



Planning Board

Regular Meeting Agenda
March 9, 2020 at 6:30 p.m.

1. Call to Order
2. Oath of Office
3. Approval of January 13, 2020 Minutes
4. Request to Rezone +/-4.41 Acres (7 Parcels) located at 1218 S. Fifth Street (+/-0.65 acres), Vacant Lot on S. Fifth Street (+/-0.87 acres), 1228 S. Fifth Street (+/-0.77 acres), Vacant Lot on S. Fifth Street (+/-0.59 acres), 1232 S. Fifth Street (+/-0.65 acres), 1234 S. Fifth Street (+/-0.44 acres), and NC 119 Hwy (+/-0.44 acres) Respectively from R-20 (Single Family Residential), B-2 (General Business) to B-2(CD) (General Business Conditional Zoning District) from Dogwood Properties Development Corporation
5. Request to Rezone +/-93.5 Acres of an Existing +/-179.23 Acre Property Located at 1818 Saddle Club Road from CU-R-8 (Conditional Use - Multi-Family/Two Family Residential), CU-R-10 (Conditional Use – Single Family Residential), and R-20 (Single Family Residential) to R-12(CD) (Residential Conditional Zoning District) to Allow “Tupelo Junction” a Subdivision with 181 Single Family Homes as a Residential Cluster Development from Lebanon Road 3, LLC
6. New Business
7. Adjournment



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

Members Absent: Thomas Vinson

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 November 12, 2019 Minutes

Vice Chairman Judy Taylor made a motion to approve the minutes from the November 12, 2019 meeting. Larry Teague seconded the motion which passed unanimously (8-0).

3. Request to Rezone +/-0.069 Acres Within the North Carolina Industrial Center (NCIC) and Adjacent to 2025 Development Center Drive (Airgas USA) From M-2 (Light Manufacturing) to M-1 (Heavy Manufacturing) From Airgas USA, LLC

RZ-20-01

Staff presented an application/tax map from AIRGAS USA, LLC, 259 North Radnor-Chester Road, Radnor, PA 19087 requesting approval to rezone +/-0.069 acres located within the North Carolina 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 applicant owns the property. The property is located within the City's Extra-Territorial Jurisdiction (ETJ). AIRGAS USA has submitted a petition for annexation. The property is also identified as Alamance County GPIN #9815215333-TM#10-12-7. Morgan Beam, with Samet Corporation, 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.

Morgan Beam, Market Development Manager, with Samet Corporation, 5420 Wade Park Blvd., Suite 104, Raleigh, NC 27607, provided a brief overview of the rezoning.

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.

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

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

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

RZ-20-02

Staff presented an application/tax map/site plan from Aubrey and Celine Meador, 408 South Fifth Street, Mebane, NC 27302 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 Zoning District) to allow development as "The White House". 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.

The Technical Review Committee (TRC) has reviewed the site plan and the applicant has revised the plan to reflect the comments. The property is located within the City’s Extra-Territorial Jurisdiction (ETJ). The property is also identified as Orange County GPIN #9825329585. The applicants 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.

Aubrey Meador, owner of the property, provided a brief overview of the request. He explained that the existing house was built in 1890, had been vacant for 10-15 years, that they renovated it as a house first, but now would like to rezone the house for events such as parties, weddings, teas, bridal showers as well as private and corporate events, and to maintain the historic feel. He concluded with before and after photos.

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

Kurt Pearson stated you have listed other uses.

Aubrey Meador explained there would be no cooking and that his wife Celine owns The Downtown Table restaurant which will provide catering so I named a restaurant just in case.

Kurt Pearson replied you’ve asked for so many waivers.

Aubrey Meador explained each of the waiver requests.

Kurt Pearson replied you say you don’t want to look like a business but you’re rezoning to business.

Aubrey Meador further explained.

Lori Oakley replied since this is a principle use maybe waive accessory use, swim center.

Aubrey Meador replied we would like to host weddings and teas offering a house feel setting.



Kurt Pearson replied once it's approved, it's approved, it's not compatible, too much noise with a band, it's not conducive to R-20, and the City's hands would be tied.

Celine Meador, owner of the property, replied this would not be a rowdy place, it has beautiful antiques, it's a nice wonderful addition to the town, and we've been working on this for two years.

Lori Oakley asked can we condition to the principle use?

Cy replied yes by amending the site plan.

Aubrey Meador stated R-20 is listed for a retreat center if it meets the guidelines.

Cy Stober replied it's not R-20 but RA-20.

Kurt Pearson replied I think a place in Burlington has this problem.

Larry Teague asked how will you handle the septic system since you're not annexing, will you use port-a-johns, and how will this affect the neighbors?

Kurt Pearson asked will this be a permanent trailer but not stay there?

Celine Meador replied it has four bedrooms and they're looking at it.

Aubrey Meador replied the neighbors wouldn't see it because it'll be located in front of the handicap space.

Kurt Pearson replied I'm concerned about the location.

Lori Oakley expressed concerns about the location.

Aubrey Meador explained it will be opaque in the summer, semi-opaque in the winter, you can't see it.

Kurt Pearson stated what if you decide to sale it and the new tenants cut the trees. There are just so many waivers.

Larry Teague inquired about the gravel parking and gravel driveway.

Kurt Pearson inquired about the watershed.

Cy Stober replied the applicants volunteered to use gravel.

Vice Chairman Judy Taylor inquired about the existing conditions.

Cy Stober explained they're offering to maintain the existing conditions by maintaining the buffer.



Aubrey Meador replied it's thick, 10'-15' wide with under growth.

Kurt Pearson replied I'm really not trying to give you a hard time, but we have to consider all the issues, business creeping, the surrounding zoning, it just doesn't fit in, it changes the whole landscape of the area, to me, it's too intrusive, you could hear loud music every Saturday and that can be a nuisance, it's beautiful, and I'm glad you bought it.

Celine Meador replied it's very beautiful!

Kevin Brouwer stated my concern is the other permitted uses and so many waivers.

Larry Teague commented this needs to be more focused before going to City Council. It is a beautiful property.

Lori Oakley inquired about the waiver from removing the embankment and stone column from the western driveway sight triangle.

Aubrey Meador replied we met with NCDOT today to discuss those issues. We cut the embankment the best we can.

Kurt Pearson stated others might want to rezone.

Cy Stober added the city doesn't and can't issue driveway permits that's why they're requesting a waiver from the UDO.

Larry Teague asked have you meet with Orange County?

Aubrey Meador replied yes; Orange County will do a test and an engineer study for flow.

Vice Chairman Judy Taylor inquired about the noise ordinance.

Cy Stober explained that the city is qualitative, the neighbors decide the time since there is no time limit, and the police handles those calls.

Vice Chairman Judy Taylor asked what time is considered reasonable.

Cy Stober replied not after 10pm and not before 8am. The police powers matter but it's not in the ordinance.

Lori Oakley asked will you reduce some of the uses?

Aubrey Meador replied yes; we just want an event center.

Kurt Pearson stated look at the zoning map, can you say the use fits in?



Aubrey Meador replied the property values have increased.

Kurt Pearson replied properties all over Mebane have increased.

Celine Meador replied maybe a covered pavilion.

Kurt Pearson replied a pavilion scares me.

Lori Oakley asked how do you feel about keeping the existing zoning and tie it to the uses?

Cy Stober replied they can do an amendment.

Lori Oakley asked conditions with a timeframe?

Cy Stober read the development standards for RA-20 event center.

Kurt Pearson replied the uses around you are residential and not compatible.

Lori Oakley replied the other properties could rezone.

Aubrey Meador asked what would our request look like then?

Kurt Pearson replied it means you would start the process over.

Cy Stober replied I would have to seek the city attorney.

Kurt Pearson inquired about restrictions.

Aubrey Meador asked can we take these extra uses off?

Cy Stober replied you would have to come back to City Council for any changes.

Aubrey Meador replied I'd like to eliminate some of the uses.

Cy Stober stated you could keep some uses like fence, sign, wall, arts and crafts shows.

Aubrey Meador replied events end at 10 p.m. and pack up and leave between 10pm-11pm.

Celine Meador replied we can delete swim & tennis club, arts and crafts shows, concerts, and restaurant.

Aubrey Meador replied we can keep arts and crafts shows, bed and breakfast.

Kurt Pearson replied add time restrictions.



Aubrey and Celine Meador replied yes.

Cy Stober replied the police will enforce since outside city limits and not inside city limits.

Kurt Pearson added City Council can amend the restrictions.

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

Curtis E. & Jeanette S. Sellars, 200 S. 11th Street, stated we live within a 300' radius and we can see the place, it's very pretty, how will it affect us, our property taxes, traffic, big trucks are tearing up our street now.

Kurt Pearson asked how do you feel about hearing bands, concerts?

Jeanette Sellars replied yes, some things do bother us, the townhouses across the street from us has lots of noise, and I'm concerned about the safety of the pond on the property.

Curtis Sellars replied we're concerned about trash at the townhouses, people just don't care.

Lori Oakley inquired about parking.

Aubrey Meador explained the parking layout and shuttle service.

Cy Stober explained the parking waiver.

Kurt Pearson replied it's not harmonious and I'll vote against it.

Vice Chairman Judy Taylor inquired about the occupancy limit.

Aubrey Meador replied not yet but the fire chief has looked at it.

Vice Chairman Judy Taylor made a motion to recommend approval of the rezoning as follows:

1. Motion to **approve** the B-2(CD) rezoning with the following two conditions:

- Primary Uses - Retreat/Conference Center, Accessory Uses and Structures (Customary), Bed and Breakfast or Tourist Home, Signs, Swimming Pool, and Arts and Crafts Shows
- Noise Restriction – Outside activity noise will cease at 10 p.m.

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);
- Gale Pettiford seconded the motion, the motion failed by a split vote (4-4). Chairman Edward Tulauskas, Vice Chairman Judy Taylor, Gale Pettiford, and Kevin Brouwer voted in favor of the motion. Larry Teague, Keith Hoover, Lori Oakley, and Kurt Pearson voted in opposition of the motion citing the following four reasons:
- Not in harmony with the area
 - Not in favor of B-2 commercial zoning
 - Concern of proposed uses
 - Concern of lack of buffers

5. New & Other Business

- a. Lowe’s Boulevard Corridor Plan - Cy Stober informed the board that the city is applying for \$50,000 MPO funds in March for Hwy 119 South to Hwy 54 and has fast tracked the RFP for \$25,00 for Hwy 119 South to Trollingwood-Hawfields Road.
- b. Buckhorn Area Plan – Cy Stober informed the board that the plan is underway.
- c. Mebane UDO RFQ – Cy Stober informed the board that the state requires an update every 10 years and it has to be revised and updated in January 2021 per Chapter 160D.

Cy Stober informed the board that the City Council approved the Medline rezoning request on January 6, 2020 and the annexation request on December 2, 2019.

Cy Stober informed the board that the City of Mebane was approved for the NC Main Street Program effective August 2020 and that the City of Graham was accepted too.

Cy Stober provided an update on the Burlington-Graham MPO Metropolitan Transportation Plan. 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. The next BGMPPO Public Meeting is scheduled on Tuesday, January 14, 2020, 5–7 p.m., Gibsonville Community Center, 314 Tenth Avenue, Gibsonville, N.C. Another public meeting will be held on March 10, 2020.

Kurt Pearson inquired about the Mebane Oaks Road proposed road improvements and the proposed traffic light at London Lane.

Cy Stober provided a brief update.

6. Adjournment

There being no further business, the meeting was adjourned at 7:50 p.m.



AGENDA ITEM #4

RZ 20-03

Conditional Rezoning –
Dogwood Properties

Presenter

Cy Stober, Development Director

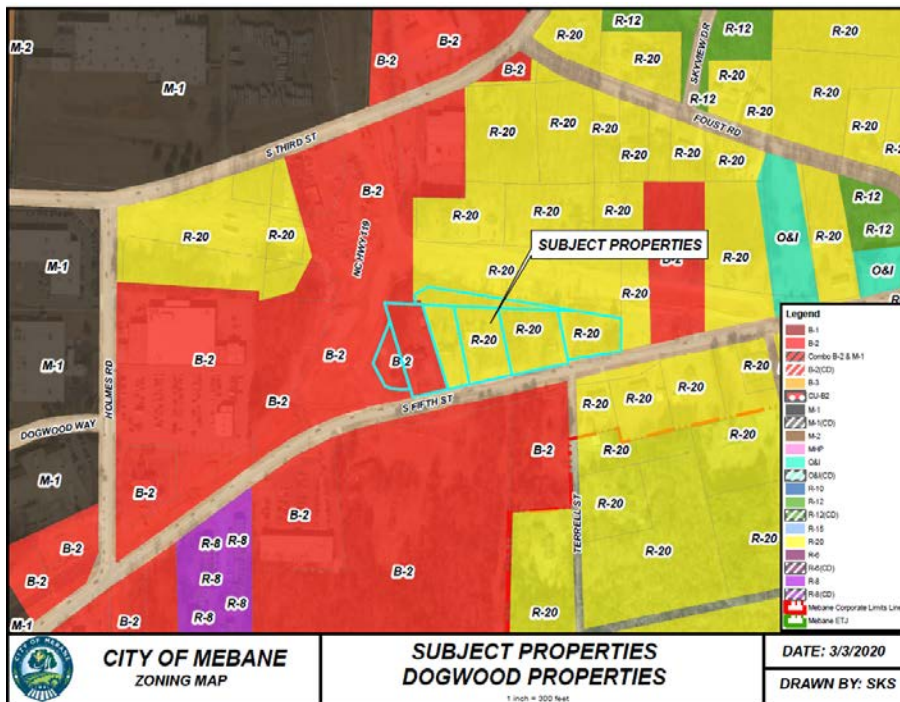
Applicant

Dogwood Properties & Development Corporation
1612 Aurora Place
Wilmington, NC 28405

Public Hearing

Yes No

Zoning Map



Property

1218 S. Fifth St., 1228 S. Fifth St.,
1232 S. Fifth St., 1234 S. Fifth St..
& 3 Unaddressed Parcels at S. Fifth
St. & NC 119 Bypass, Alamance Co.
GPINs
9814451870
9814359762
9814357699
9814356678
9814355657
9814354615
9814358953

Proposed Zoning

B-2(CD)

Current Zoning

R-20 & B-2

Size

+/-4.41 acres

Surrounding Zoning

R-20 & R-8

Surrounding Land Uses

Single-Family Residential, Retail

Utilities

Onsite – no improvements
proposed

Floodplain

No

Watershed

No

City LimitsYes

Summary

Dogwood Properties & Development Corporation is requesting approval to rezone four (4) properties totaling +/-4.41 acres located at 1218, 1228, 1232, 1234 South Fifth Street, as well as three (3) adjacent, unaddressed properties, from R-20 (Single-Family Residential) and B-2 (General Business) to B-2(CD) (General Business, Conditional District). No waivers are being requested by the applicant and not proposed use has been stated by the applicant. Per the Mebane Unified Development Ordinance, a site plan that will apply to the property will have to be provided in the future to the Planning Board and City Council for recommendation and consideration at an additional public hearing, respectively. Otherwise, the conditional zoning district will require the properties to be used for business purposes with the existing conditions. Dogwood Properties owns the property and proposes to prohibit 32 uses within the proposed conditional zoning district.

Financial Impact

No improvements are proposed but the developer will be required to make any at their own expense.

Recommendation

The Planning Staff recommends approval of the request but notes that an additional public hearing to consider a site-specific plan for these conditional zoning districts will have to be provided prior to any development of the properties.

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 be harmonious with the area; and
 - 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 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. Site Survey
3. Zoning Map
4. 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: Dogwood Properties Development Corporation

Address of Applicant: 1612 Aurora Place, Wilmington, NC 28403

Address and brief description of property to be rezoned: Intersection of 119 Byp. & s. Fifth
1224, 1228, 1230, 1232, 0, 0 South Fifth Street

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

Type of re-zoning requested: B-2 (CD)

Sketch attached: Yes No

Reason for the requested re-zoning: Rezone residential property to B-2 to match existing
Commercial zone, clean up a split zoned Tract formed by NCDOT 119 Bypass improvements

Signed: *Sam N. Ayers Jr*

Date: 12/19/19

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.
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.

RECEIVED
12/03/20
PAID



Dogwood Properties Development Corporation

Rezoning Parcels

PARCEL ID	AREA	ZONE	ADDRESS
163759	0.65 ac	R-20	0 S. Fifth Street, Mebane
163667	0.87 ac	R-20	1224 S. Fifth Street, Mebane
163664	0.77 ac	R-20	1228 S. Fifth Street, Mebane
163663	0.59 ac	R-20	1230 S. Fifth Street, Mebane
163662	0.65 ac	B-2	1232 S. Fifth Street, Mebane
163661	0.44 ac	B-2	0 S. Fifth Street, Mebane
163665	0.44 ac	R-20	0 S. Fifth Street, Mebane
Total Area	4.41 ac		



Dogwood Properties Development Corporation
Exhibit A

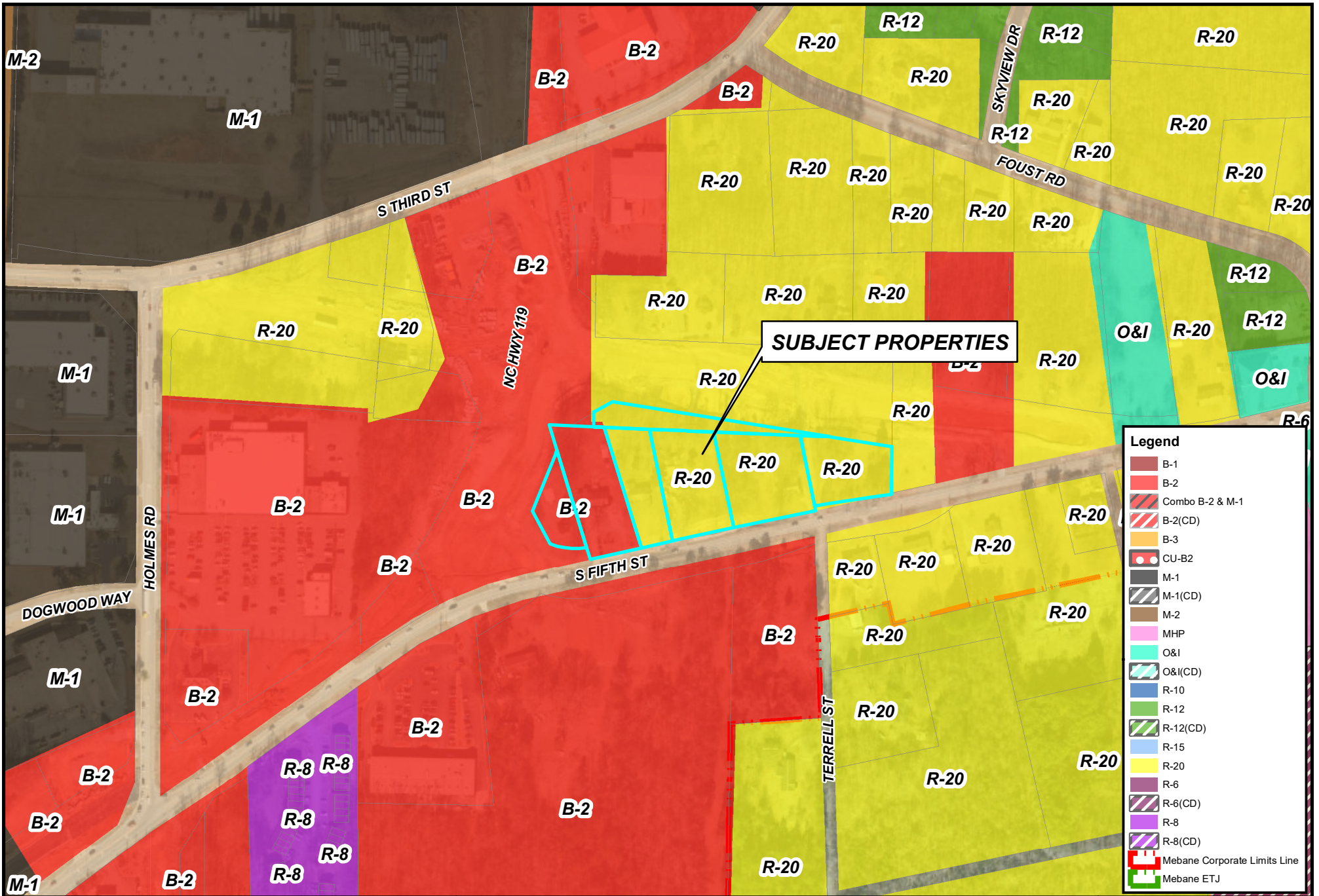
February 24, 2020

Conditional Use District Zoning Conditions

The following B2 uses shall be restricted from for the rezoned properties;

1. Temporary Emergency Shelter
2. Communication Tower under 50' in height
3. Athletic Fields
4. Auditorium, Coliseum or Stadium
5. Batting Cages, Outdoor
6. Batting Cages, Indoor
7. Bingo Parlor
8. Campground/RV Park
9. Coin Operated Amusement
10. Country Club with Golf Course
11. Golf Course
12. Golf Driving Range
13. Automobile Parking (Commercial)
14. Blacksmith
15. Equipment Repair
16. Theater (Outdoor)
17. Boat Sales
18. Building Supply Sales
19. Fuel Oil Sales
20. Manufactured Home Sales
21. Recreational Vehicle Sales
22. Video Tape Rental and Sales
23. Communication or Broadcasting Facility
24. Taxi Terminal
25. Telephone Exchange
26. Transformer Stations
27. Beverage Products
28. Ice
29. Jewelry and Silverware Fabrication, No Plating
30. Printing and Publishing, Incidental to a Newspaper Office
31. Fireworks Stand
32. Video Gaming Arcade

Signature: _____ Date: _____



CITY OF MEBANE
ZONING MAP

SUBJECT PROPERTIES
DOGWOOD PROPERTIES

1 inch = 300 feet

DATE: 3/3/2020

DRAWN BY: SKS

PLANNING PROJECT REPORT

DATE	03/02/20
PROJECT NUMBER	RZ 20-03
PROJECT NAME	Dogwood Properties Rezoning
APPLICANT	Dogwood Properties & Development Corporation 1612 Aurora Place Wilmington, NC 28405

CONTENTS

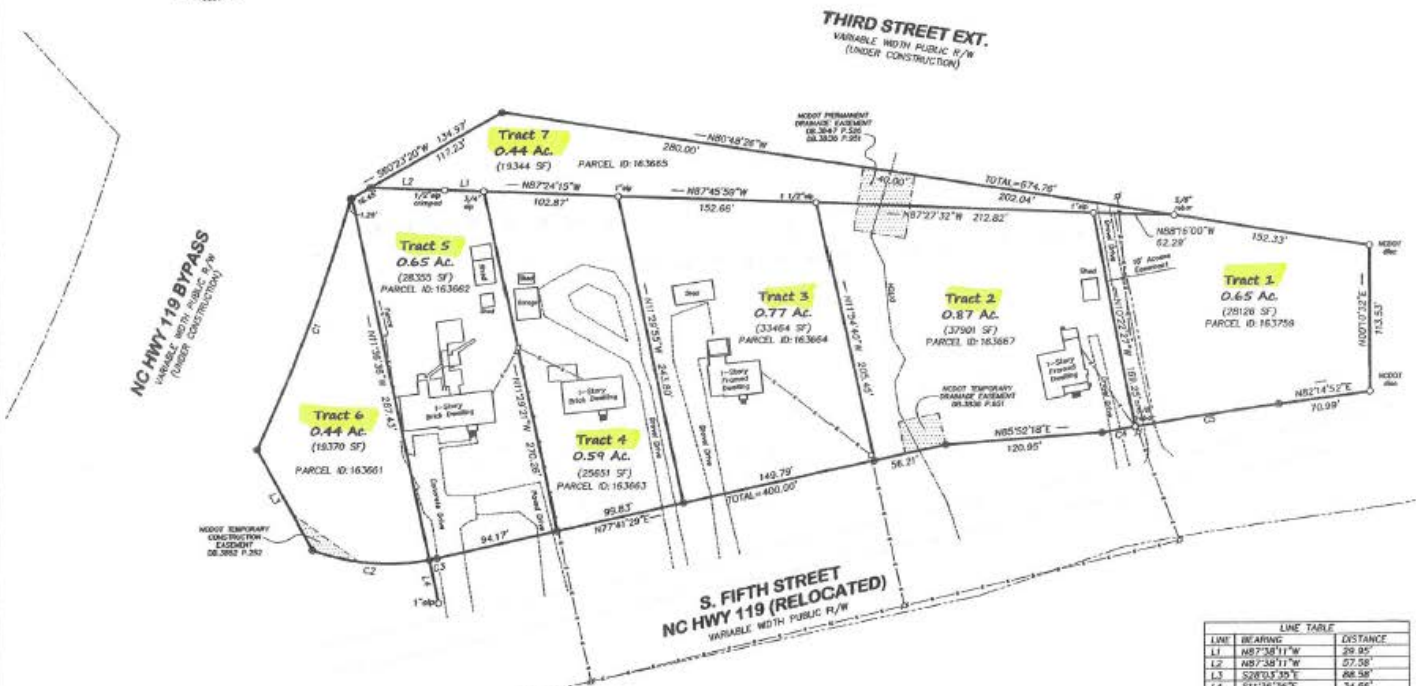
PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 3
LAND USE REPORT	PAGE 5
UTILITIES REPORT	PAGE 7
STAFF ZONING REQUEST RECOMMENDATION	PAGE 8

SURVEYOR'S OBLIGATION
 I, ROBERT S. JONES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND ACCORDING TO THE DESCRIPTION OF THE LAND AND THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AT LEAST FROM INFORMATION FURNISHED BY BOOK PAGE THAT THE BASIS OF THE SURVEY AS CALCULATED IS A 1000000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 06.0100). THIS MAP WAS PREPARED IN ACCORDANCE WITH U.S. 47-30 AS AMENDED.

AND THAT:
 FOR NC 47-30 (10/11/11) THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WRITTEN BY: GEORGE BURNETT, REGISTERED MEASURER AND SEAL THE 8TH DAY OF FEBRUARY, 2019.

R.S. Jones
 PROFESSIONAL LAND SURVEYOR
 1-2830
 TECHNOLOGY CENTER



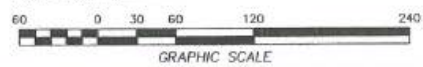
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°38'11"W	26.95'
L2	N85°29'11"W	67.58'
L3	S28°03'55"E	68.58'
L4	S11°36'36"E	34.66'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1370.00'	208.24'	208.04'	S20°23'30"W	8°42'32"
C2	171.00'	97.65'	96.33'	S85°36'55"E	32°43'11"
C3	171.00'	91.81'	90.71'	S84°58'09"E	30°45'38"
C4	171.00'	5.83'	5.83'	N78°46'16"E	175°23"
C5	3244.99'	25.92'	25.32'	N82°01'52"E	0°27'02"
C6	3244.99'	112.78'	112.78'	N81°15'07"E	175°22"

LEGEND

- These standard symbols will be found in this drawing:
- UTILITY POLE.....
 - EXISTING IRON ROD.....
 - PK NAIL.....
 - EXISTING IRON PIPE.....
 - 1/2" IRON PIPE SET.....
 - STONE FOUND.....
 - CONCRETE MONUMENT.....
 - COMPUTED POINT.....
 - OVERHEAD ELECTRIC.....
 - RIGHT OF WAY.....

