraph 7-4.3 A.3(a) in the UDO, this memo (also serving as approval letter) is provided to indicate that I have reviewed the preliminary water and sewer system layout and find it acceptable and meets City standards based on the following:
  1. Water system – The project is to be served by the City’s looped 6-inch water line along Supper Club Road. Internal to the subdivision are 8-inch water lines with proper fire hydrant spacing and valves. The City has adequate water capacity available to meet the domestic demand at approximately 15,525 gallons per day and fire flow requirements. When completed, the new water lines will become part of the city’s water distribution system.
  
  2. Sanitary Sewer system – The project is to be served from Ashbury Phase 2 through the installation of an off-site 8-inch sewer main through an existing platted sanitary sewer easement. Internal to the subdivision are 8-inch sewer mains with appropriate manhole spacing. The permitted sewer use is 69 residential units x 3-bedrooms x 75 gallons per day per bedroom equaling 15,525 gallons per day. Actual sewer use is typically less. The City has adequate sewer capacity in the downstream sewer outfall, North Regional Pump Station, and at the Water Resource Recovery Facility to serve this project. When completed, the new sewer mains will become part of the city’ sewer collection system. If phased sewer permitting will follow the City’s accumulated paper flow policy.
  
- C. *Watershed Overlay District and Phase II Stormwater Requirements*
  1. Watershed Overlay District requirements are provided under Section 5-3 of the UDO. These requirements in the UDO are for the Back-Creek Watershed, which includes the Graham-Mebane Lake. This project is tributary to Graham-Mebane Lake, a Class II watershed and the Watershed Overlay District requirements apply to this project. This type of watershed





classification has built upon area restrictions limited to 30% with permanent storm water controls. One storm water control measure is shown on the plans to meet this requirement.

2. Phase II Stormwater Post Construction Ordinance - Section 5-2 of the UDO provides requirements for Phase 2 Post Construction Runoff compliance. It is estimated that the new built upon area will be approximately 28% making the project high density requiring engineered storm water controls. The project proposes one engineered storm water control device which will require fencing if constructed as a wet pond or if bio retention, sand filter, and or wetlands storing 2 feet or more of surface water. The plans call for the post construction runoff post vs. peak discharge be detained for the 100-year design storm exceeding city requirements of a 10-year storm event. The property association (HOA) will provide maintenance.

*D. Storm Drainage System* - Sec. 5-1 in the UDO provides requirements for storm drainage systems. The preliminary site plans include a preliminary piping layout that shows certain pipe locations, inlets, and discharge points. Stormwater flows from these pipes will be transported to a stormwater management device before being released. In addition, a flood study will be needed for Haw Creek and the unnamed stream.

*E. Street Access and Traffic Impact Statement*

Internal streets are considered local streets and are to be constructed to the city standard of 31-ft. b-b roll curb and gutter section with 5' wide concrete sidewalks along one side of the street. A street stub is provided to the adjacent southeastern property. A proposed 5' wide concrete sidewalk is proposed along the property frontage. When completed, the new streets and sidewalks will become part of the city's network.

One connection is proposed to Supper Club Road (SR 1304). A NCDOT driveway permit is needed for the proposed roadway connection. A Three-Party NCDOT encroachment agreement is needed for proposed pedestrian improvements and water line connection inside NCDOT right-of-way. NCDOT completed a review for turn lanes and determined they were not called for at the site driveway access. They concluded that the site access drive will operate acceptably with no additional capacity improvements.

*F. Construction Plan Submittal*- Sec. 7-6.7. A. in the UDO says that construction plans for all street facilities, including water and sewer facilities, are provided following preliminary plat or site plan approval; therefore, construction plans are not needed as a part of the site plan review. A utility plan is provided which generally shows the proposed water lines, sewer lines, and storm drainage and stormwater management devices to indicate that the project is feasible for utility service and providing stormwater management. Appendix E which is included in the UDO is a Construction Document checklist which is to be provided at such time as construction plans are sent after Preliminary Site Plan approval. Based on city engineering review of the referenced preliminary site plans, it is my opinion that said plans are in substantial compliance with the UDO.



January 26, 2024

Ashley Ownbey  
Development Director  
City of Mebane  
E: AOwnbey@cityofmebane.com

Reference: Supper Club Road Development – Mebane, NC  
Subject: Trip Generation Letter

Dear Ms. Ownbey:

This letter provides a trip generation summary for the proposed Supper Club Road development in Mebane, North Carolina. This development is proposed to be located east of Supper Club Road and north of US-70. Refer to the attached site location map. The existing site currently contains approximately 13 single-family homes. The redeveloped site is expected to consist of a maximum of 70 townhomes. Site access is provided via one (1) full movement driveway along Supper Club Road. A preliminary site plan is attached.

