



## Mebane Planning Board Virtual Meeting

Monday, May 11, 2020, 6:30 PM

Glendel Stephenson Municipal Building  
Council Chambers  
106 E. Washington Street  
Mebane, NC 27302

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

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

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

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

1. To address the Planning Board on an agenda item, you must register for the meeting by emailing the Planning Department at [planning@cityofmebane.com](mailto:planning@cityofmebane.com) by Monday, May 11, at 2:00 p.m. requesting to comment. When the email is received, instructions will be provided on how to register.
2. Registered participants will:
  - a. Provide their name, address and identify the agenda item(s) to which they will provide comments;
  - b. Be provided an access code to speak at the meeting via Zoom, a remote conferencing service.
  - c. Mute their phones or speakers until they are called on to comment.
  - d. Be called in the order that they are registered.
3. Per authority of NCGS 143-318.17, if a person participating remotely willfully disrupts the Council meeting, then upon direction by the Planning Board Chair, such person may be removed from electronic participation, or his or her e-mail may not be read.



# Planning Board

Regular Meeting Agenda  
May 11, 2020 at 6:30 p.m.

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1. Call to Order
2. Approval of March 9, 2020, Minutes
3. Request to Rezone +/-3.32 Acres (5 Parcels) located at 1218 S. Fifth Street (+/-0.65 acres), 1228 S. Fifth Street (+/-0.77 acres), Two Vacant Lots on S. Fifth Street (+/-0.87 acres; +/-0.59 acres), and a Vacant Lot on NC 119 Hwy (+/-0.44 acres) from R-20 (Single Family Residential) to B-2 (General Business) from Dogwood Properties Development Corporation
4. Request to Rezone +/-1.2 Acres of +/-8.10 Acres Located at Mebane Oaks Road, Lot 3 From R-20 (Single Family Residential), CU-B-2 (Conditional Use – General Business) to B-2(CD) (General Business Conditional Zoning District) from Hendon Properties, LLC.
5. Request to Rezone +/-4.90 Acres Located at 101 & 103 South Fifth Street From M-1 (Heavy Manufacturing), B-3 (Neighborhood Business) to B-2 (CD) (General Business Conditional Zoning District) From Buffalo Brothers Investments, LLC
6. Request for a Special Use Permit to Allow a Planned Multiple Occupancy Group on +/-4.90 Acres Located at 101 & 103 South Fifth Street from Buffalo Brothers Investments, LLC
7. Request to Rezone +/-92.8 Acres Located Within the North Carolina Commerce Park (NCCP) Directly West of Prescient Manufacturing along Senator Ralph Scott Parkway From B-2 (General Business) to M-2 (Light Manufacturing) from Samet Corporation
8. Request to Rezone +/-6.6 Acres Located Within the North Carolina Commerce Park (NCCP) Directly West of Prescient Manufacturing along Senator Ralph Scott Parkway from MHP (Mobile Home Park) to M-2 (Light Manufacturing) from the City of Mebane and the City of Graham
9. Proposed Text Amendment to the Mebane Unified Development Ordinance (UDO), Article 4, Table 4-1-1, Table of Permitted Uses – to allow Fruit & Vegetable Stands as a Temporary Use in B-1 (Central Business District) Zoning Districts
10. New Business
11. Adjournment



**Planning Board**  
**Minutes to the Meeting**  
Mebane Municipal Building  
March 9, 2020  
6:30 p.m.

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

**Members Absent:** None

**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. Oath of Office**

Pursuant to Chapter 160 D regulations, Stephanie Shaw, City Clerk, administered the oath of office to each Planning Board member.

**3. Approval of January 13, 2020 Minutes**

Gale Pettiford made a motion to approve the minutes from the January 13, 2020 meeting. Thomas Vinson seconded the motion which passed unanimously (9-0).

**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**

**RZ-20-03**

Staff presented an application/tax map from Dogwood Properties & Development Corporation, 1612 Aurora Place, Wilmington, NC 28403 requesting approval to rezone four (4) properties totaling +/-4.41 acres (7 Parcels) 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 Zoning District). No waivers are being requested by the applicant and no 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. The property is located within the City of Mebane's Corporate Limits.



The property is also identified as Alamance County GPIN 9814451870, 9814359762, 9814357699, 9814356678, 9814355657, 9814354615, and 9814358953.

Tony Tate, owner of the property, attended the Planning Board meeting to answer any question in regards to this application.

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

Tony Tate, owner of property, and also with TNT Landscaping, Durham, NC provided a brief overview of the rezoning request. He further explained that he acknowledges that a site plan has to come back before the Planning Board and City Council for development. We've been trying to acquire these properties since the 1990's and now the bypass comes 23 years later so we're trying to clean up the zoning and zone it all the same. He concluded NCDOT took away the septic, I've provided a list of excluded uses, and now sewer is available so we're trying to clean up properties and the zoning.

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

Lori Oakley, stated thank you staff for the permitted uses table. However, I'm curious as to why a B-2(CD) and not a B-2 especially since Article 9 of the Mebane Unified Development Ordinance requires a site plan.

Tony Tate replied we're trying to clean up the zoning and put the property on the market.

Lori Oakley replied I understand; I agree but I can't vote for it because it doesn't meet the UDO, the UDO requires a site plan.

Kurt Pearson asked do you plan to develop in the future?

Tony Tate replied yes, we thought it would be good to clean up the zoning and to exclude some uses.

Kurt Pearson asked do you have any idea what you want to do?

Tony Tate replied maybe a medical office facility for a portion of it.

Kurt Pearson asked what does the UDO say?

Cy Stober explained his rationale and concluded it reads "shall" have a site plan.

Lori Oakley replied it doesn't meet the UDO.

Kurt Pearson asked do you think that the property would be hard to sale?





Tony Tate replied no, not hard to sale, but it adds another step in the process for someone.

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

Kurt Pearson commented we understand, but I see your point.

Vice Chairman Judy Taylor added I agree, but it goes against the UDO.

Tony Tate asked should I change it?

Kurt Pearson replied I like the conditional rezoning, but there's just no site plan.

Lori Oakley added I would support a B-2.

Tony Tate asked is there a clarification for access and the zoning map?

Kurt replied two are already zoned B-2 and five are zoned R-20.

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

1. Motion to deny the B-2(CD) rezoning as presented due to the following reason:

- The request doesn't meet Article 9, Section 9.7 – Conditional Zoning, of the City of Mebane's Unified Development Ordinance (UDO).

Lori Oakley seconded the motion, which passed unanimously (9-0).

**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  
RZ-20-04**

Staff presented an application/tax map/site plan from Lebanon Road 3, LLC, c/o James Parker, Jr., 504 Meadowland Drive, Hillsborough, NC 27278 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 – Multi-Family/Two Family Residential & Conditional Use - 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. 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. The property is also identified as Orange County GPIN #9826416085. 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.

Jack L. Smyre, PE, AICP Principal, with The Design Response, Inc., 215 E. Chatham Street, Suite 125, P.O. Box 3585, Cary, NC 27519 provided a brief overview and PowerPoint (27 Slides) of the request as follows:

Tupelo Junction – A Residential Cluster Development Subdivision

- Site Location
- Zoning
- Site Plan
- Tupelo Junction
  - ❖ Located across Lebanon Road from Lake Michael Park
  - ❖ Nearly 3 miles of public sidewalks, greenways, and multi-use side paths
  - ❖ 181 homesites (1.94 units per acre density)
  - ❖ Current zoning districts: CU-R-10, CU-R-8, and R-20
  - ❖ Proposed zoning district: R-12(CD) and R-20



- ❖ Minimum lot size: 7,200 square feet
- ❖ 30% preserved and planted tree canopy
- ❖ 51% open space (owned by Tupelo Junction Homeowners Association)
- Garman Homes – Builder Commitments
  - ❖ Siding: Fiber cement
  - ❖ Trim: Composite
  - ❖ Gutters: 5" gutters and downspouts
  - ❖ Optional Exterior Materials:
    - Standing seam metal roofs
    - 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 parged on front elevation)
  - ❖ Sod: Front yard
  - ❖ Street Tree: One in front yard (near right-of-way line)
  - ❖ Driveway: 18' width to right-of-way (if longer than 25' then taper to 12' at right-of-way)
  - ❖ Garages: 1 & 2 car
  - ❖ Front Porches: Included on some plans, optional on others
- Garman Homes – Builder Commitments – Plan Types
  - ❖ Ranch Plans: 1,400 – 2,000 sf, 3-4 bedrooms, 2-3 baths (1-2 plans)
  - ❖ 1.5-story Plans: 1,600 – 2,400 sf, 3-4 bedrooms, 2-4 baths (1-2 plans)
  - ❖ 2-Story Plans: 1,600 – 2,800 sf, 3-5 bedrooms, 2.5-4 baths (3-4 plans)
  - ❖ Front Porches: Included on some plans, optional on others
- House Elevations
  - ❖ Bliss – A & B
  - ❖ Go – A & B
  - ❖ Happy – B & C
  - ❖ Joy – A & B
  - ❖ Lucky – A, B, & C
- Phasing – 5 Phases
- Site Plan
- Pedestrian Plan
- Recreation Areas
  - ❖ South/Main Area – Clubhouse, 2 Picnic Shelters, Playground, Concrete Fire Pit, Table Tennis, Cornhole, Play/Rec Field, and Mail Kiosk
  - ❖ North Area – Gazebo & Dog Park

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

Lori Oakley asked if any of property was in the floodplain because we just received a letter prior to the meeting from a neighboring property owner.



Kurt Pearson asked are you leaving over 50% undeveloped?

Jack Smyre replied it's out of the floodplain.

Lori Oakley asked have any environmental studies been done?

Jack Smyre replied a large wildlife corridor has been reserved.

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

Pat Rice, 2000 Saddle Club Road, stated I've lived here all my life and Jeffrey Lee said no development and now he has gotten greedy and wants to sale. We're losing forest land, we need to save our earth, this is country living at its best with no street lights, my father was Joe Rice and he built the barn, we now have kids vandalizing and stealing from our farm selling it downtown, I'm happy with our wells and septic tanks, my parents started the name due to riding horses, I know this land like the back of my hand, where will the wildlife go, schools are overcrowded, you're bringing dirt in, Daniel Boone marked a tree, the stagecoach rock has proven historical value, Mr. Whitaker has a picture of the rock and the name on it, there is a grave marker there and it should be engraved with D.H. Mebane 1906 on the rock, Mill Creek hasn't been preserved either, there is a hill and curve and this is a dangerous road, heavy traffic, trash, Jeffrey Lee adjourns my property and there are lots of bees, I can't step out my backdoor due to clouds of bees, I called the Orange County Bee Association, 2-5 gallons of dead bees were collected, there is wax and poop on my car, driveway, and clothes, I sent him a bill and never heard from him, Cary is nice, but Mebane is ruining most of the history, please stop the unnecessary growth and don't let these developers destroy it.

Lori Oakley asked for clarification of Ms. Rice's property on the zoning map and inquired about the rock.

Pat Rice provided more detailed information on both.

Cy Stober stated staff has directed the developer to research the rock.

Kurt Pearson further explained that there is a reduction in what can be built now and a higher density as zoned now.

Pat Rice asked how can they build on wetlands?

Kurt Pearson replied they're preserving 50% of it, not building in the floodplain, lots of open space, we've looked at Havenstone and Casey Lane and how its turned out, the land is not country land, the city is growing, development is coming, a property owner can build or sale their property if they want to, and we as a Board are using tools in the Unified Development Ordinance (UDO) to preserve.



Pat Rice replied I see houses built on Lebanon Road every day.

Kurt Pearson replied we have water and sewer here now so it's development ready, prime development land, the plan makes sense to me, that's why their asking for setbacks to be reduced, it's higher density to development with water, sewer, open space, it's a give and take, R-10 could be worse.

Tom Boney, with The Alamance News, asked, roughly what's the number of houses that could be built?

Gary Linz, 1514 Saddle Club Road, stated I have a few concerns, I have to look at the back of 13 homes, the landowner has changed his mind from his original decision to make some cash, I have drainage concerns, it's a wildlife refuge, you say you're saving 50% of the property but you're also destroying 50% of the property, move it a quarter mile down the road, already in court now disputing a boundary line, with all the construction we will be breathing the diesel fuel from bulldozers, have you contacted the Wildlife Agency, the Lake Michael dam is leaky, there are box turtles, bees are a nuisance, Summit has a bad reputation for grading, there will be construction noise, has a traffic study been done, it's about 42 miles per hour now, I would love it if enforced, the neighbors North are nicer, and we want a wall not a barrier. Mr. Linz concluded by reading a poem to the Board.

Nikki Mayer, 614 Retriever Lane, exclaimed development keeps coming, I've spent 30 years living in Mebane, y'all say come to meetings but you still let the development keep coming, these houses are too small, Mebane voices don't matter, our small town is gone, it's not charming, it's becoming another Cary, I'm a true Mebanite, we shouldn't have to leave, we grew up here, we cannot afford \$300,000 houses, we're being pushed out our hometown, it was positively charming, Mebane is not meant for this, there's overcrowding in our schools, traffic, roads, bringing in hundreds of people, cookie cutter homes, it's not charming, it's terrible!

Karen Baker, 5050 Talisker Trail, stated my concerns are density, traffic, and schools.

Laura Mayer, 614 Retriever Lane, stated Nikki Mayer is my daughter, and I had to leave my one acre land, I wanted a country feel so I moved to The Village at Lake Michael, my son is 35 years old now and he is a volunteer fireman, Orange County Mebane is like an orphan, it's like not included, it is fast food row on Mebane Oaks Road, congestion, I know a TIA was done, at what point does Mebane start preserving this town and start listening to these people, it's about profit.

Teresa Dallas, 7415 Lebanon Road, stated I have questions about the roads, NCDOT said there would be a major change, what's the plan, safety, my house was built in 1939, it's 3 acres now but was more prior to Lebanon Road and Stagecoach Road being built.

Cy Stober explained that the TIA showed no improvements recommended for that intersection.



Jack Smyre further explained that there would be no changes to that intersection.

Teresa Dallas replied I still have concerns about that intersection and the roads.

Cynthia Linz, 1514 Saddle Club Road, stated my other concern is the buffer zone. It backs up to the houses. Please see my letter that I gave you prior to the meeting. It's sickening what's happening!

Vice Chairman Judy Taylor replied people want to live here and they're moving here.

Kevin Brouwer inquired about the Bike & Trail Plan and asked if it would connect to Lake Michael?

Cy Stober replied yes; it will connect to the Lake Michael entrance, there are plans for enhanced trail plans, no final plan now but will maybe on the Capital Improvement Plan.

Jack Smyre further explained that it would be 2.7 miles of sidewalks and trails, Phase 2 would make the connection to Lake Michael Park.

Kevin Brouwer commented asphalt walking is different from natural path walking.

Kurt Pearson added if it were up to me, I wouldn't approve another home, I don't have any power, I always say schools and roads, landowners can sale their land, it's their right, we cannot say no if zoned for it, we would be sued, we're not ruining Mebane, please understand if a land owner wants to sale, we have to make sure that we utilize the property to the best use we can.

Cynthia Linz exclaimed for seven days a week we have to hear construction noise, why don't you listen!

Discussions ensued.

Cy Stober stated Mr. Chair we need to get better control of this meeting.

Chairman Edward Tulauskas explained although this isn't a public hearing, we still give the public an opportunity to speak in order to hear comments in preparation for a recommendation to the City Council who has the final vote at the public hearing.

Lori Oakley inquired about the wetlands.

Jack Smyre replied there are no wetlands, the property is located above the floodplain, crossing where the old farm bed was located, this is a cluster development, the rock is located outside the NCDOT right-of-way, the rock maybe locally historic and the City Council may have to make a resolution to reserve the rock, we contacted the state and the state sent a letter stating the rock is not historical, we offered to install a guardrail around it, but the NCDOT said it's a hazard.

Larry Teague asked if any legal action was going on?



Jack Smyre replied there is a deep gap not an overlap, they want us to quit claim the gap, it's in our open space area, also Mr. Lee is relocating his business.

Adam Powell, with The Mebane Enterprise, inquired about the creek and imperious coverage.

Jack Smyre replied we're covering 27.5% and the maximum coverage limit is 30%.

Lori Oakley inquired about the street light maximum separation.

Chairman Edward Talauskas commented shoe box lighting.

Cy Stober read Article 6 – Lighting section of the UDO as 10'.

Kurt Pearson added it's designed to minimize lighting.

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

1. Motion to approve the R-12(CD) zoning with the following condition:
  - Add guard rail and landscaping to protect the rock
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*.
- Lori Oakley seconded the motion, which passed unanimously (9-0).

## 6. New & Other Business



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 BGMPO Public Meeting is scheduled on Tuesday, March 31, 2020, 5–7 p.m., Mebane Arts & Community Center, Mebane, N.C.

Lori Oakley inquired about getting updates on items heard by the Planning Board.

Cy Stober provided a brief update.

## **7. Adjournment**

There being no further business, the meeting was adjourned at 8:50 p.m.





## AGENDA ITEM #3

RZ 20-05

Conditional Rezoning –  
Dogwood Properties

### Presenter

Cy Stober, Development Director

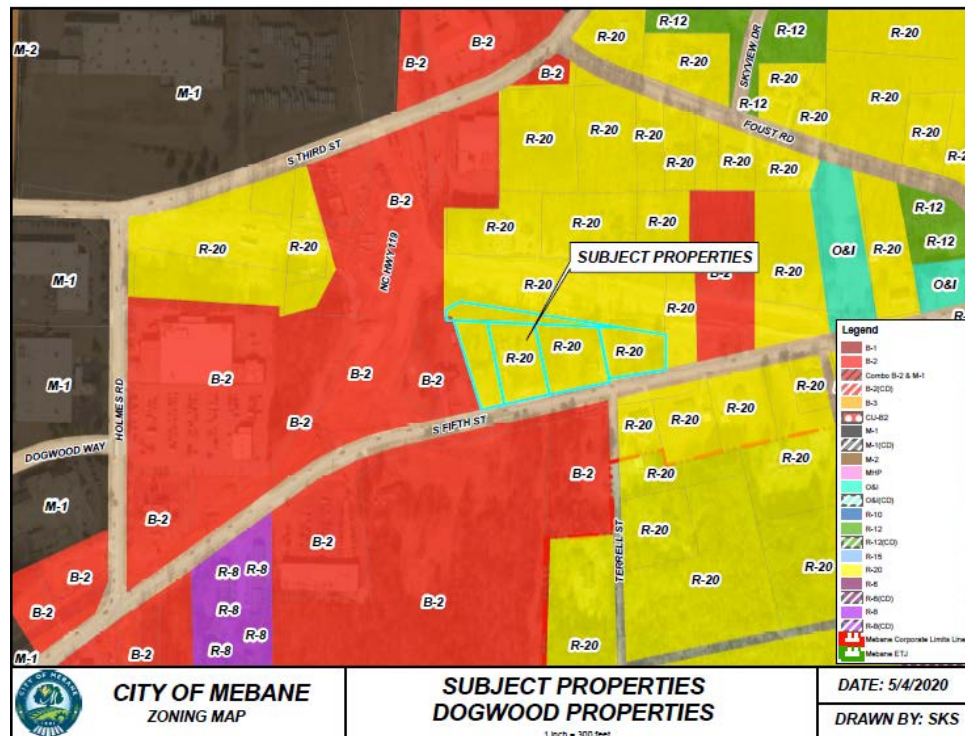
### Applicant

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., Two Unaddressed  
Parcels on S. Fifth St. & One  
Unaddressed Parcel on NC  
119 Bypass, Alamance Co.  
GPINs  
9814451870  
9814359762  
9814357699  
9814356678  
9814358953

### Proposed Zoning

B-2

### Current Zoning

R-20

### Size

+/-3.32 acres

### Surrounding Zoning

B-2 & R-20

### Surrounding Land Uses

Vacant, Single-Family  
Residential, Retail

### Utilities

Onsite – no improvements  
proposed

### Floodplain

No

### Watershed

No

### City Limits

Yes

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### Summary

Dogwood Properties & Development Corporation is requesting approval to rezone five (5) properties totaling +/-3.32 acres located at 1218 and 1228 South Fifth Street, as well as two (2) adjacent, unaddressed properties on South Fifth Street and one (1) unaddressed property on NC 119, from R-20 (Single-Family Residential) to B-2 (General Business). The properties are currently vacant lots, some with unoccupied dwellings on them. Their property boundaries were redefined through the right of way acquisition process to support the NC 119 Bypass transportation improvement project.

The properties are in the G-4 Secondary Growth Area but adjacent to the G-1 Mixed Use (III) Cameron Lane Primary Growth Area. They are also <1,000' from the Interstate 40/85 interchange and isolated from nearby properties by the NC 119 Bypass and widened South Third Street. Those properties are single-family residences to the north, east, and south; and commercial to the west and southwest.

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### Financial Impact

No use or improvements to the properties are proposed at this time but the developer will be required to make any at their own expense.

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### Recommendation

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

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### Suggested Motion

1. Motion to **approve** the B-2 rezoning as presented; and
2. Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
  - ☐ Is for a property within the City's G-4 Secondary Growth Area and is "...generally residential and commercial in nature..." (Mebane CLP, p.66).
3. Motion to **deny** the B-2 rezoning as presented due to a lack of
  - Harmony with the surrounding zoning or land use
  - OR**
  - Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*.

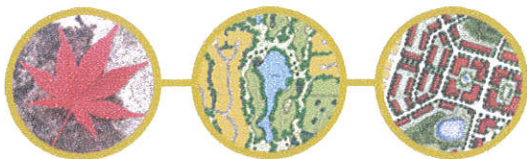
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### Attachments

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



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



# LETTER OF TRANSMITTAL

## TMTLA Associates

5011 Southpark Dr, Ste. 200, Durham NC 27713  
ph: 919.484.8880 e: tony@tmtla.com

TO: City of Mebane  
Planning and Zoning  
East Washington Street

ATTENTION: Cy Stober

JOB NO.	DATE: 4/07/20
RE: Dogwood Properties	
Rezoning Request	
Mebane, NC	

We are sending you: ☒ Attached ☐ Under separate cover ☐ Facsimile

VIA: ☐ Overnight ☒ Regular Mail ☐ Pick-up ☒ Hand Delivered

The following items: ☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples  
☐ Specifications ☒ Copy of Letter ☐ Change Order ☐ Reports

COPIES	DATE	NO.	DESCRIPTION
1			Rezoning Application
1			\$300.00 Application Fee Check

### THESE ARE TRANSMITTED as checked below:

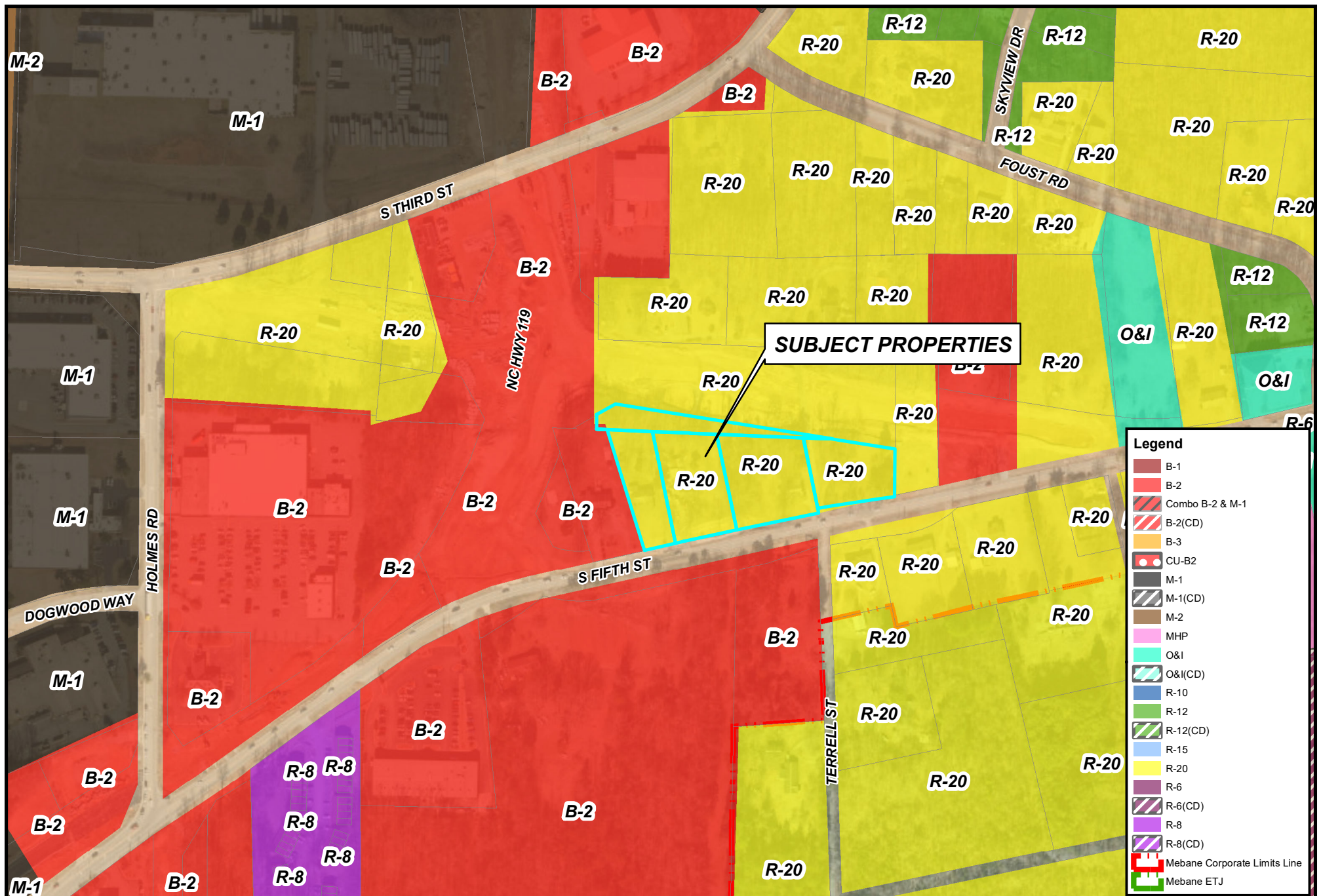
☐ For Approval ☐ As requested ☐ Approved as submitted ☐ Returned for corrections  
☐ For your use ☒ For review and comment ☐ Approved as noted ☐ \_\_\_\_\_

**Remarks:** Please let me know if you need anything else for this submittal.

COPY TO: Dogwood Properties

SIGNED: Tony Tate





# **CITY OF MEBANE** ZONING MAP

## **SUBJECT PROPERTIES** **DOGWOOD PROPERTIES**

1 inch = 300 feet

**DATE: 5/4/2020**

**DRAWN BY: SKS**

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# PLANNING PROJECT REPORT

DATE	04/30/20
PROJECT NUMBER	RZ 20-05
PROJECT NAME	Dogwood Properties Rezoning
APPLICANT	Dogwood Properties & Development Corporation 1612 Aurora Place Wilmington, NC 28405

