



Mebane Planning Board
In Person Regular Meeting
July 19, 2021- 6:30 PM

PLEASE TAKE NOTICE that the Mebane Planning Board's Regular Meeting is scheduled for Monday, July 19, 2021 at 6:30 p.m. in the Council Chambers of the Glendel Stephenson Municipal Building located at 106 E. Washington Street, Mebane, NC 27302.

For people who plan to view the meeting, but not participate, the City provides a YouTube live stream by searching *City of Mebane* on YouTube or at the following link:

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

Access to the meeting is also available by the following three (3) options:

Option #1- Attend In Person

- Masks may be worn per individual preference, but they are not required for attendance.

For people that do not plan to attend in person but would like to address the Planning Board during the presentation and discussion of an agenda item, see options below.

Option #2- Email Comments to be read aloud by Planning Staff

- Email comment to avogel@cityofmebane.com. Written comments must be received by **4pm Monday, July 19th**.
- Messages must contain commenter's name and address.
- Written comments will be read aloud by the Planning Staff.

Option #3- Conference Telephone

- Email avogel@cityofmebane.com by **2:00pm on Monday, July 19th** to comment during the meeting.
- Emails must contain commenter's name, address, and **telephone number that you are using to call into the conference line for identification, in addition to the agenda item you would like to comment on.**
- Upon the City's receipt of email, participants will be emailed a confirmation which will include the phone number and access code to use the night of the meeting.
- Callers will be held in queue and asked to mute their phones or speakers until they are called on to speak.
- Speakers will be called in the order in which their email was received.
- Per authority of NCGS 143-318.17, if a person participating remotely willfully disrupts the meeting, then upon direction by the Chair, such person may be removed from electronic participation, or his or her e-mail may not be read.



Planning Board

Regular Meeting Agenda
July 19, 2021, 6:30 p.m.

1. Call to Order
2. Approval of June 14, 2021, Meeting Minutes
3. City Council Actions Update
4. Request to rezone the +/- 0.97-acre property addressed 115 Hoover Road (PIN 9825817912), from R-20 to B-2 (CD) to allow for a new use in the existing structures by Steve Rose.
5. Request to rezone the +/- 8.192-acre property located on South Eleventh Street (PIN 9825410961), from R-8 to R-8 (CD) to allow for three apartment buildings totaling 48 units by Espitia Properties, LLC.
6. Request to rezone the +/- 13.96-acre property located on South Eleventh Street (PIN 9825416325), from R-8 to R-8 (CD) to allow for a residential townhome development of 51 homes by Meritage Homes.
7. Proposed Text Amendment to the City of Mebane Unified Development Ordinance Article 2 ("Administration, Development Review, and Permitting Procedures"), Section 3.C ("Board of Adjustment, Composition")
8. Proposed Text Amendment to the City of Mebane Unified Development Ordinance Article 5 ("WSW Buffers, Overlay, Environmental, and Special Purpose Regulations"), Section 4 ("Watershed Overlay District Regulations")
9. New Business
10. Adjournment



**Planning Board
Minutes to the Meeting**

June 14, 2021
6:30 p.m.

The Planning Board meeting was held at the Glendel Stephenson Municipal Building located at 106 E. Washington Street, Mebane, NC 27302 and livestreamed via YouTube. The video can be accessed through the following link: <https://www.youtube.com/watch?v=Ol4qLH0bahM>

Members Present: Chairman Edward Tulauskas, Vice Chair Judy Taylor, Lori Oakley, Gale Pettiford, and Larry Teague.

Also Present: Audrey Vogel, Planner; Cy Stober, Development Director; Kirk Montgomery, IT Director

1. Call to Order

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

2. Approval of April 12, 2021 Minutes

Judy Taylor made a motion to approve the minutes from the April 12, 2021 meeting. Lori Oakley seconded the motion, which passed unanimously.

3. City Council Actions Update

Cy Stober, Development Director, provided an update on the City Council’s recent action at the May and June City Council meetings.

4. Request for a Special Use Permit to allow a 195-foot monopole non-stealth telecommunications facility on a +/- 3.87-acre property zoned R-20 located at 4449 Landi Lane (PIN 9816764270) by Towercom IV-B, LLC, c/o George Davis, 5611 NC Hwy 55, Suite 201, Durham, NC 27713.

Staff presented the above application from Towercom IV-B, LLC. Special Use Permit granted by City Council is required for this wireless support structure for the following reasons:

- Setbacks required by the underlying zoning must be reduced to accommodate the proposed wireless support structure
- it is a non-stealth wireless support structure proposed within 200 feet of a property line for any residential property.

The Planning staff has reviewed the request for harmony with the zoning of the surrounding area and consistency with the City’s adopted plans and recommends approval. The Technical Review Committee (TRC) has reviewed the site plan and the applicant has revised the plan to reflect the



comments. The applicant has an agreement to lease the property for this special use, pending approval of the City Council.

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

Thomas Johnson of Williams Mullen, 301 Fayetteville Street, Raleigh, NC 27601 presented on the behalf of the applicant. He noted at the end of his presentation:

- the Tower would not injure surrounding property values, based on the analysis submitted with the application.
- the Tower would improve the welfare of the area by providing cell service; and
- The Tower is presumed to be in harmony with the surrounding zoning because it is a permitted use, by special use permit, in the Table of Permitted use Mebane Unified Development Ordinance

Following the presentation, Mr. Johnson answered questions from the Planning Board and community members in attendance.

Judy Taylor asked if the Tower or equipment generated any noise. Mr. Johnson answered that “there really isn’t any noise” and noted that a generator may be necessary in the event of a power outage.

Lori Oakley asked if the Tower would have a red light at the top. Mr. Johnson responded that the Tower will not have any lighting, as the FAA approval letter indicated it is not required for anything under 200’ tall.

Larry Teague asked about the potential for flooding in the area, noting the floodplain on the subject property, and how the design of the stream culverts shown on the drawings may impact the properties downstream of the site. Mr. Johnson responded that the Tower is not in the floodplain, and the engineer designed the site with the current flows in mind, with culverts big enough to take them into account. Larry Teague expressed concerns about future flows and the potential to force water onto the surrounding properties. Mr. Johnson responded that to his knowledge the engineer’s design will function appropriately to accommodate stormwater, and that the engineer has experience with designing tower sites across the country. Cy Stober noted that as in Engineer’s Memo provided in the packet, the stormwater has been reviewed by City Staff. Mr. Johnson noted that the Tower design does not exceed the maximum impervious surface coverage, and should the property be developed further, Towercom would be willing to help implement the required stormwater control measures for additional impervious surface coverage.

Chairman Ed Tulauskas asked if the Tower would have the technology to provide 5G service. Mr. Johnson confirmed that it would have 4G and eventually 5G service.



Chairman Ed Tulauskas indicated that at this time the Board would hear any written comments submitted to Staff to be read aloud.

Audrey Vogel read aloud the following written comment received via email from Patricia O'Connor, 1011 Squires 4416 Landi Lane:

I have concerns about potential radiation exposure and health risks including cancer that may be associated with this tower. I have read up on it, but there are mixed reviews.

Will there be a fence or barrier around this tower?

I read that the chances of falling is very slim, but not guaranteed. So if the tower happens to fall, are there any buildings in the vicinity that would be hit or damaged? What about damage to any surrounding trees if they fall and need to be moved?

Who would be responsible for any and all damages?

Another concern is when there are storms in the area, how will it handle the storms and the lightning? Are there any concerns with it drawing more lightning to the area?

Another concern is how will having this tower affect selling property around it?

How will this affect the wildlife and their natural habitat? Some trees were cleared out several years ago, and the wildlife was forced to move and now they are more in the residential areas.

If this tower is for the Mill Creek area, then shouldn't the proposed area be in Mill Creek somewhere away from the homes so that it would not be a potential threat to them?

As you can see, I have concerns with having this tower in the area. If we were to put it to a vote, my vote would be no.

Mr. Johnson responded to Ms. Paylor's questions, noting the following:

- The Tower will have fencing around the compound area
- If any damage were to occur, Towercom would be total responsible. In the event that there was a failure, it would be a bending of the Tower and it would stay within 80 ft on the Tower property itself.
- The Tower will have a lightning rod and a grounding system
- Michael Berkowitz, appraiser, performed an analysis and found that the Tower will not adversely affect the adjoining property values
- The State, Federal, and Local (Mebane Ordinance) specifically acknowledge that radiation emissions from the site are regulated by the Federal Communications Commission and have



to be very low, and as such cannot be a consideration for this Board. They are deemed safe because they operate within those FCC guidelines

- The Tower compound takes up very little space, and the site has been designed with landscaping and buffering that should minimize any impact on wildlife habitat.
- The Tower is for everyone in the area to have reliable service as shown on the coverage map, not just the residents of Mill Creek, although named after the subdivision.

Chairman Ed Tulauskas indicated that at this time the Board would hear any questions or comments from the public.

Curtis Bryant, 4356 Landi Lane, commented that Ms. Paylor covered most of his questions, and asked how far the Tower would be from the street. Mr. Johnson responded that the Tower would be located in the back corner of the property and 396 feet from the right of way. Mr. Bryant also asked about impacts on the stream. Mr. Johnson responded that the site would meet all of the stringent requirements in the Watershed. Mr. Bryant asked why they chose the location on Landi Ln, noting that the Cates Farm area by the 119 Bypass would be better. Mr. Johnson responded that they chose an area that would provide optimum coverage, placing a tower too close to another tower area does not provide optimum coverage and that much of the area surrounding the bypass is owned by NCDOT.

Arthur Holt, 1714 Landi Lane, asked about the distance of the Tower to the nearest home. Mr. Johnson responded that the Ordinance requires the distance to be double the tower height. Mr. Holt responded that he wanted to know the actual distance from the nearest home, not the ordinance requirement. Mr. Johnson responded that it is greater than 398 feet but did not have the exact distance. Mr. Holt expressed concerns about radio waves from the Tower being so close to his home and family. Mr. Holt commented that if the Tower meets the minimum requirements, then those requirements are not sufficient, and the Applicant and Planning board would not want a tower like this in their backyards. Mr. Holt added that despite the real estate appraisal analysis, people will not want to move to an area within such close vicinity to a tower.

Mr. Bryant asked the Board if Ms. Lydia Paylor's and Mr. Arthur Holt's concerns would be considered. Chairman Ed Tulauskas responded that their concerns are being recorded and will be shared with the Mebane City Council that will ultimately vote on the request.

Gale Pettiford expressed concern over stormwater, noting that as a resident of the area, it is already an issue. She asked to hear more about how the stormwater on the Tower site will be routed and how it will impact surrounding property owners. Mr. Johnson responded that the site has been engineered to handle the water flow at the location of the tower – two 36' pipes – to allow the water to flow naturally without restriction. He noted that he cannot speak directly on water flow in locations beyond the site. Cy Stober added that City Staff does look downstream, and concerns regarding offsite



stormwater were accounted for in TRC comments. He explained the stormwater calculation and reporting process and noted that staff is required to look at the 1-year storm, and often looks at the 10- or 100-year storm as well to try and accommodate for higher intensity. Mr. Johnson added that the project has to meet the same stormwater requirements as any other development project and is designed so that it does not change the stormwater.

Ms. Pettiford asked if the surrounding neighbors would be able to contact Towercom if an issue arises. Mr. Johnson noted that the contact information would be posted on site. Robin Clement, a representative of Towercom, added that calls would come straight to her at her office in Durham, NC. Ms. Pettiford asked who will be maintain the property and landscaping. Mr. Johnson responded that it will be maintained by Towercom, and residents with any concerns about landscaping or maintenance in general can call the number provided on site.

Mr. Bryant asked why Cates Farm was not considered for the Tower instead of Landi Lane, a Black neighborhood. Mr. Johnson explained the factors considered in selecting the site, including a willing property owner, coverage area, and topography, noting that the residents in the area were not considered as a factor.

Lori Oakley addressed the public in attendance, commenting that during her career as a planner, telecommunications towers have consistently been topics of passionate discussion. Ms. Oakley acknowledged the neighbors' concerns about the Tower but noted that towers are carefully regulated by the FCC, Telecommunications Act and Mebane UDO and the request meets these requirements.

Lori Oakley made a motion to approve special use request for 199'-tall non-stealth wireless communication facility as presented and motioned to find that the request is both reasonable and in the public interest because it meets the following four findings:

- a. Will not materially endanger the public health or safety;
- b. Will not substantially injure the value of adjoining or abutting property;
- c. Will be in harmony with the area in which it is located; and
- d. Will be consistent with the objectives and goals in the City's adopted plans.

Judy Taylor seconded the motion, and the motion passed (4-1). Chairman Tulauskas confirmed that the request will go before the Mebane City Council in July. Cy added that the July City Council meeting will be delayed one week due to the July 4th Holiday, and that the hearing would be on July 12th at 6 p.m.. Mr. Stober added that it would be a quasi-judicial hearing requiring sworn testimony.



- 5. Request to Request to establish R-8(CD) zoning on three (3) properties totaling +/- 25.58 acres located at 900, 1002 & 1010 Ben Wilson Road (PINs 9824434841, 9824435349 & 9824435147) outside of the Extra-Territorial Jurisdiction (ETJ) in Orange County for a residential townhome development of 162 homes by Ben Wilson Rd, LLC, c/o James Parker, Jr., 320 Executive Court, Hillsborough, NC 27278**

Staff presented the above application from Ben Wilson Rd, LLC. The Planning staff has reviewed the request for harmony with the zoning of the surrounding area and consistency with the City's adopted plans and recommends approval. The Technical Review Committee (TRC) has reviewed the site plan and the applicant has revised the plan to reflect the comments.

The proposed onsite amenities & dedications include the following:

- The construction of all internal roads with 5' sidewalks.
- The construction of an amenity center, dog park, playground, and greenspace to exclusively serve development residents to be maintained by the HOA. In total, the site plan features 1.7 acres of active recreation space and 10.44 acres of passive HOA owned open space.
- +/- 3,446 linear feet of a variable 8'-10'-wide asphalt multiuse path through the development and along the frontage of the northern portion of the site on Ben Wilson Road.

Requested waivers:

- 20' front setback, UDO requires 30'
- 15' rear setback, UDO requires 20'
- 8' side setback, UDO requires 15'
- 2 parking spaces per 3-bedroom home, UDO 2.5 parking spaces per 3-bedroom home
- Lot area and width as presented

Audrey Vogel provided a brief overview and PowerPoint of the request.

Tim Smith, Senior Project Manager at Summit Design and Engineering Services, 320 Executive Court, Hillsborough, NC 27278 provided a presentation of the request and site plan. During his presentation, Mr. Smith described a series of building commitments and proposed elevations for the home products.

Larry Teague asked about the garage sizes and street parking. Mr. Smith replied that there could be one or two car garages, and they are not proposing any street parking per the street design on the plans. Cy Stober added clarification that the city does not regulate on street parking unless petitioned through the parking restriction policy, so unless otherwise noted, on street parking is allowed.



Lori Oakley asked Tim to elaborate how the plans could accommodate two-car garages, noting that the driveways shown could only accommodate a one-car garage with one driveway parking space. Tim Smith replied that it may be something they need to address with the final elevations for the units, and in order to accommodate a two-car garage, the driveway would need flare out, but as currently shown the plans only allow two spaces per unit.

Larry Teague asked about the number of entrances to site, turn lanes and the flow of traffic south from the subdivision towards Bowman Road. Tim Smith responded that per the Traffic Impact Analysis (TIA), a southbound left turn lane on Ben Wilson Road would be provided as shown on the plans. Mr. Smith added that the TIA indicated that the majority of trips would be coming south from the interstate along Ben Wilson Rd. Mr. Teague responded that he did not agree with the traffic study, noting that the traffic in that area is terrible and folks are likely to take Bowman Rd to avoid traffic on Mebane Oaks Road.

Larry Teague commented that he liked the layout of the site plan but was not pleased with the waivers being requested. Mr. Teague asked Tim Smith to elaborate on why waivers were required for townhomes as he noted in his presentation. Tim Smith responded that the lot width and dimensions in the ordinance do not accommodate typical townhome unit layouts. Lori Oakley chimed in that she would like this to be addressed in future UDO revisions. Cy Stober clarified that the UDO essentially treats townhomes the same as single-family homes, and acknowledged the conflict it creates (for setbacks, etc.).

Larry Teague asked Tim Smooth about stormwater controls on site, noting a history of flooding from Haw Creek in the area. Mr. Smith responded that they worked with City Staff to ensure that the ponds meet stormwater requirements, noting that the City has extensive requirements and review procedures for stormwater.

Lori Oakley asked if any consideration was given to R-12 CD zoning to align with the developments across the street. Tim Smith responded that it had been considered, but that R-8 CD better aligned with the developer's project needs.

Lori Oakley expressed concern about the waiver being requested for parking spaces, noting the project has a deficit of 62 spaces and the layout does not provide any parking for guests. Lori added that is apparent the developer wants to get as many homes as possible on the site with the R-8 CD zoning. Ms. Oakley recalled townhome developments in Hillsborough that provide sufficient on street parking pockets for guests, commenting that the Meadowstone site plan is lacking that kind of parking – for friends, guests, in-laws, visitors, teenagers, etc. Ms. Oakley added that she did not take issue with any of the lot dimension/setback waivers but was concerned about parking.



Judy Taylor asked about the market price point for the townhomes. Mr. Smith responded that he was not clear on the price point and would need to ask the developer. Cy Stober added that the townhomes at the Meadows across the street are priced between \$225,000 and \$250,00 by Capitol City Homes. Cy added that the elevation shown in Tim Smith's presentation is identical to one of the Capitol City Homes townhome elevations at the Meadows.

Tom Boney of Alamance News asked why the zoning requested for the Meadowstone Townhomes was different from the Zoning at the Meadows Townhomes across the street if the same home products are being proposed. Cy Stober clarified that the Meadows was approved as a planned unit development with mixed housing types – primarily single detached family residential, with 55 townhomes.

Lori Oakley made a motion to deny the request to establish R-8 CD zoning as presented, for the reason that the R-8 zoning is a more intense density which is less appropriate on the periphery of the City and secondly does not meet the parking requirements of the UDO and does not provide adequate parking for each lot. Judy Taylor seconded the motion. Chairman Tulauskas confirmed that the motion to deny passed unanimously (5-0) and the request would go before the Mebane City Council on July 12 at 6 p.m.

6. New Business

- (a) Cy Stober shared that Staff will be having the revised copies of the UDO, per the adopted 160-d amendments, printed and distributed to Planning Board upon request.
- (b) Cy Stober informed the Board that the application deadline for the five open Planning Board positions, including Mr. Vinson's vacant seat, will be Friday June 18th. Positions will be appointed at the July 12 City Council meeting. He noted that there is one ETJ position open that will require appointment from the Alamance County Board of Commissioners on July 19th.
- (c) Cy Stober reminded the Board that the July Planning Board meeting would be held on the 19th due to the July 4th Holiday.
- (d) Cy Stober noted that the City has been working on a new website, which is currently under internal review.

7. Adjournment

There being no further business, the meeting was adjourned at 8:10 p.m.



AGENDA ITEM #4

RZ 21-06

Conditional Rezoning –

115 Hoover Road

Presenter

Ashley Ownbey, City Planner

Applicant

Steve Rose

419 Hoover Road

Mebane, NC 27302

Public Hearing

Yes No

Zoning Map



	<p>CITY OF MEBANE ZONING MAP</p>	<p>115 Hoover Road PIN 9825817912</p> <p><small>1 inch = 300 feet</small></p>	<p>DATE: 07/14/2021</p> <p>DRAWN BY: AO</p>
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Property

115 Hoover Road

9825817912

Proposed Zoning

B-2 (CD)

Current Zoning

R-20

Size

+/- 0.97 acre

Surrounding Zoning

R-20, B-3

Adjacent Land Uses

Residential,
Warehouse

Utilities

No City utilities are
present

Floodplain

No

Watershed

Yes, General
Watershed Area

City Limits

No

Summary

Mr. Steve Rose is requesting a rezoning from R-20 (Residential District) to B-2 (CD) (General Business Conditional District) to allow for operation of a lawn mower repair business in the existing structures. The property has a history as a permitted nonconforming use featuring a cabinetry business. The applicant is requesting acceptance of existing conditions, with any future improvements to the property complying with the Mebane Unified Development Ordinance (UDO) not requiring further public hearing and legislative approval by the City Council. Uses permitted on the property will be restricted to those proposed in the attachment.

The existing conditions do not meet the following landscape and parking requirements of the Mebane UDO:

- A perimeter buffer of average linear width of 15' with a minimum of a 5' buffer area to separate adjacent residential uses.
- A paved parking area for approximately 10 to 12 vehicles, with parking space striping complying with City standards.

The property is in the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County. It is located in the General Watershed Area Overlay District, which would restrict the impervious area of any future development.

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

Financial Impact

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

Recommendation

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

Suggested Motion

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

OR

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

Attachments

1. Zoning Amendment Application
2. Zoning Map
3. Site Plan
4. Planning Project Report



RECEIVED
07/07/2021

APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: Steve Rose

Address of Applicant: ⁴¹⁹~~416~~ Hoover Rd Mebane, NC 27302

Address and brief description of property to be rezoned: 115 Hoover Rd Mebane, NC 27302

B&S Cabinet shop, freestanding concrete block commercial building

Applicant's interest in property: (Owned, leased or otherwise) Applicant has contingent offer to buy, pending city approval.

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

Yes Explain: _____ No

Type of re-zoning requested: B-2 conditional district

Sketch attached: Yes No

Reason for the requested re-zoning: B&S operated prior to city zoning, I am requesting re-zoning as I will have a change in use that was determined to be of different intensity level

Signed: Steve Rose

Date: 07-06-2021

Action by Planning Board: _____

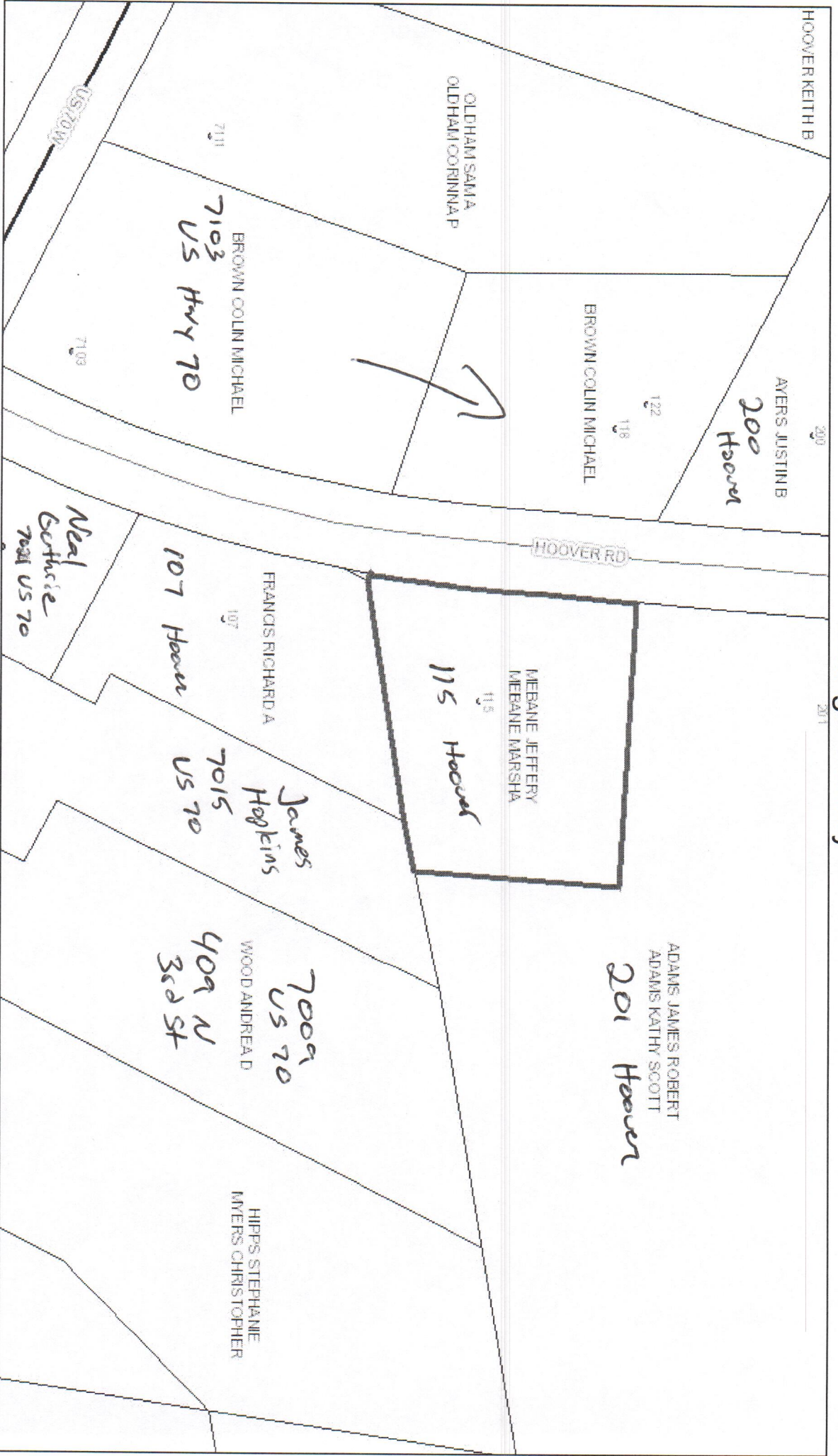
Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

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

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

Orange County



June 23, 2021

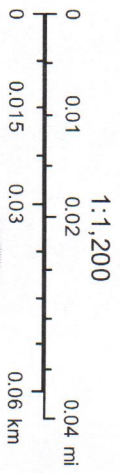
This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.

PIN: 9825817912

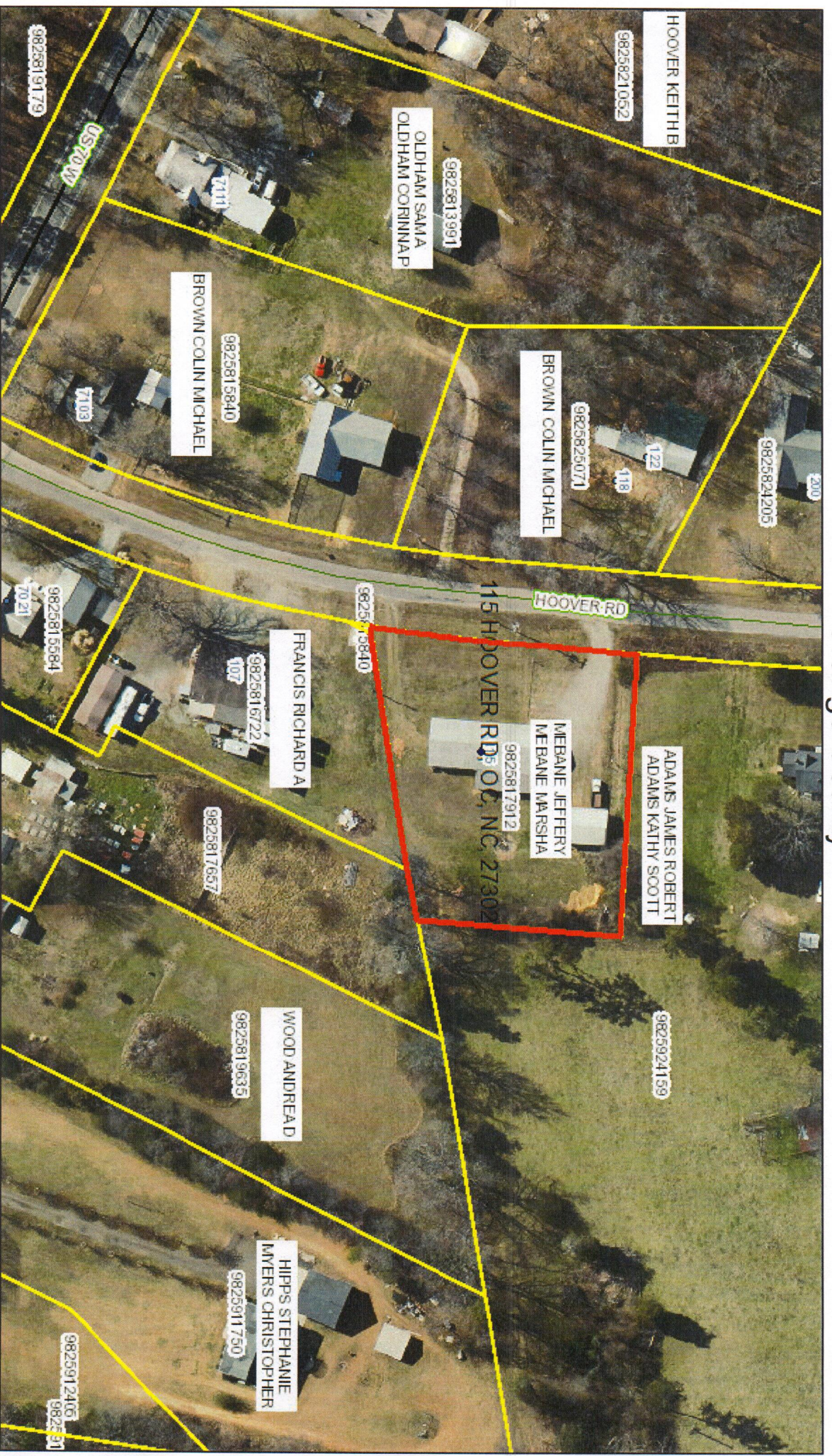
OWNER 1: **MEBANE JEFFERY**
 OWNER 2: **MEBANE MARSHA**
 ADDRESS 1: **1424 MEBANE OAKS RD**
 ADDRESS 2:
 CITY: **MEBANE**
 STATE, ZIP: **NC 273029682**
 LEGAL DESC: **E/S SR 1308**

SIZE: **0.97 A**
 DEED REF: **1322/160**
 RATECODE: **03**
 TOWNSHIP: **CHEEKS**
 BLDG SOFT: **2560**
 YEAR BUILT: **1970**

BUILDING COUNT: **1**
 LAND VALUE:
 BLDG VALUE:
 USE VALUE:
 TOTAL VALUE:
 DATE SOLD: **1/26/1995**
 TAX STAMPS: **80**



Orange County



July 14, 2021

This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.

PIN: 9825817912
OWNER 1: MEBANE JEFFERY
OWNER 2: MEBANE MARSHA
ADDRESS 1: 1424 MEBANE OAKS RD
ADDRESS 2:
CITY: MEBANE
STATE, ZIP: NC 273029682
LEGAL DESC: E/S SR 1308

SIZE: 0.97 A
DEED REF: 1322/160
RATECODE: 03
TOWNSHIP: CHEEKS
BLDG SQFT: 2560
YEAR BUILT: 1970

BUILDING COUNT: 1
LAND VALUE:
BLDG_VALUE:
USE_VALUE:
TOTAL VALUE:
DATE SOLD: 01/25/1995
TAX STAMPS: 80



HERITAGE LAND USE PROPOSAL

Heritage Saw & Mower is currently a small engine mobile-repair company, operating throughout Durham and Orange Counties.

The proprietor, Steve Rose, has been in the small engine industry for over 20 years. After being gentrified out of a building with a storefront in Durham, NC, he shifted his business into doing mobile repairs. He now has the opportunity to move the company into a permanent structure to maintain focus on the mobile aspect but also to open up its doors to the public.

The potential building located at 115 Hoover Road in Mebane, NC has recently become available to the owner. Although this building is currently zoned as residential, it is operating as an industrial cabinet shop, and has been doing so for many years prior to this zoning ordinance being put into place.

After reviewing the current city ordinance, the proprietor of Heritage Saw & Mower understands that in order for his business to enter into a non-conforming use of the building given its current ordinance, it would have to go before a board for approval. This letter is intended to demonstrate how Heritage Saw & Mower operates and that any resulting nuisance level would be equal or less than that generated by the current cabinet manufacturing facility.

CURRENT USE OF BUILDING

Since the 1970s, B & S Cabinet Shop has been operating at 115 Hoover Road, which constitutes two buildings. The larger building houses the manufacturing and assembly facility where they cut boards and put cabinets together. The showroom and shipping facilities are also housed in this larger building. The smaller building operates as the finishing facility.

While not a huge manufacturing operation, their day-to-day operations include the use of saws, planers, power tools, nail guns, and sprayers, as well as the occasional customer coming to and from the location. Business hours are 7:30am to 4:00pm, Monday through Friday.

On average there are 3-4 vehicles there at a time, several employees working the machinery, and the occasional customer. One can occasionally hear the sound of machinery when walking or driving by.

NEIGHBORHOOD

Immediately adjacent to 115 Hoover Road is Altech Tool at 107 Hoover Rd which is zoned as B3 and operates as a machine shop, making mechanical parts out of metal.

Across the street at 118 Hoover Road was also at one time a machine shop, and the building next to that a cabinet shop. These industrial buildings have been recently purchased.

CURRENT BUSINESS

Currently Heritage Saw & Mower is a mobile repair company serving Durham and Orange counties, by providing mobile repair of outdoor power equipment including but not limited to lawnmowers, small garden tractors, tillers, trimmers, and chainsaws.

Heritage Saw & Mower at one time was located within a lawn and garden center in downtown Durham, whose primary focus was the same but focused on the customers' ability to transport their equipment to and from the repair facility.

If Heritage Saw & Mower is able to obtain the property at 115 Hoover Road, the business model focusing on the pickup and delivery of power equipment will not change. But instead of the repair work being done on site, it will instead be done at the Hoover Road location. In addition, this facility would also be open to the public so customers would be able to transport their own equipment if they so choose.

A lawnmower repair shop typically consists of doing basic tune-up type work, sharpening of blades, adjustments of belts and cables, and occasional internal engine repairs. In comparison to the current use of the property, this would be equal or less of an impact as far as the running of equipment or the use of any products which may constitute a nuisance to the neighborhood.

In contrast, as far as noise levels go, there would be an occasional test run of a piece of power equipment which would be no louder than a neighbor using a lawnmower to mow their grass, but would only take 2-3 minutes to test. With regards to environmental questions, all motor oil waste would be stored in large steel containers and recycled with Noble Oil Services on an as needed basis.

The majority of repair jobs would still be picked up and delivered by an employee, but there are expected to be on average no more than 1-2 customers at any given time. During the busy mowing season, this could be 10-20 customers a day, and slow season would be 1-2 per day. There are expected to be up to 2-3 employees but like any good business growth would be welcome.

There is a place for customer parking. But as the location is so close to Highway 70, the traffic impact would be minimal.

CONCLUSION

It would be an absolute privilege to provide this service for the residents of Mebane. The proprietor has assessed the impact to be less than that of a larger commercial cabinet manufacturing facility.

As a current resident of Hoover Road, the proprietor believes that the impact on the neighborhood would be minimal while providing a valuable service to the residents of this city.

Will provide a toxic and hazardous materials spill/failure containment plan prior to opening of business, per Mebane UDO 5-4.D.1(b)

The property located at 115 Hoover Road in Mebane NC which is requesting a re-zoning to B-2 will be operating as a small engine repair facility. The main component we will have to deal with is a small amount of used motor oil. All used oil will be collected in a special apparatus designed specifically to hold and contain used motor oil. Oil will be recycled with Noble oil services on an as needed basis. The oil containment system is a 150 gallon tank built within a 175 gallon tank to contain any and all spillage. All other chemicals which would be those found in a residential home will be stored in a steel cabinet such as WD-40 or any cleaning solvents.

Condition: further public hearings for site development that meets the standards of the Mebane Unified Development will not be necessary for this conditional zoning district

With regards to storage and appearance

I want to make it clear to the City of Mebane that we are a professional business. We are aware that many small engine businesses operate at a level we have all seen before. Many of them will store equipment in various states of disrepair over the entire property and not necessarily under proper ordinances in the first place. We can assure our neighbors and the city that all equipment will be stored indoors and out of the public's view. We will have nearly 4000 square feet of storage and work space so this will not be an issue. We want a professional appearance with zero tolerance for anything but neat and clean.