- 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

- DE 3708 Pg 44
- DE 3821 Pg 916
- DE 3852 Pg 252
- DE 1604 Pg 109
- DE 1214 Pg 564
- DE 1164 Pg 100
- DE 1164 Pg 110
- PB 57 Pg 138
- PB 4 Pg 153

CURRENT OWNER:
 DOGWOOD PROPERTIES & DEVELOPMENT CORPORATION
 1612 ALMONA PLACE
 WILMINGTON, NC 28405

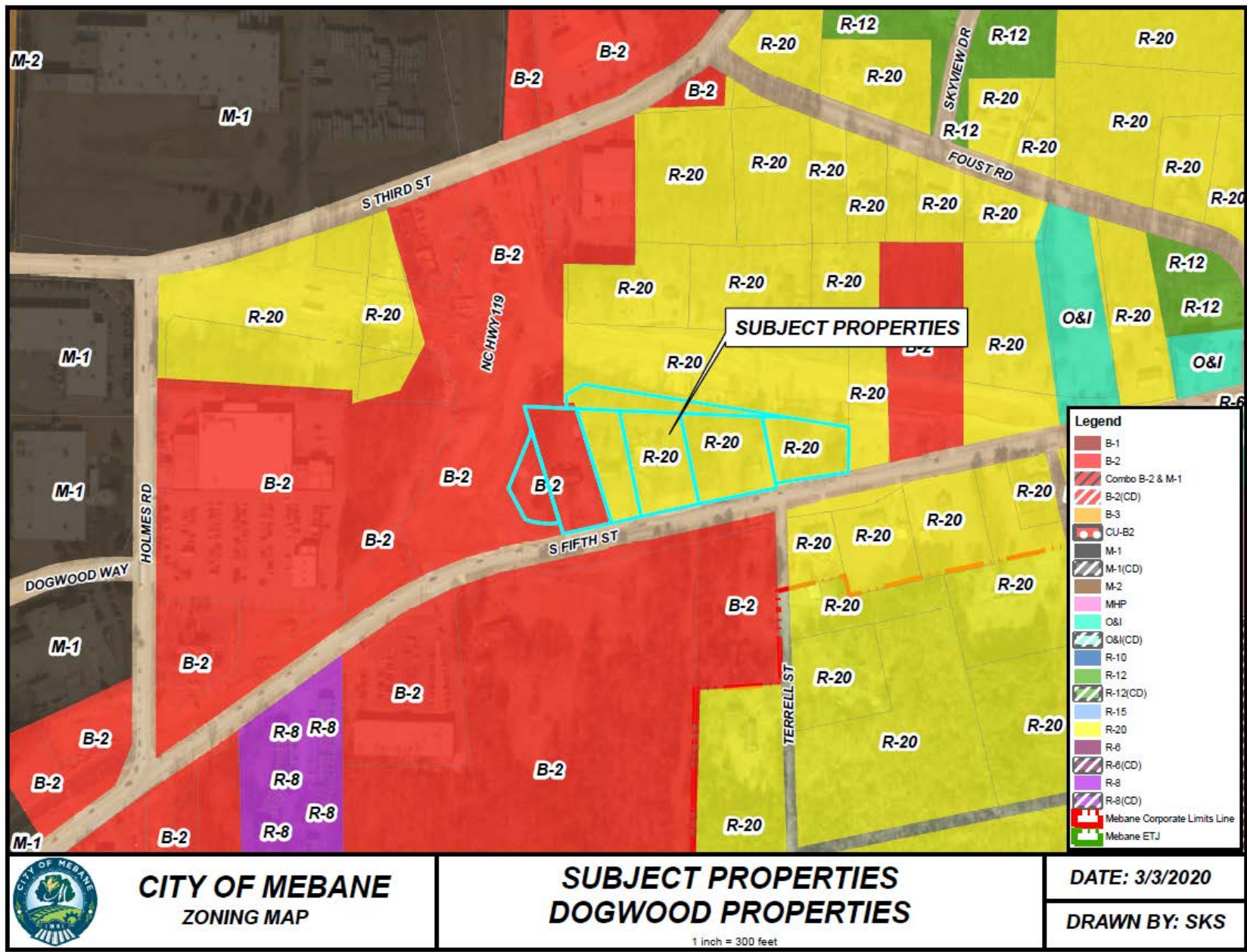
SURVEY FOR:
DOGWOOD PROPERTIES & DEVELOPMENT CORPORATION

SCALE: 1" = 50'
 MELVILLE TOWNSHIP - ALAMANCE COUNTY, NC
 DATE: OCTOBER 1, 2019

R.S. JONES & ASSOCIATES, INC.
 LAND SURVEYORS
 LICENSE NO. C-2843
 201 WEST CLAY STREET
 WELFARE, N.C. 27502
 PH: (919)263-3623 FAX: (919)263-0086

ZONING REPORT

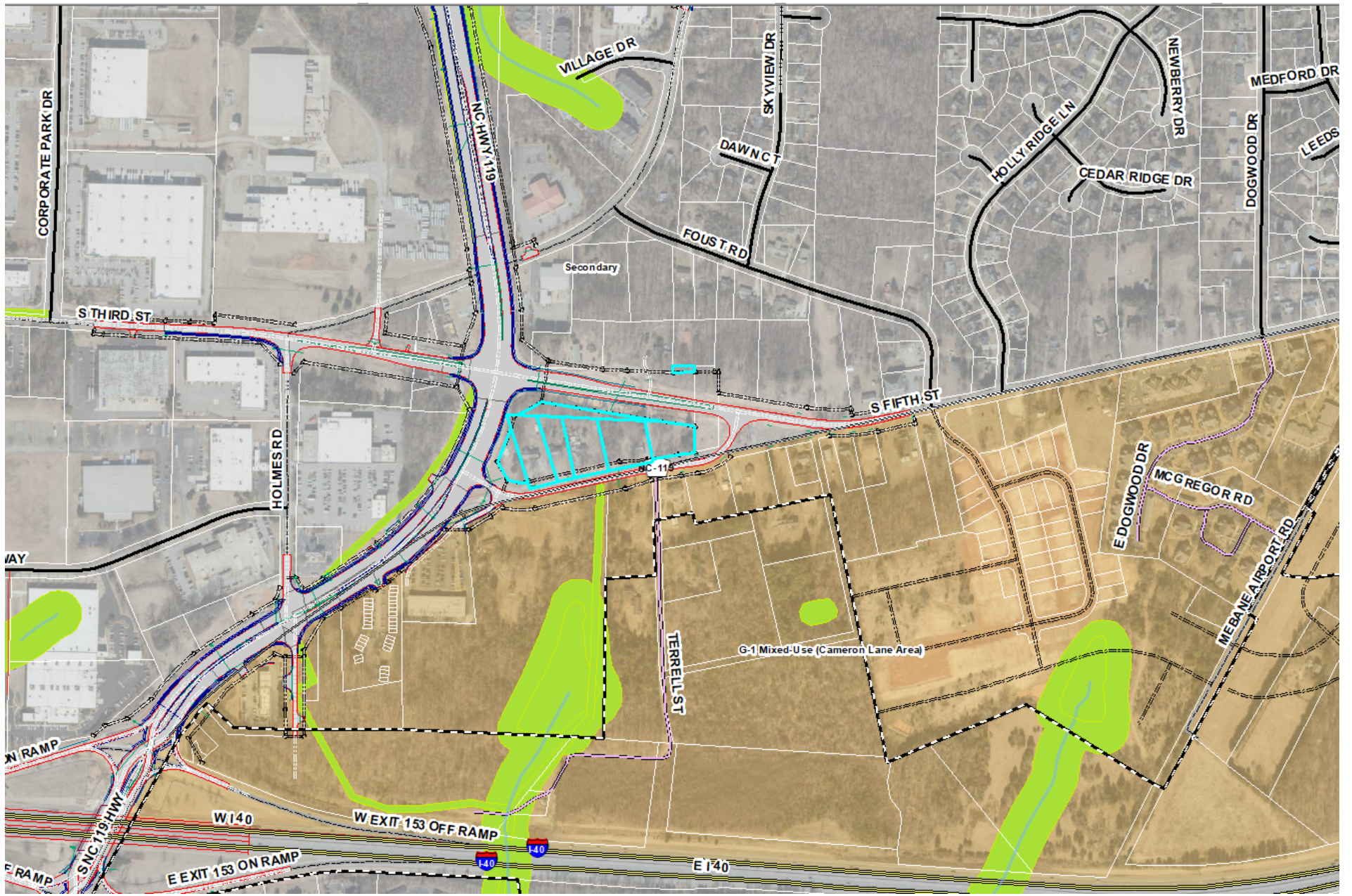
EXISTING ZONE	R-20 (Single-Family Residential) & B-2 (General Business)
REQUESTED ACTION	Rezoning to B-2(CD) (General Business)
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	Single-Family Residential & Vacant
PARCEL SIZE	+/-4.41 acres.
PROPERTY OWNERS	Dogwood Properties & Development Corporation 1612 Aurora Place Wilmington, NC 28405 GPINs 9814451870, 9814359762, 9814357699, 9814356678, 9814355657, 9814354615, 9814358953
LEGAL DESCRIPTION	Seven (7) properties totaling +/-4.41 acres in area are proposed for rezoning from R-20 (Single-Family Residential) and B-2 (General Business) to B-2 (CD) (General Business, Conditional Zoning District). Several of these properties were redefined through the land acquisition for the NC-119 Bypass project and the design of the intersections of South Fifth Street (NC 119) with both the NC 119 Bypass and Third Street Extension.
AREA ZONING & DISTRICTS	All properties to the south and west are zoned B-2 (General Business); and all properties to the north and east are zoned R-20 (Single-Family Residential). There are B-2 zoning districts within 100 feet to the east of the subject properties.
SITE HISTORY	The properties served as single-family residences until the NC 119 Bypass began construction.
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 be a continuance of the business district that is focused around the interchange of NC 119 and Interstate 40/85. It will introduce business districts in an area that was historically residential but will be changed due to the presence of NC 119 Bypass and its intersection with the South Third Street Extension. Current conditions will apply to the properties' respective uses until a further public hearing featuring a site plan is provided for consideration to the City Planning Board and Council.



LAND USE REPORT

EXISTING LAND USE	Single-Family Residential & Vacant
PROPOSED LAND USE & REQUESTED ACTION	Seven (7) properties totaling +/-4.41 ac are requesting rezoning to B-2(CD) to allow for non-residential uses. The applicant is providing a list of B-2 uses that will be prohibited on these properties. Any development of the properties that deviates from existing conditions will require a site plan for consideration by the Planning Board and City Council.
PROPOSED ZONING	B-2(CD) (General Business, Conditional Zoning District)
PARCEL SIZE	+/-4.41 acres
AREA LAND USE	All properties to the north, east, and south are used for single-family residences. The properties to the west and southwest are used for general business retail centers.
ONSITE AMENITIES & DEDICATIONS	The Right Of Way for the NC 119 Bypass has redefined the properties boundaries, as reflected on the survey provided.
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
OTHER LAND USE CONSIDERATIONS	Property is adjacent to the G-1 Mixed-Use (III) "Cameron Lane Area" Primary Growth Area.
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	N/A
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	



UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	The onsite utilities currently serve the single-family uses of the properties. Any change to this use and/or the onsite utilities will be defined with a site plan to be considered by the Planning Board and City Council.
UTILITIES PROVIDED BY APPLICANT	None at this time
MUNICIPAL CAPACITY TO ABSORB PROJECT	N/A
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
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
TRANSPORTATION NETWORK STATUS	
CURRENT CONDITIONS	South Fifth Street (NC 119) is a North Carolina route with an average daily traffic volume of 10,000 trips per day at this location. It has a current Level Of Service (LOS) D and is projected to have a LOS D in 2040. It has a Safety Score of 88.9, which reflects a high number of traffic incidents on this road section.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	To Be Determined with either a Zoning Permit for a specific use and/or a site plan that will be considered by the Planning Board and City Council.
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 “Dogwood Properties Rezoning” is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. Any development of the properties will require a site plan to be considered by the Planning Board and the City Council at an additional public hearing.

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 #5

RZ 20-04

Conditional Rezoning –
Tupelo Junction (formerly
“The Landing at Lake Michael)

Presenter

Cy Stober, Development Director

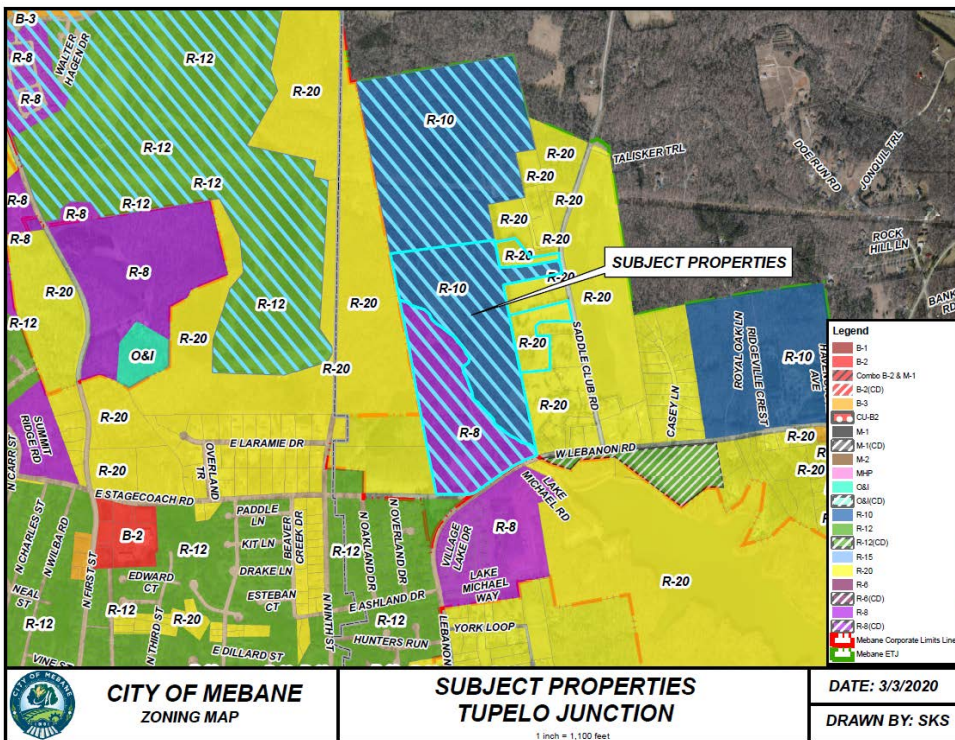
Applicant

Lebanon Road 3, LLC,
c/o James Parker, Jr.
320 Executive Court
Hillsborough, NC 27278

Public Hearing

Yes No

Zoning Map



Property

1818 Saddle Club
Road Orange
County GPIN
#9826416085

Proposed Zoning

R-12(CD)

Current Zoning

CU-R-10 & CU-R-8

Size

+/-93.5 acres

Surrounding Zoning

R-8, R-10, R-12(CD), R-20

Surrounding Land Uses

Residential &
Vacant

Utilities

To be extended at
developer's
expense

Floodplain

Yes

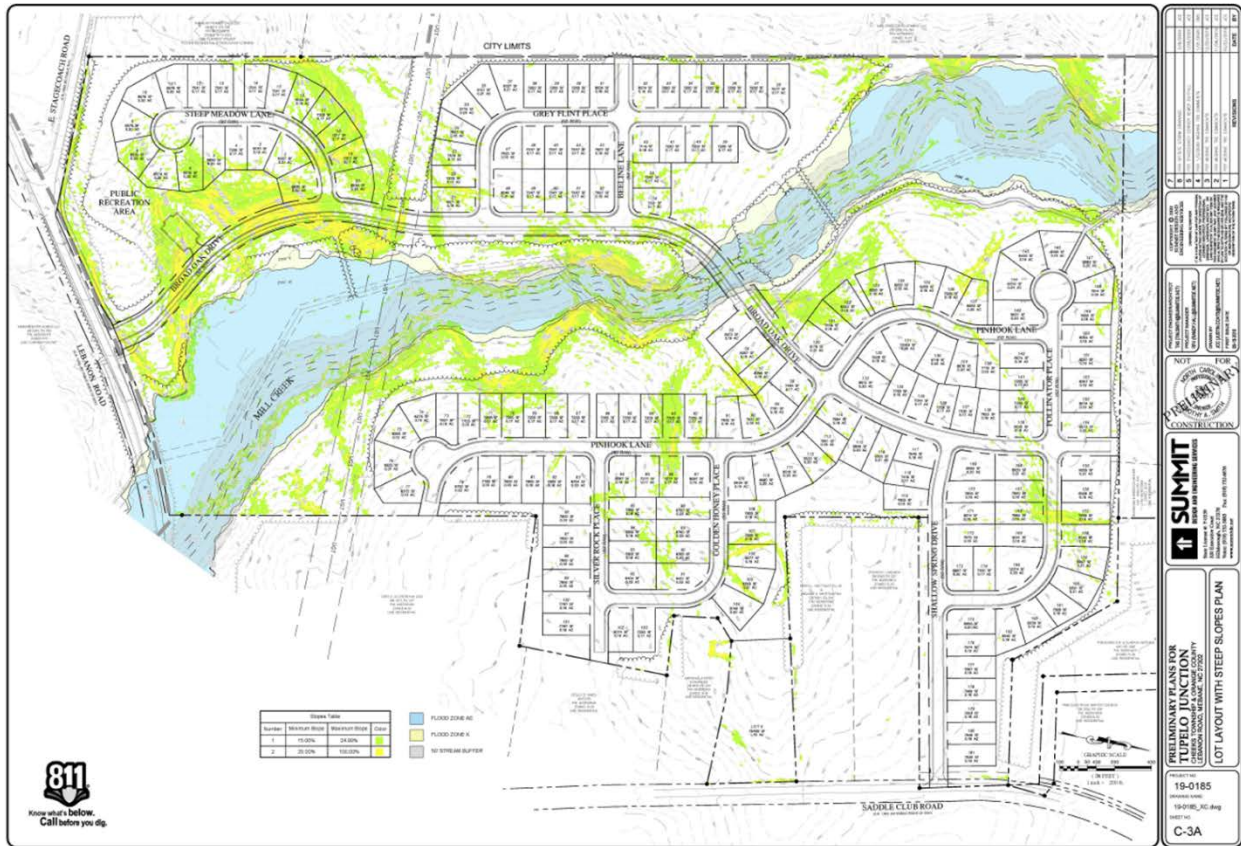
Watershed

Yes

City Limits

No

Site Plan



Summary

Lebanon Road 3, LLC, c/o James Parker, Jr., is requesting approval to conditionally rezone +/-93.5 acres of a +/-179.23-ac property located at 1818 Saddle Club Road (Orange County – ETJ) from CU-R-8 & CU-R-10 (Conditional Use Permit - Single-Family Residential) to R-12(CD) (Single Family Residential Conditional Zoning District) to allow “Tupelo Junction” a subdivision with 181 single family homes as a Residential Cluster Development. The property is located in Orange County outside of the City Limits within the Extra-Territorial Jurisdiction (ETJ). Lebanon Road Partners has the property under contract to purchase, contingent upon approval of the conditional rezoning.

The site-specific plan onsite amenities & dedications include the following:

- The applicant proposes to construct all internal roads with 5’ sidewalks.
- 4,325’ of a 10’-wide asphalt multiuse path to connect to the dedicated multiuse path on Stagecoach Road, cross Lebanon Road to the entrance of Lake Michael Park, and through the extent of the property, stubbing at the northern property limit. This is required by the City’s adopted *Bicycle and Pedestrian Transportation Plan*.
- The applicant is proposing to donate +/-1.0 acres of private recreation area for use by the HOA members, including a clubhouse and dog park.

Requested waivers:

- The UDO requires front setbacks of 30’ and the applicant is requesting that they be reduced to 25’.

- The UDO requires side setbacks of 10', 18' - corner lots, and the applicant is requesting that they be reduced to 5' minimum, and 13' corner lots.
- The UDO requires rear setbacks of 25' and the applicant is requesting that they be reduced to 20'.
- The UDO requires a minimum lot width of 85' and the applicant is requesting that they be reduced to 60'.

- The UDO calculates that the applicant provide 5.17 ac in public recreation area and the applicant is requesting a waiver to provide 1.48 ac (4,325 linear feet) of public greenways (as required by the City's *Bicycle and Pedestrian Transportation Plan*) and 1.0 ac in private recreation area .

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 recommends approval of the request.

Suggested Motion

1. Motion to approve the R-12(CD) zoning as presented.

2. Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. 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);
 - Does not develop 50% of the property in a Conservation Area that features Mill Creek (p. 67);
 - Is providing community facilities in the form of a greenway that connects to Lake Michael Park, consistent with Growth Management Goal 1.4 (p. 17, 83);
 - Improves the safety and confidence of pedestrians crossing Lebanon Road, consistent with Public Facilities and Infrastructure Goal 2.1 (p.17, 84);
 - Provides a greenway connection across Lebanon Road to Lake Michael Park, consistent with Open Space and Natural Resource Protection Goal 4.2 (p. 17 & 89);
 - Provides a greenway and open space in a developing area, connecting to other locations, consistent with Open Space and Natural Resource Protection Goal 4.3 (p. 17, 89, & 90); and

Provides a greenway, as required in the City's *Bicycle and Pedestrian Transportation Plan*.

3. Motion to **deny** the B-2(CD) rezoning as presented due to a lack of

a. Harmony with the surrounding zoning or land use

OR

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

Attachments

1. 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: Lebanon Road 3, LLC

Address of Applicant: 504 Meadowland Drive, Hillsborough, NC 27278

Address and brief description of property to be rezoned: approximately 36.7 acres
located west of Mill Creek and north of Lebanon Road (SW portion of PIN 9826416085)

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

Type of re-zoning requested: downzoning from CU-R-8 to R-10(CD)

Sketch attached: Yes No

Reason for the requested re-zoning: replace a 2005 Special Use Permit site plan with a
conditional zoning residential cluster development site plan

Signed: _____

for Lebanon Road 3, LLC

Date: _____

9-10-19

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.
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.



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: Lebanon Road 3, LLC

Address of Applicant: 504 Meadowland Drive, Hillsborough, NC 27278

Address and brief description of property to be rezoned: approximately 6.0 acres
located west of Saddle Club Road (eastern portion of PIN 9826416085)

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

Type of re-zoning requested: From R-20 to R-12(CD)

Sketch attached: Yes X No

Reason for the requested re-zoning: replace a 2005 (amended 2006) Special Use Permit site plan with a conditional zoning residential cluster development site plan (add'l property)

Signed: 

for Lebanon Road 3, LLC

Date: 9-10-19

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.
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.



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: Lebanon Road 3, LLC

Address of Applicant: 504 Meadowland Drive, Hillsborough, NC 27278

Address and brief description of property to be rezoned: approximately 49.2 acres
located east of Mill Creek and west of Saddle Club Road (SE portion of PIN 9826416085)

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

Type of re-zoning requested: downzoning from CU-R-10 to R-12(CD)

Sketch attached: Yes No

Reason for the requested re-zoning: replace a 2005 (amended 2006) Special Use Permit
site plan with a conditional zoning residential cluster development site plan

Signed: _____

for Lebanon Road 3, LLC

Date: 9-10-19

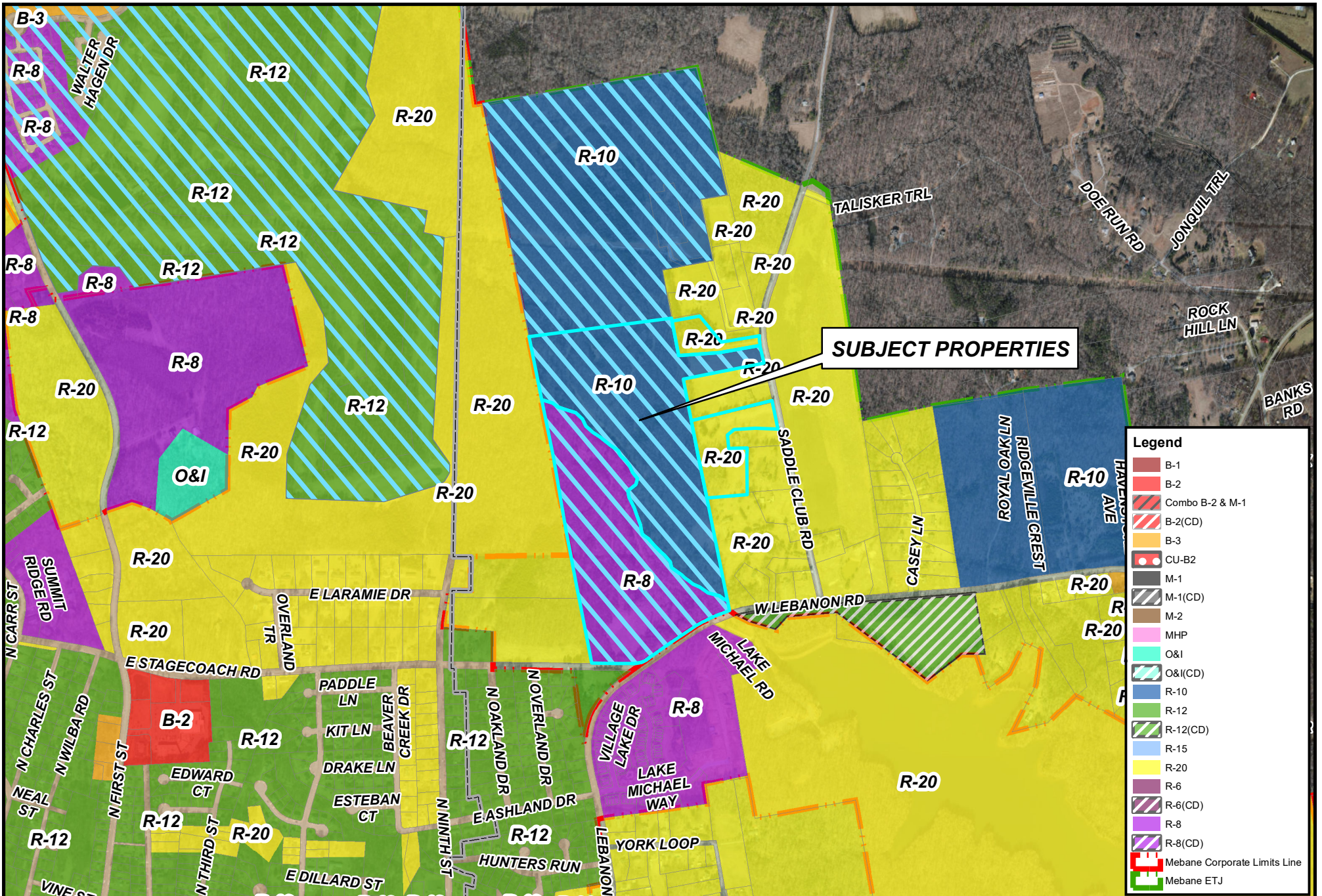
Action by Planning Board: _____

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.
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.