## CONTENTS

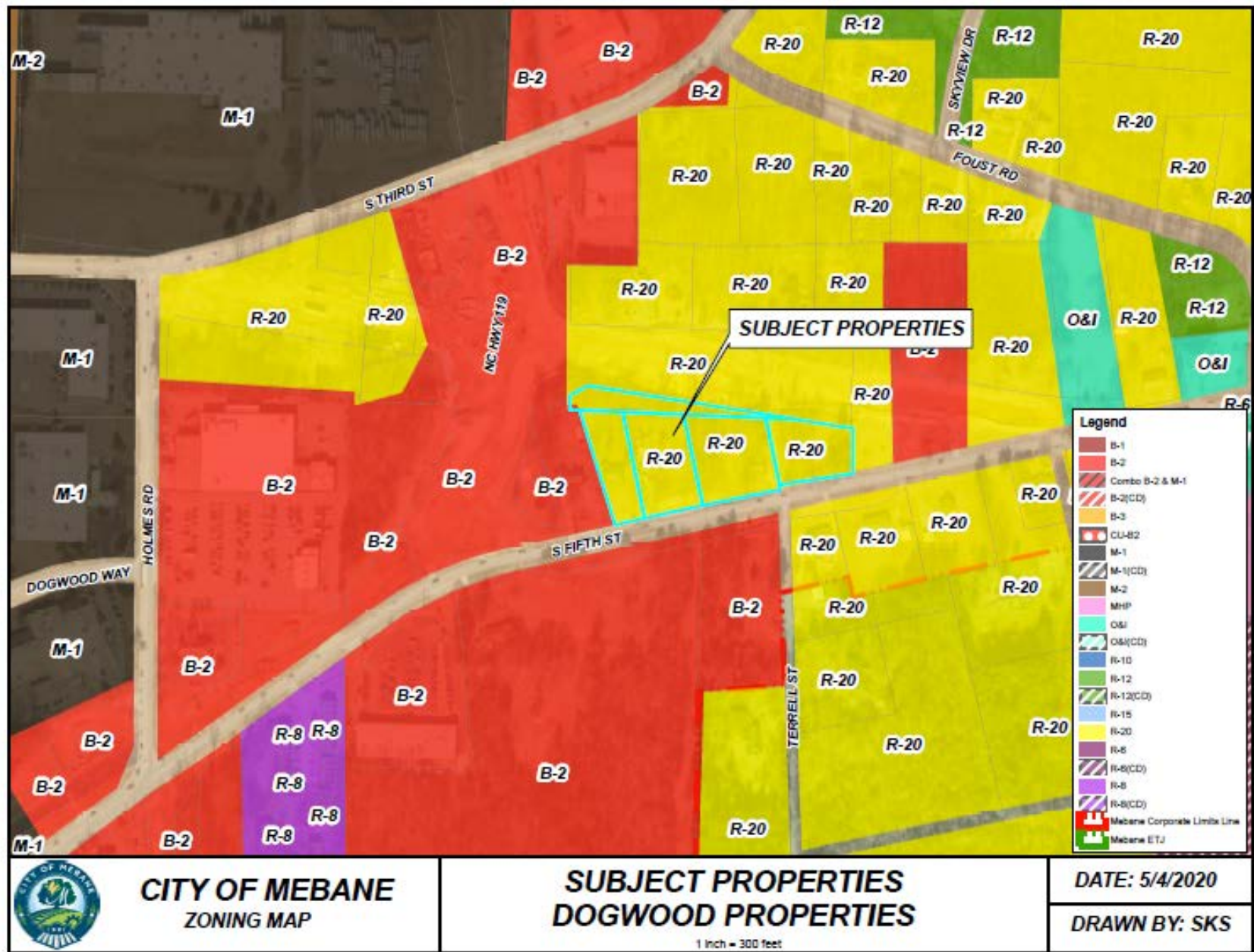
PROJECT NAME & APPLICANT .....	PAGE 1
ZONING REPORT .....	PAGE 2
LAND USE REPORT.....	PAGE 4
UTILITIES REPORT .....	PAGE 6
STAFF ZONING REQUEST RECOMMENDATION .....	PAGE 7

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## ZONING REPORT

EXISTING ZONE	R-20 (Single-Family Residential)
REQUESTED ACTION	Rezoning to B-2 (General Business)
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CURRENT LAND USE	Vacant
PARCEL SIZE	+/-3.32 acres.
PROPERTY OWNERS	Dogwood Properties & Development Corporation 1612 Aurora Place Wilmington, NC 28405 GPINs 9814451870, 9814359762, 9814357699, 9814356678, 9814358953
LEGAL DESCRIPTION	Five (5) properties totaling +/-3.32 acres located at 1218 and 1228 South Fifth Street, as well as two (2) adjacent, unaddressed properties on South Fifth Street and one (1) unaddressed property on NC 119, are proposed for rezoning from R-20 (Single-Family Residential) to B-2 (General Business). These properties' boundaries were redefined through the right of way acquisition process for the NC-119 Bypass project.
AREA ZONING & DISTRICTS	All properties to the south and west are zoned B-2 (General Business); 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 large-lot 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. The new intersection of South Third Street and NC 119 Bypass creates a high-traffic opportunity for business development on these properties, which are highly visible and accessible to traffic on these thoroughfares. Said thoroughfares also significantly separate the proposed B-2 zoning districts from neighboring residential zoning districts.





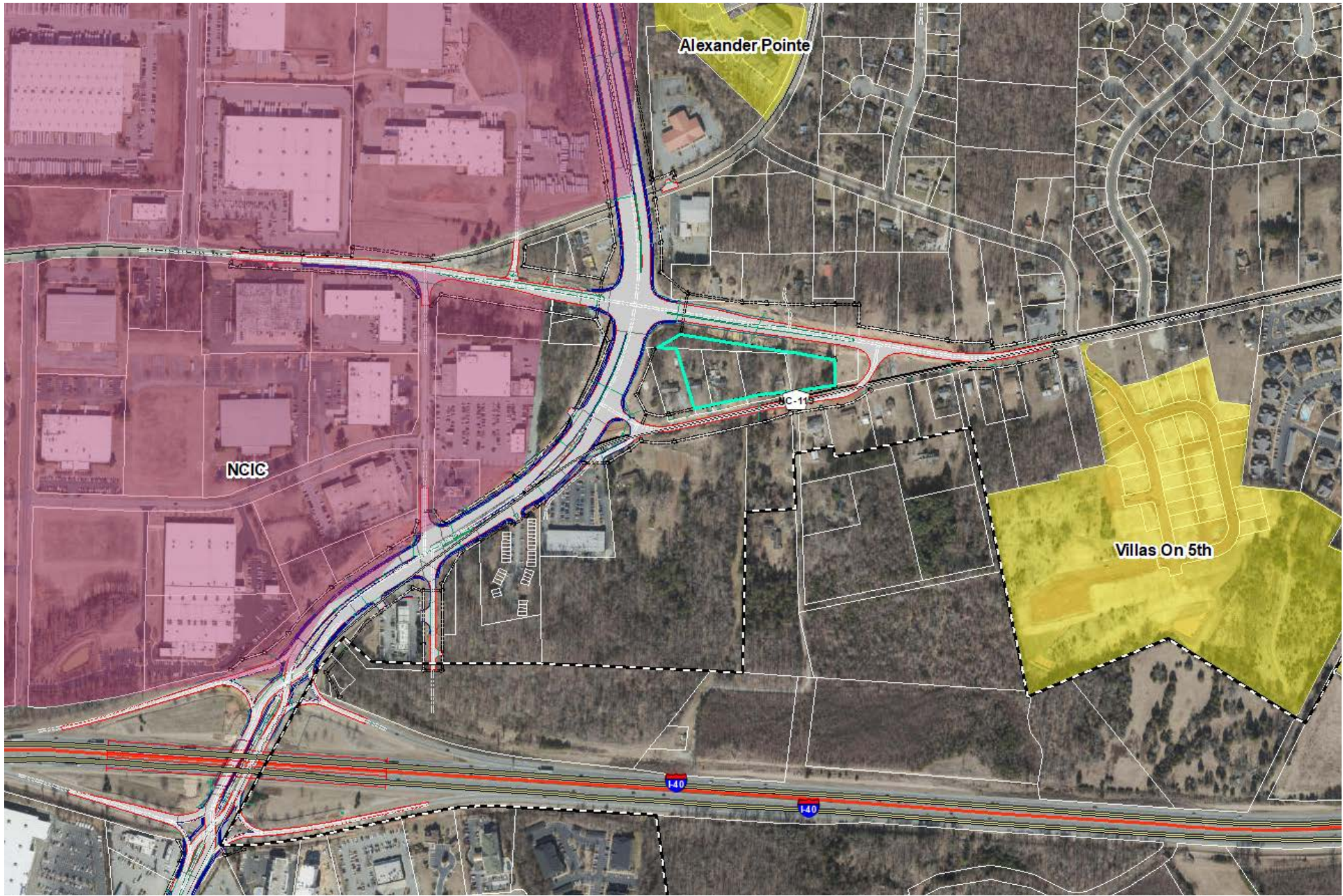


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## LAND USE REPORT

EXISTING LAND USE	Vacant
PROPOSED LAND USE & REQUESTED ACTION	Five (5) R-20-zoned properties totaling +/-3.32 ac are proposed for rezoning to B-2 (General Business).
PROPOSED ZONING	B-2 (General Business)
PARCEL SIZE	+/-3.32 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. The properties immediately to the west are vacant, zoned B-2, and owned by the applicant. The Interstate 40/85 interchange is <1,000' from this property, which has a frontage on NC 119 and NC 119 Bypass. The South Third Street/NC 119 Bypass is introducing new traffic patterns and land use environments to this area.
ONSITE AMENITIES & DEDICATIONS	None at this time.
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	





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## UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	The onsite utilities currently served the single-family uses of the properties. Any change to this use and/or the onsite utilities will be resolved by the City's Utilities and Engineering Departments, who serve on the Technical Review Committee (TRC).
UTILITIES PROVIDED BY APPLICANT	None at this time
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City is able to continue to serve the properties at similar volumes as the single-family homes historically demanded. Significant changes to this onsite demand will require further evaluation by the City Utilities Director and Engineer.
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
TRANSPORTATION NETWORK STATUS	
CURRENT CONDITIONS	The road network for this area is actively being redefined as the NC 119 Bypass is opened for use. This is redirecting traffic from South Fifth Street and relieving its intersection with Holmes Lane. Historically, 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 since 2014, including 25 injuries, two of which resulted in serious injuries.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	None at this time. Will be determined with either a Zoning Permit for a specific use that will be reviewed by the City's TRC.
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	<input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> DISAPPROVE
STAFF SPECIAL USE FINDING	<input type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT.....WITH <i>MEBANE BY DESIGN</i>
RATIONALE	The proposed development “Dogwood Properties Rezoning” is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan. It is adjacent to a Mixed Use Primary Growth Area, in close proximity to the interstate interchange, and is isolated from other properties by the presence of heavily-used state-maintained thoroughfares. Any development of the properties will require a site plan to be reviewed by the City of Mebane Technical Review Committee.
PUBLIC INTEREST CONFORMANCE?	
ENDANGER PUBLIC HEALTH OR SAFETY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED?	<input type="checkbox"/> YES <input type="checkbox"/> NO
CONSISTENT WITH <i>MEBANE BY DESIGN</i> , THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?	<input type="checkbox"/> The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , and, as such, has been recommended for approval. <input type="checkbox"/> The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies. <input type="checkbox"/> The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , and, as such, has been recommended for denial.



## AGENDA ITEM #4

RZ 20-06

Mebane Oaks Road, Lot 3 –  
Rezoning

### Presenter

Cy Stober, Development Director

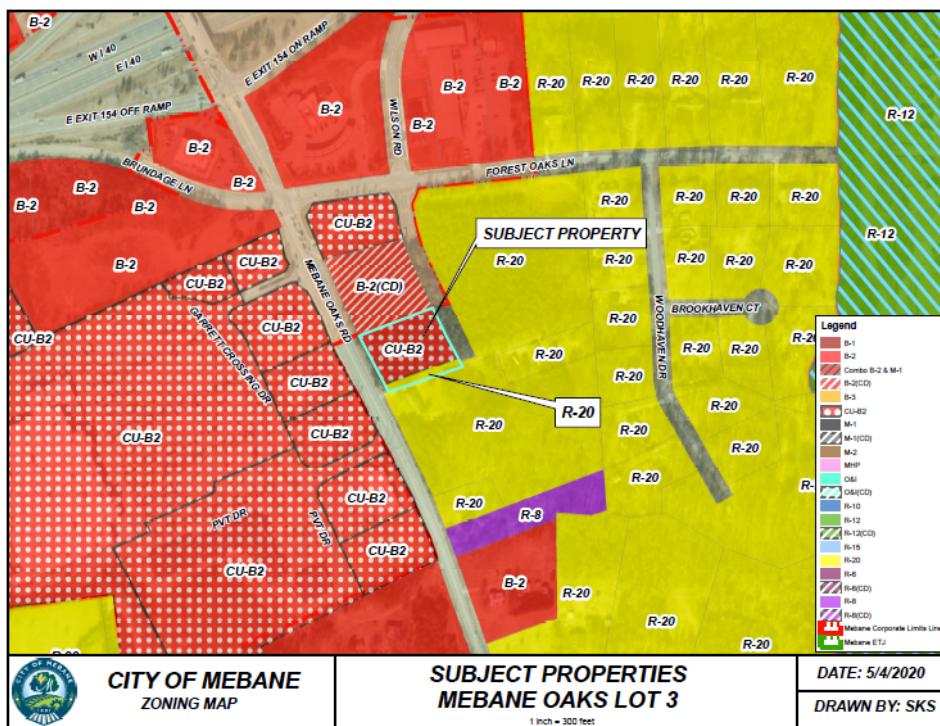
### Applicant

Hendon Properties, LLC  
c/o Mark Tiller  
3445 Peachtree Road, Suite 465  
Atlanta, GA 30326

### Public Hearing

Yes ☒ No ☐

### Zoning Map



### Property

Mebane Oaks Road-  
Lot 3 - Alamance  
Co.  
GPIN#9824046036

### Proposed Zoning

B-2(CD)

### Current Zoning

R-20, CU-B-2

### Size

+/-1.16 acres of  
+/-7.57 acres

### Surrounding Zoning

R-20, B-2, CU-B2, B-  
2(CD)

### Surrounding Land Uses

Residential,  
Commercial, Vacant

### Utilities

To be extended at  
developer's  
expense

### Floodplain

No

### Watershed

No

### City Limits

No

---

### Summary

Hendon Properties, LLC, is requesting approval to conditionally rezone +/-1.16 acres of +/-7.57 acres located on Mebane Oaks Road adjacent to Chick-Fil-A within the Extra-Territorial Jurisdiction (ETJ) from a split-zone R-20 (Single Family Residential) and CU-B-2 (Conditional Use – General Business) to B-2(CD) (General Business, Conditional Zoning District). The developer proposes to develop the property for two detached commercial buildings that will be primarily served by traffic on Wilson Road Extension. The developer is offering to restrict the business uses of the property (see attached). Hendon Properties, LLC, has the property under contract.

The developer has provided a site plan that will apply to the conditional zoning district. The site plan was reviewed by the Technical Review Committee and was revised based upon feedback.

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### Financial Impact

The developer will be required to make all of improvements at his own expense except those noted on the site plan as being a NCDOT responsibility for the transportation improvement project I-5711 to widen Mebane Oaks Road.

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### Recommendation

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

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### Suggested Motion

1. Motion to approve the B-2(CD) rezoning as presented; **and**
2. Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
  - ☐ Is for a property within the City's G-4 Secondary Growth Area, which is intended to be "...generally residential and commercial in nature..." (Mebane CLP, p.72);
  - ☐ Serves Mebane CLP Growth Management Goal 1.6 by providing a bike rack on site and dedicating right of way to NCDOT to sidewalk on Mebane Oaks Road that will connect the property to other business and neighboring residences (pp.17 & 84);
  - ☐ Serves Mebane CLP Public Facilities and Infrastructure Goal 2.1 by providing right ow way on Mebane Oaks Road that improve pedestrian safety and access (pp.17 & 84); and
  - ☐ Implements the Mebane Oaks Road Transportation Improvement Plan along its frontage; or
3. Motion to **deny** the B-2(CD) zoning 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*.

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#### Attachments

1. Hendon Properties, LLC, Rezoning Application
2. Hendon Properties, LLC, Zoning Map
3. Hendon Properties, LLC, Site Plan
4. Proposed Restrictions on B-2 Uses for Property
5. Planning Project Report
6. Technical Memorandum from City Engineering Department
7. City Engineer Letter Regarding Water and Sewer Extension



## APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: HENDON PROPERTIES, LLC

Address of Applicant: 3445 Peachtree Road, SUITE 465  
ATLANTA, GA 30326

Address and brief description of property to be rezoned: 1.2 ACRES +/- next to 1113 MEBANE OAKS ROAD

Applicant's interest in property: (Owned, leased or otherwise) \_\_\_\_\_  
Contract Purchaser

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

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

Type of re-zoning requested: B-2 / CU

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

Reason for the requested re-zoning: Develop two simple retail buildings.

Signed: Mark Till

Date: DECEMBER 20, 2019

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

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

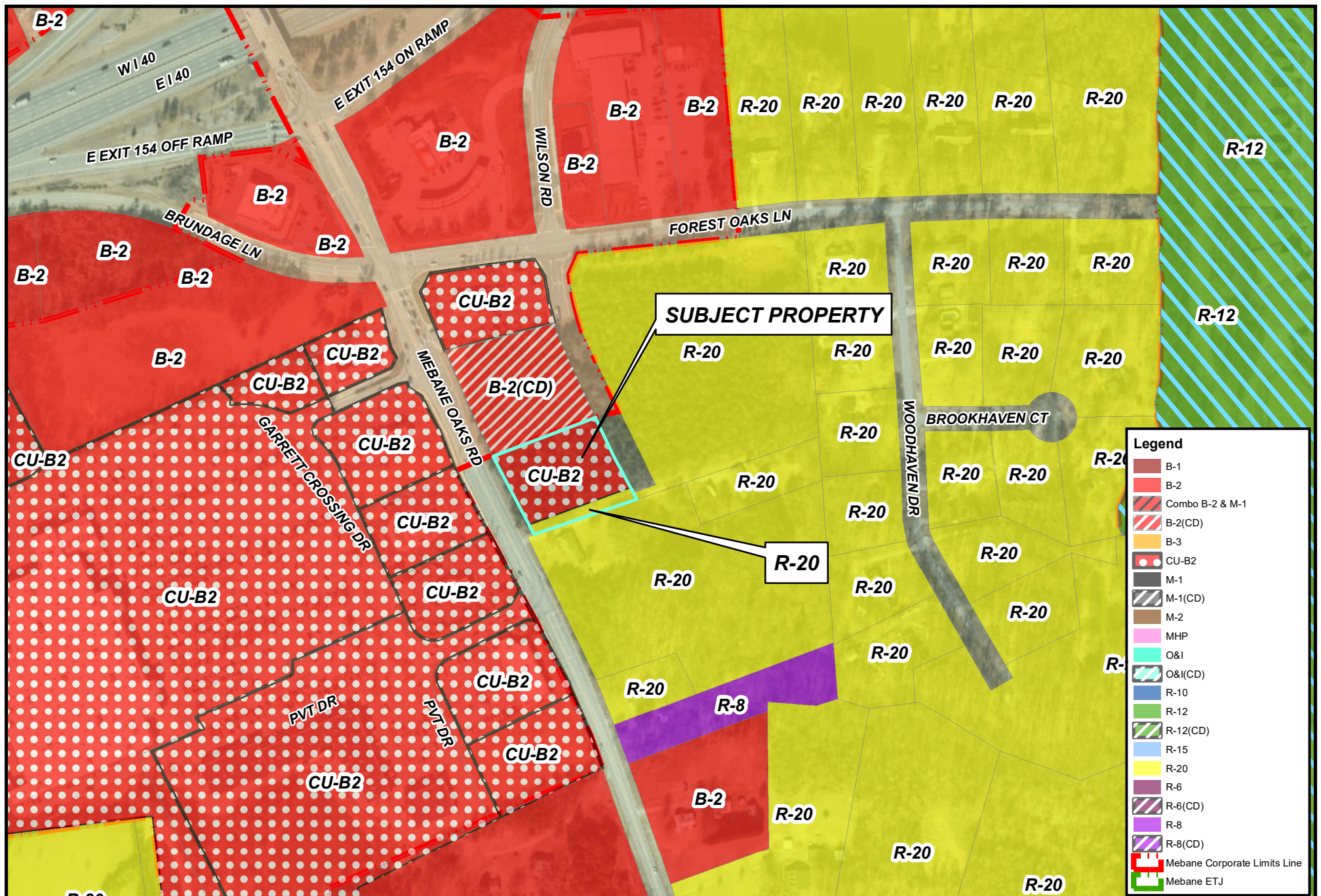
Zoning Map Corrected: \_\_\_\_\_

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

1. Tax Map showing the area that is to be considered for rezoning.
2. Names and addresses of all adjoining property owners within a 300' radius (Include those that are across the street).
3. \$200.00 Fee to cover administrative costs.
4. The information is due 15 working days prior to the Planning Board meeting. The Planning Board meets the 2<sup>nd</sup> Monday of each month at 6:30 p.m. Then the request goes to the City Council for a Public Hearing the following month. The City Council meets the 1<sup>st</sup> Monday of each month at 6:00 p.m.

NOTE: We are unsure if the Development Ordinance still requires a S.U.P. for 3 Uses?  
We do respectfully request a side yard reduction to 15' on the southern side of our site;





# **CITY OF MEBANE** ZONING MAP

## **SUBJECT PROPERTIES** **MEBANE OAKS LOT 3**

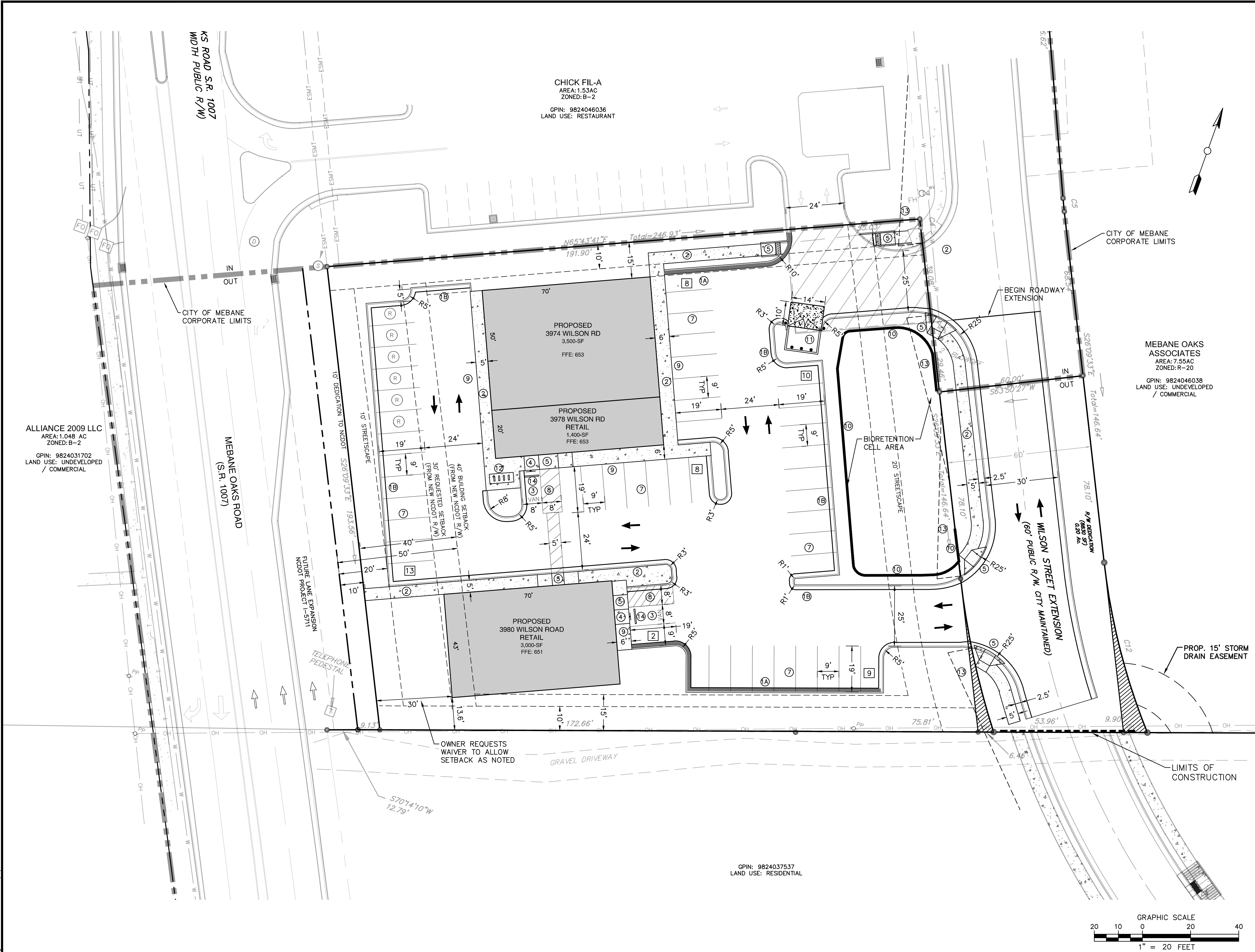
1 inch = 300 feet

DATE: 5/4/2020

DRAWN BY: SKS



DRAWING NAME: F:\2020\200015\200015 SITE.dwg - 021-SITE PLAN - 5/5/2020 5:12 PM



REPLACEMENT OF SIDEWALKS AND CURB & GUTTER

1. ANY UNUSED CURB OPENINGS/DRIVEWAYS WILL BE CLOSED WITH STANDARD CURB AND GUTTER ON CURB AND GUTTER STREETS. ON RIBBON PAVED STREETS THE DRIVEWAY AND ANY PIPE SHALL BE REMOVED.
2. DAMAGE TO EXISTING SIDEWALK SHALL BE REPAIRED TO MEET CURRENT CITY SIDEWALK STANDARDS.
3. SIDEWALKS MUST BE INSPECTED PRIOR TO PLACEMENT OF MATERIAL. CONTACT THE ENGINEERING SERVICES DEPARTMENT PRIOR TO REMOVAL OF MATERIAL TO DETERMINE EXTENT OF SIDEWALK REMOVAL AND REPLACEMENT REQUIRED.

ADEQUATE DRAINAGE FOR BUILDING PADS

ALL NEW CONSTRUCTION SITES SHALL PROVIDE ADEQUATE DRAINAGE FROM THE FOUNDATION. FOR RESIDENTIAL CONSTRUCTION THE GRADE SHALL SLOPE A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET FROM THE FOUNDATION AS REFERENCED IN NC STATE BUILDING CODE. ADEQUATE DRAINAGE SHALL ALSO BE PROVIDED FOR NEW COMMERCIAL CONSTRUCTION IN COMPLIANCE WITH NC BUILDING CODE.

