



Mebane Planning Board Virtual Meeting

Monday, August 10, 2020, 6:30 PM

Glendel Stephenson Municipal Building

Council Chambers

106 E. Washington Street

Mebane, NC 27302

The City of Mebane is taking measures to mitigate the spread of the COVID-19 virus including banning physical attendance at public meetings, employing social distancing, and implementing remote participation. The following procedures will allow the public to attend the meeting by remotely accessing it on the internet.

For people who plan to view the meeting, but not comment or participate, the City is providing a YouTube live stream at the following link:

<https://www.youtube.com/channel/UCoL1RXdRDMzk98p53TMoqww>

For people who plan or think they might comment or participate at the meeting, the following instructions should be followed:

1. To address the Planning Board on an agenda item, you must register for the meeting by emailing the Planning Department at planning@cityofmebane.com by Monday, August 10, at 2:00 p.m. requesting to comment. When the email is received, instructions will be provided on how to register.
2. Registered participants will:
 - a. Provide their name, address and identify the agenda item(s) to which they will provide comments;
 - b. Be provided an access code to speak at the meeting via Zoom, a remote conferencing service.
 - c. Mute their phones or speakers until they are called on to comment.
 - d. Be called in the order that they are registered.
3. Per authority of NCGS 143-318.17, if a person participating remotely willfully disrupts the Council meeting, then upon direction by the Planning Board Chair, such person may be removed from electronic participation, or his or her e-mail may not be read.



Planning Board
Regular Meeting Agenda
August 10, 2020 at 6:30 p.m.

1. Call To Order
2. Approval of May 11, 2020, Meeting Minutes
3. Rezoning Request: B-2(CD) to R-6(CD) (“The Artisan at Mebane”) for +/-12.17-ac area of a +/-50.89-ac property located at 4000 Arrowhead Boulevard (Alamance County GPIN 9824166394), by Mebane NC TH, LLC
4. New Business
 - a. Lowes Boulevard Corridor Plan
5. Adjournment



**Mebane Planning Board Virtual Meeting
Minutes to the Meeting**

Glendel Stephenson Municipal Building
May 11, 2020
6:30 p.m.

Members Present: Kevin Brouwer, Keith Hoover, Lori Oakley, Gale Pettiford, Vice Chairman Judy Taylor, Larry Teague, Chairman Edward Tulauskas, Thomas Vinson

Members Absent: Kurt Pearson

Also Present: Montrena Hadley, Planning Officer, Cy Stober, Development Director, and IT Director, Kirk Montgomery

1. Call to Order

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

The Planning Board meeting tonight will be held virtually. For those wishing to view the meeting via YouTube live stream, please visit the following link:

<https://www.youtube.com/channel/UCoL1RXdRDMzK98p53TMoqww>

The City of Mebane will be maintaining measures in its ongoing effort to mitigate the spread of COVID-19. These measures include barring physical attendance at the meeting, employing social distancing, and implementing remote participation. We will be providing information on meeting participation and accessibility on the website and Facebook page.

2. Approval of March 9, 2020 Minutes

Thomas Vinson made a motion to approve the minutes from the March 9, 2020 meeting. Gale Pettiford seconded the motion which passed unanimously (8-0).

3. Request to Rezone +/-3.32 Acres (5 Parcels) located at 1218 S. Fifth Street (+/-0.65 acres), 1228 S. Fifth Street (+/-0.77 acres), Two Vacant Lots on S. Fifth Street (+/-0.87 acres; +/-0.59 acres), and a Vacant Lot on NC 119 Hwy (+/-0.44 acres) from R-20 (Single Family Residential) to B-2 (General Business) from Dogwood Properties Development Corporation

RZ-20-05

Staff presented an application/tax map from Dogwood Properties & Development Corporation, 1612 Aurora Place, Wilmington, NC 28403 requesting approval to rezone five (5) properties totaling +/-3.32 acres located at 1218 and 1228 South Fifth Street, as well as two (2) adjacent, unaddressed properties on South Fifth Street and one (1) unaddressed property on NC 119, from R-20 (Single-Family Residential) to B-2 (General Business). The properties are currently vacant lots, some with unoccupied dwellings on them. Their property boundaries were redefined



through the right of way acquisition process to support the NC 119 Bypass transportation improvement project. The properties are in the G-4 Secondary Growth Area but adjacent to the G-1 Mixed Use (III) Cameron Lane Primary Growth Area. They are also <1,000' from the Interstate 40/85 interchange and isolated from nearby properties by the NC 119 Bypass and widened South Third Street. Those properties are single-family residences to the north, east, and south; and commercial to the west and southwest. The property is located within the City of Mebane's Corporate Limits. The property is also identified as Alamance County GPIN 9814451870, 9814359762, 9814357699, 9814356678, and 9814358953. Tony Tate, owner of the property, 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.

Tony Tate, owner of the property, and also with TNT Landscaping, Durham, NC provided a brief overview of the rezoning request. He further explained that he has revised his application to B-2 from the B-2(CD) request he had presented back in March which was denied because he didn't have a site plan. Your recommendation was for us to come back and we've decided to come back to market it as commercial. We've been trying to acquire these properties since the 1990's and now the bypass comes 23 years later so we're trying to clean up the zoning and zone it all the same. He concluded NCDOT took away the septic and now sewer is available so we're trying to clean up properties and the zoning.

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

Lori Oakley replied I had opposed the B-2(CD), but I agree to this B-2 with the location, proximity to the thoroughfare, and surrounding commercial.

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

Lori Oakley made a motion to recommend approval of the rezoning as follows:

1. Motion to **approve** the B-2 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 G-4 Secondary Growth Area and is "...generally residential and commercial in nature..." (Mebane CLP, p.66).

Keith Hoover seconded the motion, which passed unanimously (8-0).

4. **Request to Rezone +/-1.26 Acres of +/-8.10 Acres Located at Mebane Oaks Road, Lot 3 From R-20 (Single Family Residential), CU-B-2 (Conditional Use – General Business) to B-2(CD) (General Business Conditional Zoning District) from Hendon Properties, LLC.**
RZ-20-06



Staff presented an application/tax map/site plan from Hendon Properties, LLC, c/o Mark Tiller, 3445 Peachtree Road, Suite 465, Atlanta, GA 30326 requesting approval to conditionally rezone +/-1.16 acres of +/-7.57 acres located on Mebane Oaks Road adjacent to Chick-Fil-A within the Extra-Territorial Jurisdiction (ETJ) from a split-zone R-20 (Single Family Residential) and CU-B-2 (Conditional Use – General Business) to B-2(CD) (General Business Conditional Zoning District). The developer proposes to develop the property for two detached commercial buildings that will be primarily served by traffic on Wilson Road Extension. The developer is offering to restrict the business uses of the property. Hendon Properties, LLC, has the property under contract. The developer has provided a site plan that will apply to the conditional zoning district. The site plan was reviewed by the Technical Review Committee and was revised based upon feedback.

The developer will be required to make all of improvements at his own expense except those noted on the site plan as being a NCDOT responsibility for the transportation improvement project I-5711 to widen Mebane Oaks Road. The property is also identified as Alamance County GPIN 9824046036. Mark Tiller, with Hendon Properties, LLC, 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.

Mark Tiller, Development Partner, with Hendon Properties, LLC, provided a brief overview of the rezoning request.

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

Lori Oakley inquired about the waiver request for a 15' side yard reduction on the south side of the site per their application.

Cy Stober explained that the UDO allows a small lot exemption and it was determined through the TRC process that a waiver is not needed for the side and that the aggregate averages 15'.

Lori Oakley addressed the proposed uses such as drive thru's being prohibited.

Mark Tiller replied sales, dental, 1,500 square foot space but no commitments yet. The two large spaces have signed.

Lori Oakley stated a bank, drug store, car lot, hotel, car washes don't fit this site; will you remove these or want to keep them.

Mark Tiller replied maybe in the future there could be a bank or other one of these may want to come in the future.



Lori Oakley asked with the future road expansion, will that be wider since they want a front waiver?

Cy replied there are plans for final improvements; maybe some small field changes.

Mark Tiller replied there was a dedication of 10' for Chick-Fil-A and then for our lot, that's why we asked for the waiver.

Lori Oakley asked does the parking meet the UDO?

Cy Stober replied yes.

Lori Oakley replied I have some concerns about some of the uses, hotel, etc.

Cy Stober replied a new public hearing would be required for changes.

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

Thomas Vinson made a motion to recommend approval of the rezoning as follows:

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 for a property within the City's G-4 Secondary Growth Area, which is intended to be "...generally residential and commercial in nature..." (Mebane CLP, p.72);
 - Serves Mebane CLP Growth Management Goal 1.6 by providing a bike rack on site and dedicating right of way to NCDOT to sidewalk on Mebane Oaks Road that will connect the property to other business and neighboring residences (pp.17 & 84);
 - Serves Mebane CLP Public Facilities and Infrastructure Goal 2.1 by providing right ow way on Mebane Oaks Road that improve pedestrian safety and access (pp.17 & 84); and
 - Implements the Mebane Oaks Road Transportation Improvement Plan along its frontage; or
- Vice Chairman Judy Taylor seconded the motion, which passed unanimously (8-0).