### Study Area Roadway Summary:

Existing speed limits, typical cross sections, and annual average daily traffic (AADT) volumes for roadways adjacent to the site are summarized in Table 1.

**Table 1: Existing Roadway Inventory**

Road Name	Route Number	Typical Cross Section	Speed Limit	2019 AADT (vpd)
Supper Club Road	SR 1304	2-lane undivided	35 mph	2,000
E Center Street	US-70	2-lane undivided	45 mph	9,100

**Trip Generation:**

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed developments were estimated using methodology contained within the ITE Trip Generation Manual, 11.1 Edition. Refer to Table 2 for the proposed site trip generation for the proposed development.

**Table 2: Trip Generation Summary**

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Attached (215)	70 DU	484	8	23	22	16

It is estimated that the proposed development will generate approximately 484 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated 31 trips (8 entering, 23 exiting) will occur during the weekday AM peak hour and 38 trips (22 entering, 16 exiting) during the weekday PM peak hour.

The anticipated trips for the proposed development are expected to be less than the typical threshold NCDOT supports for requiring a Traffic Impact Analysis (TIA) (3,000 trips per day). The City of Mebane (City) Unified Development Ordinance (UDO) supports a threshold of 1,000 trips per day or 100 peak hour trips for requiring a TIA. This proposed development is anticipated to be under the peak hour thresholds to require a TIA by NCDOT and the City.

## Findings and Summary:

Through coordination with the City of Mebane, a TIA is not warranted given the small scale of the development. Due to the minimal amount of proposed site traffic, the development is not expected to have a negative impact on the surroundings roadway network. If you should have any questions, please feel free to contact me at (704) 220-6859.

Sincerely,

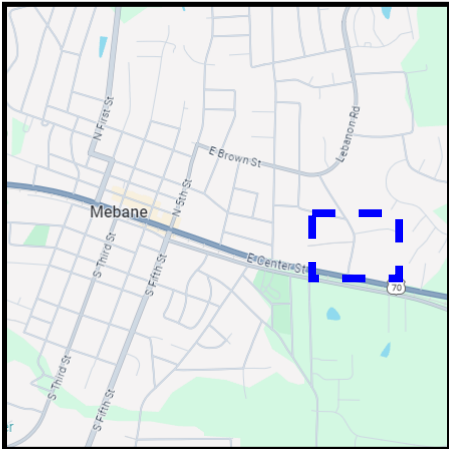
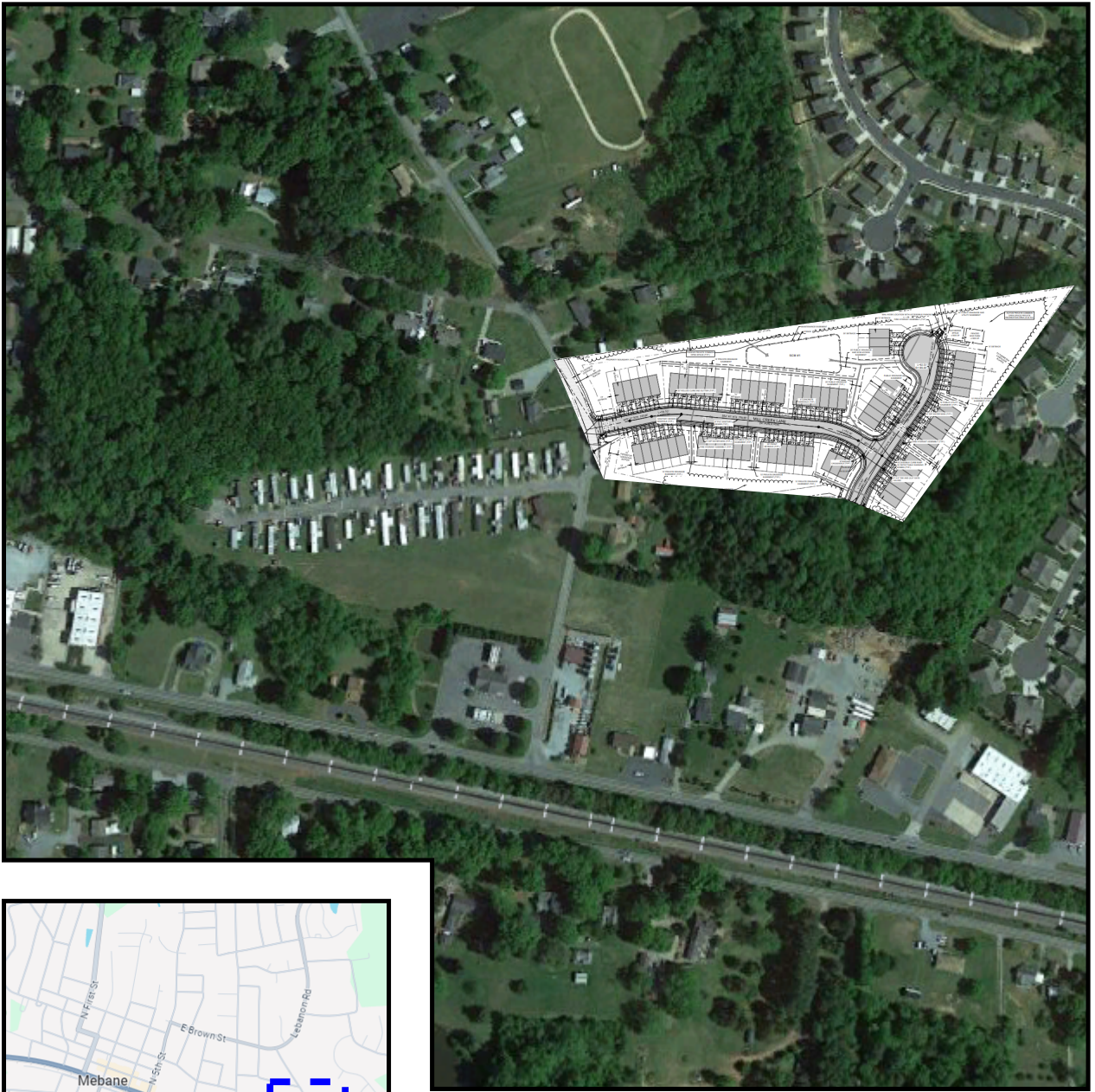