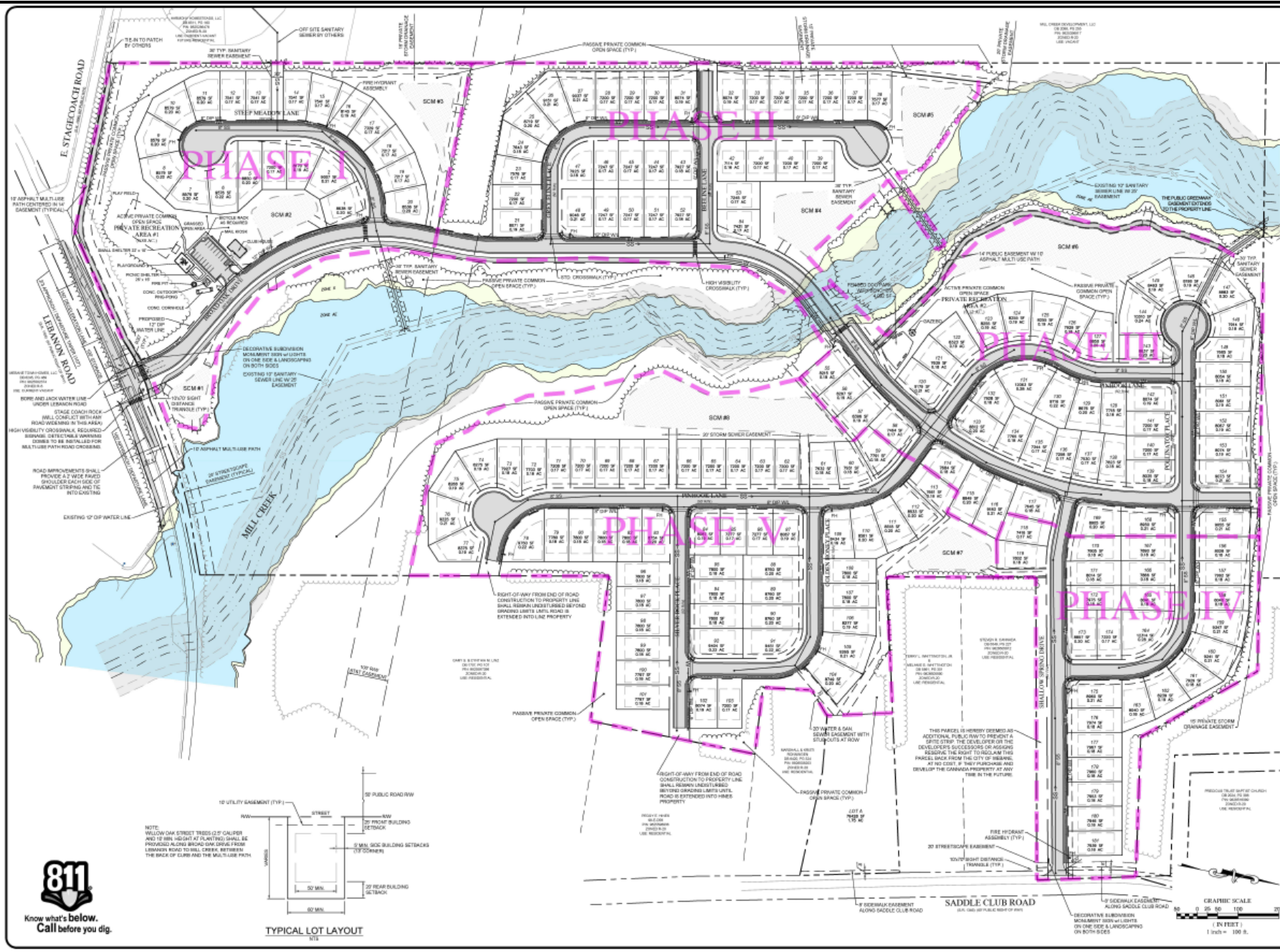


PLANNING PROJECT REPORT

DATE	03/02/20
PROJECT NUMBER	RZ 20-04
PROJECT NAME	Tupelo Junction
APPLICANT	Lebanon Road 3, LLC c/o James Parker, Jr. 320 Executive Court Hillsborough, NC 27278

CONTENTS

PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 4
LAND USE REPORT	PAGE 6
UTILITIES REPORT	PAGE 9
STAFF ZONING REQUEST RECOMMENDATION	PAGE 11



1	DATE	08/20/2024
2	REVISION	REVISED PER COMMENTS
3	DATE	08/20/2024
4	REVISION	REVISED PER COMMENTS
5	DATE	08/20/2024
6	REVISION	REVISED PER COMMENTS
7	DATE	08/20/2024
8	REVISION	REVISED PER COMMENTS
9	DATE	08/20/2024
10	REVISION	REVISED PER COMMENTS

PROJECT ENGINEER/ARCHITECT	DATE	08/20/2024
PROJECT MANAGER/ENGINEER	DATE	08/20/2024
PROJECT MANAGER/ENGINEER	DATE	08/20/2024
PROJECT MANAGER/ENGINEER	DATE	08/20/2024
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PROJECT MANAGER/ENGINEER	DATE	08/20/2024

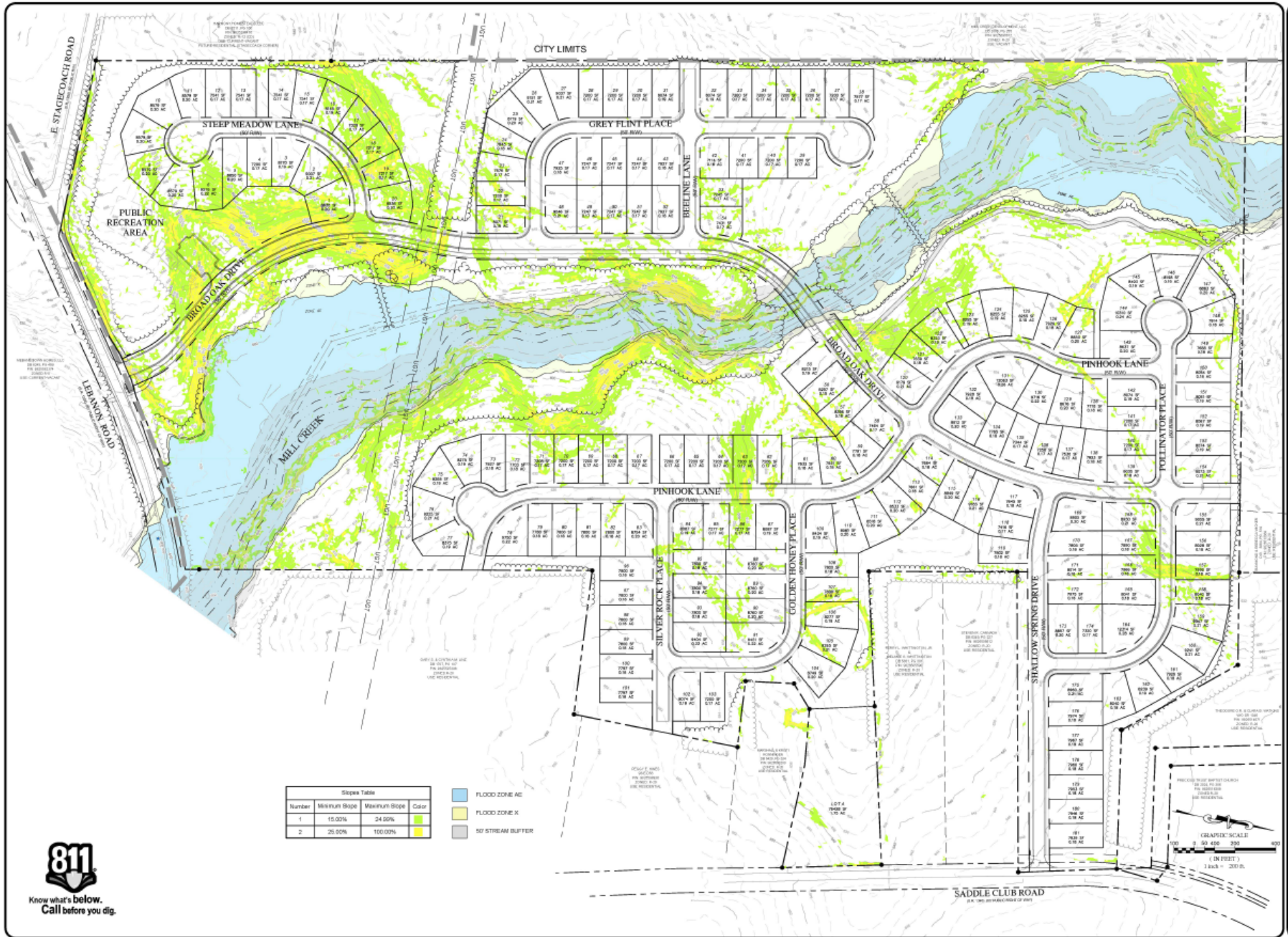
FOR PRELIMINARY CONSTRUCTION

SUMMIT
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Houston, Texas 77002
Tel: (713) 724-6400
www.summit-engineering.com

PRELIMINARY PLANS FOR TUPELE JUNCTION
CHERRY TOWNSHIP & ORANGE COUNTY
LEANOR ROAD, MEBANE, NC 27052

OVERALL SITE & UTILITY PLAN

PROJECT NO: 19-0185
DRAWING NAME: 19-0185_S.dwg
SHEET NO: C-3



Slope Table		
Number	Minimum Slope	Maximum Slope
1	15.00%	24.50%
2	25.00%	100.00%

- FLOOD ZONE AC
- FLOOD ZONE X
- 50' STREAM BUFFER



Know what's below.
Call before you dig.

NO.	REVISIONS	DATE	BY
1	ISSUE FOR PERMIT	02/22/2019	JL
2	REV. ASHLEY: SEE COMMENTS	03/07/2019	JL
3	REV. ASHLEY: SEE COMMENTS	03/07/2019	JL
4	REV. ASHLEY: SEE COMMENTS	03/07/2019	JL
5	REV. ASHLEY: SEE COMMENTS	03/07/2019	JL
6	REV. ASHLEY: SEE COMMENTS	03/07/2019	JL
7	REV. ASHLEY: SEE COMMENTS	03/07/2019	JL

CONTRACT NO. 19-0185
 PROJECT NO. 19-0185
 PROJECT MANAGER: JAMES W. HARRIS
 DESIGNER: JAMES W. HARRIS
 DATE: 02/22/2019

NOT FOR CONSTRUCTION
 SOUTH CAROLINA
 PROFESSIONAL SEAL
 JAMES W. HARRIS
 CIVIL ENGINEER
 LICENSE NO. 10000



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PRELIMINARY PLANS FOR
TUPELO JUNCTION
 LEBANON ROAD, MEASANE, NC 27526
 LOT LAYOUT WITH STEEP SLOPES PLAN
 PROJECT NO. 19-0185
 DRAWING NAME: 19-0185_XC.dwg
 SHEET NO. C-3A

ZONING REPORT

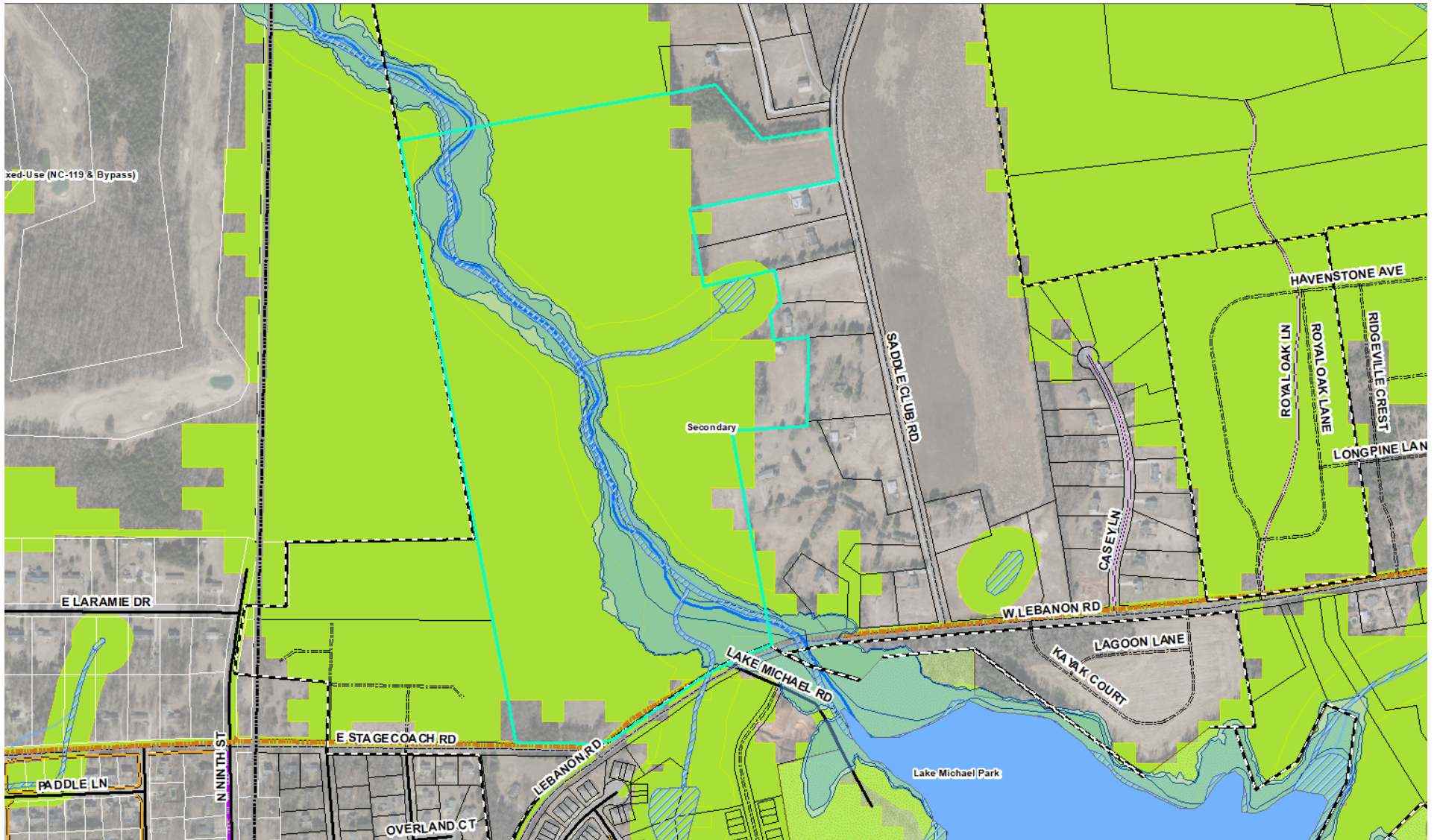
EXISTING ZONE	CU-R-8 & CU-R-10 (Conditional Use Residential [2005 Mebane Zoning Ordinance])
REQUESTED ACTION	R-12(CD) (Single-Family Residential, Conditional Zoning District)
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	Vacant, Forested
PARCEL SIZE	+/-93.5 acres of a +/-179.23 parent parcel
PROPERTY OWNERS	Lees's Bees, Inc. c/o Jeffrey R. Lee 1818 Saddle Club Road Mebane, NC 27302 GPINs 9826416085
LEGAL DESCRIPTION	The applicant proposes to rezone +/-93.5 acres of a +/-179.23 ac tract from CU-R-8 & CU-R-10 (Conditional Use Residential) to R-12(CD) (Single-Family Residential, Conditional Zoning District) to allow for a Residential Cluster development of 181 lots.
AREA ZONING & DISTRICTS	All properties to the east and west are R-20 (Single-Family Residential) except for the "Stagecoach Corner" properties to the southwest, which are zoned R-12(CD). The parent property of this proposed rezoning area is to the north and zoned CU-R-10. The vested rights for that Conditional Use permit are expired. All other properties to the north are zoned R-20. The properties to the south are zoned R-8, R-12, and R-20.
SITE HISTORY	The property has been vacant and forested except for a single-family residence at the northern end of the parent property. This property was approved for a Conditional Use Permit and rezoning request in 2005 for a Master Planned community called The Landing at Lake Michael. The vested rights for that plan are expired.
STAFF ANALYSIS	
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 be a continuance of the R-12 zoning to the west and the south. It will introduce denser zoning to the more rural areas to the north and east, though there are other Residential Cluster developments farther to the east.

LAND USE REPORT

EXISTING LAND USE	Vacant & Forested
PROPOSED LAND USE & REQUESTED ACTION	The applicant is requesting a conditional rezoning to develop +/-93.5 acres of a +/-179.23 ac tract for a Residential Cluster development of 181 lots.
PROPOSED ZONING	R-12(CD) (Single-Family Residential, Conditional Zoning District)
PARCEL SIZE	+/-93.5 acres of a +/-179.23 parent parcel
AREA LAND USE	<p>All properties to the north and east are used for large-lot single-family residences that do not use municipal utilities. The properties to the west are currently vacant but the four parcels to the southwest were approved for a Residential Cluster development called "Stagecoach Corner". The properties directly south of the subject property are Lake Michael Park, the townhome community "The Villages at Lake Michael", and a R-12 vacant lot.</p>
ONSITE AMENITIES & DEDICATIONS	<p>The applicant proposed to provide a 4,325'-long, 10'-wide public multiuse path connecting to the dedicated multiuse path on Stagecoach Road, extended across Lebanon Road to the entrance of Lake Michael Park, and through the extent of the project, stubbing it at the northern property line. The applicant is also proposing to provide full-canopy street trees on Broad Oak Drive and +/-1.0 ac in private recreation amenities, including a play area with a clubhouse and a dog park, all of which will be HOA-maintained.</p>
WAIVER REQUESTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	<p>85' lot width required, 60' requested; 30' front yard setback, 25' requested; 25' rear yard setback required, 20' requested; and 10' side setback required, 5' minimum requested, with 13' minima requested for corner lots. A payment <i>in lieu</i> of providing sidewalk on the frontage along Saddle Club Road is requested.</p>

CONSISTENCY WITH *MEBANE BY DESIGN* STRATEGY

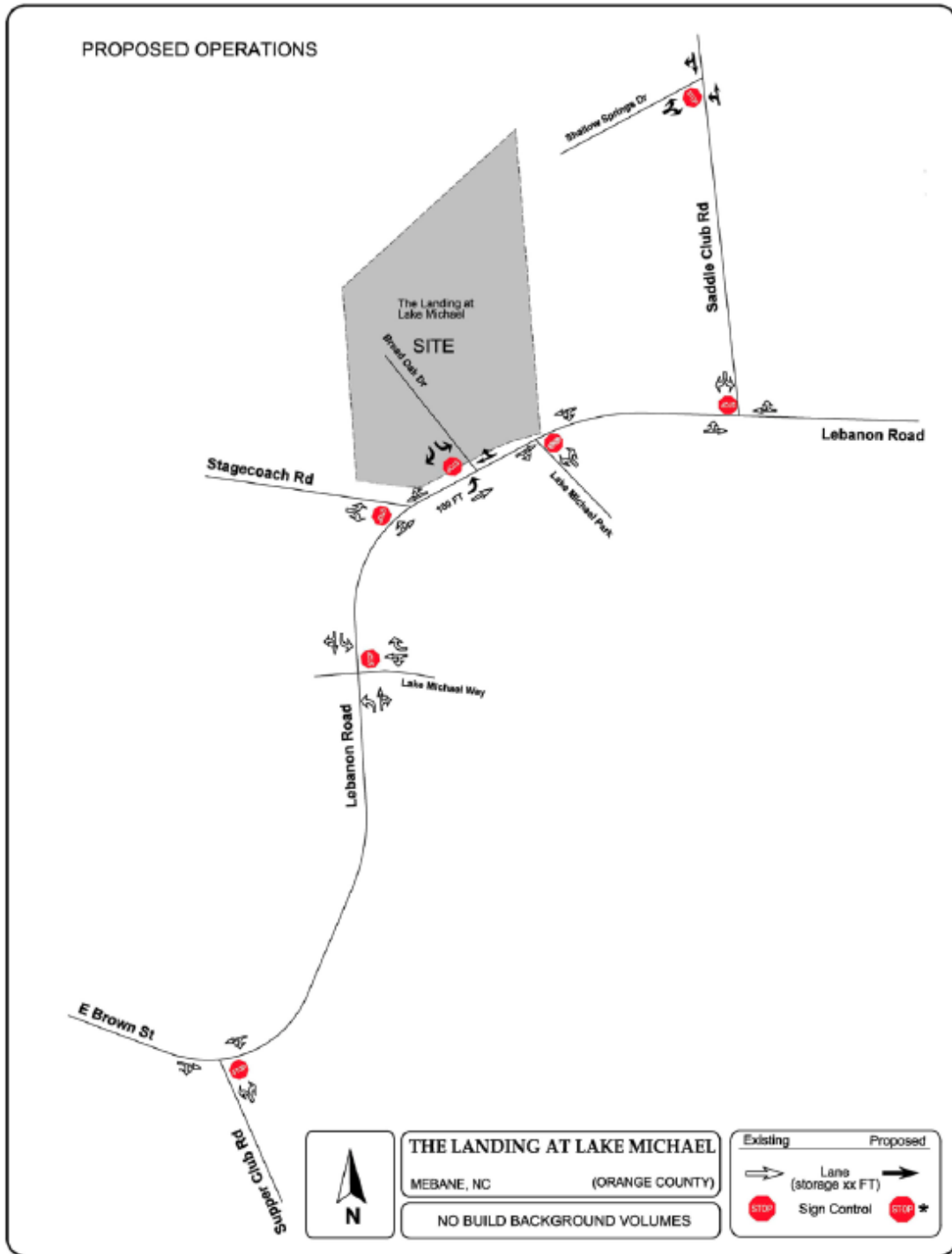
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-4 Secondary Growth Area Conservation Area
OTHER LAND USE CONSIDERATIONS	Graham-Mebane Reservoir Water Supply (WS-II) Watershed
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	<p>GROWTH MANAGEMENT 1.4 Ensure that adequate community facilities are integrated into new development to reduce distances to parks, schools and community centers.</p> <p>PUBLIC FACILITIES AND INFRASTRUCTURE 2.1 Improve safety and confidence of pedestrian access across major streets, including I-40/85, US-70, NC-119, Mebane-Oaks Road and other highly-traveled roadways.</p> <p>OPEN SPACE AND NATURAL RESOURCE PROTECTION 4.2 Provide greenways, parks and open space connectivity between different land uses and across major transportation corridors, thereby advancing safety and health.</p> <p>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.</p>
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> 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 projected is estimated to require 43,440 gallons per day of water and sewer service to support the development's 181 single-family residences. It features 8" sewer lines and 8" and 6" water lines that will be served by the 10" sewer line along Mill Creek and an 10" water line from Lebanon Road.
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	Lebanon Road is a state-maintained secondary route with an average daily traffic volume of 3,700 trips at this location. It has a current Level Of Service (LOS) C and is projected to have a LOS D in 2040. It has a Safety Score of 44.6, which reflects a history of some traffic incidents on this road section.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	The applicant will provide a left-turn lane with 100' feet of storage on a widened section of Lebanon Road to enter at Broad Oak Lane.
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 4,325' in multiuse paths in and around the development, connecting to the multiuse path dedicated along Stagecoach Road and extending it to the entrance of Lake Michael Park. The applicant will provide a high-visibility crossing of Lebanon Road to realize this connection. The multiuse path will be stubbed at the property boundary to the north. The applicant also proposes to provide 10,285' in sidewalks internal to the project, though they are requesting to pay <i>in lieu</i> for sidewalks along Saddle Club Road. Bicycle racks are being provided at all private recreation facilities.

PROPOSED TRAFFIC OPERATIONS



STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION APPROVE DISAPPROVE

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

RATIONALE The proposed development “Tupelo Junction” is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. Specifically, it serves Goals 1.4, 2.1, 4.2, and 4.3, and commits >50% of the space for protection in this Conservation Area. The proposed project will be developed as a Residential Cluster subdivision compliant with the watershed overlay district and providing an offsite multiuse path.

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.