SITE KEYNOTES:

- 1A 2" SPILL GUTTER
- 1B 2" CATCH GUTTER
- 2 CONCRETE SIDEWALK
- 3 H.C. SYMBOL
- 4 H.C. SIGN
- 5 H.C. RAMP, SEE DETAIL SHEET
- 6 ASPHALT TO CONCRETE PAVEMENT TRANSITION
- 7 4" WIDE STRIPE, WHITE, TYP.
- 8 4" WIDE STRIPES @ 45° 2'-0" O.C., TYP.
- 9 TURNED DOWN SIDEWALK
- 10 MODULAR RETAINING WALL W/ HANDRAIL (DESIGN BY OTHERS)
- 11 DUMPSTER W/ ENCLOSURE
- 12 BIKE RACK
- 13 70'x10' SIGHT TRIANGLE
- 14 CURB STOP
- 15 RESERVED PARKING

FIFTH SUBMITTAL

REV	DATE	DESCRIPTION	BY	PROJECT	200015
1				DATE	APRIL 2020
2				DESIGNED	DMP
3				DRAWN	DMP
4				CHECKED	LRE
5				SCALE	AS NOTED
6				SURVEYED	N/A

THE SCALE BAR SHOWN BELOW MEASURES ONE INCH LONG ON THE ORIGINAL DRAWING.

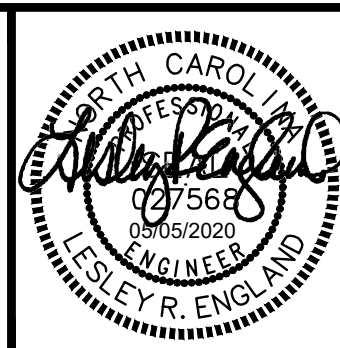


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6415 OLD PLANK RD, HIGH POINT, NC 27265 | T: (336) 886-4821 | F: (336) 886-4458 | WWW.DMP-INC.COM | LICENSE: F-0245



SITE PLAN  
HENDON PROPERTIES  
3974 - 3980 WILSON ROAD EXTENSION  
MEBANE, NORTH CAROLINA

SHEET NO.

C2.1

OF



# 4-1-1 Table of Permitted Uses

02/04/08;amended 04/07/08,05/03/10,07/11/11,08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18		Ref.	Development Standards	Zoning Districts											
				RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1
RESIDENTIAL USES															
Single Unit Residential															
Single-Family Detached Dwelling	0000			Z	Z	Z	Z	Z	Z	Z					
Modular Home	0000			Z	Z	Z	Z	Z	Z	Z					
Manufactured Home, on individual lot (within MH Overlay District Only)	0000	Sec. 4-7.3 A						CC							
Patio Home Dwelling	0000	Sec. 4-7.3 B								D	D				
Multiple Unit Residential															
Condominium, less than 2 acres in area	0000	Sec. 4-7.3 C								D	D				
Condominium, 2 or more acres in area	0000	Sec. 4-7.3 C								D	D				
Manufactured Home Park (within MH Overlay District Only)	0000	Sec. 4-7.3 D						CC							
Multifamily Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 E								D	D				
Multifamily Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 E								D	D				
Townhouse Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 F								D	D				
Townhouse Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 F								D	D				
Two-Family Dwelling (duplex)	0000									Z	Z				
Group Residential															
Boarding and Rooming House	7021	Sec. 4-7.3 G										D	D		
Family Care Home	8361	Sec. 4-7.3 H	D	D	D	D	D	D	D	D					
Group Care Facility	8361	Sec. 4-7.3 I									D		D		
Temporary Emergency Shelter	0000	Sec. 4-7.3 L	D	D	D	D	D	D	D	D	D	D	D	D	D
Nontraditional Residential Developments															
Live/Work Combination Dwelling & Nonresidential Use	0000	Sec. 4-7.3 M								D	D	D	D	D	
Planned Unit Development	0000	Sec. 4-7.3 N		D	D	D	D	D	D	D	D				
Residential Cluster Development	0000	Sec. 4-7.3 O		D	D	D	D	D	D	D					
Traditional Neighborhood Development	0000	Sec. 4-7.3 P		D	D	D	D	D	D	D					
ACCESSORY USES AND STRUCTURES															
Accessory Dwelling Unit (on single-family lots)	0000	Sec. 4-7.4 A	D	D	D	D	D	D	D	D					
Accessory Dwelling Unit to an Office Use	0000	Sec. 4-7.4 B									BA	Z			
Accessory Uses and Structures (customary)	0000	Sec. 4-1 G	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Automatic Teller Machine	6099											Z	Z	Z	Z
Caretaker Dwelling	0000	Sec. 4-7.4 C	D	D	D	D	D	D	D	D	D	D	D	D	D
Communication Tower Under 50' in Height	0000	Sec. 4-7.4 D	D	D	D	D	D	D	D	D		Z	Z	Z	Z
Fence, Wall	0000	Sec. 4-2 C	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Home Occupation	0000	Sec. 4-7.4 E	D	D	D	D	D	D	D	D					

Z=Allowed by right

D=Allowed if development standards are met

E= Exempt

BA=Special use permit required from Board of Adjustment

CC=Special use permit required from City Council

# 4-1-1 Table of Permitted Uses

02/04/08;amended 04/07/08,05/03/10,07/11/11,08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18	Ref.	Development Standards	Zoning Districts												
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Satellite Dish Antenna	0000	Sec. 4-7.4 F	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z
Signs	0000	Sec. 6-6	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Swimming Pool	0000	Sec. 4-2 B	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
RECREATIONAL USES															
Amusement or Water Parks, Fairgrounds	7996														
Athletic Fields	0000	Sec. 4-7.5 A	CC	CC	CC	CC	CC	CC	CC			CC		CC	CC
Auditorium, Coliseum or Stadium	0000	Sec. 4-7.5 B									CC	CC			
Batting Cages, Outdoor	7999	Sec. 4-7.5 C	D									D			D
Batting Cages, Indoor	7999											Z			
Billiard Parlor, Pool Hall	7999										Z	Z			
Bingo Parlor	7999										Z	Z			
Bowling Center	7933											Z			
Campground/RV Park	7033	Sec. 4-7.5 D		BA										Z	Z
Civic, Social and Fraternal Clubs and Lodges	8641	Sec. 4-7.5 E	BA	BA	BA	BA	BA	BA	BA	BA	D	D		BA	BA
Coin-Operated Amusement, except Adult Arcade & Video															
Gaming Arcade	7993										Z	Z	Z		
Community Center	7999	Sec. 4-7.5 F	BA	BA	BA	BA	BA	BA	BA	BA					
Country Club with Golf Course	7997	Sec. 4-7.5 G	BA	BA	BA	BA	BA	BA	BA	BA		BA	BA		
Dance School, Music Instruction	7911										Z	Z	Z		
Fishing Lake	7999													Z	Z
Fortune Tellers, Astrologers	7999														
Go-Cart Raceway	7999													Z	
Golf Course	7992	Sec. 4-7.5 H	BA	BA	BA	BA	BA	BA	BA	BA		BA	BA		
Golf Course, Miniature	7999														Z
Golf Driving Range	7999											Z	Z		Z
Physical Fitness Center, Training Center	7991														
Private Club or Recreational Facility, Other	7997	Sec. 4-7.5 I	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z
Public Park or Recreational Facility, Other	7990	Sec. 4-7.5 I	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z
Race Track Operation	7948	Sec. 4-7.5 J												CC	
Riding Academy, Riding Stables, Equestrian Facility	7999	Sec. 4-7.5 H	CC												
Shooting Range, Indoor	7999	Sec. 4-7.5 L												D	D
Skating Rink	7999											Z			Z
Sports and Recreation Club, Indoor	7997										Z	Z	Z		
Swim and Tennis Club	7997										Z	Z	Z		
EDUCATIONAL AND INSTITUTIONAL USES															
Ambulance Service	4119		BA	BA	BA	BA	BA	BA	BA	BA	Z	Z	Z	Z	Z

Z=Allowed by right

D=Allowed if development standards are met

E= Exempt

BA=Special use permit required from Board of Adjustment

CC=Special use permit required from City Council



# 4-1-1 Table of Permitted Uses

02/04/08;amended 04/07/08,05/03/10,07/11/11,08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18	Ref. SIC	Development Standards	Zoning Districts													
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Cemetery, Columbarium or Mausoleum (Principal Use)	0000	Sec. 4-7.6 A	CC	CC	CC	CC	CC								Z	Z
Cemetery, Columbarium or Mausoleum on Same Property as Church or Other Place of Worship	0000	Sec. 4-7.6 B	D	D	D	D	D	D	D	D	D	D	D	D	Z	Z
Church Or Other Place of Worship	8661	Sec. 4-7.6 C	D	D	D	D	D					Z		CC	CC	CC
College, University, Technical Institute	8220	Sec. 4-7.6 D								CC						
Day Care Center, Adult and Child, 5 or Less Clients (accessory use)	8322	Sec. 4-7.6 F	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z	Z
Day Care Center, Adult and Child, 6 -12 Clients (principal use)	8322	Sec. 4-7.6 G	CC	CC	CC	CC	CC	CC	CC						Z	Z
Day Care Center, Adult and Child, 13 or More Clients (principal use)	8322	Sec. 4-7.6 G.1	CC							Z	Z	Z	Z			
Elementary or Secondary School	8211	Sec. 4-7.6 H	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA			
Fire Station/Emergency Medical Service	9224	Sec. 4-7.6 I	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z	Z
Government Office	9000									Z	Z	Z	Z	Z	Z	Z
Hospital	8062									Z						
Library	8231	Sec. 4-7.6 J	D	D	D	D	D	D	D	Z	Z	Z	Z			
Museum or Art Gallery	8412									Z	Z	Z				
National Guard /Military Reserve Center	0000										Z				Z	Z
Nursing and Convalescent Home, Rest Home	8050	Sec. 4-7.6 K	D	D	D	D	D	D	D			Z	Z			
Orphanage	8361	Sec. 4-7.6 L	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z	Z
Police Station	9221									Z	Z	Z	Z	Z	Z	Z
Post Office	0000									Z	Z	Z	Z	Z	Z	Z
Retreat/Conference Center	0000									Z	Z	Z	Z	Z	Z	Z
School Administration Facility	9411	Sec. 4-7.6 M	D							Z		Z			Z	Z
BUSINESS, PROFESSIONAL and PERSONAL SERVICES																
Advertising, Outdoor Services	7312										Z					Z
Automobile Parking (Commercial)	7521										Z		Z	Z	Z	Z
Automobile Rental or Leasing	7510										Z		Z	Z	Z	Z
Automobile Repair Services	0000	Sec. 4-7.7 A									CC		Z	CC	Z	Z
Automobile Towing and Storage Services	7549														Z	Z
Bank, Savings and Loan, or Credit Union	6000										Z	Z	Z	Z		
Barber Shop, Beauty Shop, Cosmetic Tattoos	7241	Sec. 4-1.G									Z	Z	Z	Z		
Bed and Breakfast or Tourist Home	7011	Sec. 4-7.7 B	D	D	D	D	D	D	D				Z	Z		
Bicycle, Motorcycle Repair	3751												Z			
Blacksmith	7699												Z			
Boat Repair	3730												Z		Z	Z

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# 4-1-1 Table of Permitted Uses

02/04/08;amended 04/07/08,05/03/10,07/11/11,08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18	Ref. SIC	Development Standards	Zoning Districts													
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Car Wash, Auto Detailing	7542											Z	Z			Z
Clothing Alteration or Repair	0000											Z	Z	Z		
Contractor Office with Outside Storage Yard	0000	Sec. 4-7.7 C													D	
Computer Maintenance and Repair	7378											Z	Z	Z		Z
Equipment Rental and Leasing (no outside storage)	7350											Z	Z	Z	Z	Z
Equipment Rental and Leasing (with outside storage)	7350	Sec. 4-7.7 D													D	
Equipment Repair	7690											Z				Z
Funeral Home, Crematorium	7261								Z	Z		Z				
Furniture Refinishing and Repair, Upholstery Shops	7641											Z			Z	Z
Furniture Display and Showrooms	0000											Z				
Hotel or Motel, except Adult Motel**	7011											Z	Z			
Insurance Agency, no On-site Claims Inspections	6411											Z	Z	Z		
Insurance Agency, with On-site Claims Inspections	6411								Z	Z		Z	Z	Z		Z
Kennels, with Outside Runs	0752											Z				
Kennels, with No Outside Runs	0752	Sec. 4-7.7 E										Z			CC	
Landscape and Horticultural Services	0780											Z			Z	Z
Laundromat, Coin-Operated	7215											Z				Z
Laundry or Dry Cleaning Plant	7211											Z	Z	Z		
Laundry or Dry Cleaning, Retail Facility	7212											Z	Z	Z	Z	
Locksmiths, Gunsmiths	7699											Z	Z	Z	Z	
Marital Arts Instructional School	7999											Z	Z	Z		
Medical or Dental Laboratory	8071											Z	Z	Z		
Offices, General	0000										Z	Z	Z	Z		
Office Uses Not Listed Elsewhere	0000										Z	Z	Z			Z
Pest or Termite Control Services	7342											Z		Z		Z
Photocopying and Duplicating Services	7334										Z	Z	Z	Z		Z
Photofinishing Laboratory	7384											Z		Z		Z
Photography, Commercial Studio	7335										Z	Z	Z	Z		Z
Refrigerator or Large Appliance Repair	7623														Z	Z
Research, Development or Testing Services	8730														Z	Z
Roofing Shop	1761															
Services, Miscellaneous Not Listed Elsewhere	7699											Z				Z
Shoe Repair or Shoeshine Shop	7251													Z		
Stock, Security, and Commodity Brokers	62											Z	Z	Z		
Television, Radio or Electronics Repair	7620									Z		Z	Z	Z		
Theater (indoor), except Adult Theater**	7832											Z	Z	Z	Z	Z

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WJ

4-1-1 Table of Permitted Uses												
Ref.	Development Standards	Zoning Districts										
		RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3
02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13												
04/07/14, 10/06/14; 07/09/18; 11/05/18												
Theater (outdoor)												
Tire Recapping												
Truck Driving School												
Truck and Utility Trailer Rental and Leasing												
Truck Washing												
Veterinary Clinic												
Vocational, Business or Secretarial School												
Watch, Clock, and Jewelry Repair												
Welding Shop												
<b>RETAIL TRADE</b>												
ABC Store (packaged liquor)												
Antique Store												
Apparel and Accessory Store												
Appliance Store												
Arts and Crafts												
Auto Supply Sales												
Bakery												
Bar, Night Club, Tavern, Brewpub												
Bicycle, Motorcycle Sales												
Boat Sales												
Bookstore, except Adult Bookstore**												
Building Supply Sales												
Convenience Store, no Gas Pumps												
Convenience Store, with Gas Pumps												
Department, Variety or General Merchandise												
Drugstore or Pharmacy												
Farm Supplies and Equipment												
Floor Covering, Drapery or Upholstery												
Florist												
Food Stores												
Fuel Oil Sales												
Furniture Sales												
Garden Center or Retail Nursery												
Hardware Store												
Home Furnishings, Miscellaneous												
Manufactured Home Sales												
5921												
5932												
5600												
5722												
0000												
5531												
5461												
5813	Sec. 4-7.8 A											
5571												
5551												
5942												
5211	Sec. 4-7.8 B											
5411												
5411	Sec. 4-7.8 C											
5300												
5912												
0000												
5710												
5992												
54	Sec. 4-7.8 D											
5980												
5712												
5261												
5251												
5719												
5271	Sec. 4-7.8 E											

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2		
Miscellaneous Shopping Goods Stores, not listed elsewhere	594																
Motor Vehicle Sales (new and used)	5511																
Newsstand	5994																
Office Supplies and Equipment	5999																
Optical Goods Sales	5995																
Paint and Wallpaper Sales	5231																
Pawnshop or Used Merchandise Store	5932																
Pet Store	5999																
Radio, Television, Consumer Electronics, and Music Stores	5731																
Retail Sales, Miscellaneous not listed elsewhere	5999																
Recreational Vehicle Sales	5561																
Restaurant (drive-in or take out window only)	5812	Sec. 4-7.8 F															
Restaurant (with drive-through)	5812	Sec. 4-7.8 G															
Restaurant (without drive-through)	5812																
Service Station, Gasoline Sales	5541	Sec. 4-7.8 H															
Shopping Center	0000	Sec. 4-7.8 I															
Superstore	0000	Sec. 4-7.8 J															
Tire Sales	5531																
Truck Stop, Travel Plazas	5541	Sec. 4-7.8 K															
Video Tape Rental and Sales, except Adult Video Store**	7841																
WHOLESALE TRADE																	
Farm Product Raw Materials	515																
Hardware	5072																
Petroleum and Petroleum Products, Bulk Storage	517	Sec. 4-7.9 B															
Wholesale Trade, not listed elsewhere	0000																
TRANSPORTATION, WAREHOUSING AND UTILITIES																	
Airport or Air Transportation Facility	4500	Sec. 4-7.9 A															
Bulk Mail and Packaging	4212																
Bus Terminal	4100																
Communication or Broadcasting Facility	4800																
Communications Tower, Public Safety	0000	Sec. 4-7.9 C	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Communications Tower and All Other Radio, Television Towers	0000	Sec. 4-7.9 D	CC														
Over 50' In Height	4215																
Courier Service	4221																
Farm Product Warehousing and Storage																	

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				RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2		
Moving and Storage Service																Z	Z	
Outside Storage																	Z	
Public Works and Public Utility Facilities Essential to the Immediate Area				CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	
Railroad Station																		
Recycling Collection Station or Point																Z	Z	
Sewage Treatment Plant																CC	CC	
Small Wireless Facility				D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Solar Farms				CC												CC	CC	
Taxi Terminal														Z	Z			
Telephone Exchange				BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
Transformer Stations				BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
Trucking or Freight Terminal																Z	Z	
Warehouse (general storage, enclosed)																Z	Z	
Warehouse (self-storage)																Z	Z	
Water Treatment Plant																CC	CC	
Wireless Communications Facility				D	D	D	D	D	D	D	D	D	D	D	D	D	D	
MANUFACTURING and INDUSTRIAL USES																		
Apparel and Finished Fabric Products																	Z	
Bakery Products																	Z	
Batteries																Z		
Beverage Products																Z	Z	
Cabinet and Woodworking Shops																Z	Z	
Carpets, Bedding																Z		
Chemicals, Paints and Allied Products																Z		
Computer and Office Equipment																Z	Z	
Concrete, Cut Stone and Clay Products																Z		
Dairy Products																Z	Z	
Drugs and Pharmaceuticals																Z	Z	
Electronic and Other Electrical Equipment																Z	Z	
Food Preparation and Related Products, Miscellaneous																Z	Z	
Furniture and Fixtures																Z		
Glass																Z		
Hardware and Housewares																Z		
Heating, Equipment and Plumbing Fixtures																Z		
Ice																Z	Z	

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Industrial and Commercial Machinery	3500														Z	
Jewelry and Silverware Fabrication, No Plating	3915												Z			
Machine Shop	3599														Z	Z
Manufactured Housing and Wood Buildings	2450														Z	Z
Metal Fabricating	0000														Z	
Millwork, Plywood and Veneer	2430														Z	
Paper Products	2670														Z	
Printing and Publishing	2700														Z	
Printing and Publishing, Incidental to a Newspaper Office	2700														Z	Z
Rubber and Plastics, Miscellaneous	3000															
Sheet Metal Shop	0000															
Signs	3993															
Soaps and Cosmetics	2840															
Sporting Goods and Toys	3940															
Textiles	2200															
Tobacco Products	2110															
Manufacturing or Industrial, not listed elsewhere	0000															
AGRICULTURAL USES																
Bona fide farm operation except commercial feeder/breeder operation	0000	Sec. 1-5	E	E	E	E	E	E	E	E	E	E	E	E	E	E
Commercial Feeder/Breeder Operation*	0000	Sec. 4-7.11 A	CC													
MINING USES																
Mining, Quarrying, Sand Pits, and Mineral Extraction	1000	Sec. 4-7.12 A													CC	
TEMPORARY USES																
Arts and Crafts Show	0000															
Carnivals and Fairs	7999	Sec. 4-7.13 A	CC												CC	CC
Christmas Tree, Pumpkin, and Similar Seasonal Sales	0000														Z	Z
Concerts, Stage Show	7920	Sec. 4-7.13 B														
Convention, Trade Show	0000															
Corn Maze, Hay Rides, and Similar Temporay Uses Associated with a Bona Fide Farm Operation	0000	Sec. 4-7.13 C	D													
Fireworks Stand	0000	Sec. 4-7.13 D														
Horse Show, Rodeo	7999															
Outdoor Fruit and Vegetable Market, Seasonal	5431	Sec. 4-7.13 F	D													
Outdoor Religious Event	0000	Sec. 4-7.13 G														

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)	0000														
	0000	Sec. 4-7.13 H	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
	0000	Sec. 4-7.13 K	D	D	D	D	D	D	D	D	D	D	D	D	D
	0000	Sec. 4-7.13 I													
	0000	Sec. 4-7.13 J													
	0000		Z	Z	Z	Z	Z	Z	Z						
Yard Sale															
MISCELLANEOUS USES															
Adult Establishment** Animal Shelter Billboard, Outdoor Advertising Sign Planned Multiple Occupancy Group (Commercial, Office or Industrial)	0000	Sec. 4-7.14 B													CC
	0752														Z
	0000	Sec. 4-7.14 A													D
	0000	Sec. 4-7.14 C													

\* Chapter 4 of the City of Mebane Ordinances regulates the keeping of certain animals within the corporate limits of the City of Mebane. Consequently, some animal operations may not be permissible within zoning districts that are located within the corporate limits.

\*\* Adult Establishment includes adult arcade, adult bookstore, adult video store, adult cabaret, adult motel, massage parlor, adult motion picture theater, adult theater, escort agency, sexual encounter studio, or any combination of the foregoing. See Definition in Article 12

What is a turkey shoot?

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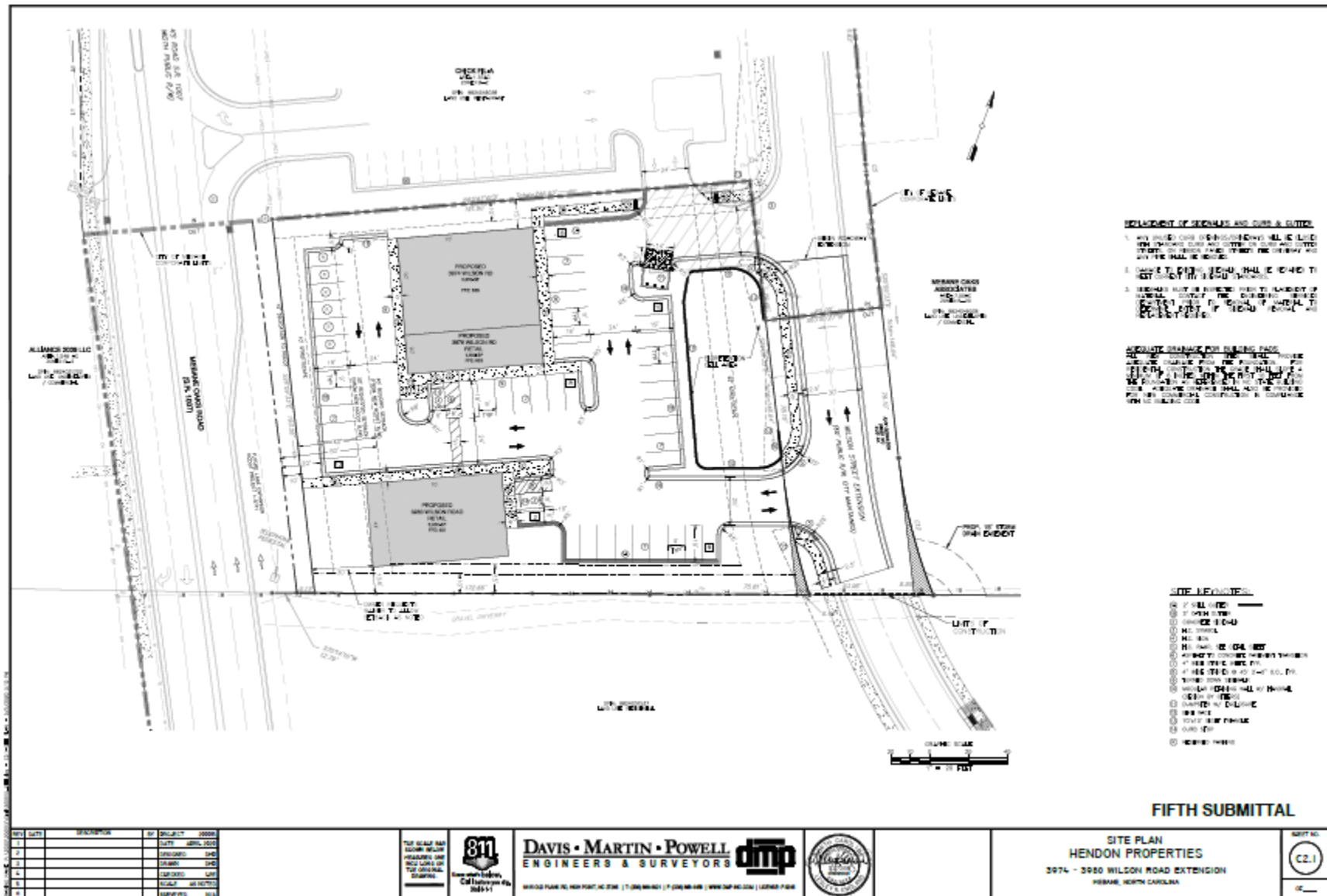
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# PLANNING PROJECT REPORT

DATE	04/30/20
PROJECT NAME	Mebane Oaks Road, Lot 3
PROJECT NUMBER	RZ 20-06
APPLICANT	Hendon Properties, LLC c/o Mark Tiller 3445 Peachtree Rd. NE Suite 465 Atlanta, GA 30326

## CONTENTS

PROJECT NAME & APPLICANT .....	PAGE 1
ZONING REPORT .....	PAGE 3
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UTILITIES REPORT .....	PAGE 8
STAFF ZONING REQUEST RECOMMENDATION .....	PAGE 9



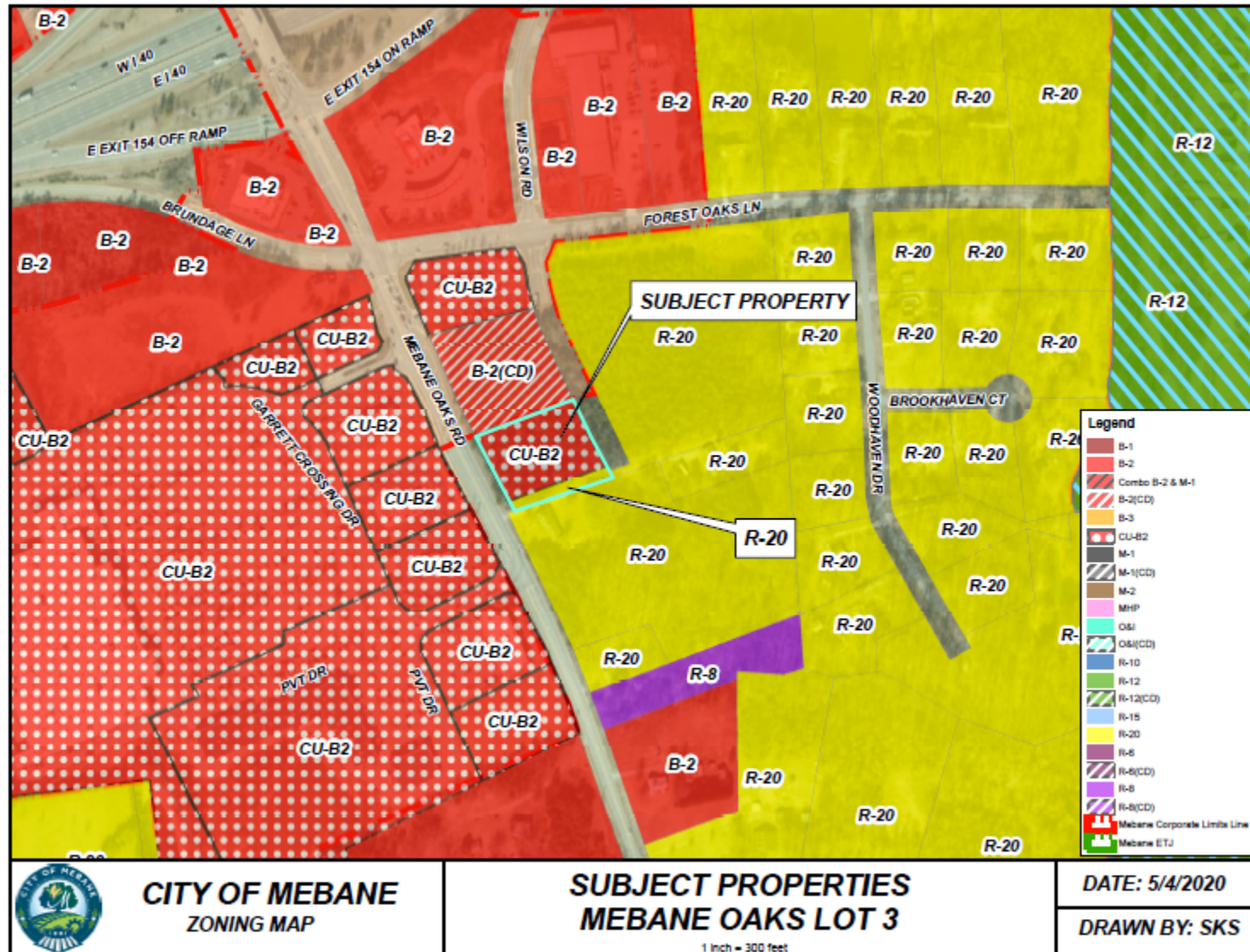


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## ZONING REPORT

EXISTING ZONE	CU-B-2 & R-20
REQUESTED ACTION	Zoning to B-2(CD)
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	Vacant
PARCEL SIZE	+/-1.16 acres.
PROPERTY OWNERS	Mebane Oaks Associates c/o Greg Spears 104 Serrano Way Chapel Hill, NC 27517
LEGAL DESCRIPTION	A +/-1.16-ac area fronting Mebane Oaks Road of a +/-7.57-ac mixed-zoned property immediately south of 1311 Mebane Oaks Road is proposed for rezoning to B-2(CD) (General Business, Conditional Zoning District).
AREA ZONING & DISTRICTS	B-2(CD) immediately to the north and R-20 to the east and south. The property to the west across Mebane Oaks Road is a CU-B-2 commercial subdivision.
SITE HISTORY	Site historically vacant and wooded, though it was part of an approved 2007 conditional use permit for business use that has now expired. Site is subject to the Mebane Oaks Road Transportation Improvement Plan.
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 potential developer is requesting a B-2(CD) rezoning, which will be consistent with the zoning districts to the north and west of the property, as well as many of the zoning districts that abut the I-40/85 interchange, <1000' away. It will bring commercial zoning farther south on the east side of Mebane Oaks Road, which historically has been zoned R-20 and used for single-family residences. The site plan provided will apply to the property and limit the uses on it. Additionally, the developer is proposing to limit the permitted uses on the property.



