



Planning Board  
Regular Meeting Agenda  
January 13, 2020 at 6:00 p.m.

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1. Call to Order
2. Approval of November 12, 2019, Minutes
3. Request to Rezone +/-0.069 Acres Within the North Carolina Industrial Center and Adjacent to the 2025 Development Center Drive (Airgas USA) From M-2 (Light Manufacturing) to M-1 (Heavy Manufacturing) from Airgas USA, LLC
4. Request to Rezone +/-5.61 Acres Located at 7920 East Washington Street From R-20 (Single Family Residential) to B-2(CD) (General Business Conditional Zoning District) from Aubrey & Celine Meador
5. New & Other Business
  - a. Lowe's Boulevard Corridor Plan
  - b. Buckhorn Area Plan
  - c. Mebane UDO RFQ
6. Adjournment



**Members Present:** Kevin Brouwer, Keith Hoover, Kurt Pearson, Vice Chairman Judy Taylor, Larry Teague, Chairman Edward Tulauskas, Thomas Vinson

**Members Absent:** Lori Oakley and Gale Pettiford

**Also Present:** Montrena Hadley, Planning Officer, and Cy Stober, Development Director

**1. Call to Order**

At 6:30 p.m. Vice Chairman Edward Tulauskas called the meeting to order.

**2. Approval of September 16, 2019 Minutes**

Vice Chairman Judy Taylor made a motion to approve the minutes from the September 16, 2019 meeting. Thomas Vinson seconded the motion which passed unanimously (7-0).

**3. Request to Establish M-2 (Light Manufacturing) Zoning on +/-47.889 Acres (2 Parcels) Located Outside of the Extra-Territorial Jurisdiction (ETJ) in Orange County at 5414 West Ten Road (+/-34.37 Acres) and N/S 1144 South of West Ten Road (+/-14.14 Acres) from MRE MNC, LLC, a North Carolina Limited Liability Company**

**RZ-19-09**

Staff presented an application/tax map from MRE MNC, LLC, a North Carolina Limited Liability Company, 23623 N. Scottsdale Road, Suite D-3250, Scottsdale, AZ 85255 requesting approval to establish M-2 (Light Manufacturing) zoning on +/-47.889 Acres (2 Parcels) located outside of the Extra-Territorial Jurisdiction (ETJ) in Orange County at 5414 West Ten Road (+/-34.37 Acres) and N/S 1144 South of West Ten Road (+/-14.14 Acres). The applicant owns both properties.

The properties lie outside the geographic scope of the City's adopted Comprehensive Land Development Plan (CLP) *Mebane By Design*, providing staff with no guidance regarding the consistency of the request with the CLP or other plans adopted by the City. The properties lie outside the City of Mebane's ETJ and will require annexation in order for action to be taken by the City Council. The property is also identified as Orange County GPIN #9834846079 and #9834743184. Austin L. Watts, P.E., with Kimley-Horn attended the Planning Board meeting to answer any question in regards to this application.

Cy Stober, Development Director, provided a brief overview and PowerPoint of the request.

Austin L. Watts, P.E., Vice President, with Kimley-Horn, 200 South Tryon Street, Suite 200, Charlotte, NC 28202, provided a brief overview of the rezoning and annexation requests.



Chairman Edward Tulauskas asked if there were any questions or comments concerning this request from the Planning Board.

Kurt Pearson asked can you explain the word “Therefore” that is in the motion?

Cy Stober explained that the properties lie outside the geographic scope of the City’s adopted Comprehensive Land Development Plan (CLP) *Mebane By Design*, providing staff with no guidance and no recommendation regarding the consistency of the request with the CLP or other plans adopted by the City.

Larry Teague asked are those homes on Squires Road?

Cy Stober replied I think mobile homes zoned R-1.

Kevin Brouwer asked are they occupied?

Cy Stober replied I don’t think so, but not sure, but there is a 50’ landscape buffer.

Thomas Vinson asked since this property is located outside of the ETJ, the City Council will need to annex it?

Cy Stober replied correct, it must be annexed first.

Thomas Vinson asked are there any conflicts?

Cy Stober replied no comments on this request, but Economic Development has spoken with Orange County.

Kurt Pearson asked would each mobile home get a letter or only one letter to the park owner?

Cy Stober replied three letters went to Squires Road addresses and one letter went to a P.O. Box for four Squires Road addresses on the mailing list.

Montrena Hadley stated a property owner called inquiring about the request.

Kurt Pearson asked and you explained what’s going on?

Montrena Hadley replied yes.

Austin Watts stated as a representative for Medline, Medline purchased these two lots and they purchased the six parcels across the street.

Vice Chairman Judy Taylor replied so this isn’t a conditional use just M-2.

Cy Stober replied correct.



Kurt Pearson asked should we delete the word “Therefore” in the motion.

Cy Stober replied you can amend or reword the motion.

Chairman Edward Tulauskas asked if there were any questions or comments concerning this request from the public and there were none.

Kurt Pearson made an amendment to the motion to recommend approval of the rezoning as follows:

1. Motion to approve the M-2 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* but is beyond the geographic scope of the adopted plan. The request:

- Serves Mebane CLP Growth Management Goal 1.7 through the support [of] industrial development at existing industrial parks near I-40/85 (pp.17, 59 & 82); and
- Is for a property adjacent to the City’s G-2 Industrial Primary (V) Growth Area “Part of BEDD and North of US-70”, an “...area [that] is intended for more robust growth, primarily for light industrial purposes... [with] areas immediately outside of these corridors, though, [that] are rural residential lots... (Mebane CLP, p.72).

Therefore, the project will serve the City’s economic development interests immediately outside of the City’s industrial primary growth area and is not inconsistent with *Mebane By Design*. The plan should be amended to reflect this intention of Council, and it should be amended to reflect in *Mebane By Design* through a planning effort to evaluate the future land use and development potential of properties served by utilities that lie adjacent to Primary Growth Area V.

Thomas Vinson seconded the motion, which passed (7-0).

#### 4. **New Business**

Cy Stober informed the board that city offices will be closed on Thursday, November 28<sup>th</sup> and Friday, November 29<sup>th</sup> in observance of Thanksgiving.

- o Thursday and Friday garbage routes will be collected on Wednesday, November 27<sup>th</sup>.
- o There will be no changes to the recycle schedule.

Cy Stober invited and informed the board that on Monday, December 2<sup>nd</sup>, the City will hold a celebration of Mayor Stephenson’s service to the City for 34 plus years. We will hold a floating reception here at the Mebane Municipal Building from 3:30pm-5:30pm. There will be a brief presentation around 4-4:30pm

#### 5. **Adjournment**

There being no further business, the meeting was adjourned at 6:50 p.m.



# AGENDA ITEM #3

## Rezoning – AIRGAS Stormwater

### Presenter

Cy Stober, Development Director

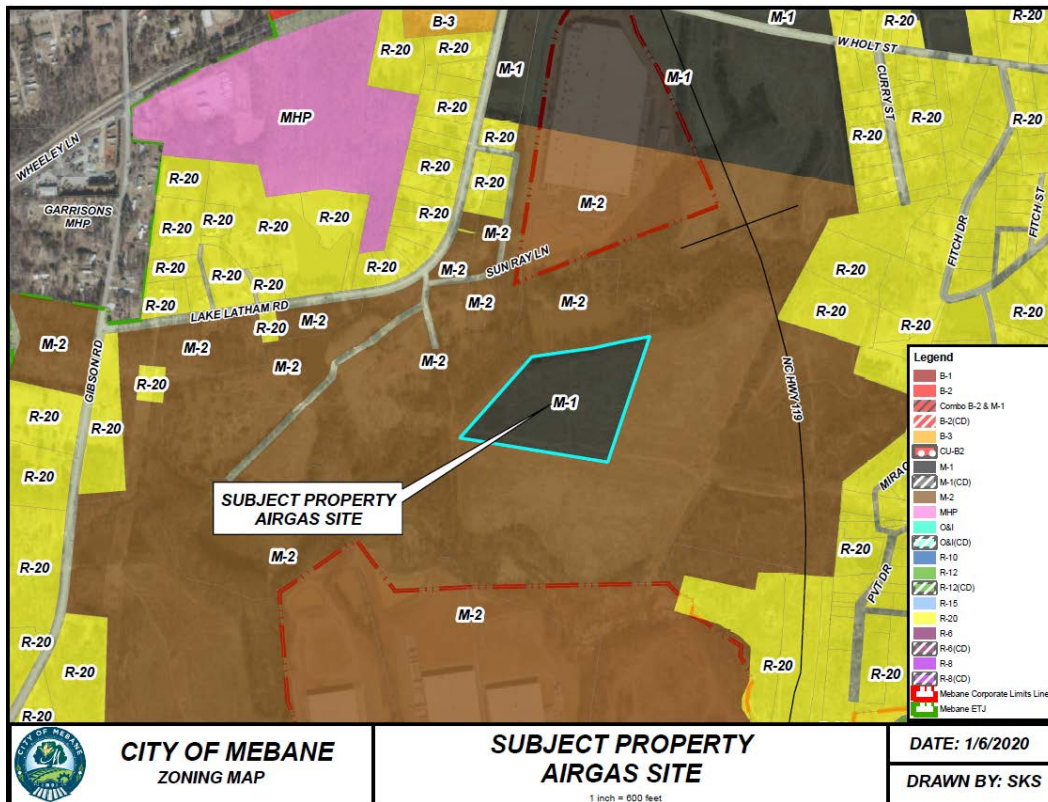
### Applicant

AIRGAS USA, LLC  
 259 North Radnor-Chester Road  
 Radnor, PA 19087

### Public Hearing

Yes  No

### Zoning Map



### Property

NCIC vacant property adjacent to Airgas facility  
 Alamance County  
 GPIN #9815215333

### Proposed Zoning

M-1

### Current Zoning

M-2

### Size

+/-0.069 acres

### Surrounding Zoning

M-1 & M-2

### Surrounding Land Uses

Vacant, Heavy Manufacturing

### Utilities

To be extended at developer's expense

### Floodplain

No

### Watershed

No

### City Limits

No



CITY OF MEBANE  
 ZONING MAP

SUBJECT PROPERTY  
 AIRGAS SITE

1 inch = 600 feet

DATE: 1/6/2020

DRAWN BY: SKS

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### Summary

AIRGAS USA, LLC, is requesting approval to rezone +/-0.069 acres within the NC Industrial Center (NCIC) from M-2 (Light Manufacturing) to M-1 (Heavy Manufacturing) as part of a recombination with the property owned by AIRGAS USA, LLC, for their production facility located at 2025 Development Center Drive. The property is needed to accommodate the stormwater control measure for the facility. The property is within the City's extraterritorial jurisdiction but AIRGAS USA is seeking annexation.

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### Financial Impact

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

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### Recommendation

The Planning Staff recommends approval of the request.

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### Suggested Motion

1. Motion to **approve** the M-1 rezoning as presented; and
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*. The request:
  - Is for a property within the City's NCIC and is serving the stormwater management needs of a previously-approved project (Mebane CLP, pp.43 & 46);
  - Serves Mebane CLP Growth Management Goal 1.7 by "...support[ing] industrial development at existing industrial parks near I-40/85. (pp.17 & 84);
3. Motion to **deny** the M-1 rezoning as presented due to a lack of
  - Harmony with the surrounding zoning or land use

**OR**

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

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### Attachments

1. Zoning Amendment Application
2. Zoning Map
3. Planning Project Report



## APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: AIRGAS USA LLC.

Address of Applicant: 259 North Radnor-Chester Rd. Randor, PA 19087

Address and brief description of property to be rezoned: As seen in the attachments the site will be .069 acres and will added to Airgas USA LLC. existing parcel (Parcel ID 175033) located within NCIC.

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

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

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

Type of re-zoning requested: M-1 Heavy Manufacturing District

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

Reason for the requested re-zoning: To satisfy the City of Mebane's requirements for CO on Airgas's existing facility.

Signed: 

Date: 8-28-19

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

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

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

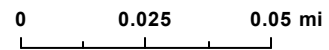
The following items should be included with the application for rezoning when it is returned:

1. Tax Map showing the area that is to be considered for rezoning. **SEE ATTACHMENT**
2. Names and addresses of all adjoining property owners within a 300' radius (Include those that are across the street). **There are no property owners with the 300' radius.**
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.



Owner Name: RAY CLIFFORD M JR FAMILY  
 LIMITED PARTNERSHIP  
 115 LYNN COVE LN  
 MOORESVILLE, NC 28117  
 GPIN: 9815215333  
 PID: 10-12-7

August 28, 2019



**Address Points**

- Address
- Tax Address
- Preliminary Address

**Heavy Industrial Development Applicants**

**DISCLAIMER:**  
 The datasets and maps available are not survey grade or a legal document. They are a best approximation of what is on the ground, but do contain errors. The data comes from various sources nationally, the state of North Carolina, and here in Alamance County. Alamance County will not be held responsible for the misuse, misrepresentation, or misinterpretation of the data or maps. These maps and data are a service provided for the benefit for Alamance County citizens. We constantly strive to improve the quality and expand the amount of data and maps available.

ALAMANCE COUNTY shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused; or any decision made or action taken or not taken by user in reliance upon any information or data furnished hereunder.