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; 06/01/20

	Ref. SIC	Development Standards	Zoning Districts													
			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	Z						
Modular Home	0000		Z	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	7024	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	8364	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	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	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	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	Z
Fence, Wall	0000	Sec. 4-2 C	Z	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						
Satellite Dish Antenna	0000	Sec. 4-7.4 F	D	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	Z

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	Ref. SIC	Development Standards	Zoning Districts													
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
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	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	8644	Sec. 4-7.5 E	BA	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	BA	BA				
Country Club with Golf Course	7997	Sec. 4-7.5 G	BA	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	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	D	D	Z	Z	Z	Z	Z
Public Park or Recreational Facility, Other	7990	Sec. 4-7.5 I	D	D	D	D	D	D	D	D	D	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	BA	BA	Z	Z	Z	Z	Z
EDUCATIONAL AND INSTITUTIONAL USES																
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	D	Z	Z
Church or Other Place of Worship	8664	Sec. 4-7.6 C	D	D	D	D	D	D	D	D	D	D	Z		CC	CC

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	Ref.	Development Standards	Zoning Districts													
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
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	8214	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	8364	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	9414									Z		Z		Z	Z	
BUSINESS, PROFESSIONAL and PERSONAL SERVICES																
Advertising, Outdoor Services	7312										Z				Z	
Automobile Parking (Commercial)	7524										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				
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	

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	Ref. SIC	Development Standards	Zoning Districts														
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2		
Funeral Home, Crematorium	7264											Z	Z	Z			
Furniture Refinishing and Repair, Upholstery Shops	7641															Z	Z
Furniture Display and Showrooms	0000													Z			
Hotel or Motel, except Adult Motel**	7014												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		
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		

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	Ref. SIC	Development Standards	Zoning Districts													
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
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	5534											Z	Z			
Bakery	5464											Z	Z			
Bar, Night Club, Tavern, Brewpub	5813	Sec. 4-7.8 A										Z	Z	D		
Bicycle, Motorcycle Sales	5571											Z	Z			
Boat Sales	5554												Z		Z	Z
Bookstore, except Adult Bookstore**	5942										Z	Z	Z	Z		
Building Supply Sales	5214	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	Z
Hardware Store	5251											Z	Z	Z		
Home Furnishings, Miscellaneous	5719											Z	Z			
Manufactured Home Sales	5274	Sec. 4-7.8 E											CC			CC
Miscellaneous Shopping Goods Stores, not listed elsewhere	594											Z	Z	Z		
Motor Vehicle Sales (new and used)	5514											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 Electronic, and Music Stores	5731											Z	Z	Z		
Retail Sales, Miscellaneous not listed elsewhere	5999											Z	Z			
Recreational Vehicle Sales	5564												Z		Z	Z

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	Ref. SIC	Development Standards	Zoning Districts																	
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2					
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	D	D	D
Communications Tower and All Other Radio, Television Towers Over 50' In Height	0000	Sec. 4-7.9 D	CC																	
Courier Service	4215																			
Farm Product Warehousing and Storage	4221																			
Moving and Storage Service	4214																			
Outside Storage	0000																			
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	CC	CC	CC	CC	CC
Railroad Station	4010																			
Recycling Collection Station or Point	0000																			
Sewage Treatment Plant	4952	Sec. 4-7.9 I																		
Small Wireless Facility	23713	Sec. 4-7.9 F	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Solar Farms		Sec. 4-7.9 G	CC																	
Taxi Terminal	4121																			
Telephone Exchange	0000	Sec. 4-7.9 K	BA	BA	BA	BA	BA	BA	BA	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	BA	BA	BA	BA	BA	BA	BA	BA
Trucking or Freight Terminal	4213																			
Warehouse (general storage, enclosed)	4220																			

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	Ref. SIC	Development Standards	Zoning Districts													
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
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	D
MANUFACTURING and INDUSTRIAL USES																
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
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	

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; 06/01/20	Ref.	Development	Zoning Districts												
	SIC	Standards	RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Manufacturing or Industrial, not listed elsewhere	0000													Z	
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
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									Z	Z	Z	Z		
Carnivals and Fairs	7999	Sec. 4-7.13 A	CC							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
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						
MISCELLANEOUS USES															
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			

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;
 06/01/20

Ref. *Development*
 SIC *Standards*

Zoning Districts

	RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
* 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													

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



Legend

- ETJ
- Mebane Corporate Limits
- B-1
- B-2
- B-2 & M-1
- B-2(CD)
- B-3
- CU-B2
- M-1
- M-1(CD)
- M-2
- M-2(CD)
- MHP
- O&I
- O&I(CD)
- R-10
- R-12
- R-12(CD)
- R-15
- R-20
- R-6
- R-6(CD)
- R-8
- R-8(CD)



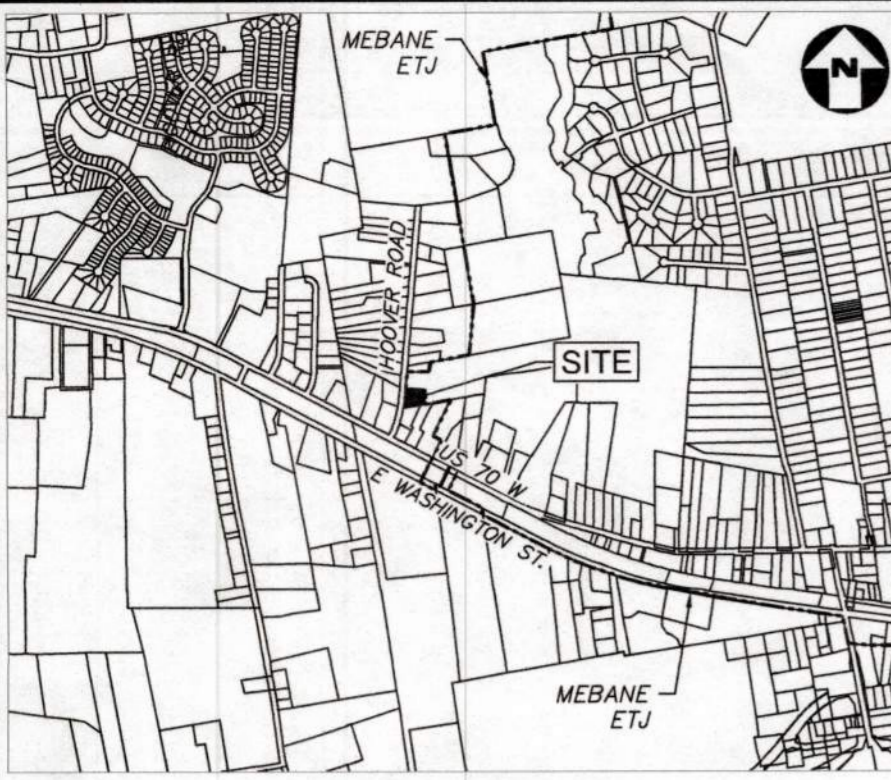
**CITY OF MEBANE
ZONING MAP**

**115 Hoover Road
PIN 9825817912**

1 inch = 300 feet

DATE: 07/14/2021

DRAWN BY: AO



LINETYPE LEGEND

- SUBJECT BOUNDARY LINE (SURVEYED)
- ADJOINER BOUNDARY LINE (NOT SURVEYED)
- RIGHT-OF-WAY LINE (NOT SURVEYED)
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- OVERHEAD WIRE
- UTILITY EASEMENT

SYMBOL LEGEND

- IRON PIPE FOUND (IPF)
- IRON REBAR FOUND (IRF)
- CONCRETE MONUMENT (FOUND)
- COMPUTED POINT (NOT SET)
- 5/8" REBAR SET
- EM - ELECTRIC METER
- IPF - IRON PIPE FOUND
- PKNS - PK NAIL SET
- RRS - RAIL ROAD SPIKE
- RBS - REBAR SET
- GW - GUY WIRE
- WM - WATER METER
- INV - INVERT
- CLD - CENTERLINE DITCH
- PP - POWER POLE
- EOP - EDGE OF PAVEMENT
- C/L - CENTERLINE
- R/W - RIGHT OF WAY
- LP - LIGHT POLE
- RCP - REINFORCED CONCRETE PIPE
- OHW - OVERHEAD UTILITY
- FFE - FINISHED FLOOR ELEVATION
- TYP - TYPICAL
- D.B. - DEED BOOK
- P.B. - PLAT BOOK
- P.G. - PAGE

EXISTING IMPERVIOUS AREA
HOUSE - 3,328 SF
GARAGE - 730 SF
CONCRETE - 76 SF
GRAVEL - 5,168 SF
ASPHALT - 1,888 SF
TOTAL - 11,190 SF (26.6%)

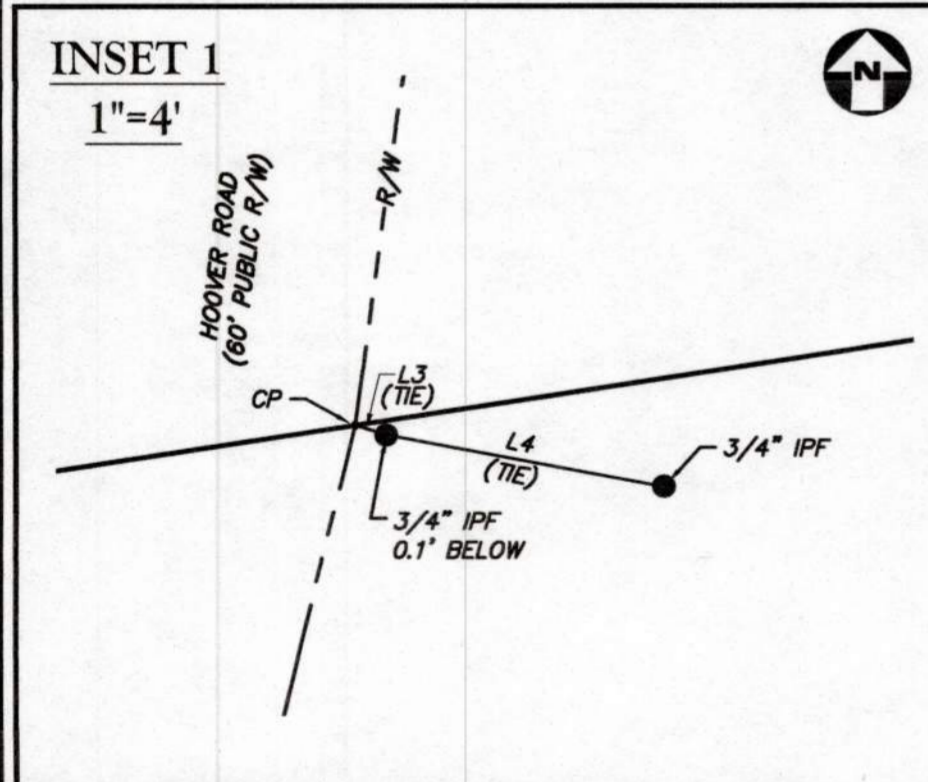
BUILDING SETBACKS
PER R-20 ZONING
STREET YARD - 30'
SIDE YARD - 10'
REAR YARD - 25'
MAX LOT COVERAGE - 40%

PROPOSED BUILDING SETBACKS
PER B-2(CD) ZONING
FRONT - 40'
REAR - 30'
SIDE - 0'
*10' SIDE SETBACK IS RECOMMENDED BY PLANNING DEPARTMENT

NOTE:
SUBJECT PROPERTY IS LOCATED IN GRAHAM-MEBANE WATER SUPPLY (II) WATERSHED BALANCE OF WATERSHED.

INFORMATION OF FACT

- THE PURPOSE OF THIS PLAT IS TO PERFORM A BOUNDARY OF PIN 9825817912 AS SHOWN IN THE ORANGE COUNTY TAX APPRAISERS OFFICE AND BEING RECORDED IN D.B. 1322, PG. 160 IN THE ORANGE COUNTY REGISTER OF DEEDS. THIS SURVEY IS BASED ON EXISTING PHYSICAL EVIDENCE OBSERVED IN THE FIELD SURVEY.
- ALL BEARINGS, DISTANCES, AND COORDINATES ARE BASED ON GPS OBSERVATION (NAD83/NSRS2011/SPC), UNLESS OTHERWISE NOTED.
- THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+. AREA COMPUTATION BY COORDINATE METHOD.
- THE FIELD SURVEY WAS ESTABLISHED USING TRIMBLE R10 RECEIVER AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY.
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.05' (HORIZONTAL)
0.10' (VERTICAL)
TYPE OF GPS: VRS-CONVENTIONAL TOTAL STATION
FIELD PROCEDURE: 05/20/2021
DATES OF SURVEY: NAD83
DATUM/ÉPOCH: GEOID12B
GEOD MODEL: NAD83/NSRS(2011)
HORIZONTAL REFERENCE: NAVD88
VERTICAL REFERENCE: 0.9999506281 (GROUND TO GRID)
UNITS: US SURVEY FOOT
TYPE AND MODEL OF GPS: TRIMBLE R10
RECEIVER USED: 5. THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN FLOOD HAZARD AREA "X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 371092500L WITH A DATE OF IDENTIFICATION OF 11-17-2017, FOR COMMUNITY PANEL NO. 9825 IN ORANGE COUNTY, STATE OF NORTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- NO NCGS MONUMENT FOUND WITHIN 2000' OF SUBJECT TRACT.
- PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH.
- THE RIGHT OF WAY WAS ESTABLISHED USING THE CENTERLINE OF THE EXISTING ROAD. THE WESTERN PROPERTY LINE IS BASED OFF OF SUBJECT PROPERTY RECORDED DEED. THE 60' RIGHT OF WAY IS BASED ON A RIGHT OF WAY AGREEMENT RECORDED IN D.B. 232, PG. 755 IN THE ORANGE COUNTY REGISTER OF DEEDS.



SURVEYORS CERTIFICATE

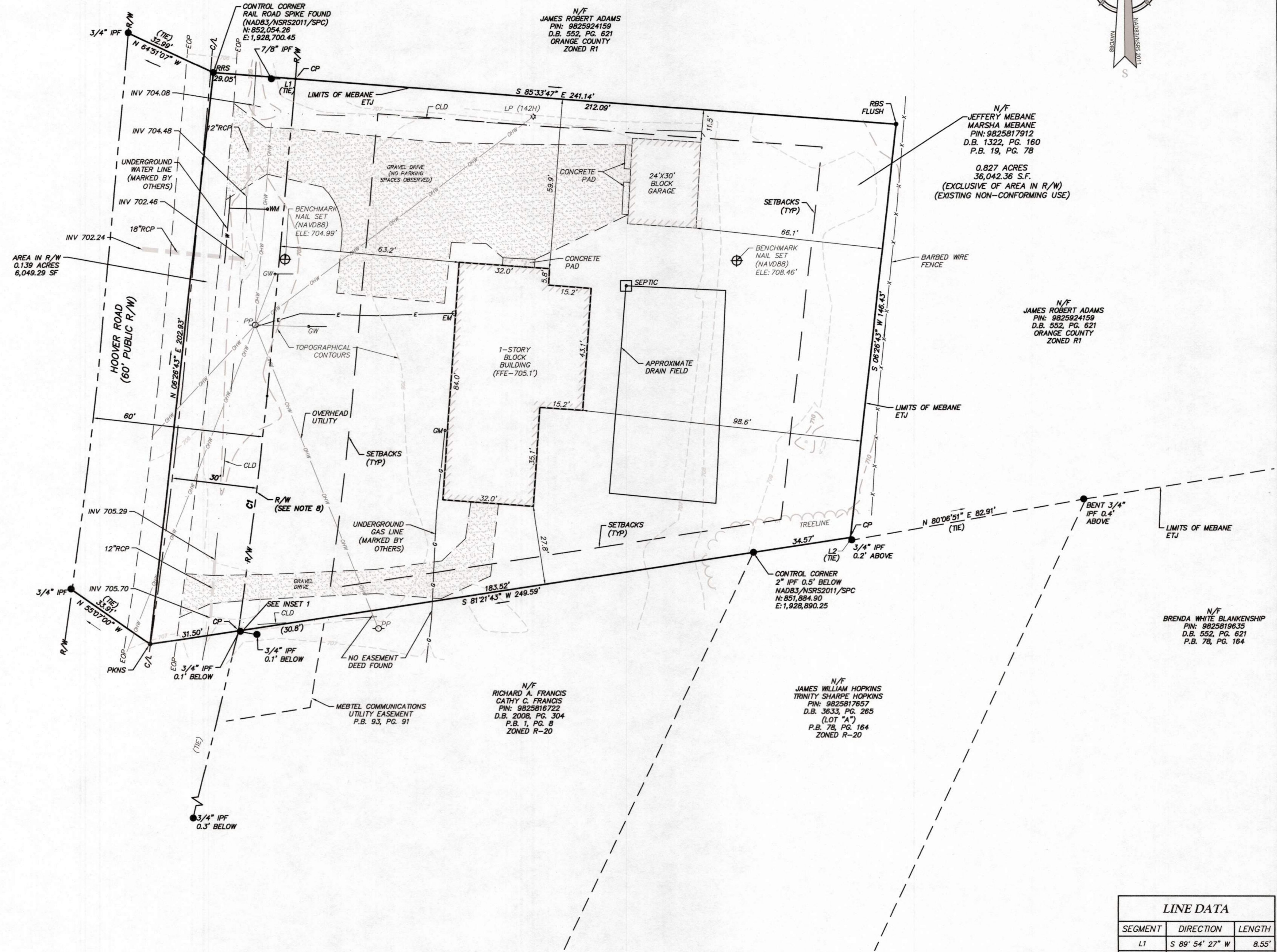
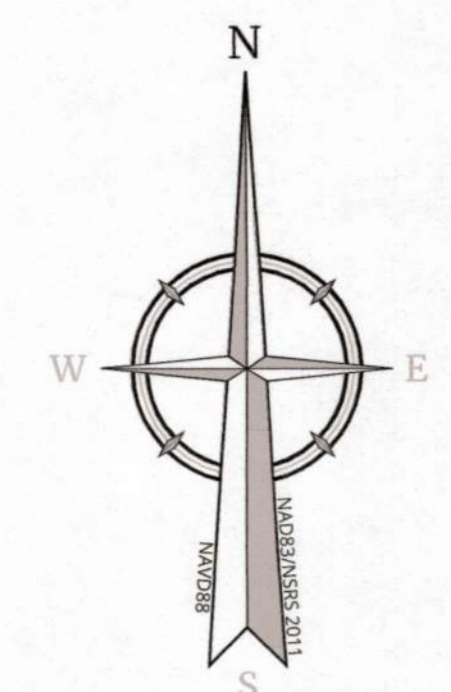
I, WILLIAM M. DIGIACOMO, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, FROM AN ACTUAL GROUND (CONVENTIONAL) AND GPS SURVEY MADE UNDER MY SUPERVISION; THAT THE GPS SURVEY INFORMATION (METADATA) HAS BEEN REPORTED HEREON UNDER THE "SURVEY CONTROL / GRID TIE NOTES"; THAT SURVEYED PROPERTY LINES SHOWN HEREON ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE ELEVATION REPRESENTED BY ANY CONTOUR LINE AS PLOTTED ON THIS PLAT SHALL NOT HAVE A VERTICAL ERROR GREATER THAN ONE-HALF OF THE INTERVAL OF THE PLOTTED CONTOURS OVER 90% OF THE AREA COVERED; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY HAS BEEN REPORTED HEREON; THAT THE PLANIMETRIC INFORMATION DEPICTED ON THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS; THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56-1800), WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 8th DAY OF JULY, A.D., 2021.

7.8.21

WILLIAM M. DIGIACOMO, P.L.S. N.C. REG. NO.: L-4968

AREA TABLE

EXISTING AREA IN R/W=	6,049.29 SF./0.139 AC.
EXISTING LOT AREA (EXCLUSIVE OF R/W)=	36,042.36 SF./0.827 AC.
TOTAL EXISTING AREA=	42,091.65 SF./0.966 AC.



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DATE	REV	DESCRIPTION
7-8-2021	1	ISSUED FOR PERMITS

BOUNDARY AND TOPOGRAPHIC SURVEY

FOR **STEVE ROSE**
 336-260-9070
 HERITAGESAW@GMAIL.COM

115 HOOVER ROAD
 CHEEKS TOWNSHIP
 ORANGE COUNTY
 NORTH CAROLINA

Colliers RALEIGH
 2000 Regency Parkway,
 Suite 295
 Cary, NC 27518
 Phone: 919.439.6082
 COLLIERS ENGINEERING & DESIGN CT,
 P.C. DOING BUSINESS AS MASER CONSULTING.

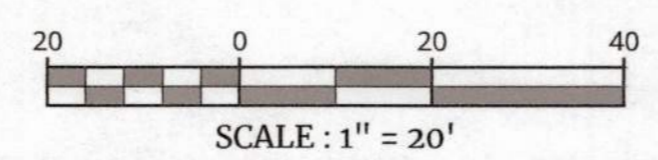
SCALE: 1"=20' DATE: 06/23/2021 DRAWN BY: SF CHECKED BY: WMD
 PROJECT NUMBER: 21002867 DRAWING NAME: 115 HOOVER FINAL
 SHEET TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY
 SHEET NUMBER: 1 of 1

LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	S 89° 54' 27" W	8.55'
L2	S 28° 38' 19" E	1.03'
L3	S 72° 37' 25" E	0.68'
L4	S 79° 30' 46" E	5.87'

CURVE DATA

SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	2,393.39'	85.82'	2° 03' 16"	N 7° 07' 26" E 85.82'



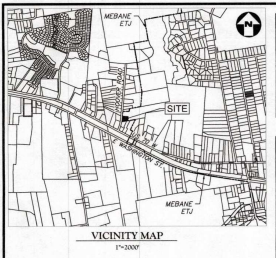
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

PLANNING PROJECT REPORT

DATE	07/09/2021
PROJECT NUMBER	RZ 21-06
PROJECT NAME	115 Hoover Road
	Steve Rose
APPLICANT	419 Hoover Road
	Mebane, NC 27302

CONTENTS

PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 3
LAND USE REPORT	PAGE 5
UTILITIES REPORT	PAGE 7
STAFF ZONING REQUEST RECOMMENDATION	PAGE 9



LINETYPE LEGEND

- SUBJECT BOUNDARY LINE (SURVEYED)
- ADJACENT BOUNDARY LINE (NOT SURVEYED)
- RIGHT-OF-WAY LINE (NOT SURVEYED)
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- OVERHEAD WIRE
- UTILITY EASEMENT

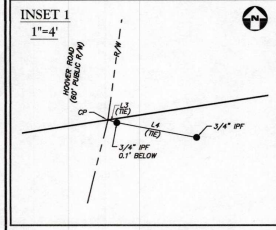
SYMBOL LEGEND

- IRON PIPE FOUND (IPF)
- IRON REBAR FOUND (IRF)
- CONCRETE MONUMENT FOUND
- COMPUTED POINT (NOT SET)
- 3/4" IRON SET
- EM - ELECTRIC METER
- IPF - IRON PIPE FOUND
- IRF - IRON REBAR FOUND
- PKNS - PK MANHOLE SET
- RSS - RAIL ROAD SPIKE
- RBS - REBAR SET
- OP - OIL PIPE
- WM - WATER METER
- WV - WIRET
- CLD - CENTERLINE GATCH
- CP - CENTERLINE
- EP - EDGE OF PAVEMENT
- EQ - CENTERLINE
- R/W - RIGHT OF WAY
- LC - LIGHT POLED CONCRETE PIPE
- OHW - OVERHEAD UTILITY
- FFS - FINISHED FLOOR ELEVATION
- TR - TYPICAL
- DETS - DEED BOOK
- P.B. - PLAT BOOK
- PK - PAGE

INFORMATION OF FACT

- THE PURPOSE OF THIS PLAT IS TO PERFORM A BOUNDARY OF PIN 88201712 AS SHOWN IN THE ORANGE COUNTY TAX APPRAISERS OFFICE AND BEING RECORDED IN D.B. 1322, P.C. 160 IN THE ORANGE COUNTY REGISTER OF DEEDS. THIS SURVEY IS BASED ON EXISTING PHYSICAL EVIDENCE OBSERVED IN THE FIELD SURVEY.
- ALL BEARINGS, DISTANCES, AND COORDINATES ARE BASED ON GPS OBSERVATION (NAD83/AD83/0211) UNLESS OTHERWISE NOTED.
- THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+ AREA COMPUTATION BY COORDINATE METHOD.
- THE FIELD SURVEY WAS ESTABLISHED USING TRIMBLE R10 RECEIVER AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:
 - CLASS OF SURVEY: A
 - POSITIONAL ACCURACY: 0.05" (HORIZONTAL)
 - TYPE OF GPS: TRIMBLE R10
 - FIELD PROCEDURE: WRS-CONVENTIONAL TOTAL STATION
 - DATES OF SURVEY: 05/20/2021
 - DATA/STATION: MANS
 - COORDINATE MODEL: GEOD12B
 - HORIZONTAL REFERENCE: NAD83/AD83(2011)
 - VERTICAL REFERENCE: NAVD83
 - COMBINED GRID FACTOR: 0.9999506281 (GROUND TO GRID)
 - UNITS: US SURVEY FOOT
 - TYPE AND MODEL OF GPS RECEIVER USED: TRIMBLE R10

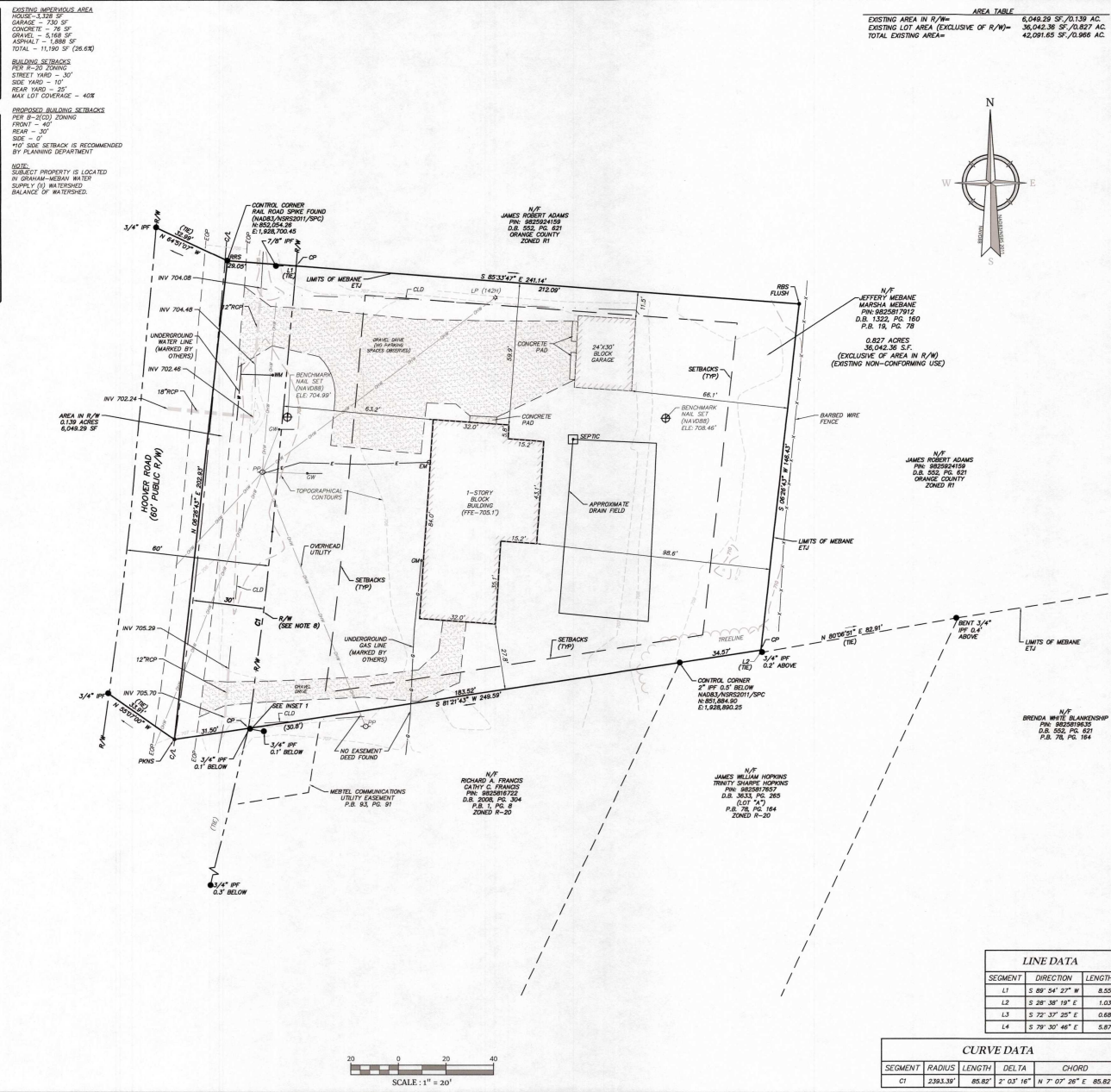
- THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN FLOOD HAZARD AREA "X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 371888888 WITH A DATE OF DETERMINATION OF 11-17-2017 FOR COMMUNITY PANEL NO. 8828 IN ORANGE COUNTY, STATE OF NORTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- NO WOOD MANHOLE FOUND WITHIN 200' OF SUBJECT TRACT.
- PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT ARE REVEALED BY A THOROUGH TITLE SEARCH.
- THE RIGHT OF WAY WAS ESTABLISHED USING THE CENTERLINE OF THE EXISTING ROAD. THE WESTERN PROPERTY LINE IS BASED OFF OF SUBJECT PROPERTY RECORDED DEED. THE 60' RIGHT OF WAY IS BASED ON A RIGHT OF WAY AGREEMENT RECORDED IN D.B. 1322, P.C. 159 IN THE ORANGE COUNTY REGISTER OF DEEDS.



SURVEYORS CERTIFICATE

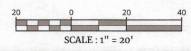
I, WILLIAM M. DISACOMO, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL ORIGINAL CONVENTIONAL AND GPS SURVEY MADE UNDER MY SUPERVISION. THAT THE SURVEY INFORMATION HEREON HAS BEEN OBTAINED HEREON UNDER THE SURVEY CONTROL. (GRID TIE NOTES) THAT SURVEYED PROPERTY LINES AND BOUNDARIES ARE BASED ON THE INFORMATION HEREON AND THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND ARE BASED UPON THE DEEDS AND PLATS HEREOF. I HEREBY CERTIFY THAT THE PLATTED CONTOURS OVER 50% OF THE AREA COVERED BY THIS PLAT SHALL NOT HAVE A HORIZONTAL ERROR GREATER THAN ONE PART IN 10,000. THAT THE PLANNING INFORMATION DEPICTED ON THIS MAP COMES WITH NATIONAL MAP ACCURACY STANDARDS AND THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (17 NCAC 16.0600) WITNESSED BY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 20th DAY OF MAY, A.D., 2021.

W.M. DISACOMO
 WILLIAM M. DISACOMO, P.L.S. N.C. REG. NO. L-4589



AREA TABLE

EXISTING AREA IN R/W=	6,042.29 SF/0.139 AC.
EXISTING LOT AREA (EXCLUSIVE OF R/W)=	36,042.36 SF/0.827 AC.
TOTAL EXISTING AREA=	42,084.65 SF/0.966 AC.



LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	S 89° 34' 27\"/>	
L2	S 28° 38' 19\"/>	
L3	S 72° 32' 25\"/>	
L4	S 79° 30' 46\"/>	

CURVE DATA

SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	2,393.39'	85.82'	2° 03' 16\"/>	

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 ALL STATE MANDATED NOTIFICATIONS OF FLOODING, EROSION, OR ANY OTHER HAZARD TO YOUR HOME OR BUSINESS ARE AVAILABLE TO YOU AT THE MANDATED SURVEY ADDRESS IN AN E-MAIL.

REV	DATE	BY	DATE	DESCRIPTION
1	5-20-21	W.M. DISACOMO		ISSUED FOR CONSTRUCTION

BOUNDARY AND TOPOGRAPHIC SURVEY
 FOR
STEVE ROSE
 336-260-9070
 HERTAGOS@GMAIL.COM

115 HOOVER ROAD
 CHEEKS TOWNSHIP
 ORANGE COUNTY
 NORTH CAROLINA

Colliers
 Engineering & Design
 3300 Higgins Parkway, Suite 295
 Cary, NC 27518
 Phone: 919-499-6282
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BOUNDARY AND TOPOGRAPHIC SURVEY
 1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

ZONING REPORT

EXISTING ZONE	R-20 (Residential District)
REQUESTED ACTION	B-2(CD) (General Business Conditional District)
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	Cabinet Shop, Warehouse
PARCEL SIZE	+/- 0.97 acres
PROPERTY OWNERS	Jeffery and Marsha Mebane 1424 Mebane Oaks Rd Mebane, NC 27302 PIN 9825817912
LEGAL DESCRIPTION	Request to rezone the +/- 0.97-acre property addressed 115 Hoover Road (PIN 9825817912), from R-20 to B-2 (CD) to allow for limited uses in the existing structures by Steve Rose.
AREA ZONING & DISTRICTS	Most of the surrounding properties are zoned R-20 (Residential District). Properties south of the site are zoned B-3 (Neighborhood Business District). The property immediately to the north and east of the site is zoned R-1 (Rural Residential) by Orange County.
SITE HISTORY	The existing warehouse was constructed in 1970, and the property has historically been used for nonresidential purposes, namely the cabinetry business. Continued nonconforming use of the land can only occur if the conditions described in Article 10 of the Mebane UDO are met.
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 – Served by Orange-Alamance Water and septic.
POTENTIAL IMPACT OF PROPOSED ZONE	Given the historic nonconforming business use of the property for nonresidential purposes, the change in use should not significantly impact the area. The conditional zoning district is specific to the approved site plan, limiting the intensity of future uses. Any special uses or improvements to the property not meeting City UDO standards will require approval by the Mebane City Council, with a recommendation of approval or denial from the Planning Board.



Legend	
	ETJ
	Mebane Corporate Limits
	B-1
	B-2
	B-2 & M-1
	B-2(CD)
	B-3
	CU-B2
	M-1
	M-1(CD)
	M-2
	M-2(CD)
	MHP
	O&I
	O&I(CD)
	R-10
	R-12
	R-12(CD)
	R-15
	R-20
	R-6
	R-6(CD)
	R-8
	R-8(CD)



CITY OF MEBANE
ZONING MAP

115 Hoover Road
PIN 9825817912

1 inch = 300 feet

DATE: 07/14/2021

DRAWN BY: AO

LAND USE REPORT

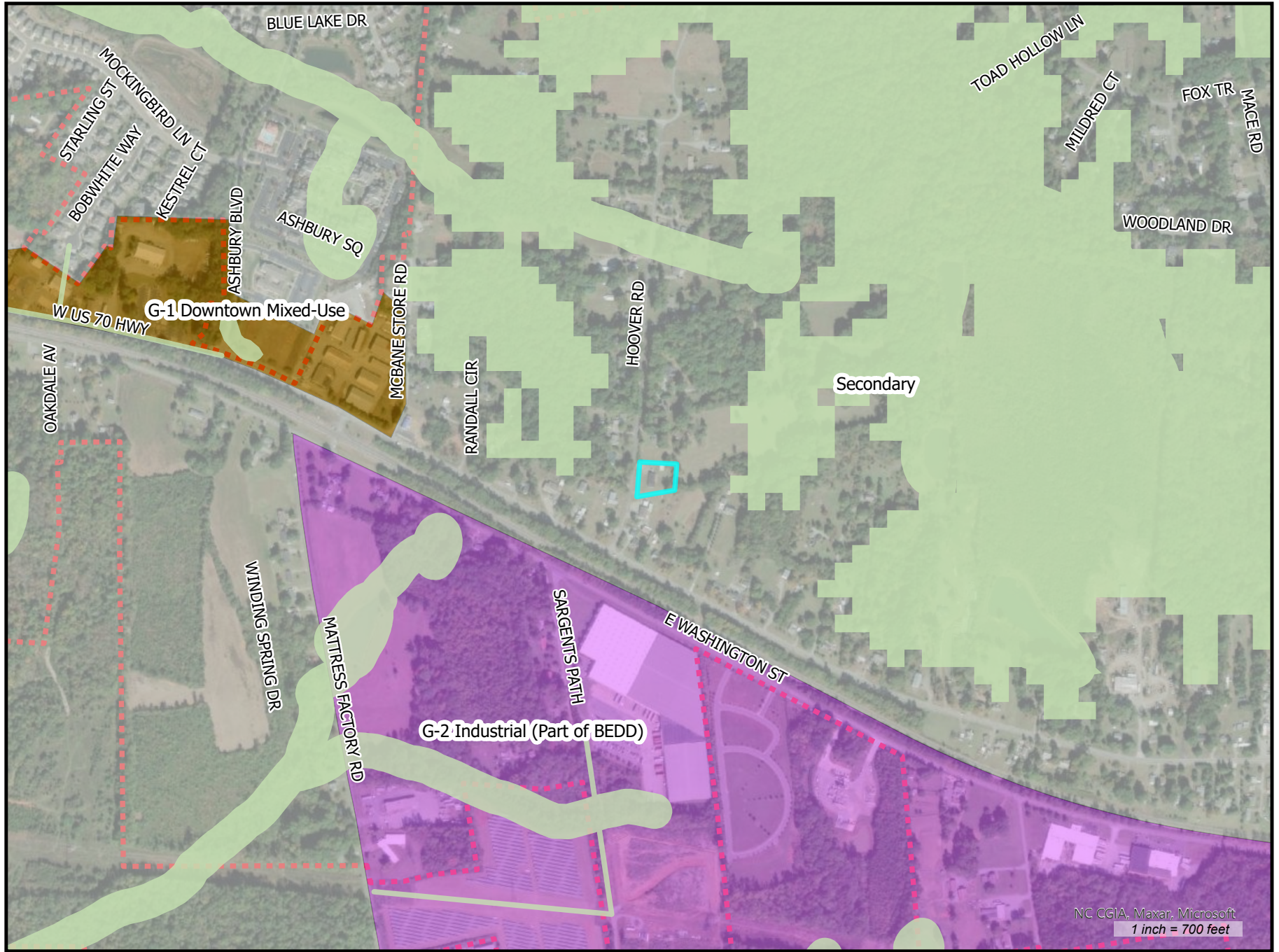
EXISTING LAND USE	Cabinet Shop, Warehouse The applicant proposes to rezone the +/- 0.97-acre property located at 115 Hoover Road from R-20 to B-2 (CD) to allow for a lawn mower repair business, which would be classified under the Mebane Table of Permitted Uses as “Equipment Repair.”
PROPOSED LAND USE & REQUESTED ACTION	The existing warehouse and detached garage will be used for the business, and the applicant is requesting acceptance of the existing conditions. No changes in utilities or parking are proposed. Any improvements to the site will require conformance with the Mebane UDO. Uses will be restricted as described in the attachment.
PROPOSED ZONING	B-2(CD) (General Business Conditional District)
PARCEL SIZE	+/- 0.97 acre
AREA LAND USE	The surrounding land use is primarily single-family residential, with a nonresidential use south of the site.
ONSITE AMENITIES & DEDICATIONS	No improvements are proposed.
WAIVER REQUESTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO – Applicant is requesting acceptance of existing conditions. The applicant is requesting on-site conditions be accepted as they currently exist. The applicant is requesting that he be allowed to improve the property as allowed by the Mebane UDO without further legislative approval by the City Council, as required by Article 9.
DESCRIPTION OF REQUESTED WAIVER(S)	A new development on the less than one acre property would be required to provide landscape buffers from adjacent residential uses and a paved parking area with 10-12 spaces. The applicant is amending the minimum required side setback to be more restrictive than that required for the base B-2 zoning district. The applicant is proposing a 10’ side setback, which is consistent with the required side setback of the residentially zoned properties.

CONSISTENCY WITH *MEBANE BY DESIGN* STRATEGY

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

<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED

<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED
--



NC CGIA, Maxar, Microsoft
 1 inch = 700 feet

UTILITIES REPORT

AVAILABLE UTILITIES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO – City utilities are not available.
PROPOSED UTILITY NEEDS	N/A
UTILITIES PROVIDED BY APPLICANT	No changes in utilities will occur. The property is served by Orange-Alamance Water and septic, which has passed inspection by Orange County Environmental Health. The official report is not yet available and will be required prior to release of permits.
MUNICIPAL CAPACITY TO ABSORB PROJECT	N/A
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
ADEQUATE STORMWATER CONTROL?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A

TRANSPORTATION NETWORK STATUS

CURRENT CONDITIONS

The site includes two existing gravel driveway connections to Hoover Road, which is a 60' public right-of-way maintained by the NCDOT. Traffic counts and crash report data are not available for this street, which primarily serves residential properties and is a dead-end street.

Hoover Road connects to US 70, which in 2019 recorded an Annual Average Daily Traffic count of 9,600. Crash reports at the intersection of Hoover Road and US 70 are not available.

**TRAFFIC IMPACT ANALYSIS
REQUIRED?**

YES NO

**DESCRIPTION OR
RECOMMENDED
IMPROVEMENTS**

N/A

**CONSISTENCY WITH THE
MEBANE BICYCLE AND
PEDESTRIAN TRANSPORTATION
PLAN?**

YES NO – No recommendations along Hoover Road.

**MULTIMODAL IMPROVEMENTS
PROVIDED BY APPLICANT?**

YES NO

**DESCRIPTION OF MULTIMODAL
IMPROVEMENTS**

N/A

STAFF RECOMMENDATION

STAFF ZONING
RECOMMENDATION

APPROVE DISAPPROVE

RATIONALE

The proposed conditional rezoning 115 Hoover Road is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. The rezoning will be a more appropriate zoning for a property historically used for nonresidential purposes and is only expected to increase the intensity of the site's use due to seasonal demand.



AGENDA ITEM #5

RZ 21-07

Conditional Rezoning –
11th Street Apartments

Presenter

Ashley Ownbey, City Planner

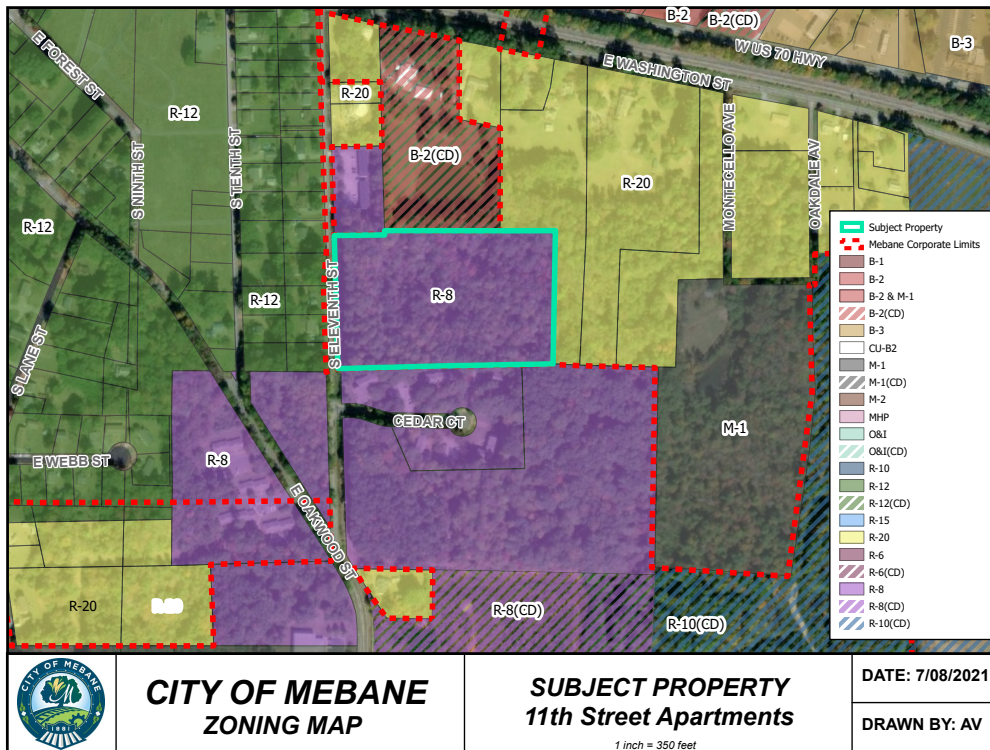
Applicant

Espitia Properties, LLC
c/o Ezequiel Espitia
P.O. Box 13882
Durham, NC 27709

Public Hearing

Yes No

Zoning Map



Property

South Eleventh Street
9825410961

Proposed Zoning

R-8 (CD)

Current Zoning

R-8

Size

+/-8.192 acres

Surrounding Zoning

R-8, R-12, R-20, B-2(CD)

Adjacent Land Uses

Residential

Utilities

Present

Floodplain

No

Watershed

No

City Limits

No

Summary

Espitia Properties, LLC is requesting a rezoning from R-8 (Residential District) to R-8 (CD) (Residential Conditional District) to allow for three apartment buildings totaling 48 units. The property is in the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County.

The proposed onsite amenities & dedications include the following:

- A 5' sidewalk inside the public right-of-way of S Eleventh Street, as required by the Mebane UDO and *Bicycle and Pedestrian Transportation Plan*.
- The construction of an internal sidewalk network connected to a 5'-wide, decomposed granite trail.
- A private recreation area consisting of a shelter, play field, playground, volleyball court, bocce ball, and dog park.

The UDO requires the applicant to provide 36,000 square feet in private recreation area and 48,000 square feet in open space. The applicant is providing +/- 38,680 square feet in private recreation area, which includes a trail. The applicant is providing +/- 237,437 square feet (5.54 acres) in open space.

Summit Engineering issued a Traffic Impact Statement verifying that the proposed development will not generate enough additional traffic (100 peak hour trips or 1,000 weekday trips) to require a Traffic Impact Analysis for this site.

The Technical Review Committee (TRC) has reviewed the site plan four (4) times. The applicant has revised the plan to reflect the comments.

Financial Impact

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

Recommendation

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

Suggested Motion

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

OR

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

Attachments

1. Zoning Amendment Application
2. Zoning Map
3. Site Plan
4. Planning Project Report
5. Preliminary Water and Sewer System Approval Letter
6. Technical Memorandum – City Engineering Review
7. Traffic Impact Statement
8. Recreation & Parks Recommendation



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: Espitia Properties, LLC

Address of Applicant: PO Box 13882, Durham, NC 27709

Address and brief description of property to be rezoned: 210, 217 and 221 S. Eleventh St.