PUBLIC SERVICE CONTACTS :

WATER: CITY OF MEBANE PUBLIC WORKS DEPT.
KYLE SMITH
636 CORRIGIDOR STREET
MEBANE, NC 27302
(919) 563-3401

SEWER: CITY OF MEBANE PUBLIC WORKS DEPT.
KYLE SMITH
636 CORRIGIDOR STREET
MEBANE, NC 27302
(919) 563-3401

FIRE: CITY OF MEBANE
BOB LOUIS, CHIEF
450 N. FIRST STREET
MEBANE, NC 27302
(919) 563-5718

GAS: PSNC ENERGY / DOMINION ENERGY
BRIAN SMITH
2541 WHILDEN DRIVE
DURHAM, NC 27713
(919) 568-7454
BRIAN.SMITH@SCANA.COM

ELECTRIC: PIEDMONT ELECTRIC
2500 S. NC 86
MEBANE, NC 27302
(336) 732-2123

TELEPHONE: AT&T
AARON BOYKINS
(336) 508-3237

STATE ROADWAYS: NCDOT - DIVISION 7, DISTRICT 1
CHARLES W. EDWARDS (CHUCK), PE
DISTRICT ENGINEER
115 E. CRESCENT SQUARE DRIVE
PO BOX 766
GRAHAM, NC 27253
(336) 570-6833

PLANNING: CITY OF MEBANE
MONTRENA HADLEY, MPA, CZO
PLANNING OFFICER
102 S. 5TH STREET
MEBANE, NC 27302
(919) 563-9990

SOLID WASTE: CITY OF MEBANE PUBLIC WORKS DEPT.
108 E. WASHINGTON STREET
MEBANE, NC 27302
(919) 563-5901

RECYCLING: WASTE INDUSTRIES
703 E. GILBREATH STREET
GRAHAM, NC 27253
(336) 226-0525

EROSION CONTROL: ORANGE COUNTY PLANNING & INSPECTIONS DEPT.
STEVE KALTENBACH
EROSION CONTROL & STORMWATER OFFICER II
131 W. MARGARET LANE
HILLSBOROUGH, NC 27278
(919) 245-2567

OWNER: LEES BEES, INC.
JEFFREY R. LEE
jeffreyrlee@yahoo.com
1818 SADDLE CLUB ROAD
MEBANE, NC 27302

DEVELOPER: LEBANON ROAD 3, LLC
c/o JAMES PARKER, JR.
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278
(919) 732-3883 (PHONE)
JAMES.PARKER@SUMMITDE.NET

PLANNER: THE DESIGN RESPONSE, INC.
215 E. CHATHAM ST., SUITE 125
CARY, N.C. 27511
(919) 469-2080 (OFFICE)
THEDESIGNRESPONSE.COM
JACK L. SMYRE, PE, AICP

ENGINEER CONTACT: SUMMIT DESIGN & ENGINEERING SERVICES
TIMOTHY A. SMITH, PE
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278
(919) 732-3883 (PHONE)
(919) 732-6878 (FAX)
T.M.SMITH@SUMMITDE.NET

PARCEL
PIN: 9826-41-6085
DB: 6364, PG. 131
ZONING: R-20
179.23 ACRES (PER GIS)

PRELIMINARY PLANS

FOR

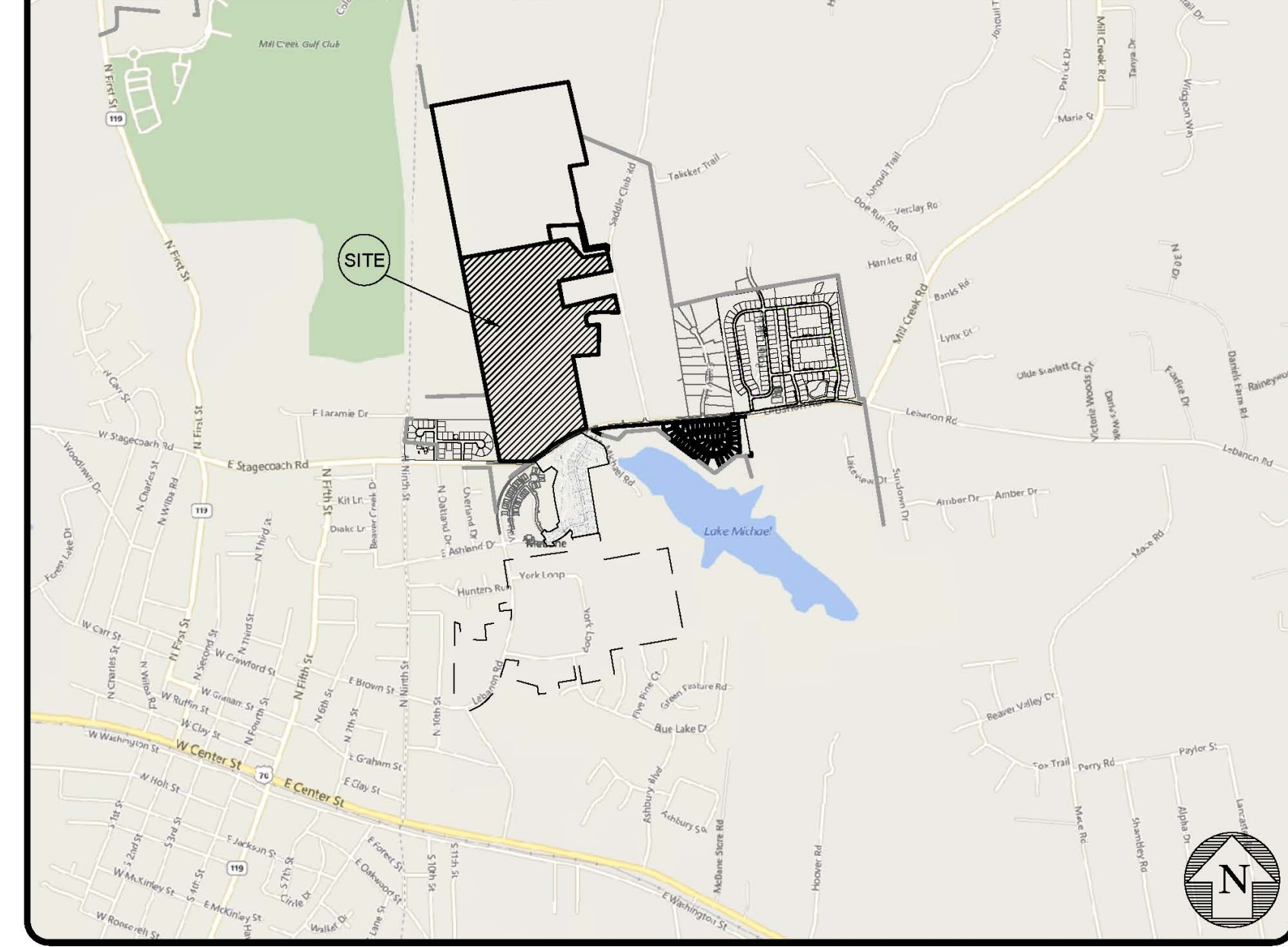
TUPELO JUNCTION

RESIDENTIAL CLUSTER DEVELOPMENT

ORANGE COUNTY, CHEEKS TOWNSHIP
LEBANON ROAD, MEBANE, NC 27302

SUBMITTAL #1 : SEPTEMBER 10, 2019
SUBMITTAL #2 : OCTOBER 22, 2019
SUBMITTAL #3 : NOVEMBER 26, 2019
SUBMITTAL #4 : DECEMBER 20, 2019
SUBMITTAL #5 : JANUARY 21, 2020
SUBMITTAL #6 : FEBRUARY 11, 2020

VICINITY MAP
SCALE: 1" = 2,000'



SITE LOCATION MAP
SCALE: 1" = 300'

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-1	COVER SHEET
C-2	EXISTING CONDITIONS PLAN
C-3	OVERALL SITE & UTILITY PLAN
C-3A	LOT LAYOUT WITH STEEP SLOPES PLAN
C-4	OVERALL GRADING & STORM DRAINAGE PLAN
C-5	STREET DETAILS
A200	CLUBHOUSE BUILDING ELEVATIONS

CONSTRUCTION BUILD-OUT SCHEDULE

PHASE	# OF LOTS	APPROX. COMPLETION
I	20	SPRING 2021
II	34	SPRING 2022
III	46	SPRING 2023
IV	26	SPRING 2024
V	55	SPRING 2025

SITE INFORMATION

OWNER: LEES BEES, INC.
JEFFREY R. LEE
jeffreyrlee@yahoo.com
1818 SADDLE CLUB ROAD
MEBANE, N.C. 27302

DEVELOPER: LEBANON ROAD 3, LLC
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278
(919) 732-3883 (PHONE)
JAMES PARKER, JR.

PARCEL ID: 9826-41-6085
REFERENCE: DB/PG 6364/131

LAND AREA: 93.5 +/- ACRES

PROPERTY ADDRESS: LEBANON ROAD & SADDLE CLUB RD.
MEBANE, NC

PROPERTY IS LOCATED WITHIN MEBANE ETJ
EXISTING ZONING: CU-R-8 & CU-R-10
PROPOSED ZONING: R-12 (CD) CURRENT USE: VACANT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL CLUSTER DEVELOPMENT

JURISDICTION: MEBANE
STATE: NORTH CAROLINA

WATERSHED: GRAHAM - MEBANE LAKE PUBLIC WATER SUPPLY (WS-II) - BALANCE OF WATERSHED AREA

LOTS ALLOWED w/ REZONING: 3.63 DU/AC = 339
PROPOSED LOTS: 181

IMPERVIOUS AREA
ALLOWED (30% MAX): 28.05 AC
PROVIDED: 25.72 AC (27.5%)

HOUSES (181 LOTS x 4,000 SF) = 724,000 SF
PUBLIC ROADWAYS & SIDEWALKS = 352,010 SF
MULTI-USE PATH = 44,350 SF
TOTAL PROVIDED = 1,120,360 SF (25.72 AC) 27.5%

TREE CANOPY AREA
PRESERVED TREE CANOPY = 25.1 AC
PLANTED BUFFERS = 0.4 AC
PLANTED EVERGREEN TREES (SEEDLINGS) ON GRADED SLOPES = 3.5 AC
PLANTED STREET TREES AND FRONT YARD TREES = 1.8 AC
TOTAL TREE CANOPY = 30.8 AC (33% OF TOTAL AREA)

PRIVATE COMMON OPEN SPACE (CLUSTER)
REQUIRED (SUM OF REDUCTIONS BELOW BASE LOT AREA): 16.42 AC (17.56%)
COMPREHENSIVE PLAN GOAL FOR CONSERVATION AREAS: 28.05 AC (30%)
PROVIDED: 50.22 AC (53.7%)

ACTIVE (PUBLIC AND PRIVATE RECREATION SPACE): 2.48 AC (2.65%)
PASSIVE (NON-RECREATIONAL HOA PROPERTY): 47.74 AC (51.09%)

RECREATION SPACE
PRIVATE RECREATION SPACE PROVIDED:
0.88 AC (CLUBHOUSE, PLAYGROUND, PLAY FIELD, GAMES, SHELTERS)
0.12 AC (DOG PARK AND GAZEBO)
1.00 AC (TOTAL PRIVATE RECREATION SPACE PROVIDED)

PUBLIC RECREATION SPACE REQUIRED: (181 LOTS) X (1/135 AC./LOT) = 5.17 AC.
PUBLIC RECREATION SPACE PROVIDED:
(4,600 LF GREENWAY/MULTI-USE PATH) X (14 FT. WIDE CORRIDOR) = 1.48 AC.
PUBLIC RECREATION SPACE DEFICIT:
(5.17 AC. REQUIRED) - (1.48 AC. PROVIDED) = 3.69 AC. DEFICIT

POTENTIAL PAYMENT-IN-LIEU FOR DEFICIT:
TAX VALUE PER AC (PARENT TRACT): (\$802,950) - (179.23 ACRES) = \$4,480/AC
(3.69 AC DEFICIT) X (\$4,480/AC) = \$16,531 POTENTIAL PAYMENT-IN-LIEU
PROPOSED PAYMENT-IN-LIEU FOR PUBLIC RECREATION SPACE DEFICIT: \$0

THE ESTIMATED COST OF THE PUBLIC INFRASTRUCTURE PROVIDED FOR USE BY THE GENERAL PUBLIC (GREENWAYS & MULTI-USE PATHS) IS \$281,500 AND IS CONSIDERATION UNDER SECTION 6-7.1.1 OF THE UDO FOR COUNCIL TO NOT REQUIRE AN ADDITIONAL PAYMENT-IN-LIEU BY LOWERING THE AMOUNT OF PUBLIC RECREATION SPACE REQUIRED TO MATCH THE AMOUNT OF PUBLIC RECREATION SPACE PROVIDED.

ROADS & RIGHT-OF-WAYS
LINEAR FEET OF PUBLIC ROADS: 6,885 FT
AREA OF NEW PUBLIC ROW: 530,218 SF

CITY OF MEBANE PUBLIC WATER, SANITARY SEWER, & ROADWAYS SHALL BE PROVIDED FOR THIS DEVELOPMENT.

PUBLIC WATER MAIN: 10,085 LF
PUBLIC SAN. SEWER: 8,987 LF
PUBLIC SIDEWALK: 10,285 LF
PUBLIC MULTI-USE PATH: 4,325 LF

PROPOSED BUILDING SETBACKS (R-12 CD)
FRONT: 25 FT.
SIDE: 15 FT.
REAR: 20 FT.
CORNER: 13 FT.

STANDARD R-12 ZONING SETBACKS (NOT USED)
FRONT: 30 FT.
SIDE: 10 FT.
REAR: 25 FT.
CORNER: 18 FT.

TRC NOTES:

- THE NEW CULVERT FOR ON-SITE CREEK CROSSING SHALL PASS THE 100 YEAR STORM WITHOUT TOPPING THE ROADWAY. SIZING AND MATERIAL TO BE DETERMINED WITH THE CONSTRUCTION DRAWINGS.
- ALL NEW ROADS ARE CONSIDERED LOCAL RESIDENTIAL AS DETERMINED BY THE PROJECT TRAFFIC ENGINEER AND WILL BE BUILT TO CITY STANDARDS AND MAINTAINED BY THE CITY OF MEBANE AFTER FINAL ACCEPTANCE.
- THIS SUBDIVISION WILL BE PHASED AS SHOWN ON THE PLANS. THE END OF EACH PHASE SHALL PROVIDE SOME TYPE OF TURNAROUND FOR SERVICE AND EMERGENCY VEHICLES, THAT WILL BE APPROVED BY THE CITY OF MEBANE WITH THE CONSTRUCTION DRAWINGS.
- THIS PROJECT IS SUBJECT TO REZONING AND ANNEXATION BY THE CITY OF MEBANE.
- A TIA WAS CREATED FOR THIS PROJECT AND APPROVED BY THE CITY OF MEBANE AND N.C.D.O.T.
- TWO ENTRANCE FEATURES SHALL BE PROVIDED AT EACH ENTRANCE INTO THE SITE.
- THE AMENITY AREA, PARKING LOT, AND STORMWATER CONTROL MEASURES SHALL BE SCREENED WITH LANDSCAPING AND/OR BERMS. ALSO, THE RECREATION AREA SHALL BE SCREENED FROM THE RESIDENTIAL LOTS WITHIN THE SITE. ALL SCREENING SHALL BE IN ACCORDANCE WITH THE MEBANE UDO AND WILL BE INCLUDED WITH THE LANDSCAPING PLANS PROVIDED WITH THE CONSTRUCTION DRAWINGS FOR APPROVAL BY THE CITY OF MEBANE. ANY STORMWATER CONTROL MEASURES THAT POND OR HOLD 2 FEET OF WATER SHALL BE FENCED FOR SAFETY.
- A CULTURAL RESOURCES ASSESSMENT HAS BEEN REQUESTED BY THE NC STATE HISTORIC PRESERVATION OFFICE. NO HISTORIC RESOURCES WERE FOUND WITHIN THE PROJECT AREA. WE HAVE REQUESTED THEM TO TAKE ANOTHER LOOK INTO THE STAGECOACH ROCK AND ARE AWAITING THEIR RESPONSE. THE "STAGECOACH ROCK" HAS BEEN DEEMED AS A POSSIBLE SAFETY HAZARD TO VEHICULAR TRAFFIC BY NCDOT. RELOCATION OF THE ROCK SHALL BE COORDINATED WITH AND APPROVED BY N.C.D.O.T. THIS NEW LOCATION SHALL BE EITHER ON SITE OR AT LAKE MICHAEL PARK.
- MAINTENANCE OF ALL COMMON AREAS WILL BE THE RESPONSIBILITY OF THE HOA FOR THIS SUBDIVISION.
- THE LIMITS OF DISTURBANCE WILL TYPICALLY FOLLOW THE GRADING LIMITS. ALL OPEN SPACES AND UNDISTURBED AREAS WILL BE FENCED OFF ALONG TREE CANOPIES TO PRESERVE EXISTING VEGETATION WHERE SHOWN ON THE PLANS.
- THE SUBDIVISION ROAD NAMES SHOWN HEREON HAVE BEEN APPROVED BY BOTH ALAMANCE COUNTY AND ORANGE COUNTY.
- A PAYMENT-IN-LIEU WILL BE PROVIDED BY THE DEVELOPER TO THE CITY OF MEBANE FOR THE FUTURE INSTALLATION OF SIDEWALK WITHIN TUPELO JUNCTION. PROPERTY STREET FRONTAGE ALONG SADDLE CLUB ROAD. THIS WILL BE NEGOTIATED WITH THE CONSTRUCTION PLAN APPROVALS.
- STORMWATER CONTROL MEASURE (SCM) ACCESS EASEMENTS ARE NOT SHOWN ON THE PLANS FOR CLARITY.
- WILLOW OAK STREET TREES (2.5" CALIPER AND 10' MIN. HEIGHT AT PLANTING) SHALL BE PROVIDED ALONG BROAD OAK DRIVE FROM LEBANON ROAD TO MILL CREEK, BETWEEN THE BACK OF CURB AND THE MULTI-USE PATH.
- A MINIMUM OF ONE ORNAMENTAL OR UNDERSTORY TREE SHALL BE PLANTED IN THE FRONT YARD OF EACH LOT, AND PROVIDED BY THE BUILDER.
- THE LEFT TURN LANE ALONG LEBANON ROAD SHALL BE CONSTRUCTED NO LATER THAN PHASE II AND / OR NO LATER THAN THE CONSTRUCTION OF THE 50TH HOME.
- OPEN SPACE SHALL NOT BE USED FOR FUTURE STRUCTURES EXCEPT FOR INTENDED RECREATIONAL PURPOSES AND IS ACCESSIBLE TO ALL RESIDENTS OF THIS DEVELOPMENT OR GENERAL PUBLIC.
- ALL NOTED PRIVATE COMMON ELEMENTS, INCLUDING BUT NOT LIMITED TO THE PRIVATE RECREATION AMENITIES, ENTRANCE FEATURES, STORMWATER CONTROL MEASURES AND STREET TREES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION (HOA)
- THE CURRENT PLANS INDICATE PRELIMINARY DRAINAGE EASEMENTS OVER PIPES AND ENGINEERED SWALES. AS PHASED CONSTRUCTION DRAWINGS ARE FINALIZED ALL DRAINAGE WAYS (S CFS OR MORE) SHALL HAVE A DEDICATED DRAINAGE EASEMENT PER THE CITY OF MEBANE STORM SEWER DESIGN MANUAL WHETHER PIPED OR UN-PIPED.

The Design Response
215 E. Chatham St., Suite 125
P.O. Box 3885, Cary, NC 27519
thedesignresponse.com
(919) 469-2080

NO.	REVISIONS	DATE
7		
6	PER. TRC COMMENTS	2/11/2020
5	PER. TRC COMMENTS	1/21/2020
4	PER. 1/7/2020 MEBANE TRC COMMENTS	12/29/2019
3	PER. MEBANE TRC COMMENTS	11/26/2019
2	PER. MEBANE TRC COMMENTS	11/26/2019
1	PER. MEBANE TRC COMMENTS	10/22/2019

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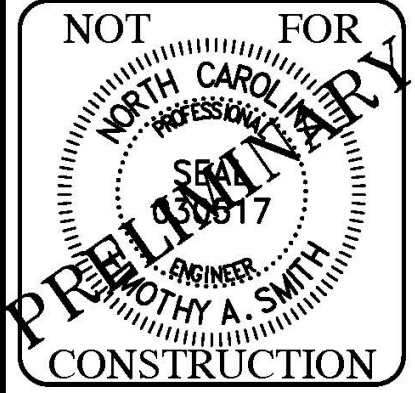
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PROJECT ENGINEER/ARCHITECT: T.M. SMITH@SUMMITDE.NET

PROJECT MANAGER: JPP (RANDY HALL@SUMMITDE.NET)

DRAWN BY: JCC (JUSTIN COATS@SUMMITDE.NET)

FIRST ISSUE DATE: 08-10-2019



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Hillsborough, NC 27278
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www.summitde.net

PRELIMINARY PLANS FOR TUPELO JUNCTION
CHEEKS TOWNSHIP & ORANGE COUNTY
LEBANON ROAD, MEBANE, NC 27302

COVER SHEET

PROJECT NO.: 19-0185

DRAWING NAME: 19-0185_CS.dwg

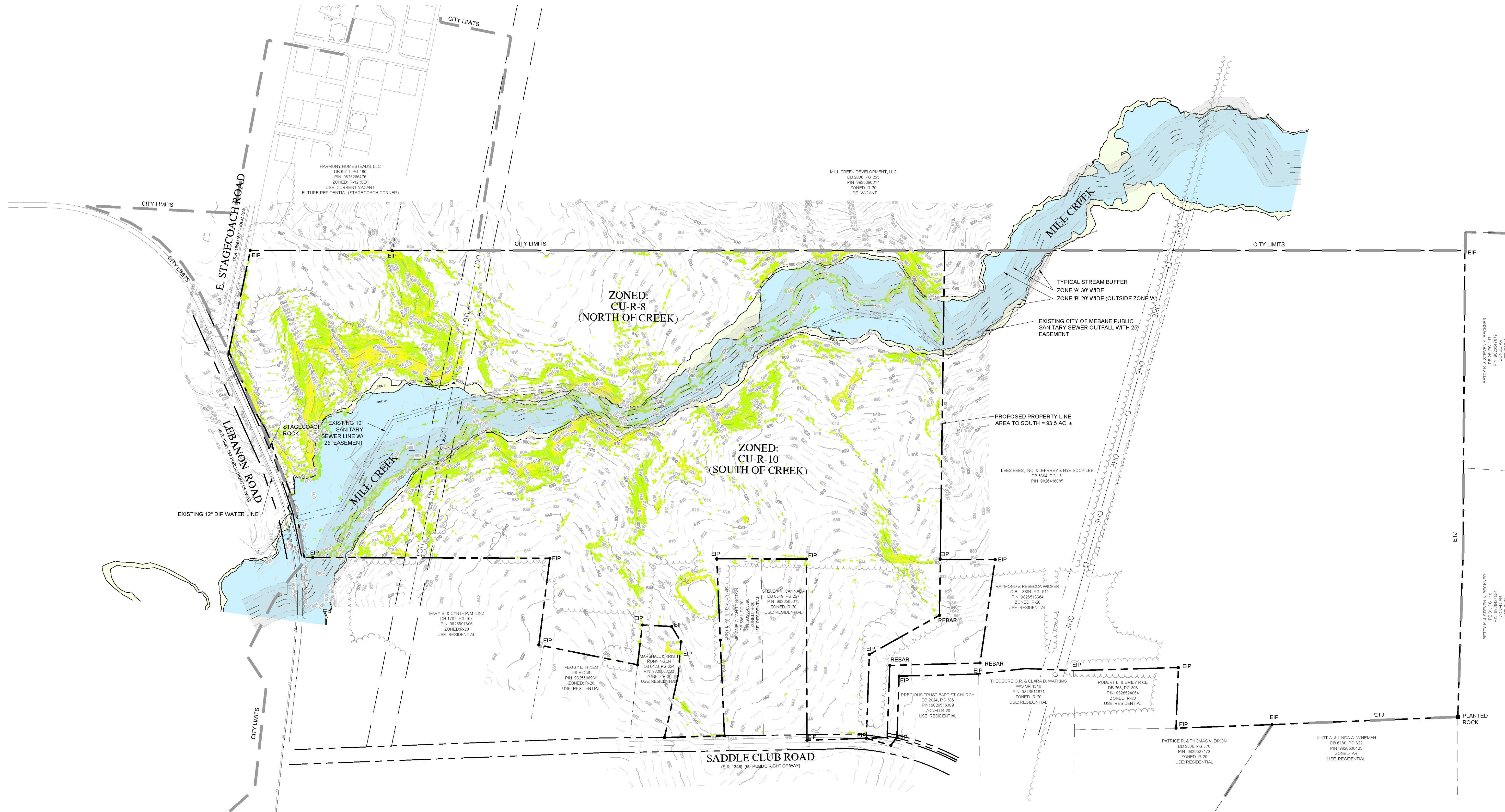
SHEET NO.: C-1

Know what's below. Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4849) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



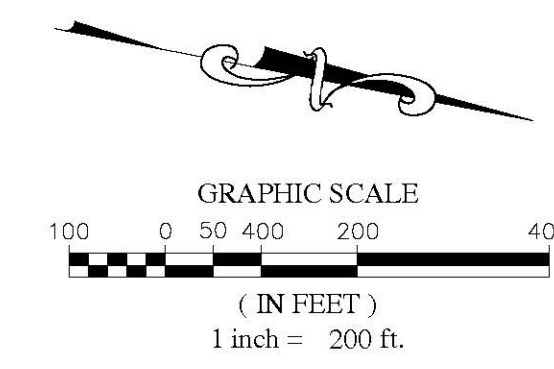
Know what's below.
Call before you dig.



Number	Minimum Slope	Maximum Slope	Color
1	15.00%	24.99%	Light Green
2	25.00%	100.00%	Yellow

- LEGEND**
- FLOOD ZONE AE
 - FLOOD ZONE X
 - 50' STREAM BUFFER

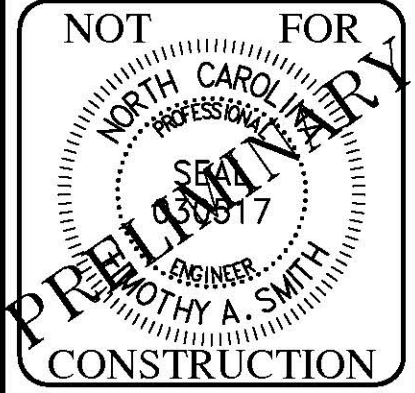
- GENERAL NOTES:**
- PROJECT BOUNDARY INFORMATION TAKEN FROM PLAT PREPARED BY R. S. JONES & ASSOC., INC., ENTITLED SURVEY FOR LEE'S BEES, INC. & JEFFREY R. LEE AND HYE SOOK LEE DATED APRIL 13, 2016 RECORDED IN THE ORANGE COUNTY REGISTRY #B&PG 115/185.
 - EXISTING TOPO TAKEN FROM LIDAR.
 - WETLANDS DO EXIST WITHIN THIS PROPERTY AND SHALL BE VERIFIED PRIOR TO PLAN APPROVALS.
 - FLOOD PLAIN INFORMATION TAKEN FROM F.I.R.M. 3710982500L AND PANEL NO. 9825, DATED: 11/17/2017.
 - LEE'S BEES PROPERTY AREA SHOWN WITHOUT TOPO. IS NOT PART OF THE TUPELO JUNCTION PROJECT. LAND WILL BE SUBDIVIDED AS PART OF THIS PROJECT.
 - MILL CREEK STREAM BUFFER OF 50' IS FROM TOP OF BANK, EACH SIDE OF CREEK.