5. Request to Rezone +/-3.85 Acres Located at 101 & 103 South Fifth Street From M-1 (Heavy Manufacturing), B-3 (Neighborhood Business) to B-2 (CD) (General Business Conditional Zoning District) From Buffaloe Brothers Investments, LLC
RZ-20-07



Staff presented an application/tax map from Buffalo Brothers Investments, LLC, 513 Birchleaf Drive, Raleigh, NC 27606 requesting the conditional rezoning of two properties totaling +/-4.90 acres at 101 & 103 South Fifth Street from M-1 and B-3 to B-2(CD) to bring the lots into conformance. Buffalo Brothers Investments, LLC, owns the properties and proposes to introduce new tenants that will significantly change the traffic volumes. They are proposing to restrict the permitted uses for the conditional zoning district. The rezoning of the property will also bring it into conformance for existing uses and place the onsite sanitary sewer lift station within a municipal maintenance and landscaping easement. The applicant is requesting that the existing conditions on the properties be permitted to persist as a blanket condition of the zoning district. There are no proposed improvements to the property. The owner will be required to restripe the parking lot and make any improvements to the property that are necessary in the future. Significant changes to the properties will require a public hearing to amend the conditional zoning district. The site plan was reviewed by the Technical Review Committee and was revised based upon feedback. The property is also identified as Alamance County GPIN 9825134492, 9825133632. Michael L. Stewart, Engineer, with Stewart-Proctor, PLLC, attended the Planning Board meeting to answer any question in regards to this application.

Chairman Edward Tulauskas inquired about combining Items 5 & 6 for discussion. Gale Pettiford made a motion to recommend combining both Items 5 & 6 for discussion. Vice Chairman Judy Taylor seconded the motion, which passed unanimously (8-0).

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

Michael L. Stewart, P.E., with Stewart-Proctor, PLLC, Engineering & Surveying, 319 Chapanoke Road, Suite 106, Raleigh, NC 27603 provided a brief overview of the rezoning request. He explained that they want to clean up the site to current uses, restrict several uses, keep existing conditions, and add no new structures.

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

Lori Oakley stated this location is the gateway to downtown, but I'm concerned about some these uses such as RV's, Boat Sales, etc.

Michael Stewart replied some of these uses may have slipped by us.

Lori Oakley continued other uses such BNB, Nursing Homes, Hotel, Motel, Orphanage.

Michael Stewart replied I thought we had gone over the uses; a hotel might be good.

Lori Oakley continued garage uses, taxi terminal under Transportation, Warehouses, & Utilities.



A brief discussion ensued.

Michael Stewart replied we will take off Bicycle and Motorcycle Sales, Boat Sales, Orphanage, and Taxi Terminal. He concluded we will make these changes and resubmit.

Kevin Brouwer asked are any waivers listed?

Cy Stober replied waivers weren't itemized, but I can get that to you since I don't have those right now such as landscaping, parking, sidewalk, screening, setbacks, and buffering.

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

Gale Pettiford made a motion to recommend approval of the rezoning as follows:

1. Motion to approve and amend the B-2(CD) rezoning request as follows:
 - The applicant has volunteered to restrict the following uses in addition to those submitted with their initial rezoning application: Bicycle and Motorcycle Sales, Boat Sales, Orphanage, and Taxi Terminal; **and**
2. Motion to find that the request 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 G-1 Mixed Use Primary (I) Growth Area "Downtown", which is intended to be "...support this central business district containing a mix of stores, restaurants, old industrial, institutional and residential land uses ..." (Mebane CLP, pp.17, 68, & 69);
 - Serves Mebane CLP Growth Management Goal 1.1 by "...[e]ncourag[ing] a variety of uses in growth strategy areas and in the downtown, promot[ing]/encourage[ing] a village concept that supports compact and walkable environments" (pp.17 & 82);
 - Serves Mebane CLP Growth Management Goal 1.2 by "...continu[ing] to support historic Downtown Mebane's culture... [with] walkability, bikeability, shopping, dining...options" (pp.17, 82, & 83);
 - Serves Mebane CLP Growth Management Goal 1.6 by "...supporting walking between differing land uses while also reducing parking requirements," (pp.17 & 84); and
 - Serves the goals and objectives of the adopted *Downtown Vision Plan*, which applies to these properties.

Keith Hoover seconded the motion, which passed unanimously (8-0).



6. Request for a Special Use Permit to Allow a Planned Multiple Occupancy Group on +/-3.85 Acres Located at 101 & 103 South Fifth Street from Buffalo Brothers Investments, LLC

SU-20-01

Staff presented an application/tax map/site plan from Buffalo Brothers Investments, LLC, 6701 Fayetteville Road, Raleigh, NC 27603 requesting approval of a Special Use Permit to allow a Planned Multiple Occupancy Group for the two properties totaling +/-4.90 acres at 101 & 103 South Fifth Street. These properties are both owned by Buffalo Brothers Investments, LLC, which is proposing to recombine them, pending Special Use and Rezoning approval. The parcels function as a single lot, sharing parking and access. The Special Use Permit will bring the property into conformance with the Mebane UDO for multiple tenants on properties with >15,000 square feet of businesses use and allow new tenants that will generate significantly higher volumes of onsite traffic.

The Special Use Permit request is accompanied by a conditional rezoning request that is defined by a site plan that was reviewed by the City's Technical Review Committee. That site plan was revised based upon City staff feedback. The property is also identified as Alamance County GPIN 9825134492, 9825133632. Michael L. Stewart, Engineer, with Stewart-Proctor, PLLC, attended the Planning Board meeting to answer any question in regards to this application.

Chairman Edward Tulauskas inquired about combining Items 5 & 6 for discussion. Gale Pettiford made a motion to recommend combining both Items 5 & 6 for discussion. Vice Chairman Judy Taylor seconded the motion, which passed unanimously (8-0). See Item 5.

Gale Pettiford made a motion to recommend approval as follows:

1. Motion to approve the special use request as presented; **and**
3. Motion to find that the request is both reasonable and in the public interest because it finds that it:
 - a. Will not materially endanger the public health or safety;
 - b. Will not substantially injure the value of adjoining or abutting property;
 - c. Will be in harmony with the area in which it is located; and
 - d. Will be in conformity 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 G-1 Mixed Use Primary (I) Growth Area "Downtown", which is intended to be "...support this central business district containing a mix of stores, restaurants, old industrial, institutional and residential land uses ..." (Mebane CLP, pp.17, 68, & 69); and



- Serves Mebane CLP Growth Management Goal 1.1 by “...[e]ncourag[ing] a variety of uses in growth strategy areas and in the downtown, promot[ing]/encourage[ing] a village concept that supports compact and walkable environments” (pp.17 & 82);
- Serves Mebane CLP Growth Management Goal 1.2 by “...continu[ing] to support historic Downtown Mebane’s culture... [with] walkability, bikeability, shopping, dining...options” (pp.17, 82, & 83);
- Serves Mebane CLP Growth Management Goal 1.6 by “...supporting walking between differing land uses while also reducing parking requirements,” (pp.17 & 84); and
- Is consistent with the goals and objectives of the adopted *Downtown Vision Plan* that applies to this property.

Keith Hoover seconded the motion, which passed unanimously (8-0).

7. Request to Rezone +/-92.8 Acres Located Within the North Carolina Commerce Park (NCCP) Directly West of Prescient Manufacturing along Senator Ralph Scott Parkway From B-2 (General Business) to M-2 (Light Manufacturing) from Samet Corporation

RZ-20-08

Staff presented an application/tax map from Samet Corporation, 309 Gallimore Dairy Road, Suite 102, Greensboro, NC 27409 requesting the rezoning of one +/-92.80-ac property transected by Senator Ralph Scott Parkway and fronting both Interstate 40/85 and NC 119, from B-2 (General Business) to M-2 (Light Manufacturing). The rezoning of the property will be consistent with the designated purpose and use of the North Carolina Commerce Park (NCCP), which is jointly served and zoned by the Cities of Mebane and Graham. There are utilities present along Senator Ralph Scott Parkway but this property is not within the City’s corporate limits. There is no proposed use for the property at this time. The applicant has an option to purchase the property. The property is also identified as Alamance County GPIN 9804601723. Brian Hall, with Samet Corporation, attended the Planning Board meeting to answer any question in regards to this application.

Chairman Edward Tulauskas inquired about combining Items 7 & 8 for discussion. Gale Pettiford made a motion to recommend combining both Items 7 & 8 for discussion. Kevin Brouwer seconded the motion, which passed unanimously (8-0).

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

Brian Hall, Director of Development, with Samet Corporation, provided a brief overview and PowerPoint of the rezoning request. He explained the partnerships with the NCIC since 2001 and with the NCCP since 2015. He concluded that they were preparing the property for the continued



development of the NCCP and preparing the property to adequately serve similar industrial uses as planned for the North Carolina Commerce Park.

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

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

Gale Pettiford made a motion to recommend approval of the rezoning request as follows:

1. Motion to approve the M-2 rezoning request as presented; **and**
2. Motion to find that the request 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 G-1 Industrial Primary (IV) Growth Area "Part of NCCP", which is intended to be "Support industrial uses at this location, Buffer inconsistent land uses (especially residential) from this site with treed buffers, as provided in the [UDO]. (Mebane CLP, pp. 17, 74, & 75); and
 - Serves Mebane CLP Growth Management Goal 1.7 by "Continu[ing] to support industrial development at existing industrial parks near I-40/85" (pp. 17 & 84)

Thomas Vinson seconded the motion, which passed unanimously (8-0).

8. Request to Rezone +/-6.6 Acres Located Within the North Carolina Commerce Park (NCCP) West of Prescient Manufacturing along Senator Ralph Scott Parkway from MHP (Mobile Home Park) to M-2 (Light Manufacturing) from the City of Mebane and the City of Graham
RZ-20-09

Staff presented an application/tax map from the City of Mebane, City of Graham, P.O. Drawer 357, Graham, NC 27253 requesting the rezoning of one +/-6.66-ac property along Senator Ralph Scott Parkway, from MHP (Mobile Home Park) to M-2 (Light Manufacturing). The City owns the property jointly with the City of Graham. The rezoning of the property will be consistent with the designated purpose and use of the North Carolina Commerce Park (NCCP), which is jointly served and zoned by the City of Graham. There are utilities present along Senator Ralph Scott Parkway but this property is not within the City's corporate limits. There is no proposed use for the property at this time. The applicant has an option to purchase the property. The property is also identified as Alamance County GPIN 9804513400. Brian Hall, with Samet Corporation, attended the Planning Board meeting to answer any question in regards to this application.