INCREASING PROGRESS  
 Alamance County GIS  
 Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan  
 any and all of the entities comprising the Alamance County GIS System that may arise from the mapping data. Date: 8/28/2019



**SURVEYOR'S CERTIFICATE**

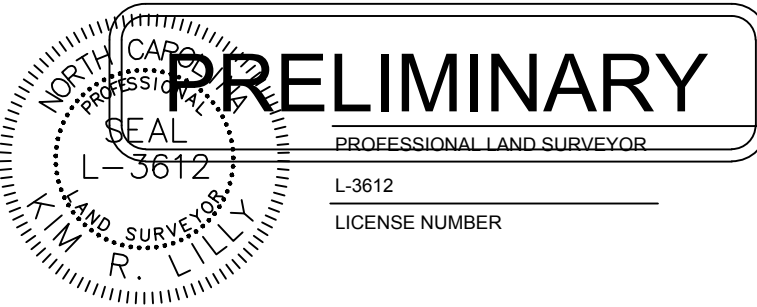
I, KIM R. LILLY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED DESCRIPTION RECORDED IN DEED BOOK 2799, PAGE 569, DEED BOOK 3801, PAGE 90, PLAT BOOK 79, PAGE 252 AND PLAT BOOK 66, PAGES 76; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 2799, PAGE 569 AND PLAT BOOK 66, PAGE 76; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:142,804; THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2019.

**PURPOSE OF THIS PLAT:**

(D). THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

NCGS 47-30(11)(j)

THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREAS ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.



**PLANNING DIRECTOR**

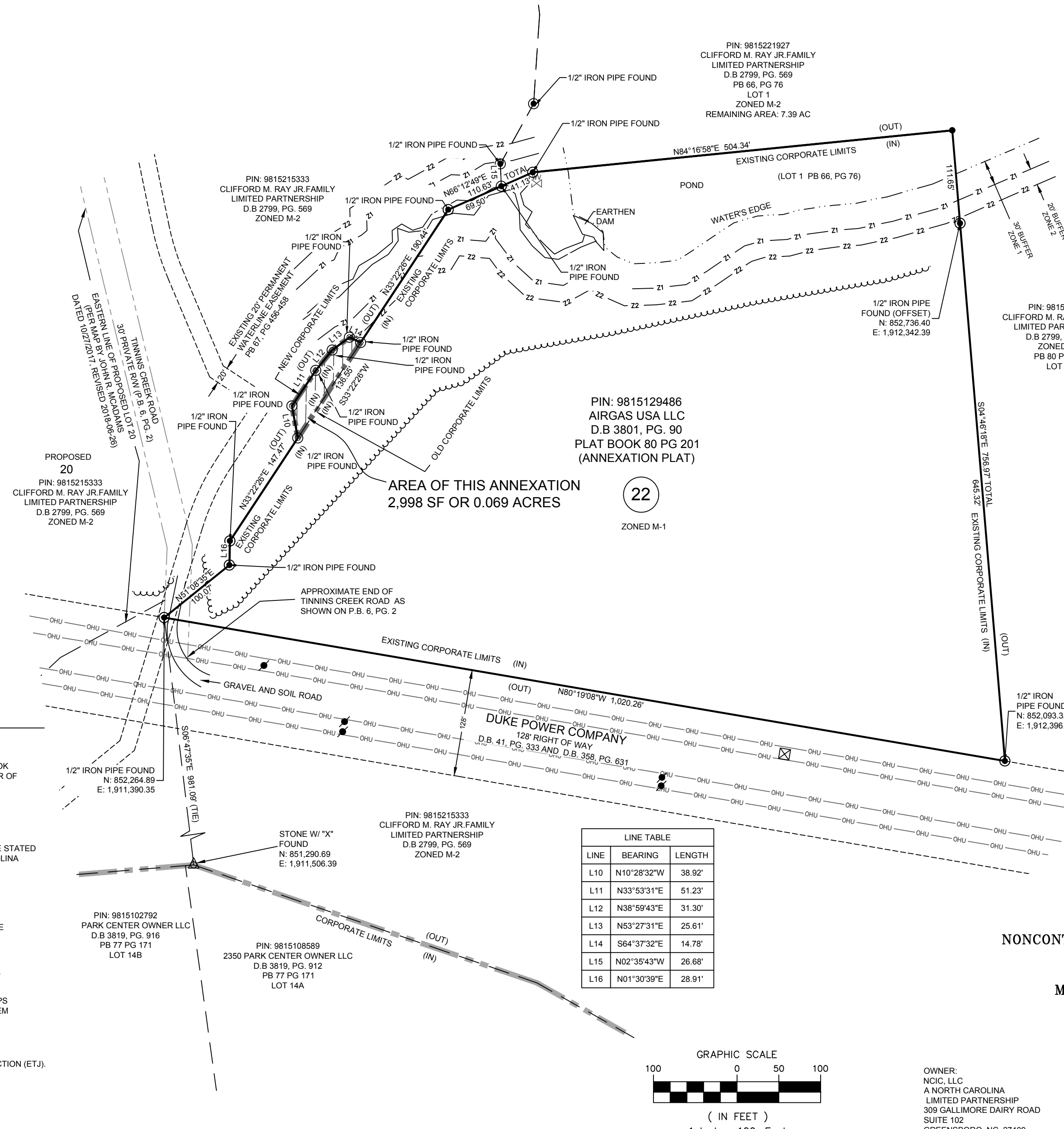
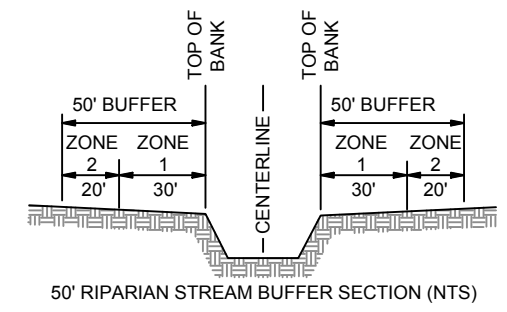
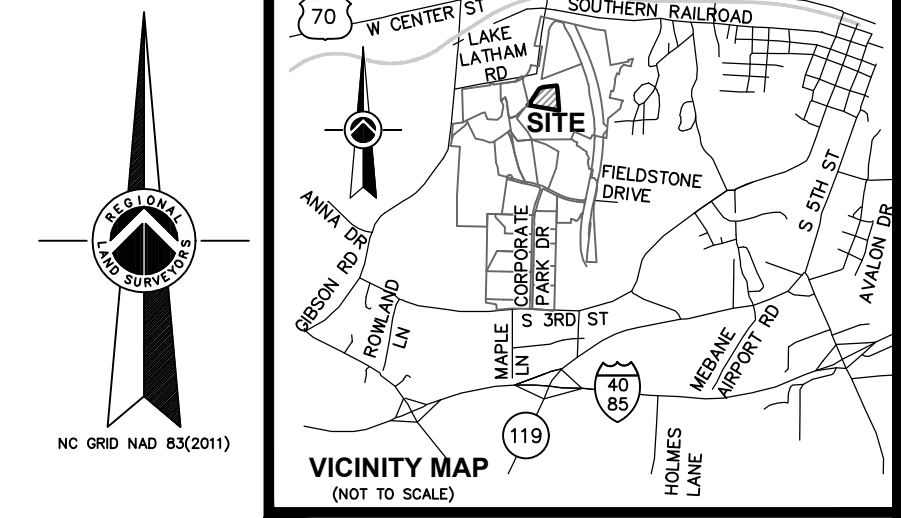
THIS TRACT OF LAND IS WITHIN THE CITY OF MEBANE'S JURISDICTION. NO APPROVAL IS REQUIRED OF THE PLANNING BOARD OR CITY COUNCIL.

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**ALAMANCE COUNTY NORTH CAROLINA REVIEW OFFICER CERTIFICATION**

I, \_\_\_\_\_ REVIEW OFFICER FOR ALAMANCE COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

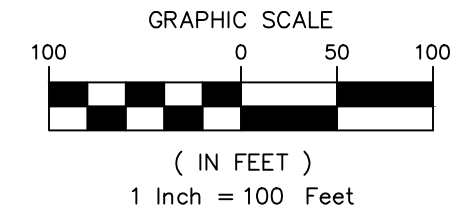


- LEGEND**
- COMPUTED POINT
  - ⊙ IRON PIPE SET (SIZE AS NOTED) IPS
  - ⊙ IRON PIPE FOUND (SIZE AS NOTED) IPF
  - ⊙ STONE FOUND
  - ⊙ UTILITY POLE
  - ⊙ POWER TRANSMISSION TOWER
  - ▨ ANNEXATION AREA
  - EASEMENT
  - SUBJECT BOUNDARY LINE (SURVEYED)
  - ADJOINER BOUNDARY LINE (NOT SURVEYED)
  - OVERHEAD UTILITIES
  - EDGE OF WATER
  - ZONE 1 BUFFER
  - ZONE 2 BUFFER
  - OLD PROPERTY LINES
  - TREE LINE
  - CORPORATE LIMITS LINE
  - D.B. DEED BOOK
  - P.B. PLAT BOOK
  - PG. PAGE
  - R/W RIGHT-OF-WAY

- NOTES:**
- SITE BEING A PART OF PARCEL IDENTIFICATION NO.: 9815221927 AND 9815215333; CLIFFORD M. RAY FAMILY LIMITED PARTNERSHIP; DEED BOOK 2799 PAGE 569 AND PLAT BOOK 66 PAGE 76, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF ALAMANCE COUNTY, NORTH CAROLINA AND PARCEL IDENTIFICATION NO.: 9815129486; AIRGAS USA LLC; DEED BOOK 3801, PAGE 90 AND PLAT BOOK 79, PAGE 252; AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF ALAMANCE COUNTY, NORTH CAROLINA
  - ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED.
  - TOTAL AREA: 11.751 ACRES
  - SITE IS ZONED M-1 HEAVY MANUFACTURING DISTRICT PER CITY OF MEBANE - SETBACKS ARE STATED BELOW IN ACCORDANCE WITH CITY REGULATIONS AND FURTHER MODIFIED BY NORTH CAROLINA INDUSTRIAL CENTER RESTRICTIVE COVENANTS.  
FRONT SETBACK: 30' (100' PER NCIC RESTRICTIVE COVENANTS)  
SIDE SETBACK: 25' (30' PER NCIC RESTRICTIVE COVENANTS)  
REAR SETBACK: 20'  
MAXIMUM BUILDING HEIGHT: 150'
  - THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (NORTH CAROLINA FLOOD MAPPING). COMMUNITY PANEL NO.: 37109815001, DATED: SEPTEMBER 6, 2006.
  - INFORMATION SHOWN HEREON IS FROM DIRECT FIELD DATA COLLECTED JANUARY 5, 2018.
  - NORTH CAROLINA GRID COORDINATES AS SHOWN HEREON WERE DERIVED FROM DIRECT GPS OBSERVATIONS UTILIZING THE NORTH CAROLINA GEODETIC SURVEY'S NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NC GRID NAD 83(2011) DATUM. GPS OBSERVATION PERFORMED ON OCTOBER 16, 2015.
  - NO ENCROACHMENTS OR CEMETERIES OBSERVED.
  - SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF MEBANE EXTRATERRITORIAL JURISDICTION (ETJ).

**LINE TABLE**

LINE	BEARING	LENGTH
L10	N10°28'32"W	38.92'
L11	N33°53'31"E	51.23'
L12	N38°59'43"E	31.30'
L13	N53°27'31"E	25.61'
L14	S64°37'32"E	14.78'
L15	N02°35'43"W	26.68'
L16	N01°30'39"E	28.91'

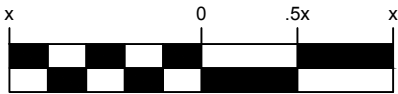


**PRELIMINARY**

**FINAL PLAT  
CORPORATE LIMITS EXTENSION  
NORTH CAROLINA  
INDUSTRIAL CENTER  
NONCONTIGUOUS (SATELLITE) VOLUNTARY ANNEXATION  
PHASE 3, LOT 22  
PLAT BOOK 79, PAGE 252  
MELVILLE TOWNSHIP, ALAMANCE COUNTY  
MEBANE, NORTH CAROLINA**

**RLS**  
SURVEYING & CONSULTING  
REGIONAL LAND SURVEYORS, INC.  
8642 WEST MARKET STREET, SUITE 100  
GREENSBORO, NORTH CAROLINA 27409  
NC FIRM LICENSE NO. C-1362  
JOB#: 462.64 | DRAWN BY: SRM | DATE: 11-06-2018 | CREW CHIEF: MDC

GRAPHIC SCALE

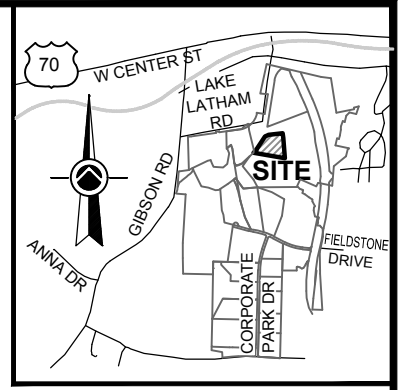
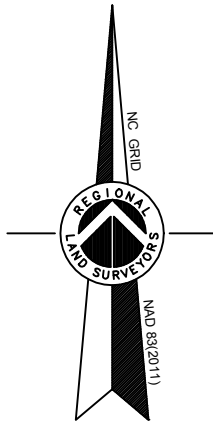


( IN FEET )  
1 Inch = x Feet

LEGEND

- IRON PIPE FOUND (SIZE AND TYPE AS NOTED)
- IRON PIPE SET (SIZE AND TYPE AS NOTED)
- UTILITY POLE
- SUBJECT BOUNDARY LINE (SURVEYED)
- ADJOINER BOUNDARY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- EASEMENT
- OVERHEAD UTILITIES

- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT



VICINITY MAP (NTS)