Proposed conditional rezoning for multifamily apartments (48 units)

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

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

Yes Explain: _____ No

Type of re-zoning requested: R-8 to R-8(CD)

Sketch attached: Yes No

Reason for the requested re-zoning: Per Article 4.E.2 (b) of the Unified Development Ordinance plans for multifamily units built on two or more acres require conditional zoning approval.

Signed: DocuSigned by:
Esequiel Espitia
6E5FDD4E7CB04E7...

Date: 6/9/2021

Action by Planning Board: _____

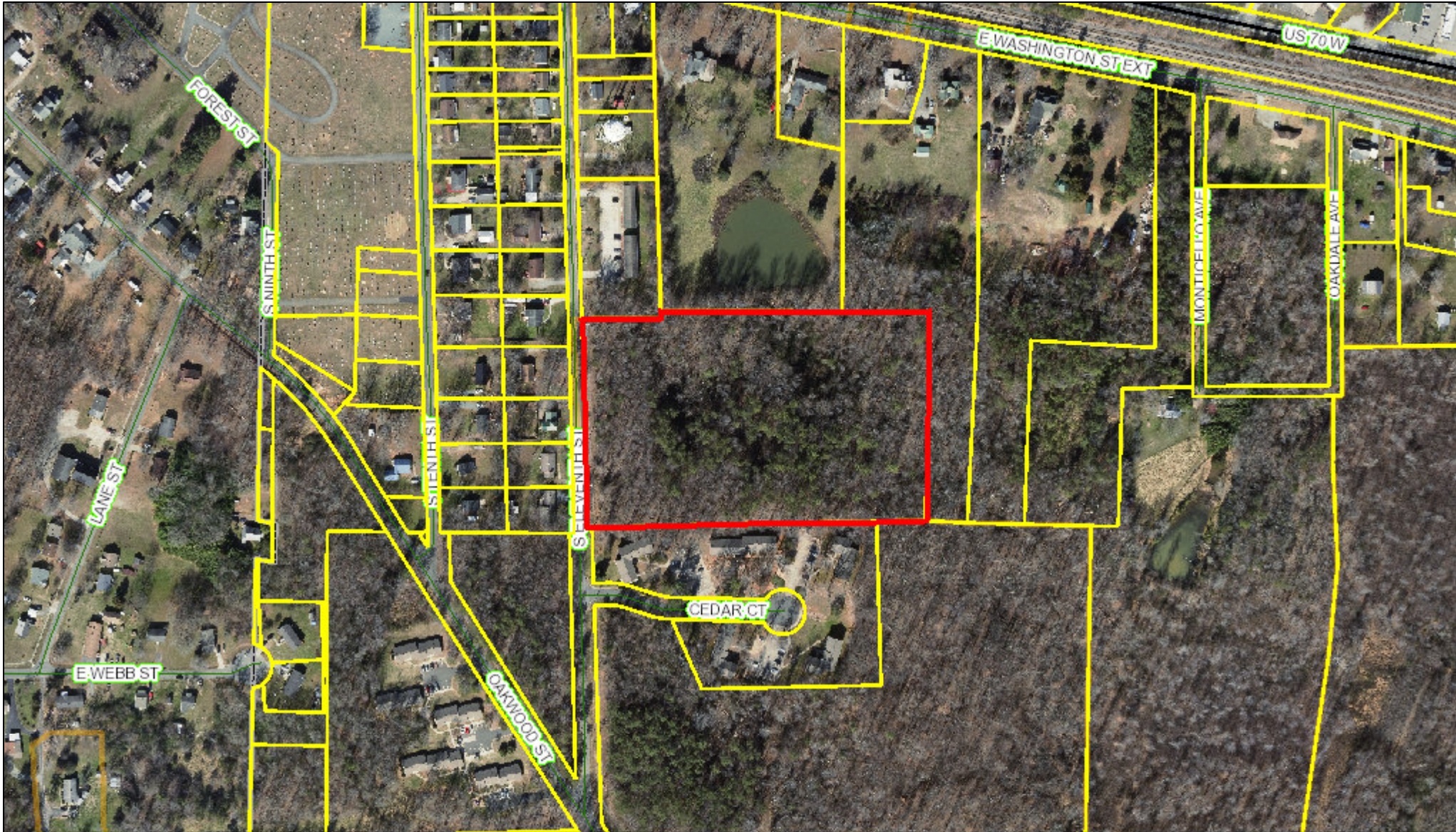
Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

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

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

Eleventh St. Apartments



June 23, 2021

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

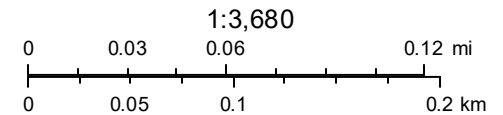
The county and its mapping companies assume no legal responsibility for the information on this map.

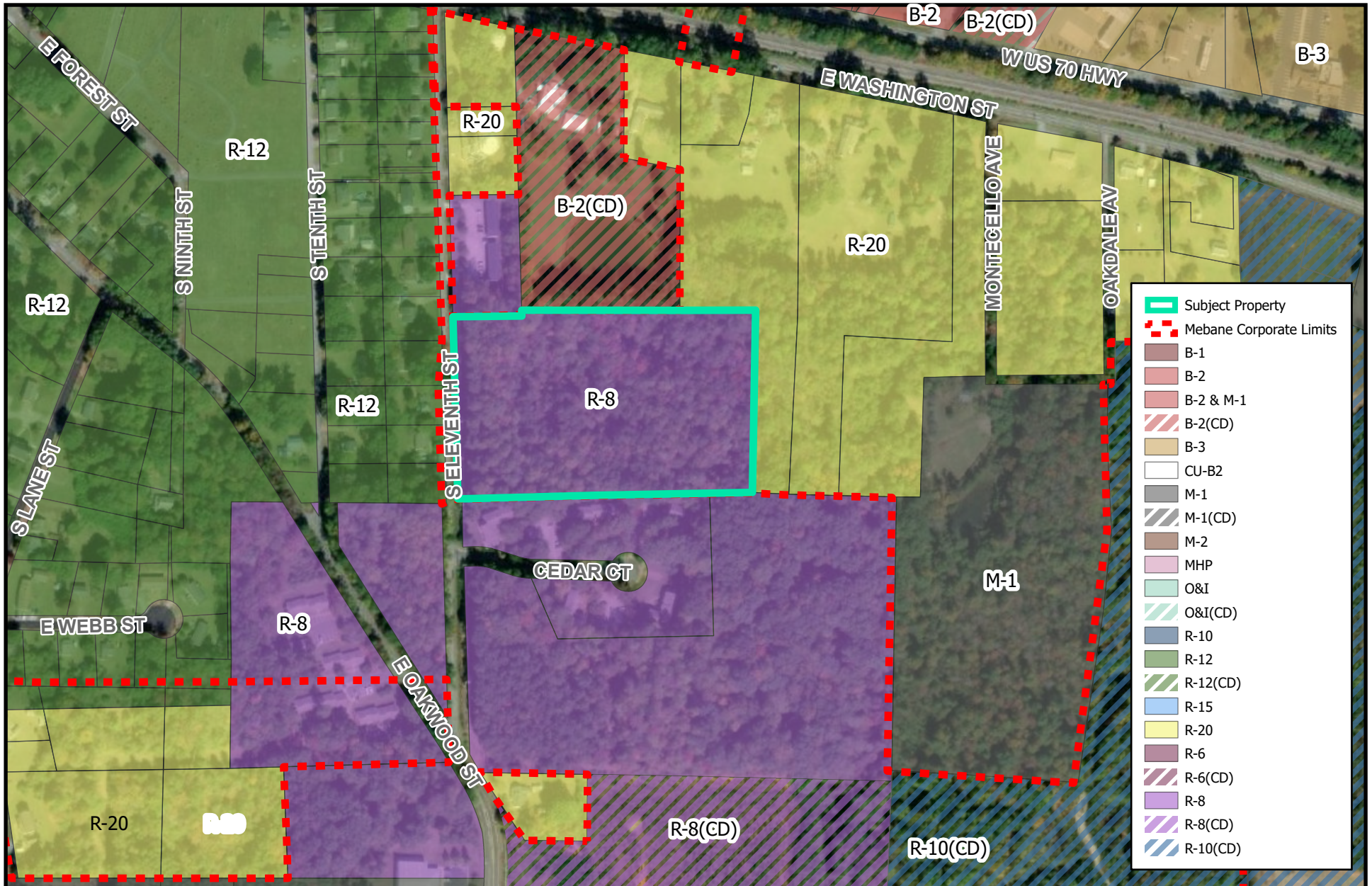
PIN: 9825410961

OWNER 1: ESPITIA PROPERTIES LLC
 OWNER 2:
 ADDRESS 1: PO BOX 13882
 ADDRESS 2:
 CITY: DURHAM
 STATE, ZIP: NC 277093882
 LEGAL DESC: S/O HWY 70 (MEBANE)

SIZE: 8.338 A
 DEED REF: 6708/1354
 RATECODE: 03
 TOWNSHIP: CHEEKS
 BLDG SQFT:
 YEAR BUILT:

BUILDING COUNT:
 LAND VALUE: \$92,000
 BLDG_VALUE: \$0
 USE_VALUE: \$0
 TOTAL VALUE: \$92,000
 DATE SOLD: 3/2/2021
 TAX STAMPS: 500





**CITY OF MEBANE
ZONING MAP**

**SUBJECT PROPERTY
11th Street Apartments**

1 inch = 350 feet

DATE: 7/08/2021

DRAWN BY: AV

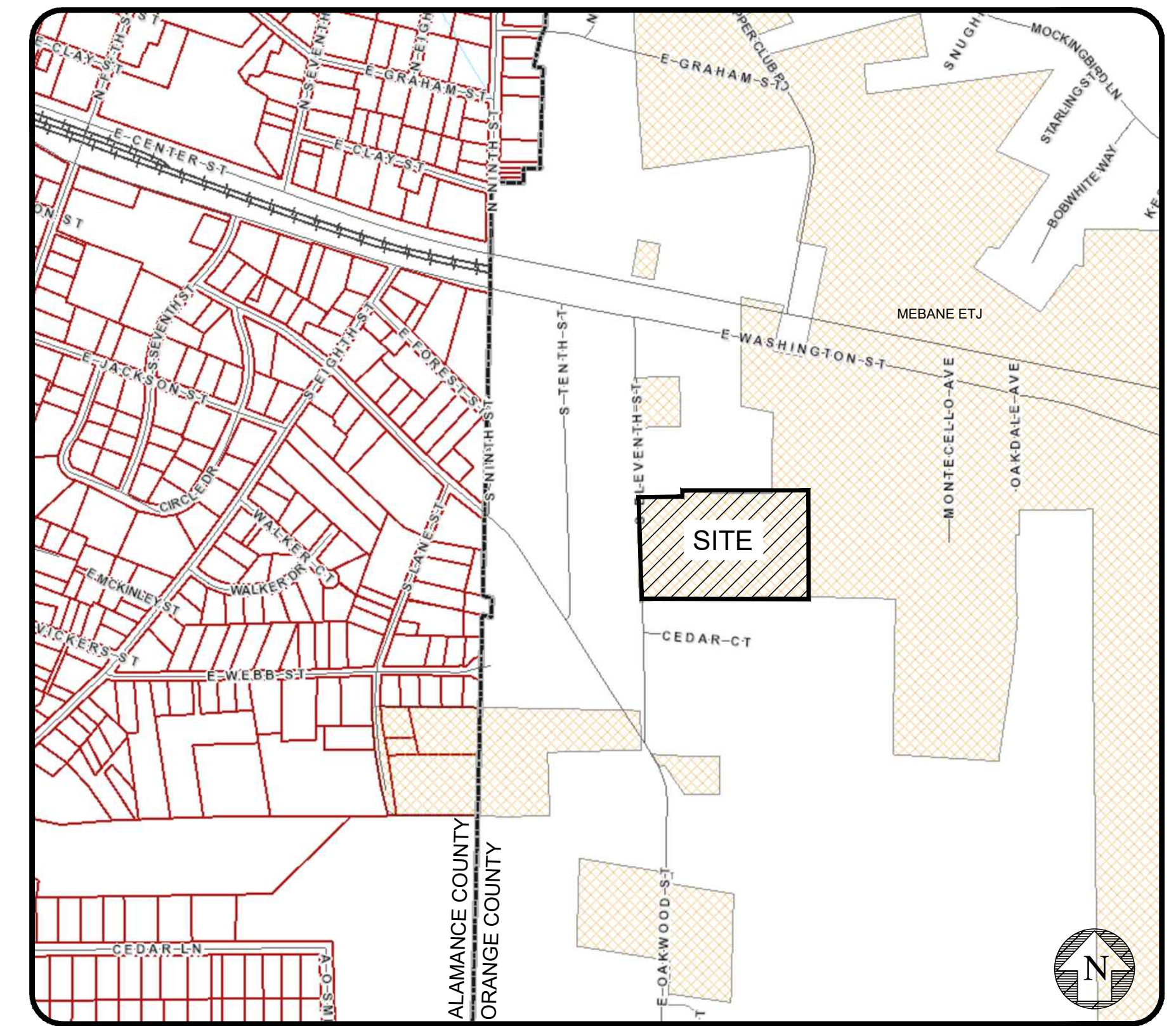
SITE DEVELOPMENT PLANS

FOR

11th STREET APARTMENTS

210, 217 & 221 SOUTH 11th STREET
MEBANE NC, 27302

TRC SUBMITTAL #1 : 3-09-2021
TRC SUBMITTAL #2 : 4-27-2021
TRC SUBMITTAL #3 : 6-08-2021
TRC SUBMITTAL #4 : 6-30-2021



VICINITY MAP
SCALE 1"=2000'

SITE INFORMATION	
CURRENT OWNERS:	ESPITIA PROPERTIES
PIN:	9825410961
LAND AREA:	8.192 ACRES
REFERENCE:	ESTATE FILE: 14-E-597 DB/PG: 6708/1354
PROPERTY ADDRESS:	S 11TH STREET, MEBANE, NC 27302
PLANNING JURISDICTION:	MEBANE
EXISTING ZONING:	R-8
PROPOSED ZONING:	R-8 (CD)
ADJ. ZONING:	R-8, B-2 (CD), R-20, M-1
EXISTING USE:	VACANT
TOTAL NUMBER OF UNITS:	48 (16 x 3 BLDGS. - 24 TWO BR UNITS & 24 ONE BR UNITS)
DENSITY:	5.86 UNITS/ACRE
PROPOSED USE:	RESIDENTIAL - APARTMENTS
BUILDING SETBACKS:	FRONT 30' SIDE 10' REAR 20' MAX BUILDING HEIGHT: 50'
PARKING:	REQUIRED: 8 - 2 BR UNITS/BLDG. X 3 BLDGS. = 24 X 1.75 SP/2 BR UNIT = 42 SPACES 8 - 1 BR UNITS/BLDG. X 3 BLDGS. = 24 X 1.50 SP/1 BR UNIT = 36 SPACES TOTAL REQUIRED SPACES (INCL. 4 ACCESSIBLE (1 VAN)) = 78 SPACES PROVIDED: 84 SPACES (6 ACCESSIBLE (3 VAN) SPACES)
RIVER BASIN:	CAPE FEAR
WATERSHED:	HAW CREEK UNPROTECTED WATERSHED
SOILS:	GeB, GeC, Or & Enc.
IMPERVIOUS AREAS:	BUILDING: 28,136 SF SIDEWALK/CONCRETE: 14,051 SF ASPHALT: 40,875 SF TOTAL: 83,102 SF (1.89 AC) 23.56 % IMPERVIOUS
DISTURBED AREA:	180,574 SF (4.35 AC)
UNDISTURBED AREA:	167,269 SF (3.84 AC)
SLOPE > 15%:	34,531 SF (0.79 AC)
AREA WITHIN STREAM BUFFERS:	51,594 SF (1.19 AC)
AREA WITHIN PRIVATE SCM EASEMENTS:	21,042 SF (0.48 AC)
PRIVATE RECREATION SPACE:	REQUIRED: 750 SF/DW X 48 UNITS = 36,000 SF (0.82 AC) PROVIDED: 38,200 SF (0.83 AC) + ADDITIONAL PATH 2,480 SF (0.056 AC) = 38,680 SF (0.88 AC)
NOTE:	WALKWAY PROVIDED AROUND SCM AND RECREATION AREA FOR PEDESTRIAN CIRCULATION ALSO PROVIDED.
OPEN SPACE:	REQUIRED: 1,000 SF/DEWELLING UNIT X 48 UNITS = 48,000 SF PROVIDED: 237,437 SF (5.54 AC)

TRC NOTES:

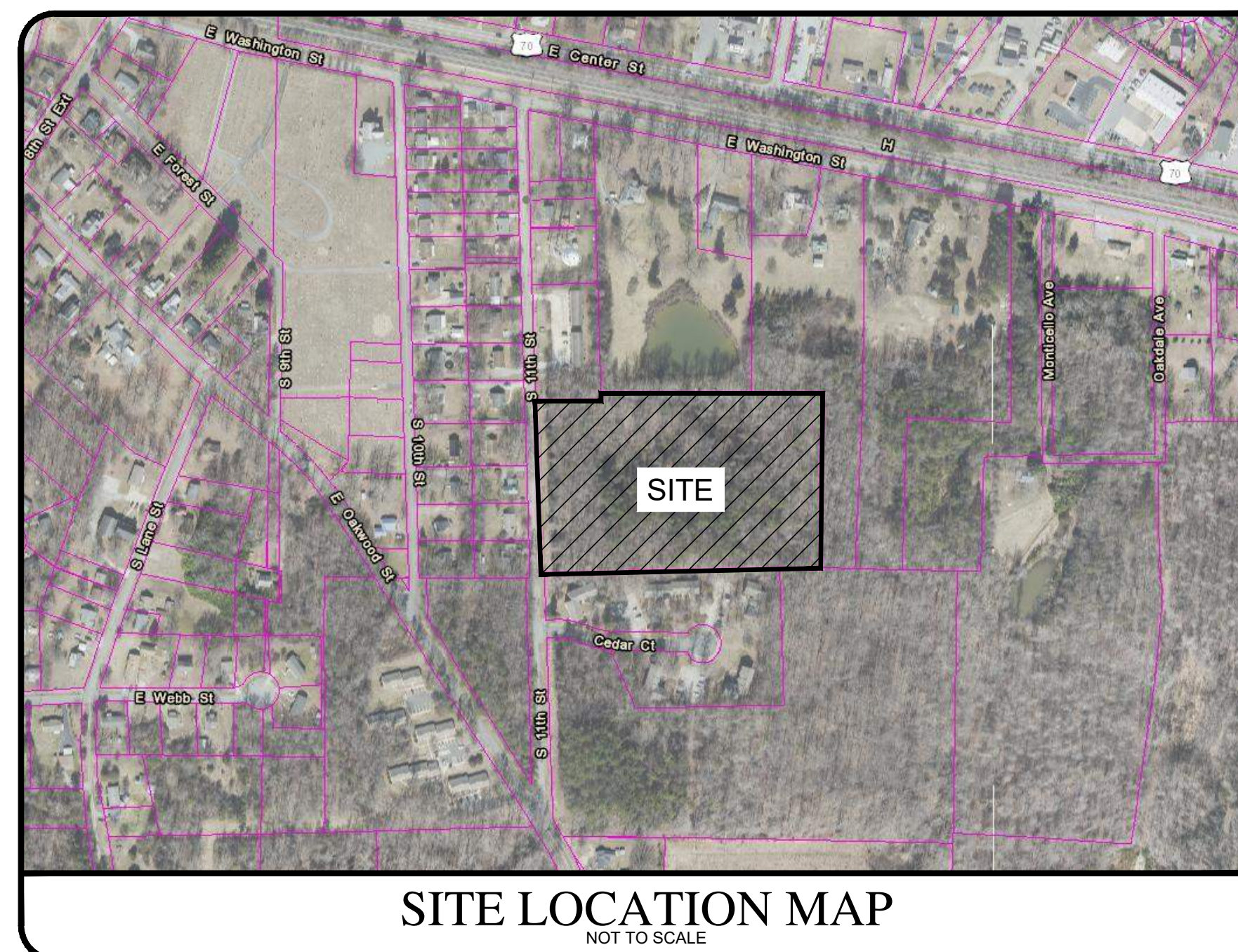
- ALL PRIVATE DRIVE AISLES AND PARKING AREAS WILL BE BUILT TO CITY STANDARDS AND MAINTAINED BY THE OWNER.
- THIS PROJECT IS SUBJECT TO CONDITIONAL REZONING BY THE CITY OF MEBANE. ALL ROADWAYS, STORM DRAINAGE, WATER & SEWER SHALL BE BUILT IN ACCORDANCE WITH THEIR LATEST STANDARDS AND SPECIFICATIONS.
- A TRIP GENERATION SUMMARY LETTER WAS CREATED FOR THIS PROJECT AND HAS BEEN SUBMITTED TO THE CITY OF MEBANE AND NCDOT.
- TWO ENTRANCE FEATURES SHALL BE PROVIDED AT EACH ENTRANCE INTO THE SITE, ONE OF THE FEATURE WILL BE A SIGN.
- THE AMENITY AREA, PARKING LOT, AND STORMWATER CONTROL MEASURES SHALL BE SCREENED WITH LANDSCAPING AND/OR BERMS. ALSO, ANY RECREATION AREA SHALL BE SCREENED FROM THE RESIDENTIAL LOTS WITHIN THE SITE. ALL SCREENING SHALL BE IN ACCORDANCE WITH THE MEBANE UDO AND WILL BE INCLUDED WITH THE LANDSCAPING PLANS PROVIDED WITH THE CONSTRUCTION DRAWINGS FOR APPROVAL BY THE CITY OF MEBANE. ANY STORMWATER CONTROL MEASURES THAT POND OR HOLD 2 FEET OF WATER SHALL BE FENCED FOR SAFETY.
- THE LIMITS OF DISTURBANCE WILL TYPICALLY FOLLOW THE GRADING LIMITS. ALL OPEN SPACES AND UNDISTURBED AREAS WILL BE FENCED OFF ALONG TREE CANOPIES TO PRESERVE EXISTING VEGETATION WHERE SHOWN ON THE PLANS. TREE PROTECTION FENCING SHALL BE PLACED ALONG THE OUTSIDE DRIPLINE OF EXISTING VEGETATION TO BE SAVED.
- STORMWATER CONTROL MEASURE (SCM) ACCESS EASEMENTS ARE NOT SHOWN ON THE PLANS FOR CLARITY.
- ALL NOTED PRIVATE COMMON ELEMENTS, INCLUDING BUT NOT LIMITED TO THE PRIVATE RECREATION AMENITIES, ENTRANCE FEATURES AND STORMWATER CONTROL MEASURES ARE THE RESPONSIBILITY OF THE OWNER.
- THE CURRENT PLANS INDICATE PRELIMINARY DRAINAGE EASEMENTS OVER PIPES AND ENGINEERED SWALES. AS CONSTRUCTION DRAWINGS ARE FINALIZED ALL DRAINAGE WAYS (5 CFS OR MORE) SHALL HAVE A DEDICATED DRAINAGE EASEMENT PER THE CITY OF MEBANE STORM SEWER DESIGN MANUAL WHETHER PIPED OR UN-PIPED.
- THE AMENITY AREAS SHALL COMPLY WITH ALL CITY OF MEBANE UDO DESIGN STANDARDS, INCLUDING PARKING, LANDSCAPING, AND ARCHITECTURE.
- THE SITE IS NOT LOCATED WITHIN ANY 100 YEAR FLOOD WAY PER FIRM PANEL 9825, MAP# 3710982500L, REVISED 11/17/2017.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PROVIDED BY SUMMIT DESIGN & ENGINEERING SERVICES, DATED: 02/09/2021.
- A SURFACE WATER IDENTIFICATION REQUIRED HAS BEEN SUBMITTED. NO RESULTS WERE RECEIVED AT THE TIME OF THIS SUBMITTAL.
- LIGHTING PLAN WILL BE PROVIDED WITH THE CONSTRUCTION DRAWING REVIEW PROCESS AND WILL MEET UDO SECTION 4-7.3, E-3 (f) REQUIREMENTS.
- ADDITIONAL VEGETATION SHALL BE INSTALLED IF THE EXISTING REMAINING VEGETATION DOES NOT MEET THE REQUIRED BUFFER STANDARDS.
- THIS PROJECT WILL BE SUBJECT TO THE CITY OF MEBANE REGULATIONS FOR HIGH DENSITY STORMWATER, BUFFER, AND STORM DRAINAGE DESIGN. A FLOOD STUDY WILL BE REQUIRED ALONG WITH A FLOODPLAN (NON-FEMA) PERMIT.
- THIS PROPERTY WILL BE ANNEXED AFTER THE CITY COUNCIL APPROVES THE SITE PLAN.

DEVELOPER
TOLEDO BUILDERS, LLC
MR. EZEQUIEL ESPITA
3200 CROASDALE DRIVE, SUITE 304
DURHAM, NC 27705
OFFICE@TOLEDOBUILDERSLLC.COM
PHONE: 919-422-4749

SURVEY CONTACT
SUMMIT DESIGN & ENGINEERING SERVICES
TIMOTHY A. SMITH, PE
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278
(919) 732-3883 (PHONE)
(919) 732-4676 (FAX)
THOMAS.TELLUP@SUMMITDE.NET

ENGINEER CONTACT
SUMMIT DESIGN & ENGINEERING SERVICES
TIMOTHY A. SMITH, PE
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278
(919) 732-3883 (PHONE)
(919) 732-4676 (FAX)
TIM.SMITH@SUMMITDE.NET

PARCEL
PIN: 9825410961
ZONING : R-8
8.192 ACRES



SHEET INDEX	
Sheet Title	Sheet Number
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
SITE & UTILITY PLAN	C-3
GRADING & STORM DRAINAGE PLAN	C-4
LANDSCAPE PLAN & DETAILS	LS-1
EXTERIOR ELEVATIONS	A201
EXTERIOR ELEVATIONS	A202

PUBLIC SERVICE CONTACTS :

WATER:	CITY OF MEBANE PUBLIC WORKS DEPT. KYLE SMITH 636 CORRIGIDOR STREET MEBANE, NC 27302 (919) 563-3401	STATE ROADWAYS: NCDOT - DIVISION 7, DISTRICT 1 CHARLES N. EDWARDS (CHUCK), PE DISTRICT ENGINEER 115 E. CRESCENT SQUARE DRIVE PO BOX 766 GRAHAM, NC 27253 (336) 570-8833
SEWER:	CITY OF MEBANE PUBLIC WORKS DEPT. KYLE SMITH 636 CORRIGIDOR STREET MEBANE, NC 27302 (919) 563-3401	PLANNING: CITY OF MEBANE CY STOEBER, AICP DEVELOPMENT DIRECTOR 102 S. 5TH STREET MEBANE, NC 27302 (919) 563-9900
FIRE:	CITY OF MEBANE BOB LOUIS, CHIEF 450 N. FIRST STREET MEBANE, NC 27302 (919) 563-5718	SOLID WASTE: CITY OF MEBANE PUBLIC WORKS DEPT. 108 E. WASHINGTON STREET MEBANE, NC 27302 (919) 563-9901
GAS:	PSNC ENERGY / DOMINION ENERGY BRIAN SMITH 2541 WHILDEN DRIVE DURHAM, NC 27713 (919) 598-7454 BRIAN.SMITH@SCANA.COM	RECYCLING: WASTE INDUSTRIES 703 E. GILBREATH STREET GRAHAM, NC 27253 (336) 229-0525
ELECTRIC:	PIEDMONT ELECTRIC 2500 S. NC 86 MEBANE, NC 27302 (336) 732-2123	EROSION CONTROL: ORANGE COUNTY PLANNING & INSPECTIONS DEPT. STEVE KALTENBACH EROSION CONTROL & STORMWATER OFFICER II 131 W. MARGARET LANE HILLSBOROUGH, NC 27278 (919) 245-2587
TELEPHONE:	AT&T AARON BOYKINS (336) 508-3237	



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3	PER TRC COMMENTS	6/20/2021	CS
2	PER TRC COMMENTS	6/09/2021	CS
1	PER TRC COMMENTS	4/27/2021	CS

NOT FOR CONSTRUCTION
NORTH CAROLINA PROFESSIONAL SEAL
TIMOTHY A. SMITH, PE
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/2024

SUMMIT
DESIGN AND ENGINEERING SERVICES
State License #: P-0839
320 Executive Court
Hillsborough, NC 27278
Voice: (919) 732-3883 Fax: (919) 732-4676
www.summitde.net

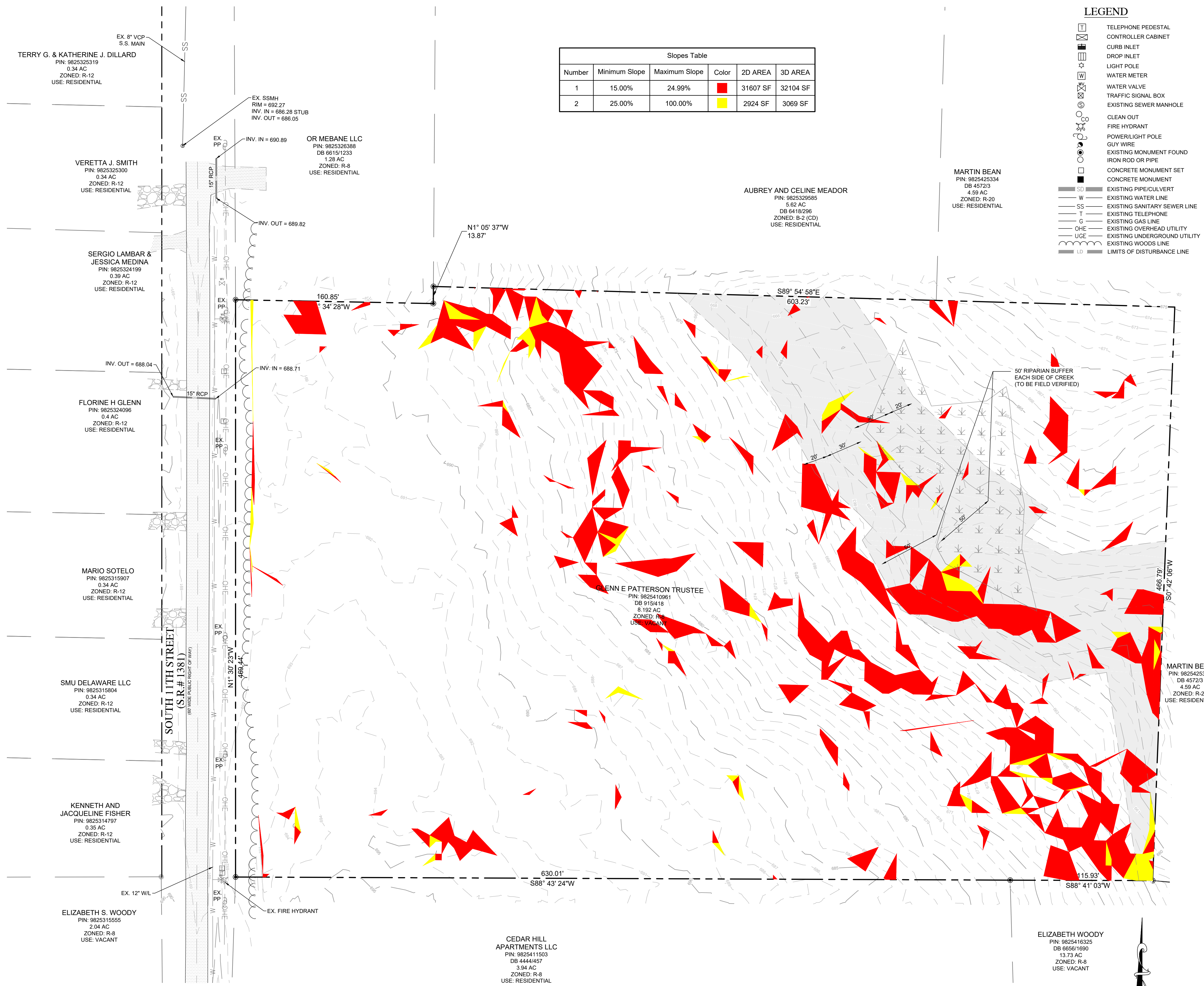
SITE DEVELOPMENT DRAWINGS
11th Street Apartments
South 11th Street
Mebane N.C. 27302

COVER SHEET

PROJECT NO:
20-0162

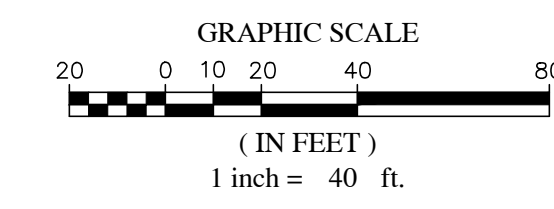
DRAWING NAME:
20-0162_CS.dwg

SHEET NO:
C-1



Slopes Table					
Number	Minimum Slope	Maximum Slope	Color	2D AREA	3D AREA
1	15.00%	24.99%	Red	31607 SF	32104 SF
2	25.00%	100.00%	Yellow	2924 SF	3069 SF

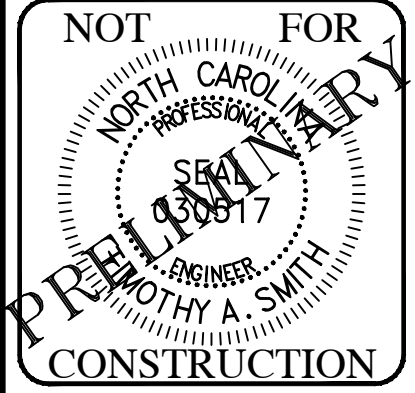
- LEGEND**
- TELEPHONE PEDESTAL
 - CONTROLLER CABINET
 - CURB INLET
 - DROP INLET
 - LIGHT POLE
 - WATER METER
 - WATER VALVE
 - TRAFFIC SIGNAL BOX
 - EXISTING SEWER MANHOLE
 - CLEAN OUT
 - FIRE HYDRANT
 - POWERLIGHT POLE
 - GUY WIRE
 - EXISTING MONUMENT FOUND
 - IRON ROD OR PIPE
 - CONCRETE MONUMENT SET
 - CONCRETE MONUMENT
 - EXISTING PIPE/CULVERT
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING TELEPHONE
 - EXISTING GAS LINE
 - EXISTING OVERHEAD UTILITY
 - EXISTING UNDERGROUND UTILITY
 - EXISTING WOODS LINE
 - LIMITS OF DISTURBANCE LINE



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

COMPRISE OF NOT SUMMIT DESIGN AND ENGINEERING SERVICES DRAWING ALTERATION
 IT IS A VIOLATION OF LAW FOR ANY PERSON, ENGINEER, LANDSCAPE ARCHITECT, OR ARCHITECT TO REPRODUCE OR TRANSMIT THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SUMMIT DESIGN AND ENGINEERING SERVICES. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF SUMMIT DESIGN AND ENGINEERING SERVICES IS PROHIBITED.

PROJECT ENGINEER/ARCHITECT: TERRY G. & KATHERINE J. DILLARD (PIN: 9825325319)
 PROJECT MANAGER: RANDY HALL (PIN: 9825325334)
 DRAWN BY: GSS/GONDA/SEEHAY (PIN: 9825325334)
 FIRST ISSUE DATE: 03-08-2021



SUMMIT
 DESIGN AND ENGINEERING SERVICES
 State License #: P-0339
 320 Executive Court
 Hillsborough, NC 27278
 Voice: (919) 732-3883 Fax: (919) 732-4676
 www.summitde.net

SITE DEVELOPMENT DRAWINGS
11th Street Apartments
 South 11th Street
 Mebane, N.C. 27302

EXISTING CONDITIONS PLAN

PROJECT NO.: 20-0162
 DRAWING NAME: 20-0162_XC.dwg
 SHEET NO.: C-2

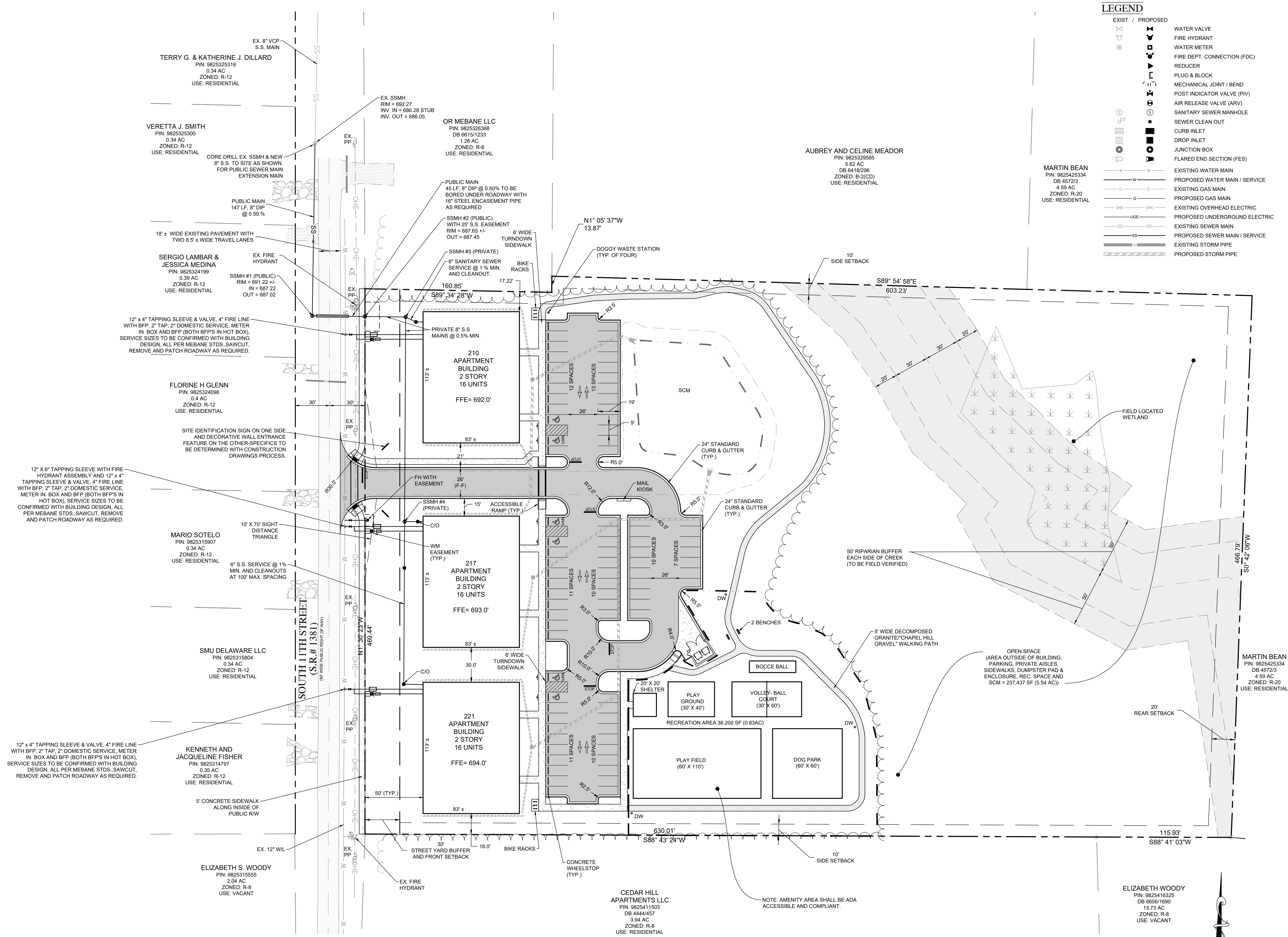


CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

N:\2020\0162 11th Street Apartments - Design\20-0162_XC.dwg, EXISTING CONDITIONS PLAN, 03/08/2021 1:42:58 PM, jay.walker@summitde.net



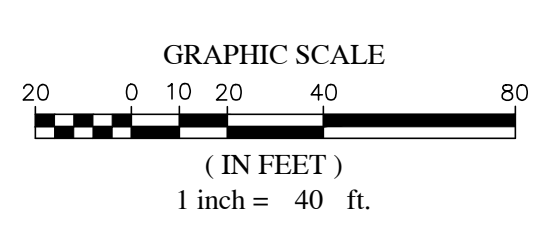
Know what's below.
Call before you dig.



LEGEND

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

- NOTE:**
- ALL SITE AND UTILITY WORK SHALL COMPLY WITH CITY OF MEBANE AND NCDOT STANDARDS, DETAILS & SPECIFICATIONS, LATEST EDITION.
 - ENCROACHMENT AGREEMENT SHALL BE APPROVED BY NCDOT PRIOR TO UTILITY WORK OR SIDEWALK INSTALLATION BEGINNING IN S. ELEVENTH STREET PUBLIC RW.
 - AN APPROVED NCDOT DRIVEWAY IS REQUIRED FOR THE SITE DRIVEWAY TIE-IN TO S. ELEVENTH STREET.
 - FDC LOCATIONS WILL BE DETERMINED DURING THE CONSTRUCTION DRAWING PROCESS.
 - A KNOX BOX WILL BE REQUIRED FOR EACH BUILDING WITHIN COMPLEX. LOCATIONS WILL BE DETERMINED WITH THE CONSTRUCTION DRAWING PROCESS.