Chairman Edward Tulauskas inquired about combining Items 7 & 8 for discussion. Gale Pettiford made a motion to recommend combining both Items 7 & 8 for discussion. Kevin Brouwer seconded the motion, which passed unanimously (8-0). See Item 7.

Gale Pettiford made a motion to recommend approval of the rezoning request as follows:

1. Motion to approve the M-2 rezoning request as presented; **and**
2. Motion to find that the request 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 G-1 Industrial Primary (IV) Growth Area "Part of NCCP", which is intended to be "Support industrial uses at this location, Buffer inconsistent land uses (especially residential) from this site with treed buffers, as provided in the [UDO]. (Mebane CLP, pp. 17, 74, & 75); and
- Serves Mebane CLP Growth Management Goal 1.7 by "Continu[ing] to support industrial development at existing industrial parks near I-40/85" (pp. 17 & 84)

Thomas Vinson seconded the motion, which passed unanimously (8-0).

9. Proposed Text Amendment to the Mebane Unified Development Ordinance (UDO), Article 4, Table 4-1-1, Table of Permitted Uses – to allow Fruit & Vegetable Stands as a Temporary Use in B-1 (Central Business District) Zoning Districts
UDO-OA-20-01

Cy Stober, Development Director, presented and provided a brief overview and PowerPoint of the proposed amendments to the Unified Development Ordinance (UDO) as follows:

Proposed Text Amendments to the City of Mebane Unified Development Article 4 ("Use Regulations, Density, and Dimensional Standards, Development Standards for Individual Uses"), Section 1 ("Permitted Uses"), Table 4-1-1 ("Table of Permitted Uses"); and Section 7.13 ("Development Standards for Temporary Uses") to allow Outdoor Fruit and Vegetable Stand, Seasonal, as a permitted use with development standard for the B-1 Central Business District. Currently, this temporary use is permitted only in R-20A, B-2, and B-3 zoning districts. The adopted *Mebane Vision Plan* calls for allowing greater access to local foods and even recommends a Farmers' Market downtown. However, the majority of properties in the City's downtown historic district are B-1 zoning districts. There are very few B-1 zoning districts elsewhere in the City, making the impacts of this amendment to the UDO localized. The proposed amendment will allow this use downtown, provided the development standards that are already apply to the other zoning districts are required. While on-site parking may be less possible downtown, there is more availability for on-street parking that is not readily available elsewhere in the City.



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

Thomas Vinson asked are they expanding?

Cy Stober replied they are moving to a new property and that's what is driving this by staff.

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

Lori Oakley made a motion to recommend approval of the amendment as follows:

1. Motion to approve the text amendment as presented; and
2. Motion to find that the request is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:

- Serves Mebane CLP Growth Management Goal 1.1 by "...[e]ncourag[ing] a variety of uses in growth strategy areas and in the downtown, promot[ing]/encourage[ing] a village concept that supports compact and walkable environments" (pp.17 & 82);
- Serves Mebane CLP Growth Management Goal 1.2 by "...continu[ing] to support historic Downtown Mebane's culture... [with] walkability, bikeability, shopping, dining...options" (pp.17, 82, & 83); and
- Serves the goals and objectives of the adopted *Downtown Vision Plan*.

Gale Pettiford seconded the motion, which passed unanimously (8-0).

10. New & Other Business

Cy Stober provided an update on the virtual Open House meeting for the Burlington-Graham MPO Metropolitan Transportation Plan scheduled for Tuesday, May 12, 2020, 5:30 p.m. - 6:30 p.m. The website is <http://www.bgmpogettingthere2045.com/> for "Getting There 2045". Once complete, this plan will establish the future vision for the region's transportation system and lay out strategies to help achieve this vision over the next 25 years.

Cy Stober informed the Board that Gale Pettiford's seat is up for reappointment and the term ends June 30, 2020. Ms. Pettiford has expressed interest for reappointment. Reappointment will be held at the July City Council meeting for the Alamance County ETJ seat.

Cy Stober provided a brief UDO update – A six (6) month extension has been granted and updates are due July 2021.

11. Adjournment

There being no further business, the meeting was adjourned at 7:35 p.m.



AGENDA ITEM #3

RZ 20-10

Conditional Rezoning –
The Artisan at Mebane

Presenter

Ashley Ownbey, City Planner

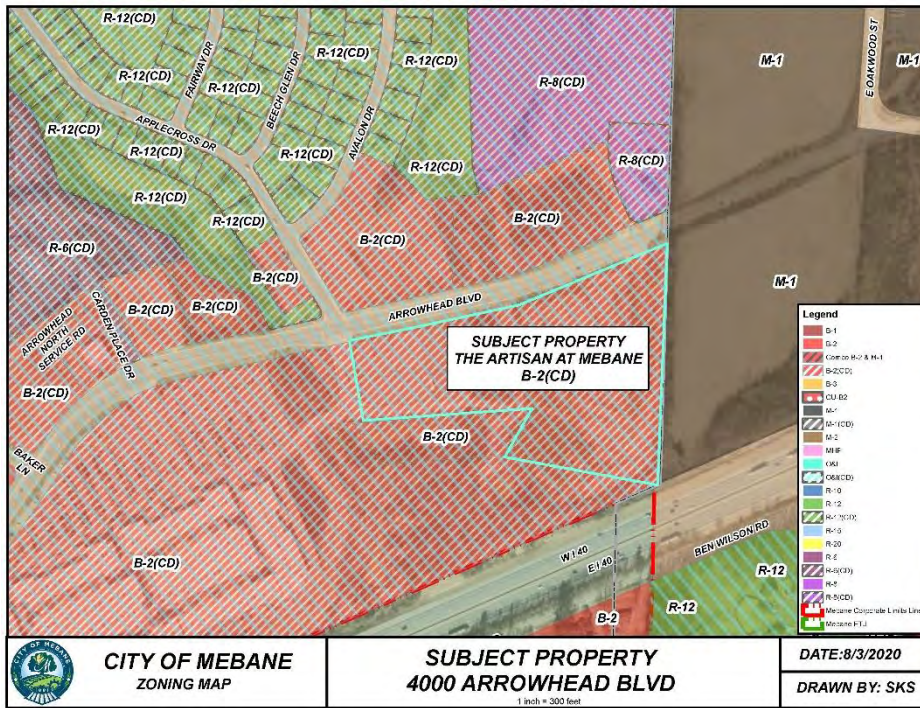
Applicant

Mebane NC TH, LLC
c/o Brett Basnight
111 South Spring Street
Spartanburg, SC 29306

Public Hearing

Yes No

Zoning Map



Property

4000 Arrowhead Blvd,
Alamance County
GPIN #9824166394

Proposed Zoning

R-6(CD)

Current Zoning

B-2(CD)

Size

+/-12.17 acres of a +/-
50.89-ac parcel

Surrounding Zoning

B-2, B-2(CD), R-12, R-
12(CD)

Surrounding Land

Uses

Business, Single-Family
Residential, & Vacant

Utilities

To be extended at
developer's expense

Floodplain

Yes

Watershed

No

City Limits

Yes

Summary

Mebane NC TH, LLC, c/o Brett Basnight, is requesting approval to conditionally rezone +/-12.17 acres of a +/-50.89 ac property located at 4000 Arrowhead Boulevard from B-2(CD) (General Business, Conditional Zoning District) to R-6(CD) (Residential Conditional Zoning District) to allow “The Artisan at Mebane” an 85-unit townhome subdivision developed as a Residential Cluster Development. All units in this proposed development are to be for rent, not sale. The property is located in Alamance County within the City limits. Mebane NC TH, LLC, has the property under contract to purchase, contingent upon approval of the conditional rezoning.

The applicant proposed to provide site-specific plan onsite amenities & dedications include the following:

- The construction of all internal roads;
- The construction of 5’ sidewalks along all roads except for Roads C & D;
- The construction of an 8’ gravel-surfaced privately-maintained walking trail internal to the development and connected to the City’s publicly-maintained sidewalk along Arrowhead Boulevard; and
- The construction of a clubhouse and pool to exclusively serve development residents.

Requested waivers:

- A reduced municipal street right of way for Roads C & D to 35’ and featuring no sidewalks, unless otherwise shown on the site plan;
- A minimum lot size of 1,900 s.f. for the proposed individual townhome lots;
- The UDO requires that this development provide 213 parking spaces total and the applicant is requesting to provide 195;
- The UDO requires a minimum lot size of 6,000 s.f. with an allowed 40% reduction to 3,600 s.f. and the applicant is requesting a minimum lot size of 1,900 s.f.;
- The UDO establishes a maximum lot coverage of 40% and the applicant is requesting to develop up to 55% of the lot area;
- The UDO requires front setbacks of 30’ and the applicant is requesting that they be reduced to 25’.
- The UDO requires corner side setbacks of 18’ and the applicant is requesting that they be reduced to 10’ minimum, with a minimum building separation of 20’;
- The UDO requires rear setbacks of 25’ and the applicant is requesting that they be reduced to 15’; and
- The UDO requires a minimum lot width of 85’ with a maximum reduction to 40’ wide, and the applicant is requesting that they be reduced to 20’.

The Technical Review Committee (TRC) has reviewed the site plan and the applicant has revised the plan to reflect the comments.

Financial Impact

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

Recommendation

The Planning staff has reviewed the request for harmony with the zoning of the surrounding area and consistency with the City's adopted plans and recommends approval.

Suggested Motion

1. Motion to approve the R-6(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*. The request:
 - 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);
3. Motion to **deny** the R-6(CD) rezoning as presented due to a lack of
 - a. Harmony with the surrounding zoning

OR

 - b. Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design* or any of the City's other adopted plans.