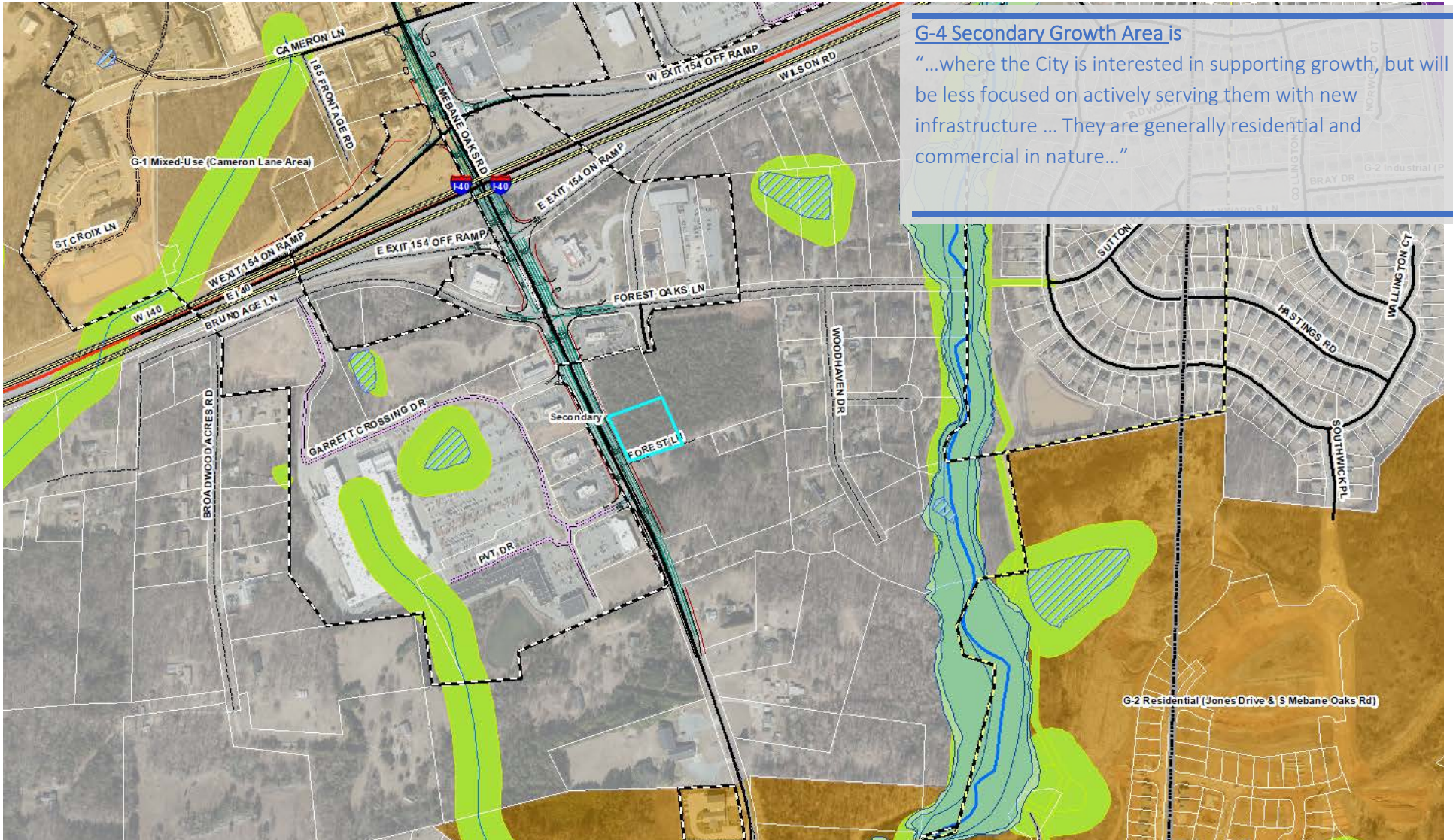




## LAND USE REPORT

EXISTING LAND USE	Vacant
PROPOSED LAND USE & REQUESTED ACTION	A +/-7.57-ac property immediately south of 1311 Mebane Oaks Road is requesting a conditional rezoning for a +/-1.16-ac area fronting Mebane Oaks Road. The site plan provided will apply to the property and the business uses will be restricted at the request of the developer.
PROPOSED ZONING	B-2(CD)
PARCEL SIZE	+/-1.16 acres of an existing +/-7.57-ac parcel
AREA LAND USE	The properties immediately to the north and west host drive-through restaurants and other commercial uses, most notably the Walmart Shopping Center. The R-20-zoned area of the same property is currently vacant. The parcels south of this property are either residentially-used or vacant.
ONSITE AMENITIES & DEDICATIONS	The 60' Right Of Way for Wilson Road Extension will be extended to the property line, per the Mebane Oaks Road Transportation Improvement Plan. The sidewalk and landscaping along Mebane Oaks Road will be provided in the NCDOT ROW when the widening project is complete.
WAIVER REQUESTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	Reduction of front setback from 40' to 30'.
CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-4 Secondary Growth Area
OTHER LAND USE CONSIDERATIONS	Small Lot Exemption for Landscape Buffering from Residential Lots Mebane Oaks Road Transportation Improvement Plan
MEBANE BY DESIGN GOALS & OBJECTIVES SUPPORTED	GROWTH MANAGEMENT 1.6 Require that commercial development be pedestrian-friendly, supporting walking between differing land uses while also reducing parking requirements.
	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.
MEBANE BY DESIGN GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	





**G-4 Secondary Growth Area is**  
“...where the City is interested in supporting growth, but will be less focused on actively serving them with new infrastructure ... They are generally residential and commercial in nature...”





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## UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	For two commercial properties totaling 7,900 square feet, it is estimated that 790 gallons per day in water and sewer service will be needed. The will be served by a sanitary sewer lines on Mebane Oaks Road and water line that has been extended down Wilson Road Extension.
UTILITIES PROVIDED BY APPLICANT	The developer will tie into the 8" sanitary sewer line along Mebane Oaks Road and the 8" water line along Wilson Road Extension.
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City has adequate capacity to serve the property as detailed in the site plan and accompanying utility plans.
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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO
TRANSPORTATION NETWORK STATUS	
CURRENT CONDITIONS	Mebane Oaks Road is a NCDOT major collector that hosts 24,000 average daily trips. It has a Level Of Service F and is scheduled for improvement as NCDOT Project I-5711 scheduled for completion 2022. Wilson Road Extension is a stubbed access road that is being extended by the developer as part of this project. The only full access driveway will be from Wilson Road Extension.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	N/A, though any development will have to construct Wilson Road Extension to the property line, per the City's adopted Mebane Oaks Road Area Transportation Improvement Plan.
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	The developer will install sidewalks both along Wilson Road Extension and internal to the property to enable pedestrian access. Bicycle racks will be installed. Sidewalks and an ADA-compliant ramps at all streets are being provided as part of I-5711 and should provide bicycle and pedestrian access to the property.





## STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION ☒ APPROVE ☐ DISAPPROVE

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

### RATIONALE

The proposed development “Mebane Oaks Road, Lot 3” is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. The site plan and restrictions on business uses should minimize incompatibilities with the adjacent residential properties. The request specifically conforms with the stated goals for the Secondary Growth Area G-4 and two objectives of the Growth Strategy and implements an adopted transportation improvement plan.

### 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.



Technical Memorandum

To: Montrena Hadley, Planning Officer

From: Franz Holt, P.E.

Subject: Hendon Properties on Wilson Street Extension (Retail)

Date: May, 6th, 2020

The City Engineering Dept. has reviewed the Preliminary Site plans for Hendon Properties on Wilson Street Extension dated April 2020 as submitted by the project engineers Davis Martin Powell. Our comments are as follows:

**A. General**

The project includes subdividing Lot 3 (1.16 acres) out of the current tract 7.57 acre owned by Mebane Oaks Associates. Lot 3 is proposed to include two separate retail buildings accessed from the proposed extension of Wilson Street from the previous construction associated with Chick-fil-a. The larger of the two buildings is proposed as two stores (3,500 sq. ft. and 1,400 sq. ft.) with the other building being one store (3,000 sq. ft.). Public sidewalk will be installed by the developer with the Wilson Street Extension. Proposed public sidewalk along Mebane Oaks Road will be installed by NCDOT associated with the I-5711 Improvements project. A sidewalk fee will be collected from the Developer by the City to reimburse NCDOT per Municipal Agreement.

**B. Availability of city water and sewer**

In regard to the Preliminary Site plans and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this memo is provided to indicate that the preliminary water and sewer system layout has been reviewed and found acceptable meeting City standards based on the following:

1. Water system- Water service will be provided from an extension of the existing 8-inch public water main in Wilson Street Extension. Three separate water taps are proposed for the 3 stores. When designed and installed to City and State standards, the 8-inch water line extension will be a part of the City's water system for ownership in maintenance in a public road right-of-way. The estimated daily water use for this project is 790 gallons (100 gallons/1,000 sq. ft. x 7,900 sq. ft.). The City has adequate water capacity available to meet the site fire demand and domestic use.
2. Sanitary Sewer system- Sewer service is provided from existing public sewer main along Mebane Oaks Road ending at the lot corner with Chick-fil-a. One of the stores will require a private pump and force main with the others being served by a private gravity sewer service. Estimated daily sewer-use for this project is 790 gallons (100 gallons/1,000 sq. ft. x 7,900 sq. ft.). The City has adequate wastewater capacity available in downstream pump stations and at the Water Resource and Recovery Facility to meet this demand.





### C. Watershed Overlay District and Phase II Storm water Requirements

1. Watershed Overlay District requirements are provided under Sec. 5.2 of the UDO. These requirements in the UDO are for the Back-Creek Watershed, which includes the Graham-Mebane Lake. The Hendon Properties on Wilson Street Extension is tributary to Haw Creek, a Class V watershed and the Watershed Overlay District requirements **do not apply** to this project. This type of watershed classification (Class V) does not have density restrictions or built upon restrictions as required for the Graham-Mebane Lake watershed.
2. Phase II Stormwater Post Construction Ordinance  
Sec. 5.4 in the UDO provides standards for Stormwater 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 more than one acre of land will be disturbed and the new built upon area will be more than 24% of the site. The proposed engineered storm water management plan includes a bio retention cell which will capture most of the site and a reasonable portion of the public roadway extension. As noted on the plans, stormwater detention will be provided at the treatment device limiting post development runoff peak flows matching pre-development rates for the 10-year and 100-year storm events.

### 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 device and then discharge to the public road and then to the low point of adjacent property.

### E. Street extension and Traffic Impact

1. Street extension.  
The project proposes extending Wilson Street from the common access drive with Chick-fil-a to the end of the project limits near the adjacent property line. The plans



indicate that this street will have a 60 ft. right of way with 26 ft. of paving with 31 ft. to back of curb. The alignment of the road conforms with future planning through the adjacent property. Once constructed to City of Mebane requirements the roadway improvements will become a part of City's street system for ownership and maintenance.

2. Traffic Impact

No Traffic Impact Analysis was required for this property. Two driveways are proposed one of which is shared with Chick-fil-a. No driveway connections are proposed to Mebane Oaks Road.

**F. Construction Plan Submittal**

Sec. 7-6.7.A. in the UDO indicates that construction plans for all street facilities, including water and sewer facilities, shall be submitted following preliminary plat or site plan approval; therefore, construction plans are not required as a part of the site plan review. A utility plan is provided which generally shows the proposed water lines, sewer lines, and storm drainage and stormwater management devices to indicate that the project is feasible for utility service and providing stormwater management. Appendix E which is included in the UDO is a Construction Document checklist which is to be provided at such time as construction plans are submitted after Site Plan approval.

Based on city engineering review of the referenced site plans, it is my opinion they are in substantial compliance with the UDO except as indicated herein.



May 6, 2020

Mr. Mark Tiller, Development Partner

Hendon Properties, LLC

3445 Peachtree Rd. Ste. 465

Atlanta, GA 30326

Subject: Hendon Properties on Wilson Street Extension (Retail)

In regard to the Preliminary Site plans for the subject project and in accordance with the UDO, this memo is provided to indicate that I have reviewed the preliminary water and sewer system layout and find it acceptable and meets City standards based on the following:

- A. Water system- Water service will be provided from an extension of the existing 8-inch public water main in Wilson Street Extension. Three separate water taps are proposed for the 3 stores. When designed and installed to City and State standards, the 8-inch water line extension will be a part of the City's water system for ownership in maintenance in a public road right-of-way. The estimated daily water use for this project is 790 gallons (100 gallons/1,000 sq. ft. x 7,900 sq. ft.). The City has adequate water capacity available to meet the site fire demand and domestic use.
- B. Sanitary Sewer system- Sewer service is provided from existing public sewer main along Mebane Oaks Road ending at the lot corner with Chick-fil-a. One of the stores will require a private pump and force main with the others being served by a private gravity sewer service. Estimated daily sewer-use for this project is 790 gallons (100 gallons/1,000 sq. ft. x 7,900 sq. ft.). The City has adequate wastewater capacity available in downstream pump stations and at the Water Resource and Recovery Facility to meet this demand.

Please let me know if you have any questions.

Sincerely,

Franz K. Holt, P.E. City Engineer

Cc: Montrena Hadley, Planning Officer  
Cy Stober, Development Director  
Chris Rollins, Assistant City Manager



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### Summary

Buffaloe Brothers Investments, LLC, is requesting the conditional rezoning of two properties totaling +/- 4.90 acres at 101 & 103 South Fifth Street from M-1 and B-3 to B-2(CD) to bring the lots into conformance. Buffaloe Brothers Investments, LLC, owns the properties and proposes to introduce new tenants that will significantly change the traffic volumes. They are proposing to restrict the permitted uses for the conditional zoning district. The rezoning of the property will also bring it into conformance for existing uses and place the onsite sanitary sewer lift station within a municipal maintenance and landscaping easement. The applicant is requesting that the existing conditions on the properties be permitted to persist as a blanket condition of the zoning district.

The site plan was reviewed by the Technical Review Committee and was revised based upon feedback.

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### Financial Impact

None anticipated due to no proposed improvements to the property. The owner will be required to restripe the parking lot and make any improvements to the property that are necessary in the future. Significant changes to the properties will require a public hearing to amend the conditional zoning district.

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### Recommendation

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

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### Suggested Motion

1. Motion to approve the B-2(CD) rezoning request as presented; **and**
2. Motion to find that the request is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
  - ☐ Is for a property within the City's G-1 Mixed Use Primary (I) Growth Area "Downtown", which is intended to be "...support this central business district containing a mix of stores, restaurants, old industrial, institutional and residential land uses ..." (Mebane CLP, pp.17, 68, & 69);
  - ☐ Serves Mebane CLP Growth Management Goal 1.1 by "...[e]ncourag[ing] a variety of uses in growth strategy areas and in the downtown, promot[ing]/encourage[ing] a village concept that supports compact and walkable environments" (pp.17 & 82);
  - ☐ Serves Mebane CLP Growth Management Goal 1.2 by "...continu[ing] to support historic Downtown Mebane's culture... [with] walkability, bikeability, shopping, dining...options" (pp.17, 82, & 83);
  - ☐ Serves Mebane CLP Growth Management Goal 1.6 by "...supporting walking between differing land uses while also reducing parking requirements," (pp.17 & 84); and



- ☐ Serves the goals and objectives of the adopted *Downtown Vision Plan*, which applies to these properties.

**OR**

- 3. Motion to **deny** the B-2(CD) zoning 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*.

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#### **Attachments**

- 1. Rezoning Application
- 2. Zoning Map
- 3. Site Plan
- 4. List of proposed restricted uses for the conditional zoning district
- 5. 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: Buffalo Brothers Investments, LLC

Address of Applicant: 513 Birchleaf Drive, Raleigh NC 27606

Address and brief description of property to be rezoned: 101, 103, Fifth Street, 0, 202 E Washington Street, Mebane NC 27302 Existing mixed use shopping center

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

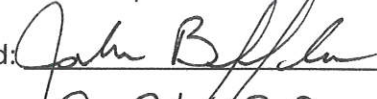
\*Do you have any conflicts of interest with: Elected/Appointed Officials, Staff, etc.?

None

Type of re-zoning requested: B2 -CD

Sketch attached: Yes

Reason for the requested re-zoning: Current and past use is non conforming

Signed:  \_\_\_\_\_  
Date: 2-21-20

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

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

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

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


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



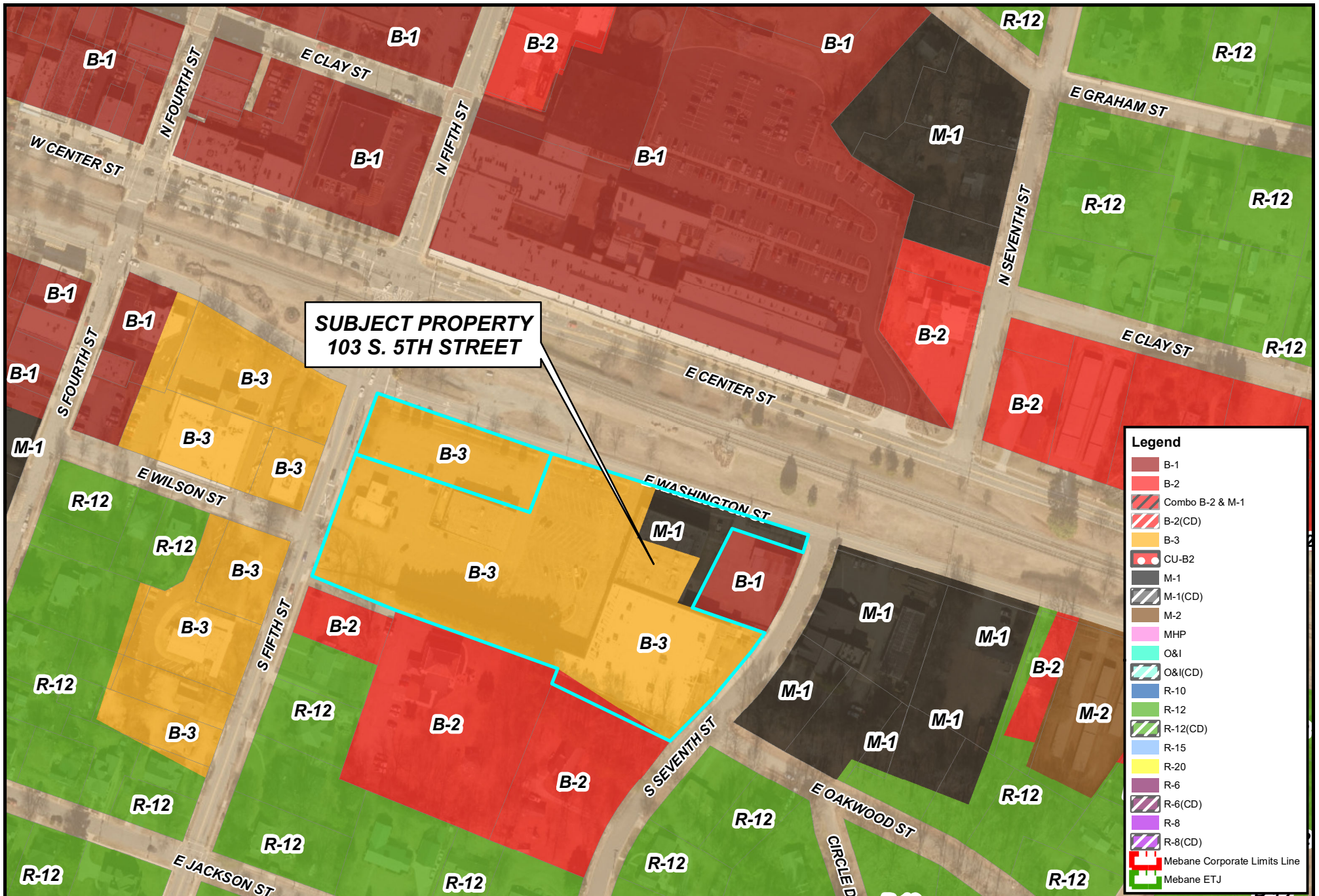
## CONDITIONS FOR REZONING

We the owners of (101, 103, Fifth Street, 0, 202 E Washington Street)  
Offer the following exclusions of use from the City of Mebane Table of  
allowed uses for B2 Zoning:

Outdoor Batting Cages  
Commercial Automobile Parking  
Automobile Rental or Leasing  
Automobile Repair Services  
Blacksmith  
Car Wash, Auto Detailing  
Funeral Home, Crematorium  
Furniture Refinishing, Repair, Upholstery Shops  
Insurance Agency with On-site Claims inspection  
Kennels  
Coin Operated Laundromat  
Pest or Termite Control Services  
ABC Store  
Bar, Night Club, Tavern, Brewpub  
Convenience Store (With or Without Gas Pumps)  
Fuel Oil Sales  
Motor Vehicle Sales (new and used)  
Recreational Vehicle Sales  
Restaurant (with drive-in or take-out window only)  
Restaurant (with drive-through window)  
Service Station, Gasoline Sales  
Video Tape Rental and Sales  
Beverage Products Manufacturing

 John B. [Signature]  
2-21-20





**CITY OF MEBANE**  
ZONING MAP

**SUBJECT PROPERTY**  
103 S. 5TH STREET

1 inch = 200 feet

DATE: 9/11/2019

DRAWN BY: SKS



NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.
5. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
6. NO N.C. GEODETIC GRID MONUMENTS FOUND WITHIN 2000' OF PROPERTY.

CITY OF MEBANE  
D.B. 419, PG.749  
PIN: 9825-13-0714  
USE: CITY OFFICE  
ZONED: B-3

CITY OF MEBANE  
D.B. 2101, PG.0776  
PIN: 9825-13-0660  
USE: CITY OFFICE  
ZONED: B-3

E. WILSON STREET

EIP CONTROL CORNER  
NAD 83 (2001)  
N = 853,439.739 sft.  
E = 1,921,106.910 sft.  
C.G.F.= 0.99995348

LEGEND

EIP = EXISTING IRON PIPE  
ERB = EXISTING IRON PIPE  
IPS = IRON PIPE SET  
PKS = PK NAIL SET  
CP = CALCULATED POINT  
R/W = RIGHT OF WAY  
EOP = EDGE OF PAVEMENT  
HCR = HANDI-CAP RAMP  
[EB] = ELECTRICAL BOX  
[DI] = DROP INLET  
[CO] = SEWER CLEAN-OUT  
[FH] = FIRE HYDRANT  
[UP] = UTILITY POLE  
OH = OVERHEAD UTILITY LINE  
[LP] = LIGHT POLE  
[WM] = WATER METER  
[M] = MANHOLE

[CONCRETE] = CONCRETE  
[CHAIN-LINK FENCE] = CHAIN-LINK FENCE

I, Herbert H. Proctor Jr., Professional Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1600; that this is a class A survey, meeting the criteria of precision greater than 1:10,000, that conventional field procedure with D.B. \_\_\_\_\_ was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are horizontal ground distances unless otherwise stated. Any easements, gaps, overlaps or encroachments are shown on this survey; that areas were computed by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map remains the property of the surveyor and is to be used only for the conveyance of this lot by the person (s) shown on this map.

Witness my original signature, registration number and seal this 30th day of April, 2020 A.D.  
Surveyor: Herbert H. Proctor Jr. License # L-3621

NOTE:  
NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:  
- WETLANDS  
- UNDER GROUND UTILITIES  
- UNDER GROUND STORAGE FACILITIES  
- CEMETERIES OR BURIAL GROUNDS  
- RIPARIAN/STREAM BUFFERS  
- IMPERVIOUS SURFACE CALCULATIONS OR LIMITATIONS

NOW OR FORMERLY  
WTP LLC  
D.B. 3410, PG.465  
P.B. 77, PG. 20  
PIN: 9825-14-7130  
USE: APARTMENTS  
ZONED: B-1

N.C. GRID NORTH (NAD 83-2011)



VICINITY MAP (NTS)  
1" = 2000'

CURRENT ZONING CITY OF MEBANE  
- BUILDING SETBACKS (PER B-3 ZONING)  
- FRONT = 20'  
- REAR = 20'  
- SIDE = 20' i  
- MAX. BLDG. HEIGHT = 35'

(i) In the B-3 Neighborhood Business Zoning District, no side yard shall be required except that (1) buildings erected for dwelling and business purposes shall comply with the side yard regulations of the adjoining residential district and (2) where a lot abuts upon side of a lot zoned less than 10 feet in width.