NO.	DATE	REVISIONS
7		
6		
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4		
3		
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1		

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PROJECT ENGINEER/ARCHITECT
TAS (TAS@SUMMITDE.NET)

PROJECT MANAGER
RPH (RANDY.HALL@SUMMITDE.NET)

DRAWN BY
GSG (GONDA.SEDHAY@SUMMITDE.NET)

FIRST ISSUE DATE
03-05-2021

NOT FOR CONSTRUCTION

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SITE DEVELOPMENT DRAWINGS
11th Street Apartments
South 11th Street
Mebane N.C. 27302

SITE & UTILITY PLAN

PROJECT NO.
20-0162

DRAWING NAME:
20-0162_S.dwg

SHEET NO.
C-3

GRADING & STORM LEGEND:

- EXIST / PROPOSED
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- LIMITS OF DISTURBANCE
- LIMITS OF DISTURBANCE & TREE PROTECTION FENCE
- TREE PROTECTION FENCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- WOODS LINE

NOTE: "WOODS LINE" IS FOR ILLUSTRATIVE PURPOSES ONLY AND CLARITY OF THE PLANS. REFER TO THE "LIMITS OF DISTURBANCE" LINE FOR ACTUAL CLEARING LIMITS.

TERRY G. & KATHERINE J. DILLARD
PIN: 9825325319
0.34 AC
ZONED: R-12
USE: RESIDENTIAL

VERETTA J. SMITH
PIN: 9825325300
0.34 AC
ZONED: R-12
USE: RESIDENTIAL

SERGIO LAMBAR & JESSICA MEDINA
PIN: 9825324199
0.39 AC
ZONED: R-12
USE: RESIDENTIAL

FLORINE H. GLENN
PIN: 9825324096
0.4 AC
ZONED: R-12
USE: RESIDENTIAL

MARIO SOTELO
PIN: 9825315907
0.34 AC
ZONED: R-12
USE: RESIDENTIAL

SMU DELAWARE LLC
PIN: 9825315804
0.34 AC
ZONED: R-12
USE: RESIDENTIAL

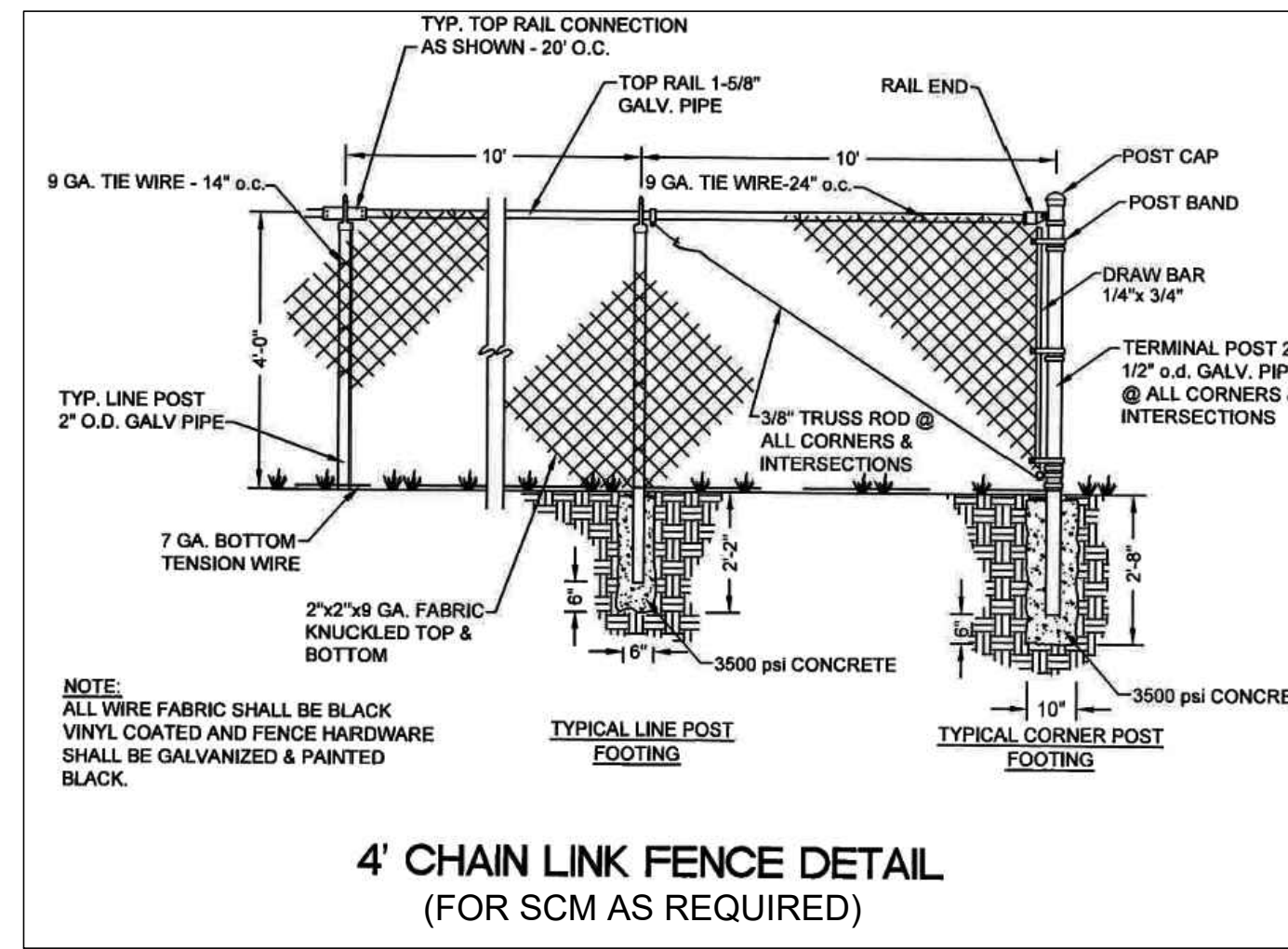
KENNETH AND JACQUELINE FISHER
PIN: 9825314797
0.35 AC
ZONED: R-12
USE: RESIDENTIAL

ELIZABETH S. WOODY
PIN: 9825315555
2.04 AC
ZONED: R-8
USE: VACANT

OR MEBANE LLC
PIN: 9825326388
DB 66191233
1.29 AC
ZONED: R-8
USE: RESIDENTIAL

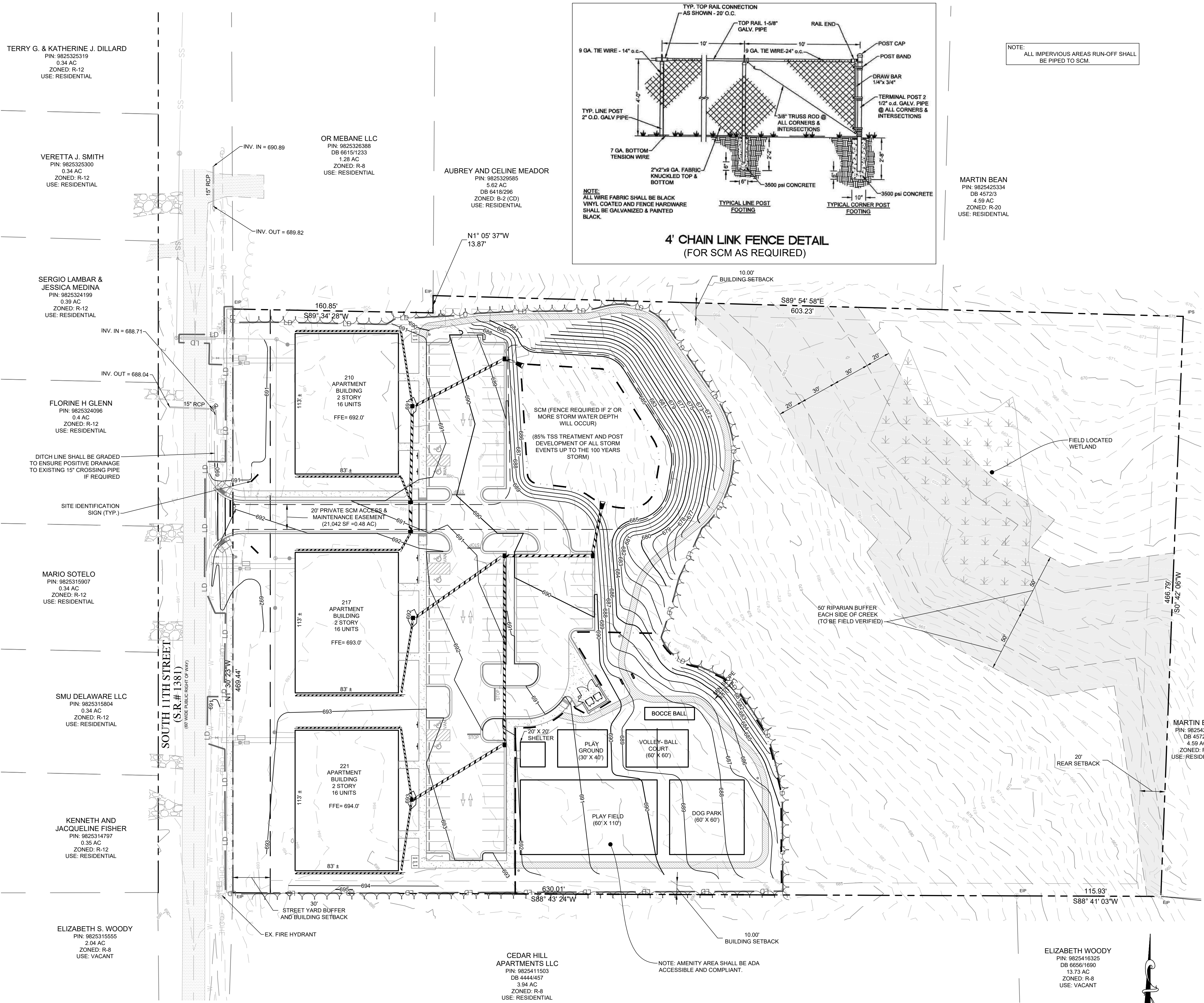
AUBREY AND CELINE MEADOR
PIN: 9825329585
5.62 AC
DB 6418296
ZONED: B-2 (CD)
USE: RESIDENTIAL

CEDAR HILL APARTMENTS LLC
PIN: 9825411593
DB 4444457
3.94 AC
ZONED: R-8
USE: RESIDENTIAL

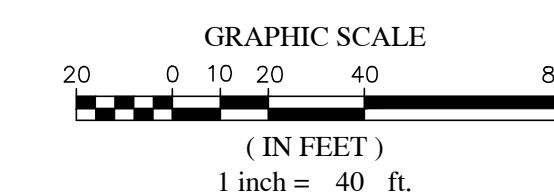


NOTE: ALL IMPERVIOUS AREAS RUN-OFF SHALL BE PIPED TO SCM.

MARTIN BEAN
PIN: 9825425334
4.59 AC
ZONED: R-20
USE: RESIDENTIAL



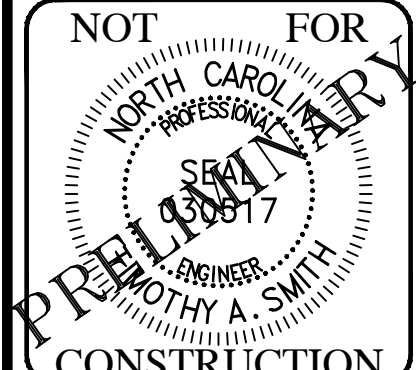
ELIZABETH WOODY
PIN: 9825416325
DB 66561690
13.73 AC
ZONED: R-8
USE: VACANT



NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3	PER TRC COMMENTS	6/20/2021	GS
2	PER TRC COMMENTS	6/09/2021	GS
1	PER TRC COMMENTS	4/21/2021	GS

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ON THE DRAWING AND SPECIFIC
DESCRIPTION OF THE ALTERATION.

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PROJECT MANAGER
RPH (RANDY.HALL@SUMMITDE.NET)
DRAWN BY
GS(GOVINDA.SEDHAY@SUMMITDE.NET)
FIRST ISSUE DATE
03-05-2021



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SITE DEVELOPMENT DRAWINGS
11th Street Apartments
South 11th Street
Mebane N.C. 27302

GRADING & STORM DRAINAGE PLAN

PROJECT NO.
20-0162

DRAWING NAME:
20-0162_G.dwg

SHEET NO.
C-4



Know what's below.
Call before you dig.

N:\2020\0162 11th Street Apartments, LLC - Eminent - Subsequent to Eminent - Storm Drainage Plan, 03/05/21, 3:04 PM, gsm, gsm.dwg, 11

TREE PLANTING AND STAKING:

STAKING - SEE TREE PLANTING AND STAKING DETAIL ON SHEET L-2.

WRAPPING - WRAP ONLY THIN BARKED TREES IF THEY HAVE BEEN REMOVED FROM SHADE TO WHERE THE TRUNK IS EXPOSED TO DIRECT SUNLIGHT DURING THE DAY. WRAPPING SHOULD BEGIN AT THE BOTTOM AND WORK UP. WRAPPING MATERIAL SHOULD NOT TRAP OR HOLD WATER.

PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

PLANTING - ALL SYNTHETIC MATERIALS SHALL BE CLEARED FROM THE ROOTS, TRUNK AND CROWN OF THE PLANT. THE ROOT BALL MEDIUM SHOULD BE SHAKEN GENTLY FROM THE ROOT BALL IF IT IS A SOILLESS MIXTURE. LOOSEN AND SPREAD THE ROOTS IN THE PLANTING HOLE. DAMAGED ROOTS AND ROOTS WHICH ENCIRCLE THE TRUNK SHOULD BE CLEANLY PRUNED. SET THE PLANT SO THAT IT WILL BE AT ITS ORIGINAL DEPTH OR SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SOIL FROM THE HOLE. TAMP AND WATER THE SOIL TO PREVENT AIR POCKETS. DO NOT AMEND THE SOIL AT THIS POINT EXCEPT TO AMEND THE PH.

WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANTS SHOULD BE WATERED AS BACKFILLING IS BEING DONE SO THAT THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.

MULCHING - ALL PLANTING BEDS (NOT INCLUDING SEEDED AREAS) ARE TO RECEIVE MULCH TO A DEPTH OF 3".

TREE PROTECTION FENCING: PROVIDE FENCING TO A MINIMUM HEIGHT OF 4' TO REMAIN IN PLACE UNTIL THE COMPLETION OF THE PROJECT. NO MATERIALS ARE TO BE STORED WITHIN THE DRIP LINE OF EXISTING TREES. NO VEHICLES ARE PERMITTED WITHIN THE DRIPLINE OF EXISTING TREES.

GENERAL NOTES:

PLANTING AROUND THE SCM WILL BE REFINED ONCE THE SCM IS DESIGNED.

LEGEND:

○ TREE PROTECTION FENCE

LANDSCAPING REQUIREMENTS:

TYPE B SEMI-OPAQUE BUFFER:

- SEMI-OPAQUE SCREEN FROM GROUND TO HEIGHT OF AT LEAST 6'.
- DECIDUOUS OR EVERGREEN TREES TO REACH MINIMUM HEIGHT OF 40' AT MATURITY; INSTALLED AT 2.5" CALIPER AND 10' HEIGHT.
- AT LEAST 70% OF THE REQUIRED SHRUBS SHALL BE EVERGREENS ADAPTED TO THE AREA.
- MAXIMUM SPACING 20' BETWEEN TREES AND 5'-8" BETWEEN SHRUBS.
- ONE CANOPY TREE PER 20 LINEAR FEET OF BUFFER (746/20 = 38 REQUIRED).
- 1,775 LINEAR FEET OF BUFFER REQUIRED ALONG PROPERTY LINE. NOTE: 1,029 LINEAR FEET HAVE EXISTING VEGETATION. THE EXISTING VEGETATION WILL BE MAINTAINED AND WILL ONLY BE SUPPLEMENTED IF NECESSARY. VEGETATION WILL BE PLANTED ALONG THE REMAINING 746 LINEAR FEET OF BUFFER.

PROVIDED -
CANOPY TREES - 38
SHRUBS - 45 (100% EVERGREEN)

STREETScape LANDSCAPING:

- ONE CANOPY TREE FOR EVERY 40 LINEAR FEET OF STREETScape. (470/40 = 12 REQUIRED)
- ONE UNDERSTORY FOR EVERY 20 LINEAR FEET OF STREETScape. (470/20 = 24 REQUIRED)
- SHRUBS SHALL BE PLANTED TO MEET THE INTENT OF THE STREETScape.
- 470 LINEAR FEET OF STREETScape REQUIRED.

PROVIDED -
CANOPY TREES - 12
UNDERSTORY TREES - 24
SHRUBS - 69

STORMWATER CONTROL POND SCREENING:

- STORMWATER DEVICES MUST BE SCREENED WITH EVERGREEN PLANTING.

PROVIDED - A SCREEN OF 21 EVERGREEN SHRUBS IS SHOWN.

PARKING LOT SCREENING:

- PARKING LOTS ARE TO BE SCREENED FROM THE STREET WITH EVERGREEN SHRUBS TO A MINIMUM HEIGHT OF 3'.

PROVIDED - A SCREEN OF EVERGREEN SHRUBS IS PROVIDED AT THE ENTRY DRIVE WHERE THE PARKING LOT COULD BE SEEN FROM THE STREET.

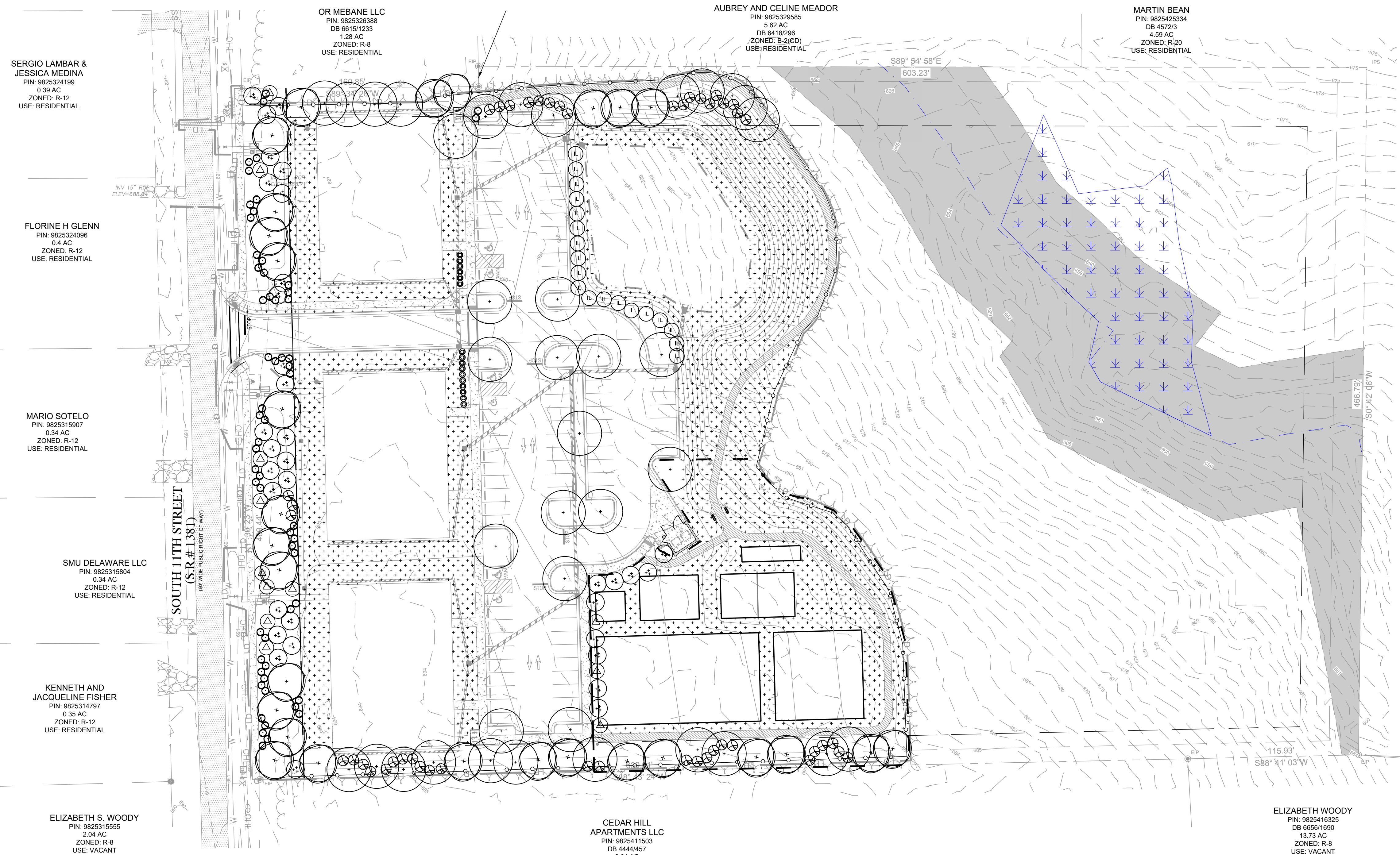
TRASH CONTAINMENT SCREENING:

- IF THE TRASH CONTAINMENT AREA WILL NOT BE VISIBLE FROM THE STREET, NO SCREENING IS REQUIRED.

PROVIDED - BECAUSE THE BUFFERS PROVIDED WILL FULLY SCREEN THE TRASH CONTAINMENT FROM THE STREET, NO ADDITIONAL SCREENING IS SHOWN.

PLANTING SCHEDULE

QTY. TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	SPACING	NOTES
34	AG ○	AMELANCHIER X 'PRINCESS DIANA'	SERVICEBERRY	2"	8'	-	B&B	AS SHOWN	MULTI-STEM, SPECIMEN
19	IN ○	ILEX NELLIE R STEVENS	HOLLY	2.5"	10'	-	B&B	AS SHOWN	SPECIMEN
28	MG ○	MAGNOLIA GRANDIFOLIA	SOUTHERN MAGNOLIA	2.5"	10'	-	B&B	AS SHOWN	SPECIMEN
40	NS ○	NYSSA SYLVATICA 'RED RAGE'	BLACK TUPELO	2.5"	10'	-	B&B	AS SHOWN	MATCHED, SPECIMEN
SHRUBS									
38	DVJ ●	DISTYLLIUM 'VINTAGE JADE'	DISTYLLIUM	-	24"	24"-30"	CONT.	4' O.C.	
13	HVI ●	HAMMELIS VIRGINIANA	WITCH HAZEL	-	48"	30"-36"	CONT.	10' O.C.	
59	VDA ●	VIBURNUM DAVIDI	DAVID VIBURNUM	-	24"	24"-30"	CONT.	4' O.C.	
46	VRH ●	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	-	36"	30"-36"	CONT.	7' O.C.	
PERENNIALS/GRASSES									
49,073 SF	SEEDING	SEEDING LAWN. SEE PERMANENT SEEDING NOTES							



NO.	DATE	REVISIONS	BY
7			
6			
5			
4			
3	6/20/2021	PER. TRC COMMENTS	GS
2	6/09/2021	PER. TRC COMMENTS	GS
1	4/21/2021	PER. TRC COMMENTS	GS

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PROJECT MANAGER
RPH (RANDY.HALL@SUMMITDE.NET)
DRAWN BY
GS (GOWINDA.SEDHAY@SUMMITDE.NET)
FIRST ISSUE DATE
03-05-2021

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SITE DEVELOPMENT DRAWINGS
11th Street Apartments
South 11th Street
Mebane N.C. 27302
LANDSCAPE PLAN & DETAILS

PROJECT NO.
20-0162
DRAWING NAME:
20-0162_LS.dwg
SHEET NO.
LS-1





H1 Parking Lot Side EXTEREIOR ELEVATION
1/4" = 1'-0"
Opposite Side Same

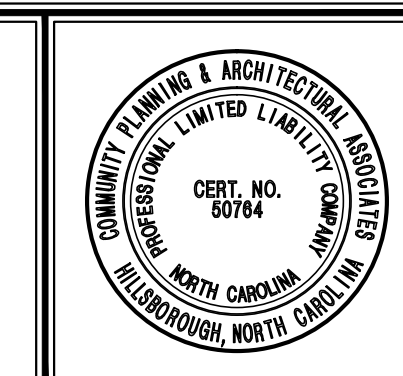


A1 Street Side EXTEREIOR ELEVATION
1/4" = 1'-0"
Opposite Side Same

*Progress Print
Not for Construction
4/27/21*

**11th Street
APARTMENTS**
MEBANE
North Carolina

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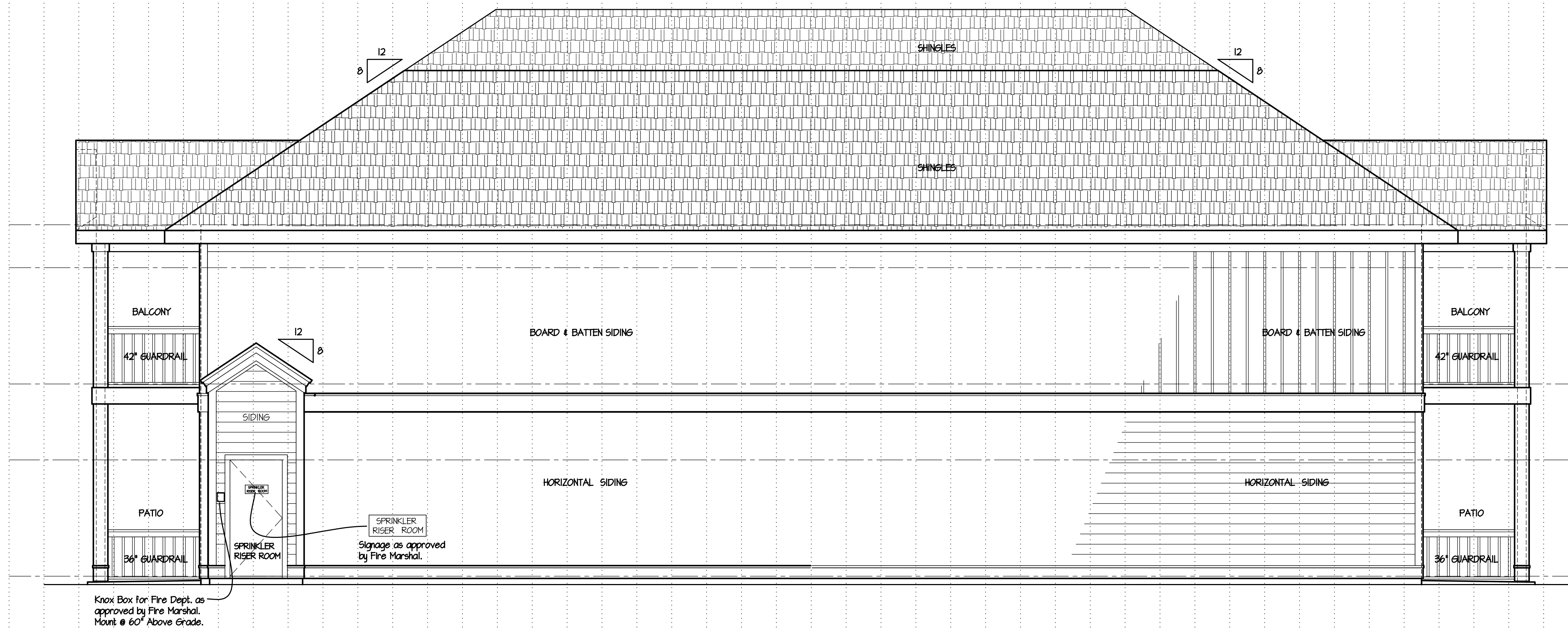


**EXTERIOR
ELEVATIONS**

DATE	4/27/21
DESIGN	RWW
DRAWN	RWW
PROJECT NO.	Mebane
FILE #	A101Mebane
SCALE	AS NOTED

DRAWING NO.	A201
	of

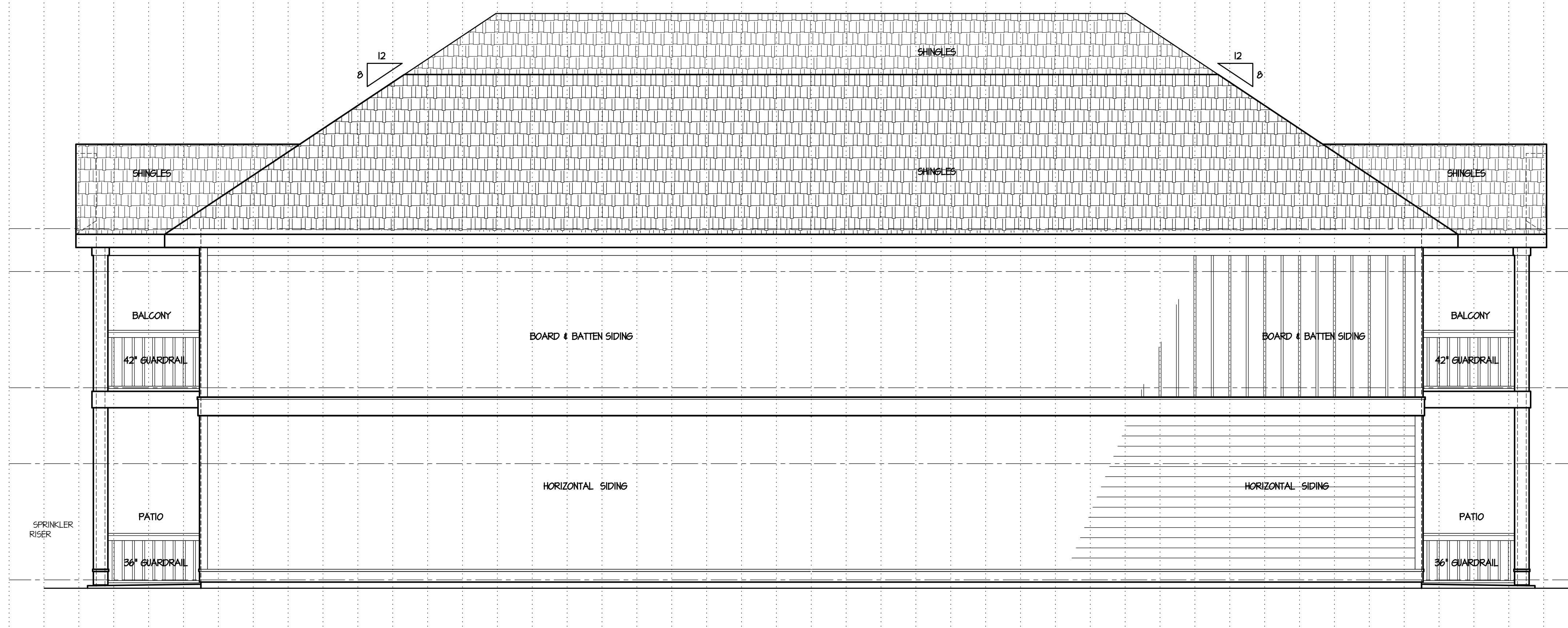
U:\11th Street Apartments\11th Street Apartments\11th Street Apartments.dwg 4/27/2021 10:55:46 A.M. DWG: F:\DWG:RWW



H1 RESERVED

H6 Left Side EXTEREIOR ELEVATION

1/4" = 1'-0" As Viewed From Street



A1 RESERVED

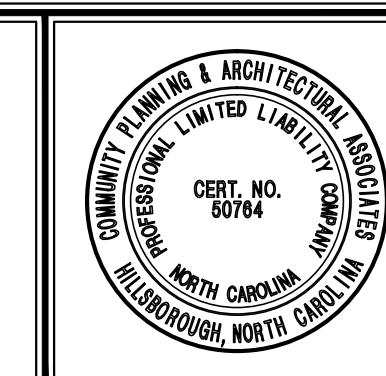
A6 Right Side EXTEREIOR ELEVATION

1/4" = 1'-0" As Viewed From Street

Progress Print
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4/27/21

11th Street
APARTMENTS
MEBANE
North Carolina

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EXTERIOR
ELEVATIONS

DATE 4/27/21
DESIGN RWW
DRAWN RWW
PROJECT NO. MEBANE
FILE # A202MEBANE
SCALE AS NOTED

DRAWING NO.
A202
of

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PLANNING PROJECT REPORT

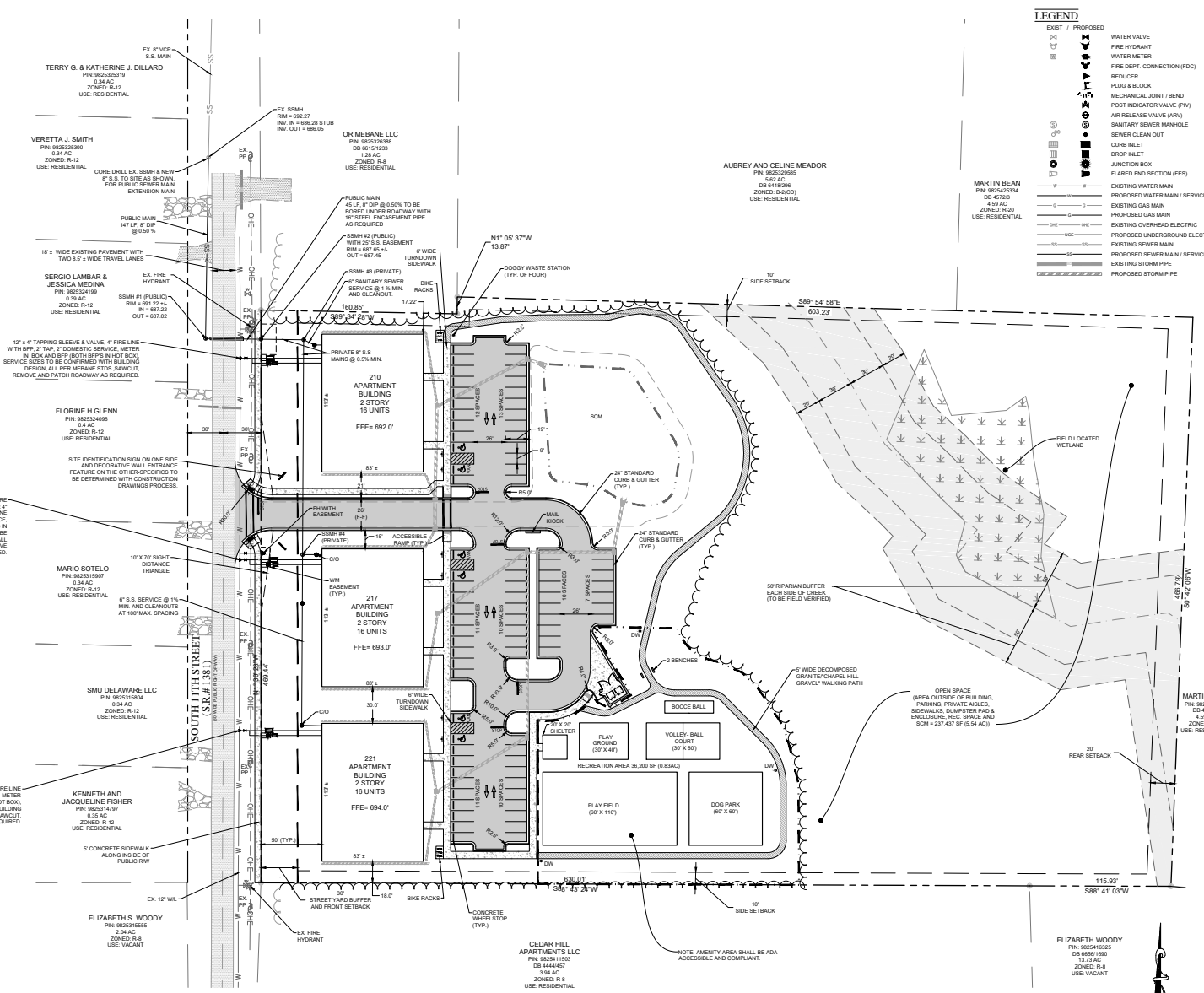
DATE	07/09/2021
PROJECT NUMBER	RZ 21-07
PROJECT NAME	11 th Street Apartments
APPLICANT	Espitia Properties, LLC Ezequiel Espitia P.O. Box 13882 Durham, NC 27709

CONTENTS

PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 3
LAND USE REPORT	PAGE 5
UTILITIES REPORT	PAGE 7
STAFF ZONING REQUEST RECOMMENDATION	PAGE 9



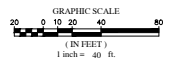
Know what's below. Call before you dig.



LEGEND

EXIST / PROPOSED	WATER VALVE
1"	FIRE HYDRANT
1"	WATER METER
1"	FIRE DEPT. CONNECTION (FDC)
1"	REDUCER
1"	PULL & BLOCK
1"	MECHANICAL JOINT (BEND)
1"	POST INDICATOR VALVE (PIV)
1"	AIR RELEASE VALVE (ARV)
1"	SANITARY SEWER MANHOLE
1"	CURB INLET
1"	SNOP INLET
1"	JUNCTION BOX
1"	FLARED END SECTION (FES)
1"	EXISTING WATER MAIN
1"	PROPOSED WATER MAIN / SERVICE
1"	EXISTING GAS MAIN
1"	PROPOSED GAS MAIN
1"	EXISTING OVERHEAD ELECTRIC
1"	PROPOSED UNDERGROUND ELECTRIC
1"	EXISTING SEWER MAIN
1"	PROPOSED SEWER MAIN / SERVICE
1"	EXISTING STORM PIPE
1"	PROPOSED STORM PIPE

- NOTE:**
1. ALL SITE AND UTILITY WORK SHALL COMPLY WITH CITY OF MEBANE AND NCDOT STANDARDS, DETAILS & SPECIFICATIONS, LATEST EDITION.
 2. ENCROACHMENT AGREEMENT SHALL BE APPROVED BY NCDOT PRIOR TO UTILITY WORK OR SIDEWALK INSTALLATION BEGINNING IN E. ELEVENTH STREET PUBLIC RW.
 3. AN APPROVED NCDOT DRIVEWAY IS REQUIRED FOR THE SITE DRIVEWAY TIE-IN TO S. ELEVENTH STREET.
 4. FDC LOCATIONS WILL BE DETERMINED DURING THE CONSTRUCTION DRAWING PROCESS.
 5. A KNOX BOX WILL BE REQUIRED FOR EACH BUILDING WITHIN COMPLEX. LOCATIONS WILL BE DETERMINED WITH THE CONSTRUCTION DRAWING PROCESS.