Attachments

1. Zoning Amendment Application
2. Zoning Map
3. Site Plan
4. Planning Project Report
5. Preliminary Water and Sewer System Approval Letter
6. Technical Memorandum – City Engineering Review



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: Mebane NC TH, LLC

Address of Applicant: 111 South Spring Street Spartanburg, SC 29306

Address and brief description of property to be rezoned: portion of 9824166394,
4000 Arrowhead Blvd, Tanger Properties

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

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

Yes ___ Explain: _____ No X

Type of re-zoning requested: R-6 (CD)

Sketch attached: Yes X No _____

Reason for the requested re-zoning: Improve undeveloped land to provide an
urban living experience, integrating residential with nearby walkable retail.

Signed: *B. Baniglat*

Date: 2/11/2020

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 2nd 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 1st Monday of each month at 6:00 p.m.



TRANSMITTAL

TO: Montrena Wilson Hadley Date: 02/25/2020 Job #: 44076
City of Mebane-Planning & Zoning Project: Artisan at Mebane
102 South 5th Street Reference: _____
Mebane, NC 27302 Copies Sent To: _____

- ENCLOSED PLEASE FIND:
 WE ARE SENDING UNDER SEPARATE COVER:

COPIES	DATE	NUMBER	DESCRIPTION
6		1	Set of Site Plans 24x36
1		2	Application for a Rezoning Amendment
1		3	Check for Rezoning Application
1		4	Check for Site Plan
1		5	CD with submittal materials

THESE ITEMS ARE TRANSMITTED:
If enclosures are not as noted, please notify us at once.

COMMENTS:

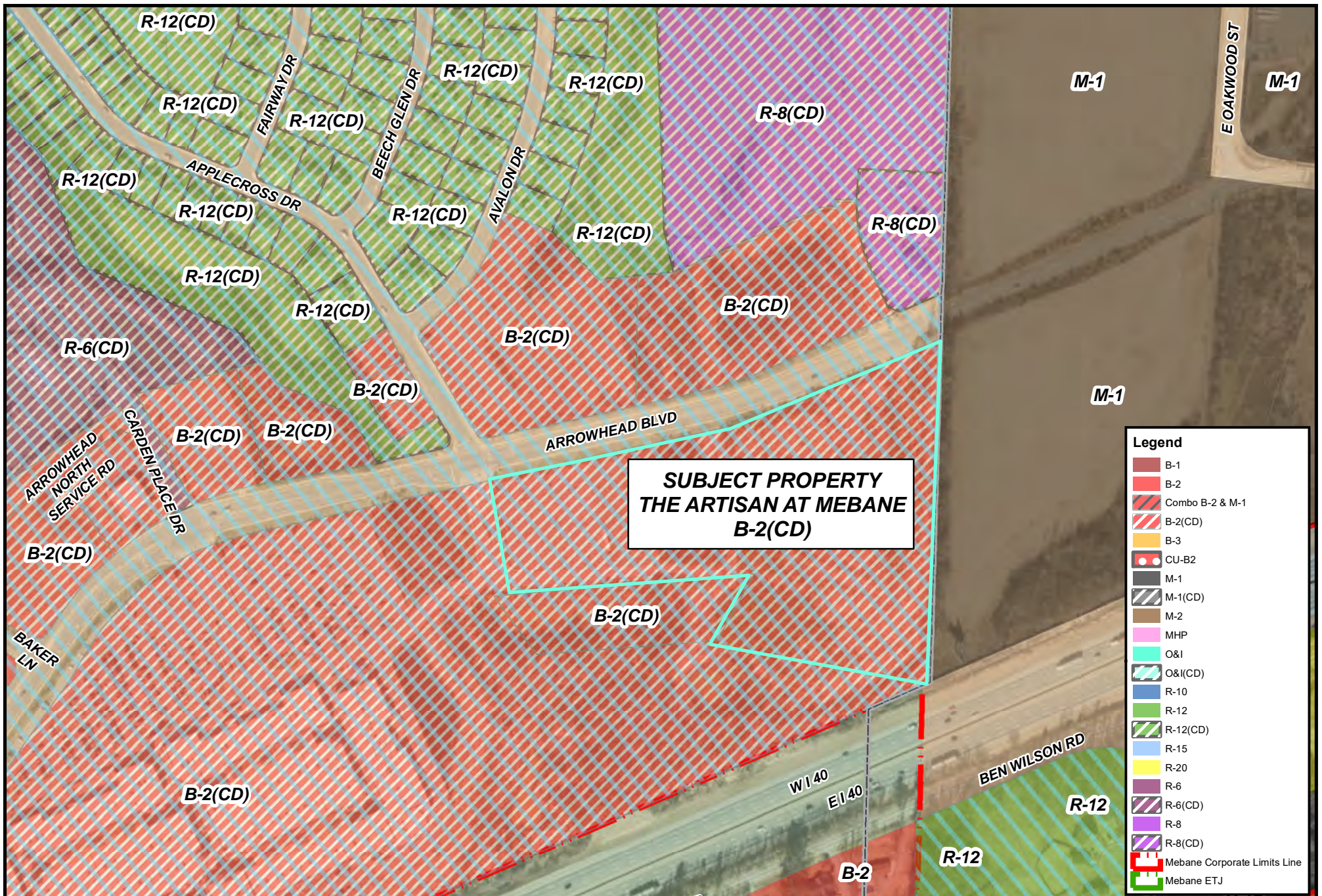
Feel free to contact me with any questions at 919-866-4509, 704-267-6567 or beth.blackmon@timmons.com.

Thank you,

Beth Blackmon

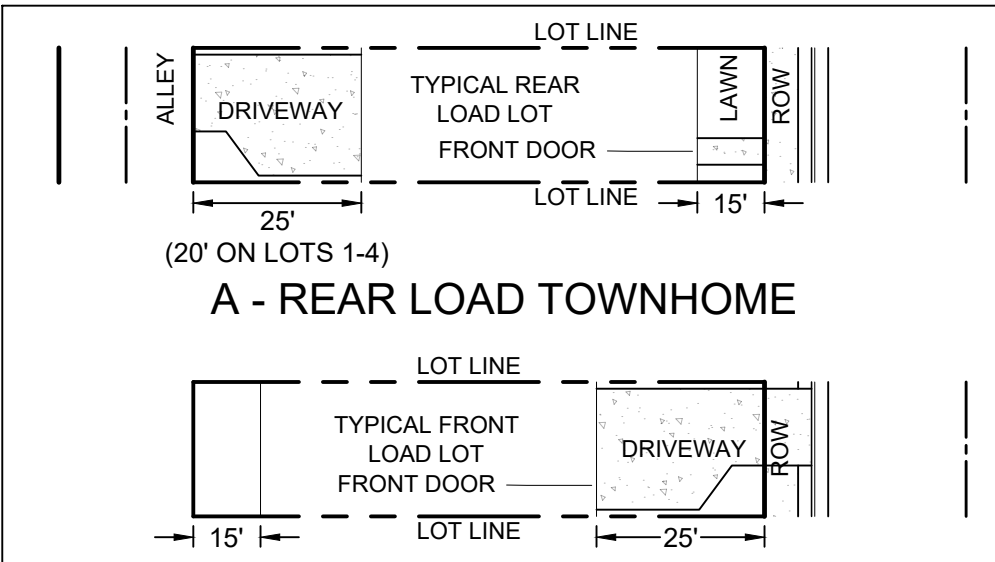
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
 TEL 919.866.4951 FAX 919.859.5663

Site Development | Residential | Infrastructure | Technology | www.timmons.com



GENERAL SITE NOTES

- IRON PIPES AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.
- WATER AND SEWER PROVIDED BY THE CITY OF MEBANE.
- THE SUBJECT PROPERTY LIES IN ZONE X AND ZONE AE IN ACCORDANCE WITH FIRM MAP #3710982400L WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2017.
- ROADS AND DRIVEWAYS SHALL COMPLY WITH NCDOT AND CITY OF MEBANE STANDARDS.
- THE WATER AND SEWER SYSTEMS SHALL COMPLY WITH CITY OF MEBANE STANDARDS.
- BOUNDARY INFORMATION TAKEN FROM A SURVEY BY GSC SURVEYING DATED JANUARY 6, 2020. TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY GSC SURVEYING GROUP DATED JANUARY 6, 2020 AND ALAMANCE COUNTY GIS.
- ALL STREETS WITHIN THE SUBDIVISION WILL HAVE A POSTED SPEED LIMIT OF 25 MPH.
- A COMMON OWNER IN THE FORM OF A PROPERTY MANAGEMENT OR HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE CITY OF MEBANE UNIFIED DEVELOPMENT ORDINANCE (UDO).
- TRAIL IS INTENDED FOR PEDESTRIAN ACCESS AND WILL BE STABILIZED USING GRAVEL AND EDGING.
- PROJECT SHALL MEET APPLICABLE FHA DESIGN AND CONSTRUCTION REQUIREMENTS AS WELL AS ANY ADA REQUIREMENTS FOR AREAS OF THE DEVELOPMENT THAT ARE PLACES OF PUBLIC ACCOMMODATION.
- STRUCTURES MAY OCCUPY GREATER THAN 40% OF LOTS. WAIVER ALLOWING STRUCTURES TO OCCUPY UP TO 55% OF LOTS IS REQUESTED.
- LIGHTING PLAN WILL BE PROVIDED WITH CONSTRUCTION PLANS.