PROPOSED ZONING CITY OF MEBANE  
- BUILDING SETBACKS (PER B-2(CD) ZONING)  
- FRONT = 40'b  
- REAR = 30'c  
- SIDE = c,d  
- MAX. BLDG. HEIGHT = 70'

(b) The minimum required front yard setback shall be developed for sidewalk, grass, and/or landscape plantings and necessary driveway entrances.  
(c) Side or rear property lines that abut a residential zoning district shall contain a buffer strip in compliance with the standards of Section 6-3.  
(d) Structures may be built on the property line or a minimum of 5 feet from the property line. Any structure built on the property line must have fire walls that comply with the NC State Building Code.

SITE DATA

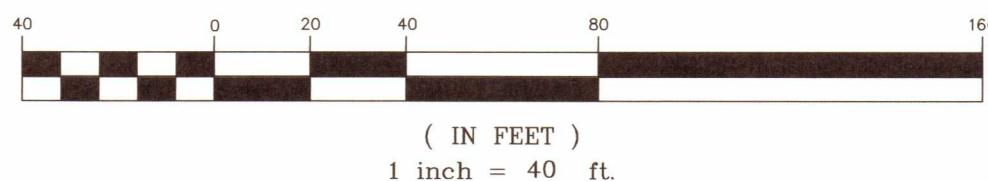
- AREA:  
4.70 ACS. (TOTAL)  
0.35 ACS. (R/W E. WASHINGTON ST.)  
4.35 ACS. (NET)  
- CURRENT ZONING: B-3  
- PROPERTY DOES NOT LIE IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA  
F.E.M.A. PANEL # 3710982500L DATED 11/17/2017  
- PARKING SPACES  
STANDARD = 209  
HANDI-CAP = 9  
TOTAL = 218

SITE PLAN NOTES:  
CURRENT CONDITIONS BEING REQUESTED TO PERSIST, INCLUDING ALL WAIVERS FROM REQUIREMENTS OF MEBANE UNIFIED DEVELOPMENT ORDINANCE

PROPERTY IS IN GRAHAM-MEBANE RESERVOIR WATER SUPPLY (II) WATERSHED AND NO NEW IMPERVIOUS SURFACES ARE PROPOSED  
PARKING LOT WILL BE RESTRIPTED  
PROPERTY WILL BE RECOMBINED INTO ONE TRACT



GRAPHIC SCALE



STEWART-PROCTOR  
ENGINEERING and SURVEYING  
FIRM LICENSE # P-0148  
319 CHAPANOKE RD. SUITE 106  
RALEIGH, NC 27603  
TEL. 919 779-1855 FAX 919 779-1661

OWNER:  
BUFFALO E BROTHERS INVESTMENTS LLC  
5313 BIRCHLEAF DRIVE  
RALEIGH, N.C. 27606  
PHONE: 919/616-0443

SITE PLAN FOR

**BUFFALO E BROTHERS INVESTMENTS LLC**

SOURCE OF TITLE: DEED BOOK 3221, PAGE 224

ADDRESS: 206 E. WASHINGTON STREET

DATE	01/24/2020	SURVEYED BY	JOB
SCALE	1"=40'	DRAWN BY	DWG. NO.
REVISIONS	04/21/2020 10' landscape buffer, 20' access easement setbacks,		*206-E-WASHINGTON ST-MEBANE40SCALE*

TOWN OF MEBANE	NORTH CAROLINA
ALAMANCE COUNTY	OWNER
ZONED: B-3	9825-13-3632 P.I.N. 9825-13-4492



4-1-1 Table of Permitted Uses																
02/04/08;amended 04/07/08,05/03/10,07/11/11,08/05/13	Ref.	Development	Zoning Districts													
04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19	SIC	Standards	RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
RESIDENTIAL USES																
Single Unit Residential																
Single-Family Detached Dwelling	0000		Z	Z	Z	Z	Z	Z	Z							
Modular Home	0000		Z	Z	Z	Z	Z	Z	Z							
Manufactured Home, on individual lot (within MH Overlay District Only)	0000	Sec. 4-7.3 A					CC									
Patio Home Dwelling	0000	Sec. 4-7.3 B						D	D							
Multiple Unit Residential																
Condominium, less than 2 acres in area	0000	Sec. 4-7.3 C						D	D							
Condominium, 2 or more acres in area	0000	Sec. 4-7.3 C						D	D							
Manufactured Home Park (within MH Overlay District Only)	0000	Sec. 4-7.3 D					CC									
Multifamily Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 E						D	D							
Multifamily Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 E						D	D							
Townhouse Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 F						D	D							
Townhouse Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 F						D	D							
Two-Family Dwelling (duplex)	0000							Z	Z							
Group Residential																
Boarding and Rooming House	7021	Sec. 4-7.3 G								D D						
Family Care Home	8361	Sec. 4-7.3 H	D	D	D	D	D	D	D							
Group Care Facility	8361	Sec. 4-7.3 I								D	D					
Temporary Emergency Shelter	0000	Sec. 4-7.3 L	D	D	D	D	D	D	D		D	D	D	D	D	
Nontraditional Residential Developments																
Live/Work Combination Dwelling & Nonresidential Use	0000	Sec. 4-7.3 M								D D	D D	D D	D D			
Planned Unit Development	0000	Sec. 4-7.3 N		D	D	D	D	D	D	D	D					
Residential Cluster Development	0000	Sec. 4-7.3 O		D	D	D	D	D	D							
Traditional Neighborhood Development	0000	Sec. 4-7.3 P		D	D	D	D	D	D							
ACCESSORY USES AND STRUCTURES																
Accessory Dwelling Unit (on single-family lots)	0000	Sec. 4-7.4 A	D	D	D	D	D	D	D							
Accessory Dwelling Unit to an Office Use	0000	Sec. 4-7.4 B								BA	Z					
Accessory Uses and Structures (customary)	0000	Sec. 4-1 G	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	
Automatic Teller Machine	6099										Z	Z	Z	Z	Z	
Caretaker Dwelling	0000	Sec. 4-7.4 C	D	D	D	D	D	D	D	D	D	D	D	D	D	
Communication Tower Under 50' in Height	0000	Sec. 4-7.4 D	D	D	D	D	D	D	D		Z	Z	Z	Z	Z	
Fence, Wall	0000	Sec. 4-2 C	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	
Home Occupation	0000	Sec. 4-7.4 E	D	D	D	D	D	D	D							

Z=Allowed by right

D=Allowed if development standards are met

E= Exempt

BA=Special use permit required from Board of Adjustment

CC=Special use permit required from City Council

#### 4-1-1 Table of Permitted Uses

02/04/08;amended 04/07/08,05/03/10,07/11/11,08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19	Ref.	Development	Zoning Districts													
	SIC	Standards	RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Satellite Dish Antenna	0000	Sec. 4-7.4 F	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z	
Signs	0000	Sec. 6-6	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	
Swimming Pool	0000	Sec. 4-2 B	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z	Z	
RECREATIONAL USES																
Amusement or Water Parks, Fairgrounds	7996															
Athletic Fields	0000	Sec. 4-7.5 A	CC	CC	CC	CC	CC	CC	CC			CC		CC	CC	
Auditorium, Coliseum or Stadium	0000	Sec. 4-7.5 B									CC	CC				
Batting Cages, Outdoor	7999	Sec. 4-7.5 C	D									D		D		
Batting Cages, Indoor	7999												Z			
Billiard Parlor, Pool Hall	7999											Z	Z			
Bingo Parlor	7999											Z	Z			
Bowling Center	7933												Z	Z	Z	
Campground/RV Park	7033	Sec. 4-7.5 D		BA										BA	BA	
Civic, Social and Fraternal Clubs and Lodges	8641	Sec. 4-7.5 E	BA	BA	BA	BA	BA	BA	BA	BA	D	D				
Coin-Operated Amusement, except Adult Arcade & Video Gaming Arcade	7993											Z	Z	Z		
Community Center	7999	Sec. 4-7.5 F	BA	BA	BA	BA	BA	BA	BA	BA						
Country Club with Golf Course	7997	Sec. 4-7.5 G	BA	BA	BA	BA	BA	BA	BA	BA		BA	BA			
Dance School, Music Instruction	7911											Z	Z	Z		
Fishing Lake	7999													Z	Z	
Fortune Tellers, Astrologers	7999											Z				
Go-Cart Raceway	7999													Z		
Golf Course	7992	Sec. 4-7.5 H	BA	BA	BA	BA	BA	BA	BA			BA	BA			
Golf Course, Miniature	7999												Z		Z	
Golf Driving Range	7999												Z		Z	
Physical Fitness Center, Training Center	7991											Z	Z	Z	Z	Z
Private Club or Recreational Facility, Other	7997	Sec. 4-7.5 I	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z	
Public Park or Recreational Facility, Other	7990	Sec. 4-7.5 I	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z	
Race Track Operation	7948	Sec. 4-7.5 J												CC		
Riding Academy, Riding Stables, Equestrian Facility	7999	Sec. 4-7.5 H	CC													
Shooting Range, Indoor	7999	Sec. 4-7.5 L												D	D	
Skating Rink	7999												Z		Z	
Sports and Recreation Club, Indoor	7997											Z	Z	Z		
Swim and Tennis Club	7997	Sec. 4-7.5 N	BA	BA	BA	BA	BA	BA	BA		Z	Z	Z	Z	Z	
EDUCATIONAL AND INSTITUTIONAL USES																
Ambulance Service	4119											Z	Z	Z		

Z=Allowed by right

D=Allowed if development standards are met

E= Exempt

BA=Special use permit required from Board of Adjustment

CC=Special use permit required from City Council

## 4-1-1 Table of Permitted Uses

02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19	Ref. SIC	Development Standards	Zoning Districts												
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Cemetery, Columbarium or Mausoleum (Principal Use)	0000	Sec. 4-7.6 A	CC	CC	CC	CC	CC							Z	Z
Cemetery, Columbarium or Mausoleum on Same Property as Church or Other Place of Worship	0000	Sec. 4-7.6 B	D	D	D	D	D	D	D	D	D	D	D	Z	Z
Church Or Other Place of Worship	8661	Sec. 4-7.6 C	D	D	D	D	D					Z		CC	CC
College, University, Technical Institute	8220	Sec. 4-7.6 D								CC					
Day Care Center, Adult and Child, 5 or Less Clients (accessory use)	8322	Sec. 4-7.6 F	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z
Day Care Center, Adult and Child, 6 -12 Clients (principal use)	8322	Sec. 4-7.6 G	CC	CC	CC	CC	CC	CC	CC	Z	Z	Z	Z	Z	Z
Day Care Center, Adult and Child, 13 or More Clients (principal use)	8322	Sec. 4-7.6 G.1	CC							Z	Z	Z	Z		
Elementary or Secondary School	8211	Sec. 4-7.6 H	BA	BA	BA	BA	BA	BA	BA	BA		BA	BA		
Fire Station/Emergency Medical Service	9224	Sec. 4-7.6 I	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z
Government Office	9000									Z	Z	Z	Z	Z	Z
Hospital	8062									Z					
Library	8231	Sec. 4-7.6 J	D	D	D	D	D	D	D	Z	Z	Z	Z		
Museum or Art Gallery	8412									Z	Z	Z			
National Guard /Military Reserve Center	0000										Z			Z	Z
Nursing and Convalescent Home, Rest Home	8050	Sec. 4-7.6 K	D	D	D	D	D	D	D	Z		Z	Z		
Orphanage	8361	Sec. 4-7.6 L	D	D	D	D	D	D	D	Z		Z			
Police Station	9221									Z	Z	Z	Z	Z	Z
Post Office	0000									Z	Z	Z	Z	Z	Z
Retreat/Conference Center	0000	Sec. 4-7.6 M	D							Z		Z		Z	Z
School Administration Facility	9411									Z		Z		Z	Z
<b>BUSINESS, PROFESSIONAL and PERSONAL SERVICES</b>															
Advertising, Outdoor Services	7312										Z				Z
Automobile Parking (Commercial)	7524										Z	Z	Z	Z	Z
Automobile Rental or Leasing	7540										Z	Z		Z	Z
Automobile Repair Services	0000	Sec. 4-7.7 A									CC	Z	CC	Z	Z
Automobile Towing and Storage Services	7549													Z	Z
Bank, Savings and Loan, or Credit Union	6000									Z	Z	Z	Z		
Barber Shop, Beauty Shop, Cosmetic Tattoos	7241	Sec. 4-1.G								Z	Z	Z	Z		
Bed and Breakfast or Tourist Home	7011	Sec. 4-7.7 B	D	D	D	D	D			Z		Z	Z		
Bicycle, Motorcycle Repair	3751										Z	Z			
Blacksmith	7699											Z			Z
Boat Repair	3730													Z	Z

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	SIC	Standards	RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
<del>Car Wash, Auto-Detailing</del>	<del>7542</del>											Z	Z		Z	
Clothing Alteration or Repair	0000										Z	Z	Z			
Contractor Office with Outside Storage Yard	0000	Sec. 4-7.7 C												D		
Computer Maintenance and Repair	7378										Z	Z	Z		Z	
Equipment Rental and Leasing (no outside storage)	7350											Z		Z	Z	
Equipment Rental and Leasing (with outside storage)	7350	Sec. 4-7.7 D												D		
Equipment Repair	7690											Z			Z	
<del>Funeral Home, Crematorium</del>	<del>7261</del>									Z	Z	Z				
Furniture Refinishing and Repair, Upholstery Shops	7641													Z	Z	
Furniture Display and Showrooms	0000											Z				
Hotel or Motel, except Adult Motel**	7011										Z	Z				
Insurance Agency, no On-site Claims Inspections	6411									Z	Z	Z	Z			
<del>Insurance Agency, with On-site Claims Inspections</del>	<del>6411</del>											Z			Z	
Kennels, with Outside Runs	0752													CC		
<del>Kennels, with No Outside Runs</del>	<del>0752</del>	Sec. 4-7.7 E										Z		Z	Z	
Landscape and Horticultural Services	0780											Z			Z	
<del>Laundromat, Coin-Operated</del>	<del>7215</del>										Z	Z	Z			
Laundry or Dry Cleaning Plant	7211													Z		
Laundry or Dry Cleaning, Retail Facility	7212										Z	Z	Z	Z		
Locksmiths, Gunsmiths	7699										Z	Z	Z			
Martial Arts Instructional School	7999										Z	Z	Z			
Medical or Dental Laboratory	8071										Z	Z	Z			
Offices, General	0000									Z	Z	Z	Z			
Office Uses Not Listed Elsewhere	0000									Z	Z	Z				
<del>Pest or Termite Control Services</del>	<del>7342</del>											Z			Z	
Photocopying and Duplicating Services	7334									Z	Z	Z	Z		Z	
Photofinishing Laboratory	7384											Z		Z	Z	
Photography, Commercial Studio	7335									Z	Z	Z	Z			
Refrigerator or Large Appliance Repair	7623													Z	Z	
Research, Development or Testing Services	8730													Z	Z	
Roofing Shop	1761														Z	
Services, Miscellaneous Not Listed Elsewhere	7699											Z			Z	
Shoe Repair or Shoeshine Shop	7251										Z	Z	Z			
Stock, Security, and Commodity Brokers	62									Z	Z	Z	Z			
Television, Radio or Electronics Repair	7620											Z	Z	Z	Z	
Theater (indoor), except Adult Theater**	7832										Z	Z				

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	SIC	Standards	RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Theater (outdoor)	7833										Z					
Tire Recapping	7534													Z	Z	
Truck Driving School	8249													Z	Z	
Truck and Utility Trailer Rental and Leasing	0000													Z		
Truck Washing	7542													CC		
Veterinary Clinic	0742											Z			Z	
Vocational, Business or Secretarial School	8240									Z		Z			Z	
Watch, Clock, and Jewelry Repair	7631										Z	Z	Z			
Welding Shop	0000													Z		
RETAIL TRADE																
ABC Store (packaged liquor)	5924										Z	Z				
Antique Store	5932										Z	Z	Z			
Apparel and Accessory Store	5600										Z	Z	Z			
Appliance Store	5722										Z	Z	Z			
Arts and Crafts	0000										Z	Z	Z			
Auto Supply Sales	5531										Z	Z				
Bakery	5461										Z	Z				
Bar, Night Club, Tavern, Brewpub	5843	Sec. 4-7.8 A									Z	Z	D			
Bicycle, Motorcycle Sales	5571										Z	Z				
Boat Sales	5551											Z		Z	Z	
Bookstore, except Adult Bookstore**	5942									Z	Z	Z	Z			
Building Supply Sales	5211	Sec. 4-7.8 B										D		D	D	
Convenience Store, no Gas Pumps	5411										Z	Z	Z	Z	Z	
Convenience Store, with Gas Pumps	5411	Sec. 4-7.8 C									BA	Z	BA	Z	Z	
Department, Variety or General Merchandise	5300										Z	Z				
Drugstore or Pharmacy	5912										Z	Z	Z			
Farm Supplies and Equipment	0000													Z	Z	
Floor Covering, Drapery or Upholstery	5710										Z	Z			Z	
Florist	5992									Z	Z	Z	Z			
Food Stores	54	Sec. 4-7.8 D									Z	Z	Z		Z	
Fuel Oil Sales	5980											Z		Z	Z	
Furniture Sales	5712										Z	Z				
Garden Center or Retail Nursery	5261											Z	Z		Z	
Hardware Store	5251										Z	Z	Z			
Home Furnishings, Miscellaneous	5719										Z	Z				
Manufactured Home Sales	5271	Sec. 4-7.8 E										CC			CC	

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	SIC	Standards	RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Miscellaneous Shopping Goods Stores, not listed elsewhere	594										Z	Z	Z			
<del>Motor Vehicle Sales (new and used)</del>	<del>5544</del>										<del>Z</del>	<del>Z</del>		<del>Z</del>	<del>Z</del>	
Newsstand	5994										Z	Z	Z			
Office Supplies and Equipment	5999										Z	Z				Z
Optical Goods Sales	5995									Z	Z	Z	Z			
Paint and Wallpaper Sales	5231										Z	Z	Z			
Pawnshop or Used Merchandise Store	5932										Z	Z	Z			
Pet Store	5999										Z	Z	Z			
Radio, Television, Consumer Electronics, and Music Stores	5731										Z	Z	Z			
Retail Sales, Miscellaneous not listed elsewhere	5999										Z	Z				
<del>Recreational Vehicle Sales</del>	<del>5564</del>											<del>Z</del>		<del>Z</del>	<del>Z</del>	
<del>Restaurant (drive-in or take-out window only)</del>	<del>5842</del>	<del>Sec. 4-7.8 F</del>										<del>D</del>	<del>D</del>	<del>Z</del>	<del>Z</del>	
<del>Restaurant (with drive-through)</del>	<del>5842</del>	<del>Sec. 4-7.8 G</del>									<del>D</del>	<del>D</del>	<del>D</del>	<del>Z</del>	<del>Z</del>	
Restaurant (without drive-through)	5812										Z	Z	Z	Z	Z	
<del>Service Station, Gasoline Sales</del>	<del>5544</del>	<del>Sec. 4-7.8 H</del>									<del>BA</del>	<del>Z</del>	<del>BA</del>	<del>Z</del>	<del>Z</del>	
Shopping Center	0000	Sec. 4-7.8 I											D			
Superstore	0000	Sec. 4-7.8 J											D			
Tire Sales	5531											Z		Z	Z	
Truck Stop, Travel Plazas	5541	Sec. 4-7.8 K												CC		
<del>Video Tape Rental and Sales, except Adult Video Store**</del>	<del>7844</del>										<del>Z</del>	<del>Z</del>	<del>Z</del>			
<b>WHOLESALE TRADE</b>																
Farm Product Raw Materials	515													Z		
Hardware	5072											Z		Z	Z	
Petroleum and Petroleum Products, Bulk Storage	517	Sec. 4-7.9 B												BA	BA	
Wholesale Trade, not listed elsewhere	0000													Z	Z	
<b>TRANSPORTATION, WAREHOUSING AND UTILITIES</b>																
Airport or Air Transportation Facility	4500	Sec. 4-7.9 A												CC	CC	
Bulk Mail and Packaging	4212													Z	Z	
Bus Terminal	4100													Z	Z	
Communication or Broadcasting Facility	4800											Z			Z	
Communications Tower, Public Safety	0000	Sec. 4-7.9 C	D	D	D	D	D	D	D	D	D	D	D	D	D	
Communications Tower and All Other Radio, Television Towers Over 50' In Height	0000	Sec. 4-7.9 D	CC											CC	CC	
Courier Service	4215											Z		Z	Z	
Farm Product Warehousing and Storage	4221													Z	Z	

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	SIC	Standards	RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Moving and Storage Service	4214													Z	Z	
Outside Storage	0000													Z		
Public Works and Public Utility Facilities Essential to the Immediate Area	0000	Sec. 4-7.9 H	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	
Railroad Station	4010										Z			Z		
Recycling Collection Station or Point	0000													Z	Z	
Sewage Treatment Plant	4952	Sec. 4-7.9 I												CC	CC	
Small Wireless Facility	23713	Sec. 4-7.9.F	D	D	D	D	D	D	D	D	D	D	D	D	D	
Solar Farms		Sec. 4-7.9 G	CC											CC	CC	
Taxi Terminal	4121										Z	Z				
Telephone Exchange	0000	Sec. 4-7.9 K	BA	BA	BA	BA	BA	BA	BA		BA	BA		BA	BA	
Transformer Stations	0000	Sec. 4-7.9 K	BA	BA	BA	BA	BA	BA	BA			BA		BA	BA	
Trucking or Freight Terminal	4213													Z		
Warehouse (general storage, enclosed)	4220													Z	Z	
Warehouse (self-storage)	4225													Z	Z	
Water Treatment Plant	0000	Sec. 4-7.9 L												CC	CC	
Wireless Communications Facility	23713	Sec. 4-7.9.E	D	D	D	D	D	D	D	D	D	D	D	D	D	
<b>MANUFACTURING and INDUSTRIAL USES</b>																
Apparel and Finished Fabric Products	2300													Z	Z	
Bakery Products	2050													Z	Z	
Batteries	3691													Z		
Beverage Products-	2086										Z			Z	Z	
Cabinet and Woodworking Shops	2434													Z	Z	
Carpets, Bedding	0000													Z		
Chemicals, Paints and Allied Products	2800													Z		
Computer and Office Equipment	3570													Z	Z	
Concrete, Cut Stone and Clay Products	3200													Z		
Dairy Products	2020													Z	Z	
Drugs and Pharmaceuticals	283													Z	Z	
Electronic and Other Electrical Equipment	36													Z		
Food Preparation and Related Products, Miscellaneous	209													Z	Z	
Furniture and Fixtures	2500													Z		
Glass	3200													Z		
Hardware and Housewares	0000													Z		
Heating, Equipment and Plumbing Fixtures	3430													Z		
Ice	2097										Z			Z	Z	

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	SIC	Standards	RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Industrial and Commercial Machinery	3500													Z		
Jewelry and Silverware Fabrication, No Plating	3915										Z	Z				
Machine Shop	3599													Z	Z	
Manufactured Housing and Wood Buildings	2450													Z	Z	
Metal Fabricating	0000													Z		
Millwork, Plywood and Veneer	2430													Z		
Paper Products	2670													Z		
Printing and Publishing	2700													Z	Z	
Printing and Publishing, Incidental to a Newspaper Office	2700										Z	Z				
Rubber and Plastics, Miscellaneous	3000													Z		
Sheet Metal Shop	0000													Z	Z	
Signs	3993													Z	Z	
Soaps and Cosmetics	2840													Z		
Sporting Goods and Toys	3940													Z	Z	
Textiles	2200													Z		
Tobacco Products	2110													Z		
Manufacturing or Industrial, not listed elsewhere	0000													Z		
<b>AGRICULTURAL USES</b>																
Bona fide farm operation except commercial feeder/breeder operation	0000	Sec. 1-5	E	E	E	E	E	E	E	E	E	E	E	E	E	E
Commercial Feeder/Breeder Operation*	0000	Sec. 4-7.11 A	CC													
<b>MINING USES</b>																
Mining, Quarrying, Sand Pits, and Mineral Extraction	1000	Sec. 4-7.12 A												CC		
<b>TEMPORARY USES</b>																
Arts and Crafts Show	0000										Z	Z	Z	Z		
Carnivals and Fairs	7999	Sec. 4-7.13 A	CC								CC	CC	CC		CC	CC
Christmas Tree, Pumpkin, and Similar Seasonal Sales	0000										Z	Z	Z	Z	Z	Z
Concerts, Stage Show	7920	Sec. 4-7.13 B											CC			
Convention, Trade Show	0000										Z	Z	Z	Z	Z	Z
Corn Maze, Hay Rides, and Similar Temporalay Uses Associated with a Bona Fide Farm Operation	0000	Sec. 4-7.13 C	D													
Fireworks Stand	0000	Sec. 4-7.13 D											D			
Horse Show, Rodeo	7999													Z	Z	
Outdoor Fruit and Vegetable Market, Seasonal	5431	Sec. 4-7.13 F	D										D	D		
Outdoor Religious Event	0000	Sec. 4-7.13 G									CC	CC	CC			

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	SIC	Standards	RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)	0000		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Temporary Construction Office or Security Residence	0000	Sec. 4-7.13 H	D	D	D	D	D	D	D						
Temporary Portable Storage Containers	0000	Sec. 4-7.13 K	D	D	D	D	D	D	D	D	D	D	D	D	D
Temporary and Special Events not Listed Elsewhere	0000	Sec. 4-7.13 I								D	D	D	D	D	D
Turkey Shoot	0000	Sec. 4-7.13 J												D	D
Yard Sale	0000		Z	Z	Z	Z	Z	Z	Z						
<b>MISCELLANEOUS USES</b>															
Adult Establishment**	0000	Sec. 4-7.14 B												CC	
Animal Shelter	0752													Z	Z
Billboard, Outdoor Advertising Sign	0000	Sec. 4-7.14 A												D	D
Planned Multiple Occupancy Group (Commercial, Office or Industrial)	0000	Sec. 4-7.14 C								CC	CC	CC	CC	CC	CC
Video Gaming Arcade	0000	Sec. 4-7.14 D										CC			
<p>* Chapter 4 of the City of Mebane Ordinances regulates the keeping of certain animals within the corporate limits of the City of Mebane. Consequently, some animal operations may not be permissible within zoning districts that are located within the corporate limits.</p> <p>** Adult Establishment includes adult arcade, adult bookstore, adult video store, adult cabaret, adult motel, massage parlor, adult motion picture theater, adult theater, escort agency, sexual encounter studio, or any combination of the foregoing. See Definition in Article 12</p>															

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### Summary

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

The Special Use Permit request is accompanied by a conditional rezoning request that is defined by a site plan that was reviewed by the City's Technical Review Committee. That site plan was revised based upon City staff feedback.