NO.	REVISIONS
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PROJECT NUMBER: 20-0162
 DATE: 06/27/2020
 DRAWN BY: SERGIO L. MEDINA (SJM/MDM/DET)
 CHECKED BY: MARIO SOTELO (MSJ/MSD/DET)
 PROJECT MANAGER: MARIO SOTELO (MSJ/MSD/DET)
 DESIGNER: SERGIO L. MEDINA (SJM/MDM/DET)



SUMMIT
 Surveying & Engineering Services
 1111 South Main Street, Suite 100
 Mebane, NC 27302
 Phone: 813-949-9444
 Fax: 813-949-9445

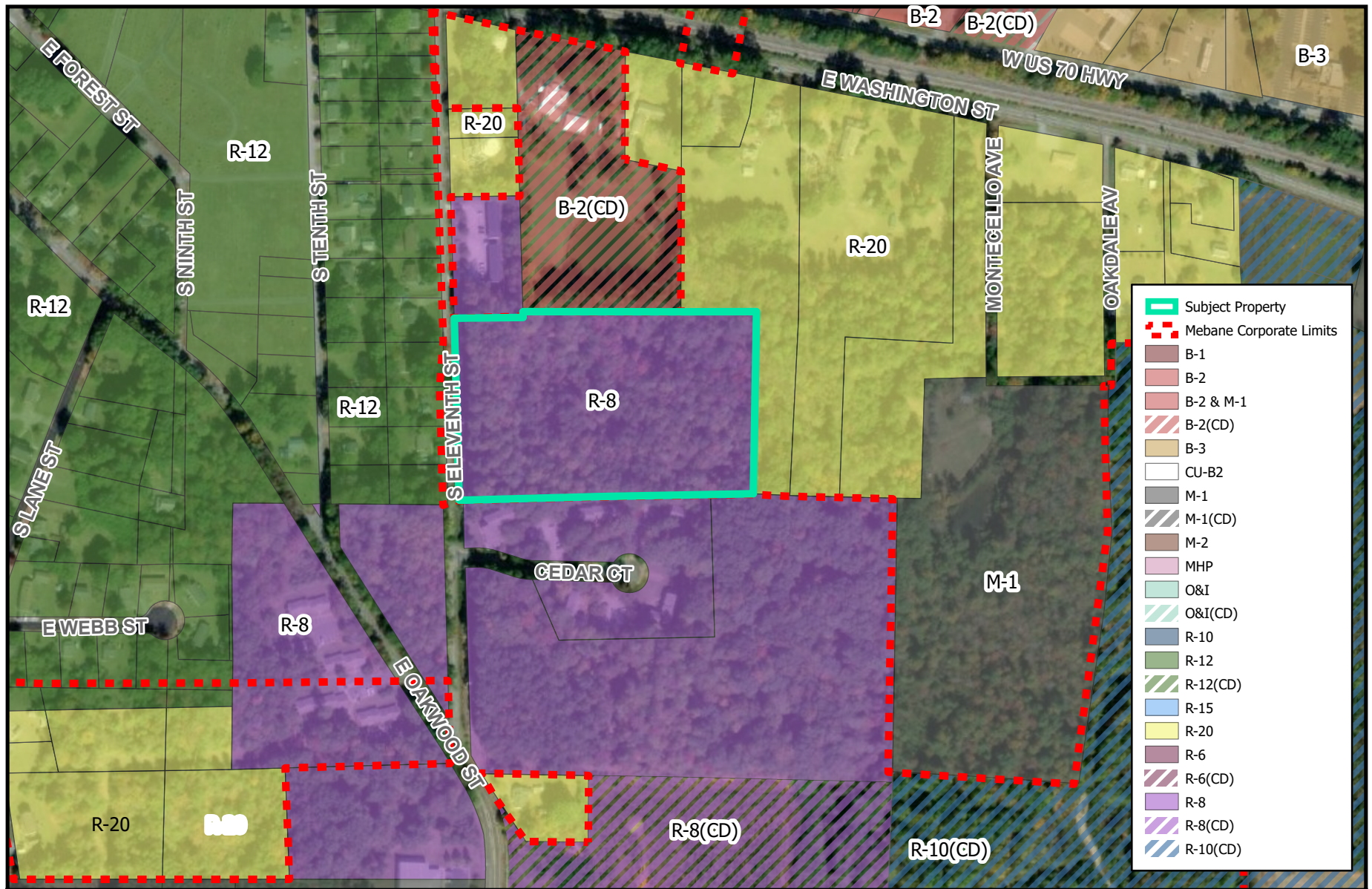
SITE DEVELOPMENT DRAWINGS
11th Street Apartments
 Mebane, NC 27302

PROJECT NO. 20-0162
 DRAWING NAME: 20-0162_S_dwg
 SHEET NO. C-3

SITE & UTILITY PLAN

ZONING REPORT

EXISTING ZONE	R-8 (Residential District)
REQUESTED ACTION	R-8(CD) (Residential Conditional District)
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	Forest, Vacant
PARCEL SIZE	+/- 8.192 acres
PROPERTY OWNERS	Espitia Properties, LLC P.O. Box 13882 Durham, NC 27709 PIN 9825410961
LEGAL DESCRIPTION	Request to rezone the +/- 8.192-acre property located on South Eleventh Street (PIN 9825410961) from R-8 to R-8 (CD) to allow for three apartment buildings totaling 48 units by Espitia Properties, LLC.
AREA ZONING & DISTRICTS	Properties to the east of the site are zoned R-20 (Residential District). The adjacent properties to the north are zoned R-8 (Residential District) and B-2(CD) (General Business Conditional District). The area to the west of the site is zoned R-12 (Residential District). Properties to the south are zoned R-8 (Residential District), though one is currently seeking a rezoning to R-8(CD) to realize a 51-unit townhome development "Oak Grove Trails".
SITE HISTORY	The site has historically been forested land. A stream and wetland are located in the east of the property.
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 – Multifamily developments on two or more acres require conditional zoning.
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 existing R-8 zoning district allows for denser single-family and multi-family development. The proposed conditional zoning district will support three apartment buildings consistent with the surrounding R-8 zoning and neighboring apartment complexes. Conditional rezoning is required for developments >2 ac. in area. The proposed apartment buildings are proposed to be well-buffered from the neighboring properties zoned R-20, as required by the Mebane UDO.



	Subject Property
	Mebane Corporate Limits
	B-1
	B-2
	B-2 & M-1
	B-2(CD)
	B-3
	CU-B2
	M-1
	M-1(CD)
	M-2
	MHP
	O&I
	O&I(CD)
	R-10
	R-12
	R-12(CD)
	R-15
	R-20
	R-6
	R-6(CD)
	R-8
	R-8(CD)
	R-10(CD)



**CITY OF MEBANE
ZONING MAP**

**SUBJECT PROPERTY
11th Street Apartments**

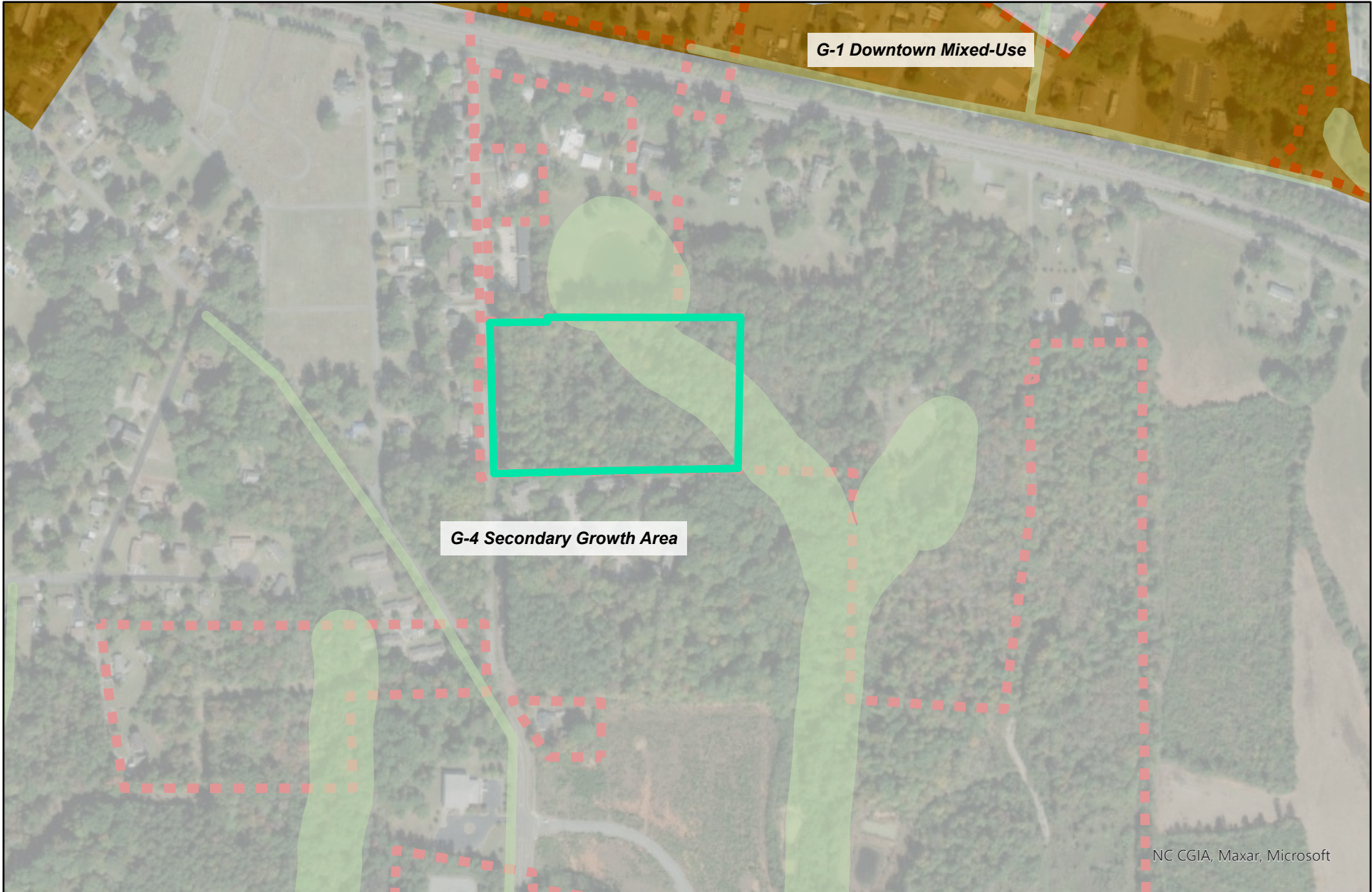
1 inch = 350 feet

DATE: 7/08/2021

DRAWN BY: AV

LAND USE REPORT

EXISTING LAND USE	Forested, Vacant
PROPOSED LAND USE & REQUESTED ACTION	The applicant proposes to rezone the +/- 8.192-acre property located on South Eleventh Street from R-8 to R-8 CD) to allow for three apartment buildings totaling 48 units.
PROPOSED ZONING	R-8(CD) (Residential Conditional District)
PARCEL SIZE	+/- 8.192 acres
AREA LAND USE	Multi-family development neighbors the site along S Eleventh Street. Tower View Townhomes are to the north and Cedar Hill Apartments to the south. Single-family, detached homes are across S Eleventh Street and on properties to the east. The proposed townhome development "Oak Grove Trails" is south of the site, adjoining at the southeast corner. To the north, is a historically large single-family residence rezoned in early 2020 to allow for nonresidential use as an event space.
ONSITE AMENITIES & DEDICATIONS	The applicant will provide a 5' sidewalk along the property's frontage, inside the public right-of-way, as required by the Mebane UDO. On-site amenities include a sidewalk network connecting to a decomposed granite trail, bike racks, and a private recreation area that includes a shelter, play field, playground, volleyball court, bocce ball, dog park, and benches. The internal sidewalk, trail, and recreation area will be privately maintained.
WAIVER REQUESTED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	N/A
CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-4 Secondary Growth Area Conservation Area
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	



1 inch = 425 feet

UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	Per the memorandum from the City Engineer, water and sewer service is available from the City's existing 12-inch water line and 8-inch sanitary sewer line in S Eleventh Street. The project will connect to the existing water line with a 4-inch fire service line tap and 2-inch domestic water service. The sewer system layout includes an 8-inch sewer line extension to be turned over to the City and a private 6-inch sewer service line. The permitted sewer use for the apartments is 7,680 gallons/day and the expected use to be approximately 4,800 gallons/day.
UTILITIES PROVIDED BY APPLICANT	The applicant has pledged to provide all on-site utilities.
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City has adequate water capacity to meet the domestic demand and fire flow requirements. The City has available sewer capacity at the WRRF in excess of 0.72 million gallons per day (MGD) and approximately 0.73 MGD at the Graham WWTP for a total of 1.45 MGD. This proposed project and other previously approved/permitted projects will reduce available capacity as they develop over time. The City's Capital Improvement Plan addresses the need for additional sewer capacity at the WRRF.
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

TRANSPORTATION NETWORK STATUS

CURRENT CONDITIONS

The proposed development includes one driveway connection to S Eleventh Street, which is maintained by the NCDOT. Traffic counts and crash report data are not available for this street, which primarily serves residential properties.

Nearby Oakwood Street has an average daily traffic volume of 2,600 trips and a Level of Service (LOS) C. It is projected to have an LOS D in 2040.

TRAFFIC IMPACT ANALYSIS REQUIRED?

YES NO

DESCRIPTION OR RECOMMENDED IMPROVEMENTS

N/A

CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?

YES NO

MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?

YES NO

DESCRIPTION OF MULTIMODAL IMPROVEMENTS

Consistent with the *Bicycle and Pedestrian Transportation Plan*, the applicant will provide a 5' sidewalk along the S Eleventh property frontage. Additionally, the applicant will provide bike racks.

STAFF RECOMMENDATION

STAFF ZONING
RECOMMENDATION

APPROVE DISAPPROVE

RATIONALE

The proposed development “11th Street Apartments” is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. The proposed project is in harmony with the neighboring residential uses.



July 14, 2021

Tim Smith, PE with Summit Design and Engineering Services
320 Executive Court
Hillsborough, NC 27268

Subject: 11th Street Apartments – Water and Sewer System

Regarding the subject Preliminary Site Plans for the proposed 11th Street Apartments and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this letter is provided to indicate that I have reviewed the preliminary water and sewer system layout and find it acceptable and meets City standards based on the following:

Water system – Water service is available from the City’s 12-inch water line in South 11th Street which is proposed to be connected to with a 4-inch fire service line tap and 2-inch domestic water service (tapped off the fire service line) for each apartment building and including required backflow prevention. A new fire hydrant assembly will be installed at the driveway access. The City has adequate water capacity available to meet the domestic and fire flow demand.

Sanitary Sewer system – Sewer service is available from the City’s existing 8-inch sanitary sewer line in South 11th Street. The sewer system layout includes a proposed 8-inch sewer line extension along the street right-of-way to the site ending in a manhole. From there a private 6-inch sewer service line will extend along the frontage of the 3-buildings for individual building connections. The 8-inch sewer line extension will be turned over to the City of Mebane for ownership and maintenance when completed in accordance with requirements.

The permitted sewer use for the proposed 48 one and two bedroom apartment units is 7,680 gallons per day (min. 2-bedroom at 80 gpd per bedroom). When tributary the flow is expected to be less than 100 gpd per unit or approximately 4,800 gallons per day.

The City has available sewer capacity at the WRRF in excess of 0.72 million gallons per day (MGD) and approximately 0.73 MGD at the Graham WWTP for a total of 1.45 MGD. This proposed project and other previously approved/permitted projects will reduce available capacity as they develop over time. The City’s Capital Improvement Plan addresses the need for additional sewer capacity at the WRRF with the following future projects:

- WRRF Expansion – 0.5 MGD.
- GKN and Arbor Creek PS rerouting wastewater to the Graham WWTP – 0.275 MGD current.
- I/I reduction projects (manhole and line rehabilitation) to regain lost capacity.

In addition, staff proposes to address paper flow (flow permitted at a higher amount than when tributary - in the system) by limiting the permitting of wastewater one phase at a time as opposed to multiple phases. This will improve the City’s ability to permit wastewater for approved and planned projects moving forward.

If there are any questions, please let me know.

Sincerely,

Franz K. Holt, City Engineer

CC: Cy Stober, Planning Director
Kyle Smith, Utilities Director



Technical Memorandum

Date: July 14, 2021

To: Cy Stober, Planning Director

From: Franz Holt, City Engineer

Subject: 11th Street Apartments – City Engineering review

The preliminary site plans for the proposed 11th Street Apartments dated June 30, 2021 and prepared by Tim Smith with Summit Design and Engineering Services in Hillsborough, NC, have been reviewed by the Engineering Department as a part of the TRC plan review process. Our technical review comments are as follows:

A. General

The proposed 11th Street Apartments includes 48 units (three 24 unit buildings) development on 8.92-acres fronting South 11th Street (S.R. 1381).

Stormwater management control measures will be required for this project as planned built upon area exceeds 24% (Phase 2 rules for post construction runoff).

Water and Sewer service will be available from extensions/connections of existing City of Mebane water and sewer on South 11th Street.

Access will be provided from a private drive connection to South 11th Street which serves parking located at the rear of the apartment buildings. Sidewalks will be installed internal to the site and to and along the street frontage.

Onsite amenities include a small shelter, dog park, bocce ball and volley ball court, play field, playground, and walking path.

A NCDOT driveway permit is required for the proposed roadway connection to South 11th Street. A Three-Party NCDOT encroachment agreement is required for the water line connections and sewer line extension inside NCDOT right-of-way.

B. Water and Sewer System Layout

Regarding the subject Preliminary Site Plans and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this memo is provided to indicate that I have reviewed the preliminary water and sewer system layout and find it acceptable and meets City standards based on the following:

1. Water system – Water service is available from the City's 12-inch water line in South 11th Street which is proposed to be connected to with a 4-inch fire service line tap and 2-inch domestic water service

(tapped off the fire service line) for each apartment building and including required backflow devices.

A new fire hydrant assembly will be installed at the driveway access.

The City has adequate water capacity available to meet the domestic demand and fire flow requirements.

2. Sanitary Sewer system – Sewer service is available from the City’s existing 8-inch sanitary sewer line in South 11th Street. The sewer system layout includes a proposed 8-inch sewer line extension along the street right-of-way to the site ending in a manhole. From there a private 6-inch sewer service line will extend along the frontage of the 3-buildings for individual building connections. The 8-inch sewer line extension will be turned over to the City of Mebane for ownership and maintenance when completed in accordance with requirements.

The permitted sewer use for the proposed 48 one and two bedroom apartment units is 7,680 gallons per day (min. 2-bedroom at 80 gpd per bedroom). The tributary flow is expected to be less than 100 gpd per unit or approximately 4,800 gallons per day.

The City has available sewer capacity at the WRRF in excess of 0.72 million gallons per day (MGD) and approximately 0.73 MGD at the Graham WWTP for a total of 1.45 MGD. This proposed project and other previously approved/permitted projects will reduce available capacity as they develop over time. The City’s Capital Improvement Plan addresses the need for additional sewer capacity at the WRRF with the following future projects:

- a) WRRF Expansion – 0.5 MGD.
- b) GKN and Arbor Creek PS rerouting wastewater to the Graham WWTP – 0.275 MGD current.
- c) I/I reduction projects (manhole and line rehabilitation) to regain lost capacity.

In addition, staff proposes to address paper flow (flow permitted at a higher amount than when tributary - *in the system*) by limiting the permitting of wastewater one phase at a time as opposed to multiple phases. This will improve the City’s ability to permit wastewater for approved and planned projects moving forward.

C. Watershed Overlay District and Phase II Stormwater Requirements

1. Watershed Overlay District requirements are provided under Sec. 5.2 of the UDO. These requirements in the UDO are for the Back-Creek Watershed, which includes the Graham-Mebane Lake. The 11th Street Apartments project is tributary to Haw Creek, a Class V watershed and the Watershed Overlay District requirements do not apply to this project. This type of watershed classification (Class V) does not have density restrictions or built upon restrictions as required for the Graham-Mebane Lake watershed.
2. Phase II Stormwater Post Construction Ordinance
Sec. 5.4 in the UDO provides standards for Storm Water Management and 5.4.F requires compliance with the Mebane Post Construction Runoff Ordinance (which is a stand-alone ordinance titled the Phase II Stormwater Post Construction Ordinance (SPCO)). The standards in the UDO are general standards as the Ordinance itself provides detailed standards. The SPCO does apply to this project as it will disturb more than one acre of land and it is estimated that the new built upon will be more than 24% of the site.

The project proposes an engineered storm water control device with 100 year storm detention post vs. pre-development runoff. The type has not been determined at this time (wet pond, stormwater wetland, sand filter, or bio retention basin with 85% TSS treatment of stormwater runoff generated by a 1-inch rain). When storing 2 feet or more of surface water the storm water control device will require fencing.

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 a stormwater management device before being released.

E. Street Access and TIA

A private driveway connection to South 11th Street will serve a private parking lot (paved with curb and gutter) at the rear of the three apartment buildings.

A Traffic Impact Analysis was not required based on trip generation review.

F. Construction Plan Submittal

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

TRAFFIC IMPACT STATEMENT

11 th Street Apartments – Mebane, NC Site Information Requirements

The proposed development is planning to construct forty-eight (48) apartment units on 11 th Street in Mebane, North Carolina, south of E. Washington Street, and just north of Cedar Court. The site will access 11 th Street with one new driveway access that connects the parking lots for all three proposed apartment buildings of the site to 11 th Street.

From the City of Mebane Unified Development Ordinance:

Section 7-6.10 Traffic Impact Analysis

A. Applicability

A traffic impact study shall be required for applications for preliminary plat or rezoning requests that are anticipated to generate 100 or more undisturbed peak hour vehicle trips or 1,000 or more undisturbed average daily trips (ADT), based on trip generation rates from the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. A traffic impact study may be required for applications for preliminary plat, rezoning requests, or special use requests that rely upon roads experiencing congestion or safety concerns, as determined by the Technical Review Committee. The Technical Review Committee may use its discretion to waive the requirement to conduct a traffic impact study.

Trip Generation review

A review was made of the ITE Trip Generation Manual, 10th Edition, Land Use Code 220 for Low Rise Multi-family units was selected to provide the trip generation. The variable selected for the trip generation is based on trips per dwelling unit, and the TripGen was calculated by the equation method, and for the peak hour of the adjacent street (as opposed to the generator itself), per NCDOT TIA Guidelines, Rate vs. Equation Spreadsheet. The attached table summarizes the trip generation for the facility based on the existing use and proposed expansion. The highest hour of traffic occurs in the PM peak hour with 31 trips, and the average daily trips on a weekday generate 322 trips.

Conclusion

Based on input from the owners, and the trip generation rates calculated, the proposed development will not generate enough additional traffic (100 peak hour trips or 1,000 weekday trips) such that the UDO would require a Traffic Impact Analysis for this site.

Respectfully,

Edward W. Sirgany, P.E.
Traffic & Technology Engineer



Edward W. Sirgany 6/15/2021

Trip Generation Summary

Alternative: Alternative 1

Phase:

Open Date: 6/15/2021

Project: 11 th St. Apartments - Mebane

Analysis Date: 6/15/2021

ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic					
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
220	LOW-RISE 1 48 Dwelling Units		161	161	322		6	18	24		20	11	31
Unadjusted Volume			161	161	322		6	18	24		20	11	31
Internal Capture Trips			0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets			161	161	322		6	18	24		20	11	31

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

TRIP GENERATION 10, TRAFFICWARE, LLC



Date: June 30, 2021

To: Mayor Ed Hooks
Mayor Pro-Tem Jill Auditori
Tim Bradley
Everette Greene
Patty Philipps
Sean Ewing

Subject: Private Recreation for the Proposed 11th St. Apartments Site Plan

Mayor Hooks,

The project "11th St. Apartments" is being presented before the Mebane Planning Board for consideration at the July 19, 2021, meeting. This project is subject to private recreation opportunities for its residents, which are shown on the site plan. Because these recreational opportunities will be private, it will be required by the owner of the development to upkeep and maintain these amenities to City of Mebane standards.

Currently the proposal shows space for the following: Playground, Shelter, Sand Volleyball Court, Open Play Field, Dog Park, and a location for Bocce Ball. I have reviewed their plans and made recommendations on the sizing of the proposed Dog Park and Sand Volleyball Courts.

The proposed size of the Sand Volleyball Court (60' x 30') does not accommodate for the space needed outside of the regulation boundary lines for extra foot space, net poles, and improved safety. I recommend the size of the Sand Volleyball Court be expanded to 70' x 40', which would give five extra feet of sand on all four sides of the court. The proposed size of the Dog Park would be suitable for smaller dogs; however, I recommend doubling the size of the Dog Park to allow for more dogs, especially larger dogs, and their owners to utilize this space.

With these changes I would feel confident that the private recreation and parks amenities, along with additional benches, picnic tables for under the shelter, and doggie waste stations, will satisfy the needs of the residents of the 48 units at the 11th St. Apartment complex.

Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Aaron Davis", written over a horizontal line.

Aaron Davis
Recreation and Parks Director

CC: Chris Rollins, City Manager
Preston Mitchell, Assistant City Manager
Cy Stober, Development Director



AGENDA ITEM #6

RZ 21-08

Conditional Rezoning –
Meadowstone Townhomes

Presenter

Audrey Vogel, City Planner

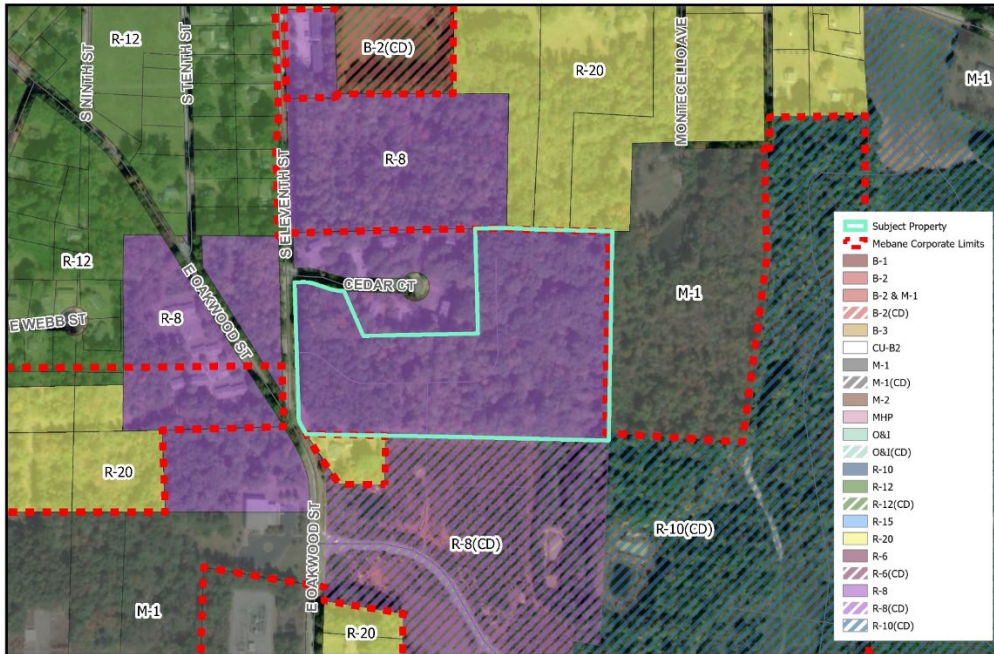
Applicant

Meritage Homes
3005 Carrington Mill Blvd., Suite 100
Morrisville, NC 27560

Public Hearing

Yes No

Zoning Map



	CITY OF MEBANE ZONING MAP	SUBJECT PROPERTY Oak Grove Trails <small>1 inch = 350 feet</small>	DATE: 7/08/2021
			DRAWN BY: AV

Property

South Eleventh Street

9825416325

Proposed Zoning

R-8 (CD)

Current Zoning

R-8

Size

+/-13.96 acres

Surrounding Zoning

R-20, R-8, R-8(CD),
R-10 (CD), M-1, R-12

Adjacent Land Uses

Residential, Vacant

Utilities

To be extended at developer's expense

Floodplain

No

Watershed

No

City Limits

No

Summary

Meritage Homes is requesting approval to establish R-8 CD (Residential Conditional Zoning District) zoning on a property located on S. Eleventh Street to allow for a residential cluster development of 51 townhomes. The property is located within the Mebane City Limits in Orange County. Meritage Homes has the property under contract to purchase, contingent upon approval of the conditional rezoning.

The proposed onsite amenities & dedications include the following:

- The construction of all internal roads with 5’ sidewalks.
- The construction of a dog park and picnic shelter to serve development residents to be maintained by the HOA and 7.84 acres of passive HOA owned open space.

Requested waivers:

UDO Requirement	Requested Wavier
30’ front setback	20’ front setback
Per conditional zoning request	Lot area and width as presented.

The UDO calculates that the applicant should provide 1.457 acres in public recreation area valued at \$12,931. The applicant is proposing to provide a payment *in lieu* of the valued amount.

Summit Engineering issued a Traffic Impact Statement verifying that the proposed development will not generate additional traffic (100 peak hour trips or 1,000 weekday trips) such that the UDO would require a Traffic Impact Analysis for this site.

The Technical Review Committee (TRC) has reviewed the site plan four (4) times and the applicant has revised the plan to reflect the comments.

Financial Impact

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

Recommendation

The Planning staff has reviewed the request for consistency with the City’s adopted plans and finds that it is in the public’s interest, recommending approval.

Suggested Motion

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

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

OR

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

Attachments

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



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: _____

Address of Applicant: _____

Address and brief description of property to be rezoned: _____

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

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

Yes ___ Explain: _____ No ___

Type of re-zoning requested: _____

Sketch attached: Yes ___ No ___

Reason for the requested re-zoning: _____

Signed: Melanie Graf

Date: _____

Action by Planning Board: _____

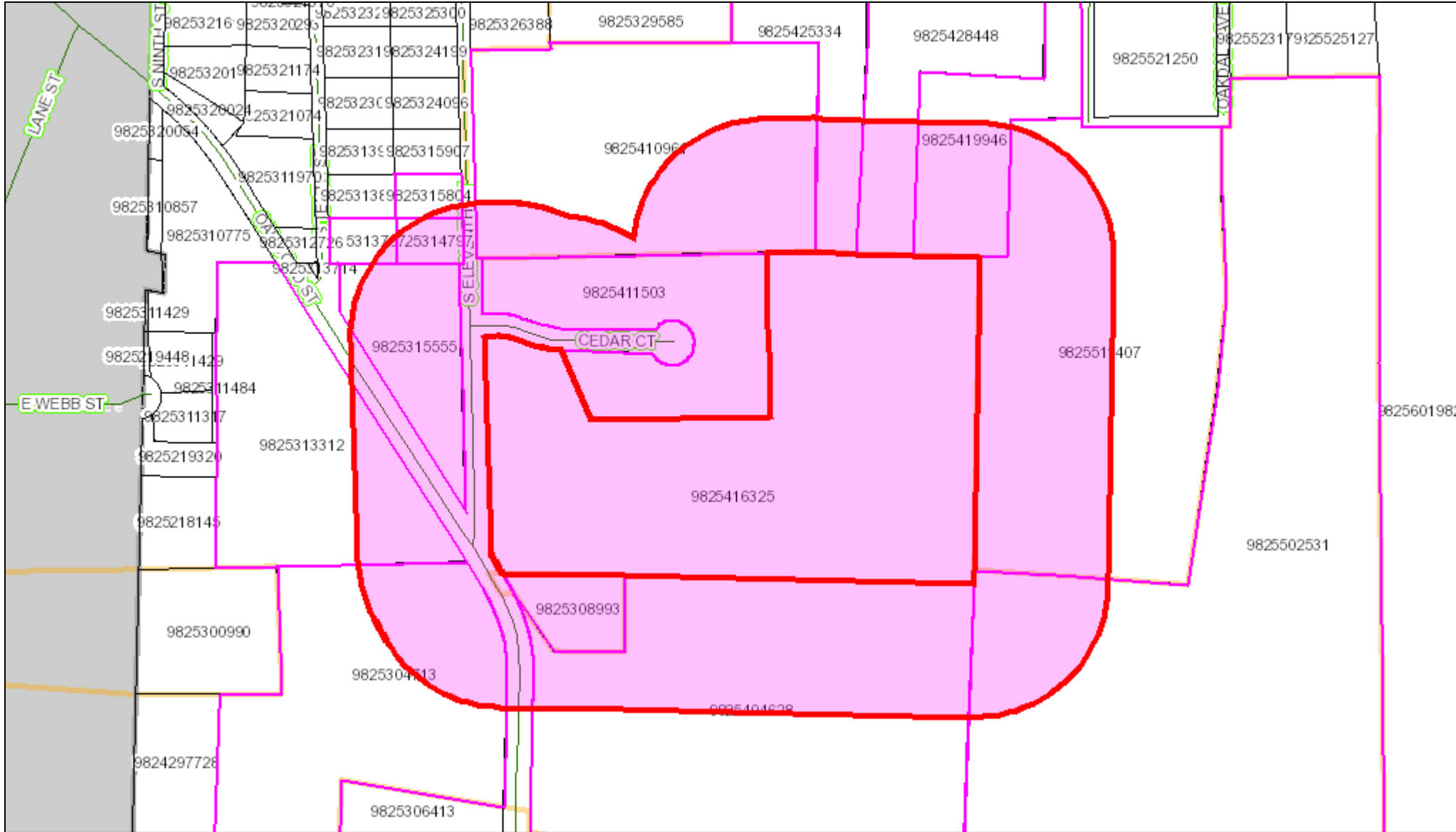
Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

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

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

Oak Grove Trails - 300' Notification Map



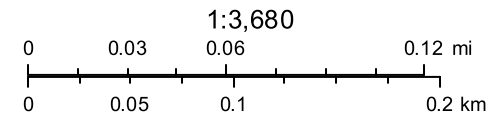
July 2, 2021

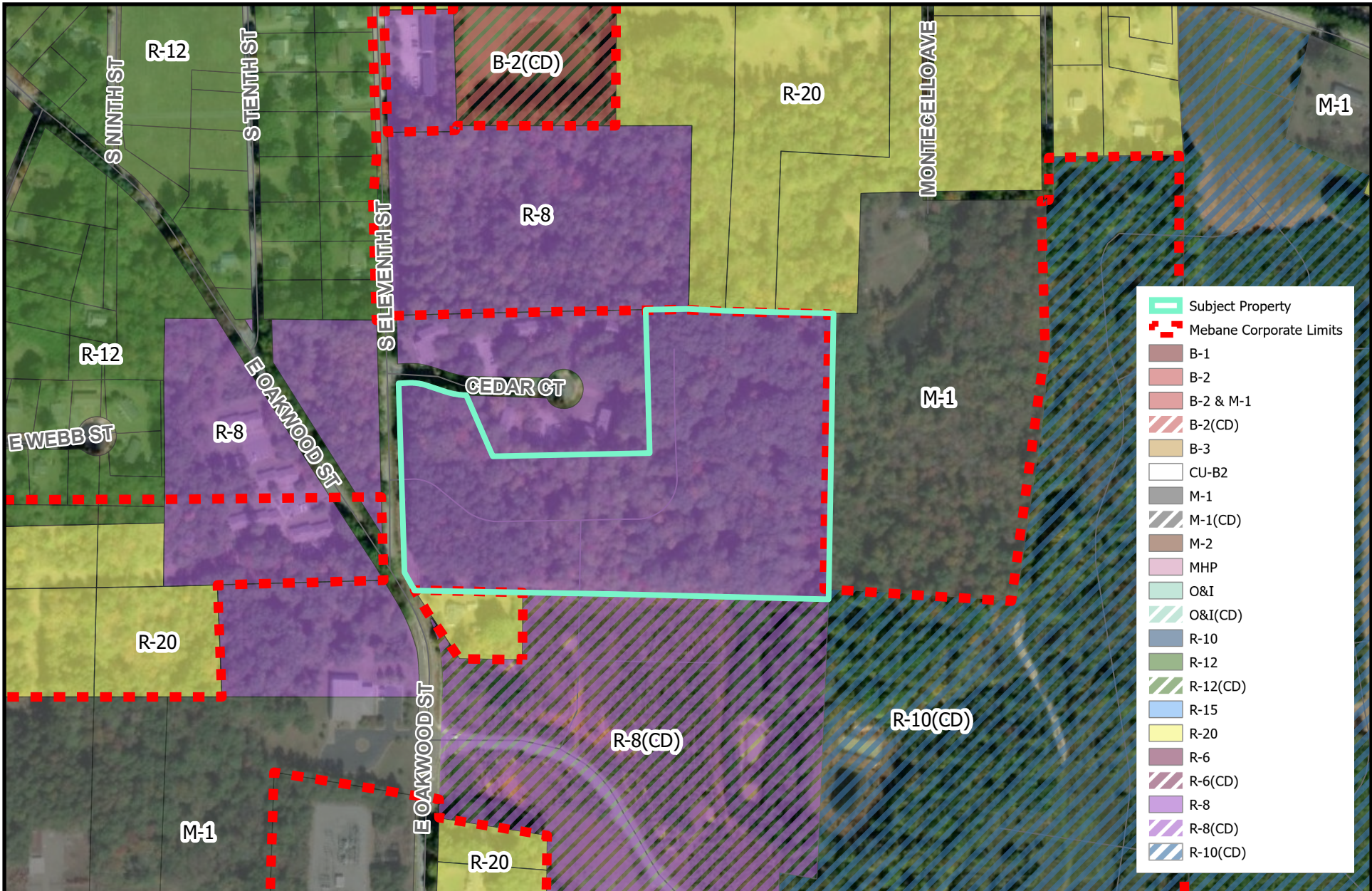
This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.

PIN: 9825416325
 OWNER 1: WOODY ELIZABETH S
 OWNER 2:
 ADDRESS 1: 200 MANCHESTER DR
 ADDRESS 2:
 CITY: ROXBORO
 STATE, ZIP: NC 27573
 LEGAL DESC: 4B CEDAR HILLS APTS P38/107 E/S 11TH ST

SIZE: 13.956 A
 DEED REF: 6656/1690
 RATECODE: 24
 TOWNSHIP: CHEEKS

BUILDING COUNT:
 LAND VALUE:
 BLDG_VALUE:
 USE VALUE:
 TOTAL VALUE:
 DATE SOLD: 5/5/2020
 TAX STAMPS:





	Subject Property
	Mebane Corporate Limits
	B-1
	B-2
	B-2 & M-1
	B-2(CD)
	B-3
	CU-B2
	M-1
	M-1(CD)
	M-2
	MHP
	O&I
	O&I(CD)
	R-10
	R-12
	R-12(CD)
	R-15
	R-20
	R-6
	R-6(CD)
	R-8
	R-8(CD)
	R-10(CD)



**CITY OF MEBANE
ZONING MAP**

**SUBJECT PROPERTY
Oak Grove Trails**

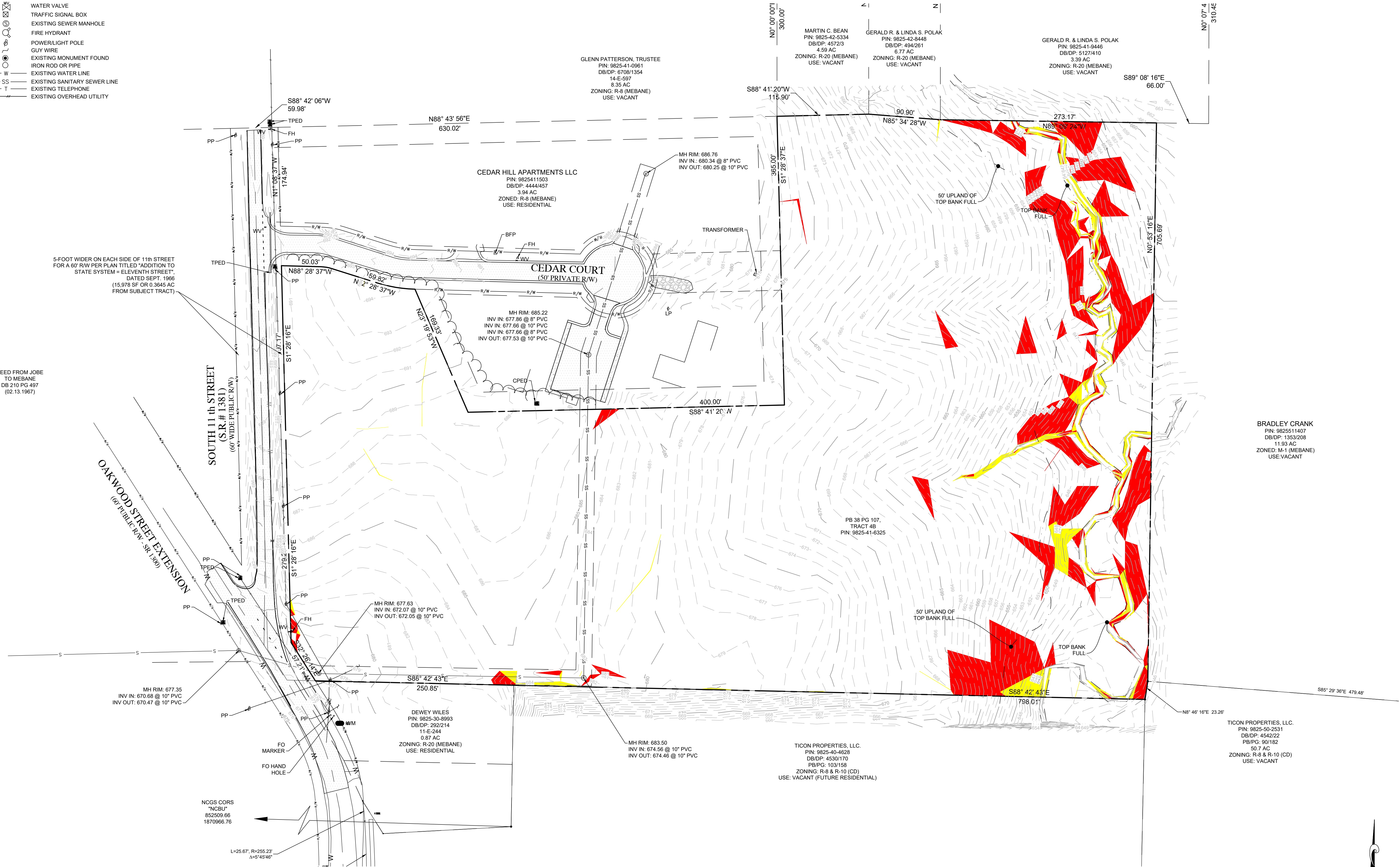
1 inch = 350 feet

DATE: 7/08/2021

DRAWN BY: AV

LEGEND

- TELEPHONE PEDESTAL
- CONTROLLER CABINET
- WATER METER
- WATER VALVE
- TRAFFIC SIGNAL BOX
- EXISTING SEWER MANHOLE
- FIRE HYDRANT
- POWERLIGHT POLE
- GUY WIRE
- EXISTING MONUMENT FOUND
- IRON ROD OR PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE
- EXISTING OVERHEAD UTILITY



5-FOOT WIDER ON EACH SIDE OF 11th STREET FOR A 60' RW PER PLAN TITLED "ADDITION TO STATE SYSTEM = ELEVENTH STREET", DATED SEPT. 1966 (15,978 SF OR 0.3645 AC FROM SUBJECT TRACT)

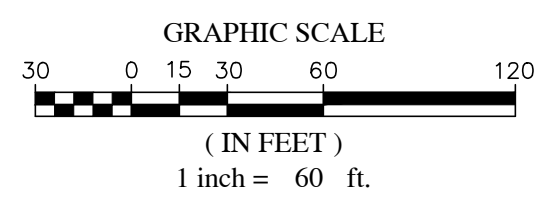
DEED FROM JOBE TO MEBANE DB 210 PG 497 (02.13.1967)

SOUTH 11th STREET (S.R.# 1381)
(60' WIDE PUBLIC RW)

OAKWOOD STREET EXTENSION
(60' PUBLIC RW, SR 1300)

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	2D AREA
1	15.00%	24.99%	Red	37508 SF
2	25.00%	100.00%	Yellow	8005 SF

NOTE: ALTA SURVEY PROVIDED BY MAERSTAN, LLC AND DATED 12/20/2020

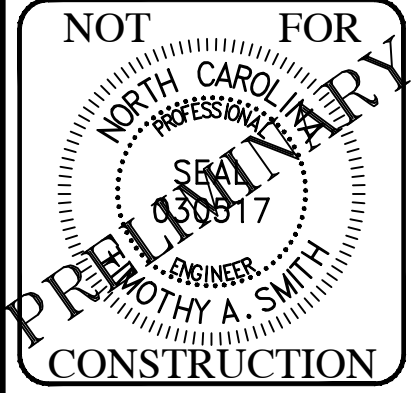


CONTRACTOR SHALL NOTIFY "811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

NO.	DATE	REVISIONS
7		
6		
5	7/7/2021	PER TRC COMMENTS
4	6/17/2021	PER TRC COMMENTS
3	5/11/2021	PER TRC COMMENTS
2	5/11/2021	PER TRC COMMENTS
1	3/30/2021	PER TRC COMMENTS

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PROJECT ENGINEER/ARCHITECT
TAS (TSMITH@SUMMITDE.NET)
PROJECT MANAGER
RPH (RANDY.HALL@SUMMITDE.NET)
DRAWN BY
GS (GONDINA.SEDHAY@SUMMITDE.NET)
FIRST ISSUE DATE
2-26-2021



SUMMIT DESIGN AND ENGINEERING SERVICES
State License #: P-0339
320 Executive Court
Fayetteville, NC 27278
Voice: (919) 732-3883 Fax: (919) 732-4676
www.summitde.net

PRELIMINARY PLANS
OAK GROVE TRAILS
ELEVENTH STREET
MEBANE, N.C.
EXISTING CONDITIONS

PROJECT NO.
19-0139
DRAWING NAME:
19-0139_XC.dwg
SHEET NO.
C-2

NOTES:

- MAIL KIOSKS SHALL BE SCREENED FROM ADJOINING PROPERTIES.
- CANOPY TREES SHALL BE REPLACED FROM WITH UNDERSTORY TREES UNDER EXISTING OVERHEAD POWER LINES AS REQUIRED.