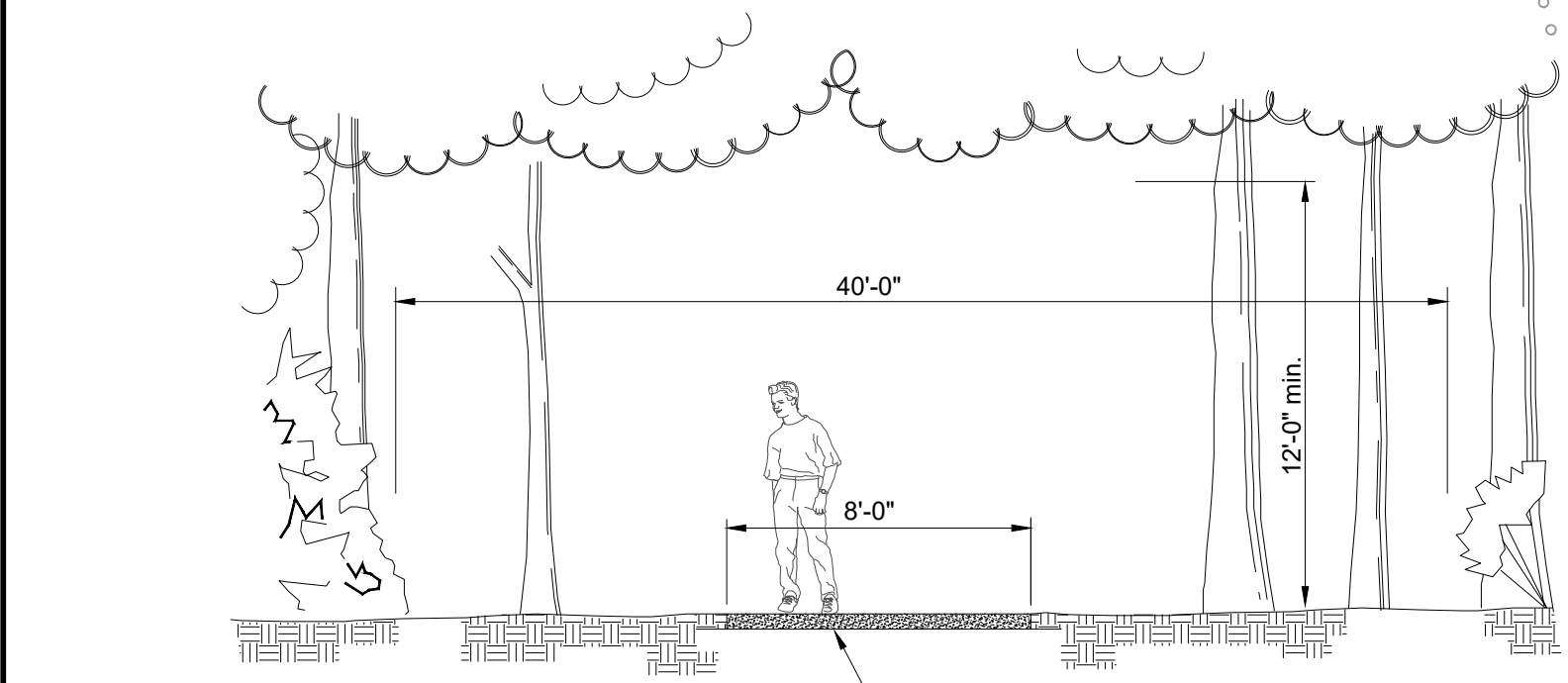


TYPICAL LOT LAYOUTS

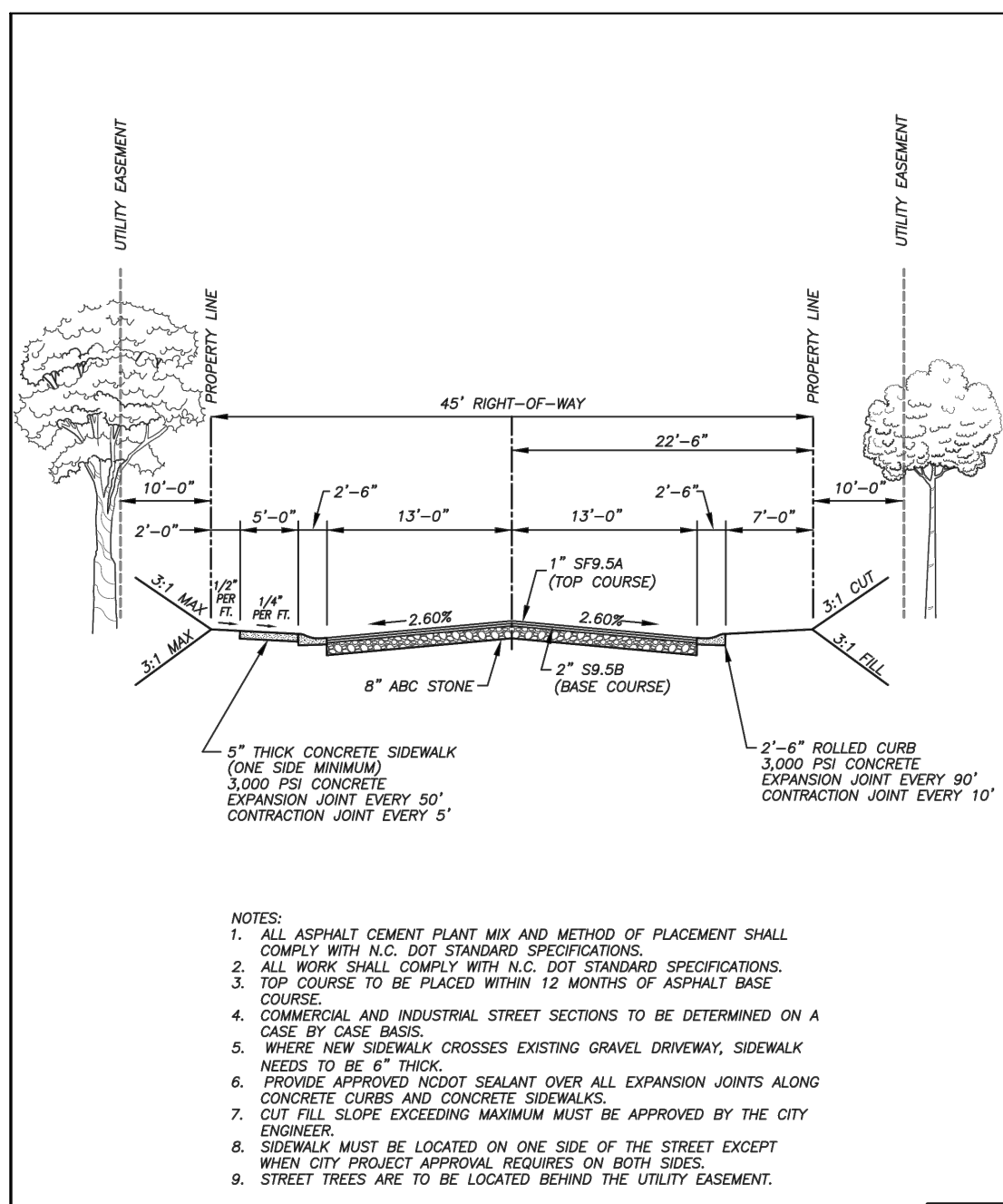
NOT TO SCALE
*LAYOUTS AND SIZES MAY VARY

PRIVATE COMMON AREA			
OPEN SPACE 1	4,264 SF	0.10 AC	Streetscape Buffer & OS
OPEN SPACE 2	3,096 SF	0.07 AC	Streetscape Buffer & OS
OPEN SPACE 3	2,477 SF	0.06 AC	Streetscape Buffer & OS
OPEN SPACE 4	1,995 SF	0.05 AC	Drainage & OS
OPEN SPACE 5	2,827 SF	0.06 AC	Streetscape Buffer & OS
OPEN SPACE 6	2,627 SF	0.06 AC	Drainage & OS
OPEN SPACE 7	72,764 SF	1.67 AC	Drainage & Recreation
OPEN SPACE 8	2,609 SF	0.06 AC	Streetscape Buffer & OS
OPEN SPACE 9	2,306 SF	0.05 AC	Streetscape Buffer & OS
OPEN SPACE 10	3,253 SF	0.07 AC	Streetscape Buffer & OS
OPEN SPACE 11	17,136 SF	0.39 AC	Streetscape Buffer & OS
OPEN SPACE 12	74,688 SF	1.71 AC	Drainage & OS
OPEN SPACE 13	55,788 SF	1.28 AC	Amenity Area & OS
TOTAL	245,831 SF	5.64 AC	AC

PROJECT AREA		
ROW	100,129 SF	2.30 AC
LOTS	184,276 SF	4.23 AC
PRIVATE COMMON AREA	245,831 SF	5.64 AC
TOTAL AREA	530,236 SF	12.17 AC

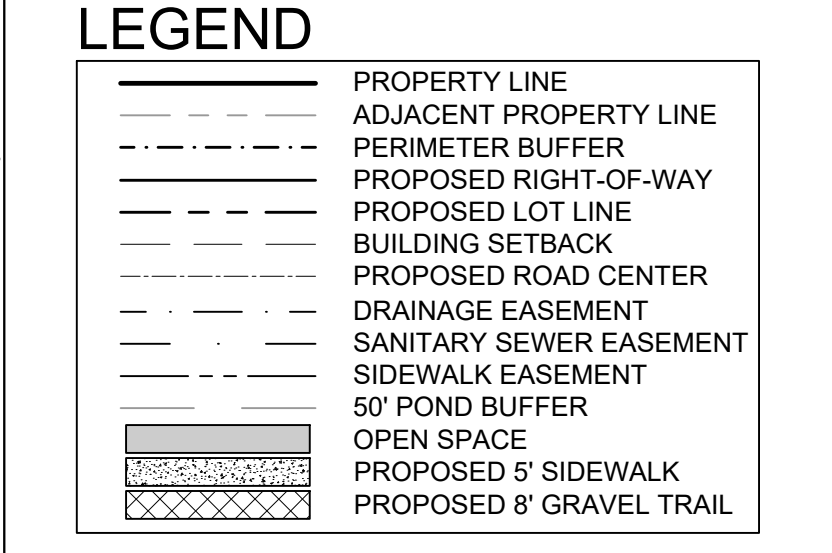


- GENERAL NOTES:**
- CONTRACTOR SHALL CLEAR FOREST UNDER STORY AND BRUSH FOR A DISTANCE OF 20' ON EITHER SIDE OF THE TRAIL. TREES SHALL BE LIMBED UP TO A VERTICAL DISTANCE OF 12' FROM THE FOREST FLOOR IN THE 40' WIDE ZONE. BRANCHES SHALL BE CUT ABOVE AND PARALLEL TO THE BRANCH COLLAR WITH STANDARD TREE PRUNING EQUIPMENT USING 3-STEP METHOD TO REMOVE WEIGHT OF BRANCH PRIOR TO FINAL CUT.
 - CONTRACTOR SHALL USE WOOD CHIPPER TO DISPOSE OF LANDSCAPE CLEARING DEBRIS. WOOD CHIPS SHALL BE BLOWN INTO WOODS ADJACENT TO THE TRAIL. CONTRACTOR SHALL USE ALL PRACTICAL MEANS TO REDUCE AMOUNT OF WASTE SENT FROM THE JOB SITE TO THE LANDFILL.
 - IN AREAS WHERE THE TRAIL IS ROUTED ADJACENT TO THE WOODS' EDGE, UNDER STORY CLEARING SHALL EXTEND 20' INTO WOODS.
 - CONSTRUCTION MUST COMPLY WITH RIPARIAN BUFFER ORDINANCE.