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### Financial Impact

None anticipated due to no proposed improvements to the property. The owner will be required to make any improvements to the property that are necessary in the future, which would be reviewed by the Planning and Inspections staffs at that time. Significant changes to the use and/or features of the properties would require amendment of the conditional zoning district, pending its approval.

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### Staff Findings

The Planning staff finds the request harmonious with the surrounding area land use and consistent with the City's adopted plans, including the City's 2017 Comprehensive Land Development Plan *Mebane By Design* and the *Downtown Vision Plan*.

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### Suggested Motion

1. Motion to approve the special use request as presented; **and**
2. Motion to find that the request is both reasonable and in the public interest because it finds that it:
  1. Will not materially endanger the public health or safety;
  2. Will not substantially injure the value of adjoining or abutting property;
  3. Will be in harmony with the area in which it is located; and
  4. Will be in conformity with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
    - ☐ Is for a property within the City's G-1 Mixed Use Primary (I) Growth Area "Downtown", which is intended to be "...support this central business district containing a mix of stores, restaurants, old industrial, institutional and residential land uses ..." (Mebane CLP, pp.17, 68, & 69); and
    - ☐ Serves Mebane CLP Growth Management Goal 1.1 by "...[e]ncourag[ing] a variety of uses in growth strategy areas and in the downtown, promot[ing]/encourage[ing] a village concept that supports compact and walkable environments" (pp.17 & 82);

- ☐ Serves Mebane CLP Growth Management Goal 1.2 by “...continu[ing] to support historic Downtown Mebane’s culture... [with] walkability, bikeability, shopping, dining...options” (pp.17, 82, & 83);
- ☐ Serves Mebane CLP Growth Management Goal 1.6 by “...supporting walking between differing land uses while also reducing parking requirements,” (pp.17 & 84); and
- ☐ Is consistent with the goals and objectives of the adopted *Downtown Vision Plan* that applies to this property.

**OR**

3. Motion to deny the special use permit as presented due to a failure to satisfy any one of the four criteria required for approval (**NOTE: criterion for failure must be specified**)

---

**Attachments**

1. Special Use Permit Application
2. Site Plan
3. List of proposed restricted uses for the special use permit
4. Planning Project Report





## APPLICATION FOR A SPECIAL USE PERMIT

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

Name of Applicant: Buffalo Brothers Investments LLC

Address of Applicant: 6701 Fayetteville Road, Raleigh, NC 27603

Address and brief description of property: 103 S. Fifth Street, Mebane  
Commercial building with multiple tenants and shared parking.

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

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

Yes    Explain: U-1 & B-3 9-6-19 No X

Type of request: B-3 to B-2 so we can have a planned multiple occupancy group

Sketch attached: Yes    No X

Reason for the request: Increase intensity from new tenants.

Signed: Johnny Buffalo

Date: 8-18-19

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.
2. Names and addresses of all adjoining property owners within a 300' radius (include those that are across the street).
3. \$400.00 Fee to cover administrative costs.
4. The information is due 15 working days prior to the Planning Board meeting. The Planning Board meets the 2<sup>nd</sup> Monday of each month at 6:30 p.m. Then the request goes to the City Council for a Public Hearing the following month. The City Council meets the 1<sup>st</sup> Monday of each month at 6:00 p.m.



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# PLANNING PROJECT REPORT

DATE	04/30/20
PROJECT NUMBER	RZ 20-07; SUP 20-01
PROJECT NAME	Buffaloe Brothers Conditional Rezoning
APPLICANTS	Buffaloe Brothers Investments, LLC 6701 Fayetteville Road Raleigh, NC 27603

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STAFF ZONING REQUEST RECOMMENDATION .....	PAGE 9
STAFF SPECIAL USE PERMIT CONSISTENCY FINDINGS .....	PAGE 9



**ZONING REPORT**

EXISTING ZONE	M-1 & B-3
REQUESTED ACTION	Zoning to B-2(CD)
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	General Business – Multi-tenant Building w/two separate buildings
PARCEL SIZE	+/-4.90 acres
PROPERTY OWNERS	Buffaloe Brothers Investments, LLC 5313 Birchleaf Drive Raleigh, NC 27606 GPIN 9825134492 & 9825133632
LEGAL DESCRIPTION	Two properties totaling +/-4.90 acres at 101 & 103 South Fifth Street, are requesting that the City of Mebane rezone the properties from M-1 (Heavy Manufacturing) and B-3 (Neighborhood Business) to B-2(CD) (General Business, Conditional Zoning District) to bring the lots into conformance; and requesting a Special Use Permit to allow for a Planned Multiple Occupancy Group. The applicants is the owner of both properties.
AREA ZONING & DISTRICTS	The zoning districts across South Fifth Street to the west are B-3 zoning districts. The properties to the south are B-2 zoning districts. The property to the east is a B-1 zoning district with a Special Use Permit for a Planned Multiple Occupancy Group. The NC Railroad is immediately to the north of the property but across the Right Of Way is a B-1 zoning district with a Special Use Permit for a Planned Multiple Occupancy Group.
SITE HISTORY	Properties historically used for retail purposes but have been used as a nonconforming bowling alley for the many years. The building also hosted a dance studio. The other buildings on site host an accountant’s office and a retail store.





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#### STAFF ANALYSIS

CITY LIMITS? ☒ YES ☐ NO

PROPOSED USE BY-RIGHT? ☐ YES ☒ NO

SPECIAL USE? ☒ YES ☐ NO

EXISTING UTILITIES? ☒ YES ☐ NO

The developer is requesting a B-2(CD) conditional zoning district to bring the lot into conformance. It is currently non-conforming due to

A) the presence of a bowling alley, which is only permitted by-right in a B-2 zoning district; and

#### POTENTIAL IMPACT OF PROPOSED ZONE

B) the lack of a special use permit for a Planned Multiple Occupancy Group to host multiple new tenants with significant new traffic volumes on a single property.

A tenant has approached the property owners about a use that will increase the intensity of the use of the site. The surrounding properties are all business zoning districts that should not be affected significantly by this rezoning. The properties are have access to NC 119 and the state-maintained secondary route Washington Street.



**SUBJECT PROPERTY**  
**103 S. 5TH STREET**

DATE: 9/11/2019

**DRAWN BY: SKS**



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## LAND USE REPORT

EXISTING LAND USE	Business – Bowling Alley, Retail, & Office
PROPOSED LAND USE & REQUESTED ACTION	Two properties totaling +/-4.90 acres at 101 & 103 South Fifth Street, are petitioning for rezoning from M-1 and B-3 to B-2(CD) and requesting a Special Use Permit for a Planned Multiple Occupancy Group.
PROPOSED ZONING	B-2(CD)
PARCEL SIZE	+/-4.90 acres
AREA LAND USE	The properties immediately to the west are institutional and host City Hall and the Planning and Inspections office. The property to the south is a multi-tenant office building. The property to the east is currently vacant but was approved for a conditional rezoning and a Special Use Permit for a two-story mixed-use building and Planned Multiple Occupancy Group. The property to the north, across the NCRR ROW is the multitenant property The Lofts at White Furniture.
ONSITE AMENITIES & DEDICATIONS	The owner proposes to dedicate a city utility easement at the sanitary sewer lift station located on the property with enough space to accommodate landscaping, as required by the City of Mebane UDO.
WAIVER REQUESTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	Applicant is requesting that existing conditions – including all nonconformances – on site be accepted as part of the conditional zoning request. This request encompasses numerous waivers to UDO development standards. The owner also requests that the existing combined parking conditions be formally permitted, as allowed in Article 6, Section 4, Subsection 6 of the Mebane UDO.





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#### CONSISTENCY WITH *MEBANE BY DESIGN* STRATEGY

##### LAND USE GROWTH STRATEGY DESIGNATION(S)

G-1 Mixed Use Primary (I) Growth Area “Downtown”

##### OTHER LAND USE CONSIDERATIONS

Graham Mebane Reservoir Protected Water Supply (II) Watershed  
City of Mebane *Downtown Vision Plan*

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

###### GROWTH MANAGEMENT 1.1

Encourage a variety of uses in growth strategy areas and in the downtown, promote/encourage a village concept that supports compact and walkable environments.

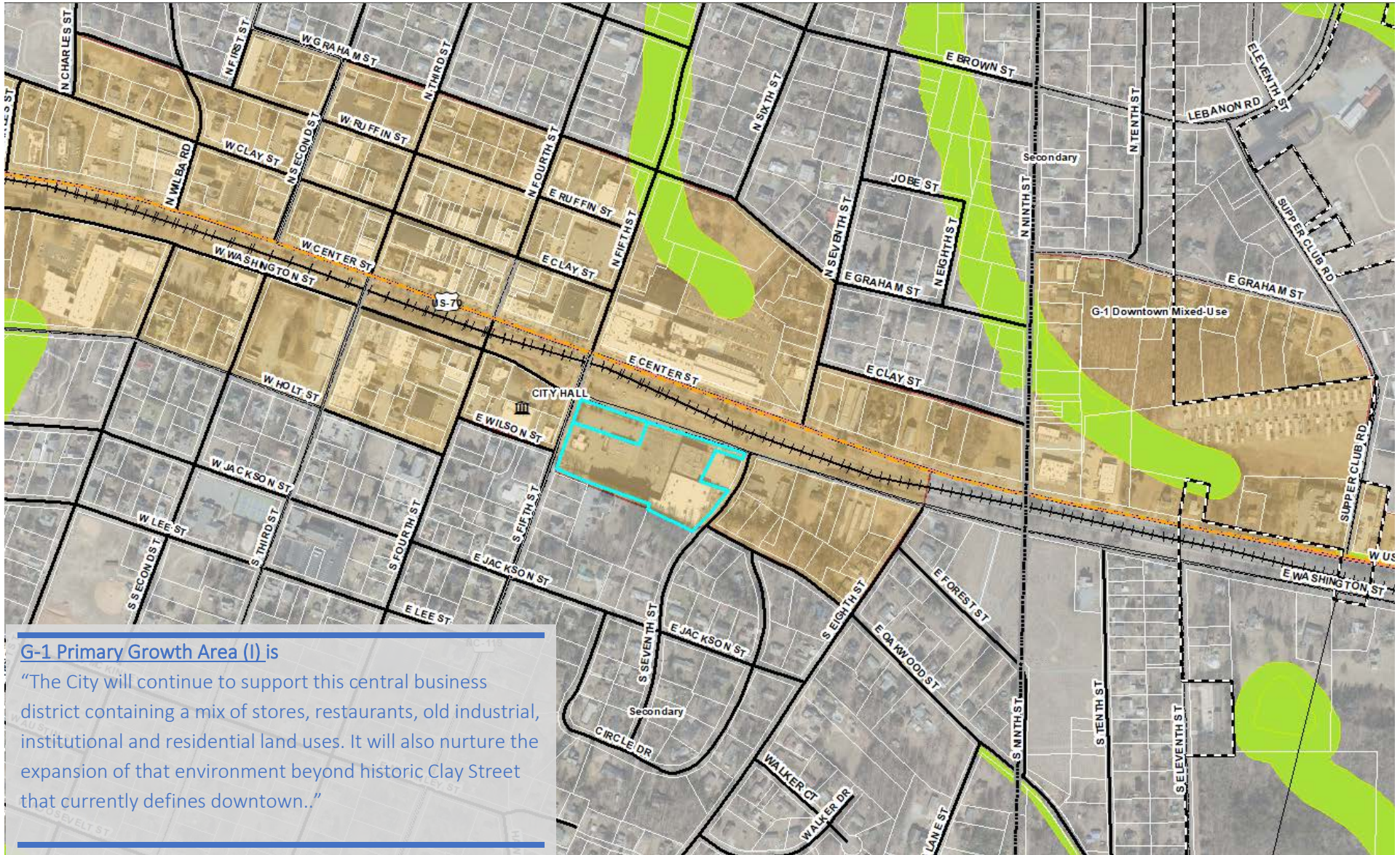
###### GROWTH MANAGEMENT 1.2

Continue to support historic Downtown Mebane’s culture: aesthetics, walkability, bikeability, shopping, dining and housing options.

###### GROWTH MANAGEMENT 1.6

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

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







## UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	The water and sewer utility lines are present on the property. No changes in use are proposed at this time. Any improvements in the future will be made and paid for by a developer.
UTILITIES PROVIDED BY APPLICANT	N/A
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City has capacity to continue to serve the properties as they have historically and are currently being used.
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 Stormwater controls not needed due to no increase in the onsite impervious surface
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

### TRANSPORTATION NETWORK STATUS

CURRENT CONDITIONS	<p>South Fifth Street is NC 119, a NC DOT primary route and thoroughfare that has an average of 14,000 trips per day (TPD) and a level of service (LOS) D. The LOS is anticipated to improve with the completion of the NC 119 Bypass project, scheduled for delivery in 2021. It has a Safety Score of 88.9 with 59 crashes since 2014, including 15 injuries, one of which was a struck pedestrian with life-threatening injuries.</p> <p>Washington Street is a secondary route with 2,300 TPD and LOS C It has seen declining traffic volumes in recent years. It has a Safety Score of 55.8, with 5 crashes since 2014, 1 of which resulted in injuries.</p>
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	N/A
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 checked="" type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	N/A





STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION	<input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> DISAPPROVE
STAFF SPECIAL USE FINDING	<input checked="" type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT.....WITH <i>MEBANE BY DESIGN</i>
RATIONALE	The proposed development “Buffaloe Brothers Property Conditional Rezoning” is in harmony with the area zoning and land use and is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan. In particular, it is consistent with the adopted <i>Downtown Vision Plan</i> and the description and goals for G-1 (I) Mixed Use Primary Growth Area and Growth Management Goal 1.1, 1.2, & 1.6.
PUBLIC INTEREST CONFORMANCE?	
ENDANGER PUBLIC HEALTH OR SAFETY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED?	<input type="checkbox"/> YES <input type="checkbox"/> NO
CONSISTENT WITH <i>MEBANE BY DESIGN</i> , THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?	<div><input type="checkbox"/> The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i>, and, as such, has been recommended for approval.</div> <div><input type="checkbox"/> The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i>, but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies.</div> <div><input type="checkbox"/> The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i>, and, as such, has been recommended for denial.</div>



## AGENDA ITEM #7

RZ 20-08

Rezoning Request –  
NCCP, Samet Corporation

### Presenter

Cy Stober, Development Director

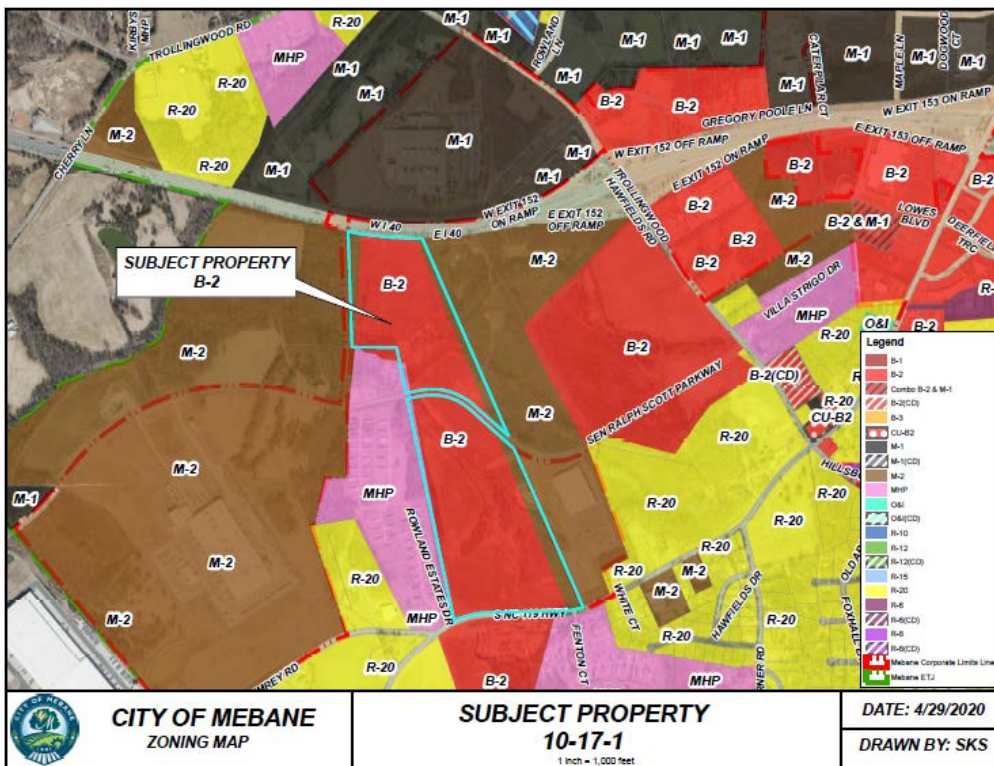
### Applicant

Samet Corporation  
309 Gallimore Dairy Road  
Suite 102  
Greensboro, NC 27409

### Public Hearing

Yes ☒ No ☐

### Zoning Map



### Property

No Address, Sen.  
R.S. Parkway,  
Alamance Co.  
GPIN#9804601723

### Proposed Zoning

M-2

### Current Zoning

B-2

### Size

+/-92.80 acres

### Surrounding Zoning

M-1, M-2, B-2,  
MHP

### Surrounding Land Uses

Heavy  
Manufacturing,  
Vacant, Mobile  
Home Park

### Utilities

Present

### Floodplain

Yes

### Watershed

No

### City Limits

No

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### Summary

Samet Corporation is requesting the rezoning of one +/-92.80-ac property transected by Senator Ralph Scott Parkway and fronting both Interstate 40/85 and NC 119, from B-2 (General Business) to M-2 (Light Manufacturing). The rezoning of the property will be consistent with the designated purpose and use of the North Carolina Commerce Park (NCCP), which is jointly served and zoned by the Cities of Mebane and Graham. There are utilities present along Senator Ralph Scott Parkway but this property is not within the City's corporate limits. There is no proposed use for the property at this time. The applicant has an option to purchase the property.

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### Financial Impact

None anticipated due to no proposed improvements to the property. Any proposed use(s) of the property will require a site plan that will be reviewed by the Technical Review Committee and improvements to onsite utilities – including stormwater management – will be a responsibility of the developer.

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### Recommendation

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

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### Suggested Motion

1. Motion to approve the M-2 rezoning request as presented; and
2. Motion to find that the request is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
  - ☐ Is for a property within the City's G-1 Industrial Primary (IV) Growth Area "Part of NCCP", which is intended to be "Support industrial uses at this location, Buffer inconsistent land uses (especially residential) from this site with treed buffers, as provided in the [UDO]. (Mebane CLP, pp. 17, 74, & 75); and
  - ☐ Serves Mebane CLP Growth Management Goal 1.7 by "Continu[ing] to support industrial development at existing industrial parks near I-40/85" (pp. 17 & 84)

### OR

3. Motion to deny the B-2 zoning 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. Rezoning Application
2. Zoning Map
3. Planning Project Report



## APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: Samet Corporation

Address of Applicant: 309 Gallimore Dairy Road, Suite 102, Greensboro, NC 27409

Address and brief description of property to be rezoned: 92.8 acres, North Carolina Commerce Park, directly west of Prescient Manufacturing

Applicant's interest in property: (Owned, leased or otherwise) Samet is the optionee of the property, having the property under option agreement to purchase and is preparing the North Carolina Commerce Park for future industrial development.

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

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

Type of re-zoning requested: From B2 to M2 Light Manufacturing to better accommodate the future users of North Carolina Commerce Park.

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

Reason for the requested re-zoning: To prepare the property for the continued development of North Carolina Commerce Park and to prepare the property to adequately serve similar industrial uses as planned for the Commerce Park.

Signed:  Date: April 27, 2020

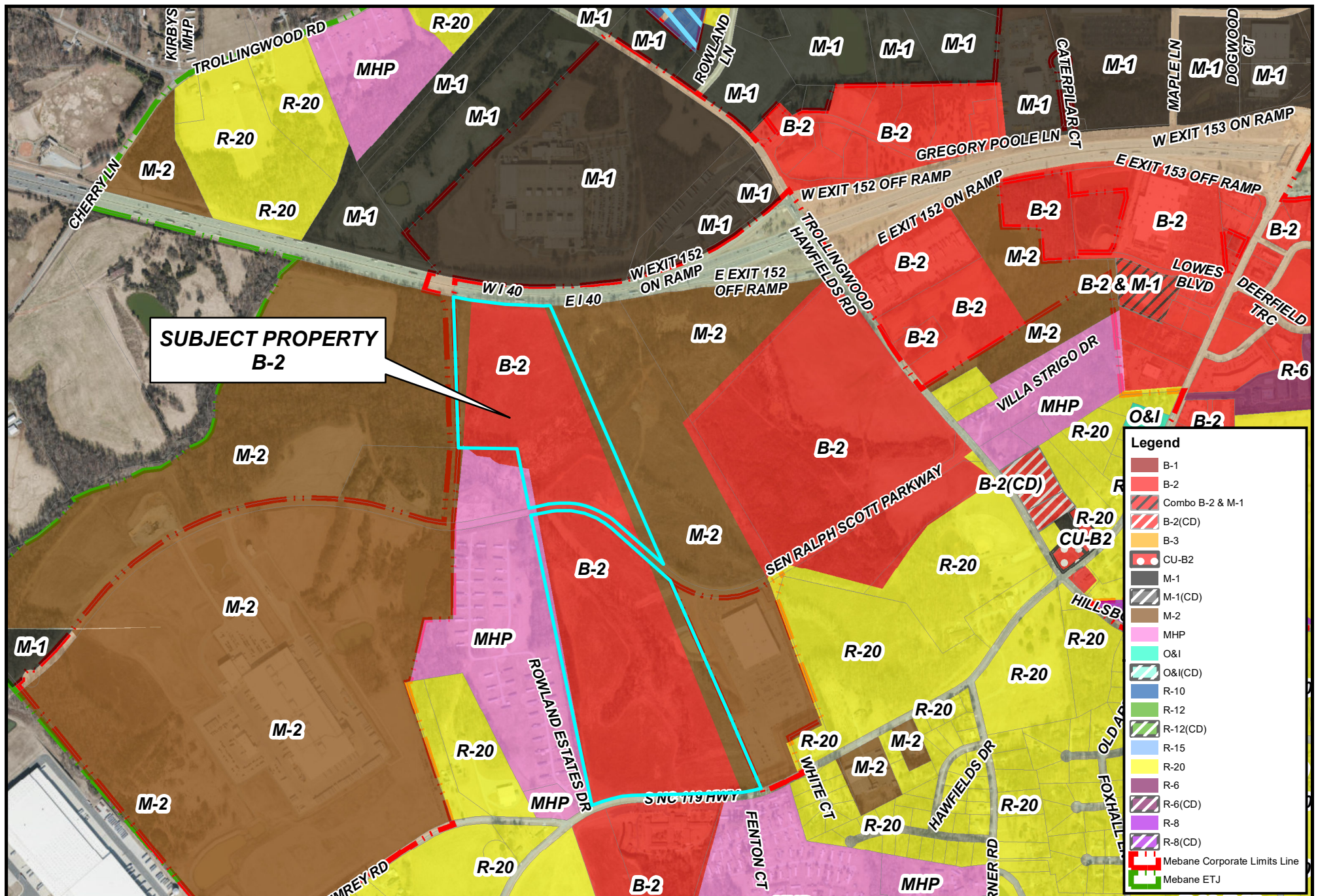
Action by Planning Board: \_\_\_\_\_

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

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

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

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



**CITY OF MEBANE**  
ZONING MAP

**SUBJECT PROPERTY**  
**10-17-1**

1 inch = 1,000 feet

**DATE: 4/29/2020**

**DRAWN BY: SKS**





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# PLANNING PROJECT REPORT

DATE	04/30/20
PROJECT NUMBER	RZ 20-08
PROJECT NAME	NCCP Samet Rezoning
APPLICANTS	Samet Corporation 309 Gallimore Dairy Road Suite 102 Greensboro, NC 27409

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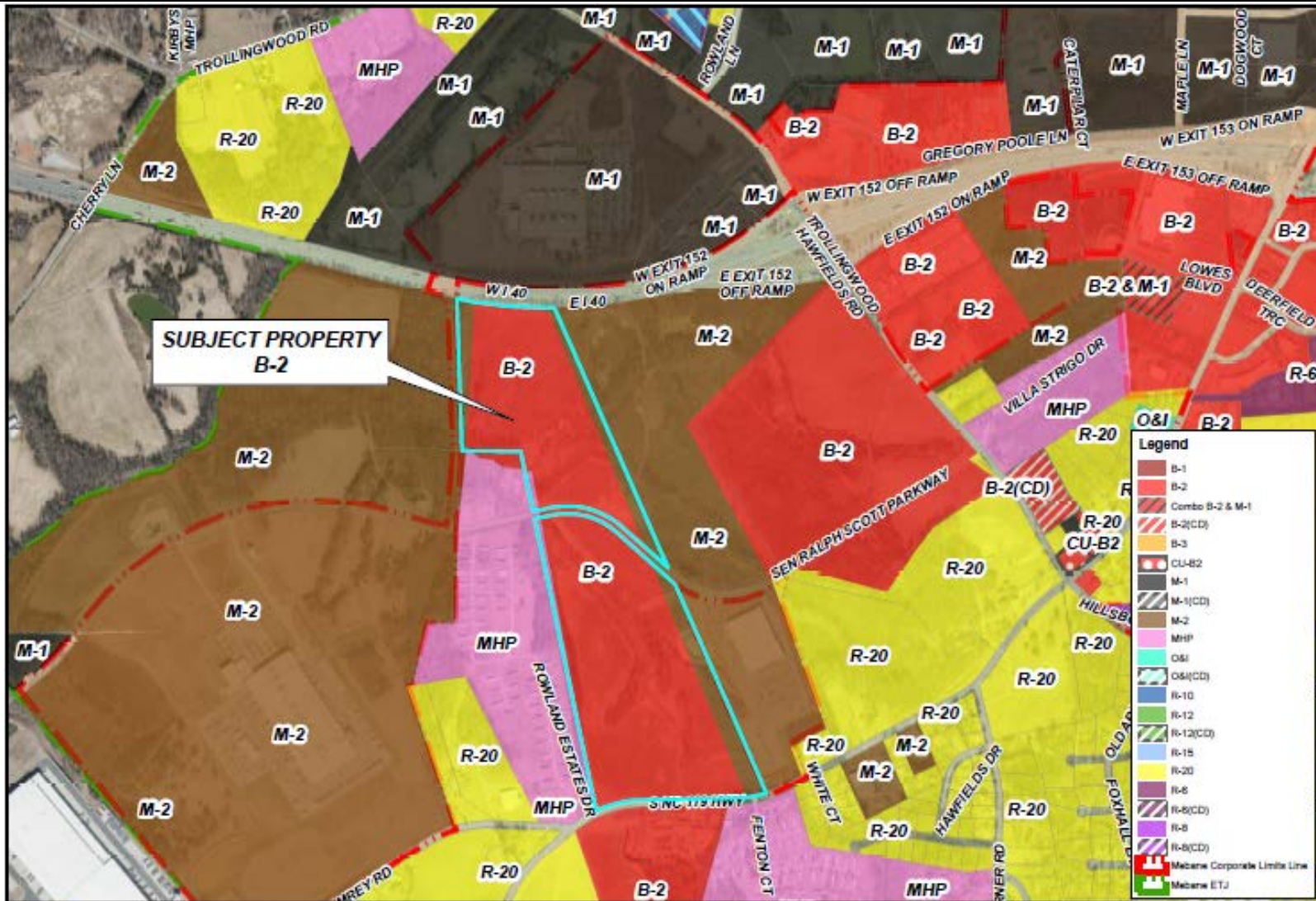
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LAND USE REPORT.....	PAGE 4
UTILITIES REPORT .....	PAGE 6
STAFF ZONING REQUEST RECOMMENDATION .....	PAGE 7



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## ZONING REPORT

EXISTING ZONE	B-2
REQUESTED ACTION	M-2
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CURRENT LAND USE	Vacant
PARCEL SIZE	+/-92.80 acres
PROPERTY OWNERS	Interstate Investments of Alamance County, LLC P.O. Box 1440 Burlington, NC 27216-1440 GPIN 9804601723
LEGAL DESCRIPTION	Samet Corporation is requesting the rezoning of one +/-92.80-ac property that is transected by Senator Ralph Scott Parkway, from B-2 (General Business) to M-2 (Light Manufacturing). Samet Corporation has an option to purchase the property.
AREA ZONING & DISTRICTS	The zoning districts to the east and west in NC Commerce Park are both zoned M-2. There is a MHP-zoned property north of the Parkway to the west that is owned by the Cities of Graham and Mebane that is requesting a rezoning in coordination with this request. Along the property's frontage with NC 119, the properties to the west and southeast are zoned MHP; the property to the east is zoned M-2; and the property to the immediate south is zoned B-2. The properties to the north of this property are across Interstate 40/85 and all zoned M-1.
SITE HISTORY	The property was historically used for agriculture until designated within the North Carolina Commerce Park (NCCP), which is served by utilities from both Graham and Mebane and is prioritized for economic development purposes.
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 rezoning request will be consistent with the designated purpose of the NCCP and harmonious with the zoning districts immediately surrounding it. The mobile home park to the west will be buffered by the development standards (50' – 70' landscaping buffers) applied to manufacturing zoning districts adjacent to residential zoning districts. The business properties south of NC 119 will be buffered from the manufacturing zoning district by the streetscaping requirements in the Mebane UDO.