1/26/2024

Dyron Capers, PE  
Traffic Analysis Project Manager  
*DRMP, Inc.*  
License #F-1524

### Attachments

- Site Location Map
- Site Plan



**LEGEND**

Study Area



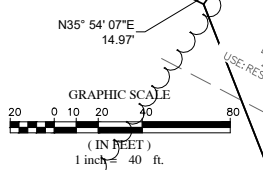
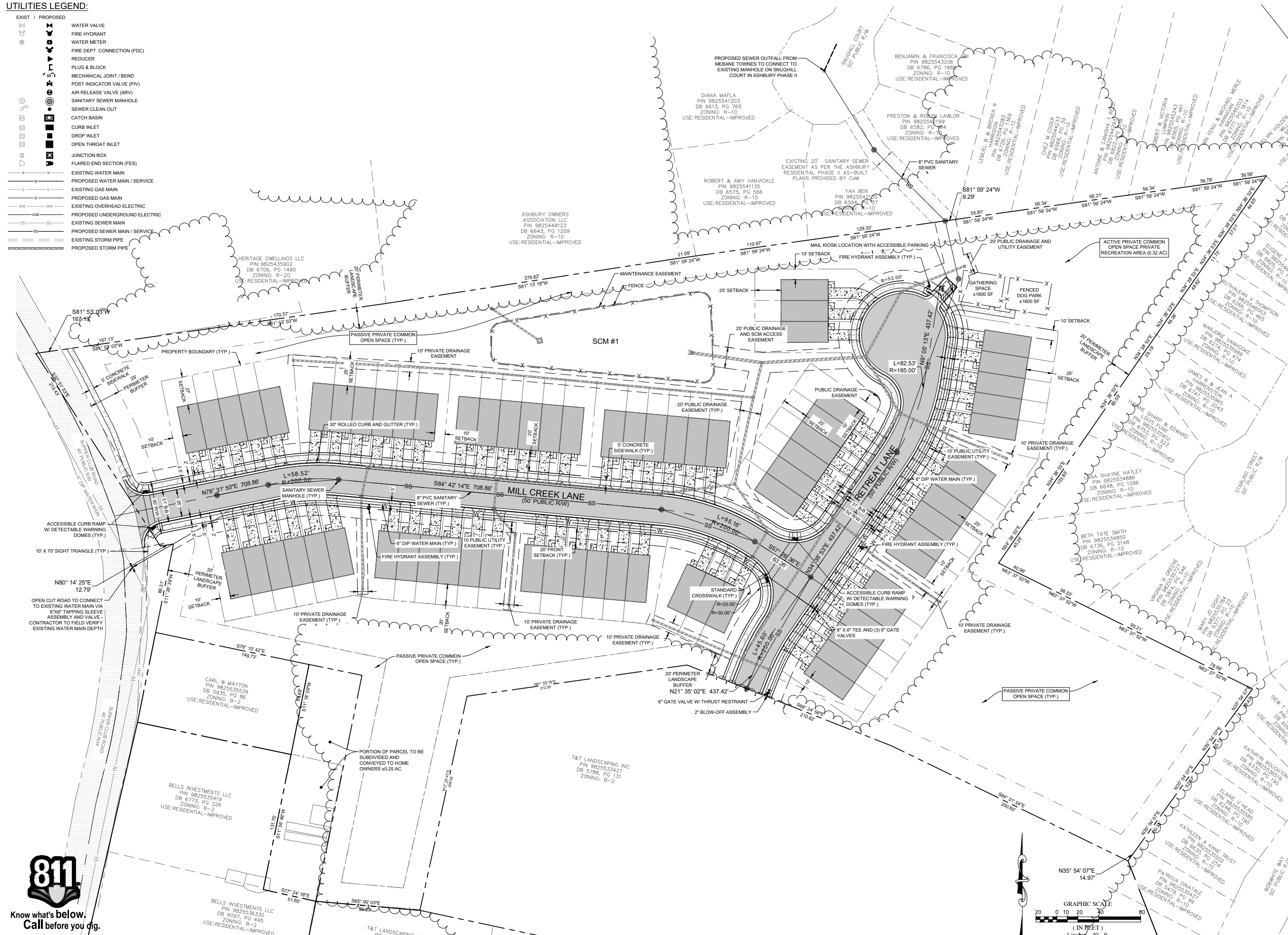
Supper Club Road  
Mebane, NC