WAIVER DETAIL

CITY OF MEBANE STANDARD ST-2 TO BE MODIFIED VIA WAIVER TO BE 35' PUBLIC RIGHT-OF-WAY (17.5' EACH SIDE OF CENTERLINE) OVER 31" B-B ROLL CURB AND GUTTER WITH A PUBLIC SIDEWALK EASEMENT WHERE SIDEWALK IS INSTALLED FOR ROAD C AND ROAD D.



SITE DATA

OWNERS/SUBDIVIDER/DEVELOPER:
MEBANE NC TH, LLC
111 SOUTH SPRING STREET
SPARTANBURG, SC 29306
PHONE: 704-724-7019

ENGINEER:
TIMMONS GROUP
JIM CHANDLER, PE
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919-866-4507

PROPOSED SETBACKS
FRONT = 25'
REAR = 15'
CORNER SIDE = 10'
BUILDING SEPARATION = 20'

PROPOSED OPEN SPACE = 750 SF/UNIT (MF PRIVATE RES) + 1,000 SF/UNIT (OPEN SPACE) = 143,500 SF (3.29 AC)
PROVIDED OPEN SPACE = 5.51 AC

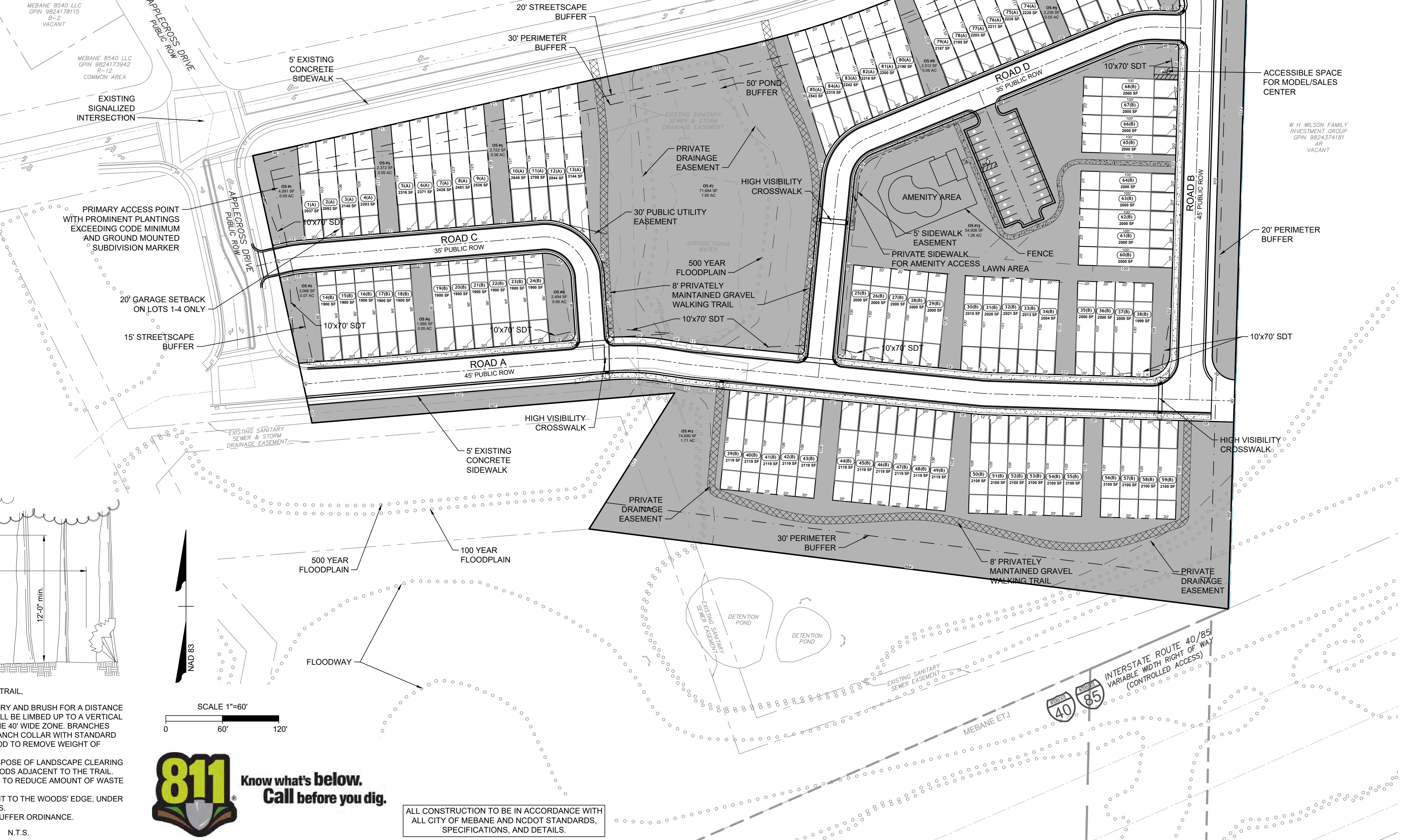
REQUIRED PARKING = 2 SPACES/DU + 0.5 SPACES/DU < 2 BEDROOMS = 213 SPACES
PROVIDED PARKING = 195 SPACES

MIN LOT SIZE IN R6 ZONING = 6,000 SF
MIN LOT SIZE PROPOSED = 1,900 SF

STREET TABLE

ROAD NAME	TYPE	LENGTH
ROAD A	45' PUBLIC ROW	990 LF
ROAD B	45' PUBLIC ROW	540 LF
ROAD C	35' PUBLIC ROW	460 LF
ROAD D	35' PUBLIC ROW	644 LF
TOTAL		2,634 LF

CITY OF MEBANE STANDARD
RESIDENTIAL STREET SECTION FOR TOWNHOME DEVELOPMENTS (45' ROW - 31" B-B)
SCALE: N.T.S. DATE: 2/3/2020 DRAWN BY: HDP



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF MEBANE AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

FOR REVIEW ONLY

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL: 919-866-4951 FAX: 919-866-5124 WWW.TIMMONSGROUP.COM

REVISION DESCRIPTION	DATE
YOUR VISION ACHIEVED THROUGH OURS.	07/15/2020

DRAWN BY: 331
DESIGNED BY: 331
CHECKED BY: J.CHANDLER
SCALE: 1" = 60'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ARTISAN AT MEBANE
MEBANE, ALAMANCE COUNTY, NORTH CAROLINA

PRELIMINARY SITE & SUBDIVISION PLAN

JOB NO. 44076
SHEET NO. C2.0

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PLANNING PROJECT REPORT

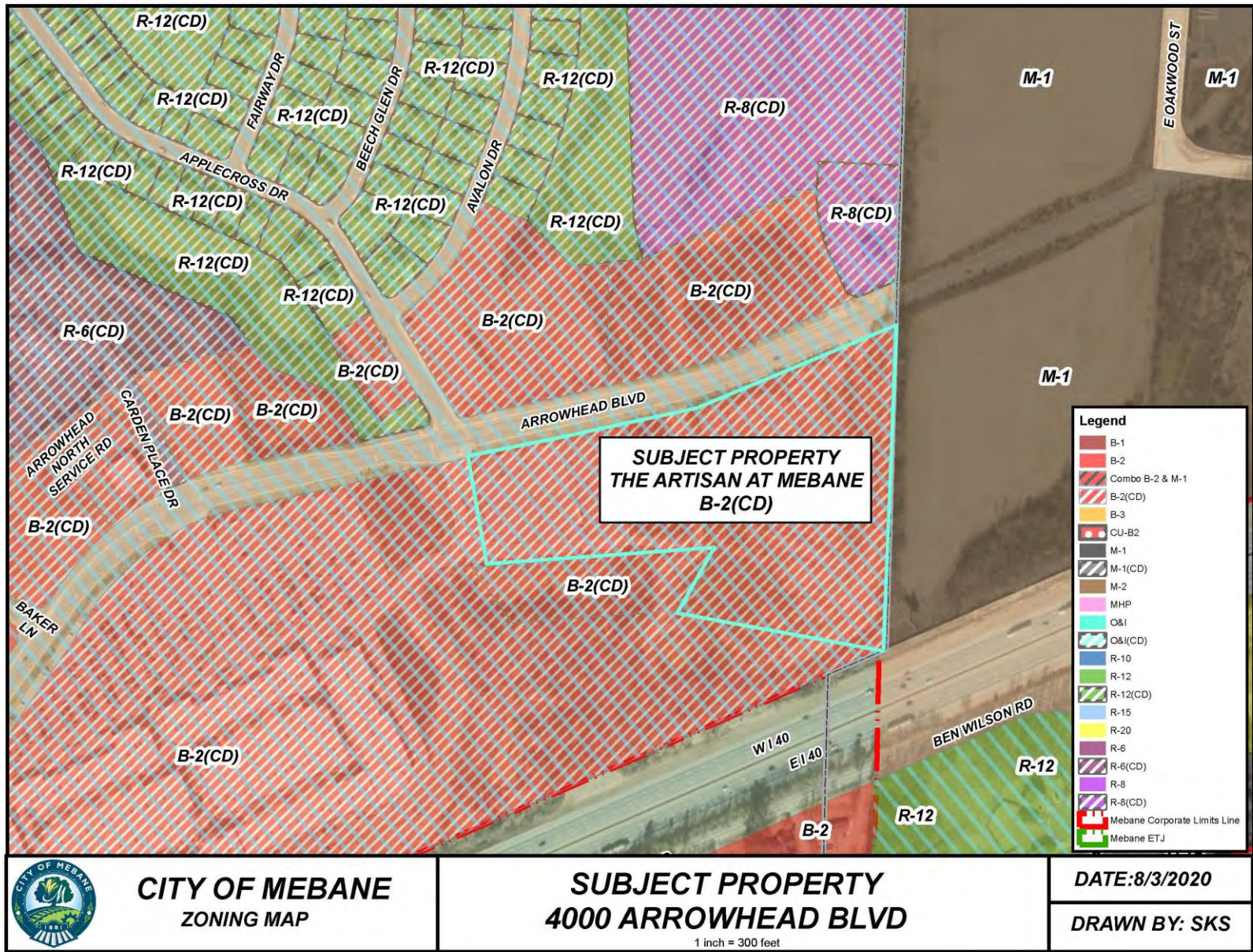
DATE	07/31/20
PROJECT NUMBER	RZ 20-10
PROJECT NAME	The Artisan at Mebane
	Mebane NC TH, LLC
APPLICANT	c/o Brett Basnight
	111 South Spring Street
	Spartanburg, SC 29306