NO.	REVISIONS	DATE	BY
7			
6	PER TRC COMMENTS	2/11/2020	ACC
5	PER TRC COMMENTS	1/21/2020	JMG
4	PER 1/23/2020 MEBAHE TRC COMMENTS	12/20/2019	ACC
3	PER MEBAHE TRC COMMENTS	11/26/2019	ACC
2	PER MEBAHE TRC COMMENTS	11/26/2019	ACC
1	PER MEBAHE TRC COMMENTS	10/22/2019	ACC

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PROJECT ENGINEER/ARCHITECT
 T.A.S. (T.M. SMITH@SUMMITDE.NET)
PROJECT MANAGER
 R.P.F. (RANDY.HALL@SUMMITDE.NET)
DRAWN BY
 J.C.C. (JUSTIN.COATS@SUMMITDE.NET)
FIRST ISSUE DATE
 09-10-2019

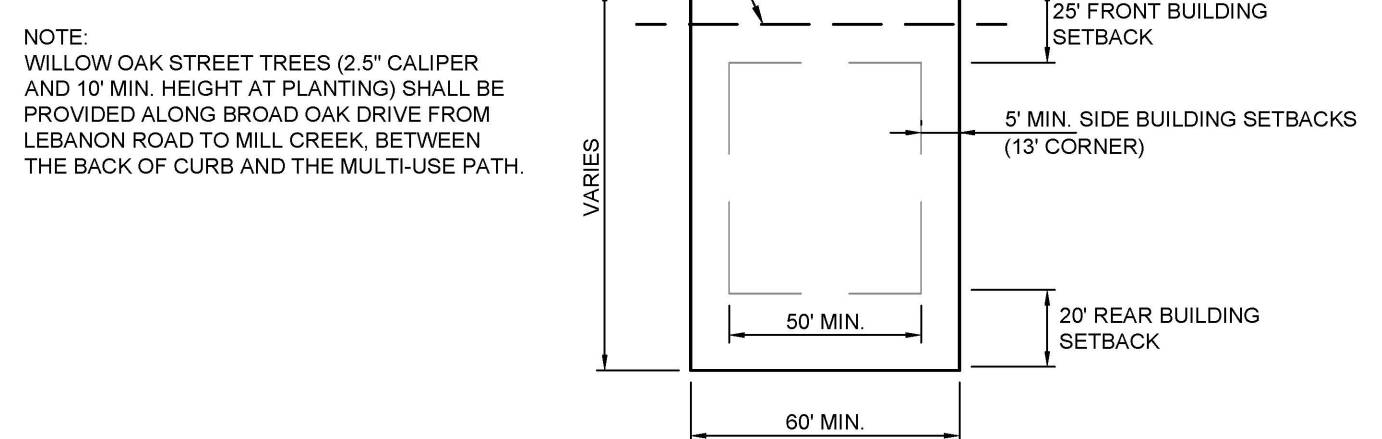
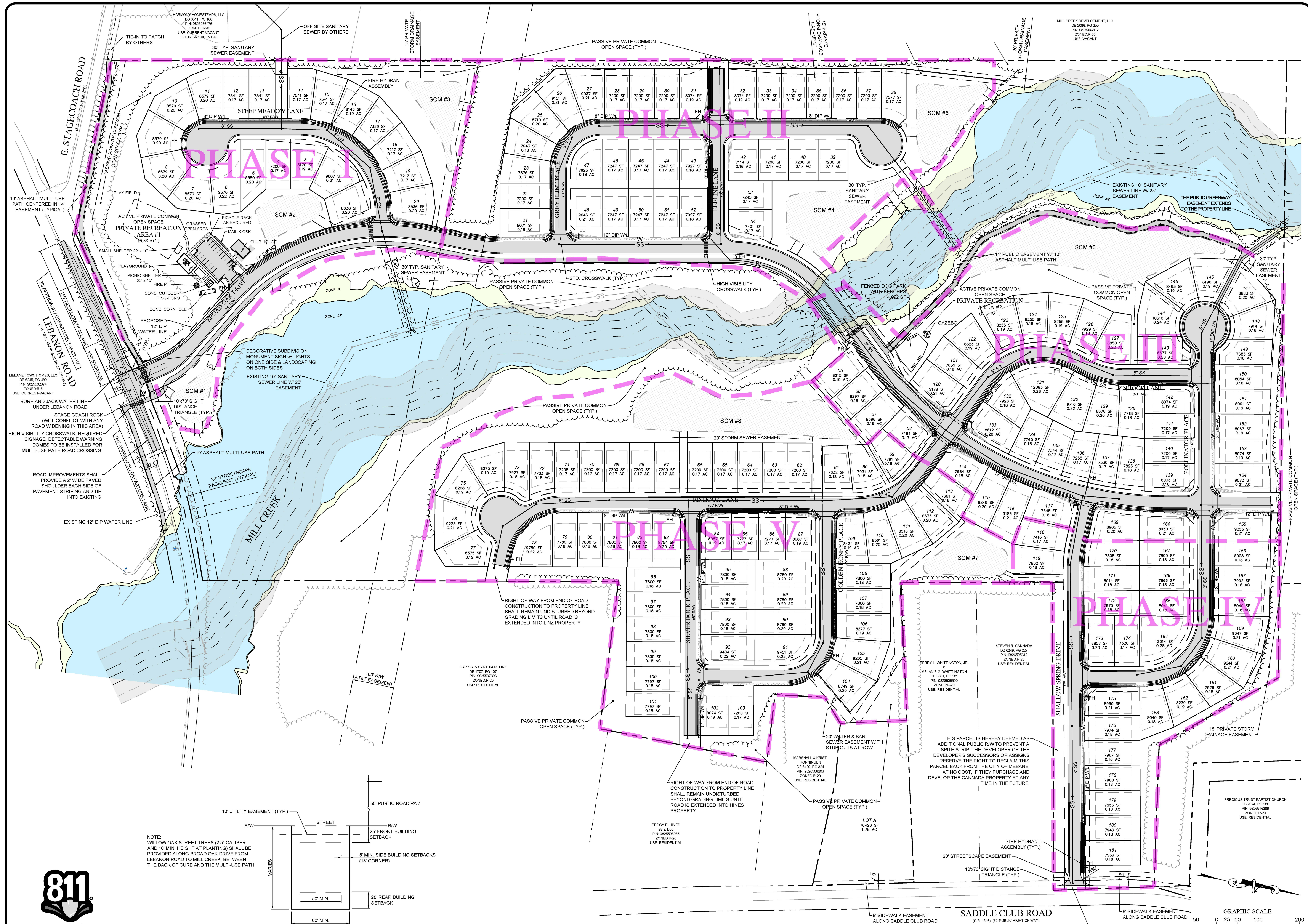


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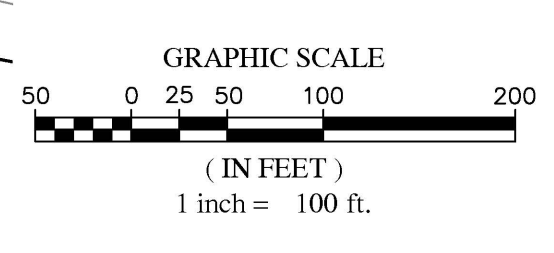
PRELIMINARY PLANS FOR TUPELO JUNCTION
 CHEEKS TOWNSHIP & ORANGE COUNTY
 LEBANON ROAD, MEBAHE, NC 27302

EXISTING CONDITIONS PLAN

PROJECT NO. 19-0185
 DRAWING NAME: 19-0185_XC.dwg
 SHEET NO. C-2

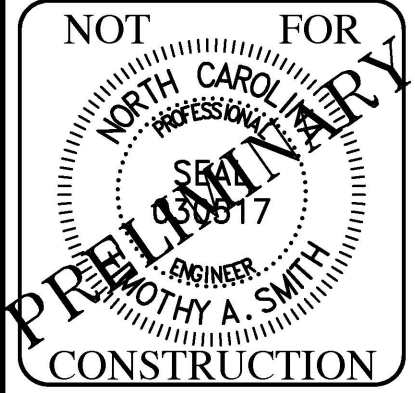


TYPICAL LOT LAYOUT
NTS



NO.	DATE	REVISIONS
7	2/11/2020	PER TRC COMMENTS
6	1/21/2020	PER TRC COMMENTS
5	1/21/2020	PER TRC COMMENTS
4	12/20/2019	PER MEANE TRC COMMENTS
3	12/20/2019	PER MEANE TRC COMMENTS
2	11/26/2019	PER MEANE TRC COMMENTS
1	10/22/2019	PER MEANE TRC COMMENTS

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 DRAWING NUMBER: 19-0185_S.dwg
 DATE: 08-10-2019
 PROJECT: TUPELO JUNCTION
 PROJECT MANAGER: JCC (JUSTIN COATS@SUMMITDE.NET)
 DRAWN BY: JCC (JUSTIN COATS@SUMMITDE.NET)
 CHECKED BY: JCC (JUSTIN COATS@SUMMITDE.NET)
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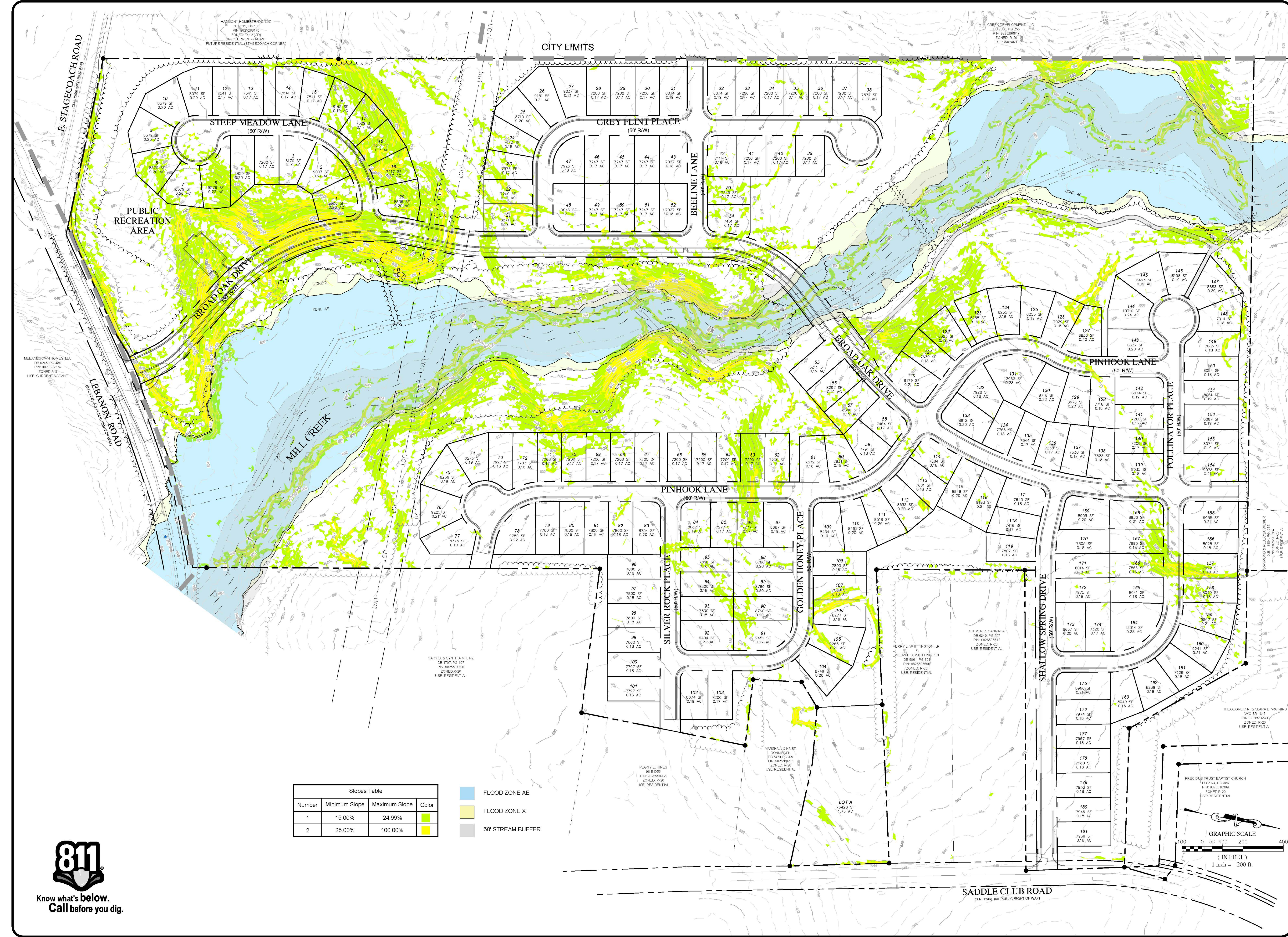


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 320 Executive Court
 Hillsborough, NC 27278
 Voice: (919) 732-3883 Fax: (919) 732-6676
 www.summitde.net

PRELIMINARY PLANS FOR TUPELO JUNCTION
 CHECKS TOWNSHIP & ORANGE COUNTY
 LEBANON ROAD, MEBANE, NC 27302
OVERALL SITE & UTILITY PLAN

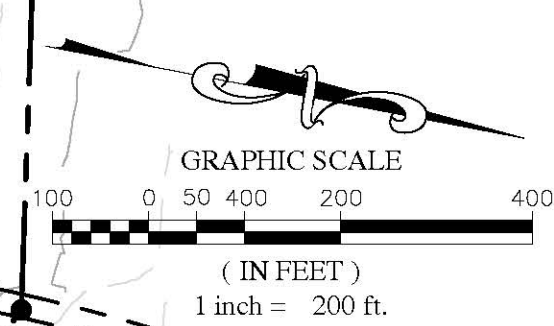
PROJECT NO: 19-0185
 DRAWING NAME: 19-0185_S.dwg
 SHEET NO: C-3





Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	15.00%	24.99%	Light Green
2	25.00%	100.00%	Yellow

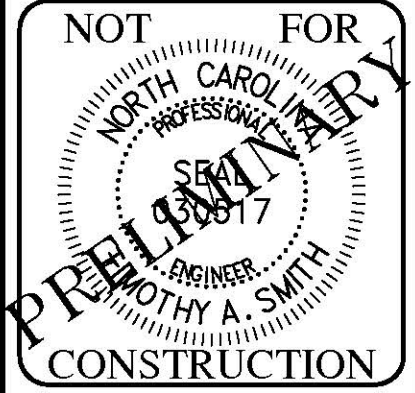
- FLOOD ZONE AE
- FLOOD ZONE X
- 50' STREAM BUFFER



NO.	DATE	REVISIONS
7		
6	2/11/2020	ACC
5	1/21/2020	ACC
4	1/21/2020	ACC
3	12/29/2019	ACC
2	11/26/2019	ACC
1	10/22/2019	ACC

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 DRAWING NUMBER: 19-0185
 PROJECT NAME: PRELIMINARY PLANS FOR TUPALO JUNCTION
 LOCATION: CHEEKS TOWNSHIP & ORANGE COUNTY, N.C.
 DATE: 08-10-2019

PROJECT ENGINEER/ARCHITECT
 TAC (TIN SMITH@SUMMITDE.NET)
PROJECT MANAGER
 RPT (RANDY HALL@SUMMITDE.NET)
DRAWN BY
 ACC (JUSTIN COATS@SUMMITDE.NET)
FIRST ISSUE DATE
 08-10-2019

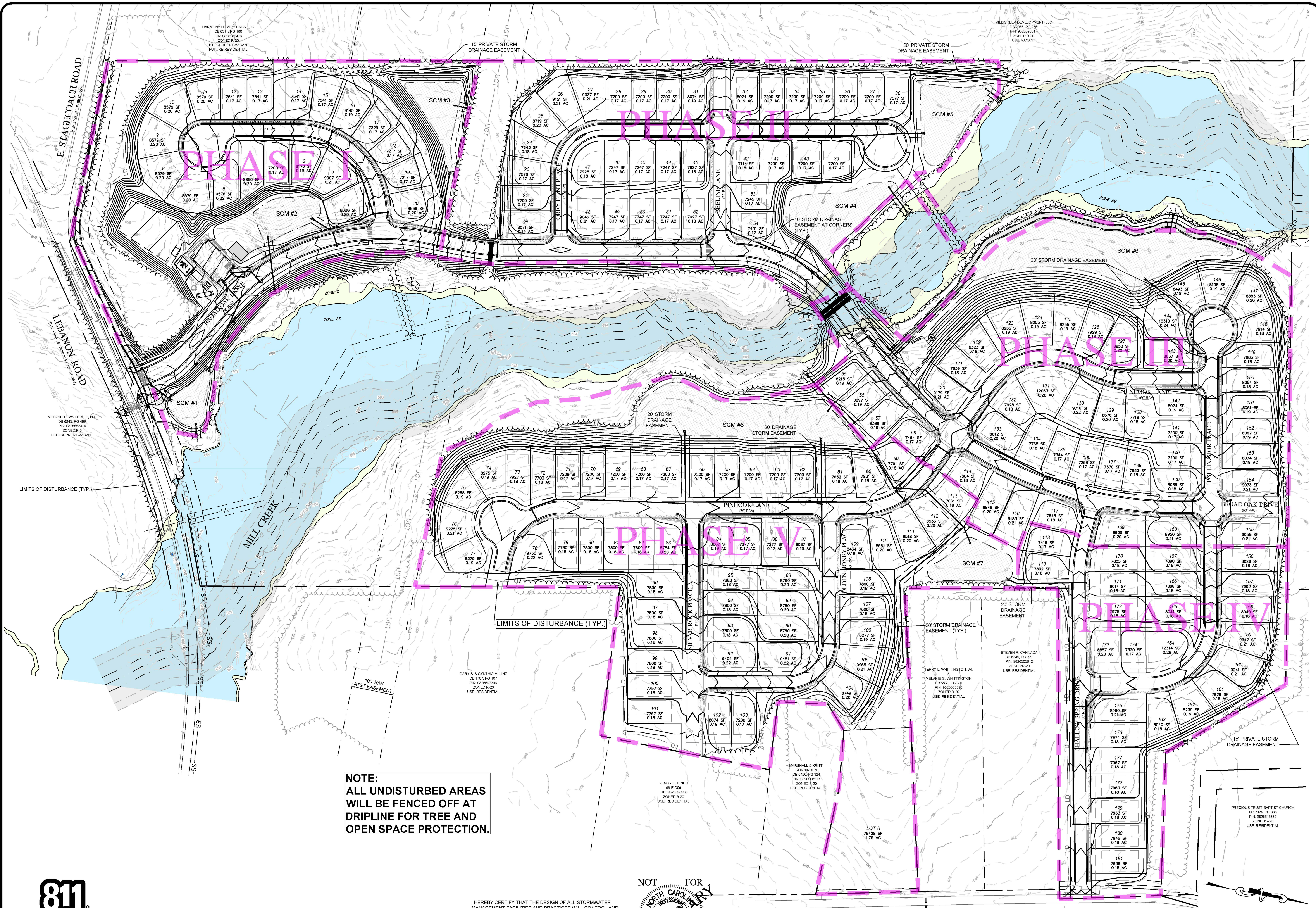


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PRELIMINARY PLANS FOR TUPALO JUNCTION
 CHEEKS TOWNSHIP & ORANGE COUNTY
 LEBANON ROAD, MEBANE, NC 27302

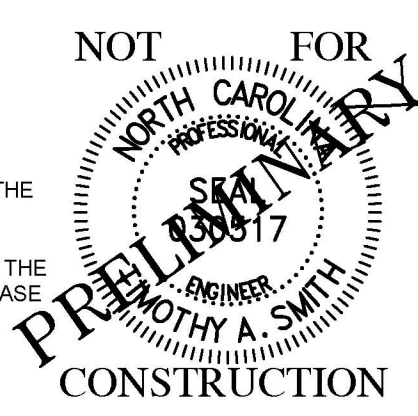
LOT LAYOUT WITH STEEP SLOPES PLAN

PROJECT NO. 19-0185
 DRAWING NAME: 19-0185_XC.dwg
 SHEET NO. C-3A

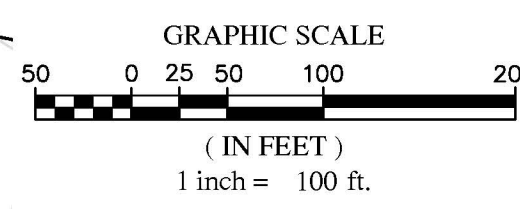


NOTE:
 ALL UNDISTURBED AREAS
 WILL BE FENCED OFF AT
 DRIPLINE FOR TREE AND
 OPEN SPACE PROTECTION.

I HEREBY CERTIFY THAT THE DESIGN OF ALL STORMWATER MANAGEMENT FACILITIES AND PRACTICES WILL CONTROL AND TREAT THE RUNOFF FROM THE FIRST ONE INCH OF RAIN OVER THE TOTAL DRAINAGE AREA, THAT THE DESIGNS AND PLANS ARE SUFFICIENT TO COMPLY WITH APPLICABLE STANDARDS AND POLICIES FOUND IN THE STORMWATER BMP MANUAL, AND THAT THE DESIGNS AND PLANS ENSURE COMPLIANCE WITH THE CITY'S PHASE II STORMWATER ORDINANCE



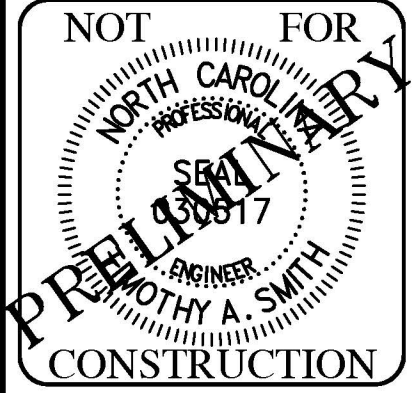
SADDLE CLUB ROAD
 (S.R. 1346) (BE PUBLIC RIGHT OF WAY)



NO.	REVISIONS	DATE	BY
7	PER TRC COMMENTS	2/11/2020	ACC
6	PER TRC COMMENTS	1/21/2020	DMC
5	PER TRC COMMENTS	12/29/2019	ACC
4	PER MEANE TRC COMMENTS	11/26/2019	ACC
3	PER MEANE TRC COMMENTS	11/26/2019	ACC
2	PER MEANE TRC COMMENTS	11/26/2019	ACC
1	PER MEANE TRC COMMENTS	10/22/2019	ACC

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FIRST ISSUE DATE
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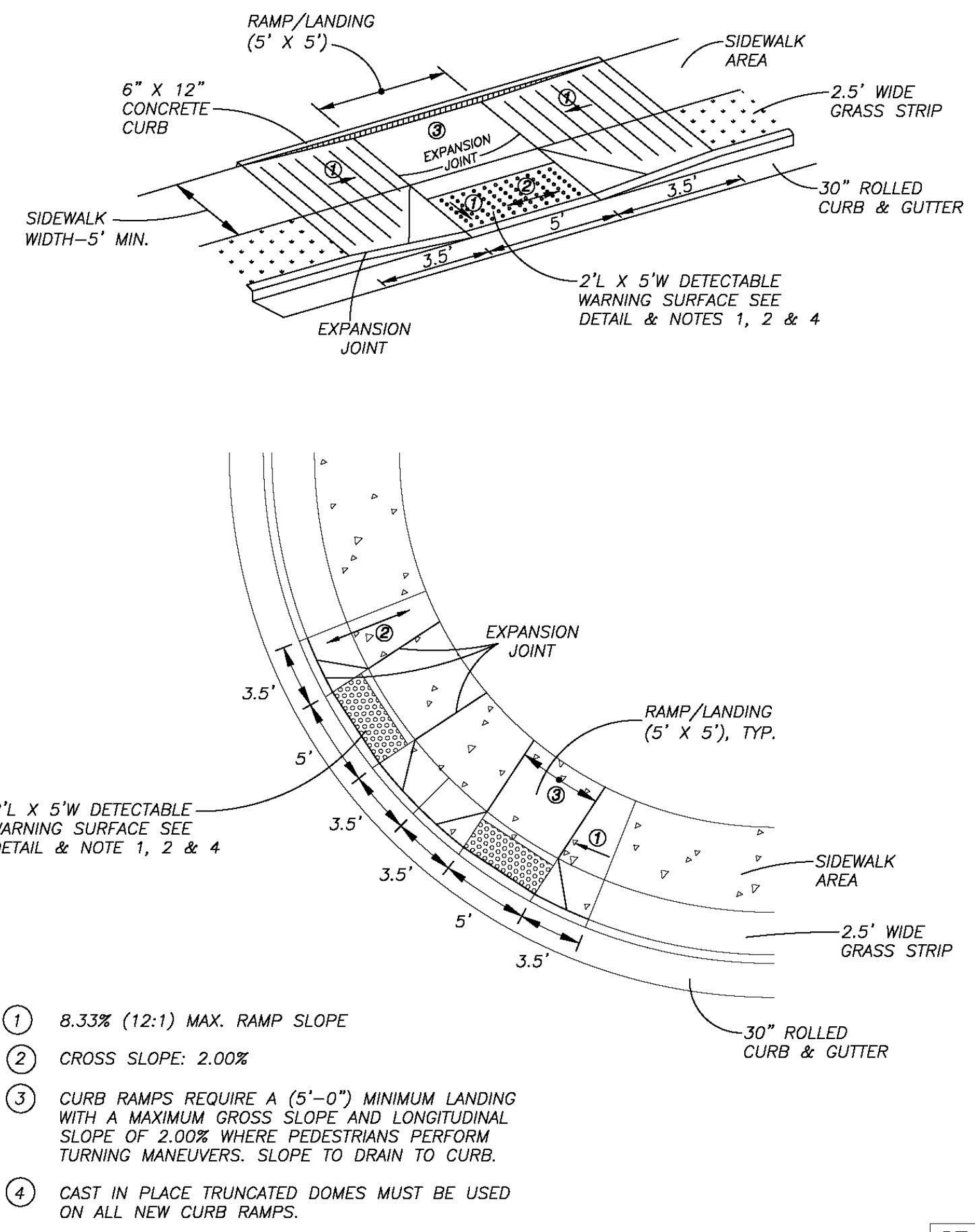
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PRELIMINARY PLANS FOR
TUPELO JUNCTION
 CHEEK'S TOWNSHIP & ORANGE COUNTY
 LEBANON ROAD, MEBANE, NC 27302