AREA TO BE ADDED TO LOT 22  
2998 SF OR 0.069 ACRES

PIN: 9815215333  
CLIFFORD M. RAY JR. FAMILY  
LIMITED PARTNERSHIP  
D.B 2799, PG. 569  
ZONED M-2

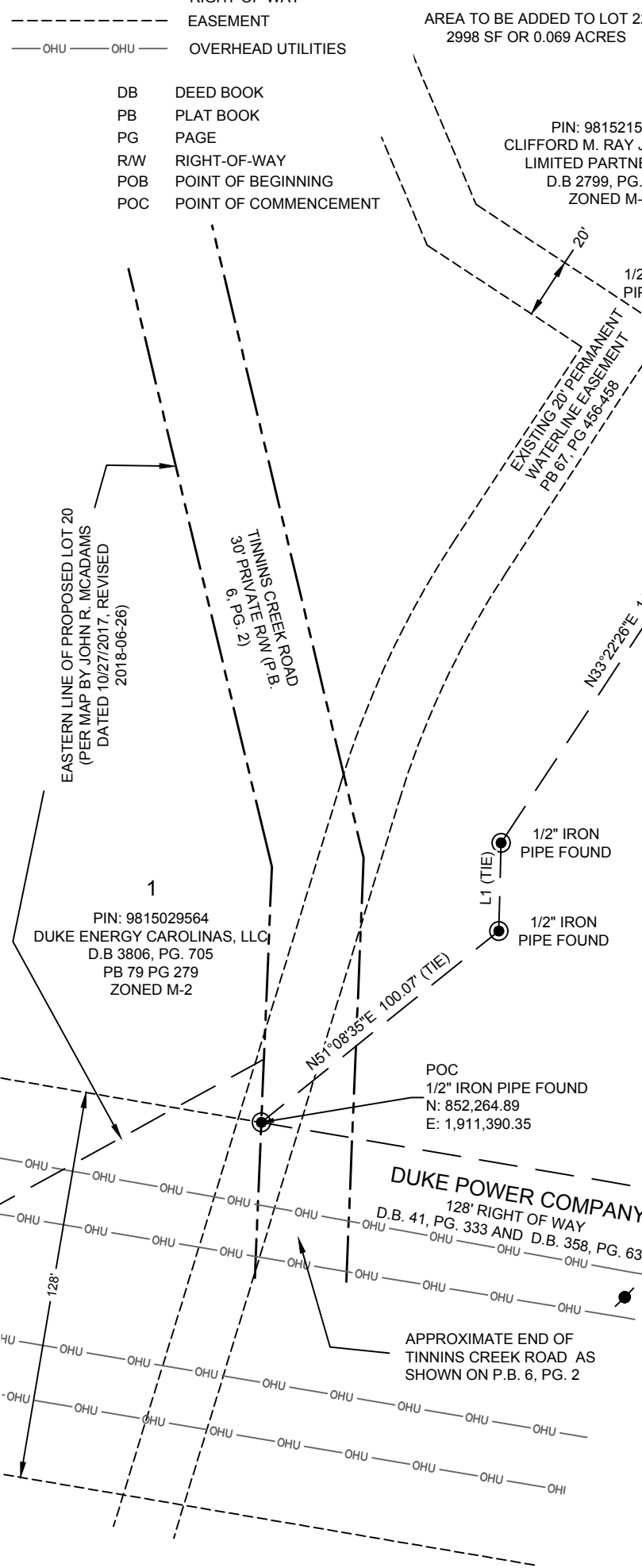
EXISTING 20' PERMANENT  
WATERLINE EASEMENT  
PB 67, PG 456-458

22

PB 79 PG 252

PIN: 9815129486  
AIRGAS USA, LLC  
A DELAWARE LIMITED  
LIABILITY COMPANY  
D.B 3801, PG. 90

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°30'39"E	28.91'
L2	N10°28'32"W	38.92'
L3	N33°53'31"E	51.23'
L4	N38°59'43"E	31.30'
L5	N53°27'31"E	25.61'
L6	S64°37'32"E	14.78'

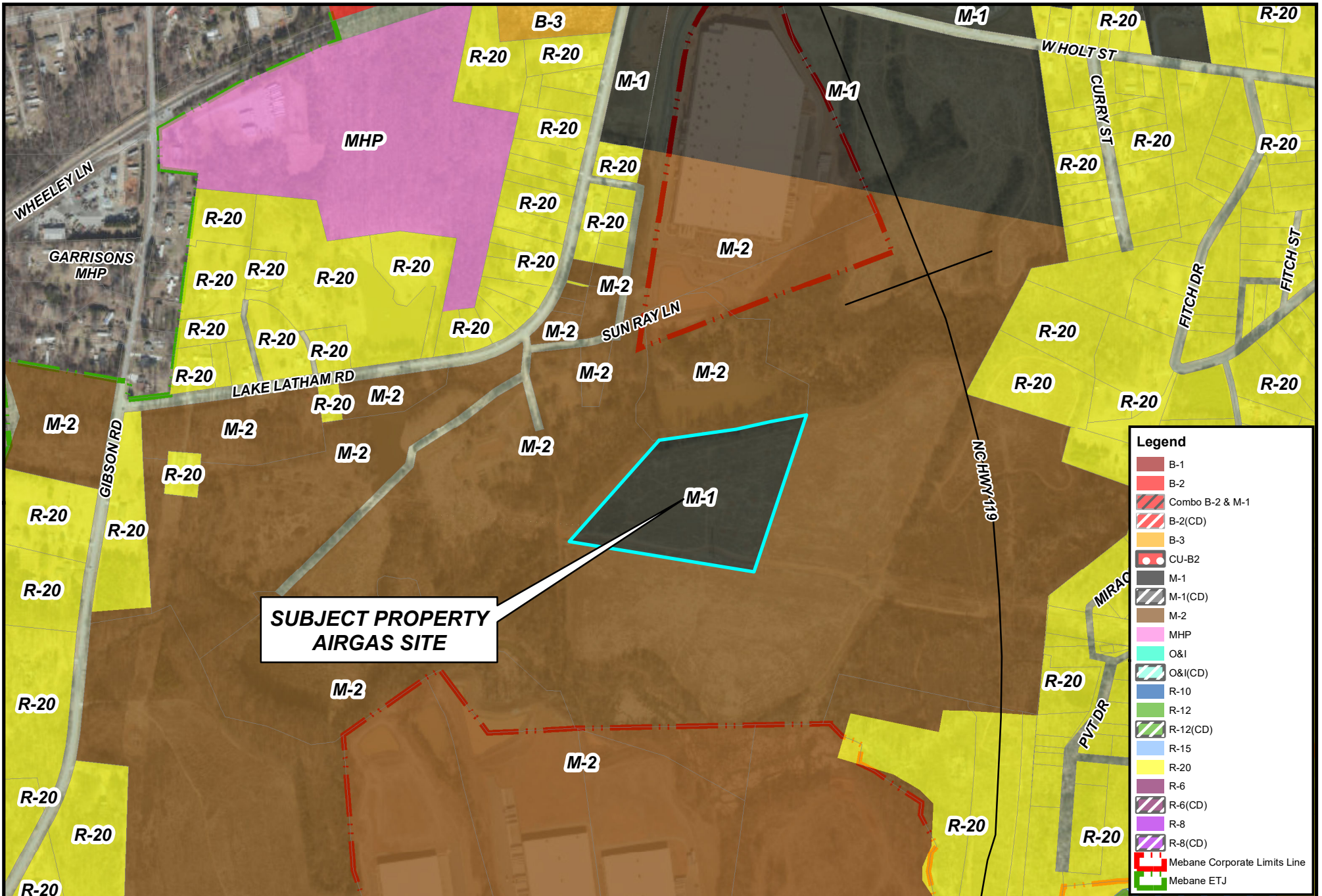


**PRELIMINARY**

EXHIBIT  
NORTH CAROLINA INDUSTRIAL CENTER  
TINNINS CREEK ROAD  
MELVILLE TOWNSHIP, ALAMANCE COUNTY  
MEBANE, NORTH CAROLINA

REGIONAL LAND SURVEYORS, INC.  
8642 WEST MARKET STREET, SUITE 100  
GREENSBORO, NORTH CAROLINA 27409  
NC FIRM LICENSE NO. C-1362

JOB#: 462.64 DRAWN BY: SRM DATE: 2019-08-22 CREW CHIEF: WKO



**SUBJECT PROPERTY  
AIRGAS SITE**



**CITY OF MEBANE  
ZONING MAP**

**SUBJECT PROPERTY  
AIRGAS SITE**

1 inch = 600 feet

**DATE: 1/6/2020**

**DRAWN BY: SKS**

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# PLANNING PROJECT REPORT

DATE	01/02/20
PROJECT NAME	Airgas Stormwater Rezoning
APPLICANT	AIRGAS USA, LLC 259 North Radnor-Chester Road Radnor, PA 19087

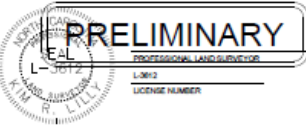
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STAFF SPECIAL USE PERMIT CONSISTENCY FINDINGS .....	PAGE 8

**SURVEYOR'S CERTIFICATE**  
 I, NANCY L. JELLY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN DEED BOOK 3798, PAGE 598; DEED BOOK 3805, PAGE 30; PLAT BOOK 79, PAGE 251; AND PLAT BOOK 80, PAGE 251. FROM THE TOTAL AREA NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 3798, PAGE 598 AND PLAT BOOK 80, PAGE 251. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY ACTUALLY OBTAINED IS 1:43,864. THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 17-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF JANUARY, 2018.

**PURPOSE OF THIS PLAT:**  
 (a) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

NOTE 47-30(1)(j)  
 THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREAS ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.



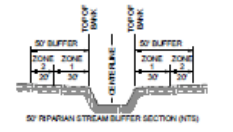
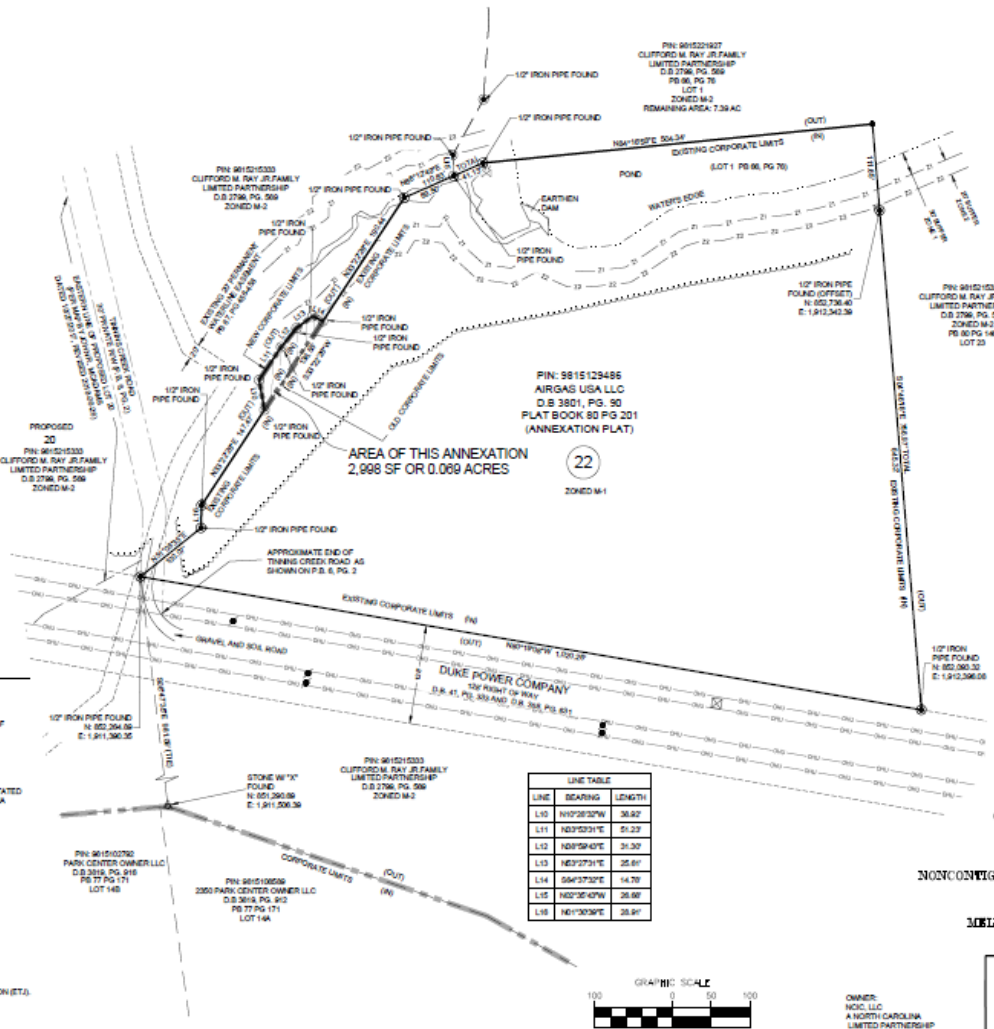
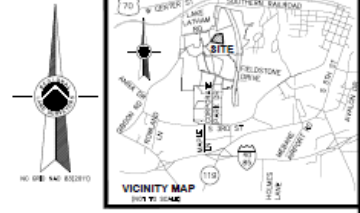
**PLANNING DIRECTOR**  
 THIS TRACT OF LAND IS WITHIN THE CITY OF MEBANE JURISDICTION. NO APPROVAL IS REQUIRED OF THE PLANNING BOARD OR CITY COUNCIL.