CONTENTS

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LAND USE REPORT	PAGE 6
UTILITIES REPORT	PAGE 9
STAFF ZONING REQUEST RECOMMENDATION	PAGE 11

ZONING REPORT

EXISTING ZONE	B-2(CD) (General Business Conditional Zoning Residential, 2008 Mebane Zoning Ordinance)
REQUESTED ACTION	R-6(CD) (Residential, Conditional Zoning District)
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	Parking Area, Vacant
PARCEL SIZE	+/-12.17 acres of a +/-50.89 parent parcel
PROPERTY OWNERS	Tanger Properties Limited Partnership 3200 Northline Avenue Suite 360 Greensboro, NC 27408 GPINs 9824166394
LEGAL DESCRIPTION	The applicant proposes to rezone +/-12.17 acres of a +/-50.89 ac tract from B-2(CD) (General Business, Conditional Zoning District) to R-6(CD) (Residential, Conditional Zoning District) to allow for a Residential Cluster rental townhome development of 85 lots.
AREA ZONING & DISTRICTS	All properties to the east and west are B-2 (CD) (General Business, Conditional Zoning District) and retail components of a master planned community under the 2008 <i>Mebane Zoning Ordinance</i> . Two properties to the north are also zoned for this purpose. The R-12(CD) (Single-Family Residential, Conditional Zoning District) and R-8(CD) (Multifamily Residential, Conditional Zoning District) to the north are also parts of that master planned community. The properties south across Interstate 40/85 are all zoned B-2 (General Business) with the exception of Collington Farm, which is zoned R-12 (Single-Family Residential).
SITE HISTORY	The property has been primarily used as an overflow parking lot by Tanger Outlet Shopping Center but is vacant most of the year as well as a forested vacant area. This property was approved for a Conditional Use Permit and rezoning request under the City's Zoning Permit and that multi-part development has maintained its vested rights through consistent activity on different components of the master plan that have subsequently been subdivided from the original large property.
STAFF ANALYSIS	
CITY LIMITS?	<input checked="" type="checkbox"/> YES <input 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 support single-family residential use, consistent with the R-12 development to the north. This development will differ in that its units will be available for rent not for sale. It will introduce a residential use next to the B-2(CD) zoning district to the west and along the interstate corridor but this is seen elsewhere in Mebane, including west of Mebane Oaks Road.



LAND USE REPORT

EXISTING LAND USE	(Overflow) Parking Area, Vacant, & Forested
PROPOSED LAND USE & REQUESTED ACTION	The applicant is requesting a conditional rezoning to develop +/-12.17 acres of a +/-50.89 ac tract for a Residential Cluster rental townhome development of 85 lots (6.98 du/ac).
PROPOSED ZONING	R-6(CD) (Residential, Conditional Zoning District)
PARCEL SIZE	+/-12.17 acres of a +/-50.89 parent parcel
AREA LAND USE	One of the properties to the north is a single-family residential development. The Flats at Arrowhead apartments is also north of this project site. There are two vacant business parcels north of this property. The properties to the west are currently used for the Tanger Outlet Shopping Center. The property to the east is vacant. The properties directly south of the subject are across Interstate 40/85 and are largely used for residential purposes despite being zoned for business. The single-family residential development Collington Farm also lies south of the interstate corridor.
ONSITE AMENITIES & DEDICATIONS	The applicant proposes to provide a 8'-wide private walking trail that connects to the public sidewalk along Arrowhead Boulevard. The applicant is also proposing to provide a private swimming pool and clubhouse for residents.
WAIVER REQUESTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	Reduction of the municipal street right of way for Roads C & D to 35' and featuring no sidewalks, unless otherwise shown on the site plan; A minimum lot size of 1,900 s.f. for the proposed individual townhome lots; Provision of 195 parking spaces total rather than the 213 required; A minimum lot size of 1,900 s.f. rather than the required area of 6,000 s.f. or permitted 40% reduction of 3,600 s.f.; A maximum lot coverage of 55% rather than the required maximum of 40%; A 25' front setback rather than the required 30'. A 10' corner side setback rather than the required 18', with a minimum building separation of 20'; A 15' rear setback rather than the required 25'; and A minimum lot width of 20' rather than the required 85' or a permitted reduction of 40'.

CONSISTENCY WITH *MEBANE BY DESIGN* STRATEGY

LAND USE GROWTH STRATEGY DESIGNATION(S)

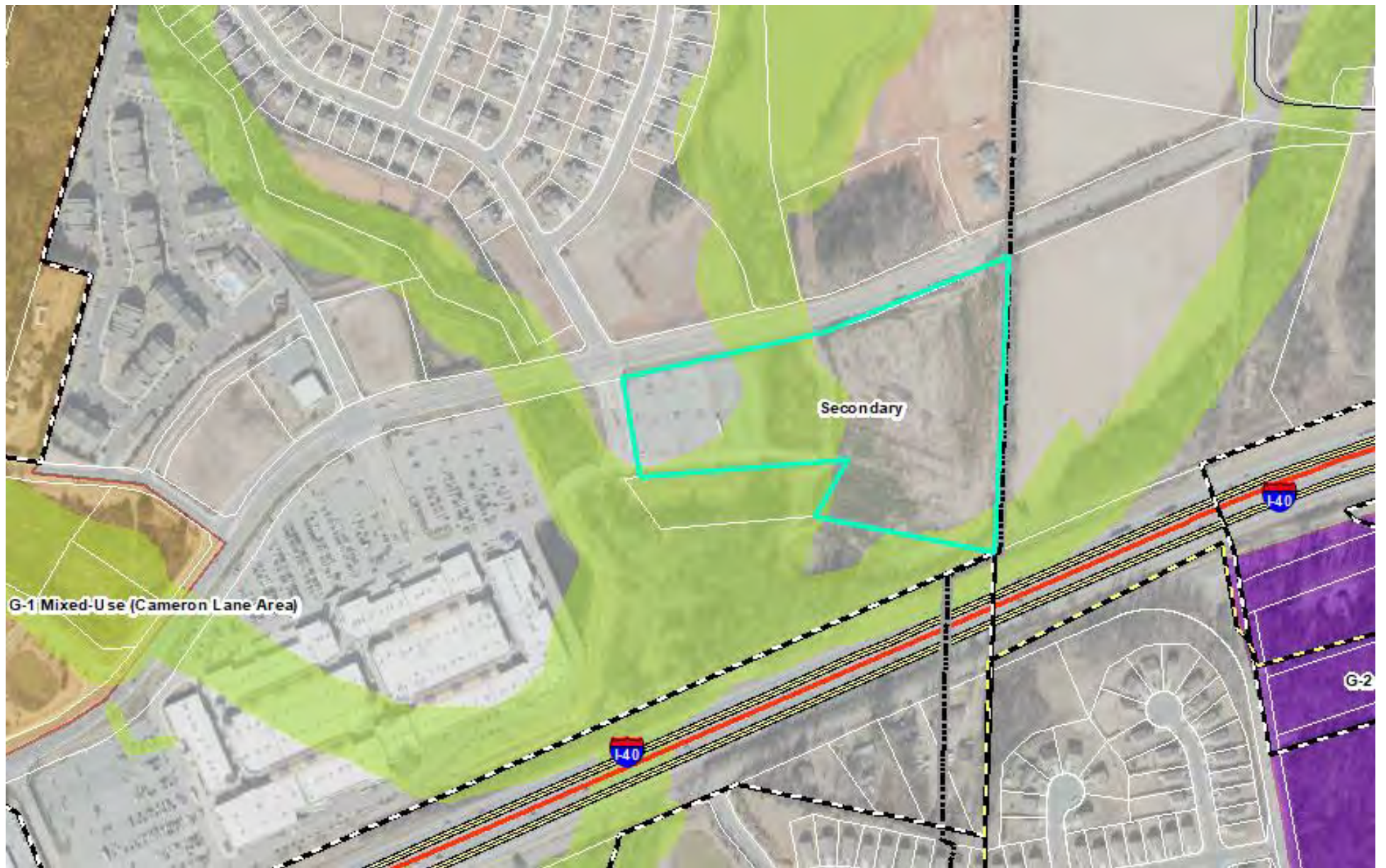
G-4 Secondary Growth Area
Conservation Area

***MEBANE BY DESIGN* GOALS & OBJECTIVES SUPPORTED**

GROWTH MANAGEMENT 1.6
Require that commercial development be pedestrian-friendly, supporting walking between differing land uses while also reducing parking requirements.