Site Location Map

Scale: Not to Scale    Figure 1

**UTILITIES LEGEND:**

- |  |                               |
|--|-------------------------------|
|  | EXIST / PROPOSED              |
|  | WATER VALVE                   |
|  | FIRE HYDRANT                  |
|  | WATER METER                   |
|  | FIRE DEPT. CONNECTION (FDC)   |
|  | REDUCER                       |
|  | PLUG & BLOCK                  |
|  | MECHANICAL JOINT / BEND       |
|  | POST INDICATOR VALVE (PIV)    |
|  | AIR RELEASE VALVE (ARV)       |
|  | SANITARY SEWER MANHOLE        |
|  | SEWER CLEAN OUT               |
|  | CATCH BASIN                   |
|  | CURB INLET                    |
|  | DROP INLET                    |
|  | OPEN THROAT INLET             |
|  | JUNCTION BOX                  |
|  | FLARED END SECTION (FES)      |
|  | EXISTING WATER MAIN           |
|  | PROPOSED WATER MAIN / SERVICE |
|  | EXISTING GAS MAIN             |
|  | PROPOSED GAS MAIN             |
|  | EXISTING OVERHEAD ELECTRIC    |
|  | PROPOSED UNDERGROUND ELECTRIC |
|  | EXISTING SEWER MAIN           |
|  | PROPOSED SEWER MAIN / SERVICE |
|  | EXISTING STORM PIPE           |
|  | PROPOSED STORM PIPE           |



NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

PROJECT ENGINEER ARCHITECT  
 WY (WILLIAM WYR@SUMMITDE.COM)  
 PROJECT MANAGER  
 WY (WILLIAM WYR@SUMMITDE.COM)  
 DRAWN BY  
 EN (EMERSON@SUMMITDE.COM)  
 FIRST ISSUE DATE  
 12/15/2023

NOT FOR CONSTRUCTION  
 NORTH CAROLINA  
 032974  
 PRELIMINARY  
 WILLIAM WYR

**SUMMIT**  
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 Raleigh, NC 27601  
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**PRELIMINARY SITE PLAN**  
**THE RETREAT AT MILL CREEK**  
 211 SUPPER CLUB RD  
 MEBANE, NC 27510  
**OVERALL SITE PLAN**

PROJECT NO.  
**23-0250**  
 DRAWING NAME:  
 23-0250\_S.dwg  
 SHEET NO.  
**C-3**