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**ALAMANCE COUNTY**  
**NORTH CAROLINA**  
**REVIEW OFFICER CERTIFICATION**

REVIEW OFFICER FOR ALAMANCE COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_



- LEGEND**
- COMPUTED POINT
  - IRON PIPE SET (SIZE AS NOTED) (IP)
  - ⊙ IRON PIPE FOUND (SIZE AS NOTED) (IF)
  - ▲ STONE FOUND
  - ⊕ UTILITY POLE
  - ⊞ POWER TRANSMISSION TOWER
  - ▨ ANNEXATION AREA
  - EASEMENT
  - SUBJECT BOUNDARY LINE (SURVEYED)
  - RIGHT OF WAY
  - ADJACENT BOUNDARY LINE (NOT SURVEYED)
  - OVERHEAD UTILITIES
  - EDGE OF WATER
  - ZONE 1 BUFFER
  - ZONE 2 BUFFER
  - OLD PROPERTY LINES
  - TREE LINE
  - CORPORATE LIMITS LINE
  - D.B. DEED BOOK
  - P.B. PLAT BOOK
  - P.G. PAGE
  - R.W. RIGHT-OF-WAY

- NOTES:**
- SITE BEING A PART OF PARCEL IDENTIFICATION NO. 84522487 AND 84524533; CLIFFORD M. RAY FAMILY LIMITED PARTNERSHIP. DEED BOOK 3798 PAGE 598 AND PLAT BOOK 80 PAGE 251 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF ALAMANCE COUNTY, NORTH CAROLINA AND PARCEL IDENTIFICATION NO. 8615129486 AIRGAS USA LLC; DEED BOOK 3801, PAGE 30 AND PLAT BOOK 79, PAGE 251 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF ALAMANCE COUNTY, NORTH CAROLINA.
  - ALL DISTANCES ARE HORIZONTAL, UNLESS OTHERWISE NOTED.
  - TOTAL AREA: 11.751 ACRES
  - SITE IS ZONED M-1 HEAVY MANUFACTURING DISTRICT PER CITY OF MEBANE - SETBACKS ARE STATED BELOW IN ACCORDANCE WITH CITY REGULATIONS AND FURTHER MODIFIED BY NORTH CAROLINA INDUSTRIAL CENTER RESTRICTIVE COVENANTS.
    - FRONT SETBACK: 30' (30' PER N/C RESTRICTIVE COVENANTS)
    - SIDE SETBACK: 20' (20' PER N/C RESTRICTIVE COVENANTS)
    - REAR SETBACK: 30'
    - MAXIMUM BUILDING HEIGHT: 10'
  - THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (NORTH CAROLINA FLOOD MAPPING), COMMUNITY PANEL NO. 37061803, DATED: SEPTEMBER 8, 2005.
  - INFORMATION SHOWN HEREON IS FROM DIRECT FIELD DATA COLLECTED JANUARY 2, 2018.
  - NORTH CAROLINA GRID COORDINATES AS SHOWN HEREON WERE DERIVED FROM DIRECT GPS OBSERVATIONS UTILIZING THE NORTH CAROLINA GEODETIC SURVEYS NETWORK (NCS) SYSTEM AND ARE REFERENCED TO THE NC GRID HAD 800(1) DATUM. GPS OBSERVATION PERFORMED ON OCTOBER 18, 2015.
  - NO ENCROACHMENTS OR DEMETERIES OBSERVED.
  - SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF MEBANE EXTRATERRITORIAL JURISDICTION (ETJ).

**LINE TABLE**

LINE	BEARING	LENGTH
L10	N102°30'39\"/>	



**FINAL PLAT**  
**CORPORATE LIMITS EXTENSION**  
**NORTH CAROLINA**  
**INDUSTRIAL CENTER**  
**NONCONTIGUOUS (SATELLITE) VOLUNTARY ANNEXATION**  
**PHASE 3, LOT 22**  
**PLAT BOOK 79, PAGE 252**  
**MEBANE TOWNSHIP, ALAMANCE COUNTY**  
**MEBANE, NORTH CAROLINA**



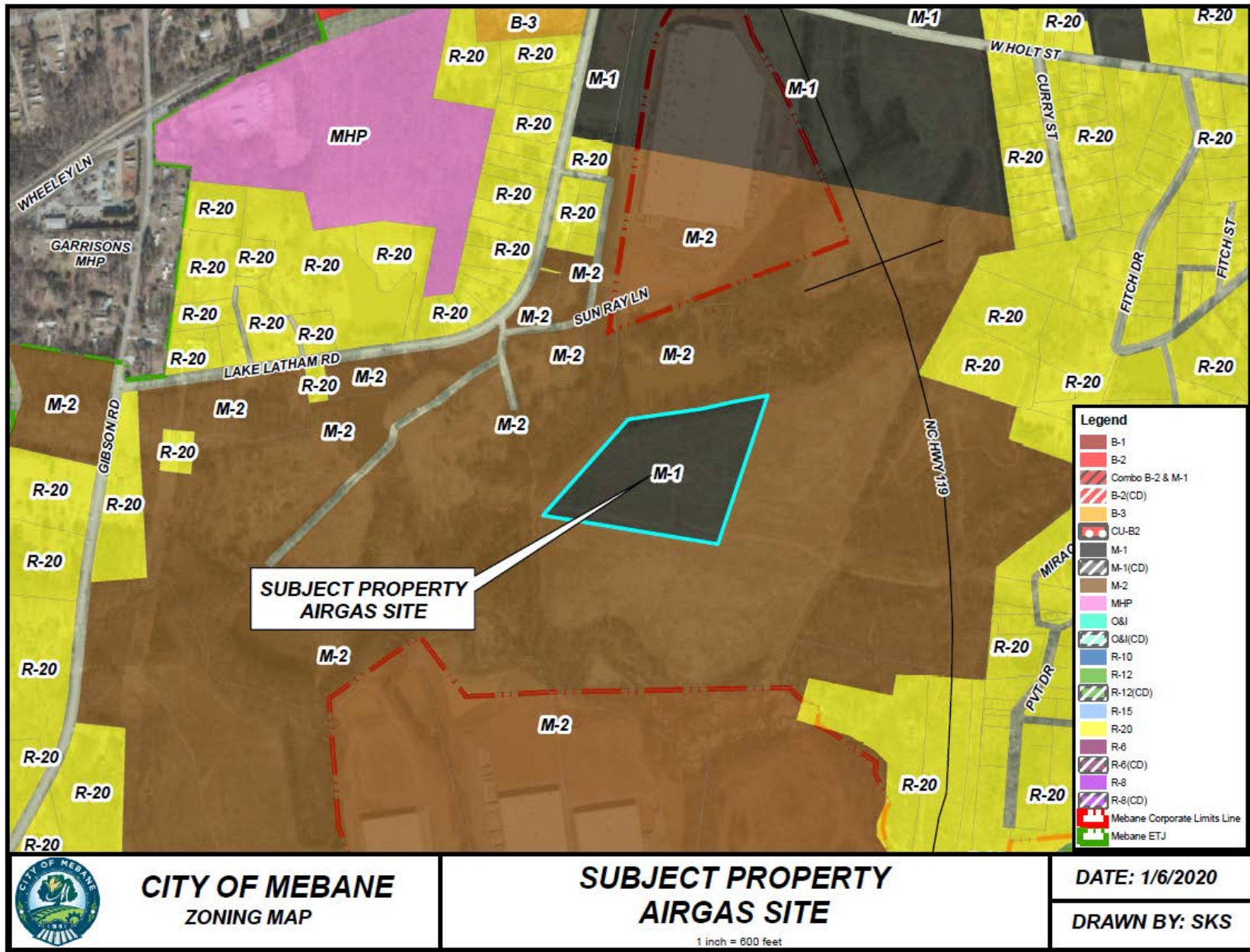
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## ZONING REPORT

EXISTING ZONE	M-2 (Light Manufacturing)
REQUESTED ACTION	Rezoning to M-1 (Heavy Manufacturing)
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CURRENT LAND USE	Vacant (NC Industrial Center)
PARCEL SIZE	+/-0.069 acres.
PROPERTY OWNERS	AIRGAS USA, LLC 259 North Radnor-Chester Road Radnor, PA 19087 GPIN 9815215333
LEGAL DESCRIPTION	One property measuring +/-0.069 acres in area is proposed for rezoning from M-2 (Light Manufacturing) to M-1 (Heavy Manufacturing) as part of a recombination with the property owned by AIRGAS USA, LCC, for their production facility. The property is needed to accommodate the stormwater control measure for the facility. The property is within the City's extraterritorial jurisdiction (ETJ) but AIRGAS USA is seeking annexation.
AREA ZONING & DISTRICTS	All properties surrounding the subject properties are within the North Carolina Industrial Center (NCIC) and are mostly zoned M-2 (Light Manufacturing). The AIRGAS USA property is zoned M-1 (Heavy Manufacturing).
SITE HISTORY	The property is a historically-vacant property within the NCIC.

### STAFF ANALYSIS

CITY LIMITS?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PROPOSED USE BY-RIGHT?	<input checked="" type="checkbox"/> YES <input 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 zoning district will accommodate the onsite utility needs of the adjacent AIRGAS USA production facility and therefore be consistent with it. The rezoning request will further expand the Heavy Manufacturing zoning district within the NCIC but away from the surrounding residential zones.

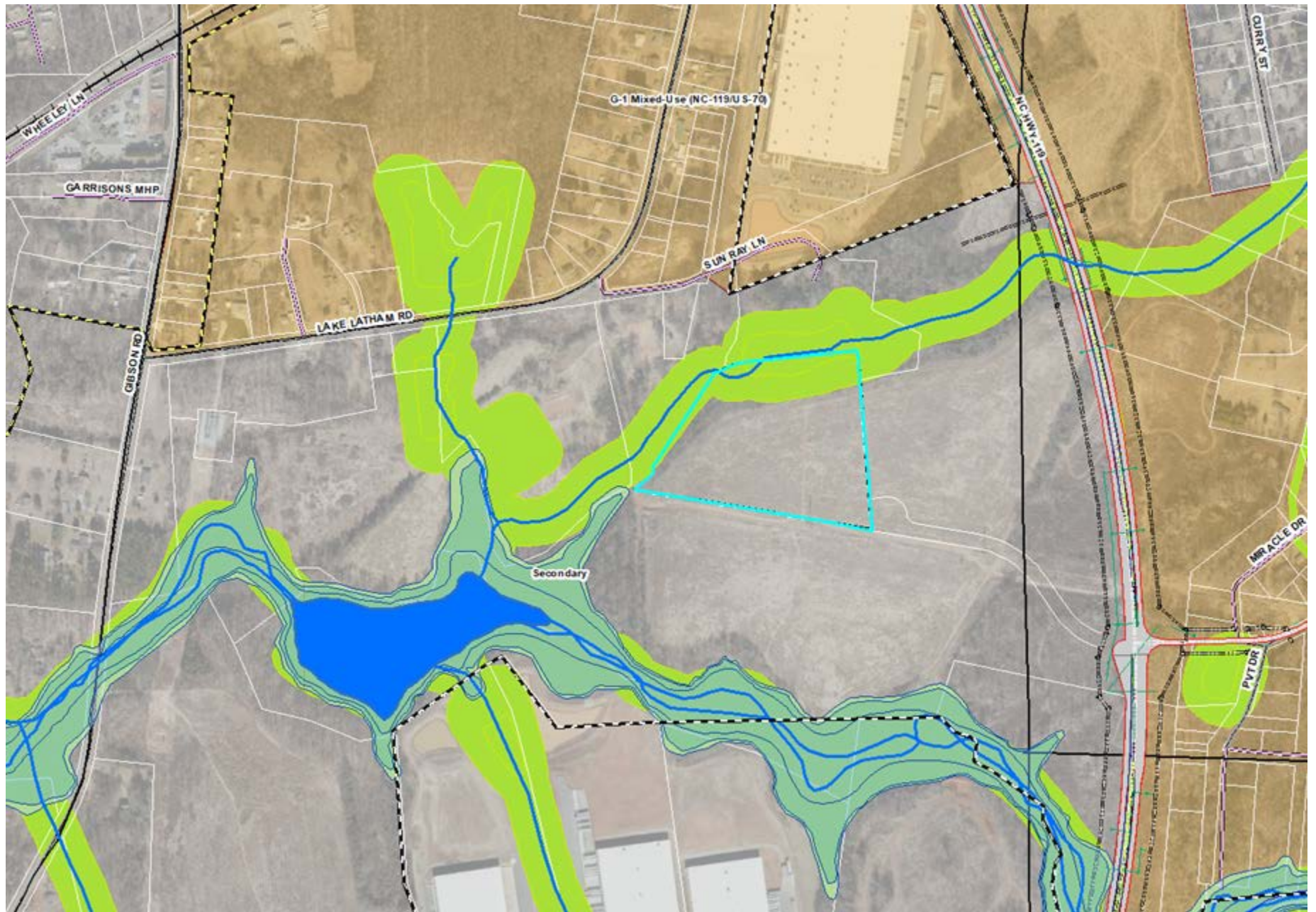


## LAND USE REPORT

EXISTING LAND USE	Vacant
PROPOSED LAND USE & REQUESTED ACTION	The +/-0.069-ac property is seeking recombination into the AIRGAS USA facility property in order to accommodate a stormwater control measure. The rezoning will avoid split zoning on the property and directly serve the heavy manufacturing purpose of the entire property. The property is within the City's extraterritorial jurisdiction (ETJ) but AIRGAS USA is seeking annexation.
PROPOSED ZONING	M-1 (Heavy Manufacturing)
PARCEL SIZE	+/-0.069 acres
AREA LAND USE	All surrounding properties are within the NCIC and are either zoned M-1 or M-2. Except for AIRGAS USA's property and a Duke Energy substation, they are all vacant.
ONSITE AMENITIES & DEDICATIONS	None
WAIVER REQUESTED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	

CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-4 Secondary Growth Area NC Industrial Center
OTHER LAND USE CONSIDERATIONS	Property is needed for the stormwater control measure at the AIRGAS USA production facility
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	GROWTH MANAGEMENT 1.7 Continue to support industrial development at existing industrial parks near I-40/85.
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	





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## UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	Stormwater control measure needed for the AIRGAS USA production facility.
UTILITIES PROVIDED BY APPLICANT	Applicant has provided all onsite utilities as part of the construction for the production facility.
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	N/A
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	Stormwater control measure will only be accessed for maintenance needs and will not impact internal nor external traffic patterns.
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	N/A

**STAFF RECOMMENDATION**

**STAFF ZONING RECOMMENDATION**       APPROVE    DISAPPROVE

**STAFF SPECIAL USE FINDING**       CONSISTENT    NOT CONSISTENT.....WITH *MEBANE BY DESIGN*

**RATIONALE**

The proposed development “Airgas Stormwater Rezoning” is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. It specifically conforms Growth Management Goal 1.7. It is needed to have consistent zoning for the Airgas property and provide adequate stormwater control onsite.