GLENN PATTERSON, TRUSTEE
 PIN: 9825-41-0961
 DB/DP: 0708/1354
 14-E-597
 8.35 AC
 ZONING: R-4 (MEBANE)
 USE: VACANT

LOT TABLE			
Lot #	Area	Lot #	Area
1	4908 SF (0.11 AC)	18	4084 SF (0.09 AC)
2	2503 SF (0.06 AC)	19	4372 SF (0.10 AC)
3	2369 SF (0.05 AC)	20	2370 SF (0.05 AC)
4	4069 SF (0.09 AC)	21	2370 SF (0.05 AC)
5	4287 SF (0.10 AC)	22	4401 SF (0.10 AC)
6	2278 SF (0.05 AC)	23	4401 SF (0.10 AC)
7	2276 SF (0.05 AC)	24	2370 SF (0.05 AC)
8	2275 SF (0.05 AC)	25	2370 SF (0.05 AC)
9	4223 SF (0.10 AC)	26	2370 SF (0.05 AC)
10	4130 SF (0.09 AC)	27	2370 SF (0.05 AC)
11	2269 SF (0.05 AC)	28	2370 SF (0.05 AC)
12	2268 SF (0.05 AC)	29	4439 SF (0.10 AC)
13	2267 SF (0.05 AC)	30	4553 SF (0.10 AC)
14	4207 SF (0.10 AC)	31	2362 SF (0.05 AC)
15	4203 SF (0.10 AC)	32	2340 SF (0.05 AC)
16	2262 SF (0.05 AC)	33	4368 SF (0.10 AC)
17	2261 SF (0.05 AC)	34	4549 SF (0.10 AC)
35	2399 SF (0.06 AC)	36	2362 SF (0.05 AC)
37	2361 SF (0.05 AC)	38	2361 SF (0.05 AC)
39	2361 SF (0.05 AC)	40	4347 SF (0.10 AC)
41	4368 SF (0.10 AC)	42	2343 SF (0.05 AC)
43	2338 SF (0.05 AC)	44	2332 SF (0.05 AC)
45	2344 SF (0.05 AC)	46	2406 SF (0.06 AC)
47	4558 SF (0.10 AC)	48	4593 SF (0.11 AC)
49	2470 SF (0.06 AC)	50	2470 SF (0.06 AC)
51	4596 SF (0.11 AC)		

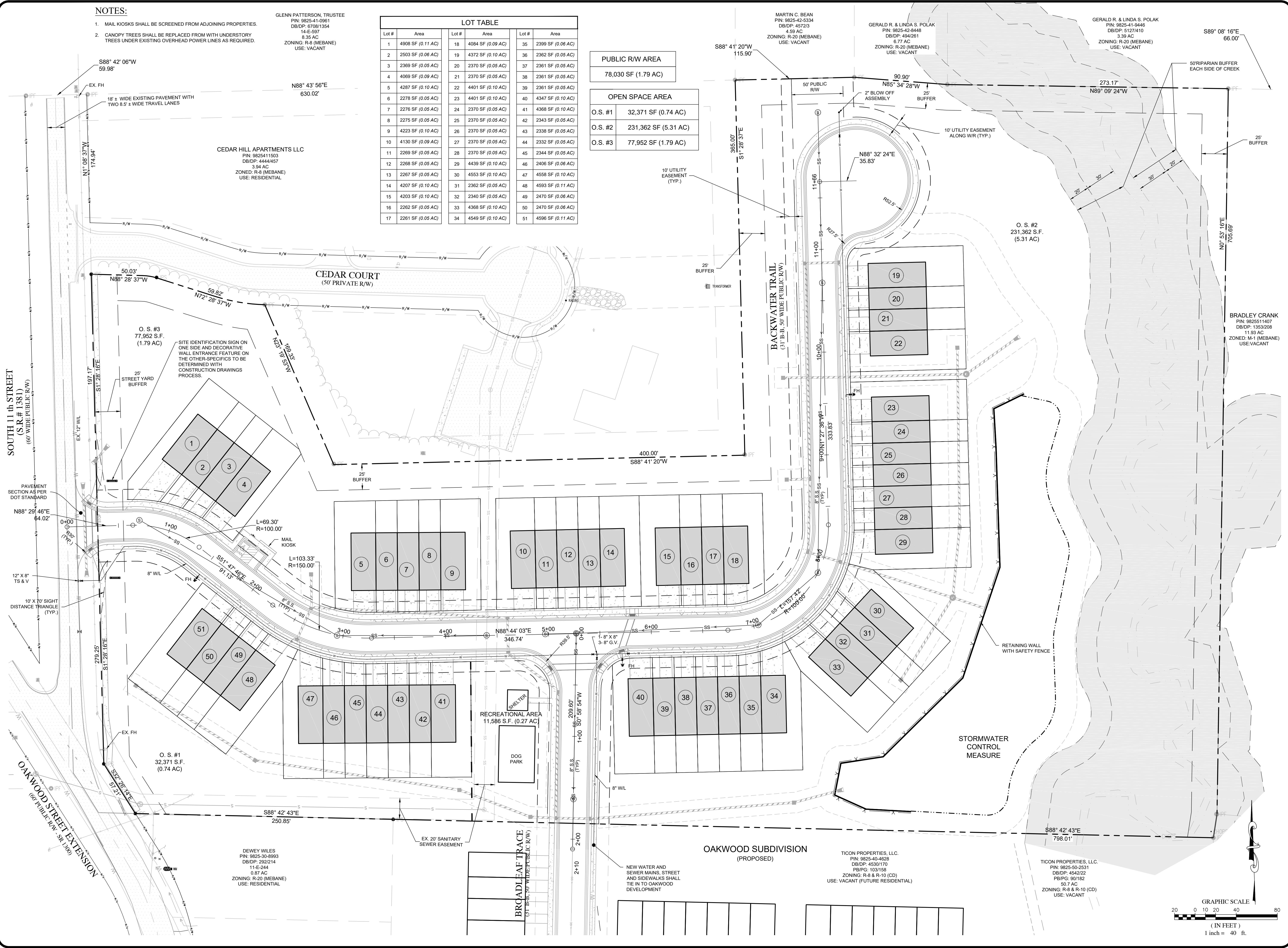
PUBLIC R/W AREA
 78,030 SF (1.79 AC)

OPEN SPACE AREA
 O.S. #1 32,371 SF (0.74 AC)
 O.S. #2 231,362 SF (5.31 AC)
 O.S. #3 77,952 SF (1.79 AC)

MARTIN C. BEAN
 PIN: 9825-42-5334
 DB/DP: 4572/3
 4.59 AC
 ZONING: R-20 (MEBANE)
 USE: VACANT

GERALD R. & LINDA S. POLAK
 PIN: 9825-42-8448
 DB/DP: 494/261
 6.77 AC
 ZONING: R-20 (MEBANE)
 USE: VACANT

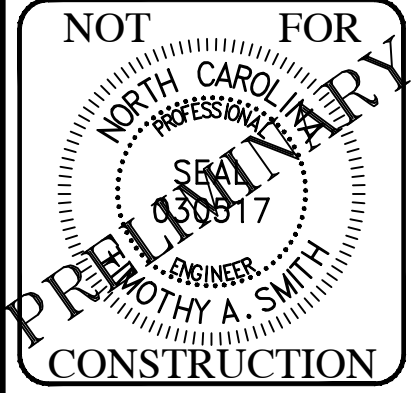
GERALD R. & LINDA S. POLAK
 PIN: 9825-41-9446
 DB/DP: 5127/410
 9.39 AC
 ZONING: R-20 (MEBANE)
 USE: VACANT



NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

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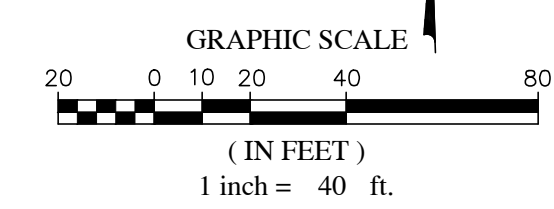
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 PROJECT MANAGER
 RPH (RANDY.HALL@SUMMITDE.NET)
 DRAWN BY
 GS (GWINDA.SEPHAY@SUMMITDE.NET)
 FIRST ISSUE DATE
 2-26-2021

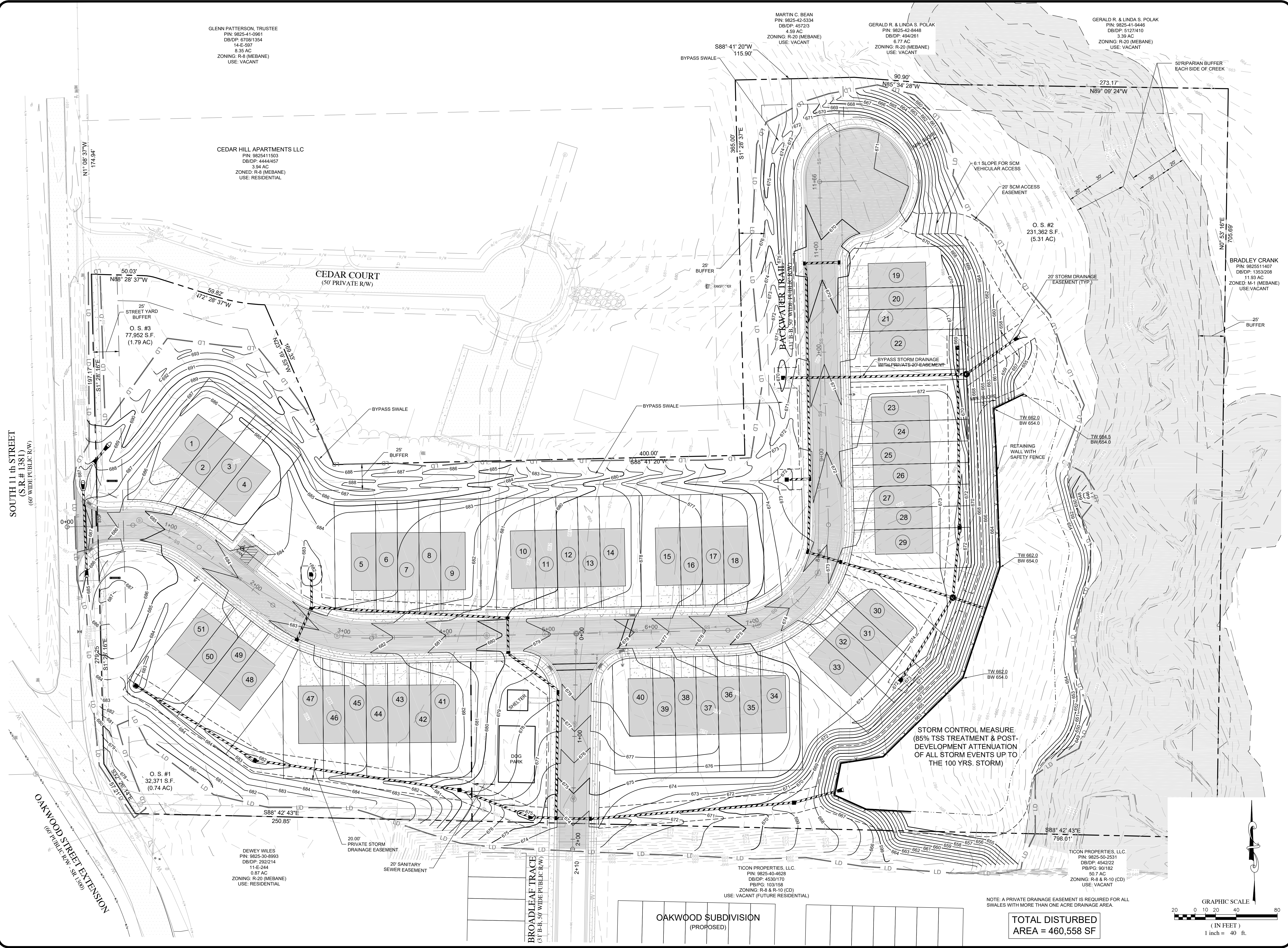


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PRELIMINARY PLANS
OAK GROVE TRAILS
 ELEVENTH STREET
 MEBANE, N.C.
 SITE & UTILITY PLAN

PROJECT NO.
19-0139
 DRAWING NAME:
 19-0139_S.dwg
 SHEET NO.
C-3





GLENN PATTERSON, TRUSTEE
 PIN: 9825-41-0961
 DB/DP: 6708/1354
 14-E-597
 8.35 AC
 ZONING: R-8 (MEBANE)
 USE: VACANT

CEDAR HILL APARTMENTS LLC
 PIN: 9825411503
 DB/DP: 4444/457
 3.94 AC
 ZONED: R-8 (MEBANE)
 USE: RESIDENTIAL

O. S. #3
 77,952 S.F.
 (1.79 AC)

O. S. #1
 32,371 S.F.
 (0.74 AC)

DEWEY WILES
 PIN: 9825-30-8993
 DB/DP: 292/214
 11-E-244
 0.87 AC
 ZONING: R-20 (MEBANE)
 USE: RESIDENTIAL

MARTIN C. BEAN
 PIN: 9825-42-5334
 DB/DP: 457/213
 4.99 AC
 ZONING: R-20 (MEBANE)
 USE: VACANT

GERALD R. & LINDA S. POLAK
 PIN: 9825-42-8448
 DB/DP: 494/261
 8.77 AC
 ZONING: R-20 (MEBANE)
 USE: VACANT

GERALD R. & LINDA S. POLAK
 PIN: 9825-41-9446
 DB/DP: 5127/410
 3.39 AC
 ZONING: R-20 (MEBANE)
 USE: VACANT

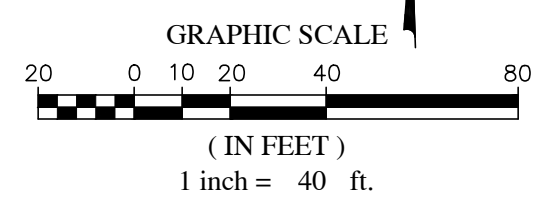
BRADLEY CRANK
 PIN: 9825511407
 DB/DP: 1353/208
 11.93 AC
 ZONED: M-1 (MEBANE)
 USE: VACANT

TICON PROPERTIES, LLC.
 PIN: 9825-40-4628
 DB/DP: 4530/170
 PB/PG: 103/158
 ZONING: R-8 & R-10 (CD)
 USE: VACANT (FUTURE RESIDENTIAL)

TICON PROPERTIES, LLC.
 PIN: 9825-50-2531
 DB/DP: 4542/22
 PB/PG: 90/182
 50.17 AC
 ZONING: R-8 & R-10 (CD)
 USE: VACANT

NOTE: A PRIVATE DRAINAGE EASEMENT IS REQUIRED FOR ALL SWALES WITH MORE THAN ONE ACRE DRAINAGE AREA.

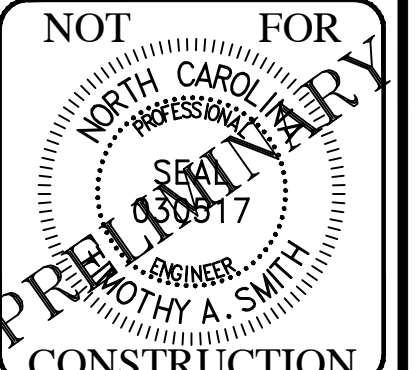
TOTAL DISTURBED
 AREA = 460,558 SF



NO.	DATE	REVISIONS
7		
6		
5	7/7/2021	PER. TRC COMMENTS
4	6/15/2021	PER. TRC COMMENTS
3	5/11/2021	PER. TRC COMMENTS
2	5/11/2021	PER. TRC COMMENTS
1	3/19/2021	PER. TRC COMMENTS

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PRELIMINARY PLANS
OAK GROVE TRAILS
 ELEVENTH STREET
 MEBANE, N.C.
 GRADING & STORM DRAINAGE PLAN

PROJECT NO.
19-0139
 DRAWING NAME:
 19-0139_G.dwg
 SHEET NO.
C-4

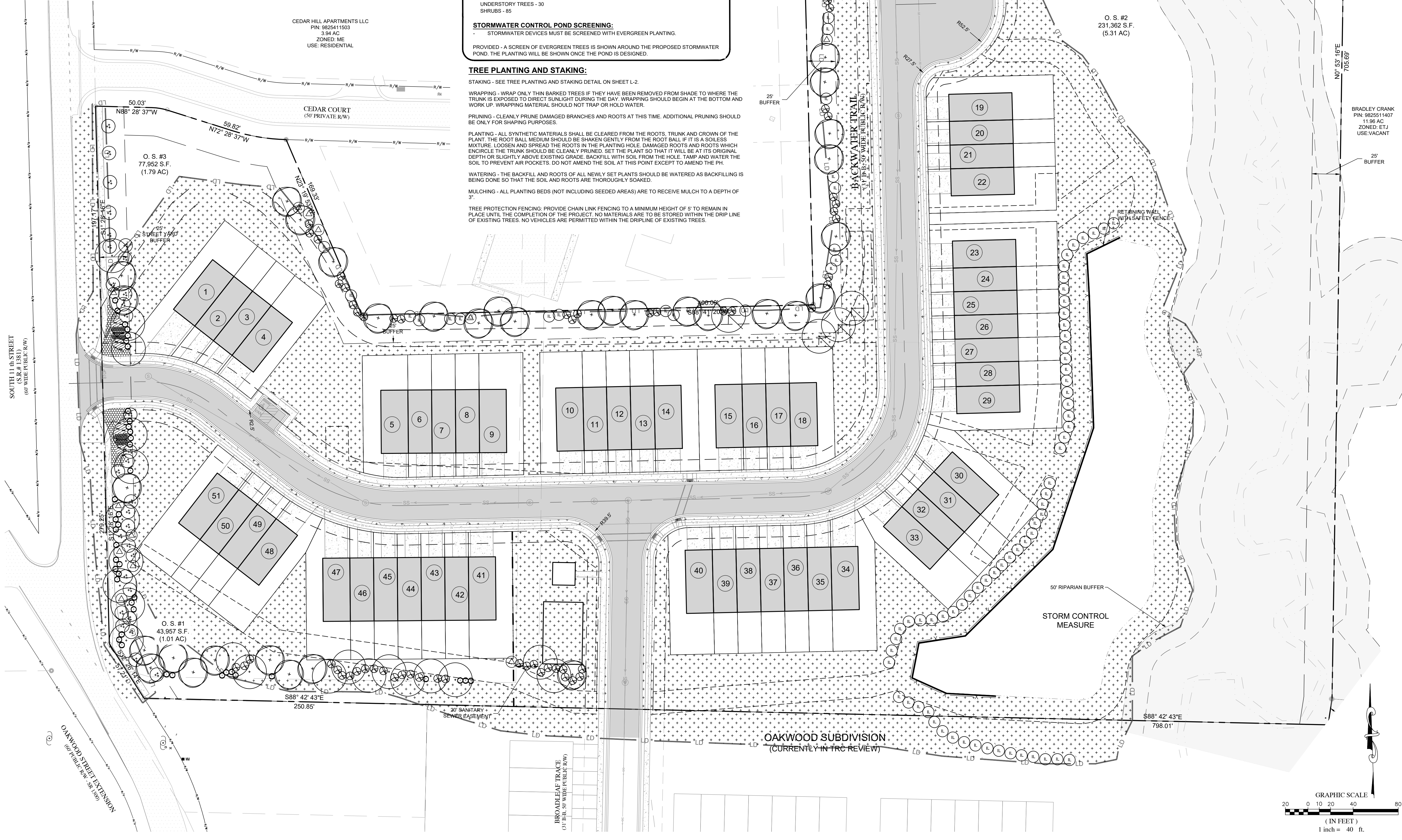
PLANTING SCHEDULE									
QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	SPACING	NOTES
TREES									
30	AG	AMELANCHIER X 'PRINCESS DIANA'	SERVICEBERRY	2"	8'	-	B&B	AS SHOWN	MULTI-STEM, SPECIMEN
21	IN	ILEX NELLIE R STEVENS	HOLLY	2.5"	10'	-	B&B	AS SHOWN	
4	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5"	10'	-			
36	MG	MAGNOLIA GRANDIFOLIA	SOUTHERN MAGNOLIA	2.5"	10'	-	B&B	AS SHOWN	SPECIMEN
21	NS	NYSSA SYLVATICA 'RED RAGE'	BLACK TUPELO	2.5"	10'	-	B&B	AS SHOWN	MATCHED, SPECIMEN
SHRUBS									
12	HVI	HAMAMELIS VIRGINIANA	WITCH HAZEL	-	48"	30"-36"	CONT	10' O.C.	
44	RBV	ROSA 'BUBBLICIOUS'	SHRUB ROSE	-	18"-24"	18"-24"	CONT	2' O.C.	
42	VDA	VIBURNUM DAVIDII	DAVID VIBURNUM	-	24"	24"-30"	CONT	4' O.C.	
59	VRH	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	-	36"	30"-36"	CONT	7' O.C.	
PERENNIALS/GRASSES									
351 SF	HEM	HEMEROCALLIS 'RED VOLUNTEER'	DAYLILY	-	-	-	BULB	18" O.C.	
898 SF	TEU	TEUCRIUM CHAMAEDRYS	GERMANDER	-	4"	6"-9"	CONT.	18" O.C.	
158,928 SF			SEEDED LAWN: SEE PERMANENT SEEDING NOTES						

LANDSCAPING REQUIREMENTS:

- TYPE B SEMI-OPAQUE BUFFER:**
- SEMI-OPAQUE SCREEN FROM GROUND TO HEIGHT OF AT LEAST 6'.
 - DECIDUOUS OR EVERGREEN TREES TO REACH MINIMUM HEIGHT OF 40' AT MATURITY.
 - INSTALLED AT 2.5" CALIPER AND 10' HEIGHT.
 - AT LEAST 75% OF THE REQUIRED SHRUBS SHALL BE EVERGREENS ADAPTED TO THE AREA.
 - MAXIMUM SPACING 20' BETWEEN TREES AND 5'-8' BETWEEN SHRUBS.
 - ONE CANOPY TREE PER 20 LINEAR FEET OF BUFFER (134020 = 67 REQUIRED).
 - 2,702 LINEAR FEET OF BUFFER REQUIRED ALONG PROPERTY LINE. NOTE: APPROXIMATELY 1,223 LINEAR FEET ARE EXPECTED TO HAVE EXISTING VEGETATION. THE EXISTING VEGETATION WILL BE MAINTAINED AND WILL ONLY BE SUPPLEMENTED IF NECESSARY. ANOTHER 139 FEET OF THE BUFFER IS TAKEN UP BY STORM DRAIN EASEMENT. VEGETATION WILL BE PLANTED ALONG THE REMAINING 1,340 LINEAR FEET OF BUFFER.
- PROVIDED -**
- CANOPY TREES - 67
 - SHRUBS - 78 (86% EVERGREEN)
- STREETSCAPE LANDSCAPING:**
- ONE CANOPY TREE FOR EVERY 40 LINEAR FEET OF STREETSCAPE. (589/40 = 15 REQUIRED)
 - ONE UNDERSTORY FOR EVERY 20 LINEAR FEET OF STREETSCAPE. (589/20 = 30 REQUIRED)
 - SHRUBS SHALL BE PLANTED TO MEET THE INTENT OF THE STREETSCAPE.
 - 589 LINEAR FEET OF STREETSCAPE REQUIRED.
- PROVIDED -**
- CANOPY TREES - 15
 - UNDERSTORY TREES - 30
 - SHRUBS - 65
- STORMWATER CONTROL POND SCREENING:**
- STORMWATER DEVICES MUST BE SCREENED WITH EVERGREEN PLANTING.
- PROVIDED -**
- A SCREEN OF EVERGREEN TREES IS SHOWN AROUND THE PROPOSED STORMWATER POND. THE PLANTING WILL BE SHOWN ONCE THE POND IS DESIGNED.

TREE PLANTING AND STAKING:

- STAKING -** SEE TREE PLANTING AND STAKING DETAIL ON SHEET L-2.
- WRAPPING -** WRAP ONLY THIN BARKED TREES IF THEY HAVE BEEN REMOVED FROM SHADE TO WHERE THE TRUNK IS EXPOSED TO DIRECT SUNLIGHT DURING THE DAY. WRAPPING SHOULD BEGIN AT THE BOTTOM AND WORK UP. WRAPPING MATERIAL SHOULD NOT TRAP OR HOLD WATER.
- PRUNING -** CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
- PLANTING -** ALL SYNTHETIC MATERIALS SHALL BE CLEARED FROM THE ROOTS, TRUNK AND CROWN OF THE PLANT. THE ROOT BALL MEDIUM SHOULD BE SHAKEN GENTLY FROM THE ROOT BALL IF IT IS A SOILLESS MIXTURE. LOOSEN AND SPREAD THE ROOTS IN THE PLANTING HOLE. DAMAGED ROOTS AND ROOTS WHICH ENCIRCLE THE TRUNK SHOULD BE CLEANLY PRUNED. SET THE PLANT SO THAT IT WILL BE AT ITS ORIGINAL DEPTH OR SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SOIL FROM THE HOLE. TAMP AND WATER THE SOIL TO PREVENT AIR POCKETS. DO NOT AMEND THE SOIL AT THIS POINT EXCEPT TO AMEND THE PH.
- WATERING -** THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANTS SHOULD BE WATERED AS BACKFILLING IS BEING DONE SO THAT THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.
- MULCHING -** ALL PLANTING BEDS (NOT INCLUDING SEEDED AREAS) ARE TO RECEIVE MULCH TO A DEPTH OF 3".
- TREE PROTECTION FENCING -** PROVIDE CHAIN LINK FENCING TO A MINIMUM HEIGHT OF 5' TO REMAIN IN PLACE UNTIL THE COMPLETION OF THE PROJECT. NO MATERIALS ARE TO BE STORED WITHIN THE DRIP LINE OF EXISTING TREES. NO VEHICLES ARE PERMITTED WITHIN THE DRIP LINE OF EXISTING TREES.



NO.	DATE	REVISIONS
1	5/11/2021	PER. TRC COMMENTS
2	6/17/2021	PER. TRC COMMENTS
3	7/7/2021	PER. TRC COMMENTS
4		PER. TRC COMMENTS
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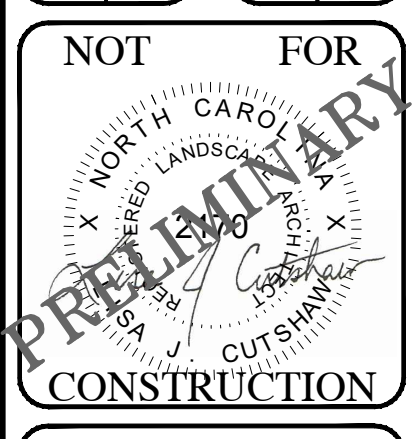
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PROJECT MANAGER: RPH (RANDY.HALL@SUMMITDE.NET)

DRAWN BY: GS (GWINDA.SEPHAR@SUMMITDE.NET)

FIRST ISSUE DATE: 2/26/21



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PRELIMINARY PLANS

OAK GROVE TRAILS

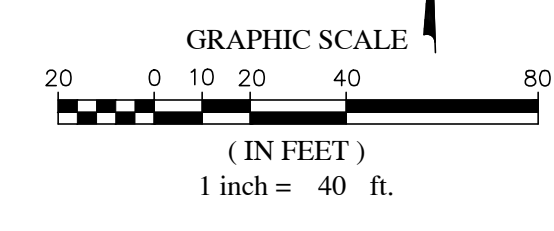
ELEVENTH STREET
 MEBANE, N.C.

LANDSCAPE SITE PLAN

PROJECT NO. 19-0139

DRAWING NAME: 19-0139_LS.dwg

SHEET NO. L-1



TREE PLANTING AND STAKING

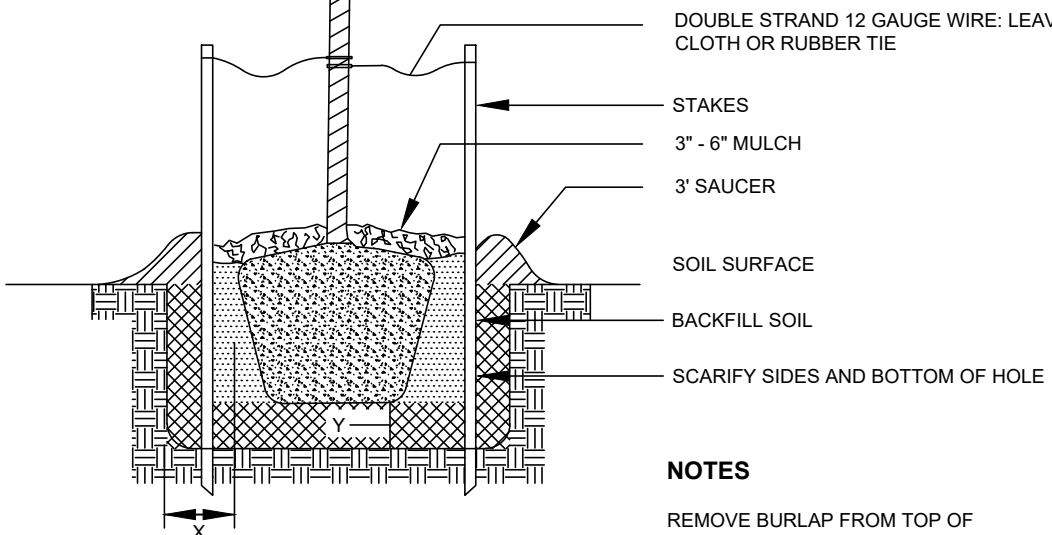
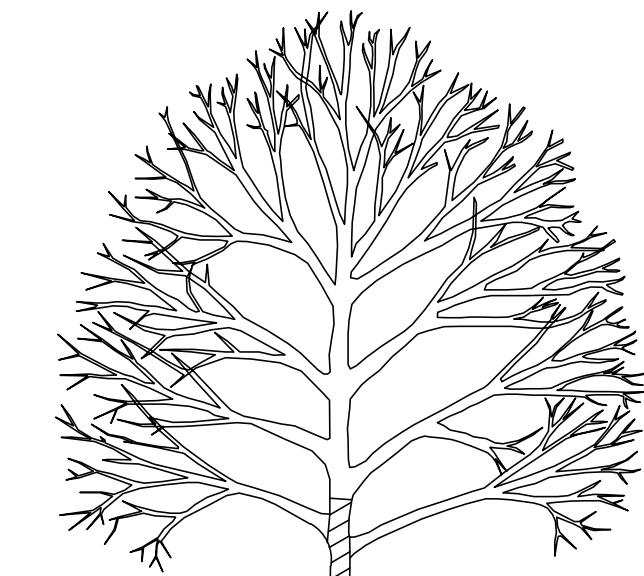
STAKING - TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. TIE THE TRUNK LOOSELY WITH WIDE STRIPS OF RUBBER OR CLOTH ABOUT 1/3 UP THE TRUNK AND TIE TO THREE STAKES POSITIONED EVENLY AROUND THE TRUNK. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.

WRAPPING - WRAP ONLY THIN BARKED TREES IF THEY HAVE BEEN REMOVED FROM SHADE TO WHERE THE TRUNK IS EXPOSED TO DIRECT SUNLIGHT DURING THE DAY. WRAPPING SHOULD BEGIN AT THE BOTTOM AND WORK UP. WRAPPING MATERIAL SHOULD NOT TRAP OR HOLD WATER.

PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

PLANTING - ALL SYNTHETIC MATERIALS SHALL BE CLEARED FROM THE ROOTS, TRUNK AND CROWN OF THE PLANT. THE ROOT BALL MEDIUM SHOULD BE SHAKEN GENTLY FROM THE ROOT BALL. IF IT IS A SOILLESS MIXTURE, LOOSEN AND SPREAD THE ROOTS IN THE PLANTING HOLE. DAMAGED ROOTS AND ROOTS WHICH ENIRCLE THE TRUNK SHOULD BE CLEANLY PRUNED. SET THE PLANT SO THAT IT WILL BE AT ITS ORIGINAL DEPTH OR SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SOIL FROM THE HOLE. TAMP AND WATER THE SOIL TO PREVENT AIR POCKETS. DO NOT AMEND THE SOIL AT THIS POINT EXCEPT TO AMEND THE PH.

WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANTS SHOULD BE WATERED AS BACKFILLING IS BEING DONE SO THAT THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.

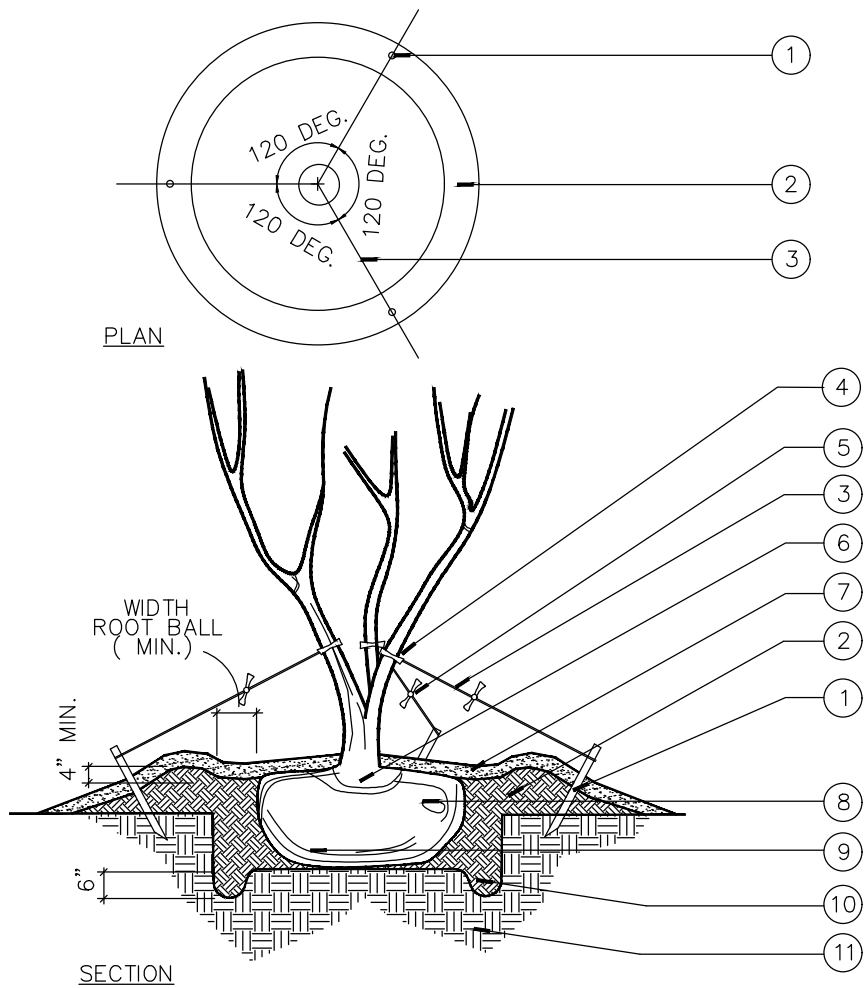


SCHEDULE FOR PLANT HOLE SIZE

BARE ROOT, CONTAINER OR BALL SIZE	X	Y
5" TO 30"	8"	4"
30" OR GREATER	12"	6"

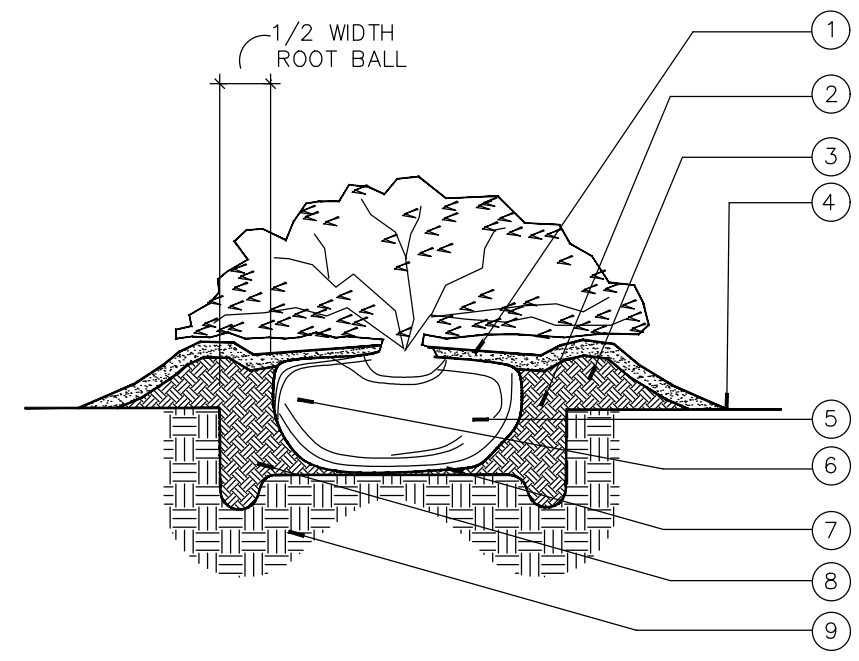
TREE PLANTING AND STAKING DETAIL

1 TREE PLANTING & STAKING DETAIL
SCALE: N.T.S.

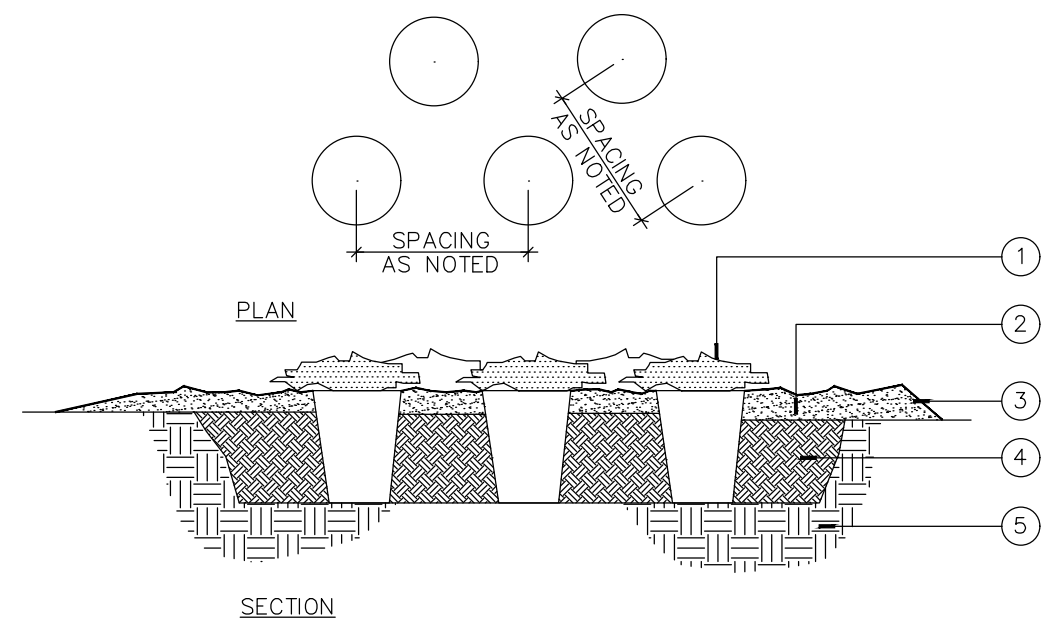


- 1 TREE STAKE - 3 PER TREE, MATERIAL AS PER SPECIFICATIONS
- 2 EARTH SAUCER
- 3 GALVANIZED GUY WIRE. ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
- 4 RUBBER CHAFING GUARD
- 5 WARNING FLAGS
- 6 REMOVE THE BURLAP, BURLAP TIES AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS AND SYNTHETIC BURLAP-TYPE OF MATERIALS FROM THE ENTIRE ROOTBALL.
- 7 3" MULCH AS PER SPECIFICATIONS
- 8 ROOT BALL
- 9 EXCAVATE PLANTING PIT TWO TO THREE TIMES AS WIDE AS THE ROOTBALL. INSTALL ROOTBALL 1/4 - 1/3 ABOVE EXISTING / PROPOSED GRADE. LOCATE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
- 10 BACKFILL W/SOL AS PER SPECIFICATIONS
- 11 UNDISTURBED EARTH

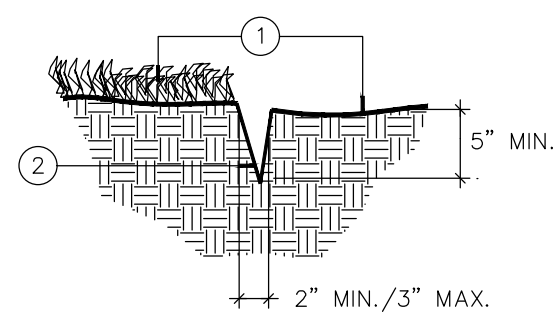
2 MULTI-TRUNK TREE PLANTING DETAIL
SCALE: N.T.S.