**CITY OF MEBANE**  
ZONING MAP

**SUBJECT PROPERTY**  
**10-17-1**

1 inch = 1,000 feet

**DATE: 4/29/2020**

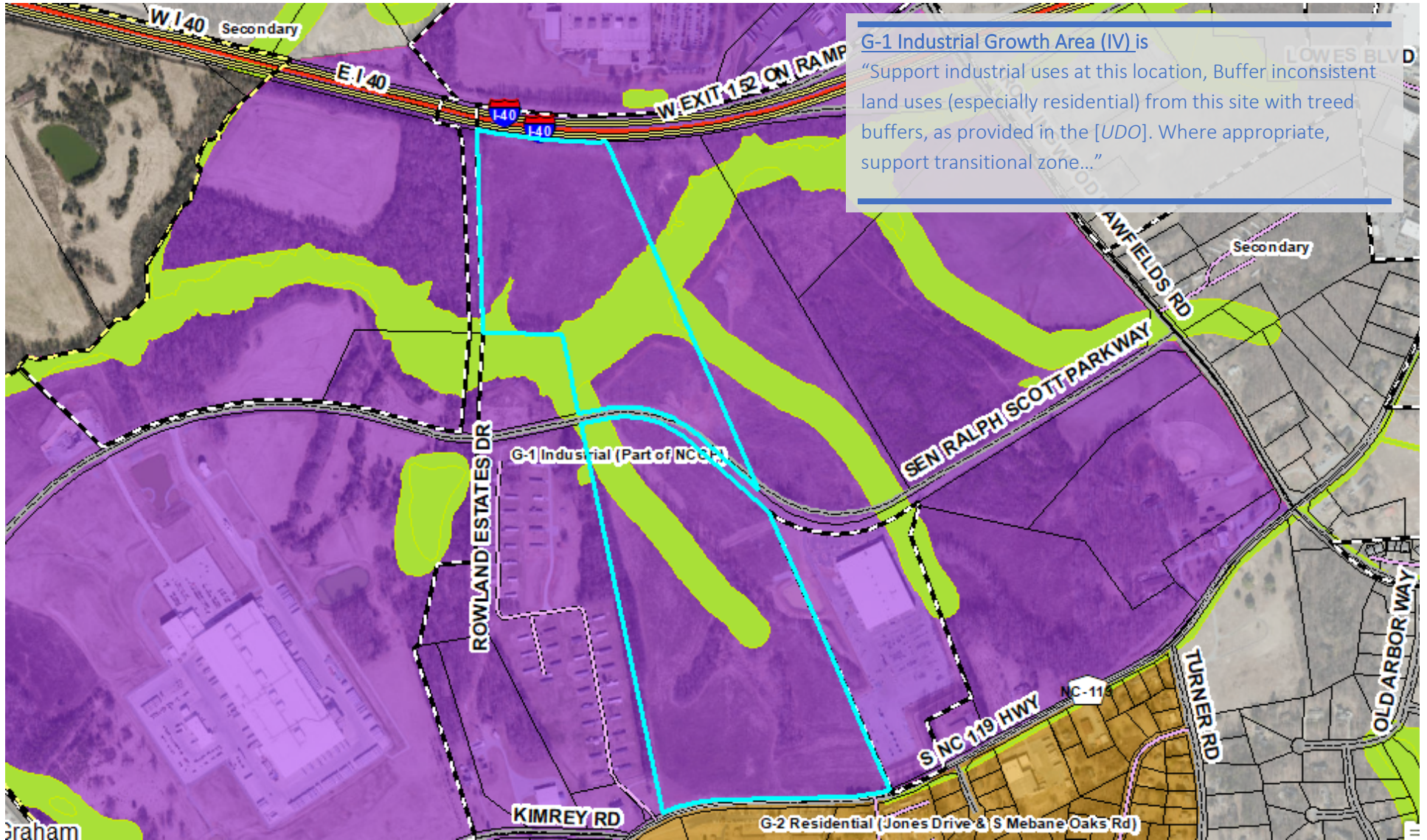
**DRAWN BY: SKS**





## LAND USE REPORT

EXISTING LAND USE	Vacant
PROPOSED LAND USE & REQUESTED ACTION	A single property +/-92.80 ac in size is proposed for rezoning from B-2 (General Business) to M-2 (Light Manufacturing). No specific use is proposed at this time.
PROPOSED ZONING	M-2
PARCEL SIZE	+/-92.80 acres
AREA LAND USE	All properties between NC 119 and the interstate are within the designated NCCP. The properties immediately to the west and east that are north of Senator Ralph Scott Parkway are vacant. The property south of the Parkway to the east is the Prescient manufacturing facility. The property south of the Parkway to the west is a mobile home park. There is another mobile home park south of NC 119, as well as the Presbyterian Home of Hawfields Retirement Center.
ONSITE AMENITIES & DEDICATIONS	None
WAIVER REQUESTED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	
CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-1 Industrial (IV) Primary Growth Area "Part of NCCP"
OTHER LAND USE CONSIDERATIONS	Conservation Area (FEMA FIRM floodplains)
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	GROWTH MANAGEMENT 1.7 Continue to support industrial development at existing industrial parks near I-40/85.
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	



G-1 Industrial Growth Area (IV) is

"Support industrial uses at this location, Buffer inconsistent land uses (especially residential) from this site with treed buffers, as provided in the [UDO]. Where appropriate, support transitional zone..."

Graham



## UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	The water and sewer utility lines are present along the property. No use is proposed at this time. Any improvements in the future will be made and paid for by a developer.
UTILITIES PROVIDED BY APPLICANT	N/A
MUNICIPAL CAPACITY TO ABSORB PROJECT	N/A
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A

### TRANSPORTATION NETWORK STATUS

CURRENT CONDITIONS	At this location, NC 119, a NC DOT primary route and thoroughfare, has an average of 12,000 trips per day (TPD) and a level of service (LOS) D. It has a safety score of 66.7 with 17 crashes, 5 resulting in non-fatal injuries, since 2014. Its LOS D is forecast to persist, even with nearby transportation improvements. Senator Ralph Scott Parkway is a relatively new NCDOT-maintained road and is not known to have any concerns with its level of service or safety.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	N/A
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 checked="" type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	N/A





STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION	<input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> DISAPPROVE
STAFF SPECIAL USE FINDING	<input type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT.....WITH <i>MEBA NE BY DESIGN</i>
RATIONALE	The rezoning request “NCCP Samet” is in harmony with the area zoning and land use and is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan. In particular, it is consistent with the designated purpose of the NCCP and the description and goals for G-1 (IV) Industrial Primary Growth Area and Growth Management Goal 1.7.
PUBLIC INTEREST CONFORMANCE?	
ENDANGER PUBLIC HEALTH OR SAFETY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED?	<input type="checkbox"/> YES <input type="checkbox"/> NO
CONSISTENT WITH <i>MEBA NE BY DESIGN</i> , THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?	<div><input type="checkbox"/> The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i>, and, as such, has been recommended for approval.</div> <div><input type="checkbox"/> The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i>, but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies.</div> <div><input type="checkbox"/> The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i>, and, as such, has been recommended for denial.</div>



## AGENDA ITEM #8

RZ 20-09

Rezoning Request –  
City of Mebane

### Presenter

Cy Stober, Development Director

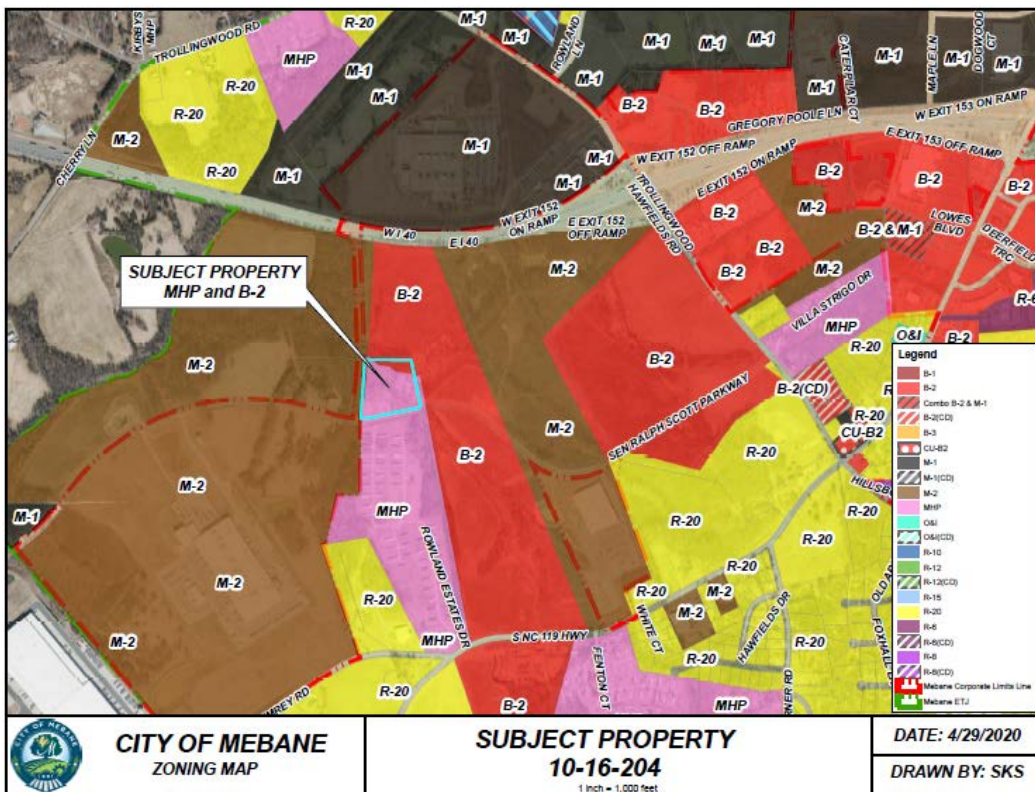
### Applicant

City of Mebane  
c/o David Cheek, City Manager  
106 East Washington Street  
Mebane, NC 27302

### Public Hearing

Yes ☒ No ☐

### Zoning Map



### Property

No Address,  
Sen. R.S.  
Parkway,  
Alamance Co.

GPIN#  
9804513400

### Proposed

#### Zoning

M-2

### Current

#### Zoning

MHP

### Size

+/-6.66 acres

### Surrounding

#### Zoning

M-2, B-2, MHP

### Surrounding

#### Land Uses

Vacant, Mobile  
Home Park

### Utilities

Present

### Floodplain

Yes

### Watershed

No

### City Limits

No

---

### Summary

The City of Mebane is requesting the rezoning of one +/-6.66-ac property along Senator Ralph Scott Parkway, from MHP (Mobile Home Park) to M-2 (Light Manufacturing). The City owns the property jointly with the City of Graham. The rezoning of the property will be consistent with the designated purpose and use of the North Carolina Commerce Park (NCCP), which is jointly served and zoned by the Cities of Graham. There are utilities present along Senator Ralph Scott Parkway but this property is not within the City's corporate limits. There is no proposed use for the property at this time.

---

### Financial Impact

None anticipated due to no proposed improvements to the property. Any proposed use(s) of the property will require a site plan that will be reviewed by the Technical Review Committee and improvements to onsite utilities – including stormwater management – will be a responsibility of the developer.

---

### Recommendation

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

---

### Suggested Motion

1. Motion to approve the M-2 rezoning request as presented; and
2. Motion to find that the request is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
  - ☐ Is for a property within the City's G-1 Industrial Primary (IV) Growth Area "Part of NCCP", which is intended to be "Support industrial uses at this location, Buffer inconsistent land uses (especially residential) from this site with treed buffers, as provided in the [UDO]. (Mebane CLP, pp. 17, 74, & 75); and
  - ☐ Serves Mebane CLP Growth Management Goal 1.7 by "Continu[ing] to support industrial development at existing industrial parks near I-40/85" (pp. 17 & 84)

### OR

3. Motion to deny the B-2 zoning 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. Rezoning Application
2. Zoning Map



### 3. Planning Project Report



## APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: City of Mebane, City of Graham

Address of Applicant: P.O. Drawer 357, Graham, NC 27253

Address and brief description of property to be rezoned: 6.6 acres, North Carolina Commerce Park, directly west of and across the street from Prescient Manufacturing

Applicant's interest in property: (Owned, leased or otherwise) The City of Mebane and the The City of Graham are the owners of the property and are preparing the North Carolina Commerce Park for future industrial development.

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

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

Type of re-zoning requested: From MHP to M2 Light Manufacturing to better accommodate the future users of North Carolina Commerce Park.

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

Reason for the requested re-zoning: To prepare the property for the continued development of North Carolina Commerce Park and to prepare the property to adequately serve similar industrial uses as planned for the Commerce Park.

Signed: \_\_\_\_\_ Date: April 27, 2020

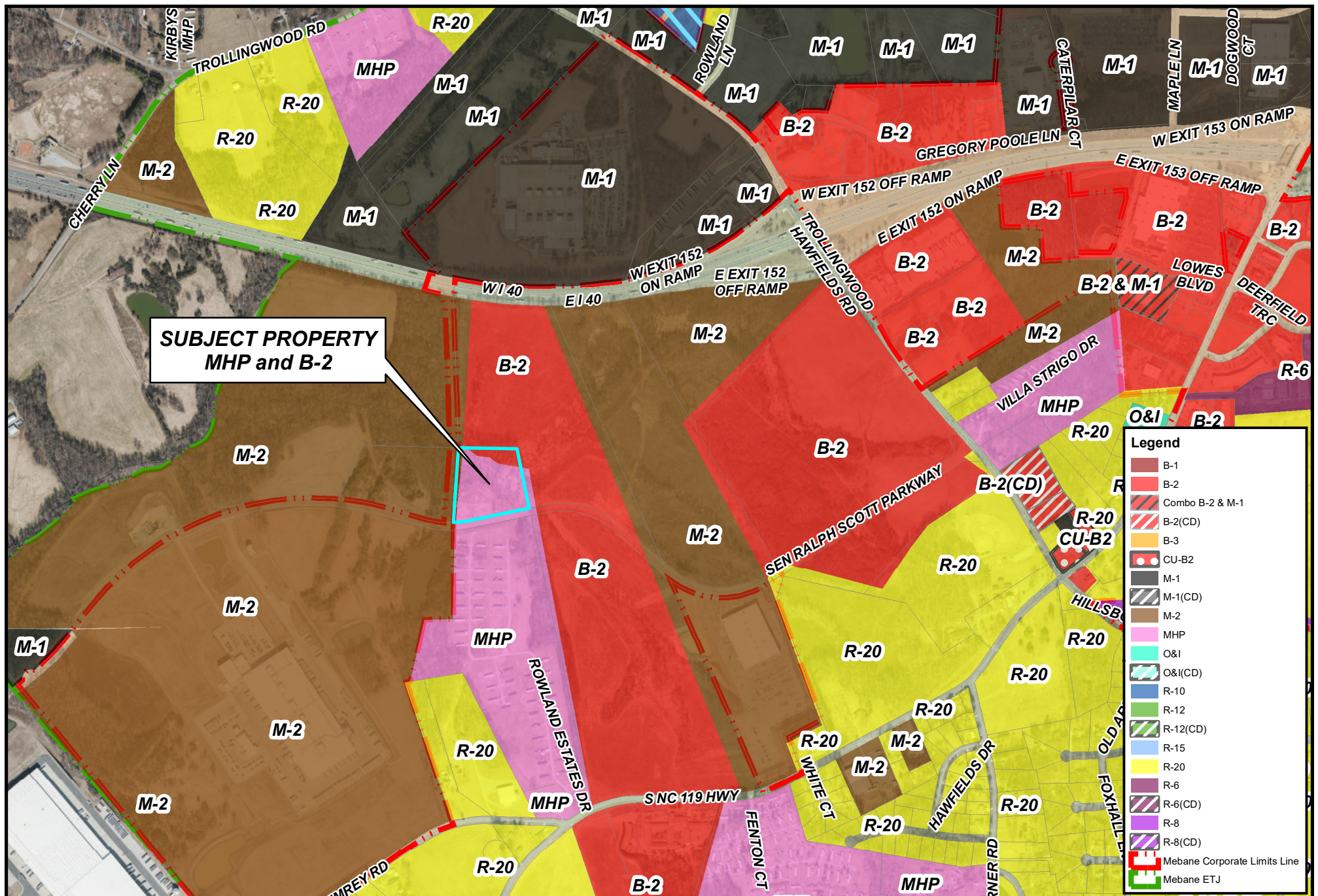
Action by Planning Board: \_\_\_\_\_

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

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

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

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



**CITY OF MEBANE**  
ZONING MAP

**SUBJECT PROPERTY**  
**10-16-204**

1 inch = 1,000 feet

**DATE: 4/29/2020**

**DRAWN BY: SKS**





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# PLANNING PROJECT REPORT

DATE	04/30/20
PROJECT NUMBER	RZ 20-09
PROJECT NAME	NCCP City of Mebane Rezoning
	City of Mebane
APPLICANTS	c/o David Cheek, City Manager
	106 East Washington Street
	Mebane, NC 27302

## CONTENTS

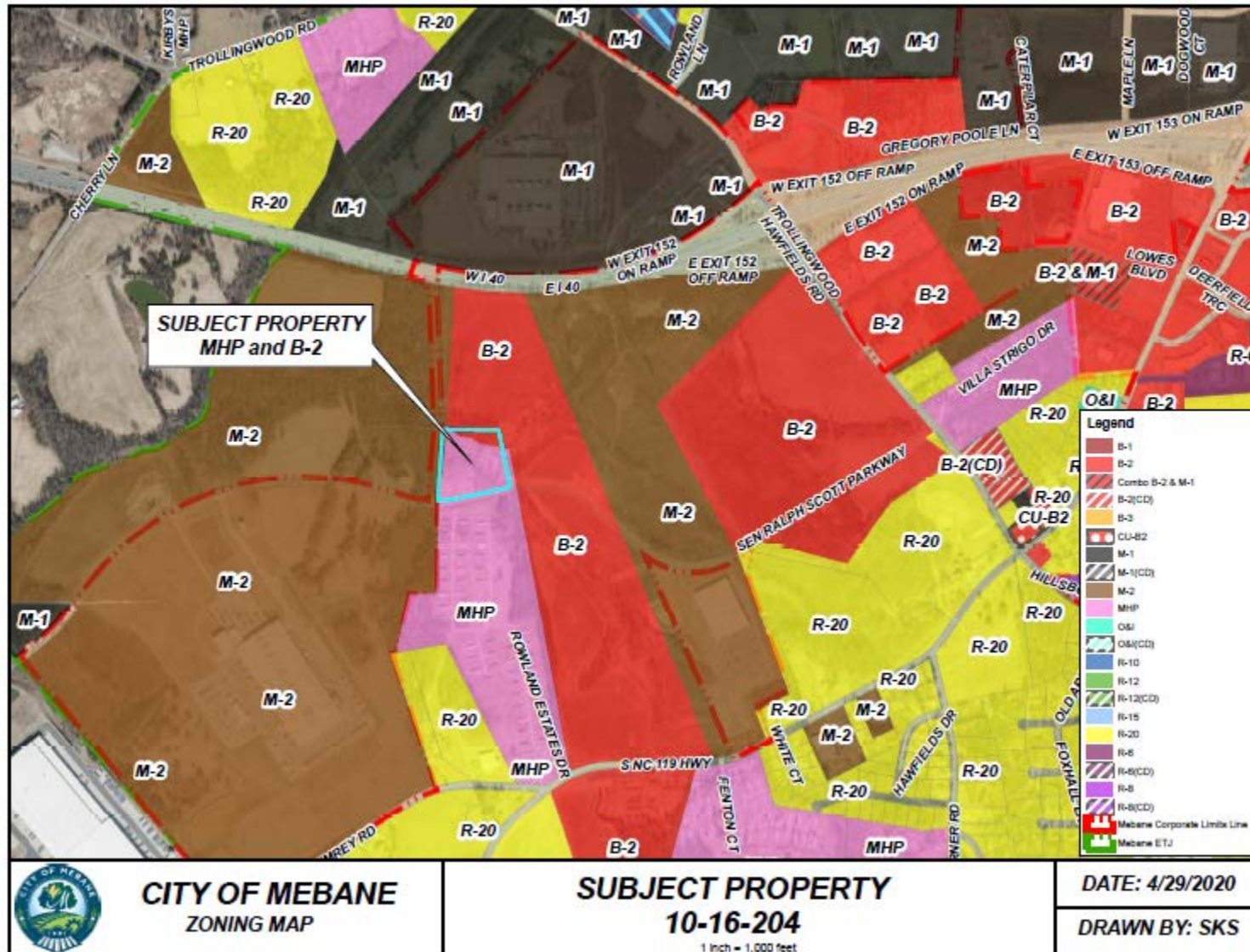
PROJECT NAME & APPLICANT .....	PAGE 1
ZONING REPORT .....	PAGE 2
LAND USE REPORT.....	PAGE 4
UTILITIES REPORT .....	PAGE 6
STAFF ZONING REQUEST RECOMMENDATION .....	PAGE 7



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## ZONING REPORT

EXISTING ZONE	MHP
REQUESTED ACTION	M-2
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CURRENT LAND USE	Vacant
PARCEL SIZE	+/-6.66 acres
PROPERTY OWNERS	City of Graham & City of Mebane 106 East Washington Street Mebane, NC 27302 GPIN 9804513400
LEGAL DESCRIPTION	The City of Mebane is requesting the rezoning of one +/-6.66-ac property along Senator Ralph Scott Parkway, from MHP (Mobile Home Park) to M-2 (Light Manufacturing). The City shares ownership of the property with the City of Graham.
AREA ZONING & DISTRICTS	The zoning districts to the west is zoned M-2. The B-2-zoned property to the east owned by Samet Corporation, who is coordinating with the City in requesting a rezoning to M-2 for that property as well. South of Senator Ralph Scott Parkway is a MHP-zoned property that is being actively used.
SITE HISTORY	The property was historically an unused area of a mobile home park accessed off NC 119. The property was purchased by the two cities when it was transected by the Parkway and brought into the designated North Carolina Commerce Park (NCCP), which is served by utilities from both Graham and Mebane and is prioritized for economic development purposes.
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 rezoning request will be consistent with the specified purpose of the NCCP and harmonious with the zoning districts immediately surrounding it. The mobile home park across the Parkway to the south will be buffered from the manufacturing zoning district by the streetscaping requirements in the Mebane UDO.







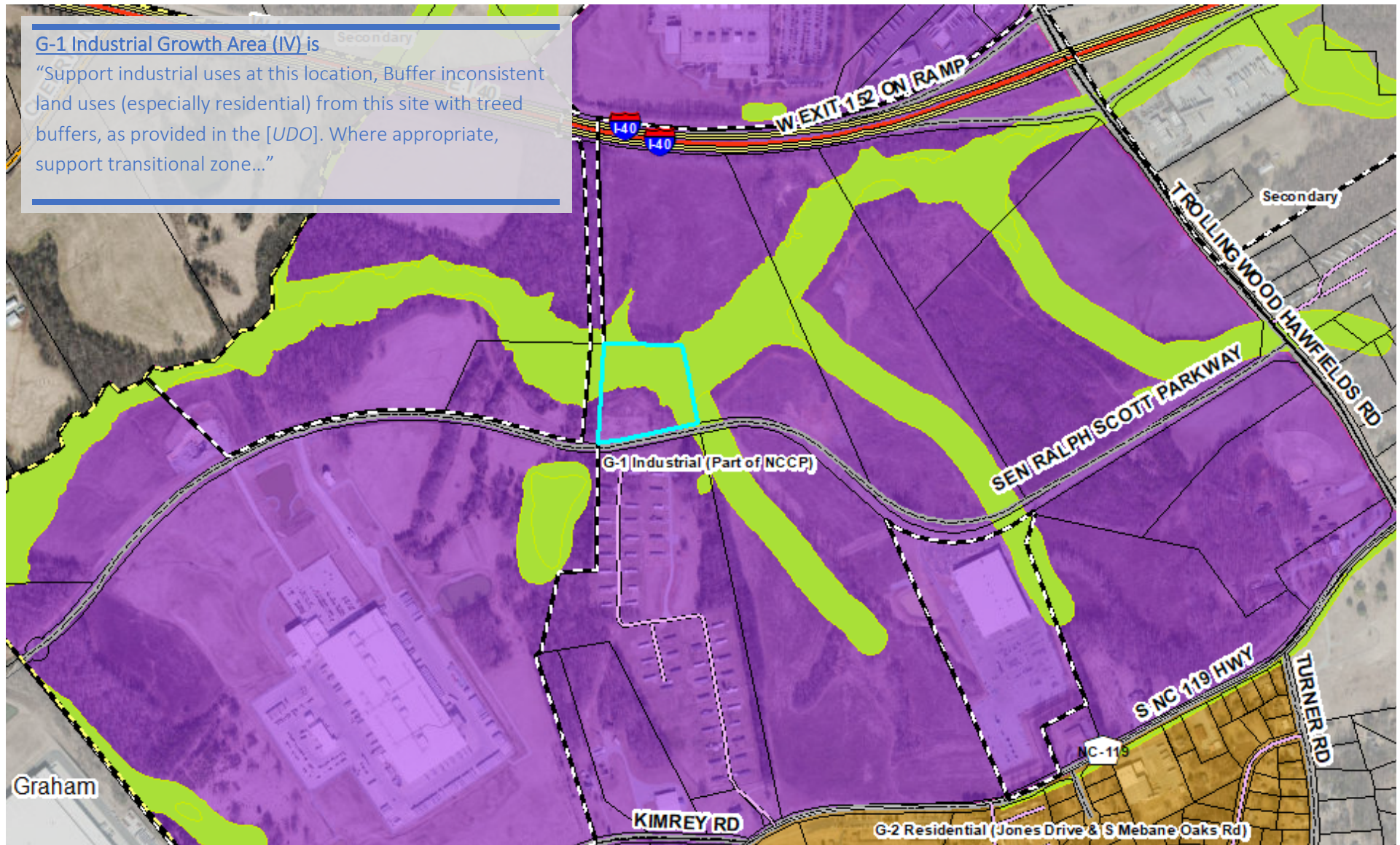
## LAND USE REPORT

EXISTING LAND USE	Vacant
PROPOSED LAND USE & REQUESTED ACTION	A single property +/-6.66 ac in size is proposed for rezoning from MHP (Mobile Home Park) to M-2 (Light Manufacturing). No specific use is proposed at this time.
PROPOSED ZONING	M-2
PARCEL SIZE	+/-6.66 acres
AREA LAND USE	All properties between NC 119 and the interstate are within the designated NCCP. The properties immediately to the north, west, and east are currently vacant. The property south of the Parkway is the Rowland Estates mobile home park.
ONSITE AMENITIES & DEDICATIONS	None
WAIVER REQUESTED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	
CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-1 Primary Industrial (IV) Growth Area "Part of NCCP"
OTHER LAND USE CONSIDERATIONS	Conservation Area (FEMA FIRM floodplains)
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	GROWTH MANAGEMENT 1.7 Continue to support industrial development at existing industrial parks near I-40/85.
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	



**G-1 Industrial Growth Area (IV) is**

"Support industrial uses at this location, Buffer inconsistent land uses (especially residential) from this site with treed buffers, as provided in the [UDO]. Where appropriate, support transitional zone..."





## UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	The water and sewer utility lines are present along the property. No use is proposed at this time. Any improvements in the future will be made and paid for by a developer.
UTILITIES PROVIDED BY APPLICANT	N/A
MUNICIPAL CAPACITY TO ABSORB PROJECT	N/A
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
TRANSPORTATION NETWORK STATUS	
CURRENT CONDITIONS	Senator Ralph Scott Parkway is a relatively new NCDOT-maintained road and is not known to have any concerns with its level of service or safety.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	N/A
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 checked="" type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	N/A





STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION	<input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> DISAPPROVE
STAFF SPECIAL USE FINDING	<input type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT.....WITH <i>MEBANE BY DESIGN</i>
RATIONALE	The rezoning request “NCCP City of Mebane” is in harmony with the area zoning and land use and is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan. In particular, it is consistent with the stated purpose of the NC Commerce Park and the description and goals for G-1 (IV) Industrial Primary Growth Area and Growth Management Goal 1.7.
PUBLIC INTEREST CONFORMANCE?	
ENDANGER PUBLIC HEALTH OR SAFETY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED?	<input type="checkbox"/> YES <input type="checkbox"/> NO
CONSISTENT WITH <i>MEBANE BY DESIGN</i> , THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?	<div><input type="checkbox"/> The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i>, and, as such, has been recommended for approval.</div> <div><input type="checkbox"/> The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i>, but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies.</div> <div><input type="checkbox"/> The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i>, and, as such, has been recommended for denial.</div>



## AGENDA ITEM #9

UDO OA 20-01

Text Amendments – Allow  
Outdoor Fruit & Vegetable Stand,  
Seasonal, Temporary Use in B-1  
Zoning Districts

### Presenter

Cy Stober, Development Director

### Applicant

N/A

### Public Hearing

Yes ☒ No ☐

### Summary

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

### Financial Impact

N/A

### Recommendation

Staff recommends approval of the amendment as presented.

### Suggested Motion

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

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

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### Attachments

1. Proposed amendments to Article 4, with changes in red.



All temporary signs shall be removed at the termination of the permit period.

**E. (Reserved)**

**F. Outdoor Fruit and Vegetable Market, Seasonal**

- 1. Where Development Standards are Required:** RA-20, **B-1**, B-2 and B-3 districts.
- 2. General Requirements:**
  - (a) **Location:** No building or structure shall be located within 50 feet of a public streetright-of-way.
  - (b) **Parking:** Sufficient room for customer parking shall be provided on the lot and must be located such that parking is completely off of the public street right-of-way. The lot shall encompass sufficient lot area to accommodate the off-street parking needs of both the temporary use and the principal use. The Zoning Administrator shall not grant the permit unless he/she finds that the parking generated by the event can be accommodated without undue disruption to or interference with the normal flow of traffic or with the rights of adjacent and surrounding property owners.
  - (c) **Vehicular Access:** Principal vehicular access shall be from a collector or higher capacity road.
  - (d) **Hours of Operation:** The hours of operation allowed shall be compatible with the land uses adjacent to the proposed site. In no case, however, shall such use that adjoins residentially used or zoned property conduct business between the hours of 10 pm and 8 am.
  - (e) **Duration:** The permit shall be valid for a period not to exceed 90 days.
  - (f) All structures must be portable and shall be removed from the site at the termination of the permit period.
  - (g) **Signs:** One sign per road frontage not exceeding four feet in height and 16 square feet in sign area is permitted. All temporary signs shall be removed at the termination of the permit period.

**G. Outdoor Religious Event**

- 1. Where Development Standards are Required:** O&I, B-1 and B-2 districts.
- 2. General Requirements:**

#### 4-1-1 Table of Permitted Uses

02/04/08;amended 04/07/08,05/03/10,07/11/11,08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19	Ref.	Development	Zoning Districts													
	SIC	Standards	RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
RESIDENTIAL USES																
Single Unit Residential																
Single-Family Detached Dwelling	0000		Z	Z	Z	Z	Z	Z	Z							
Modular Home	0000		Z	Z	Z	Z	Z	Z	Z							
Manufactured Home, on individual lot (within MH Overlay District Only)	0000	Sec. 4-7.3 A					CC									
Patio Home Dwelling	0000	Sec. 4-7.3 B						D	D							
Multiple Unit Residential																
Condominium, less than 2 acres in area	0000	Sec. 4-7.3 C						D	D							
Condominium, 2 or more acres in area	0000	Sec. 4-7.3 C						D	D							
Manufactured Home Park (within MH Overlay District Only)	0000	Sec. 4-7.3 D					CC									
Multifamily Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 E						D	D							
Multifamily Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 E						D	D							
Townhouse Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 F						D	D							
Townhouse Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 F						D	D							
Two-Family Dwelling (duplex)	0000							Z	Z							
Group Residential																
Boarding and Rooming House	7021	Sec. 4-7.3 G									D	D				
Family Care Home	8361	Sec. 4-7.3 H	D	D	D	D	D	D	D							
Group Care Facility	8361	Sec. 4-7.3 I								D		D				
Temporary Emergency Shelter	0000	Sec. 4-7.3 L	D	D	D	D	D	D	D		D	D	D	D	D	
Nontraditional Residential Developments																
Live/Work Combination Dwelling & Nonresidential Use	0000	Sec. 4-7.3 M						D	D	D	D	D	D			
Planned Unit Development	0000	Sec. 4-7.3 N		D	D	D	D	D	D	D	D					
Residential Cluster Development	0000	Sec. 4-7.3 O		D	D	D	D	D	D							
Traditional Neighborhood Development	0000	Sec. 4-7.3 P		D	D	D	D	D	D							
ACCESSORY USES AND STRUCTURES																
Accessory Dwelling Unit (on single-family lots)	0000	Sec. 4-7.4 A	D	D	D	D	D	D	D							
Accessory Dwelling Unit to an Office Use	0000	Sec. 4-7.4 B								BA	Z					
Accessory Uses and Structures (customary)	0000	Sec. 4-1 G	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	
Automatic Teller Machine	6099									Z	Z	Z	Z	Z	Z	
Caretaker Dwelling	0000	Sec. 4-7.4 C	D	D	D	D	D	D	D	D	D	D	D	D	D	
Communication Tower Under 50' in Height	0000	Sec. 4-7.4 D	D	D	D	D	D	D	D		Z	Z	Z	Z	Z	
Fence, Wall	0000	Sec. 4-2 C	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	
Home Occupation	0000	Sec. 4-7.4 E	D	D	D	D	D	D	D							

Z=Allowed by right

D=Allowed if development standards are met

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Satellite Dish Antenna	0000	Sec. 4-7.4 F	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z
Signs	0000	Sec. 6-6	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Swimming Pool	0000	Sec. 4-2 B	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z	Z
<b>RECREATIONAL USES</b>															
Amusement or Water Parks, Fairgrounds	7996														
Athletic Fields	0000	Sec. 4-7.5 A	CC	CC	CC	CC	CC	CC	CC			CC		CC	CC
Auditorium, Coliseum or Stadium	0000	Sec. 4-7.5 B									CC	CC			
Batting Cages, Outdoor	7999	Sec. 4-7.5 C	D									D			D
Batting Cages, Indoor	7999											Z			
Billiard Parlor, Pool Hall	7999										Z	Z			
Bingo Parlor	7999										Z	Z			
Bowling Center	7933											Z		Z	Z
Campground/RV Park	7033	Sec. 4-7.5 D		BA										BA	BA
Civic, Social and Fraternal Clubs and Lodges	8641	Sec. 4-7.5 E	BA	BA	BA	BA	BA	BA	BA	BA	D	D			
Coin-Operated Amusement, except Adult Arcade & Video Gaming Arcade	7993										Z	Z	Z		
Community Center	7999	Sec. 4-7.5 F	BA	BA	BA	BA	BA	BA	BA	BA					
Country Club with Golf Course	7997	Sec. 4-7.5 G	BA	BA	BA	BA	BA	BA	BA	BA		BA	BA		
Dance School, Music Instruction	7911										Z	Z	Z		
Fishing Lake	7999													Z	Z
Fortune Tellers, Astrologers	7999											Z			
Go-Cart Raceway	7999													Z	
Golf Course	7992	Sec. 4-7.5 H	BA	BA	BA	BA	BA	BA	BA			BA	BA		
Golf Course, Miniature	7999											Z			Z
Golf Driving Range	7999											Z			Z
Physical Fitness Center, Training Center	7991									Z	Z	Z	Z	Z	Z
Private Club or Recreational Facility, Other	7997	Sec. 4-7.5 I	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z
Public Park or Recreational Facility, Other	7990	Sec. 4-7.5 I	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z
Race Track Operation	7948	Sec. 4-7.5 J												CC	
Riding Academy, Riding Stables, Equestrian Facility	7999	Sec. 4-7.5 H	CC												
Shooting Range, Indoor	7999	Sec. 4-7.5 L												D	D
Skating Rink	7999											Z			Z
Sports and Recreation Club, Indoor	7997										Z	Z	Z		
Swim and Tennis Club	7997	Sec. 4-7.5 N	BA	BA	BA	BA	BA	BA	BA		Z	Z	Z	Z	Z
<b>EDUCATIONAL AND INSTITUTIONAL USES</b>															

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Ambulance Service	4119										Z	Z	Z		
Cemetery, Columbarium or Mausoleum (Principal Use)	0000	Sec. 4-7.6 A	CC	CC	CC	CC	CC							Z	Z
Cemetery, Columbarium or Mausoleum on Same Property as Church or Other Place of Worship	0000	Sec. 4-7.6 B	D	D	D	D	D	D	D	D	D	D	D	Z	Z
Church Or Other Place of Worship	8661	Sec. 4-7.6 C	D	D	D	D	D					Z		CC	CC
College, University, Technical Institute	8220	Sec. 4-7.6 D								CC					
Day Care Center, Adult and Child, 5 or Less Clients (accessory use)	8322	Sec. 4-7.6 F	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z
Day Care Center, Adult and Child, 6 -12 Clients (principal use)	8322	Sec. 4-7.6 G	CC	CC	CC	CC	CC	CC	CC	Z	Z	Z	Z	Z	Z
Day Care Center, Adult and Child, 13 or More Clients (principal use)	8322	Sec. 4-7.6 G.1	CC							Z	Z	Z	Z		
Elementary or Secondary School	8211	Sec. 4-7.6 H	BA	BA	BA	BA	BA	BA	BA	BA		BA	BA		
Fire Station/Emergency Medical Service	9224	Sec. 4-7.6 I	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z
Government Office	9000									Z	Z	Z	Z	Z	Z
Hospital	8062									Z					
Library	8231	Sec. 4-7.6 J	D	D	D	D	D	D	D	Z	Z	Z	Z		
Museum or Art Gallery	8412									Z	Z	Z			
National Guard /Military Reserve Center	0000										Z			Z	Z
Nursing and Convalescent Home, Rest Home	8050	Sec. 4-7.6 K	D	D	D	D	D	D	D	Z		Z	Z		
Orphanage	8361	Sec. 4-7.6 L	D	D	D	D	D	D	D	Z		Z			
Police Station	9221									Z	Z	Z	Z	Z	Z
Post Office	0000									Z	Z	Z	Z	Z	Z
Retreat/Conference Center	0000	Sec. 4-7.6 M	D							Z		Z			
School Administration Facility	9411									Z		Z		Z	Z
<b>BUSINESS, PROFESSIONAL and PERSONAL SERVICES</b>															
Advertising, Outdoor Services	7312										Z				Z
Automobile Parking (Commercial)	7521										Z	Z	Z	Z	Z
Automobile Rental or Leasing	7510										Z	Z		Z	Z
Automobile Repair Services	0000	Sec. 4-7.7 A									CC	Z	CC	Z	Z
Automobile Towing and Storage Services	7549													Z	Z
Bank, Savings and Loan, or Credit Union	6000									Z	Z	Z	Z		
Barber Shop, Beauty Shop, Cosmetic Tattoos	7241	Sec. 4-1.G								Z	Z	Z	Z		
Bed and Breakfast or Tourist Home	7011	Sec. 4-7.7 B	D	D	D	D	D			Z		Z	Z		
Bicycle, Motorcycle Repair	3751										Z	Z			

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Blacksmith	7699											Z			Z
Boat Repair	3730													Z	Z
Car Wash, Auto Detailing	7542											Z	Z		Z
Clothing Alteration or Repair	0000										Z	Z	Z		
Contractor Office with Outside Storage Yard	0000	Sec. 4-7.7 C												D	
Computer Maintenance and Repair	7378										Z	Z	Z		Z
Equipment Rental and Leasing (no outside storage)	7350											Z		Z	Z
Equipment Rental and Leasing (with outside storage)	7350	Sec. 4-7.7 D												D	
Equipment Repair	7690											Z			Z
Funeral Home, Crematorium	7261									Z	Z	Z			
Furniture Refinishing and Repair, Upholstery Shops	7641													Z	Z
Furniture Display and Showrooms	0000											Z			
Hotel or Motel, except Adult Motel**	7011										Z	Z			
Insurance Agency, no On-site Claims Inspections	6411									Z	Z	Z	Z		
Insurance Agency, with On-site Claims Inspections	6411											Z			Z
Kennels, with Outside Runs	0752													CC	
Kennels, with No Outside Runs	0752	Sec. 4-7.7 E										Z		Z	Z
Landscape and Horticultural Services	0780											Z			Z
Laundromat, Coin-Operated	7215										Z	Z	Z		
Laundry or Dry Cleaning Plant	7211													Z	
Laundry or Dry Cleaning, Retail Facility	7212										Z	Z	Z	Z	
Locksmiths, Gunsmiths	7699										Z	Z	Z		
Martial Arts Instructional School	7999										Z	Z	Z		
Medical or Dental Laboratory	8071										Z	Z	Z		
Offices, General	0000									Z	Z	Z	Z		
Office Uses Not Listed Elsewhere	0000									Z	Z	Z			
Pest or Termite Control Services	7342											Z			Z
Photocopying and Duplicating Services	7334									Z	Z	Z	Z		Z
Photofinishing Laboratory	7384											Z		Z	Z
Photography, Commercial Studio	7335									Z	Z	Z	Z		
Refrigerator or Large Appliance Repair	7623													Z	Z
Research, Development or Testing Services	8730													Z	Z
Roofing Shop	1761														Z
Services, Miscellaneous Not Listed Elsewhere	7699											Z			Z
Shoe Repair or Shoeshine Shop	7251										Z	Z	Z		

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#### 4-1-1 Table of Permitted Uses

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Stock, Security, and Commodity Brokers	62									Z	Z	Z	Z		
Television, Radio or Electronics Repair	7620											Z	Z	Z	Z
Theater (indoor), except Adult Theater**	7832										Z	Z			
Theater (outdoor)	7833											Z			
Tire Recapping	7534													Z	Z
Truck Driving School	8249													Z	Z
Truck and Utility Trailer Rental and Leasing	0000													Z	
Truck Washing	7542													CC	
Veterinary Clinic	0742											Z			Z
Vocational, Business or Secretarial School	8240									Z		Z			Z
Watch, Clock, and Jewelry Repair	7631										Z	Z	Z		
Welding Shop	0000													Z	
<b>RETAIL TRADE</b>															
ABC Store (packaged liquor)	5921										Z	Z			
Antique Store	5932										Z	Z	Z		
Apparel and Accessory Store	5600										Z	Z	Z		
Appliance Store	5722										Z	Z	Z		
Arts and Crafts	0000										Z	Z	Z		
Auto Supply Sales	5531										Z	Z			
Bakery	5461										Z	Z			
Bar, Night Club, Tavern, Brewpub	5813	Sec. 4-7.8 A									Z	Z	D		
Bicycle, Motorcycle Sales	5571										Z	Z			
Boat Sales	5551											Z		Z	Z
Bookstore, except Adult Bookstore**	5942									Z	Z	Z	Z		
Building Supply Sales	5211	Sec. 4-7.8 B										D		D	D
Convenience Store, no Gas Pumps	5411										Z	Z	Z	Z	Z
Convenience Store, with Gas Pumps	5411	Sec. 4-7.8 C									BA	Z	BA	Z	Z
Department, Variety or General Merchandise	5300										Z	Z			
Drugstore or Pharmacy	5912										Z	Z	Z		
Farm Supplies and Equipment	0000													Z	Z
Floor Covering, Drapery or Upholstery	5710										Z	Z			Z
Florist	5992									Z	Z	Z	Z		
Food Stores	54	Sec. 4-7.8 D									Z	Z	Z		Z
Fuel Oil Sales	5980											Z		Z	Z
Furniture Sales	5712										Z	Z			

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02/04/08;amended 04/07/08,05/03/10,07/11/11,08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19	Ref. SIC	Development Standards	Zoning Districts												
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Garden Center or Retail Nursery	5261											Z	Z		Z
Hardware Store	5251										Z	Z	Z		
Home Furnishings, Miscellaneous	5719										Z	Z			
Manufactured Home Sales	5271	Sec. 4-7.8 E										CC			CC
Miscellaneous Shopping Goods Stores, not listed elsewhere	594										Z	Z	Z		
Motor Vehicle Sales (new and used)	5511										Z	Z		Z	Z
Newsstand	5994										Z	Z	Z		
Office Supplies and Equipment	5999										Z	Z			Z
Optical Goods Sales	5995									Z	Z	Z	Z		
Paint and Wallpaper Sales	5231										Z	Z	Z		
Pawnshop or Used Merchandise Store	5932										Z	Z	Z		
Pet Store	5999										Z	Z	Z		
Radio, Television, Consumer Electronis, and Music Stores	5731										Z	Z	Z		
Retail Sales, Miscellaneous not listed elsewhere	5999										Z	Z			
Recreational Vehicle Sales	5561											Z		Z	Z
Restaurant (drive-in or take out window only)	5812	Sec. 4-7.8 F										D	D	Z	Z
Restaurant (with drive-through)	5812	Sec. 4-7.8 G									D	D	D	Z	Z
Restaurant (without drive-through)	5812										Z	Z	Z	Z	Z
Service Station, Gasoline Sales	5541	Sec. 4-7.8 H									BA	Z	BA	Z	Z
Shopping Center	0000	Sec. 4-7.8 I										D			
Superstore	0000	Sec. 4-7.8 J										D			
Tire Sales	5531											Z		Z	Z
Truck Stop, Travel Plazas	5541	Sec. 4-7.8 K												CC	
Video Tape Rental and Sales, except Adult Video Store**	7841										Z	Z	Z		
<b>WHOLESALE TRADE</b>															
Farm Product Raw Materials	515													Z	
Hardware	5072											Z		Z	Z
Petroleum and Petroleum Products, Bulk Storage	517	Sec. 4-7.9 B												BA	BA
Wholesale Trade, not listed elsewhere	0000													Z	Z
<b>TRANSPORTATION, WAREHOUSING AND UTILITIES</b>															
Airport or Air Transportation Facility	4500	Sec. 4-7.9 A												CC	CC
Bulk Mail and Packaging	4212													Z	Z
Bus Terminal	4100													Z	Z
Communication or Broadcasting Facility	4800											Z			Z

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Communications Tower, Public Safety	0000	Sec. 4-7.9 C	D	D	D	D	D	D	D	D	D	D	D	D	D
Communications Tower and All Other Radio,Television Towers Over 50' In Height	0000	Sec. 4-7.9 D	CC											CC	CC
Courier Service	4215											Z		Z	Z
Farm Product Warehousing and Storage	4221													Z	Z
Moving and Storage Service	4214													Z	Z
Outside Storage	0000													Z	
Public Works and Public Utility Facilities Essential to the Immediate Area	0000	Sec. 4-7.9 H	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
Railroad Station	4010										Z			Z	
Recycling Collection Station or Point	0000													Z	Z
Sewage Treatment Plant	4952	Sec. 4-7.9 I												CC	CC
Small Wireless Facility	23713	Sec. 4-7.9.F	D	D	D	D	D	D	D	D	D	D	D	D	D
Solar Farms		Sec. 4-7.9 G	CC											CC	CC
Taxi Terminal	4121										Z	Z			
Telephone Exchange	0000	Sec. 4-7.9 K	BA	BA	BA	BA	BA	BA	BA		BA	BA		BA	BA
Transformer Stations	0000	Sec. 4-7.9 K	BA	BA	BA	BA	BA	BA	BA			BA		BA	BA
Trucking or Freight Terminal	4213													Z	
Warehouse (general storage, enclosed)	4220													Z	Z
Warehouse (self-storage)	4225													Z	Z
Water Treatment Plant	0000	Sec. 4-7.9 L												CC	CC
Wireless Communications Facility	23713	Sec. 4-7.9.E	D	D	D	D	D	D	D	D	D	D	D	D	D
<b>MANUFACTURING and INDUSTRIAL USES</b>															
Apparel and Finished Fabric Products	2300													Z	Z
Bakery Products	2050													Z	Z
Batteries	3691													Z	
Beverage Products	2086											Z		Z	Z
Cabinet and Woodworking Shops	2434													Z	Z
Carpets, Bedding	0000													Z	
Chemicals, Paints and Allied Products	2800													Z	
Computer and Office Equipment	3570													Z	Z
Concrete, Cut Stone and Clay Products	3200													Z	
Dairy Products	2020													Z	Z
Drugs and Pharmaceuticals	283													Z	Z
Electronic and Other Electrical Equipment	36													Z	
Food Preparation and Related Products, Miscellaneous	209													Z	Z

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	SIC	Standards	RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Furniture and Fixtures	2500													Z	
Glass	3200													Z	
Hardware and Housewares	0000													Z	
Heating, Equipment and Plumbing Fixtures	3430													Z	
Ice	2097											Z		Z	Z
Industrial and Commercial Machinery	3500													Z	
Jewelry and Silverware Fabrication, No Plating	3915										Z	Z			
Machine Shop	3599													Z	Z
Manufactured Housing and Wood Buildings	2450													Z	Z
Metal Fabricating	0000													Z	
Millwork, Plywood and Veneer	2430													Z	
Paper Products	2670													Z	
Printing and Publishing	2700													Z	Z
Printing and Publishing, Incidental to a Newspaper Office	2700										Z	Z			
Rubber and Plastics, Miscellaneous	3000													Z	
Sheet Metal Shop	0000													Z	Z
Signs	3993													Z	Z
Soaps and Cosmetics	2840													Z	
Sporting Goods and Toys	3940													Z	Z
Textiles	2200													Z	
Tobacco Products	2110													Z	
Manufacturing or Industrial, not listed elsewhere	0000													Z	
<b>AGRICULTURAL USES</b>															
Bona fide farm operation except commercial feeder/breeder operation	0000	Sec. 1-5	E	E	E	E	E	E	E	E	E	E	E	E	E
Commercial Feeder/Breeder Operation*	0000	Sec. 4-7.11 A	CC												
<b>MINING USES</b>															
Mining, Quarrying, Sand Pits, and Mineral Extraction	1000	Sec. 4-7.12 A												CC	
<b>TEMPORARY USES</b>															
Arts and Crafts Show	0000									Z	Z	Z	Z		
Carnivals and Fairs	7999	Sec. 4-7.13 A	CC							CC	CC	CC		CC	CC
Christmas Tree, Pumpkin, and Similar Seasonal Sales	0000									Z	Z	Z	Z	Z	Z
Concerts, Stage Show	7920	Sec. 4-7.13 B										CC			
Convention, Trade Show	0000										Z	Z	Z	Z	Z

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	SIC	Standards	RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Corn Maze, Hay Rides, and Similar Temporary Uses Associated with a Bona Fide Farm Operation	0000	Sec. 4-7.13 C	D												
Fireworks Stand	0000	Sec. 4-7.13 D										D			
Horse Show, Rodeo	7999													Z	Z
Outdoor Fruit and Vegetable Market, Seasonal	5431	Sec. 4-7.13 F	D								D	D	D		
Outdoor Religious Event	0000	Sec. 4-7.13 G								CC	CC	CC			
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)	0000		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Temporary Construction Office or Security Residence	0000	Sec. 4-7.13 H	D	D	D	D	D	D	D						
Temporary Portable Storage Containers	0000	Sec. 4-7.13 K	D	D	D	D	D	D	D	D	D	D	D	D	D
Temporary and Special Events not Listed Elsewhere	0000	Sec. 4-7.13 I								D	D	D	D	D	D
Turkey Shoot	0000	Sec. 4-7.13 J												D	D
Yard Sale	0000		Z	Z	Z	Z	Z	Z	Z						
<b>MISCELLANEOUS USES</b>															
Adult Establishment**	0000	Sec. 4-7.14 B												CC	
Animal Shelter	0752													Z	Z
Billboard, Outdoor Advertising Sign	0000	Sec. 4-7.14 A												D	D
Planned Multiple Occupancy Group (Commercial, Office or Industrial)	0000	Sec. 4-7.14 C								CC	CC	CC	CC	CC	CC
Video Gaming Arcade	0000	Sec. 4-7.14 D										CC			
<p>* Chapter 4 of the City of Mebane Ordinances regulates the keeping of certain animals within the corporate limits of the City of Mebane. Consequently, some animal operations may not be permissible within zoning districts that are located within the corporate limits.</p> <p>** Adult Establishment includes adult arcade, adult bookstore, adult video store, adult cabaret, adult motel, massage parlor, adult motion picture theater, adult theater, escort agency, sexual encounter studio, or any combination of the foregoing. See Definition in Article 12</p>															

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