**PUBLIC INTEREST CONFORMANCE?**

**ENDANGER PUBLIC HEALTH OR SAFETY?**       YES    NO

**SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?**       YES    NO

**HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED?**       YES    NO

**CONSISTENT WITH *MEBANE BY DESIGN*, THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?**

- The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for approval.
- The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies.
- The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for denial.



# AGENDA ITEM #4

## Rezoning – Meador “White House”

### Presenter

Cy Stober, Development Director

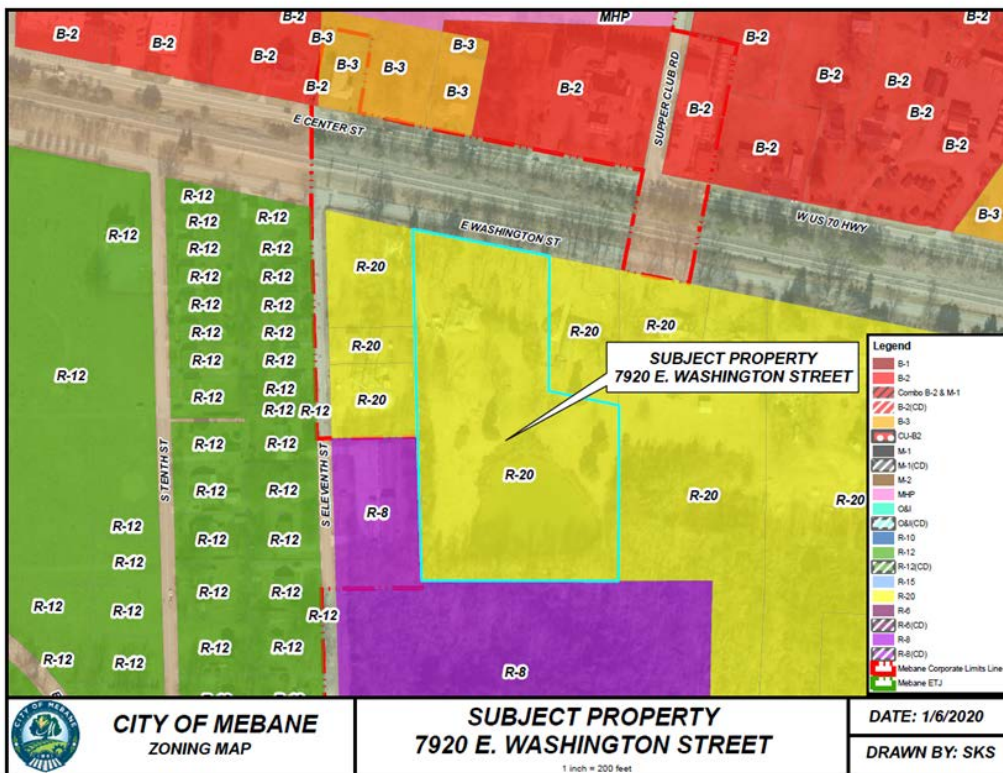
### Applicant

Aubrey & Celine Meador  
408 South Fifth Street  
Mebane, NC 27302

### Public Hearing

Yes  No

### Zoning Map



### Property

7920 East Washington St.  
Orange County  
GPIN #9825329585

### Proposed Zoning

B-2(CD)

### Current Zoning

R-20

### Size

+/-5.61 acres

### Surrounding Zoning

R-20 & R-8

### Surrounding Land Uses

Single-Family Residential,  
Municipal Utility

### Utilities

To be provided at developer's expense

### Floodplain

No

### Watershed

Yes

### City Limits

No

---

### Summary

Aubrey and Celine Meador are requesting approval to rezone the +/-5.61-acre property located at 7920 East Washington Street from R-20 (Single-Family Residential) to B-2(CD) (General Business, Conditional District). Per the Mebane Unified Development Ordinance, a site plan that will apply to the property has been provided by the applicants and is included in the packet. Any significant changes to the property will require a formal amendment to the conditional zoning district within a public hearing. The Meadors own the property and have proposed to limit its use to the 21 proposed uses noted on the site plan, which will apply to the conditional zoning district. They are requesting the following waivers:

- 1) 42 parking spaces required; 34 provided;
- 2) Exemption from Mebane UDO 6-4.4.C(4) requiring curb and gutter for more than 12 parking spaces;
- 3) Exemption from Mebane UDO 6-4.4.C(1) requiring paving of all driveways and parking areas;
- 4) Exemption from removing the embankment and stone column from the western driveway sight triangle;
- 5) Exemption from providing the Type B landscaping buffers required in the Mebane UDO 6-3 and 4-7.6.M, as noted on the site plan; and
- 6) Exemption from providing the landscape buffers of adequate width and type, as required in the Mebane UDO 6-3 and 4-7.6.M, in exchange for preserving the front lawn area and the existing conditions within the buffer areas.

All development standards not requested by the applicant and waived by the appointed and elected bodies of the City of Mebane will have to be complied with upon application of a Zoning Permit and/or Business Occupancy Permit for a specific use from the City of Mebane Planning Department. The intended primary use of the property (“Retreat/Conference Center”) will satisfy the development standards of 4-7.6.M, excepting those identified above as waiver requests.

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### Financial Impact

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

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### Recommendation

The Planning Staff recommends approval of the request but notes that the waivers – largely to maintain existing conditions on the property – must be granted by the City Council, with a recommendation from the Planning Board.

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**Suggested Motion**

1. Motion to **approve** the B-2(CD) rezoning as presented; and
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*. The request:
  - Is a conditional rezoning request that limits its potential "General Business" uses to ones that will use the existing residence for business purposes, thereby being largely harmonious with the residential area and minimizing negative impacts;
  - Is for a property within the City's G-4 Secondary Growth Area and is "...generally residential and commercial in nature..." (Mebane CLP, p.66);
  - Serves Mebane CLP Growth Management Goal 1.2 by "...support[ing] historic Downtown Mebane's culture: aesthetic, walkability, bikeability, shopping, dining, and housing options." (pp.17 & 82);
3. Motion to **deny** the B-2(CD) rezoning as presented due to a lack of
  - Harmony with the surrounding zoning or land use

**OR**

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

---

**Attachments**

1. Zoning Amendment Application
2. Zoning Map
3. Planning Project Report



## APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: Aubrey & Celine Meador

Address of Applicant: 408 South Fifth Street, Mebane, NC 27302

Address and brief description of property to be rezoned: 7920 E Washington Street, Mebane, NC 27302

The White house, built circa 1890, and formerly owned by the White Furniture family. The house is approximately 5000 sq. ft. and is situated on 5.6 acres.

Applicant's interest in property: (Owned, leased or otherwise) Owned by Aubrey & Celine Meador

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

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

Type of re-zoning requested: Rezoning from R20 residential to a conditional commercial zoning B-2(CD) Cwm

Sketch attached: Yes  No

Reason for the requested re-zoning: \_\_\_\_\_

We are requesting rezoning to be able to host parties, weddings, teas, bridal showers, as well as private and corporate events.

Signed: Celine Meador

Date: 3/1/2019 Dec 2, 2019

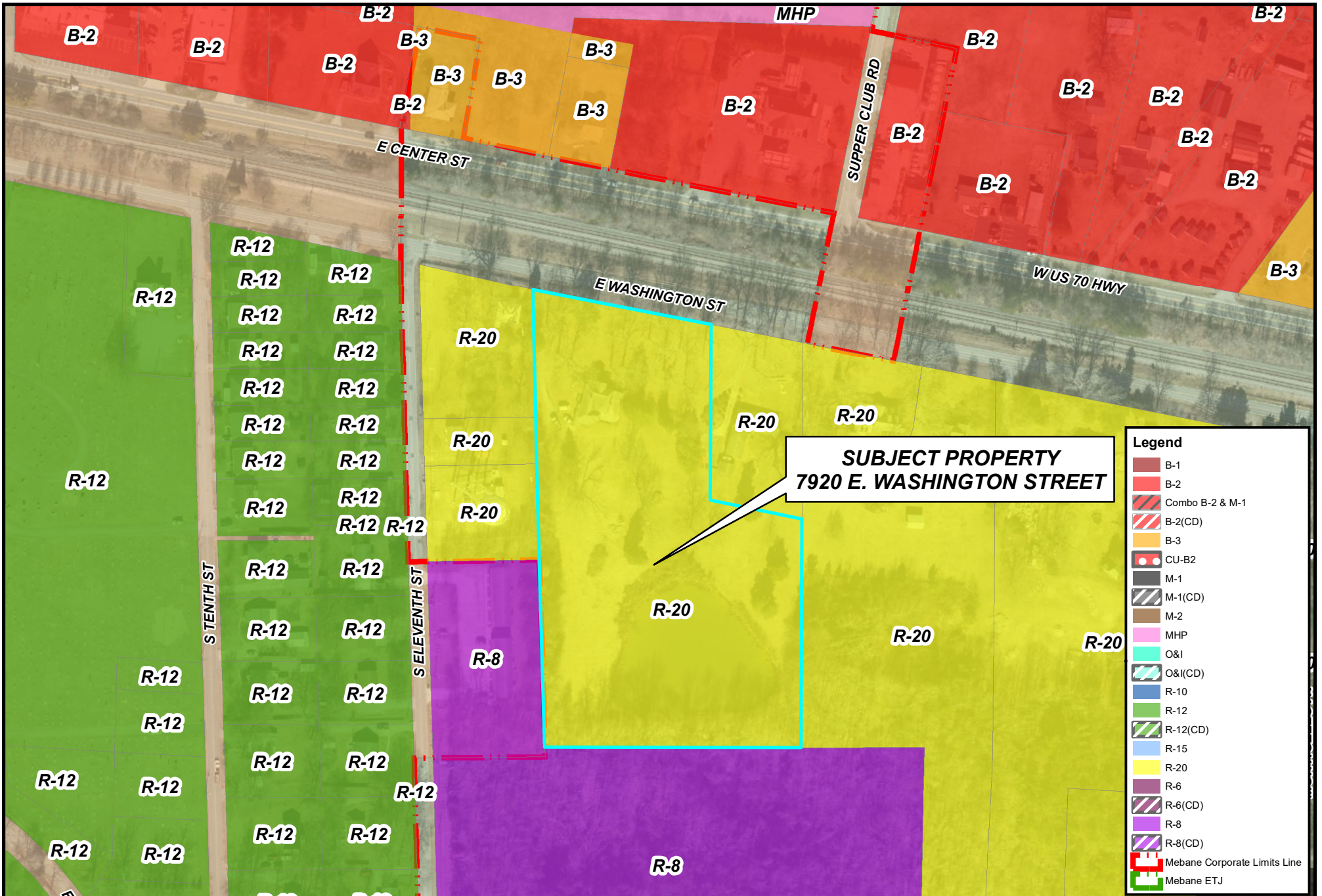
Action by Planning Board: \_\_\_\_\_

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. \$200.00 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.