3 SHRUB PLANTING DETAIL
SCALE: N.T.S.



4 GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.



5 PLANTING BED EDGE DETAIL
SCALE: N.T.S.

PERMANENT SEEDING NOTES

SEEDING MIXTURE SPECIES	RATE (LB/ACRE)
TALL FESCUE	250
SERICA LESPEDeza	20
KOBE LESPEDeza	10
	50

SEEDING NOTES

1. AFTER AUGUST 15 USE UNSCARIFIED SERICEA SEED.
2. WHERE PERIODIC MOWING IS PLANNED OR A NEAR APPEARANCE IS DESIRED, OMIT SERICEA AND INCREASE KOBE LESPEDeza TO 40 LB/ACRE.
3. TO EXTEND SPRING SEEDING DATES INTO JUNE, ADD 15LB/ACRE HULLED BERNUUDAGRASS. HOWEVER, AFTER MID-APRIL IT IS PREFERABLE TO SEED TEMPORARY COVER.

NURSE PLANTS

BETWEEN MAY 1 AND AUGUST 15, ADD 10 LB/ACRE GERMAN MILLET OR 15LB/ACRE SUDANGRASS. PRIOR TO MAY 1 OR AFTER AUGUST 15 ADD 40 LB/ACRE RYE (GRAIN).

SEEDING DATES

	BEST	POSSIBLE
FALL:	AUGUST 25 - SEPTEMBER 15	AUGUST 20 - OCTOBER 25
LATE WINTER:	FEBRUARY 15 - MARCH 21	FEBRUARY 1 - APRIL 15

FALL IS BEST FOR ALL FESCUE AND LATE WINTER FOR LESPEDezaS. OVER SEEDING OF KOBE LESPEDeza OVER FALL-SEEDED TALL FESCUE IS VERY EFFECTIVE.

SOIL AMENDMENTS

APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 4,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10-10-10 FERTILIZER.

MULCH

APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKLING WITH ASPHALT, NETTING OR ROVING OR BY CRIMPING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE

REFERTILIZE IN THE SECOND YEAR UNLESS GROWTH IS FULLY ADEQUATE. MAY BE MOWED ONCE OR TWICE A YEAR, BUT MOWING IS NOT NECESSARY. RESEED, FERTILIZE AND MULCH DAMAGED AREAS IMMEDIATELY.

- 1 2" MULCH LAYER
- 2 BACKFILL W/SOL AS PER SPECIFICATIONS. MAKE PLANTING MIX CONTINUOUS IN CLUSTER BED PLANTINGS.
- 3 3" HIGH EARTH SAUCER
- 4 "SHOVEL EDGE" TYP. WHERE BED MEETS LAWN. (REF. DET. 5 THIS SHEET)
- 5 ROOT BALL
- 6 REMOVE THE BURLAP, BURLAP TIES AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS AND SYNTHETIC BURLAP-TYPE OF MATERIALS FROM THE ENTIRE ROOTBALL.
- 7 SCARIFY ROOTBALL AND BOTTOM / SIDES OF PLANT PIT
- 8 EXCAVATE PLANTING PIT TWO TO THREE TIMES AS WIDE AS THE ROOTBALL. INSTALL ROOTBALL 1/4 - 1/3 ABOVE EXISTING / PROPOSED GRADE. LOCATE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
- 9 UNDISTURBED EARTH

- 1 GROUNDCOVER
- 2 2" MULCH LAYER
- 3 "SHOVEL EDGE" TYP. WHERE BEDS MEET LAWN
- 4 BACKFILL W/SOL AS PER SPECIFICATIONS
- 5 UNDISTURBED EARTH

LANDSCAPE NOTES:

1. ALL EXISTING VEGETATION ON THIS SITE, WITH THE EXCEPTION OF THE SPECIES NOTED, SHALL BE REMOVED PRIOR TO ANY INSTALLATION OF NEW PLANTING MATERIAL.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED BY HIS WORK.
3. ANY AREAS NOT SCHEDULED FOR HARDSCAPE, PLANTINGS, OR SHREDDED HARDWOOD MULCH SHALL BE SEEDED LAWN.
4. CONTRACTOR SHALL AMEND ALL PROPOSED PLANT BEDS WITH SOIL CONDITIONER. SOIL CONDITIONER SHALL BE APPLICABLE TO THE GEOGRAPHIC AREA OF INSTALLATION PER THE MANUFACTURER'S SPECIFICATIONS.
5. CONTRACTOR SHALL LIMIT DISTURBANCE WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN. NO STORAGE OF ANY MATERIALS IS PERMITTED WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
6. CONTRACTOR TO PROVIDE ANNUALS WHICH ARE APPROPRIATE FOR THE PLANTING SEASON AT THE TIME OF INSTALLATION.
7. OWNER RESERVES THE RIGHT TO REJECT ANY DAMAGED OR DYING PLANT MATERIALS. CONTRACTOR SHALL REPLACE SAID PLANTING MATERIALS WITH NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
9. NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
10. ALL PROPOSED PLANT MATERIALS SHALL COMPLY WITH THE SIZING AND GRADING STANDARDS AS SET FORTH IN THE CURRENT EDITION OF ANSI Z60.180--AMERICAN STANDARD FOR NURSERY STOCK.

NO.	REVISIONS	DATE	BY
7			
6			
5		1/7/2021	OS
4	PER TRC COMMENTS	6/17/2021	OS
3	PER TRC COMMENTS	5/11/2021	OS
2	PER TRC COMMENTS	3/30/2021	OS
1	PER TRC COMMENTS		

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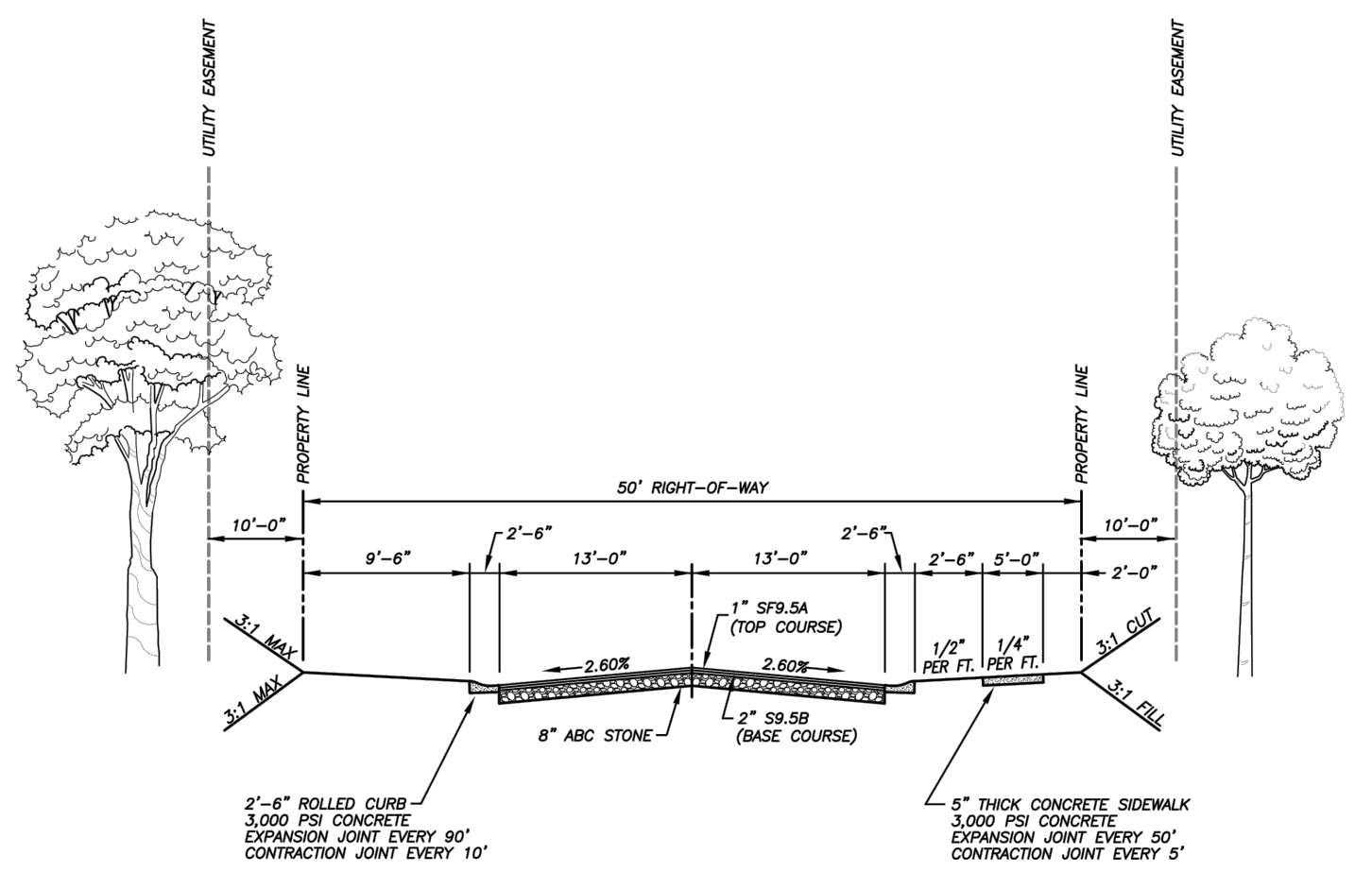
PROJECT ENGINEER/ARCHITECT: TAS (TSMITH@SUMMITDE.NE.T) PROJECT MANAGER: RPH (RANDY.HALL@SUMMITDE.NE.T) DRAWN BY: GS (GONVINDA.SEPHAR@SUMMITDE.NE.T) FIRST ISSUE DATE: 2-26-2021



SUMMIT DESIGN AND ENGINEERING SERVICES
State License #: P-0839
320 Executive Court
Fayetteville, NC 27278
Voice: (919) 732-3883 Fax: (919) 732-4676
www.summitde.net

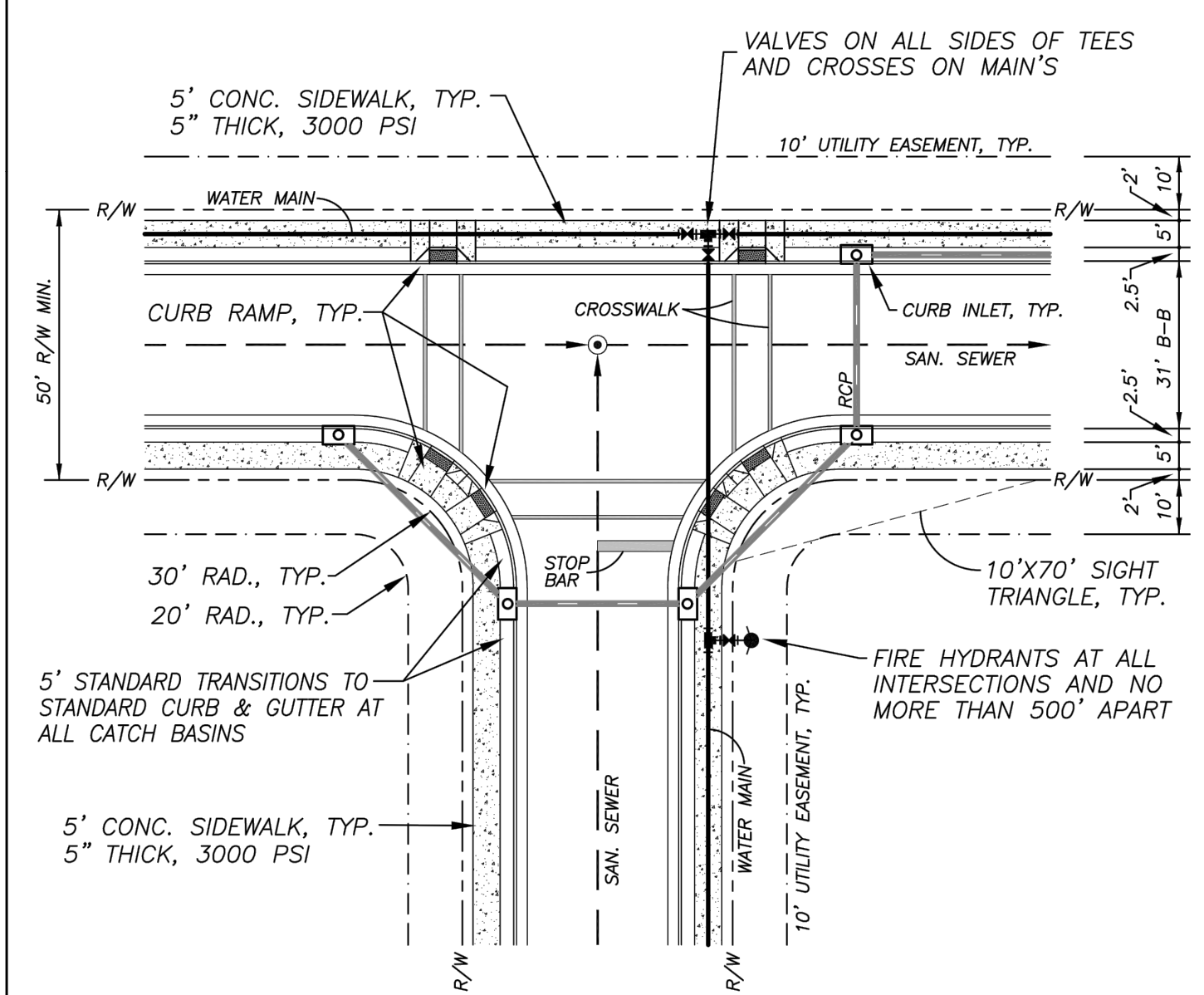
PRELIMINARY PLANS
OAK GROVE TRAILS
ELEVENTH STREET
MEBANE, N.C.
LANDSCAPE DETAILS

PROJECT NO.: 19-0139
DRAWING NAME: 19-0139_LS.dwg
SHEET NO.: L-2



- NOTES:**
1. ALL ASPHALT CEMENT PLANT MIX AND METHOD OF PLACEMENT SHALL COMPLY WITH N.C. DOT STANDARD SPECIFICATIONS.
 2. ALL WORK SHALL COMPLY WITH N.C. DOT STANDARD SPECIFICATIONS.
 3. TOP COURSE TO BE PLACED WITHIN 12 MONTHS OF ASPHALT BASE COURSE.
 4. COMMERCIAL AND INDUSTRIAL STREET SECTIONS TO BE DETERMINED ON A CASE BY CASE BASIS.
 5. WHERE NEW SIDEWALK CROSSES EXISTING GRAVEL DRIVEWAY, SIDEWALK NEEDS TO BE 6" THICK.
 6. PROVIDE APPROVED NCDOT SEALANT OVER ALL EXPANSION JOINTS ALONG CONCRETE CURBS AND CONCRETE SIDEWALKS.
 7. CUT FILL SLOPE EXCEEDING MAXIMUM MUST BE APPROVED BY THE CITY ENGINEER.
 8. SIDEWALK MUST BE LOCATED ON ONE SIDE OF THE STREET EXCEPT WHEN CITY PROJECT APPROVAL REQUIRES ON BOTH SIDES.
 9. STREET TREES ARE TO BE LOCATED BEHIND THE UTILITY EASEMENT.

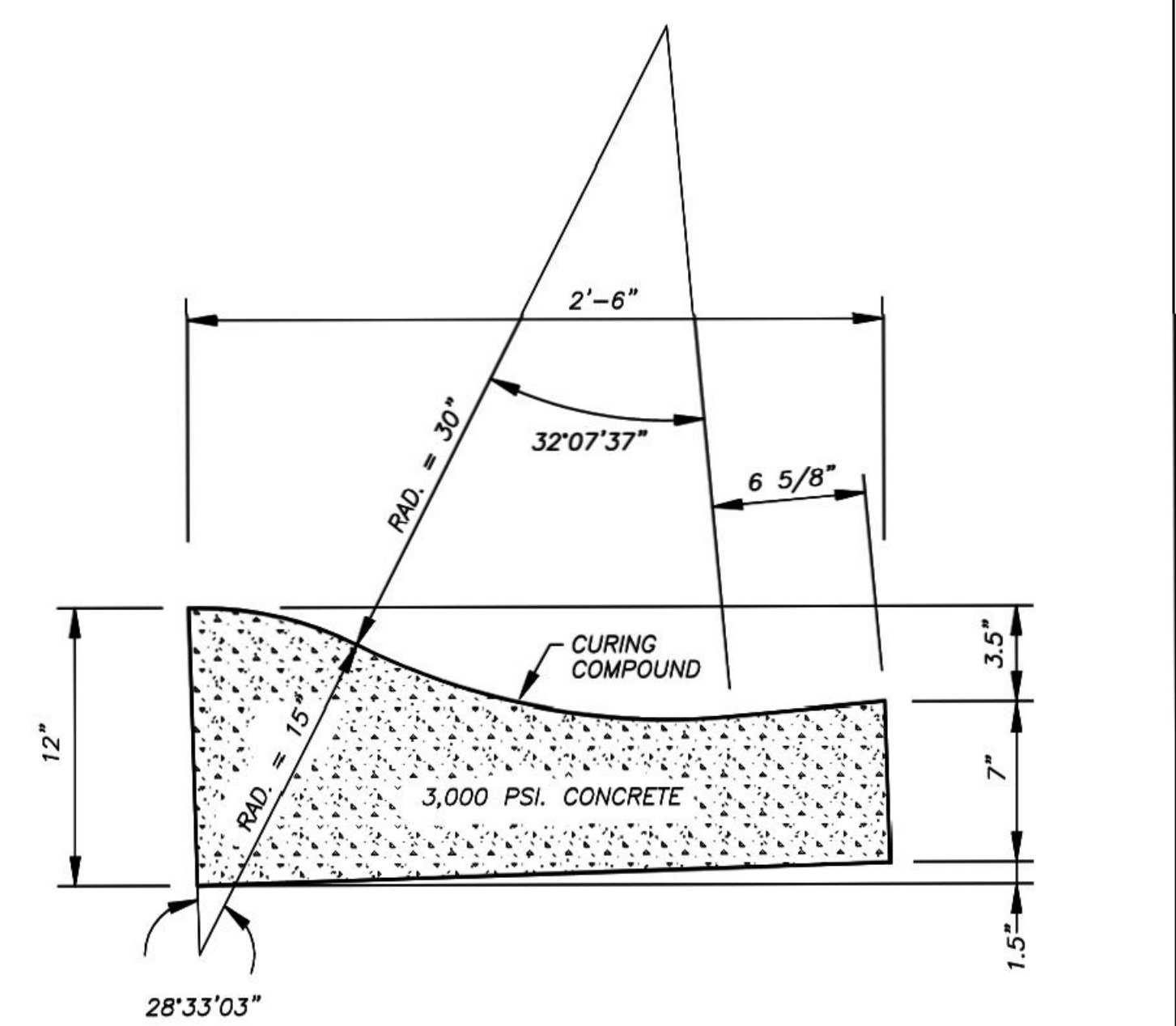
CITY OF MEBANE STANDARD
RESIDENTIAL STREET SECTION (50' ROW - 31' B-B)
SCALE: N.T.S. DATE: 2/3/2020 DRAWN BY: WDF



- NOTES:**
1. UTILITY LOCATIONS
 - WATER LINE UNDER THE SIDEWALK
 - SEWER LINE MIDDLE OF STREET
 - NATURAL GAS IN 10' UTILITY EASEMENT ADJACENT TO STREET R/W
 - ELECTRIC UNDERGROUND IN 10' UTILITY EASEMENT ADJACENT TO STREET R/W
 - TELEPHONE IN 10' UTILITY EASEMENT ADJACENT TO STREET R/W
 - CABLE IN 10' UTILITY EASEMENT ADJACENT TO STREET R/W
 2. WATER AND SEWER IMPROVEMENTS
 - ALL WATER LINES ARE TO BE A MIN. OF 8" IN SIZE EXCEPT FOR CUL-DE-SACS WHERE 6" IS ALLOWED WHEN LESS THAN 600 FT. AND 4" IS ALLOWED WHEN LESS THAN 400 FT.
 - WATER MAIN IS TO BE DUCTILE IRON PIPE CLASS 50
 - SEWER MAINS ARE TO BE A MIN. OF 8" IN SIZE
 - SEWER MAINS ARE TO BE VITRIFIED CLAY PIPE OR DUCTILE IRON PIPE, CLASS 50.
 - FOR RESIDENTIAL AREAS, PVC SDR-35 CAN BE USED AS APPROVED BY THE PUBLIC WORKS DIRECTOR
 3. STORM DRAINAGE
 - ALL STORM DRAINS ARE TO BE A MIN. OF 15 INCH IN SIZE
 - MATERIALS ARE TO BE REINFORCED CONCRETE PIPE OR HDPE EXCEPT WHEN LARGER THAN 72 INCH. ALTERNATIVE PIPE MATERIAL MAY BE USED AS APPROVED BY THE PUBLIC WORKS DIRECTOR
 - CURB INLETS TO BE LOCATED WHERE NO MORE THAN 1.0 ACRE OF DRAINAGE CONTRIBUTES TO ANY INLET EXCEPT IN SAGS WHERE 6" WIDE BASINS CAN BE USED WHICH WILL BE ALLOWED TO DRAIN 1.5 ACRE SUB-BASINS.
 4. CONCRETE SIDEWALKS
 - 3,000 P.S.I.
 - 5' WIDE AND 5" THICK
 - SEE CURRENT CITY REQUIREMENTS
 5. OTHER
 - ANY CHANGES TO THE GENERAL REQUIREMENTS SHALL BE PRE-APPROVED BY THE PUBLIC WORKS DIRECTOR
 - CITY OF MEBANE STANDARD SPECIFICATIONS AND DETAILS ARE TO BE USED
 - NO BURNING ALLOWED INSIDE THE CITY OF MEBANE
 - THE CITY HAS THE RIGHT TO REQUEST RELOCATION OF ANY UTILITY LINES OR CABLES NOT INSTALLED IN ACCORDANCE WITH THESE REQUIREMENTS, UNLESS PRIOR APPROVAL IS MADE FOR A VARIANCE.

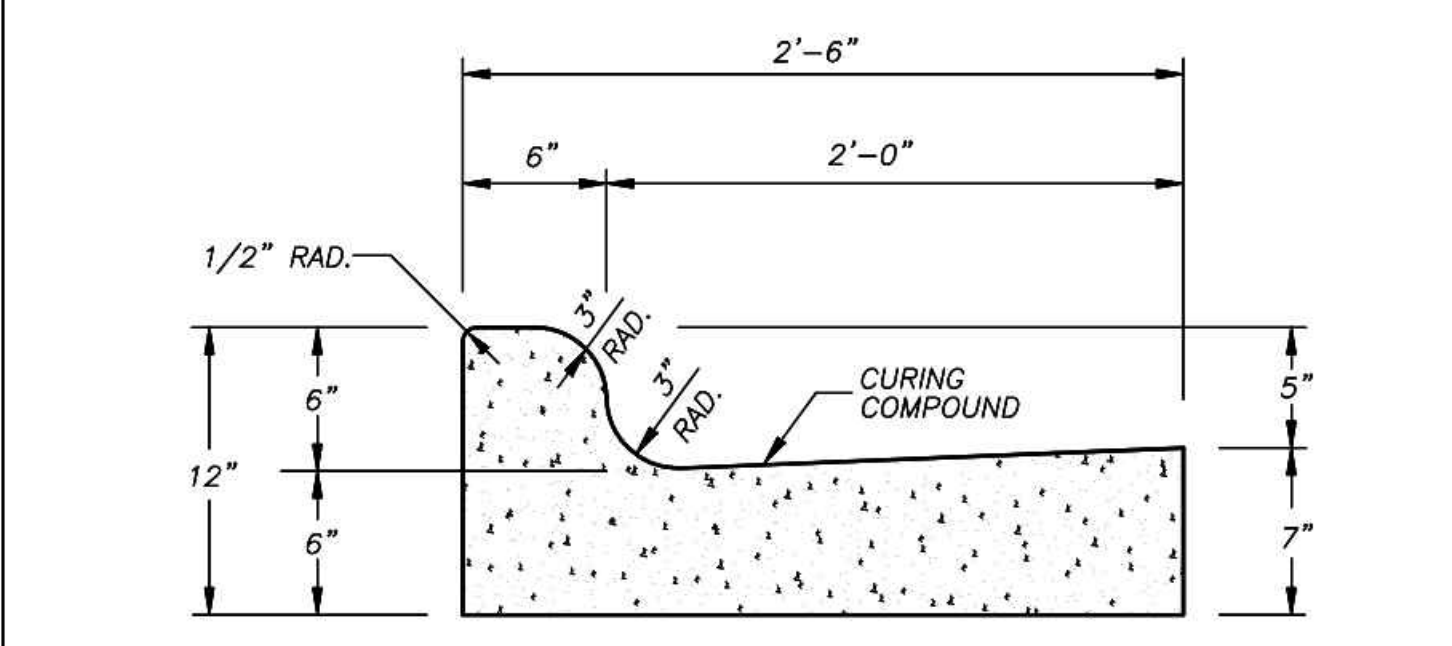
CITY OF MEBANE STANDARD
GENERAL SUBDIVISION REQUIREMENTS FOR ROADWAYS AND UTILITIES
SCALE: N.T.S. DATE: 2/3/2020 DRAWN BY: WDF

CITY OF MEBANE STANDARD
GENERAL SUBDIVISION REQUIREMENTS FOR ROADWAYS AND UTILITIES
SCALE: N.T.S. DATE: 2/3/2020 DRAWN BY: WDF



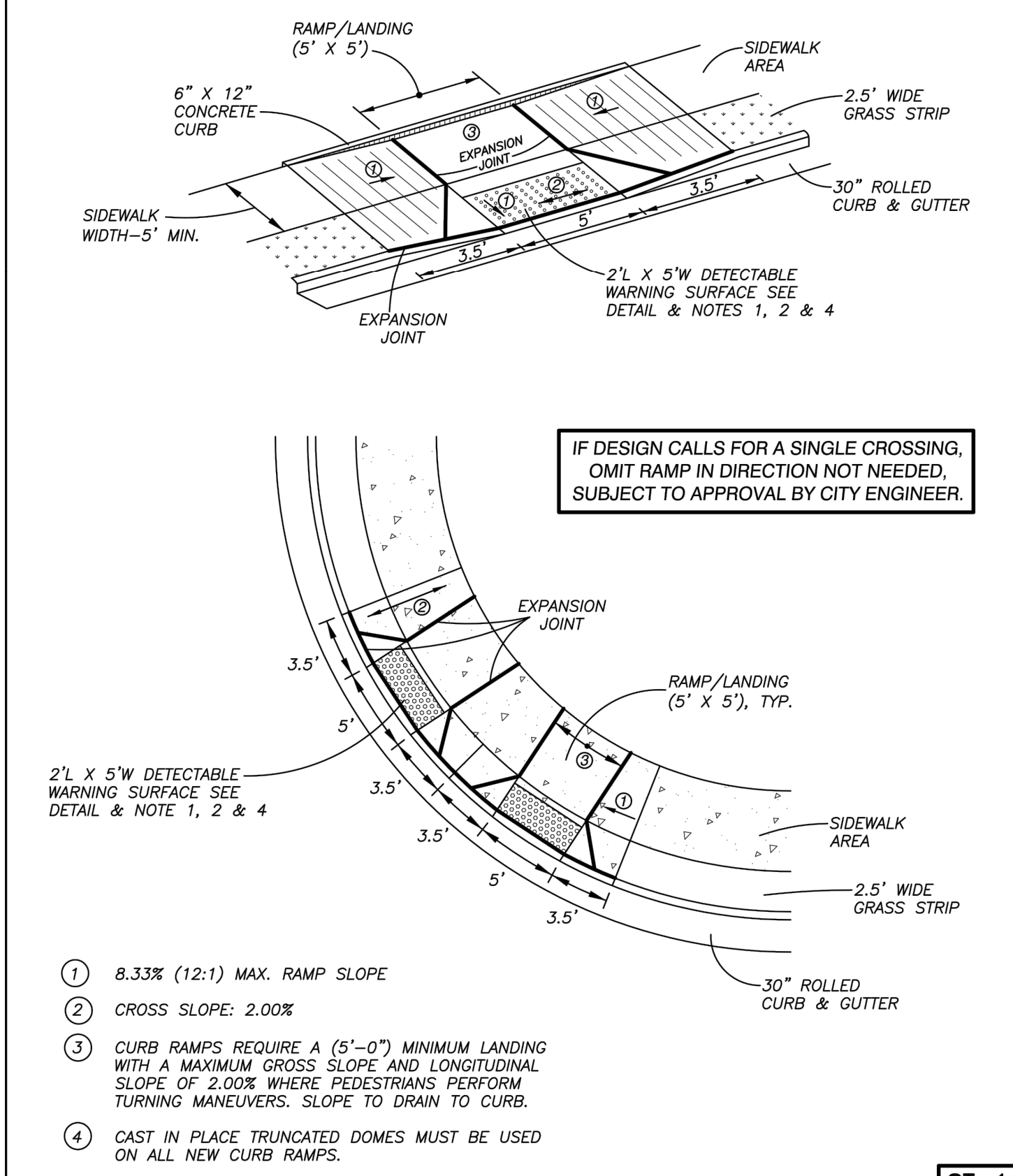
- NOTES:**
1. 3,000 PSI CONCRETE CURB.
 2. EXPANSION JOINT EVERY 90' AND CONTRACTION JOINT EVERY 10'.
 3. PROVIDE SEALANT OVER EXPANSION JOINTS AS PER NCDOT STANDARD SPECIFICATIONS.

CITY OF MEBANE STANDARD
30" ROLLED CURB
SCALE: N.T.S. DATE: 2/3/2020 DRAWN BY: WDF



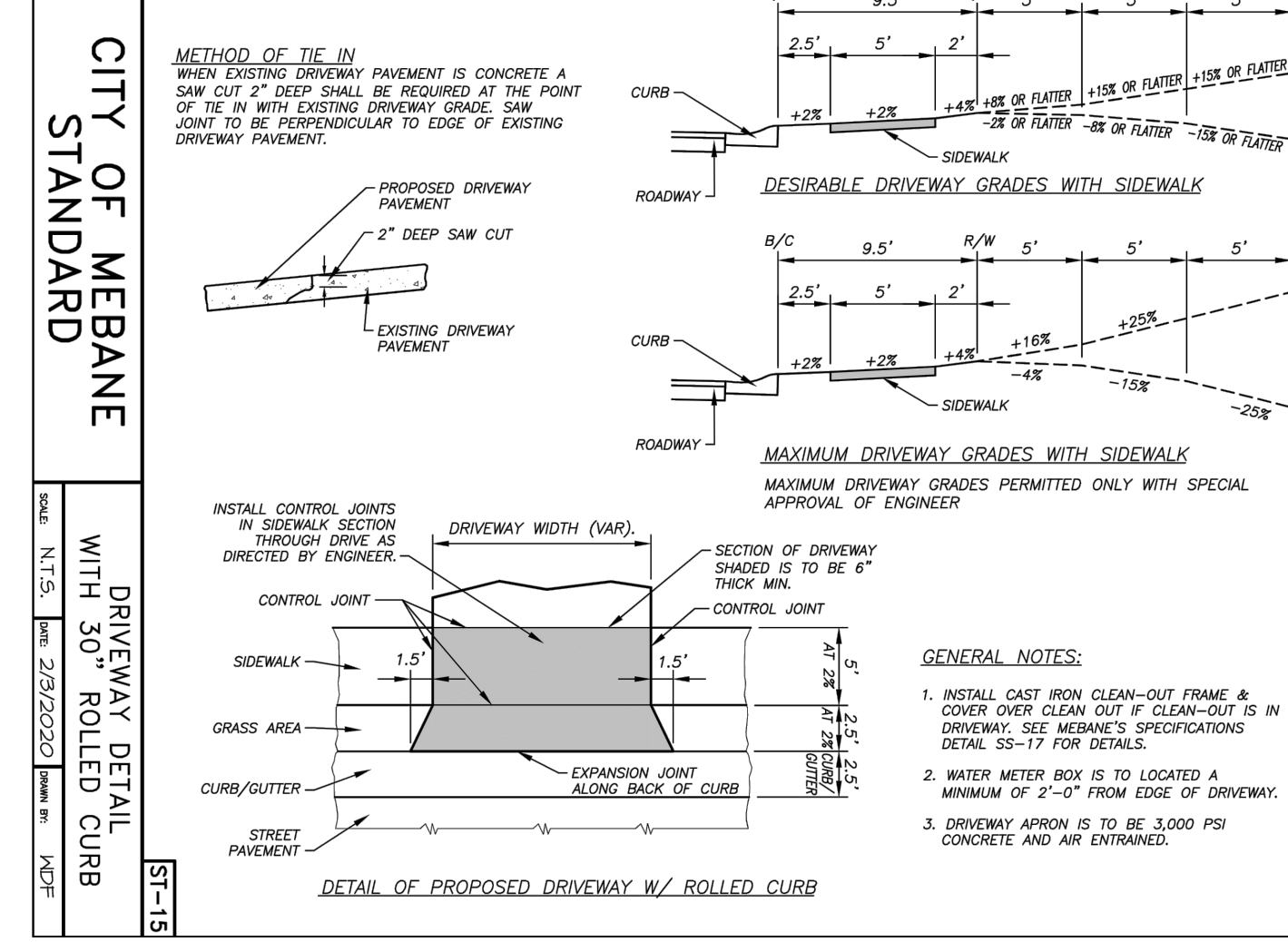
- NOTES:**
1. 3,000 PSI CONCRETE CURB.
 2. EXPANSION JOINT EVERY 90' AND CONTRACTION JOINT EVERY 10'.
 3. PROVIDE SEALANT OVER EXPANSION JOINTS AS PER NCDOT STANDARD SPECIFICATIONS.

CITY OF MEBANE STANDARD
30" STANDARD CURB
SCALE: N.T.S. DATE: 2/3/2020 DRAWN BY: WDF



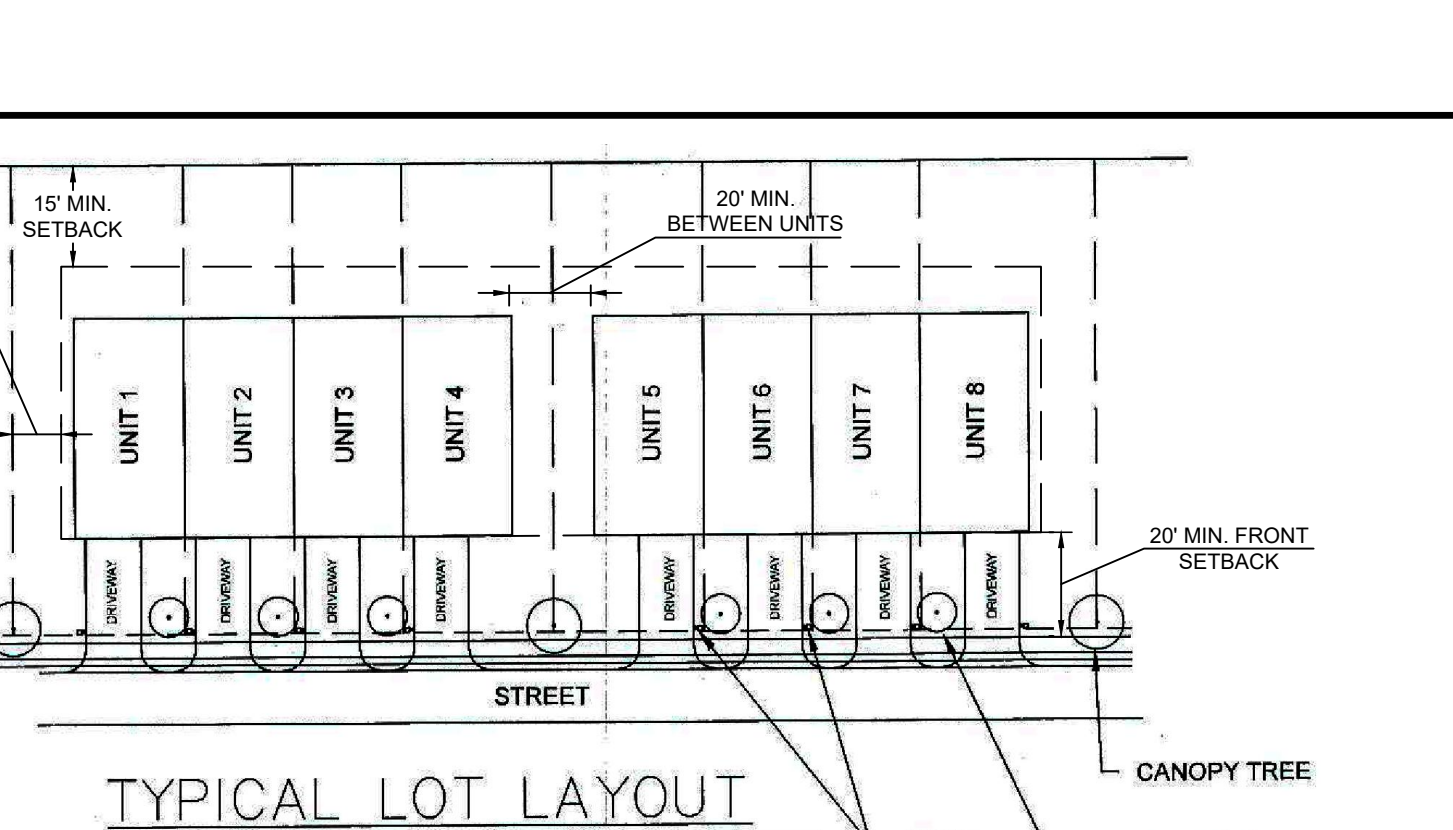
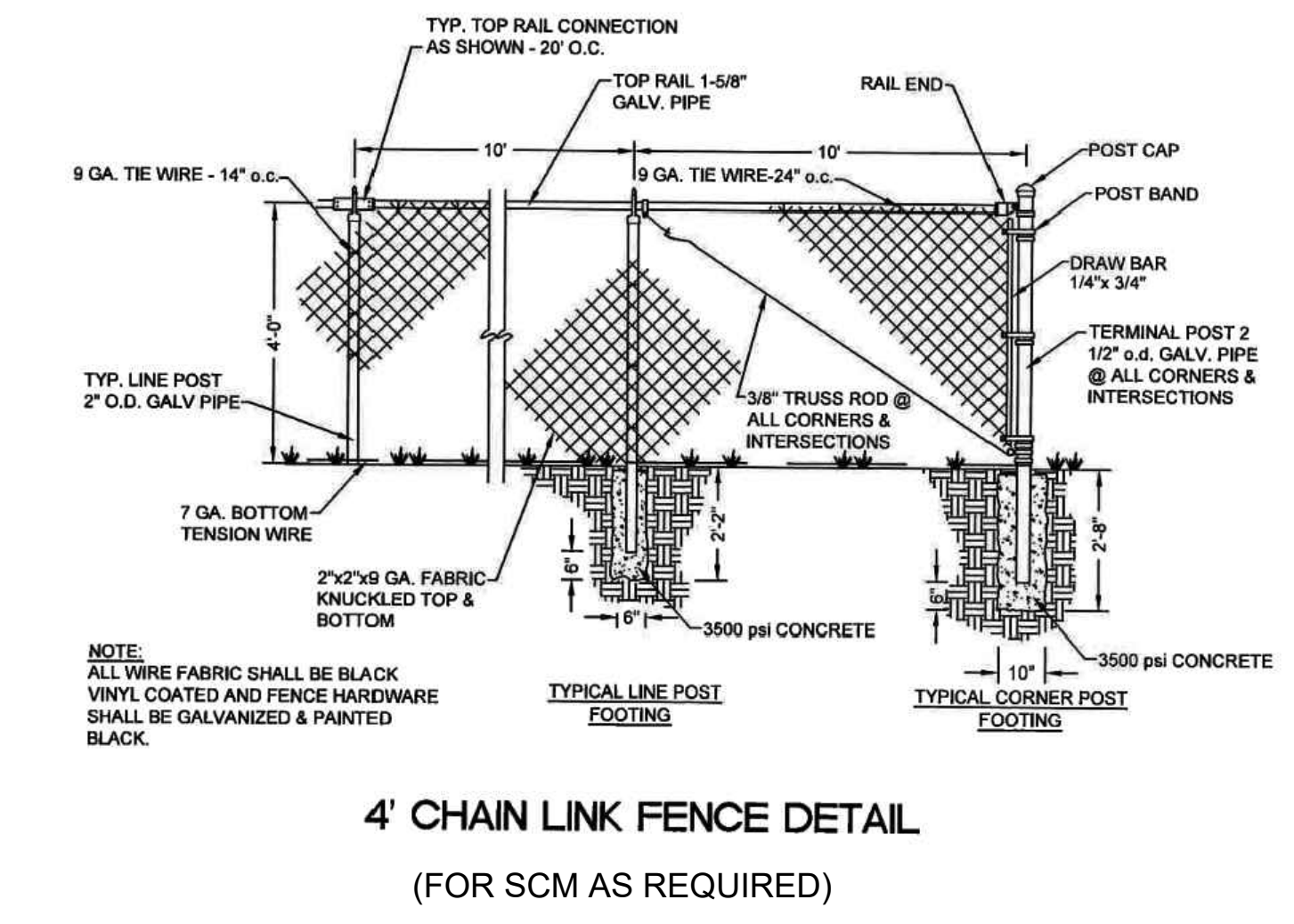
- IF DESIGN CALLS FOR A SINGLE CROSSING, OMIT RAMP IN DIRECTION NOT NEEDED, SUBJECT TO APPROVAL BY CITY ENGINEER.**
1. 8.33% (12:1) MAX. RAMP SLOPE
 2. CROSS SLOPE: 2.00%
 3. CURB RAMP REQUIRE A (5'-0") MINIMUM LANDING WITH A MAXIMUM GROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.
 4. CAST IN PLACE TRUNCATED DOMES MUST BE USED ON ALL NEW CURB RAMP.