OVERALL GRADING & STORM DRAINAGE PLAN

PROJECT NO.
19-0185
 DRAWING NAME:
 19-0185_G.dwg
 SHEET NO.
C-4



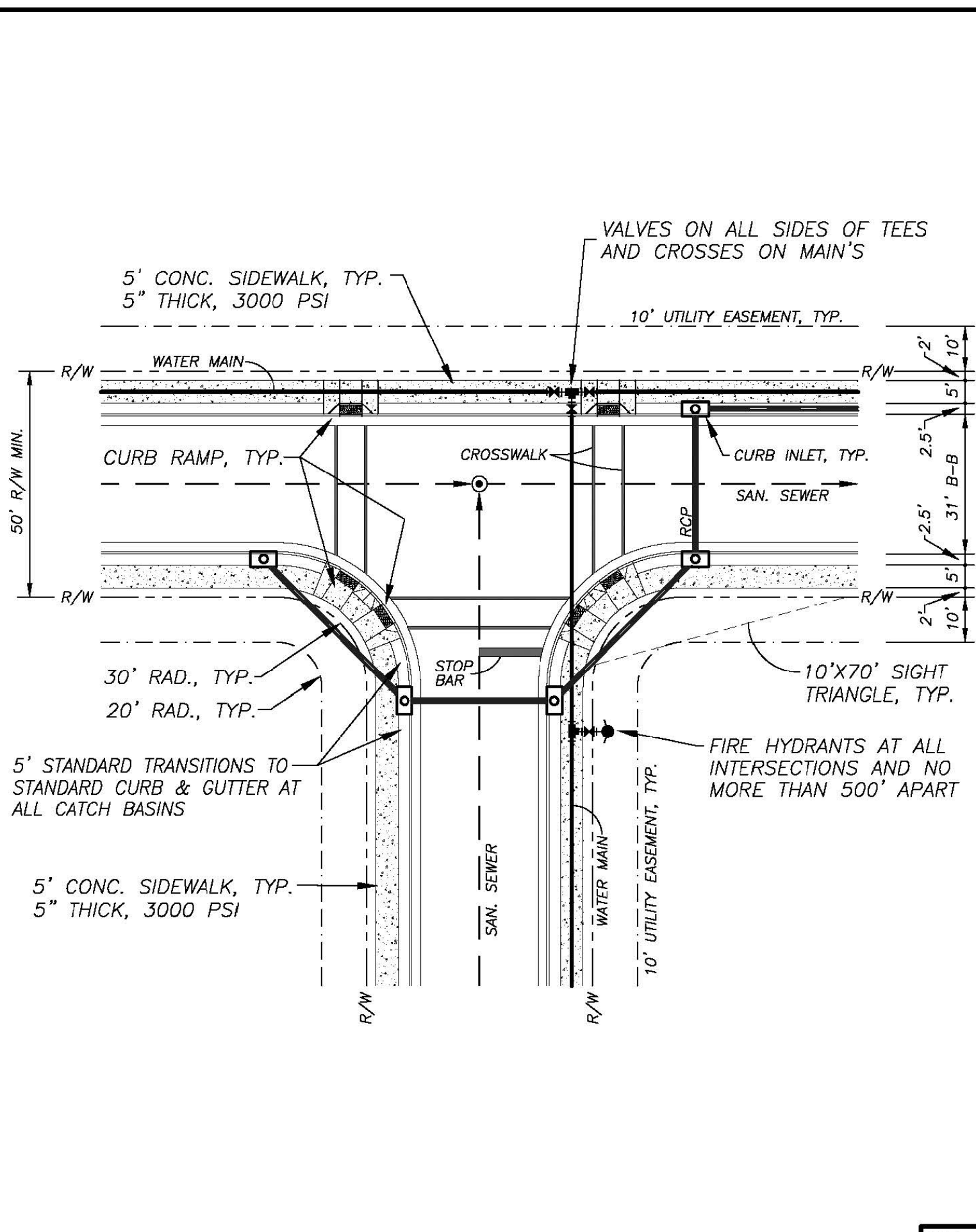


CITY OF MEBANE STANDARD

CURB RAMP

SCALE: N.T.S. DATE: 11/18/19 JOB NO.: WDF

ST-10

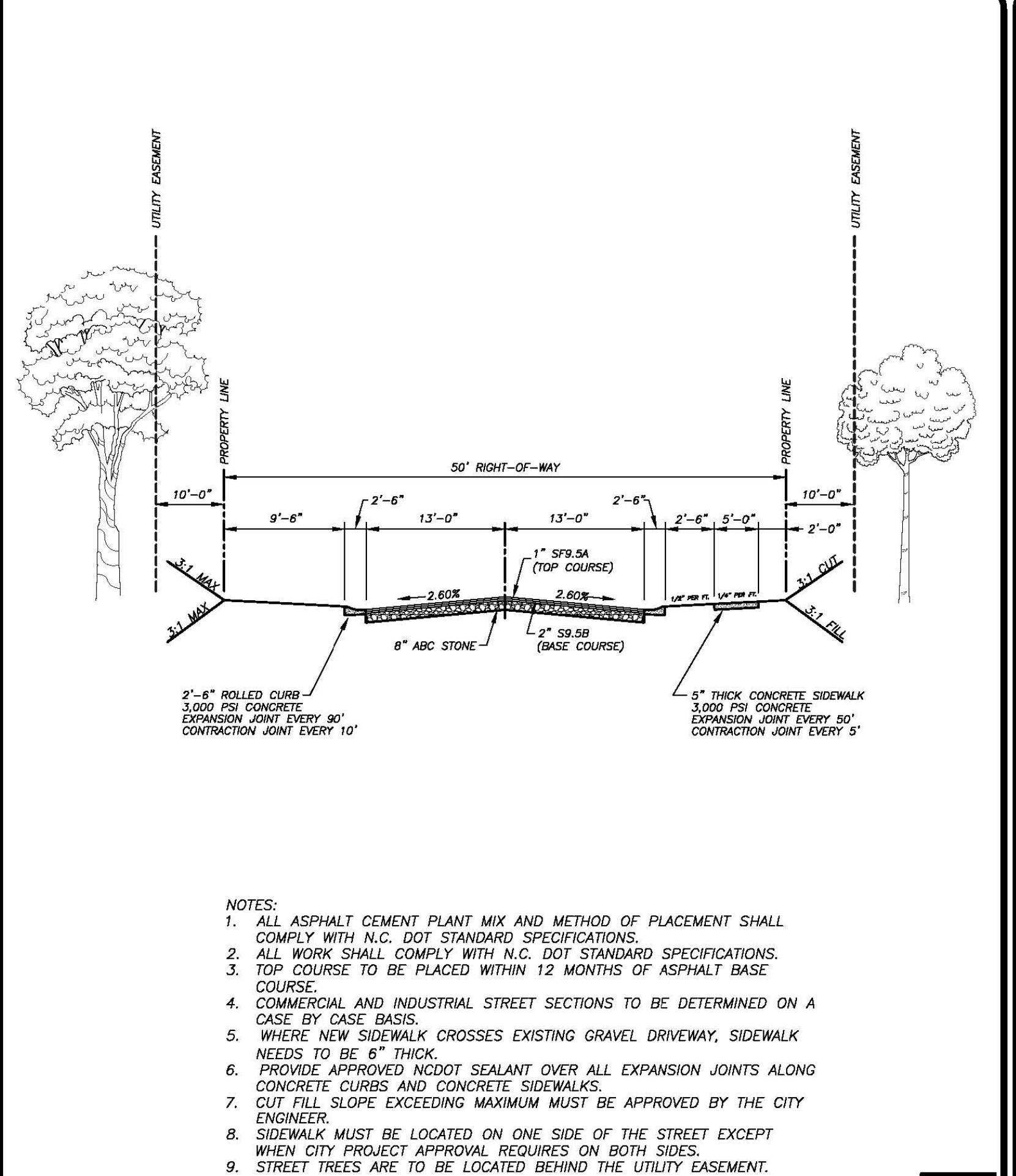


CITY OF MEBANE STANDARD

GENERAL SUBDIVISION REQUIREMENTS FOR ROADWAYS AND UTILITIES

SCALE: N.T.S. DATE: 11/18/19 DRAWN BY: WDF

ST-3

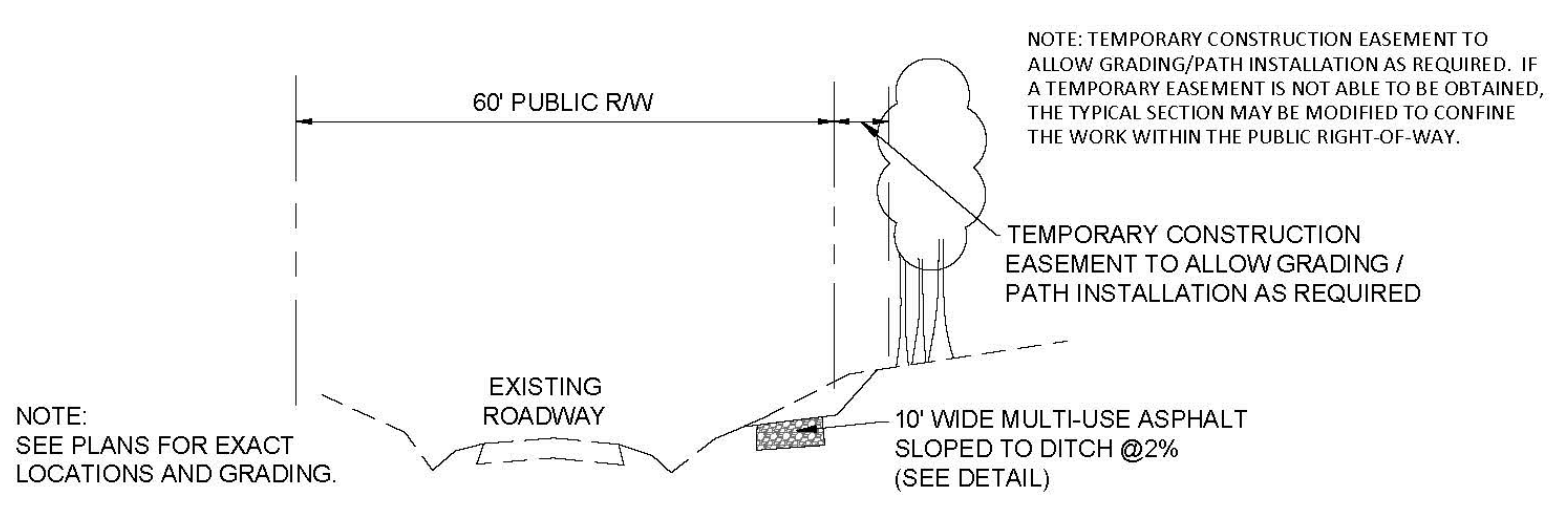


CITY OF MEBANE STANDARD

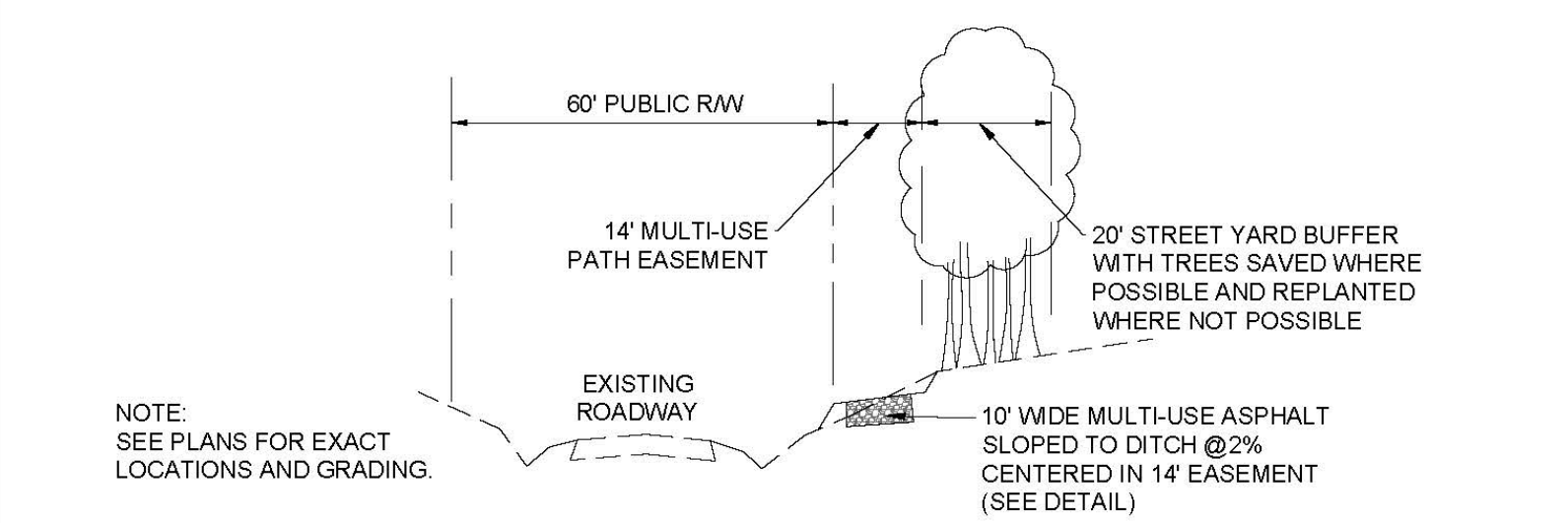
RESIDENTIAL STREET SECTION (50' ROW - 31' B-B)

SCALE: N.T.S. DATE: 8/3/17 DRAWN BY: SKS

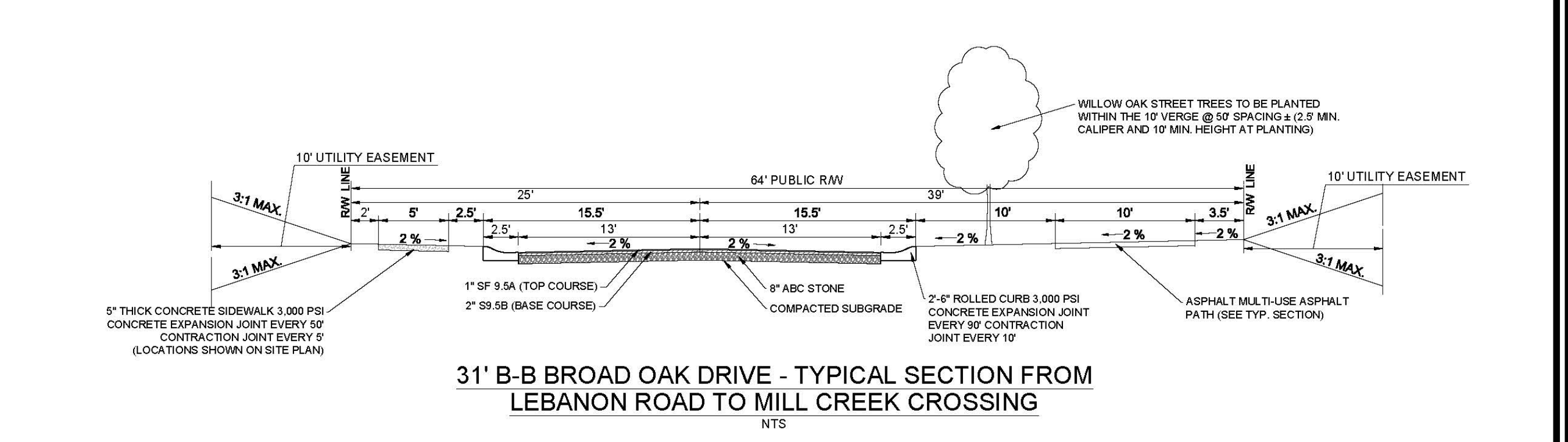
ST-1



TYP. SECTION ALONG LEBANON ROAD (SOUTH SIDE) SHOWING NEW MULTI-USE PATH IN EXISTING PUBLIC RW



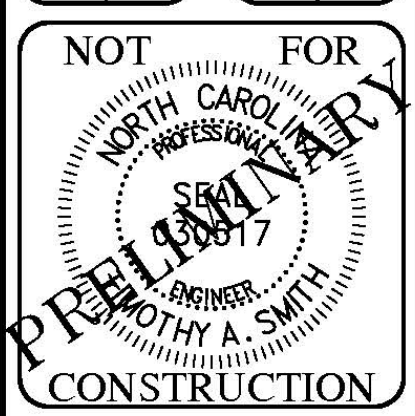
TYP. SECTION ALONG STAGE COACH RD. & LEBANON RD. SHOWING NEW MULTI-USE PATH & STREET YARD BUFFER (NORTH SIDE)



31' B-B BROAD OAK DRIVE - TYPICAL SECTION FROM LEBANON ROAD TO MILL CREEK CROSSING

NO.	DATE	BY	REVISIONS
7	2/11/2020	ACC	
6	1/21/2020	BWC	
5	12/29/2019	ACC	
4	12/29/2019	ACC	
3	11/29/2019	ACC	
2	11/29/2019	ACC	
1	10/22/2019	ACC	

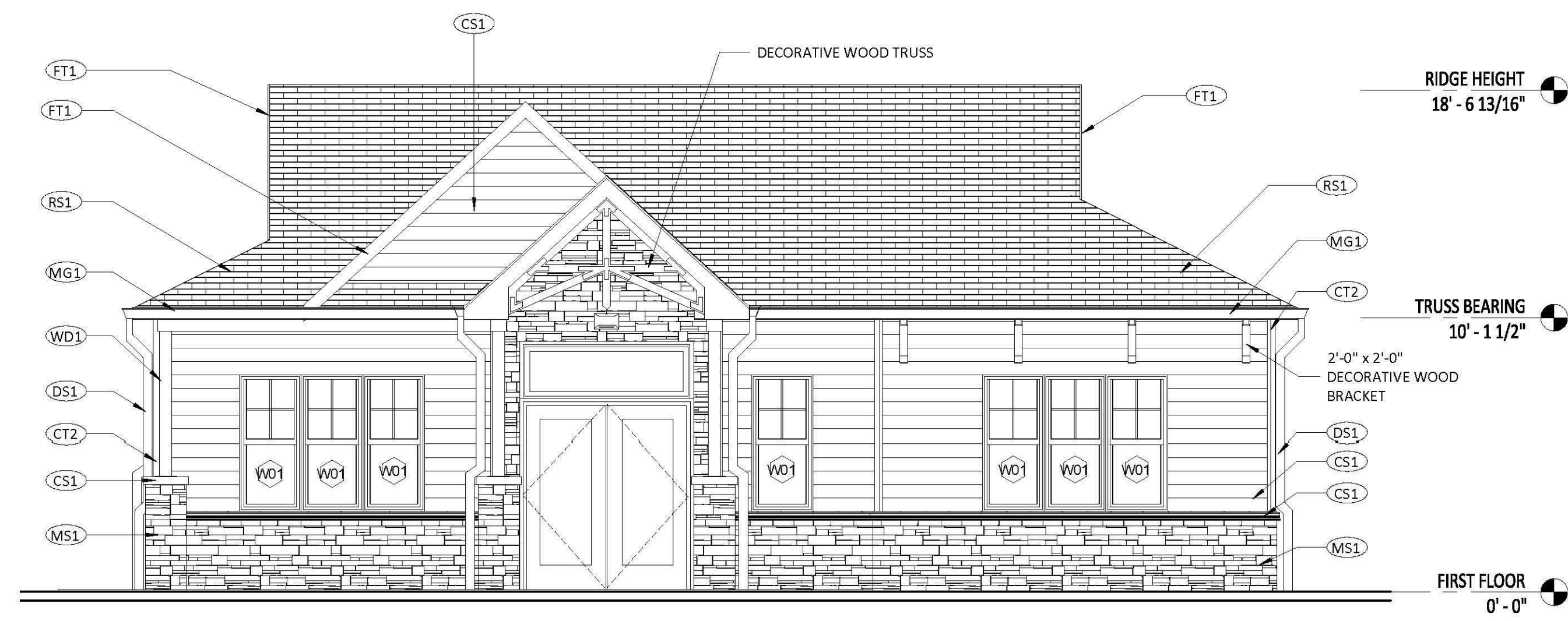
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 PROJECT MANAGER: RPH (R.HAY@SUMMITDE.NET)
 DRAWN BY: ACC (JUSTIN.COATS@SUMMITDE.NET)
 FIRST ISSUE DATE: 08-03-2018



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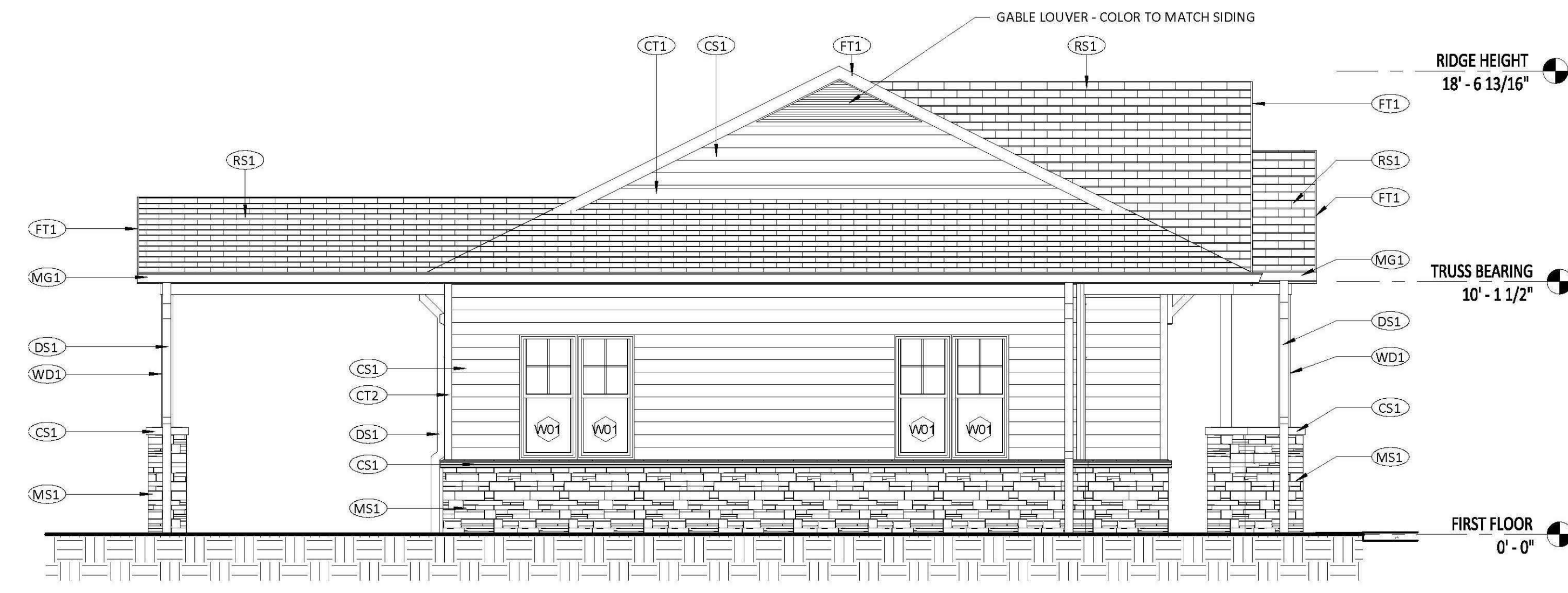
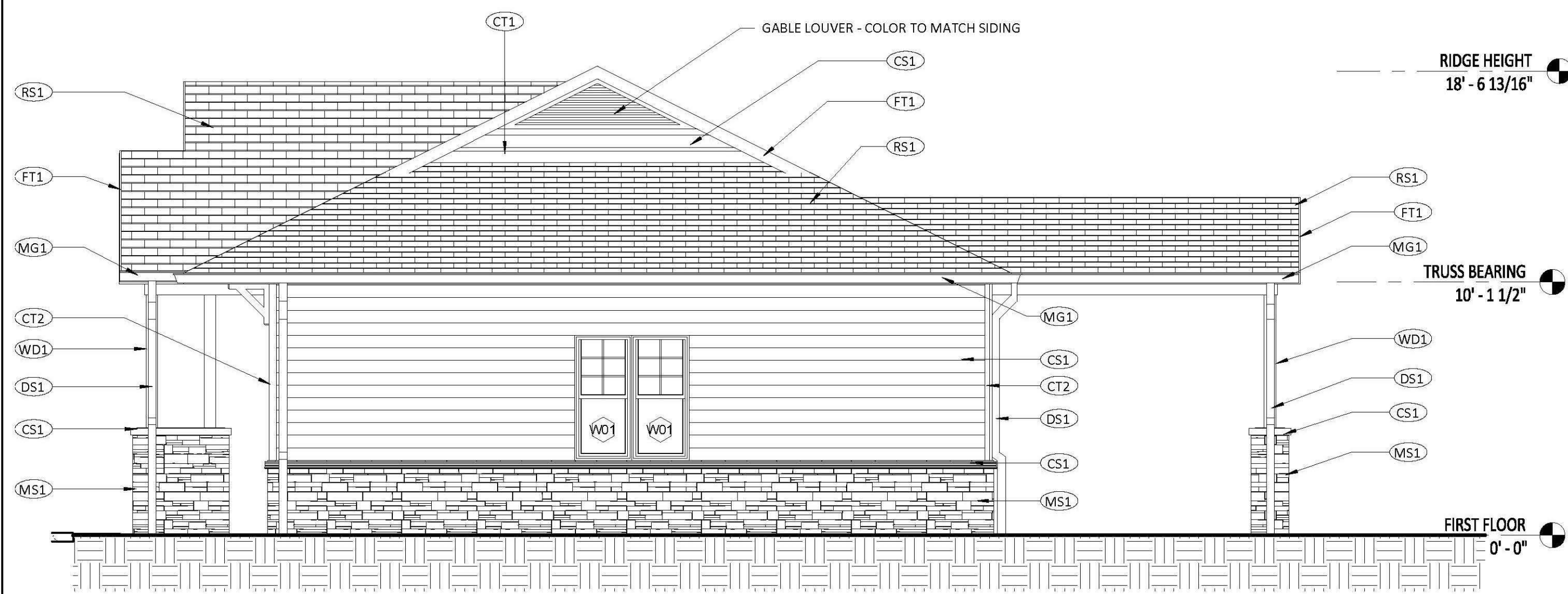
PRELIMINARY PLANS FOR TUPELO JUNCTION
 CHEEK'S TOWNSHIP & ORANGE COUNTY
 LEBANON ROAD, MEBANE, NC 27302

PROJECT NO: 19-0185
 DRAWING NAME: 19-0185_D.dwg
 SHEET NO: C-5



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

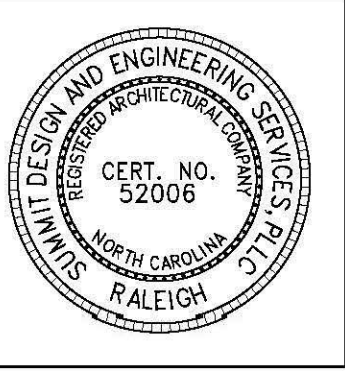
3 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

4 LEFT ELEVATION
1/4" = 1'-0"

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**PRELIMINARY
NOT FOR
CONSTRUCTION**

NO	REVISIONS	DATE
A		

**NEW CLUBHOUSE FOR
TUPELO JUNCTION
MEBANE, NC**

DRAWN BY: BIM
CHECKED BY: BIM
FIRST ISSUE DATE: mm/dd/yyyy
PROJECT NO: 17-0385.040

EXTERIOR ELEVATIONS

A200

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Tupelo Junction

Builder Commitments

Exterior Specifications:

- Siding: fiber cement
- Trim: composite
- Roofing: 20-year asphalt shingles
- Gutters: 5" gutters and downspouts
- Optional exterior materials based on elevation and options purchased
 - standing seam metal roofs (24 gauge)
 - fiber cement shakes and board & batt
 - alternate vinyl window colors
 - brick veneer
- Roof overhang: 12"
- Main roof pitch: minimum 8:12
- Foundation: monoslab (exposed concrete parked on front elevation)
- Sod: front yard
- Street tree: one in front yard (near ROW)
- Driveway: 18' width to ROW (if longer than 25' then taper to 12' at ROW)
- Garages: 1 & 2 car
- Front porches: included on some plans, optional on others

Plans:

- Ranch plans: 1400-2000 SF, 3-4 bedrooms, 2-3 baths (1-2 plans)
- 1.5-story plans: 1600-2400 SF, 3-4 bedrooms, 2-4 baths (1-2 plans)
- 2-story plans: 1600-2800 SF, 3-5 bedrooms, 2.5-4 baths (3-4 plans)

The following renderings and floorplans are representative of the types of product that Garman Homes intends to build in Tupelo Junction.