**CITY OF MEBANE**  
ZONING MAP

**SUBJECT PROPERTY**  
**7920 E. WASHINGTON STREET**

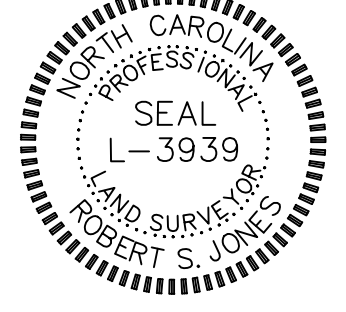
1 inch = 200 feet

**DATE: 1/6/2020**

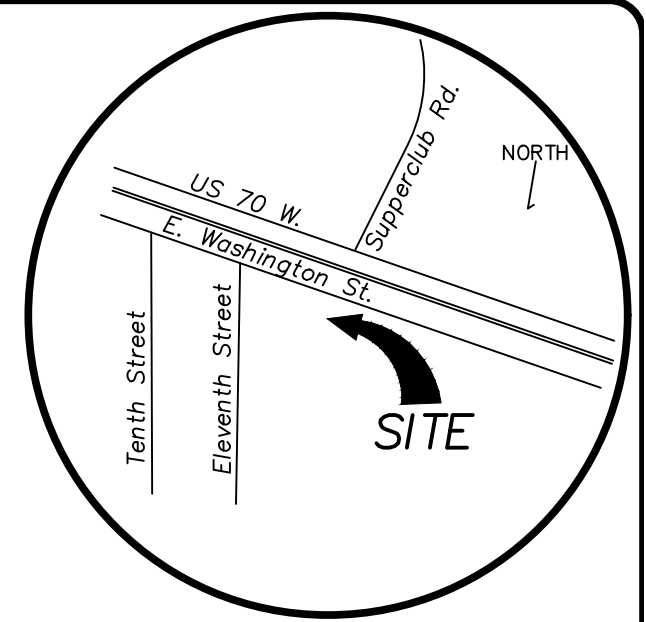
**DRAWN BY: SKS**



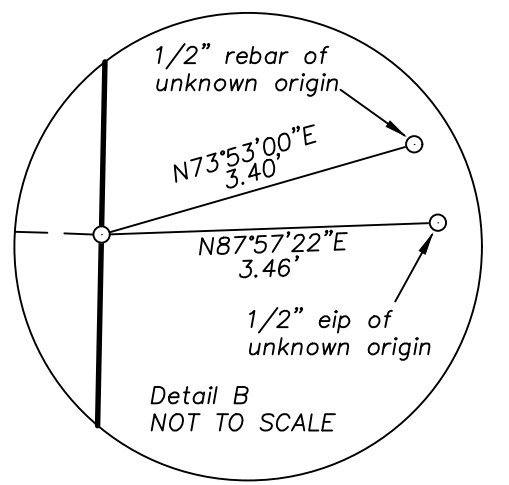
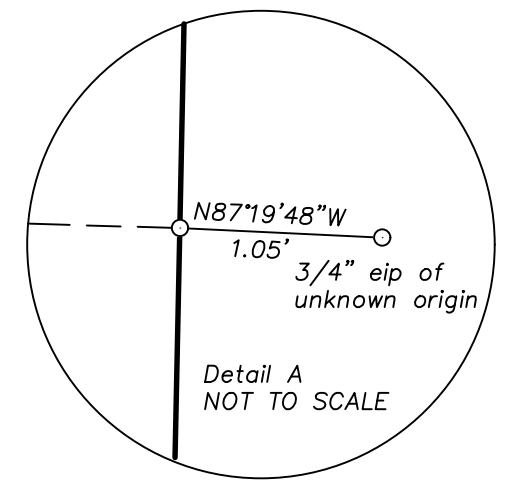
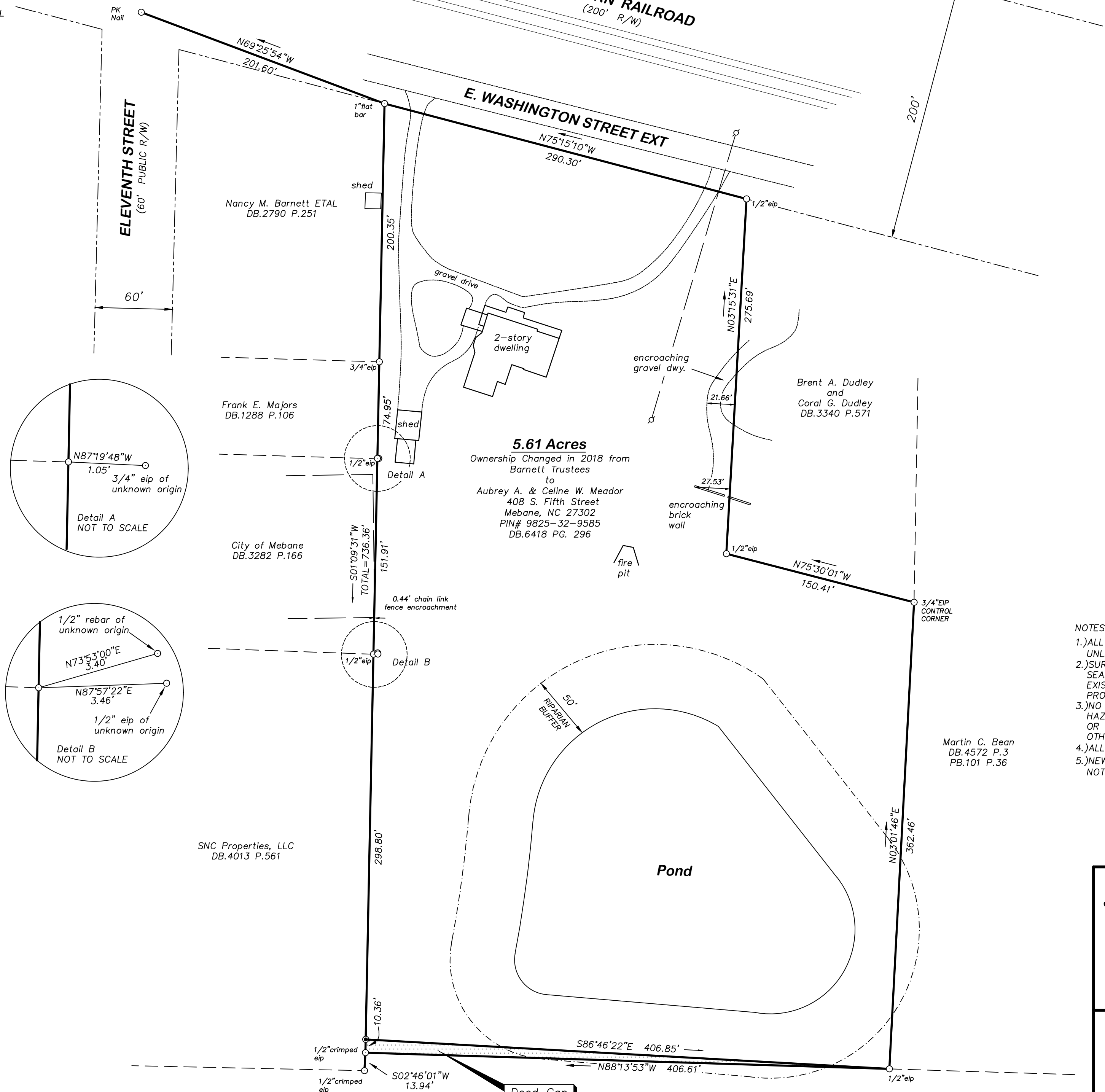
**SURVEYOR'S CERTIFICATE**  
 I, ROBERT S. JONES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN REFERENCES AS NOTED AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. AND THAT:  
 NC GS 47-30 (f)(11)(d) THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.  
 WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS \_\_\_\_\_TH DAY OF \_\_\_\_\_, 2016.



PROFESSIONAL LAND SURVEYOR  
 L-3939  
 REGISTRATION NUMBER



VICINITY MAP (NOT TO SCALE)



- NOTES:**
- 1.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  - 2.) SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. REFERENCED MATERIALS ONLY USED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT AFFECT THIS PROPERTY.
  - 3.) NO ATTEMPT MADE TO LOCATE CEMETERIES, WETLANDS, HAZARDOUS MATERIALS SITES, UNDERGROUND UTILITIES, OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.
  - 4.) ALL AREAS BY COORDINATE COMPUTATION.
  - 5.) NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

- REFERENCES**
- DB.6022 PG.427
  - PB.101 PG.36
  - DB.2790 PG.251
  - DB.3340 PG.571
  - DB.915 PG.418
  - DB.3282 PG.166

**CURRENT OWNER:**  
 JOSEPH T. BARNETT TRUSTEE &  
 RITA C. BARNETT TRUSTEE  
 PO BOX 193  
 PALOS VERDES ESTS CA 90279

- LEGEND**
- EIP EXISTING IRON PIPE
  - EIR EXISTING IRON ROD
  - ⊙ NIR NEW IRON ROD
  - △ CP COMPUTED POINT
  - R/W RIGHT OF WAY



GRAPHIC SCALE

SURVEY FOR:  
**JOSEPH T. BARNETT TRUSTEE  
 AND  
 RITA C. BARNETT TRUSTEE**

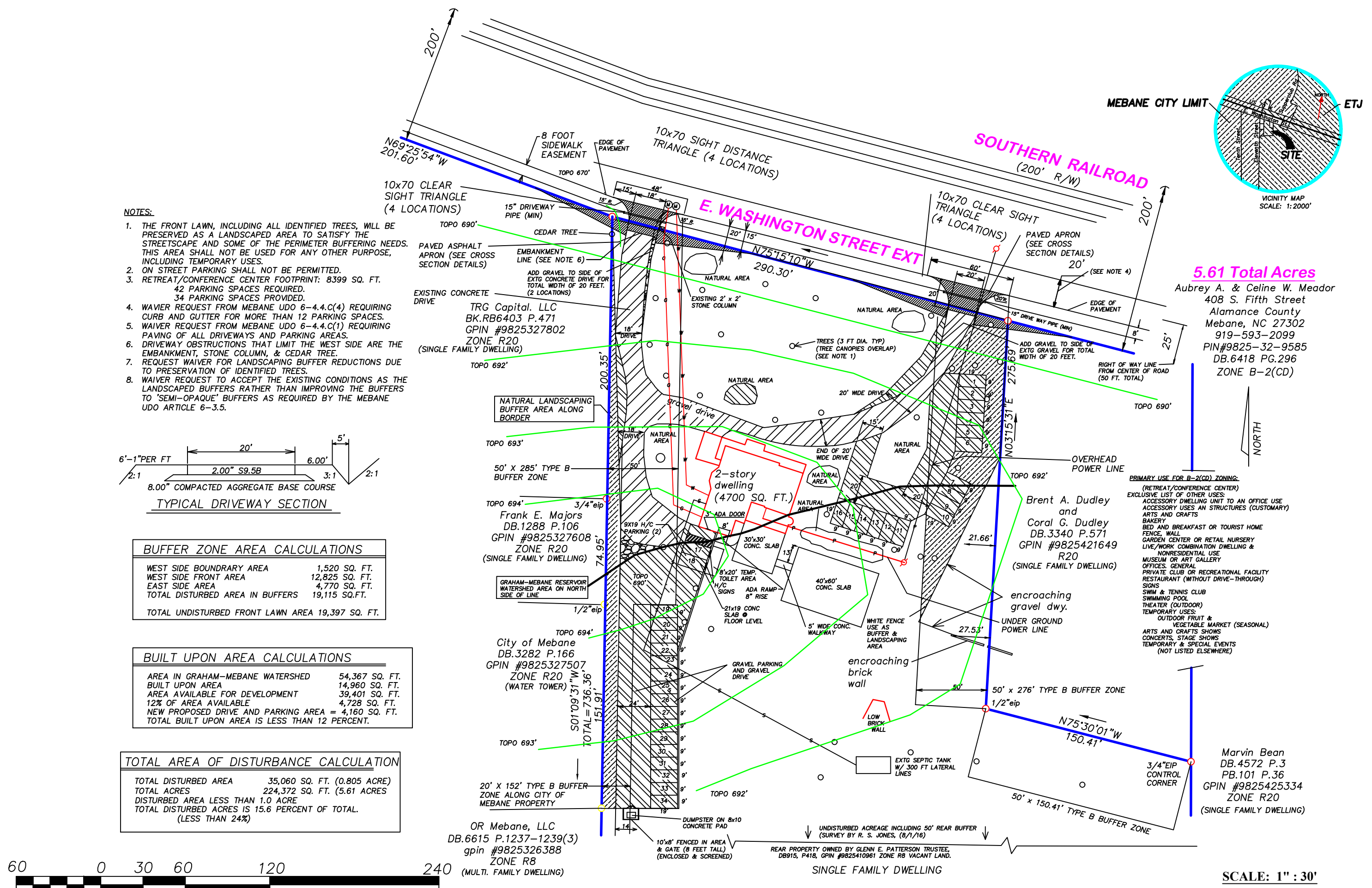
SCALE: 1" = 60'  
 CHEEKS TWP - ORANGE CO., N.C.  
 DATE: AUGUST 1, 2016

**R.S. JONES &  
 ASSOCIATES, INC.**

LAND SURVEYORS  
 LICENSE NO.: C-2565  
 201 WEST CLAY STREET  
 MEBANE, N.C. 27302  
 PH: (919)563-3623 FAX: (919)563-0086

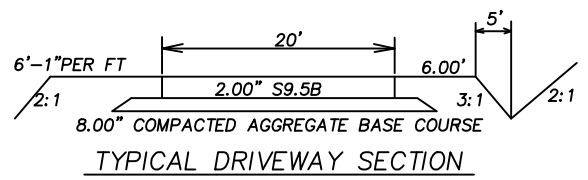
Glenn E. Patterson  
 Trustee  
 Edward Jones Trust  
 Company  
 DB.915 P.418

Deed Gap  
 0.05 Acres  
 2106 S.F.



**NOTES:**

1. THE FRONT LAWN, INCLUDING ALL IDENTIFIED TREES, WILL BE PRESERVED AS A LANDSCAPED AREA TO SATISFY THE STREETSCAPE AND SOME OF THE PERIMETER BUFFERING NEEDS. THIS AREA SHALL NOT BE USED FOR ANY OTHER PURPOSE, INCLUDING TEMPORARY USES.
2. ON STREET PARKING SHALL NOT BE PERMITTED.
3. RETREAT/CONFERENCE CENTER FOOTPRINT: 8399 SQ. FT. 42 PARKING SPACES REQUIRED. 34 PARKING SPACES PROVIDED.
4. WAIVER REQUEST FROM MEBANE UDO 6-4.4.C(4) REQUIRING CURB AND GUTTER FOR MORE THAN 12 PARKING SPACES.
5. WAIVER REQUEST FROM MEBANE UDO 6-4.4.C(1) REQUIRING PAVING OF ALL DRIVEWAYS AND PARKING AREAS.
6. DRIVEWAY OBSTRUCTIONS THAT LIMIT THE WEST SIDE ARE THE EMBANKMENT, STONE COLUMN, & CEDAR TREE.
7. REQUEST WAIVER FOR LANDSCAPING BUFFER REDUCTIONS DUE TO PRESERVATION OF IDENTIFIED TREES.
8. WAIVER REQUEST TO ACCEPT THE EXISTING CONDITIONS AS THE LANDSCAPED BUFFERS RATHER THAN IMPROVING THE BUFFERS TO 'SEMI-OPAQUE' BUFFERS AS REQUIRED BY THE MEBANE UDO ARTICLE 6-3.5.