OPEN SPACE AND NATURAL RESOURCE PROTECTION 4.3
Support park, greenway, and open space expansion in developed and developing areas, prioritizing connectivity between each location.

***MEBANE BY DESIGN* GOALS & OBJECTIVES NOT SUPPORTED**



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 project is estimated to require 20,400 gallons per day of water and sewer service to support the development's 85 townhome residences. It features 8" sewer and water lines that will be served by the 8" sewer line and an 12" water line along Arrowhead Boulevard.
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
TRANSPORTATION NETWORK STATUS	
CURRENT CONDITIONS	Arrowhead Boulevard is a city-maintained connector that does not have active traffic counts. It feeds directly into Oakwood Street, which has an average of 2600 trips per day. Neither Arrowhead Boulevard nor Oakwood Street have any known safety concerns.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	The applicant will provide a right-turn lane with 100' feet of storage on a widened section of Arrowhead Boulevard to enter at Road B.
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 proposes to provide an 8' private gravel-surfaces walking trail network. This trail will intersect with the City's publicly-maintained sidewalk network on Arrowhead Boulevard. The applicant will include bicycle parking at their clubhouse and swimming pool.

STAFF RECOMMENDATION

<p>STAFF ZONING RECOMMENDATION</p>	<p><input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> DISAPPROVE</p>
<p>STAFF SPECIAL USE FINDING</p>	<p><input type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT.....WITH <i>MEBANE BY DESIGN</i></p>
<p>RATIONALE</p>	<p>The proposed development “The Artisan at Mebane” is consistent with the guidance provided within <i>Mebane By Design</i>, the Mebane Comprehensive Land Development Plan. Specifically, it serves Goals 1.6 and 4.3. The proposed project will be developed as a Residential Cluster rental townhomes subdivision and is in harmony with the single-family residential and the denser multifamily uses of some of its nearby properties.</p>
<p align="center">PUBLIC INTEREST CONFORMANCE?</p>	
<p>ENDANGER PUBLIC HEALTH OR SAFETY?</p>	<p><input type="checkbox"/> YES <input type="checkbox"/> NO</p>
<p>SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?</p>	<p><input type="checkbox"/> YES <input type="checkbox"/> NO</p>
<p>HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED?</p>	<p><input type="checkbox"/> YES <input type="checkbox"/> NO</p>
<p>CONSISTENT WITH <i>MEBANE BY DESIGN</i>, THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?</p>	<p><input type="checkbox"/> The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i>, and, as such, has been recommended for approval.</p> <p><input type="checkbox"/> The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i>, 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.</p> <p><input type="checkbox"/> The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i>, and, as such, has been recommended for denial.</p>



July 31, 2020

Beth Blackmon, PE
Project Engineer
Timmons Group
5410 Trinity Road; Suite 102
Raleigh, NC 27607

Subject: Artisan at Mebane – Water and Sewer System

In regards to the subject Preliminary Site Plans and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this memo 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 with from the City's 12-inch water main in Arrowhead Blvd. Internal to the project site is an existing 8-inch water line stub at the current driveway cut on Arrowhead Blvd. and an existing 8-inch water line in Applecross Drive. The new internal water lines are proposed as 8-inch looped along new roadways with appropriate the appropriate number and location of gate valves and fire hydrants. When designed and installed to City and State standards and requirements, these lines will be a part of the City's water distribution system for ownership/operation/maintenance. The estimated daily water use for this project is 20,400 gallons per day (85 3-bedroom townhomes at 240 GPD per unit). The City has adequate water capacity available to meet the domestic demand and fire flow requirements of this project.
- 2) Sanitary Sewer system – The project site is to be served from two proposed connections to an existing 8-inch sewer outfall that runs through the property. Internal to the project site are proposed 8-inch sewer lines with appropriate manhole spacing. When designed and installed to City and State standards and requirements, these lines will be a part of the City's sanitary sewer collection system for ownership/operation/maintenance. The estimated daily sewer use for this project is 20,400 gallons per day. The City has adequate sewer capacity available at the downstream Southeast Regional Pump Station and at the WRRF to meet this demand.

If there are any questions, please let me know.

Sincerely,

Franz K. Holt, P.E. City Engineer

CC: Ashley Ownbey, Planner
Cy Stober, Development Director
Kyle Smith, Utilities Director



Technical Memorandum

Date: July 31, 2020

To: Ashley Ownbey, City Planner

From: Franz K. Holt, P.E.

Subject: Artisan at Mebane – City Engineering review

The Preliminary Site Plans, for the Artisan at Mebane dated July 15, 2020 and prepared by Beth Blackmon, P.E. with the Timmons Group in Raleigh, NC, have been reviewed by the Engineering Department as a part of the TRC. Our technical review comments are as follows:

A. General

The Artisan in Mebane is an 85-unit townhome development proposed to be built on 12.17 acres the east side of Tanger Outlets and south of Arrowhead Blvd.

The property is in the Haw Creek watershed (a class V watershed) and density restrictions do not apply to Class V watersheds. The Mebane Phase II Stormwater Post Construction Ordinance (SPCO) will apply to this project as the built upon area is greater than 24% and stormwater management will be required.

City sewer is proposed to be provided by new 8-inch gravity sewer lines connecting to an existing 8" sewer outfall that runs through the property. City water is proposed to be provided by connecting to existing 8-inch water lines from the existing 12-inch water main in Arrowhead Blvd.

Internal streets are considered local constructed to a 31-ft. b-b curb and gutter section. A proposed gravel trail meanders through the site with access to private amenities. All streets are to be constructed to City standards and will be made public when completed. Two streets that were previously proposed as alleyways are requested to be modified to a reduced right-of-way width.

Access to the site is from an existing driveway cut off Arrowhead Blvd. across from the entrance of the Flats Apartments. A second access is from Applecross Drive, a signalized intersection with Arrowhead Blvd. A cross access and maintenance may be required of Tanger as it appears from our review of plats Applecross is not public on the south side of Arrowhead Blvd.

A centralized mail kiosk is provided along with additional site amenities.

B. Availability of City Water and Sewer

In regard to the Preliminary Site Plans for the Artisan in Mebane and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this memo 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 with from the City’s 12-inch water main in Arrowhead Blvd. Internal to the project site is an existing 8-inch water line stub at the current driveway cut on Arrowhead Blvd. and an existing 8-inch water line in Applecross Drive. The new internal water lines are proposed as 8-inch looped along new roadways with appropriate the appropriate number and location of gate valves and fire hydrants. When designed and installed to City and State standards and requirements, these lines will be a part of the City’s water distribution system for ownership/operation/maintenance. The estimated daily water use for this project is 20,400 gallons per day (85 3-bedroom townhomes at 240 GPD per unit). The City has adequate water capacity available to meet the domestic demand and fire flow requirements of this project.
- 2) Sanitary Sewer system – The project site is to be served from two proposed connections to an existing 8-inch sewer outfall that runs through the property. Internal to the project site are proposed 8-inch sewer lines with appropriate manhole spacing. When designed and installed to City and State standards and requirements, these lines will be a part of the City’s sanitary sewer collection system for ownership/operation/maintenance. The estimated daily sewer use for this project is 20,400 gallons per day. The City has adequate sewer capacity available at the downstream Southeast Regional Pump Station and at the WRRF to meet this demand.

C. Watershed Overlay District and Phase II Stormwater Requirements

1. Watershed Overlay District requirements are provided under Sec. 5.2 of the UDO. These requirements in the UDO are for the Back-Creek Watershed, which includes the Graham-Mebane Lake. The Townes Oakwood Square 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 as required for the Graham-Mebane Lake watershed.
2. Phase II Stormwater Post Construction Ordinance
Sec. 5.4 in the UDO provides standards for Storm Water Management and 5.4.F requires compliance with the Mebane Post Construction Runoff Ordinance (which is a stand-alone ordinance titled the Phase II Stormwater Post Construction Ordinance (SPCO)). The standards in the UDO are general standards as the Ordinance itself provides detailed standards. The SPCO does apply to this project as it will disturb more than one acre of land and it is estimated that the new built upon will be more than 24% of the site.



The project proposes to use an existing off-site wet pond for storm water treatment, which is currently maintained by Tanger Properties. A cross easement will be required from Tanger Properties to allow for access and maintenance by the proposed development Property Owner Association. Fencing will be required around the off-site pond.

D. Storm Drainage System

Sec. 5-4. D. in the UDO provides requirements for storm drainage systems. The preliminary site plans include a preliminary piping layout that indicates certain pipe locations, inlets, and discharge points. Stormwater flows from these pipes will be transported to the existing off-site stormwater pond.

E. Street Access

Proposed streets shown on the plans are considered local and to be constructed to City of Mebane standards (31' B-B width and rolled curb and gutter) with sidewalk located on one side for Roads identified as A & B on the preliminary site plans. Roads C & B were originally proposed as 20' or less alleyways but are now being shown as public roads to the typical roadway section of 31' B-B roll curb and gutter. The change was made at the request of staff to allow for better access for garbage pickup and emergency services. However, a waiver has been requested to remove the requirement of sidewalk on these former proposed alleyways and to reduce the road right-of-way width to 35' from 45' to address developer concerns over setbacks. These local streets will connect to Applecross Drive, which is signalized at Arrowhead Blvd. A cross access and maintenance easement will be required from Tanger Properties to access Applecross Drive as it appears to be private. The left turn lane requirement at 50 residential units is met with the existing typical section of Arrowhead Blvd.

F. Construction Plan Submittal

Sec. 7-6.7. A. in the UDO indicates that construction plans for all street facilities, including water and sewer facilities, shall be submitted following preliminary plat or site plan approval; therefore, construction plans are not required 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 submitted 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.