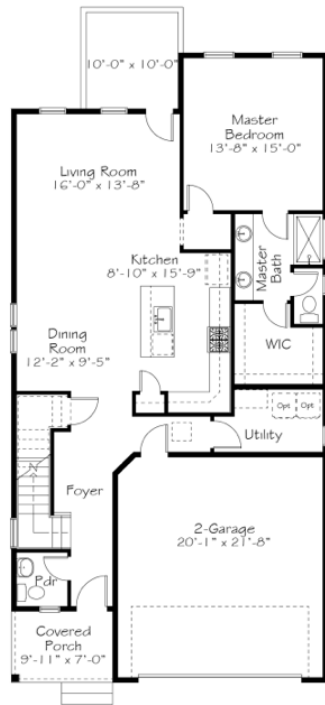
BLISS



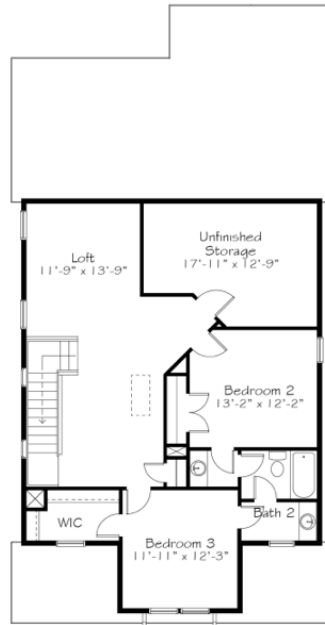
Bliss A



Bliss B



1st Floor



2nd Floor

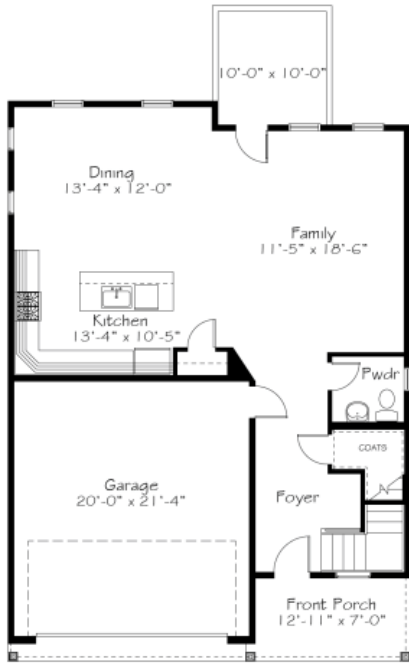
GO



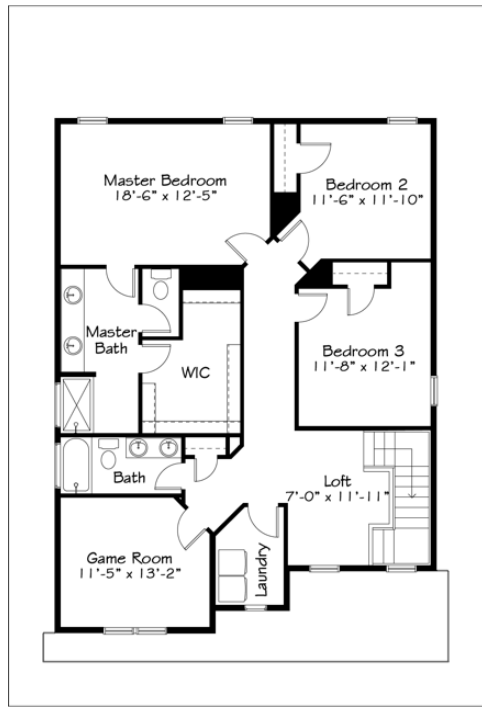
Go A



Go B



1st Floor



2nd Floor

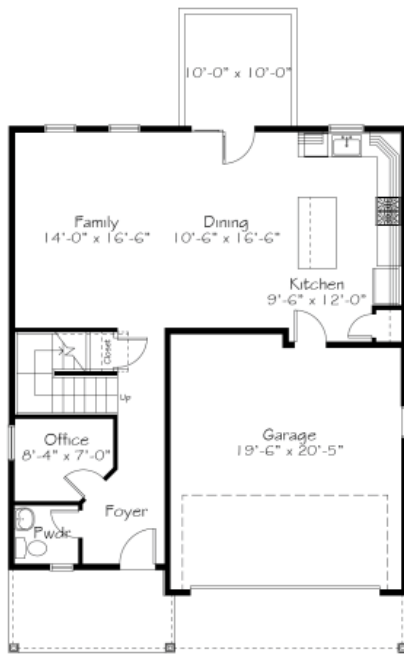
HAPPY



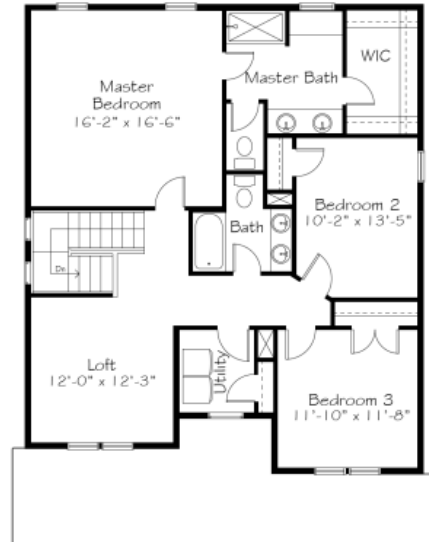
Happy B



Happy C



1st Floor



2nd Floor

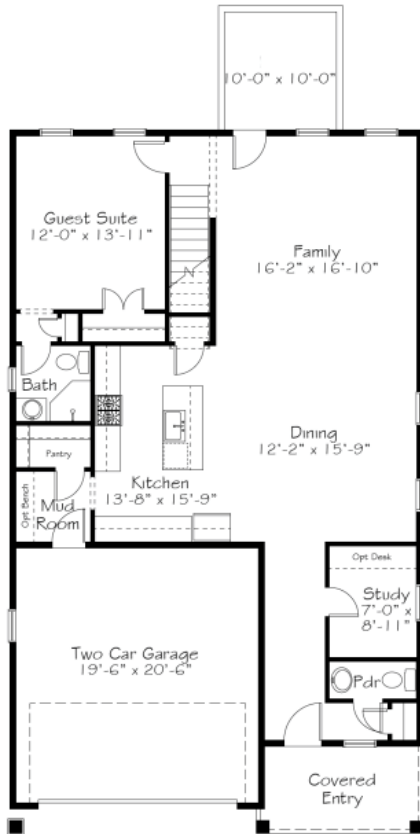
JOY



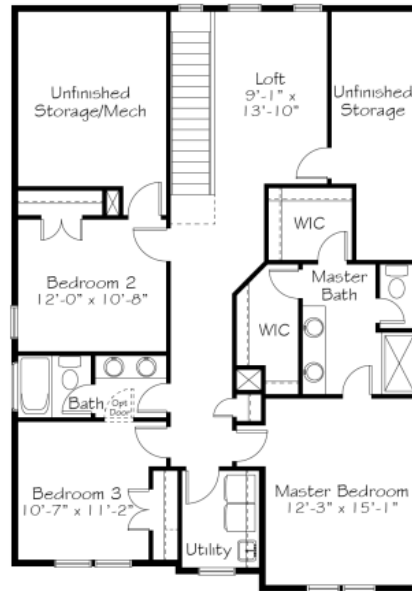
Joy A



Joy B



1st Floor



2nd Floor

LUCKY



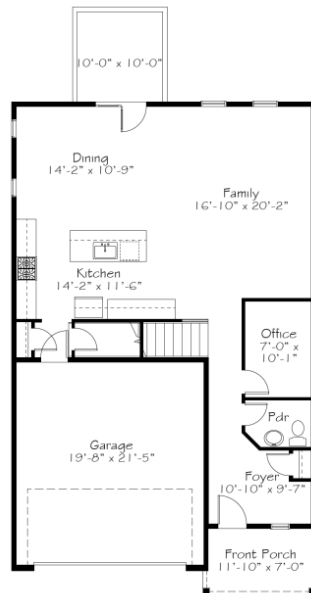
Lucky A



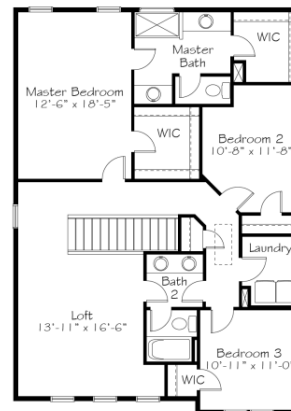
Lucky B



Lucky C



1st Floor

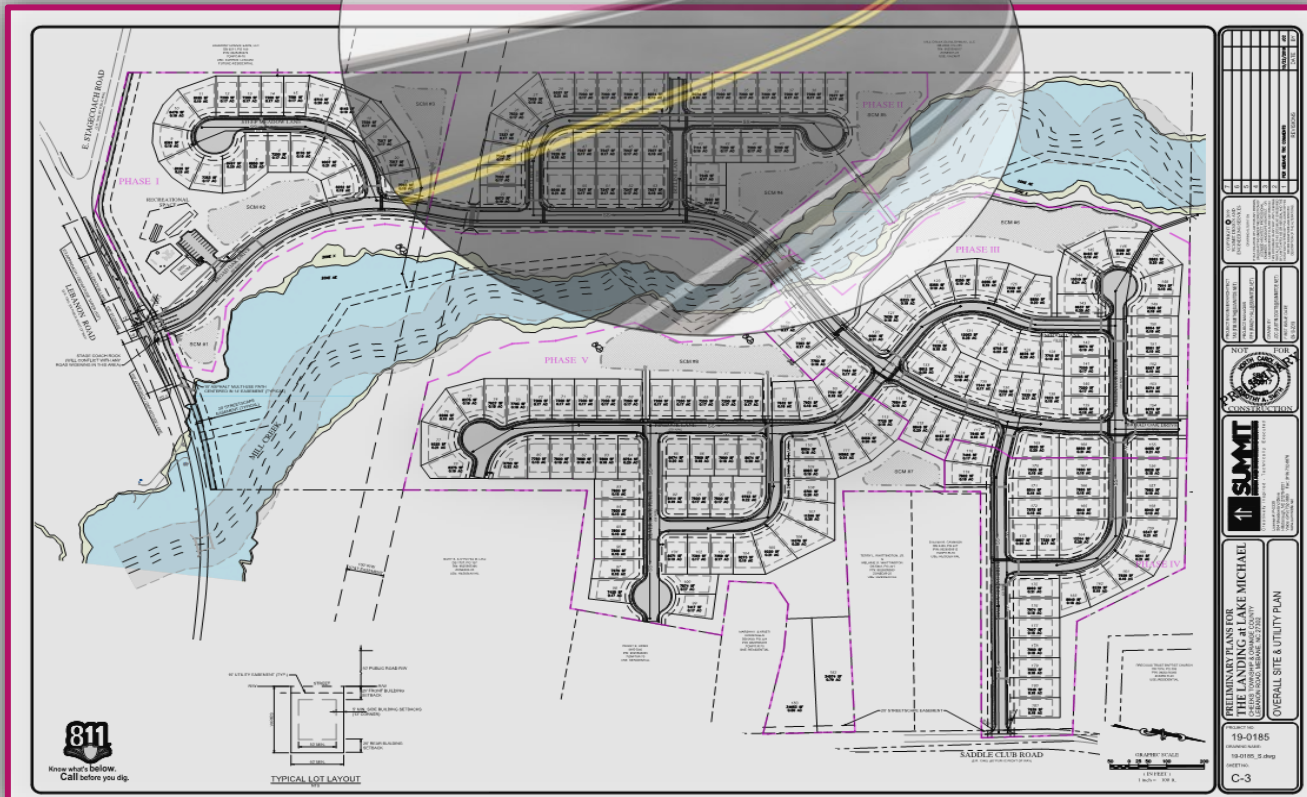


2nd Floor

NOVEMBER 2019

Traffic Impact Analysis

The Landing at Lake Michael
Lebanon Road Mebane, NC
Prepared for Lebanon Road, LLC





The Landing at Lake Michael
Lebanon Road (SR 1306) & Broad Oak Drive
Mebane, North Carolina

Traffic Impact Analysis



DocuSigned by:

Edward W Sirgany

39DF9C86A6684E9...

11/25/2019

Prepared by
Summit Design & Engineering
320 Executive Court
Hillsborough, NC 27278
License Number: P-0339

Prepared for
Lebanon Road, LLC
504 Meadowlands Drive
Hillsborough, NC 27278

November 2019

Executive Summary

Introduction

A proposed subdivision consisting of one hundred eighty-four (184) single family homes is planned to be constructed on a site that is along the north side of Lebanon Road (SR 1306) in the City of Mebane in Orange County, North Carolina. The development is being proposed on a single large parcel, totaling approximately 179 acres. The development will be built in five (5) phases over a five-year period after work commences in 2020. Two site entrances are proposed, one on Lebanon Road near Stagecoach Road, and a second access on Saddle Club Road north of Lebanon Road. The access points will be street type entrances, with one entry lane and two exit lanes onto Lebanon Road, and one entry lane and one exit lane for the access onto Saddle Club Road. The accesses will be built to NCDOT and City of Mebane standards, where all internal streets are proposed to be City maintained streets.

Summit Design & Engineering analyzed the development to determine the potential traffic impacts that this project may have on the roadway network. The analysis will identify any transportation improvements that may be required to accommodate the impacts of both the projected background traffic and the new development traffic. The following intersections were included in the study:

- Lebanon Road (SR 1306) & Supper Club Road (SR 1304)
- Lebanon Road (SR 1306) & Stagecoach Road (SR 1376)
- Lebanon Road (SR 1306) & Broad Oak Dr. (Site Dr. #1)
- Lebanon Road (SR 1306) & Lake Michael Park
- Lebanon Road (SR 1306) & Saddle Club Road (SR 1346)
- Saddle Club Road (SR 1346) & Shallow Spring Dr. (Site Dr. #2)

The Vicinity Map shows the location of the site near Mebane, NC, and the intersections in the vicinity that are part of this Traffic Impact Analysis. The subject intersections were analyzed for the following scenarios:

- 2019 Existing Conditions
- 2025 Future No Build Conditions
- 2025 Future Build Conditions

Data was collected at the four existing subject intersections for the AM and PM peak hours, from 6 AM to 9 AM and from 4 PM to 7 PM to allow for determining the exact peak hours. The turn movement counts were collected on October 17, 2019 while all traditional and year-round schools were in session. The data was collected in 15-minute intervals at all locations to determine the exact peak hour within the data collection period.

A scoping discussion was held with City of Mebane Planning staff, as well as NCDOT Division 7 staff, to obtain background information and to determine the elements to be covered in this Traffic Impact Analysis (TIA). The topics discussed involved selecting the intersections to be studied, the background growth rate, and any recently approved developments and/or TIP projects that may be impacted or create an impact on the study area.

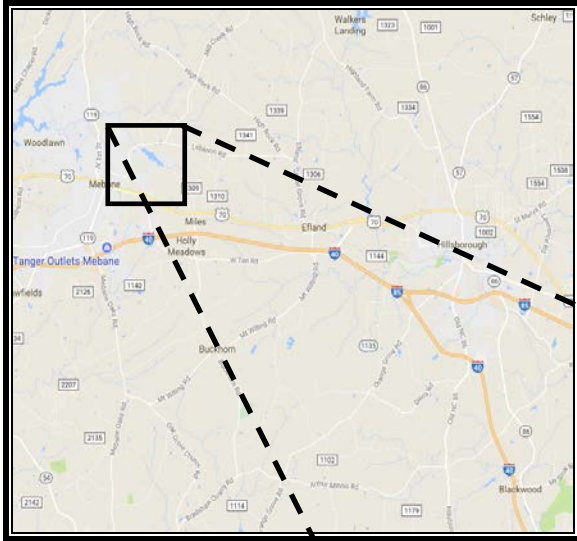
Based on discussions with City and NCDOT staff, it was determined that the study corridor would include the main public street intersections along Lebanon Road from and including the intersection at Supper Club Road to the intersection at Saddle Club Road. Within this area on this corridor are intersections at Ashland Drive/Lake Michael Way, York Road, York Loop Road, Stagecoach Road, and Lake Michael Park entrance. With the exception of Stagecoach Road and Lake Michael Park entrance (also an access for Phase II of the Villages of Lake Michael), all new site generated trips are expected to be through movements at these intersections, and therefore it was determined these intersections would not need to be included in the study. There are no current or future TIP projects approved and/or funded in the area within the scope of the site buildout.

As part of the City of Mebane Unified Development Ordinance, there is consideration to provide a capacity analysis of all transportation modes. However, in light of the lack of a transit system in the area, it was agreed that analysis of the transit mode would not be necessary for this study, but bicycle and pedestrian modes will be applicable. In addition, City staff requested to provide a report on the speed of traffic along Lebanon Road as part of the study. NCDOT District office indicated that a report of the speed data would need to be referred to NCDOT Traffic Engineer in the Division office for determination of any change requests in posted speed limits on state-maintained roadways.

There are developments in the area that have been recently approved and under construction that will need to be considered as part of this Traffic Impact Analysis, namely the future trips created when they are completed. These developments are The Villages of Lake Michael, the Retreat at Lake Michael, Stagecoach Corner, and the Havenstone subdivision. The Villages of Lake Michael is nearly complete, with only 22 townhouse units remaining to be built, and should be completed in 2020. The remaining named developments have construction underway, but are not expected to have any units complete before 2021, although it is anticipated that all units in those developments are expected to be completed within the study period of this TIA.

Following the scoping discussion, the NCDOT TIA Checklist was completed and submitted to the City of Mebane, in lieu of a traditional Memorandum of Understanding. The “Needs” section and “Scoping” sections were completed and sent to both City of Mebane and NCDOT for signatures. A copy of the TIA Checklist submittal is included in Appendix B.

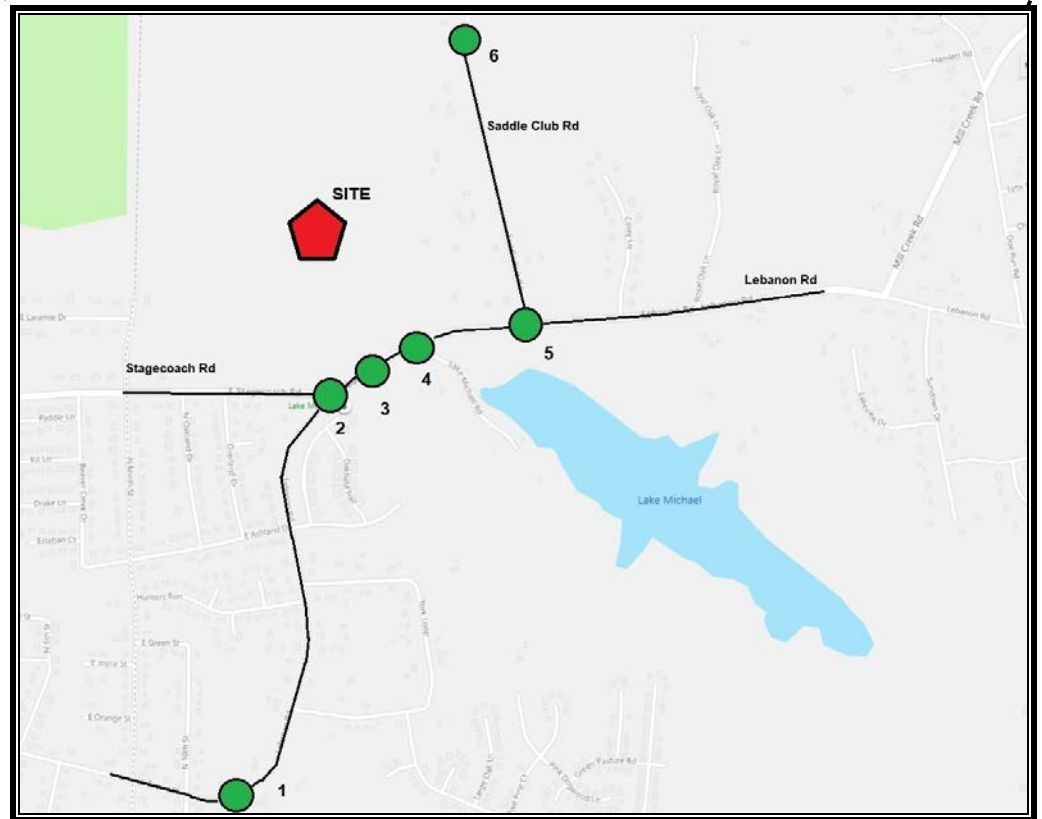
VICINITY MAP



LEGEND

 = Study Area Intersection

- 1 – Supper Club Rd
- 2 – Stagecoach Rd
- 3 – Site Dr. #1
- 4 – Lake Michael Park
- 5 – Saddle Club Rd.
- 6 – Site Dr. #2



Trip Generation

The site generation potential of the proposed development was computed using the 10th Edition of *ITE Trip Generation Manual*. The trip generation calculated trips based on a total build of one hundred eighty-four (184) Single Family Homes (ITE Land Use Code 210). The developer plans to construct the subdivision in five phases over a period of 5 years. Per NCDOT Congestion Management Standards, and the Rate vs. Equation Spreadsheet effective July 1, 2018, the trip generation was calculated using the Equation for the adjacent street peak hour data.

The weekday average daily trips generated, as well as AM and PM Peak Hour trips by development phase are shown for the proposed land use in the table below:

SUMMARY OF SITE TRIP GENERATION

Phase	ITE Code	Land Use	Size	Units	Adjacent Street Traffic Volumes								
					Wkday Avg # Trips			Weekday AM Peak Hr			Weekday PM Peak Hr		
					Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Buildout	210	SFHOUSE	184	Dwelling Units	911	911	1822	34	101	135	115	67	182
				Unadjusted Volume	911	911	1822	34	101	135	115	67	182
				Internal Capture				0	0	0	0	0	0
				Pass-By Trips				0	0	0	0	0	0
				Volume Added to Adjacent Streets	911	911	1822	34	101	135	115	67	182

Source: *ITE Trip Generation Manual, 10th Edition*

For a residential type land use, pass-by trips are not utilized, as those type types apply to retail and service type land uses. Similarly, there are no internal capture trips to account for in a residential development.

The total unadjusted volumes were calculated to be 135 trips during the AM peak hour (34 entering and 101 exiting), and 182 trips during the PM peak hour (115 entering and 67 exiting). The average weekday trips have been calculated to be 1,822 total, with 911 entering trips and 911 exiting trips.

Adjacent Developments

There are several approved and planned developments within the study area that were identified by the City of Mebane planning staff that could either impact or be impacted by the proposed development. There are four adjacent developments that must be considered for this study: the Villages of Lake Michael, the Retreat at Lake Michael, Stagecoach Corner, and Havenstone. Only the Villages of Lake Michael is partially constructed with occupied units, the other three are under construction, and do not have any residential units constructed and occupied to date.

The Villages of Lake Michael is a townhouse development being constructed to the east of Lebanon Road, off Lake Michael Way south of Stagecoach Road. It is a development of 159 townhomes, and at present has 22 townhome units left that are under construction. With 22 units still to be built, the remaining new trips generated, were derived by simple ratio of the full buildout trip assignment for each access to the 22 remaining units, and trips assigned to the background traffic analysis.

The Retreat at Lake Michael is a single-family home subdivision that has been approved to be constructed on the south side of Lebanon Road, just east of Saddle Club Road. This development proposes to construct 43 homes by the end of 2021. The trip assignments calculated for this development were revised from data available from the original Traffic Study, and assigned to the roadway network using the same distributions. The name of this development in the original Traffic Study was known as the Villas at Havenstone.

The Havenstone subdivision is a single-family subdivision that has been approved to be constructed on the north side of Lebanon Road, east of both Saddle Club Road, and the Retreat at Lake Michael subdivision. This subdivision is under construction to build 169 units in two phases, with estimated completions in 2022 and 2024 respectively. This development was also required to have a Traffic Impact Analysis submitted, and the trip assignments for this TIA were derived directly from that study.

For the Havenstone subdivision, as well as the Retreat at Lake Michael, trip distributions and assignments east of Saddle Club Road had to be determined for use in this TIA, since the study intersections for those developments did not include either Stagecoach Road or Supper Club Road. The trip distribution ratios that were determined for the Landing at Lake Michael for these two intersections were applied to the trips to and from the west for these two approved developments. The similarity in land use type, location and traffic patterns support the distribution ratios for all of these developments.

A proposed development on Stagecoach Road, named Stagecoach Corner was a development of a size that did not require any traffic study as part of its approval. Since the location of Stagecoach Corner is not on Lebanon Road, and is slightly further west of the other developments, a slightly different yet still similar, trip distribution would be appropriate. A simple distribution of trips to and from the development of 60 % to/from the west and 40 % to/from the east is a reasonable estimation of the trips. A 50/50 split of trips at Stagecoach Road and Lebanon Road intersection of Stagecoach Corner generated traffic would provide a pattern of trips similar to the adjacent developments.

The Villages at Lake Michael constructed a left turn lane and right turn lane on Lebanon Road at their entrance on Lake Michael Way. These improvements have been completed prior to this TIA being developed, and are therefore were used in all analyses, although this intersection is not included as a study intersection for the report. No other roadway improvements were recommended or constructed by the adjacent developments that fall within the study area for this study.

Trip Distribution

The primary site trips for the proposed development were distributed based upon the existing traffic patterns, and engineering judgement. Since there have been several residential developments in the area recently approved, the trip distributions closely resemble the adjacent developments' distributions. Also to note, the Landing at Lake Michael development had a Traffic Impact Analysis completed around 2005, although with a larger number of homes proposed, but trip distributions were developed as part of that TIA submittal. A review of the existing turning movement counts at the subject intersections indicate directional flow in the peak hours, primarily westbound in the morning (towards the City), and eastbound in the afternoon. The distribution ratios developed for the adjacent developments applied 30 % of trips to/from the east of the site (generally) and 70 % of trips to/from the west. Similar ratios were developed for the Landing at Lake Michael, however additional ratios were included for the Stagecoach Road and Supper Club Road intersections on Lebanon Road due to their proximity to the site.

Based on the information available from the adjacent developments Traffic Impact Analyses, the primary trip distributions for the site have been estimated to be:

- 70 % to/from the west on Lebanon Road
- 30 % to/from the east on Lebanon Road

Additional distributions were then made to account for trips being further split onto the surrounding roadway network. A small percentage of trips to/from the north on Saddle Club Road were applied to the site, similar to the adjacent developments. A similar split in trips was made at the Supper Club Road intersection on Lebanon Road, following the recommendations from the earlier Landing at Lake Michael TIA.