**BUFFER ZONE AREA CALCULATIONS**

WEST SIDE BOUNDARY AREA	1,520 SQ. FT.
WEST SIDE FRONT AREA	12,825 SQ. FT.
EAST SIDE AREA	4,770 SQ. FT.
TOTAL DISTURBED AREA IN BUFFERS	19,115 SQ. FT.
TOTAL UNDISTURBED FRONT LAWN AREA	19,397 SQ. FT.

**BUILT UPON AREA CALCULATIONS**

AREA IN GRAHAM-MEBANE WATERSHED	54,367 SQ. FT.
BUILT UPON AREA	14,960 SQ. FT.
AREA AVAILABLE FOR DEVELOPMENT	39,401 SQ. FT.
12% OF AREA AVAILABLE	4,728 SQ. FT.
NEW PROPOSED DRIVE AND PARKING AREA	= 4,160 SQ. FT.
TOTAL BUILT UPON AREA IS LESS THAN 12 PERCENT.	

**TOTAL AREA OF DISTURBANCE CALCULATION**

TOTAL DISTURBED AREA	35,060 SQ. FT. (0.805 ACRE)
TOTAL ACRES	224,372 SQ. FT. (5.61 ACRES)
DISTURBED AREA LESS THAN 1.0 ACRE	
TOTAL DISTURBED ACRES IS 15.6 PERCENT OF TOTAL.	(LESS THAN 24%)



**5.61 Total Acres**  
Aubrey A. & Celine W. Meador  
408 S. Fifth Street  
Alamance County  
Mebane, NC 27302  
919-593-2099  
PIN#9825-32-9585  
DB.6418 PG.296  
ZONE B-2(CD)

**PRIMARY USE FOR B-2(CD) ZONING:**  
(RETREAT/CONFERENCE CENTER)  
**EXCLUSIVE LIST OF OTHER USES:**  
ACCESSORY DWELLING UNIT TO AN OFFICE USE  
ACCESSORY USES AND STRUCTURES (CUSTOMARY)  
ARTS AND CRAFTS  
BAKERY  
BED AND BREAKFAST OR TOURIST HOME  
FENCE, WALL  
GARDEN CENTER OR RETAIL NURSERY  
LIVE/WORK COMBINATION DWELLING & NONRESIDENTIAL USE  
MUSEUM OR ART GALLERY  
OFFICES, GENERAL  
PRIVATE CLUB OR RECREATIONAL FACILITY  
RESTAURANT (WITHOUT DRIVE-THROUGH)  
SIGNS  
SWIM & TENNIS CLUB  
SWIMMING POOL  
THEATER (OUTDOOR)  
TEMPORARY USES:  
OUTDOOR FRUIT & VEGETABLE MARKET (SEASONAL)  
ARTS AND CRAFTS SHOWS  
CONCERTS, STAGE SHOWS  
TEMPORARY & SPECIAL EVENTS  
(NOT LISTED ELSEWHERE)

OR Mebane, LLC  
DB.6615 P.1237-1239(3)  
gpin #9825326388  
ZONE R8  
(MULTI. FAMILY DWELLING)

REAR PROPERTY OWNED BY GLENN E. PATTERSON TRUSTEE,  
DB915, P418, GPIN #9825410961 ZONE R8 VACANT LAND.  
SINGLE FAMILY DWELLING

SCALE: 1" = 30'

---

# PLANNING PROJECT REPORT

DATE	01/02/20
PROJECT NAME	Meador "White House"
APPLICANT	Aubrey & Celine Meador 408 South Fifth Street Mebane, NC 27302

## CONTENTS

PROJECT NAME & APPLICANT .....	PAGE 1
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STAFF ZONING REQUEST RECOMMENDATION .....	PAGE 8
STAFF SPECIAL USE PERMIT CONSISTENCY FINDINGS .....	PAGE 8



6311 Stoney Mtn. Rd.  
 Burlington, NC 27217  
 (336) 421-7327  
 joaime@aol.com  
 John W. Allred, P.E.  
 Consulting Engineer

Drawn By:  
 John W. Allred

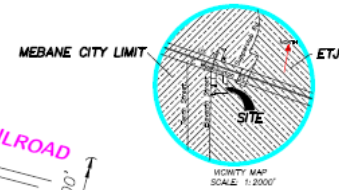
**THE WHITE HOUSE**  
 7920 E. WASHINGTON STREET  
 Mebane, North Carolina 27302

Date: 1/6/2020

Revisions:

SITE PLAN

**S1**



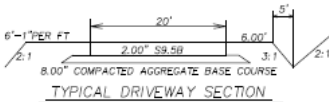
**5.61 Total Acres**

Aubrey A. & Celine W. Meador  
 408 S. Fifth Street  
 Alamance County  
 Mebane, NC 27302  
 919-593-2099  
 PIN#825-32-9585  
 DB.6418 PG.296  
 ZONE B-2(CD)

**PERMITTED USES (GENERAL ZONING)**  
 RETREAT/CONFERENCE CENTER  
 EXCLUSIVE LIST OF OTHER USES:  
 ACCESSORY DWELLING UNIT TO AN OFFICE USE  
 ACCESSORY USES AND STRUCTURES (CUSTOMARY)  
 ARTS AND CRAFTS  
 BANQUET  
 BAR AND RESTAURANT OR TOURIST HOME  
 BOWLING ALLEY  
 CARRIER CENTER OR RETAIL HUB/FRY  
 LINE/PHONE CONSULTATION DWELLING &  
 NONRESIDENTIAL USE  
 OFFICE (GENERAL)  
 PRIVATE CLUB OR RECREATIONAL FACILITY  
 RESTAURANT (WITHOUT DRIVE-THROUGH)  
 SHOP  
 SWIM & TENNIS CLUB  
 DRINKING POND  
 THEATER (OUTDOOR)  
 TEMPORARY USES  
 VESTIBULE MARKET (SEASONAL)  
 ARTS AND CRAFTS SHOWS  
 CONCRETE, STONE SHOWS  
 TEMPORARY B SPECIAL EVENTS  
 (NOT LISTED ELSEWHERE)

**NOTES:**

1. THE FRONT LAWN, INCLUDING ALL IDENTIFIED TREES, WILL BE PRESERVED AS A LANDSCAPED AREA TO SATISFY THE STREETSCAPE AND SOME OF THE PERIMETER BUFFERING NEEDS. THIS AREA SHALL NOT BE USED FOR ANY OTHER PURPOSE, INCLUDING TEMPORARY USES.
2. ON STREET PARKING SHALL NOT BE PERMITTED.
3. RETREAT/CONFERENCE CENTER FOOTPRINT: 8399 SQ. FT. 42 PARKING SPACES PROVIDED.
4. WAIVER REQUEST FROM MEBANE UDO 6-4.4.C(4) REQUIRING CURB AND GUTTER FOR MORE THAN 12 PARKING SPACES.
5. WAIVER REQUEST FROM MEBANE UDO 6-4.4.C(1) REQUIRING PAVING OF ALL DRIVEWAYS AND PARKING AREAS.
6. DRIVEWAY OBSTRUCTIONS THAT LIMIT THE WEST SIDE ARE THE EMBANKMENT, STONE COLUMN, & CEDAR TREE.
7. REQUEST WAIVER FOR LANDSCAPING BUFFER REDUCTIONS DUE TO PRESERVATION OF IDENTIFIED TREES.
8. WAIVER REQUEST TO ACCEPT THE EXISTING CONDITIONS AS THE LANDSCAPED BUFFERS RATHER THAN IMPROVING THE BUFFERS TO "SEMI-OPAQUE" BUFFERS AS REQUIRED BY THE MEBANE UDO ARTICLE 6-3.5.



**BUFFER ZONE AREA CALCULATIONS**

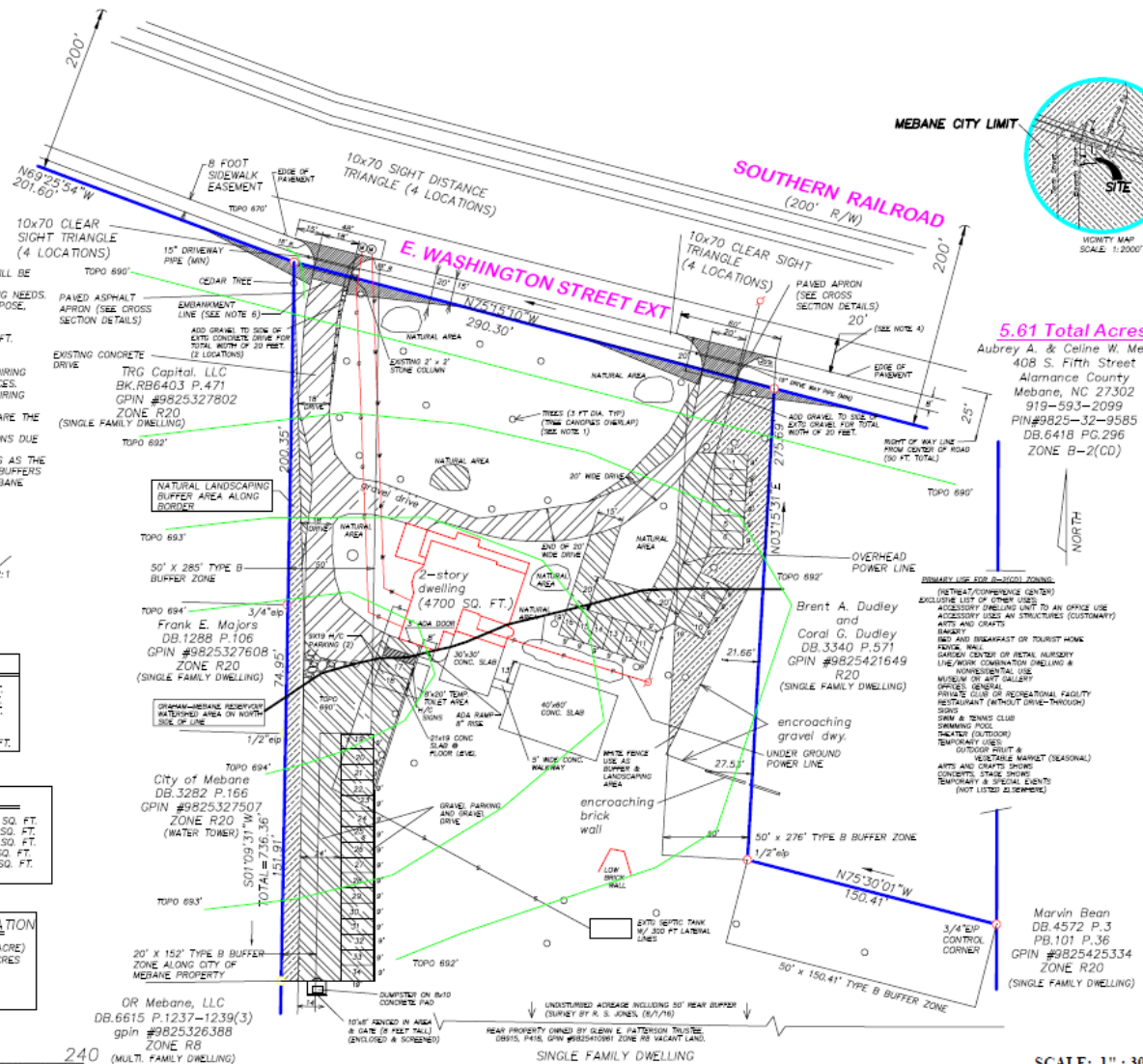
WEST SIDE BOUNDARY AREA	1,520 SQ. FT.
WEST SIDE FRONT AREA	12,825 SQ. FT.
EAST SIDE AREA	4,770 SQ. FT.
TOTAL DISTURBED AREA IN BUFFERS	19,115 SQ. FT.
TOTAL UNDISTURBED FRONT LAWN AREA	19,397 SQ. FT.

**BUILT UPON AREA CALCULATIONS**

AREA IN GRAHAM-MEBANE WATERSHED	54,367 SQ. FT.
BUILT UPON AREA	14,960 SQ. FT.
AREA AVAILABLE FOR DEVELOPMENT	39,407 SQ. FT.
12% OF AREA AVAILABLE	4,728 SQ. FT.
NEW PROPOSED DRIVE AND PARKING AREA	4,160 SQ. FT.
TOTAL BUILT UPON AREA IS LESS THAN 12 PERCENT.	