After review of the turn movement data at the Stagecoach Road intersection, a slight revision in the original distribution for this intersection was developed to split the new trip distribution more evenly to reflect current traffic patterns. The remaining trip distributions developed in the earlier TIA for the Landing at Lake Michael were also applied for the study. All remaining distributions are listed here:

- 5 % to/from the west on E. Brown Street
- 30 % to/from the south on Supper Club Road
- 30 % to/from the west on Stagecoach Road

The traffic distributions utilized for dividing traffic in and out of the two access points was determined in the same manner as the earlier Traffic Impact Analysis. For the main access on Lebanon Road, it was determined that 75 % of the traffic entering the subdivision would use this drive, and the remaining 25% entering traffic would use the access drive on Saddle Club Road. Of the traffic entering the Saddle Club Road access, it was determined that 15 % of that traffic would originate from east of the site, and the remaining 10 % would be split between 5 % from the west and 5 % from the north. For exiting traffic, the distributions match with the entering traffic, with 25 % of the trips leaving from the Saddle Club Road access, and 75 % of the trips using the main access on Lebanon Road.

The results of the study are presented as follows, listed by intersection:

Lebanon Road & Supper Club Road

The proposed development, and the adjacent developments under construction, will add new trips to this unsignalized intersection, including through movements onto westbound E. Brown Street, as well as turning movements to and from Supper Club Road. The Level of Service for this intersection will remain at A for the AM peak hour and B for the PM peak hour. This will provide adequate capacity in its current configuration for several years after the project buildout.

Lebanon Road & Stagecoach Road

The proposed development, and the adjacent developments under construction, will add new trips to this intersection that would be turning movements on Stagecoach Road, as well as through movements on Lebanon Road. The Level of Service for this intersection will remain at B for the AM peak hour, and for the PM peak hour will decrease to LOS C. Although the Level of Service decreases under the Buildout conditions, it continues to be well above the target LOS of D, and the increase in delay per vehicle averages approximately 17%. This will provide adequate capacity in its current configuration for several years after the project buildout.

Lebanon Road & Broad Oak Drive (Site Drive #1)

The proposed development will add new trips with the buildout of the site to this intersection, with new trips entering and exiting at Broad Oak Drive, the main entrance to the subdivision. The trips will be added as south bound left and right turns from Broad Oak Drive, and left and right turns from Lebanon Road into the site. None of these movements experience excessive delays or queues, in Buildout analysis, and a left turn lane was configured for Lebanon Road at the site driveway with 100 feet of storage. The Level of Service for the intersection overall is B, with 10.3 second average delay, with the left turn exiting the site experience slightly longer average delay than the right turns exiting the same site driveway.

Lebanon Road & Lake Michael Park

The proposed development, and the adjacent developments under construction, will add new trips to this intersection with the buildout of the site however, only the new trips generated by the buildout of the Villages of Lake Michael will add any turning traffic at this intersection. All other adjacent developments, as well as the proposed site will add through movements only at this intersection. The intersection will experience LOS A in the AM peak hour, and LOS B in the PM Peak hour under all conditions.

Lebanon Road & Saddle Club Road

The proposed development, and the adjacent developments under construction, will add new trips to this signalized intersection with the buildout of the site, on all approaches and all movements. There are no turn lanes on any of the approaches of the intersection, but existing volumes are such that there is adequate capacity to handle the additional trips generated by all of the adjacent



developments and the proposed site. The intersection will experience LOS B in both AM and PM peak hours for the future No Build and Buildout analysis periods.

Lebanon Road & Shallow Spring Drive (Site Drive #2)

The proposed development will add new trips with the buildout of the site to this intersection, with new trips entering and exiting at Shallow Spring Drive, the secondary entrance to the subdivision. The trips will be added as eastbound left and right turns from Shallow Spring Drive, and left and right turns from Saddle Club Road into the site. The intersection will operate at LOS A in both the AM and PM peak hour with very little delay.

A summary of the existing, No Build conditions and Build conditions is provided below indicating the capability of the roadway network to handle the new trips generated by this site.

**HCM 6th Edition
Level of Service Summary**

AM PEAK	Approach	2019	2025	
		EXISTING	NO BUILD	BUILD
1 Lebanon Rd. & Supper Club Rd.		A (8.8)	A (8.9)	A (9.0)
2 Lebanon Rd. & Stagecoach Rd.		A (9.7)	B (10.8)	B (11.6)
3 Lebanon Rd. & Broad Oak Dr. (Site Dr. #1)	SBL	-	-	B (11.6)
	SBR	-	-	B (10.1)
4 Lebanon Rd. & Lake Michael Park		A (9.0)	A (9.6)	A (9.8)
5 Lebanon Rd. & Saddle Club Rd.		A (9.2)	B (10.1)	B (10.6)
6 Saddle Club Rd. & Shallow Spring Dr. (Site Dr. #2)		-	-	A (8.7)

PM PEAK	Approach	2019	2025	
		EXISTING	NO BUILD	BUILD
1 Lebanon Rd. & Supper Club Rd.		A (9.5)	B (10.0)	B (10.4)
2 Lebanon Rd. & Stagecoach Rd.		B (11.4)	B (14.6)	C (18.4)
3 Lebanon Rd. & Broad Oak Dr. (Site Dr. #1)	SBL	-	-	C (16.2)
	SBR	-	-	B (10.1)
4 Lebanon Rd. & Lake Michael Park		B (11.0)	B (12.7)	B (13.1)
5 Lebanon Rd. & Saddle Club Rd.		A (9.3)	B (10.6)	B (11.5)
6 Saddle Club Rd. & Shallow Spring Dr. (Site Dr. #2)		-	-	A (8.7)

LOS (delay in seconds)

Note: for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay.

Speed Study Results

The City of Mebane requested that a speed study be conducted on Lebanon Road east of the development site where the posted speed limit is 55 MPH. This segment of roadway is presently outside the City Limits, but is likely to be annexed with the completion of the developments along Lebanon Road, sometime in the future. Typically speed limit reduction requests are coordinated between municipalities and appropriate NCDOT Division office, so the information provided in this study is for informational purposes only for the City.

The results of the speed data collection show similar results for both days collected, indicated by the 85th percentile speed in the report. The 85th percentile speed is the speed at which 85% of drivers at travelling at or below, based on roadway and environment conditions. The results for the speed study are indicated below:

SPEED STUDY RESULTS

DATE: Wednesday, October 16, 2019						
Street Name	Direction	Percentiles				
		15th	50th	Average	85th	95th
Lebanon Road (SR 1306)	Eastbound	41	47	47	54	58
Lebanon Road (SR 1306)	Westbound	40	46	46	53	57

DATE: Thursday, October 17, 2019						
Street Name	Direction	Percentiles				
		15th	50th	Average	85th	95th
Lebanon Road (SR 1306)	Eastbound	41	47	47	53	58
Lebanon Road (SR 1306)	Westbound	33	44	43	52	55

As indicated above, the 85th percentile speed for both directions, on both days was between 52 and 54 MPH. With a posted speed limit of 55 MPH, the present posting appears to be supported by the data collected.

Bicycle and Pedestrian Level of Service (BLOS/PLOS) Results

There are several different methods to analyze bicycle and pedestrian modes of transportation, and to determine the Bicycle Level of Service (BLOS) and Pedestrian Level of Service (PLOS), but the method to be used to do this is generally site and network dependent. The *Highway Capacity Manual* can be used to determine a LOS value for each mode of transportation, but it too varies by the chapter of the Manual being utilized.

Separately, but part of the basis for the research and development of the BLOS/PLOS for the *Highway Capacity Manual*, use of the BLOS/PLOS Calculator developed by Sprinkle Consulting is possible that can evaluate features that are not dependent upon pedestrian volumes or bicycle volumes. These analyses developed and utilized the “Level of Traffic Stress” measure that determined how well the features of sidewalks, bicycle paths and lanes, and density of users related to the comfort level of each

user. A corresponding chart of values was factored from algorithms derived from research, that set a scale from A to F, similar to automobile LOS, but not based on delay values that is used for the automobile mode. This model is still used across the US for many cities, large and small, and represents a reasonable estimation of Level of Service where pedestrian and bicycle counts are unavailable.

For the evaluation of this site, the developer has committed to the construction of sidewalks within the subdivision on all streets, as well as a ten-foot wide multi-use path extension from adjacent developments through the site. The multi-use path will also be constructed on Lebanon Road to complete a connection between the entrance to Lake Michael Park to the east of the site, and to the same proposed path to be constructed as part of the Stagecoach Corner subdivision on Stagecoach Road. The path will be separated from the travel lanes of Lebanon Road at a comfortable distance varying between 17 and 23 feet, and will cross from the north side of Lebanon Road to the south side at the main site intersection at Broad Oak Drive. By crossing the path at this location, it provides a logical crossing point to allow motorists, cyclists and pedestrians to determine the respective movements of vehicles, bikes and pedestrians to minimize conflicts. The crossing will include a high-visibility type crosswalk and appropriate signage on Lebanon Rd.

Within the subdivision, the multi-use path is proposed to be constructed on the waterway side of the main street, Broad Oak Drive, where there are no lots proposed, thereby eliminating any interruption of the path by driveways to homes. The path crosses Broad Oak Drive approximately halfway along its length, to connect to the continuation of the path along the stream through the subdivision. There are sidewalks proposed on the subdivision streets along one side of each street, as required in the UDO, and are five (5) feet in width. All sidewalks will be constructed with ADA compliant curb ramps at intersections, in accordance with City of Mebane standards. The results of each condition’s analysis are summarized below:

**BLOS / PLOS SUMMARY
LEBANON ROAD**

	2019	2025		LOS	MODEL SCORE
	EXISTING	NO BUILD	BUILD		
Bicycle LOS	C (3.43)	D (3.63)	C (3.45) - Seg 1 C (3.40) - Seg 2	A	≤ 1.50
Pedestrian LOS	D (3.97)	D (4.18)	B (2.29) - Seg 1 B (2.09) - Seg 2	B	1.51 - 2.50
				C	2.51 - 3.50
				D	3.51 - 4.50
				E	4.51 - 5.50
				F	> 5.50

The Buildout Level of Service indicates an improvement in the Level of Service for both pedestrians and cyclists, since the proposed development will be providing a left turn lane for the site, as well as the multi-use path connection along both segments. The analysis provides intuitive results to the differences the pedestrian and bicycle features included in a project can have for various related buildout or no-build conditions. These improvements show a significant improvement in the Level of Service by the addition of the multi-use path on Lebanon Road.

Conclusions and Recommendations

In summary, the residential development site on the north side of Lebanon Road, east of Stagecoach Road in Mebane (Orange County) was analyzed for three (3) separate conditions including 2019 Existing Conditions and 2025 Build and No Build Conditions. The trip generation analysis indicates that the proposed development of one hundred eighty-four (184) single family homes to be constructed in five (5) phases starting in 2020 is expected to generate a total of 1,822 trips per day, with 135 trips during the AM peak hour, and 182 trips in the PM peak hour at buildout. For the purposes of this study, the total volume added to the adjacent roadway network was not reduced for any pass-by trips or Internal Capture trips, since this is a residential subdivision. All scenarios were configured according to NCDOT Congestion Management requirements for capacity analysis. New trips added to the study area from approved adjacent developments presently under construction were considered and included in the future traffic analysis. An analysis of the Bicycle Level of Service and Pedestrian Level of Service was also calculated as required by the City of Mebane Unified Development Ordinance.

For this site construction, two new street accesses will be built for the site that will provide access from Lebanon Road and from Saddle Club Road. The site access on Lebanon Road will be constructed approximately halfway between Stagecoach Road and the entrance to Lake Michael Park, and allow for one entering lane and two exiting lanes. The site access on Saddle Club Road will be constructed approximately 2,100 feet north of Lebanon Road, and allow for one entering lane and one exiting lane. In addition to the roadway network within the site, and required sidewalks, the development will also construct a 10-foot wide multi-use path that connects to Lake Michael Park, and a similar path being constructed on Stagecoach Road as part of an adjacent development. The trail will also be constructed within the subdivision to provide a direct connection for residents of the subdivision, as well as providing future access to adjacent vacant properties. Construction of the project is expected to begin in 2020 and be completed by the end of 2025, pending agency approvals.

Summit Design & Engineering collected traffic count information at the existing intersections, calculated the trip generation for the site development and analyzed the traffic impacts to formulate the recommendations in this study. Discussions with NCDOT Division 7 staff as well as City of Mebane Planning Department staff were conducted to determine the complete scope of the report, including the multi-modal aspects of the study. A speed study on Lebanon Road was also completed at the request of the City, to provide information to the City and NCDOT concerning the possible need for further review of the posted speed limit on Lebanon Road in the vicinity of these subdivisions and the greenway trail.

The existing roadway network demonstrated the ability to adequately handle the added site trips to the network with only minimal improvements, as the Existing, Future No Build and Future Buildout analysis Level of Service indicates adequate roadway capacity under the current operating conditions.

A summary of the results for the study intersections are as follows:

Lebanon Road & Supper Club Road

Analysis of the existing approaches during build conditions indicate that the intersection movements will operate at acceptable levels of service. There is adequate capacity available to handle additional traffic for the proposed site, the adjacent developments under construction and annual growth.

No improvements are recommended for this intersection.

Lebanon Road & Stagecoach Road

The existing configuration shows slight increases in delay for both peak hours for No Build and buildout conditions. All of the increased delay is associated with the Stagecoach Road movements, under stop sign control, but continue to provide adequate future capacity as well as minimal delay.

No improvements are recommended for this intersection

Lebanon Road & Broad Oak Drive (Site Drive #1)

The construction of the development will create this new intersection on Lebanon Road, and provide a left turn lane into the site as well as two lanes exiting the development. All of the delay is associated with the new access drive, with minimal queuing in the left turn lane recommended to be constructed as part of the development. There is adequate capacity available on Lebanon Road to handle additional traffic for the adjacent developments, the proposed site, as well as annual growth.

Construct a new site access road on the north side of Lebanon Road, approximately 374 feet east of Stagecoach Road with one entry lane and two exit lanes. Construct a left turn lane on the new site access road with 100 feet of storage and appropriate taper.

Construct a left turn lane on Lebanon Road eastbound at the site access road, with 100 feet of storage and appropriate taper. The construction of this turn lane should be completed within the second phase of the project, to be coordinated with the construction of the multi-use path and its connection to the adjacent development.

Lebanon Road & Lake Michael Park

Analysis of the existing approaches during build conditions indicate that the intersection movements will operate at acceptable levels of service. There is adequate capacity available to handle additional traffic for the proposed site, the adjacent developments under construction and annual growth.

Lebanon Road & Lake Michael Park (continued)

No improvements are recommended for this intersection.

Lebanon Road & Saddle Club Road

Analysis of the existing approaches during build conditions indicate that the intersection movements

will operate at acceptable levels of service. There is adequate capacity available to handle additional traffic for the proposed site, the adjacent developments under construction and annual growth.

No improvements are recommended for this intersection.

Saddle Club Road & Shallow Spring Drive (Site Drive #2)

The construction of the development will create this new intersection on Saddle Club Road, and provide a single entrance and exit for the proposed site. There is adequate capacity available to handle additional traffic for the adjacent developments, the proposed site, as well as annual growth.

Construct a new site access road on the west side of Saddle Club Road, approximately 2,100 feet north of Lebanon Road, with one entry lane and one exit lane. The site access shall be constructed with the Phase IV build of the subdivision.

All driveway accesses roadway shall be constructed to City of Mebane standards and specifications and per the City's Unified Development Ordinance. Any NCDOT requirements related to NCDOT maintained roadways will be designed to NCDOT standards and specifications.

In conclusion, this study has reviewed the impacts of both background traffic conditions and the proposed traffic to be generated by the site as well as the adjacent developments presently under construction, studied the impacts to the roadway network, and has determined that there will be adequate capacity for future traffic. In addition, this study provided a Level of Service analysis for bicycle and pedestrian modes, and found that the amenities and features proposed with the construction of this development will enhance and improve the non-automobile modes of transportation in the area. Speed information was collected for further evaluating the speed on Lebanon Road by NCDOT, as the adjacent developments are built to completion.

February 20, 2020

TO: Cy Stober, AICP
Development Director – City of Mebane
E: cstober@cityofmebane.com

FROM: Jessica McClure, PE
Ramey Kemp and Associates, Inc.
E: jmclure@rameykemp.com

SUBJECT: **Tupelo Junction (formerly The Landing at Lake Michael) TIA Review Comments**

Mr. Stober:

Ramey Kemp and Associates, Inc. (RKA) has reviewed the subject TIA and issues the following comments.

Study Summary

The proposed site is a residential development with 184 single family homes located north of Lebanon Road between Stagecoach Road and Saddle Club Road in Mebane, NC. Full buildout is anticipated in 2025. Access is proposed via an unsignalized, full movement driveway on Lebanon Road and an unsignalized, full movement driveway on Saddle Club Road. The development is anticipated to generate approximately 1,820 daily trips during a typical weekday – with 135 occurring during the morning (AM) peak hour and 182 occurring during the afternoon (PM) peak hour.

Existing (2019) traffic conditions, No Build (2025) traffic conditions, and Buildout (2025) traffic conditions were analyzed. Analysis results indicate that all study intersections are expected to operate acceptably under each scenario. Based on traffic volumes, an eastbound left-turn lane with 100' of full width storage plus appropriate taper is recommended on Lebanon Road at the Site Driveway (Broad Oak Drive).

A speed study was also conducted along Lebanon Road. Results indicate the 85th percentile speeds (threshold typically used to set speed limits) were reported between 52 miles per hour (mph) and 54 mph. The existing speed limit on this section of Lebanon Road is 55 mph. No speed limit modifications are recommended at this time.

The City of Mebane 2040 Comprehensive Transportation Plan (CTP) recommends a shared-use path across the development frontage to accommodate bicyclists and pedestrians. This is consistent with Mebane's Bicycle and Pedestrian Plan. The development will provide connectivity to the proposed shared-use path that will also be constructed by adjacent developments and a high visibility crossing of Lebanon Road at the main Site Driveway (Board Oak Drive) to provide access to Lake Michael Park.

Based on the review of the Tupelo Junction (formerly The Landing at Lake Michael) TIA, no additional improvements within the study area are recommended.

The following comments relate to deviations from various NCDOT and/or City analysis guidelines. A revised TIA based on these comments is not requested.

TIA Report

1. Traffic counts collected at the study intersections appear reasonable.
2. There are some minor imbalances in the adjacent development traffic. This is likely due to rounding and the proportional reductions used to determine remaining development densities. This is not anticipated to significantly impact analysis results.
3. The trip distribution is reasonable and generally consistent with similar developments in the area.
4. The AM peak hour site trips calculated by RKA resulted in 33 entering trips and 102 exiting trips compared to 34 and 101 in the TIA. This is likely due to rounding and is not anticipated to significantly impact analysis results as the total number of AM peak hour trips is the same.
5. Figure 7: Primary Site Trip Assignment – The entering trips in the PM peak hour are short by one trip. There are minor imbalances in traffic volumes between Broad Oak Drive and Stagecoach Road (loss of one trip in both the AM and PM peak hours). These are not anticipated to significantly impact analysis results.
6. Figure 8: 2025 Site Buildout Traffic – there are minor inconsistencies between some volumes (NB right-turn and WB left-turn) at the intersection of Lebanon Road and Lake Michael Park across Figure 8, the appendix calculations and Synchro. However, these volumes are relatively low and are not anticipated to significantly impact the analysis results.
7. Figure 10: Proposed Traffic Operations – The Stop signs at the site driveways should be indicated as proposed by using an asterisk as noted in the legend.
8. The bicycle and pedestrian LOS analysis approach and results are reasonable.
9. The speed study approach and results are reasonable. No modifications to the speed limit would be warranted at this time based on the 85th percentile speeds, which range from 52 mph to 54 mph. The existing speed limit is 55 mph.

Synchro / SimTraffic Analyses

10. NCDOT Congestion Management Guidelines indicate a volume of 4 should be used for any allowable movements that have actual counts lower than 4. Several movements in the Synchro files have volumes less than 4. However, these volumes are relatively low and are not anticipated to significantly impact the analysis results.

11. NCDOT Congestion Management Guidelines state a total flow period of 60 minutes and a peak flow period of 15 minutes should be used for SimTraffic analyses. Typically, this would be achieved by a seeding period of at least 10 minutes, followed by four 15-minute intervals with the peak hour factor adjusted for the third quarter hour. A seeding period and a single 60-minute interval with no peak hour factor adjustment was used for this analysis. However, the study intersections are under capacity and the queuing results would not be significantly impacted by this change.



March 5, 2020

Mr. Tim Smith, PE
Summit Design and Engineering Services
504 Meadowland Drive
Hillsborough, NC 27278-8851

Subject: Tupelo Junction– Water and Sewer System

Dear Mr. Smith:

Regarding the Preliminary Site Plans for Tupelo Junction 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 meeting City of Mebane requirements as follows:

A. Water system – The project is proposed to be served from one 12-inch connection to the City’s existing 12-inch water line along Lebanon Road. Internal to the project site is a proposed 12-inch water line along Broad Oak Drive. The remaining streets will be served from this line with 8-inch and 6 inch water line extensions with appropriate valves and fire hydrant spacing. When designed and installed to City and State standards, these public lines will become part of the City’s water system. The estimated daily water use for this project is 43,440 gallons per day (181 homes at 240 gallons per day each). The City has adequate water capacity available to meet the domestic demand and fire flow requirements of this project.

B. Sanitary Sewer system – The project is proposed to be served with 8-inch sanitary sewer extensions from three separate connections with the City’s existing 10-inch gravity sewer outfall, which parallels Mill Creek. Internal to the project site are proposed 8-inch sewer lines with appropriate manhole spacing. When designed and installed to City and State standards, these public lines will become part of the City’s sanitary sewer collection system. The estimated daily sewer use for this project is 43,440 gallons per day (181 homes at 240 gallons per day each). The City has adequate sewer capacity available at the downstream North Regional Sewer 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: Montrena Hadley, Planning Officer and Cy Stober, Planning Director
Chris Rollins, Assistant City Manager
Kyle Smith, Utilities Director



Technical Memorandum

Date: March 5, 2020

To: Montrena Hadley, Planning Officer

From: Franz K. Holt, P.E.

Subject: Tupelo Junction– City Engineer review

City Engineering has reviewed the Preliminary Site Plans for Tupelo Junction submitted February 11th, 2020 by Tim Smith, P.E. with Summit Design and Engineering Services and provides the following technical comments.

A. General

Tupelo Junction is a proposed phased residential single family residential cluster development proposed to be built on 93.5 acres on the north side of Lebanon Road (S. R. 1306) across from the between E. Stagecoach Road and Saddle Club Road . The project proposes 181 single family lots with a min. lot size of 7,200 square feet as allowed by the UDO for R-12 Cluster Development (which allows for a 40% reduction in lot size with the balance of the lot area being placed in private common open space).

The property is in the Graham-Mebane Lake public water supply watershed non-critical area. Plans show using the high-density option which is allowed with new engineered stormwater control facilities receiving storm water runoff from proposed new development (max. built upon area of 30%).

Water and sewer service is provided from a 12-inch water line along Lebanon Road and a 10-inch sewer outfall along Mill Creek which runs through the middle of the proposed development.

Internal streets are considered local and constructed to a 31-ft. b-b curb and gutter section with a 5-ft. wide concrete sidewalk being typically located on one side of the street. A 10-ft. wide asphalt multi-use path (City maintained) is proposed along Broad Oak Drive from the entrance on Lebanon Road on the creek side of the roadway with street tree plantings (HOA maintained). Where Broad Oak Drive crosses Mill Creek the 10-ft. asphalt multi-use path (City maintained) will continue along Mill Creek to the end of the development. In addition, the developer plans to install a 10-ft. wide asphalt multi-use path (City maintained) along Lebanon Road connecting to the proposed multi-use path at Stagecoach Corner Development on E. Stagecoach Road and to the Lake Michael Road entrance. No sidewalk is planned along Saddle Club Road with acceptance of a payment in lieu by the City being recommended. All streets, multi-use path, and sidewalks are to be constructed to City standards and will be made public when completed for City ownership, operation, and maintenance.



The project includes street connections with Lebanon Road, which will include a left turn lane and to Saddle Club Road with no proposed turn lanes.

B. Availability of City Water and Sewer

Regarding the Preliminary Site Plans for Tupelo Junction 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 meeting City of Mebane requirements as follows:

1. Water system – The project is proposed to be served from one 12-inch connection to the City’s existing 12-inch water line along Lebanon Road. Internal to the project site is a proposed 12-inch water line along Broad Oak Drive. The remaining streets will be served from this line with 8-inch and 6 inch water line extensions with appropriate valves and fire hydrant spacing. When designed and installed to City and State standards, these public lines will become part of the City’s water system. The estimated daily water use for this project is 43,440 gallons per day (181 homes at 240 gallons per day each). 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 is proposed to be served with 8-inch sanitary sewer extensions from three separate connections with the City’s existing 10-inch gravity sewer outfall, which parallels Mill Creek. Internal to the project site are proposed 8-inch sewer lines with appropriate manhole spacing. When designed and installed to City and State standards, these public lines will become part of the City’s sanitary sewer collection system. The estimated daily sewer use for this project is 43,440 gallons per day (181 homes at 240 gallons per day each). The City has adequate sewer capacity available at the downstream North Regional Sewer 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. This project lies in the GWA non-critical area allowing up to 30% built upon area with engineered stormwater controls. The proposed stormwater management devices shown on the plans are intended to receive stormwater runoff from the proposed new development and will meet the requirements of the Water Supply Watershed Rules. Upon the project being completed and the site being stabilized with permanent ground cover, the stormwater management devices temporarily serving as erosion control measures will be converted to the designed permanent stormwater management device (owned and



maintained by the property owners' association). A 20-year maintenance bond and annual inspection fee will be posted with the City upon completion of the stormwater management devices.

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 provide eight stormwater management devices (all devices where perm. water surface is 2 feet or more are to be fenced as required by ordinance). These devices will be designed to meet the SPCO as a part of final construction plan submittal/approval process. All stormwater management devices will be owned and maintained by the property owners' association.

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 stormwater management devices. Design of the storm drainage system will be in accordance with the City's Storm Drainage Design Manual.

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 typically on one side. These local streets will connect to Lebanon Road and Saddle Club Road. Four street stubs are provided to adjacent properties for possible future extension. Also shown is a left turn lane on Lebanon Road with 100' of storage. All improvements to and along Lebanon Road will meet NCDOT design and construction requirements. NCDOT encroachment agreements and driveway permit applications are where connecting to or working with NCDOT road right-of-ways.

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 when 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.