**TOTAL AREA OF DISTURBANCE CALCULATION**

TOTAL DISTURBED AREA	35,060 SQ. FT. (0.805 ACRES)
TOTAL ACRES	224,372 SQ. FT. (5.61 ACRES)
DISTURBED AREA LESS THAN 1.0 ACRE	
TOTAL DISTURBED ACRES IS 15.6 PERCENT OF TOTAL (LESS THAN 24%)	



OR Mebane, LLC  
 DB.6615 P.1237-1239(3)  
 gpin #825326388  
 ZONE R8  
 (MULTI. FAMILY DWELLING)

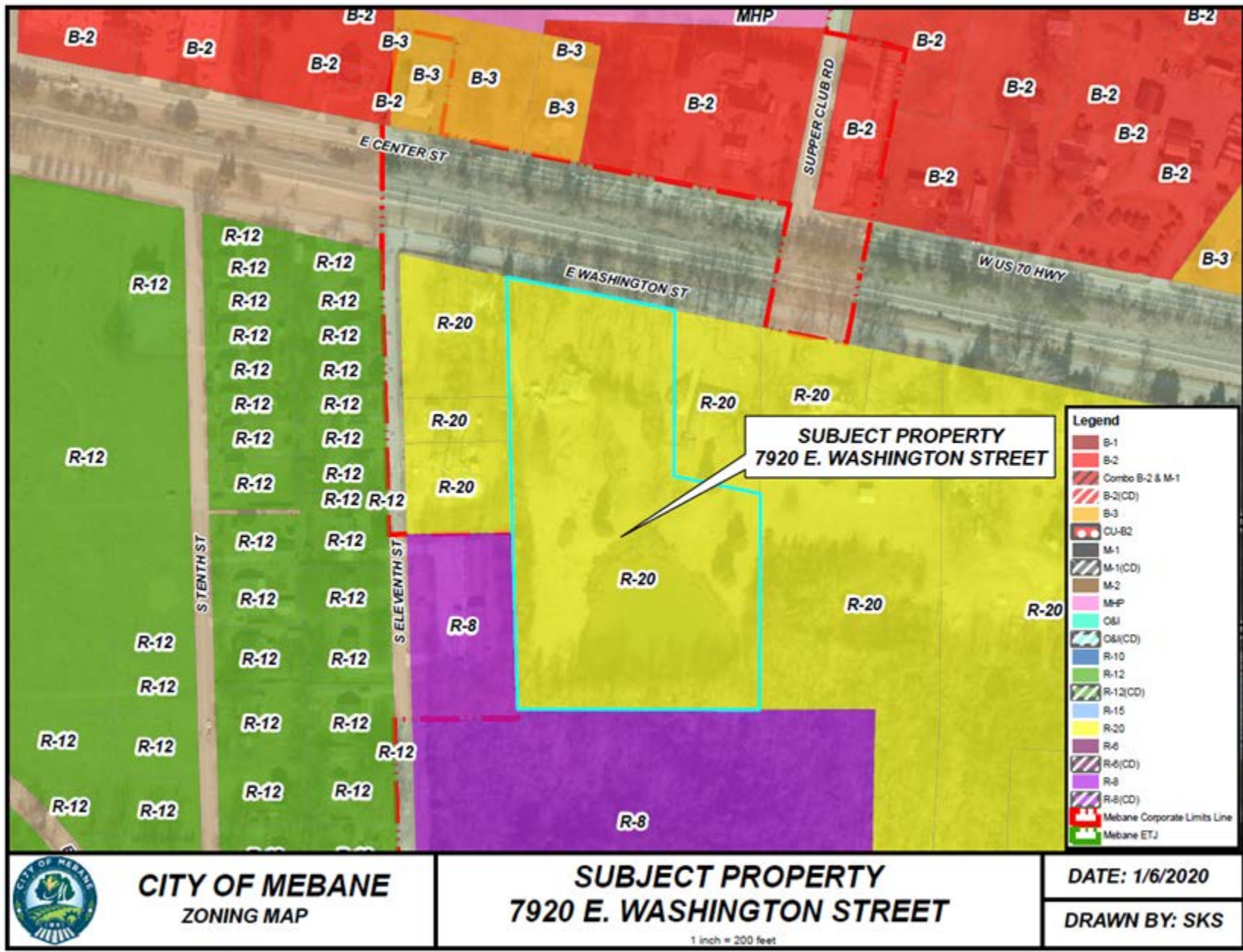
UNDISTURBED ADEQUATE INCLUDING 50' REAR BUFFER (SURVEY BY R. S. JONES, 8/1/16)  
 REAR PROPERTY OWNED BY GLEN E. PATTERSON TRUSTEE  
 DB.615 P.615 WASHINGTON ZONE R8 (VACANT LAND)  
 SINGLE FAMILY DWELLING

SCALE: 1" : 30'

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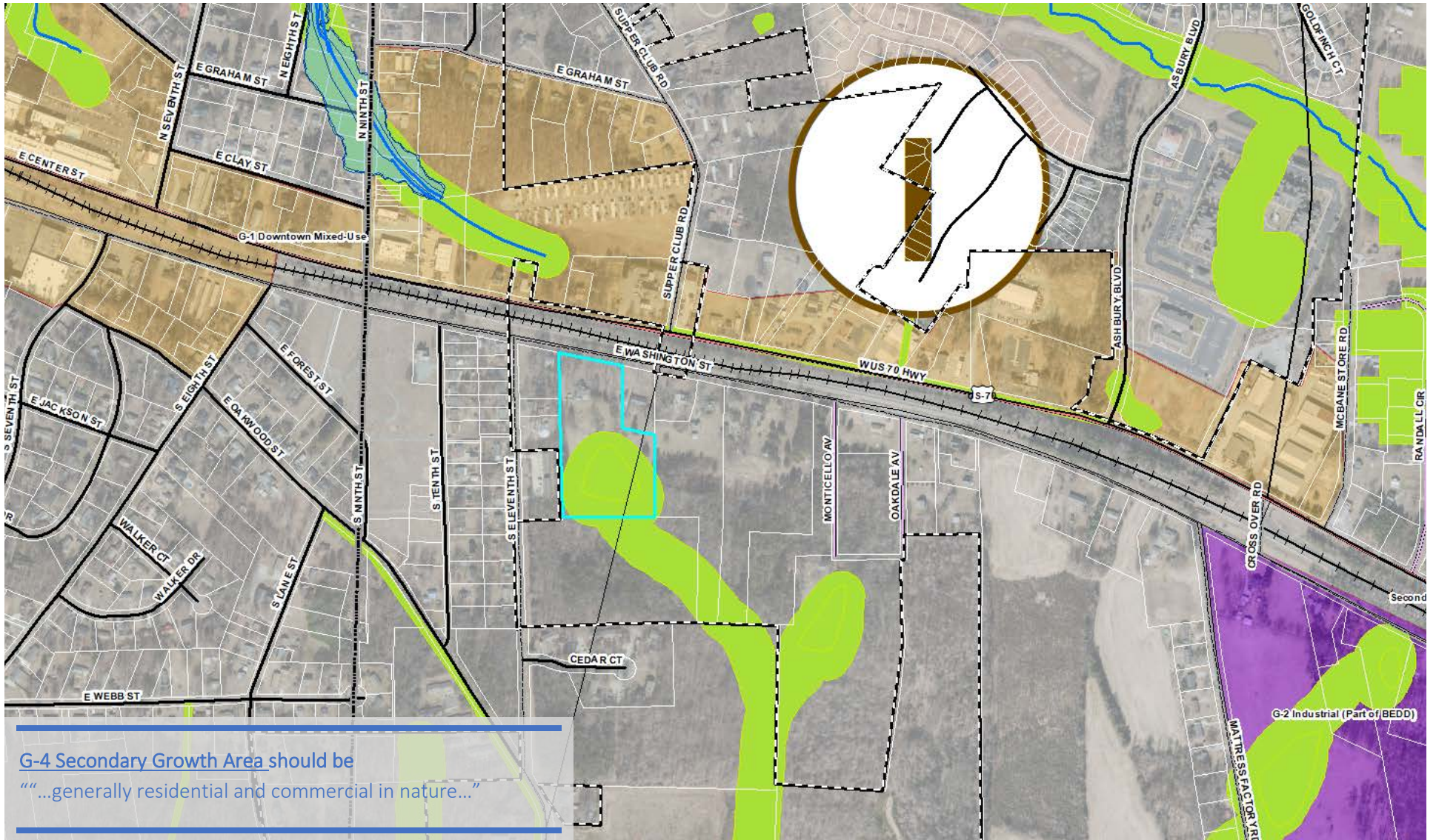
## ZONING REPORT

EXISTING ZONE	R-20 (Single-Family Residential)
REQUESTED ACTION	Rezoning to B-2(CD) (General Business)
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	Single-Family Residential
PARCEL SIZE	+/-5.61 acres
PROPERTY OWNERS	Aubrey A. & Celine W. Meador 408 South Fifth Street Mebane, NC 27302 GPIN 9825329585
LEGAL DESCRIPTION	One property measuring +/-5.61 acres in area at the address 7920 East Washington Street is proposed for rezoning from R-20 to B-2(CD) to host a limited number of non-residential uses, largely recreational or service retail in nature. The site-specific plan will require the use of the existing house for the specified business purposes. The property is within the City's extraterritorial jurisdiction (ETJ) in Orange County.
AREA ZONING & DISTRICTS	The property is surrounded by residential zoning districts except to the north, which is occupied by the NC Railroad Right Of Way. The property to the east is zoned R-20, as are nearly all of the properties to the west. However, the properties to the southwest and south are zoned R-8. One of the western R-20 properties is occupied by the City of Mebane water tower.
SITE HISTORY	The property was historically a large single-family residence but was vacant for years until purchased by the Meadors.
<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 zoning district will introduce a limited number of non-residential uses to this residential area. The site plan shows that the residence will be preserved as the primary building and serve the proposed business purposes specified on the site plan. Any new structures being constructed on or new uses proposed for the property that are not shown on the site plan will necessitate an amendment to this conditional zoning district, including an amended site plan and a new public hearing to consider the proposed amendment(s). Any events held at this property will need to meet the City's noise and nuisance ordinance requirements to minimize impacts to the neighbors.



## LAND USE REPORT

<b>EXISTING LAND USE</b>	Single-Family Residential
<b>PROPOSED LAND USE &amp; REQUESTED ACTION</b>	The applicants have proposed a list of 21 non-residential uses for this B-2(CD) conditional zoning request, most of which are recreational or retail service in nature. They are requesting several waivers to generally allow the existing conditions for, especially, paving and landscaping, rather than improve them, per the Mebane UDO. The intended primary use of the property (“Retreat/Conference Center”) will satisfy the development standards of 4-7.6.M, excepting those identified within waiver requests.
<b>PROPOSED ZONING</b>	B-2(CD) (General Business)
<b>PARCEL SIZE</b>	+/-5.61 acres
<b>AREA LAND USE</b>	All surrounding properties are residential with the exception of the City of Mebane water tower and the NC Railroad.
<b>ONSITE AMENITIES &amp; DEDICATIONS</b>	Applicant has pledged to preserve the landscaping and trees on the front lawn and not allow them to be used for any other purpose.
<b>WAIVER REQUESTED</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>DESCRIPTION OF REQUESTED WAIVER(S)</b>	<ol style="list-style-type: none"> <li>1) 42 parking spaces required; 34 provided</li> <li>2) Exemption from Mebane UDO 6-4.4.C(4) requiring curb and gutter for more than 12 parking spaces</li> <li>3) Exemption from Mebane UDO 6-4.4.C(1) requiring paving of all driveways and parking areas</li> <li>4) Exemption from removing the embankment and stone column from the western driveway sight triangle</li> <li>5) Exemption from providing the Type B landscaping buffers required in the Mebane UDO 6-3 and 4-7.6.M, as noted on the site plan</li> <li>6) Exemption from providing the landscape buffers of adequate width and type, as required in the Mebane UDO 6-3 and 4-7.6.M, in exchange for preserving the front lawn area and the existing conditions within the buffer areas</li> </ol>
<b>CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY</b>	
<b>LAND USE GROWTH STRATEGY DESIGNATION(S)</b>	G-4 Secondary Growth Area
<b>OTHER LAND USE CONSIDERATIONS</b>	Graham-Mebane Reservoir Water Supply Watershed (partly on property)
<b><i>MEBANE BY DESIGN</i> GOALS &amp; OBJECTIVES SUPPORTED</b>	GROWTH MANAGEMENT 1.2 Continue to support historic Downtown Mebane’s culture: aesthetics, walkability, bikeability, shopping, dining and housing options.
<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	None
UTILITIES PROVIDED BY APPLICANT	Applicant is using municipal water. Sewer service is not available within 500' of the property. The applicant intends to provide for staff sewage needs with its onsite septic service and for event needs with temporary toilets, as indicated on the site plan. The Orange County Department of Environmental Health is reviewing the sufficiency of these systems for their needs.
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 type="checkbox"/> YES <input type="checkbox"/> NO N/A
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>TRANSPORTATION NETWORK STATUS</b>	
CURRENT CONDITIONS	East Washington Street is a NCDOT secondary route with an average of 2,500 trips per day and a level of service (LOS) C. It is anticipated to decline to LOS D in 2040 without improvements. It has not been evaluated for safety but the intersection of East Washington and Mattress Factory Road experienced 10 crashes between 2014 and 2018.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	Applicant is providing an 8' sidewalk easement across the Washington Street frontage.
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	N/A

**STAFF RECOMMENDATION**

**STAFF ZONING RECOMMENDATION**       APPROVE    DISAPPROVE

**STAFF SPECIAL USE FINDING**       CONSISTENT    NOT CONSISTENT.....WITH *MEBANE BY DESIGN*

**RATIONALE**

The proposed development “Meador ‘White House’” request is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. It specifically conforms Growth Management Goal 1.2. However, the applicant is requesting numerous waivers from the Mebane UDO that are only with the power of the City Council to grant.

**PUBLIC INTEREST CONFORMANCE?**

**ENDANGER PUBLIC HEALTH OR SAFETY?**       YES    NO

**SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?**       YES    NO

**HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED?**       YES    NO

**CONSISTENT WITH *MEBANE BY DESIGN*, THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?**

- The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for approval.
- The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies.
- The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for denial.