CITY OF MEBANE STANDARD
CURB RAMP
SCALE: N.T.S. DATE: 2/3/2020 DRAWN BY: WDF



- GENERAL NOTES:**
1. INSTALL CAST IRON CLEAN-OUT FRAME & COVER OVER CLEAN OUT IF CLEAN-OUT IS IN DRIVEWAY. SEE MEBANE'S SPECIFICATIONS DETAIL SS-17 FOR DETAILS.
 2. WATER METER BOX IS TO BE LOCATED A MINIMUM OF 2'-0" FROM EDGE OF DRIVEWAY.
 3. DRIVEWAY ARCHES TO BE 3,000 PSI CONCRETE AND AIR ENTRAINED.

CITY OF MEBANE STANDARD
DRIVEWAY DETAIL WITH 30" ROLLED CURB
SCALE: N.T.S. DATE: 2/3/2020 DRAWN BY: WDF



CITY OF MEBANE STANDARD
TYPICAL LOT LAYOUT
SCALE: N.T.S. DATE: 2/3/2020 DRAWN BY: WDF

NO.	REVISIONS	DATE	BY
7			
6			
5		7/7/2021	GS
4		6/17/2021	GS
3		5/11/2021	GS
2		5/11/2021	GS
1		3/19/2021	GS

NOT FOR CONSTRUCTION

PRELIMINARY PLANS

OAK GROVE TRAILS

MEBANE, N.C.

SITE DETAILS

SUMMIT

DESIGN AND ENGINEERING SERVICES

State License #: 20,039
320 Executive Court
Fayetteville, NC 27278
Voice: (919) 742-8883 Fax: (919) 742-6476
www.summitde.com

PRELIMINARY PLANS

OAK GROVE TRAILS

MEBANE, N.C.

SITE DETAILS

PROJECT NO: 19-0139
DRAWING NAME: 19-0139_D.dwg
SHEET NO: D-1

PLANNING PROJECT REPORT

DATE	07/08/2021
PROJECT NUMBER	RZ 21-08
PROJECT NAME	Oak Grove Trails
	Meritage Homes
APPLICANT	3005 Carrington Mill Blvd., Suite 100 Morrisville, NC 27560

CONTENTS

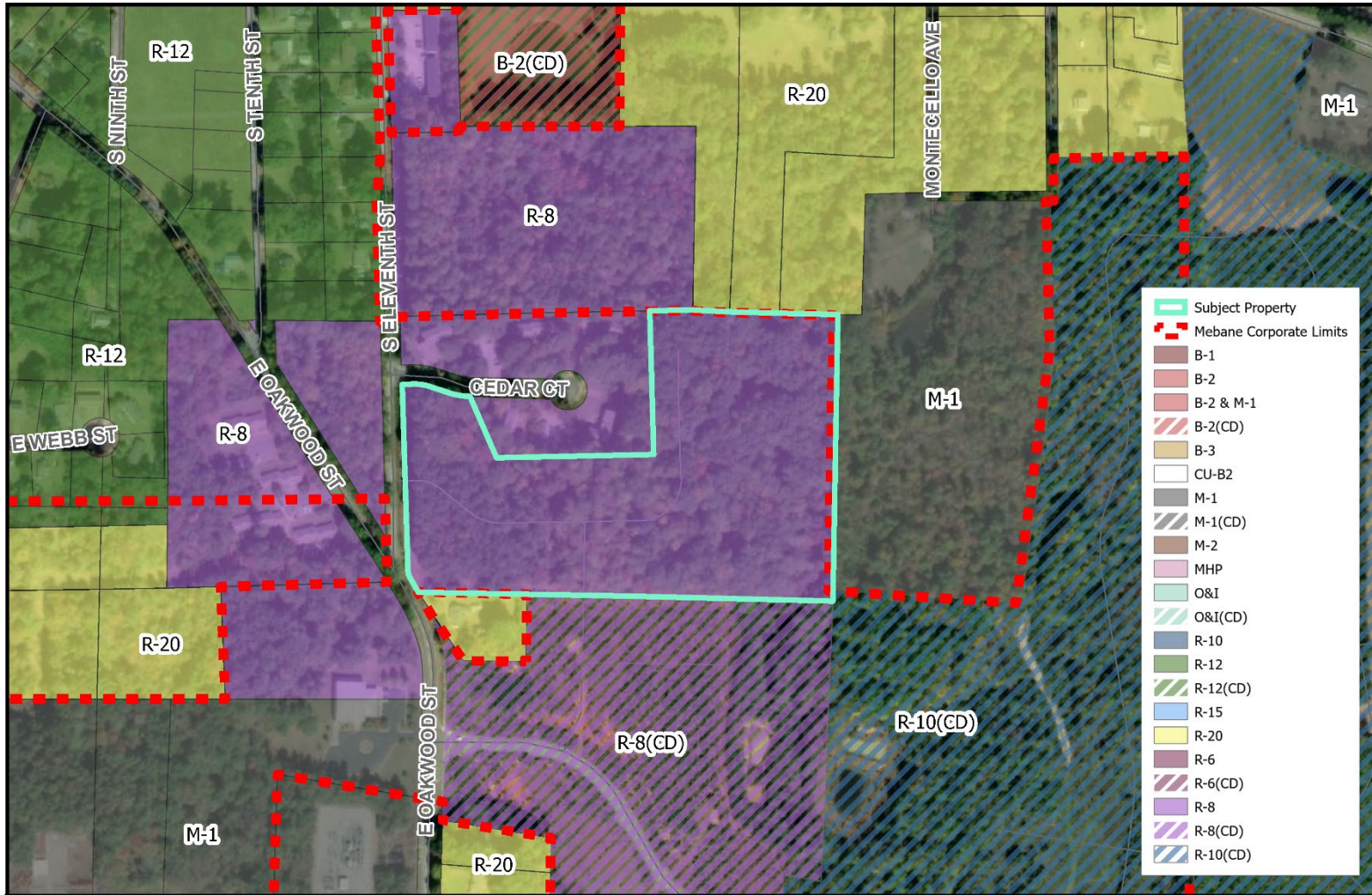
PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 2
LAND USE REPORT	PAGE 4
UTILITIES REPORT	PAGE 6
STAFF ZONING REQUEST RECOMMENDATION	PAGE 8

ZONING REPORT

EXISTING ZONE	R-8 (Residential)
REQUESTED ACTION	R-8(CD) (Residential Conditional Zoning District)
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	Vacant residential, forested lot
PARCEL SIZE	+/- 13.96 acres
PROPERTY OWNERS	Elizabeth S. Woody 200 Manchester Drive Roxboro, NC 27573 PIN 9825416325
LEGAL DESCRIPTION	The applicant requests to rezone the +/- 13.96-acre property on South Eleventh Street (PIN 9825416325) from R-8 to R-8 (CD) to allow for a residential townhome development of 51 homes by Meritage Homes.
AREA ZONING & DISTRICTS	The adjacent property to the east of the site is zoned M-1 (Heavy Manufacturing District). The adjacent properties to the north, west, and south of the site are zoned for residential including R-8, R-8(CD), and R-20, though one is currently seeking a rezoning to R-8(CD) to realize a 48-unit multifamily development "11th Street Apartments". The area to the northwest of the site is zoned R-12, the area to the southwest is zoned M-1, and the area to the southeast is zoned R-10(CD).
SITE HISTORY	The property has no known history of active use. It has been forested and features a stream to the east.

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 - Townhome developments on 2+ acres requires conditional zoning
SPECIAL USE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
EXISTING UTILITIES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
POTENTIAL IMPACT OF PROPOSED ZONE	The proposed zoning district will support townhome residential uses consistent and in connection with the R-8(CD) development south of the site, in addition to the higher density multifamily use north of the site and surrounding single family residential uses. A by-right development of the M-1-zoned property to the east will require additional perimeter buffering of this residential use from an industrial use.



**CITY OF MEBANE
ZONING MAP**

**SUBJECT PROPERTY
Oak Grove Trails**

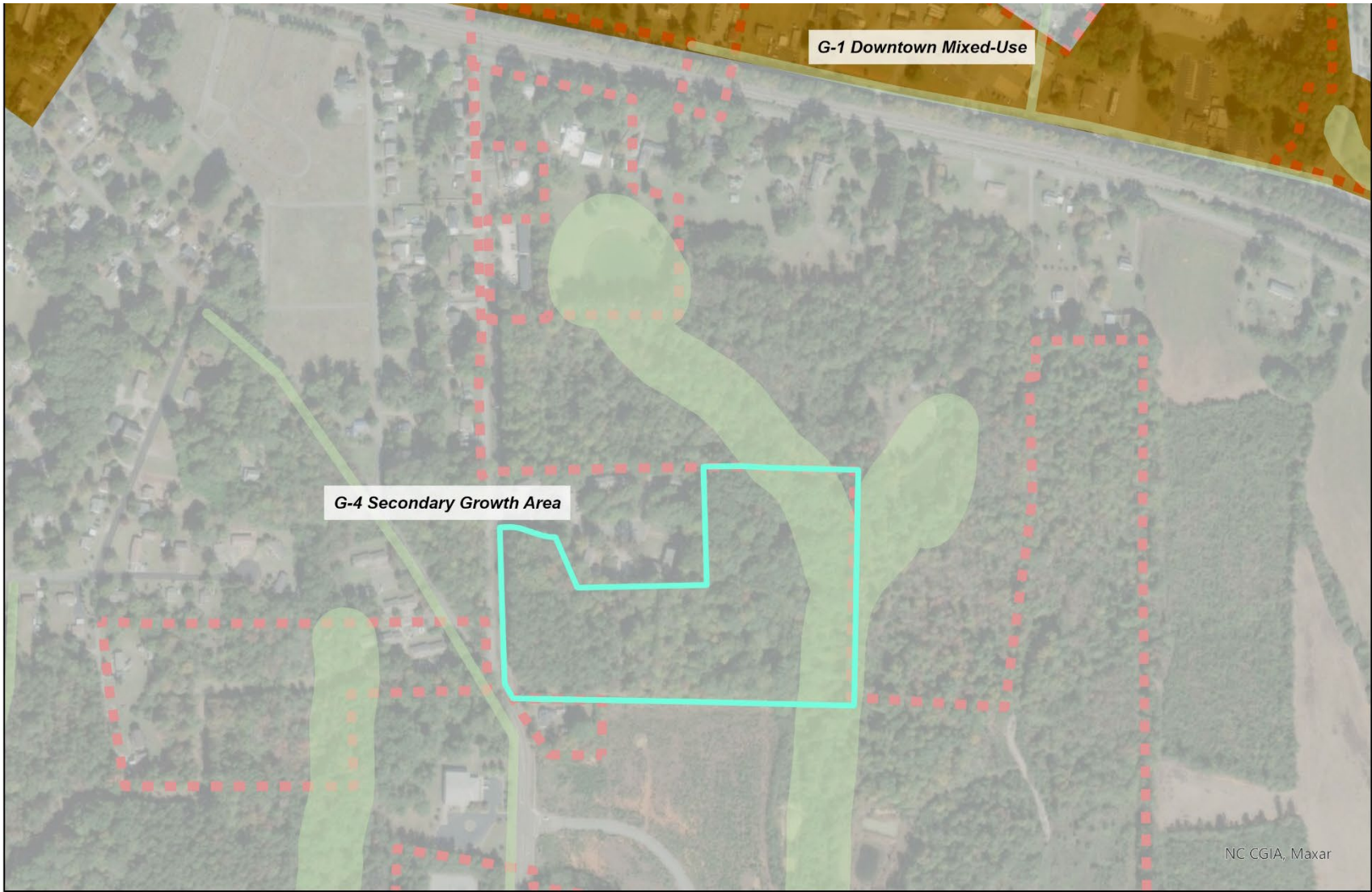
1 inch = 350 feet

DATE: 7/08/2021

DRAWN BY: AV

LAND USE REPORT

EXISTING LAND USE	vacant
PROPOSED LAND USE & REQUESTED ACTION	The applicant proposes to rezone the +/- 13.96-acre property on South Eleventh Street from R-8 to R-8(CD) to allow for a residential townhome development of 51 homes.
PROPOSED ZONING	R-8(CD) (Residential, Conditional Zoning District)
PARCEL SIZE	+/- 13.96 acres
AREA LAND USE	Surrounding properties include residential uses and vacant land. The properties to the north, east, south and west of the site include single-family homes and vacant residential land. The Cedar Hill Apartments adjoin the site's northern property line. The recently approved Oakwood residential subdivision adjoins the southern corner of the site, and the townhome section of that planned unit development will be adjacent to this development. The projects will share a homeowners association. The industrially zoned property to the east of the site includes a residential use and vacant land.
ONSITE AMENITIES & DEDICATIONS	Proposed onsite amenities & dedications include the construction of all internal roads with 5' sidewalks. The applicant is also proposing to provide a dog park and picnic shelter to be maintained by the HOA. In addition, the Developer proposes to allow this development to share all amenities provided with the adjoining Oakwood Development through a joint homeowners association. The site plan also features 7.84 acres of open space.
WAIVER REQUESTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	- 20' front setback rather than the required 30' - Lot area and width as shown
CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-4 Secondary Growth Area Conservation Area
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	N/A
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	



G-1 Downtown Mixed-Use

G-4 Secondary Growth Area

NC CGIA, Maxar

1 inch = 425 feet

UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	<p>Per the memorandum from Franz Holt of AWCK, the project has an estimated domestic water and sewer demand at approximately 12,240 gallons per day to support the development's 51 3-bedroom, townhomes. Water service is available from the City's 12-inch water line in South 11th Street which is proposed to be connected to with an 8-inch water line extension to the end of Backwater Trail and looped with the proposed adjoining Oakwood Subdivision at Broad Leaf Trace (when constructed). Sewer service is dependent on the construction of Oakwood Subdivision. The sewer system layout includes 8-inch line extensions located within the internal street network with appropriate manhole spacing</p> <p>All water and sewer lines will be turned over to the City of Mebane for ownership and maintenance when completed in accordance with requirements.</p>
UTILITIES PROVIDED BY APPLICANT	<p>Applicant has pledged to provide all on-site utilities.</p>
MUNICIPAL CAPACITY TO ABSORB PROJECT	<p>The City has adequate water & sewer supply to meet the domestic and fire flow demands of the project. The City has available sewer capacity at the WRRF in excess of 0.72 million gallons per day (MGD) and approximately 0.73 MGD at the Graham WWTP for a total of 1.45 MGD. This proposed project and other previously approved/permitted projects will reduce available capacity as they develop over time. The City's Capital Improvement Plan addresses the need for additional sewer capacity at the WRRF.</p>
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

TRANSPORTATION NETWORK STATUS

CURRENT CONDITIONS

The proposed development includes one driveway connection to S Eleventh Street, which is maintained by the NCDOT. Traffic counts and crash report data are not available for this street, which primarily serves residential properties.

Nearby Oakwood Street has an average daily traffic volume of 2,600 trips and a Level of Service (LOS) C. It is projected to have an LOS D in 2040

TRAFFIC IMPACT ANALYSIS REQUIRED?

YES NO

DESCRIPTION OR RECOMMENDED IMPROVEMENTS

N/A

CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?

YES NO

MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?

YES NO

DESCRIPTION OF MULTIMODAL IMPROVEMENTS

The applicant will provide a 5' sidewalk along the property frontage on S Eleventh Street per the Bicycle and Pedestrian Transportation Plan.

STAFF RECOMMENDATION

**STAFF ZONING
RECOMMENDATION**

APPROVE DISAPPROVE

RATIONALE

The proposed development “Oak Grove Trails” is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. The proposed project is in harmony with the single-family and multifamily residential uses of some of its nearby properties.



July 14, 2021

Tim Smith, PE with Summit Design and Engineering Services
320 Executive Court
Hillsborough, NC 27268

Subject: Oak Grove Trails – Water and Sewer System

Regarding the subject Preliminary Subdivision Plans and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this letter is provided to indicate that I have reviewed the preliminary water and sewer system layout and find it acceptable and meets City standards based on the following:

Water system – Water service is available from the City’s 12-inch water line in South 11th Street which is proposed to be connected to with an 8-inch water line extension to the end of Backwater Trail and looped with the proposed adjoining Oakwood Subdivision at Broad Leaf Trace (when constructed). The layout provides appropriate valve locations and fire hydrant spacing. All water lines will be turned over to the City of Mebane for ownership and maintenance when completed in accordance with requirements. The City has adequate water capacity available to meet the domestic demand and fire flow requirements.

Sanitary Sewer system – Sewer service is dependent on the construction of Oakwood Subdivision. The sewer system layout includes 8-inch line extensions located within the internal street network with appropriate manhole spacing. All sewer lines will be turned over to the City of Mebane for ownership and maintenance when completed in accordance with requirements.

The permitted sewer use based on 51 3-bedroom townhomes at 80 gallons per day per bedroom is 12,240 gallons per day. Based on a historical water usage of less than 150 gpd per home, the anticipated sewer flow when tributary is approximately 7,650 gallons per day.

The City has available sewer capacity at the WRRF in excess of 0.72 million gallons per day (MGD) and approximately 0.73 MGD at the Graham WWTP for a total of 1.45 MGD. This proposed project and other previously approved/permitted projects will reduce available capacity as they develop over time. The City’s Capital Improvement Plan addresses the need for additional sewer capacity at the WRRF with the following future projects:

- WRRF Expansion – 0.5 MGD.
- GKN and Arbor Creek PS rerouting wastewater to the Graham WWTP – 0.275 MGD current.
- I/I reduction projects (manhole and line rehabilitation) to regain lost capacity.

In addition, staff proposes to address paper flow (flow permitted at a higher amount than when tributary - in the system) by limiting the permitting of wastewater one phase at a time as opposed to multiple phases. This will improve the City’s ability to permit wastewater for approved and planned projects moving forward.

If there are any questions, please let me know.

Sincerely,

Franz K. Holt, P.E. City Engineer
CC: Cy Stober, Planning Director
Kyle Smith, Utilities Director



Technical Memorandum

Date: July 14, 2021

To: Cy Stober, Planning Director

From: Franz Holt, P.E.

Subject: Oak Grove Trails – City Engineering review

The preliminary plans for Oak Grove Trails dated July 7, 2021 and prepared by Tim Smith with Summit Design and Engineering Services in Hillsborough, NC, have been reviewed by the Engineering Department as a part of the TRC plan review process. Our technical review comments are as follows:

A. General

Oak Grove Trails is a 51-unit residential townhome development proposed on 13.96-acres and fronting South 11th Street (S.R. 1381) and adjoining the recently approved Oakwood Subdivision.

Stormwater management control measures will be required for this project as planned built upon area exceeds 24% (Phase 2 rules for post construction runoff).

Water and Sewer service will be available from extensions of existing City of Mebane water on S. 11th Street and water and sewer from the recently approved Oakwood Subdivision.

Internal streets will be City of Mebane standard 31' b-b roll curb and gutter with sidewalks proposed on both sides of the street.

Onsite amenities include a small shelter and dog park. The project will also share amenities with the adjoining Oakwood Subdivision.

A NCDOT driveway permit is required for the proposed roadway connection to S. 11th Street. A Three-Party NCDOT encroachment agreement is required for the water line connection inside NCDOT right-of-way.

B. Water and Sewer System Layout

Regarding the subject Preliminary Subdivision Plans and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this memo is provided to indicate that I have reviewed the preliminary water and sewer system layout and find it acceptable and meets City standards based on the following:

1. Water system – Water service is available from the City's 12-inch water line in South 11th Street which is proposed to be connected to with an 8-inch water line extension to the end of Backwater Trail and looped with the proposed adjoining Oakwood Subdivision at Broad Leaf Trace when constructed. The layout provides appropriate valve locations and fire hydrant spacing.

All water lines will be turned over to the City of Mebane for ownership and maintenance when completed in accordance with requirements.

The City has adequate water capacity available to meet the domestic demand and fire flow requirements.

2. Sanitary Sewer system – Sewer service is dependent on the construction of Oakwood Subdivision. The sewer system layout includes 8-inch line extensions located within the internal street network with appropriate manhole spacing. All sewer lines will be turned over to the City of Mebane for ownership and maintenance when completed in accordance with requirements.

The permitted sewer use based on 51 3-bedroom townhomes at 80 gallons per day per bedroom is 12,240 gallons per day. Based on a historical water usage of less than 150 gpd per home, the anticipated sewer flow when tributary is approximately 7,650 gallons per day.

The City has available sewer capacity at the WRRF in excess of 0.72 million gallons per day (MGD) and approximately 0.73 MGD at the Graham WWTP for a total of 1.45 MGD. This proposed project and other previously approved/permitted projects will reduce available capacity as they develop over time. The City's Capital Improvement Plan addresses the need for additional sewer capacity at the WRRF with the following future projects:

- a) WRRF Expansion – 0.5 MGD.
- b) GKN and Arbor Creek PS rerouting wastewater to the Graham WWTP – 0.275 MGD current.
- c) I/I reduction projects (manhole and line rehabilitation) to regain lost capacity.

In addition, staff proposes to address paper flow (flow permitted at a higher amount than when tributary - *in the system*) by limiting the permitting of wastewater one phase at a time as opposed to multiple phases. This will improve the City's ability to permit wastewater for approved and planned projects moving forward.

C. Watershed Overlay District and Phase II Stormwater Requirements

1. Watershed Overlay District requirements are provided under Sec. 5.2 of the UDO. These requirements in the UDO are for the Back-Creek Watershed, which includes the Graham-Mebane Lake. The Oak Grove Trails project is tributary to Haw Creek, a Class V watershed and the Watershed Overlay District requirements do not apply to this project. This type of watershed classification (Class V) does not have density restrictions or built upon restrictions as required for the Graham-Mebane Lake watershed.
2. Phase II Stormwater Post Construction Ordinance
Sec. 5.4 in the UDO provides standards for Storm Water Management and 5.4.F requires compliance with the Mebane Post Construction Runoff Ordinance (which is a stand-alone ordinance titled the Phase II Stormwater Post Construction Ordinance (SPCO)). The standards in the UDO are general standards as the Ordinance itself provides detailed standards. The SPCO does apply to this project as it will disturb more than one acre of land and it is estimated that the new built upon will be more than 24% of the site.

The project proposes a HOA maintained engineered storm water control device with 100 year storm detention post vs. pre-development runoff. The type has not been determined at this time (wet pond, stormwater wetland, sand filter, or bio retention basin with 85% TSS treatment of stormwater runoff generated by a 1-inch rain). When storing 2 feet or more of surface water the storm water control device will require fencing.

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 a stormwater management device before being released.

E. Street Access and TIA

Internal streets are considered local and to be constructed to the City standard of 31-ft. b-b roll curb and gutter section with sidewalks to be constructed on both sides of the street.

A street stub was provided to the adjacent northern property ending in a cul-de-sac.

A Traffic Impact Analysis was not required based on trip generation review. No off-site roadway improvements are being proposed by the developer or required by NCDOT for driveway permit issuance.

F. Construction Plan Submittal

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

TRAFFIC IMPACT STATEMENT

Oak Grove Trails – 11th Street Mebane, NC Site Information Requirements

The proposed development is planning to construct 51 townhome units on 11th Street in Mebane, North Carolina, near the intersection with Cedar Court. The site will access 11th Street with one new driveway, as well as provide cross-development access with a street stub to the Broad Leaf Trace in the Oakwood residential development adjacent on the south site boundary.

From the City of Mebane Unified Development Ordinance:

Section 7-6.10 Traffic Impact Analysis

A. Applicability

A traffic impact study shall be required for applications for preliminary plat or rezoning requests that are anticipated to generate 100 or more undisturbed peak hour vehicle trips or 1,000 or more undisturbed average daily trips (ADT), based on trip generation rates from the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. A traffic impact study may be required for applications for preliminary plat, rezoning requests, or special use requests that rely upon roads experiencing congestion or safety concerns, as determined by the Technical Review Committee. The Technical Review Committee may use its discretion to waive the requirement to conduct a traffic impact study.

Trip Generation review

A review was made of the ITE Trip Generation Manual, 10th Edition, Land Use Code 220 for Low Rise Multi-family units was selected to provide the trip generation. The variable selected for the trip generation is based on trips per dwelling unit, and the TripGen was calculated by the equation method, and for the peak hour of the adjacent street (as opposed to the generator itself), per NCDOT TIA Guidelines, Rate vs. Equation Spreadsheet. The attached table summarizes the trip generation for the facility based on the existing use and proposed expansion. The highest hour of traffic occurs in the PM peak hour with 32 trips, and the average daily trips on a weekday generate 345 trips.

Conclusion

Based on input from the owners, and the trip generation rates calculated, the proposed development will not generate enough additional traffic (100 peak hour trips or 1,000 weekday trips) such that the UDO would require a Traffic Impact Analysis for this site.

Respectfully,

Edward W. Sirgany, P.E.
Traffic & Technology Engineer



Edward W. Sirgany 12/16/2020

Trip Generation Summary

Alternative: Alternative 1

Phase:

Project: Oak Grove Trails

Open Date: 12/16/2020

Analysis Date: 12/16/2020

ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic		
		* Enter	Exit	Total	* Enter	Exit	Total	* Enter	Exit	Total
220	LOW-RISE 1	173	172	345	6	19	25	20	12	32
	51 Dwelling Units									
	Unadjusted Volume	173	172	345	6	19	25	20	12	32
	Internal Capture Trips	0	0	0	0	0	0	0	0	0
	Pass-By Trips	0	0	0	0	0	0	0	0	0
	Volume Added to Adjacent Streets	173	172	345	6	19	25	20	12	32

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

TRIP GENERATION 10, TRAFFICWARE, LLC



AGENDA ITEM #7

Proposed Amendment to Article 2 of the Unified Development Ordinance

Presenter

Cy Stober, Development Director

Public Hearing

Yes No

Summary

The Planning Board shall advise and comment on the Proposed Text Amendment to the City of Mebane Unified Development Ordinance Article 2 ("Administration, Development Review, and Permitting Procedures"), Section 3.C ("Board of Adjustment, Composition"):

The Board shall consist of ~~seven~~ **eight** members. Five members shall be represented by the City Council; **one member shall be the Mayor**; two members shall be citizens and residents of the area lying outside the corporate limits, appointed by the boards of county commissioners of Alamance and Orange counties respectively. The members of the Board of Adjustment shall receive no compensation for their services. The City Council and the boards of county commissioners may, at their, discretion, appoint an equal number of alternates to the Board of Adjustment. ~~The Board shall elect its Chairpersons by majority rule.~~ **The Mayor shall serve as the Chairperson unless he exhibits a conflict of interest in the matter before the Board; or should the Board choose to elect another as their Chairperson.**

Financial Impact

N/A

Staff Recommendation

Staff advises an in-favor recommendation of the proposed amendment, as presented, to be reviewed by the Mebane City Council at the August 2, 2021 Public Hearing.

Suggested Motion

Motion to approve the amendments to the City of Mebane Unified Development Ordinance as presented. The amendments are consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan *Mebane By Design*

Attachments

1. **Pages from Article 2 of the Unified Development Ordinance with proposed text amendments in red**

- (c) If participation in the matter might violate the letter or spirit of a member's code of professional responsibility; or
 - (d) If a member has such close personal ties to the applicant that the member cannot reasonably be expected to exercise sound judgment in the public interest.
5. A member may be allowed to withdraw from the entire remainder of a meeting by majority vote of the remaining members present for any good and sufficient reason other than the member's desire to avoid voting on matters to be considered at that meeting.

F. Right to an Impartial Decision Maker

Pursuant to the requirements of NCGS 160A-388 (e1), a member of the Planning Board shall not participate in or vote on a special use permit request or any other quasi-judicial matter in a manner that would violate an affected persons' constitutional rights to an impartial decision maker. Impermissible conflicts include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change; undisclosed ex parte communications; a close familial, business, or other associational relationship with an affected person; or a financial interest in the outcome of the matter. If an objection is raised to a member's participation and that member does not recuse himself or herself, the remaining members shall by majority vote rule on the objection.

2-3 Board of Adjustment

A. Authority

As an appointed, quasi-judicial body, the Board of Adjustment hears and decides appeals, variance requests, and requests for interpretations from this Ordinance as authorized by NCGS 160A-388. The Board of Adjustment may subpoena witnesses and compel the production of evidence. If a person fails or refuses to obey a subpoena issued by the Board of Adjustment, the Board of Adjustment may apply to the General Court of Justice for an order requiring that its order be obeyed, and the court shall have jurisdiction to issue these orders after notice to all proper parties.

B. Duties and Responsibilities

The Board of Adjustment shall carry out the duties outlined in Article 8, Appeals, Variances, and Interpretations of this Ordinance. Specifically, the Board of Adjustment shall hear and decide:

1. Appeals from any order, decision, requirement, or interpretation made by the Zoning Administrator, as provided in Section 8-1;
2. Applications for general variances, as provided in Section 8-2, A; applications for variances from flood hazard overlay district requirements as provided in Section 8-2, B; and applications for variances from watershed overlay district requirements as provided in Section 8-2, C;
3. Questions involving interpretations of the zoning map, including disputed district boundary lines and lot lines, as provided in Section 12-3.2;

4. Requests for a special use permit as provided in Section 2-18 through 2-20; and
5. Any other matter the Board is required to act upon by any other city ordinance.

C. Composition

The Board shall consist of ~~seven~~ eight members. Five members shall be represented by the City Council; ~~one member shall be the Mayor~~; two members shall be citizens and residents of the area lying outside the corporate limits, appointed by the boards of county commissioners of Alamance and Orange counties respectively. The members of the Board of Adjustment shall receive no compensation for their services. The City Council and the boards of county commissioners may, at their, discretion, appoint an equal number of alternates to the Board of Adjustment. ~~The Board shall elect its Chairpersons by majority rule. The Mayor shall serve as the Chairperson unless he exhibits a conflict of interest in the matter before the Board; or should the Board choose to elect another as their Chairperson.~~

D. Terms

The terms of office of the city members of the Board of Adjustment shall be for overlapping terms of three years. Since the Mebane City Council has appointed itself as the Mebane Board of Adjustment, newly sworn-in members of the Council become immediately eligible to be appointed to the Board of Adjustment. Such appointments shall be for three year terms and a reappointment of one year to complete the four year term to which the City Council was elected. Extraterritorial members shall initially be appointed for terms of office to coincide with municipal elections - that is, one representative would be appointed for no more than two years and the other for no more than three years. Thereafter, as terms expire, all new appointments shall for three year terms. Nothing herein shall be construed as to forbid any member from being reappointed.

Vacancies occurring for any reason other than expiration of term shall be filled as soon as is reasonably possible after the vacancy occurs by the proper board making the appointment, and such appointment shall only be for the period of the unexpired term. Any member of the Board of Adjustment shall be removed for cause (including, but not limited to, neglect of duty, malfeasance, misconduct or failure to faithfully attend meetings) by the City Council upon written charge and after a public hearing.

E. Meetings and Procedures

The Board of Adjustment shall adopt rules and regulations governing its procedures and operations consistent with the provisions of this Ordinance and NCGS 160A-388. Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. The Chair or, in the Chair's absence, the Vice-Chair may administer any oaths and compel the attendance of witnesses by subpoena. All meetings shall be open to the public. Evidentiary hearings shall be conducted in compliance with the requirements of Section 2-18 and notice of the hearings shall be provided in accordance with Section 2-18, B and Section 8-7. The Board of Adjustment shall keep a written



AGENDA ITEM #8

Proposed Amendment to Article 5 of the Unified Development Ordinance

Presenter

Cy Stober, Development Director

Public Hearing

Yes No

Summary

The Planning Board shall advise and comment on the Proposed Text Amendment to the City of Mebane Unified Development Ordinance Article 5 (“WSW Buffers, Overlay, Environmental, and Special Purpose Regulations”), Section 4 (“Watershed Overlay District Regulations”), to amend the titles of Subsections C and D to remove references to “Graham-Mebane Lake”, as well as the follow textual amendments to Subsection D.2(c):

Notwithstanding the limitations of subsection (b) above, 10 percent (~~334 acres~~) of the GWA area (~~3340 acres~~) may be developed with new projects of up to 70 percent built-upon area as Special Intensity Allocations (SIAs).

The amendment will allow the UDO to apply universally throughout the City and in both water supply (II) watersheds within its jurisdiction. While NC General Statutes would require compliance in application of the water supply watershed regulations, expansion of the text for broader application will more accurately reflect the City’s regulatory responsibilities.

Financial Impact

N/A

Staff Recommendation

Staff advises an in-favor recommendation of the proposed amendment, as presented, to be reviewed by the Mebane City Council at the August 2, 2021 Public Hearing.

Suggested Motion

Motion to approve the amendments to the City of Mebane Unified Development Ordinance as presented. The amendments are consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan *Mebane By Design*

Attachments

1. Pages from Article 5 of the Unified Development Ordinance with proposed text amendments in red

9. The Zoning Administrator may require such information on subdivision plat, zoning and special use permit and site development plan applications, including density/built-upon area calculations, as he/she may deem necessary to determine compliance with Watershed Overlay District provisions. Preliminary and final subdivision plat approval and other such plan approvals may be required to note density/built-upon limitations on the plat. For example, plats may be required to show such information as total area of the development, the amount and percent of impervious area in streets and sidewalks, the amount and percent of impervious area in other public improvements, and the amount and percent of impervious area that is allocated to the various lots for future development. Such information shall be displayed in such a manner that the Zoning Administrator can readily determine compliance with these provisions on a project by project basis.
10. The Zoning Administrator may, prior to the issuance of any permit in a Watershed Overlay District, require evidence of a valid Sedimentation Control Permit issued by the State of North Carolina or evidence satisfactory to the Zoning Administrator that no permit is required.
11. The Zoning Administrator shall maintain records of the administration of the Watershed Overlay District regulations and shall submit any modifications of the regulations and/or Map to the Division of Community Assistance. The Zoning Administrator shall also maintain a record of variances issued pursuant to Article 8, Section 8-2, C of this Ordinance and shall submit an annual report of each project receiving a variance and the reason for the variance to the Division of Environmental Management.

C. WCA, Watershed Critical Area Overlay District (~~Graham-Mebane Lake Watershed Critical Area~~) Regulations

1. General Development Standards:

- (a) No new sites for land application of sludge/residual or petroleum contaminated soils are allowed.
- (b) No new landfills are allowed.
- (c) Existing non-residential development shall maintain an inventory of all toxic and hazardous materials and shall implement a spill/failure containment plan approved by the Fire Chief or his designated agent.
- (d) No new use which uses, stores or manufactures hazardous or toxic materials on the premises shall be allowed.
- (e) No new use which is first permitted in either the M-1 or M-2 manufacturing zoning districts shall be allowed.
- (f) No new underground fuel or chemical storage tanks are allowed.

2. Density-Built-upon Limitations:

- (a) Residential development shall not exceed one dwelling unit per two acres or, optionally, 6 percent built-upon area, on a project by project basis.
- (b) Non-residential development shall not exceed 6 percent built-upon area, on a project by project basis.

D. GWA, General Watershed Area Overlay District (~~Graham-Mebane Lake Watershed Balance of Watershed~~) Regulations

1. General Development Standards:

- (a) No new discharging landfills are allowed.
- (b) Existing non-residential development shall maintain an inventory of all toxic and hazardous materials and shall implement a spill/failure containment plan approved by the Fire Chief or his designated agent.

2. Density/Built-Upon Limitations:

- (a) Residential development shall not exceed one dwelling unit per acre or, optionally 12 percent built-upon area, on a project by project basis.
- (b) Non-residential development shall not exceed 12 percent built-upon area, on a project by project basis.
- (c) Notwithstanding the limitations of subsection (b) above, 10 percent ~~(334 acres)~~ of the GWA area ~~(3340 acres)~~ may be developed with new projects of up to 70 percent built-upon area as Special Intensity Allocations (SIAs). SIAs shall be allocated and developed in accordance with the following rules:
 - (1) SIAs shall be allocated by the Zoning Administrator through the Zoning Permit/Development Plan process. The Zoning Administrator shall maintain a record of the total acreage in the GWA area eligible for SIAs, the acreage that has been allocated and the acreage that has been used as of the latest date. In no case shall allocated acreage exceed the acreage eligible for allocation.
 - (2) SIAs shall be allocated on a 'first come, first served' basis upon the approval and issuance of the appropriate permit, provided that no SIA shall be allocated to a development unless it is served by or is to be served by City of Mebane water and sewer service.
 - (3) The right to develop a SIA shall terminate with the loss of the right to develop due to the expiration of a zoning permit, zoning permit with vested right, or building permit. In such a case, the allocated acreage, or unused allocated acreage,

shall be returned to the unallocated total acreage eligible for allocation.

- (4) All SIA development shall be located so that all stormwater from the development drains into an engineered stormwater control facility designed and constructed in accordance with all the requirements of subsection E, 5, (c) below.

E. Exceeding Basic Density/Built-upon Limitations; Permit to Exceed

Development in the Watershed Overlay Districts may exceed the basic density/built-upon limitations established in subsections C, 2 and D, 2 above upon the receipt of a Permit to Exceed from the Zoning Administrator. No Permit to Exceed shall be issued except for development which is in conformance with the following conditions and limitations:

1. Built-upon Limitations

In no case, other than the above listed SIA, shall the built-upon area of any development, on a project by project basis, exceed the following limitations and all development shall be calculated on a built-upon area basis only:

- (a) WCA 24% built-upon area
- (b) GWA 30% built-upon area

Nothing in this Section, however, shall permit any development to exceed the maximum permissible lot coverage limitations for principal and accessory buildings as set forth in this Ordinance for Use Districts.

Amended June 7, 2020

2. Buffer

A minimum 50 foot vegetative buffer is required for any new development activity within the Jordan Lake watershed and a minimum 100 foot vegetative buffer is required for any new development activity within the Falls Lake watershed which exceeds the basic density/built-upon limitations along all perennial waters indicated on the most recent versions of USGS 1:24,000 scale topographic maps. Nothing in this subsection shall prevent artificial streambank or shoreline stabilization. No new development is allowed in the buffer, except that water dependent structures and public works projects such as road crossings, utilities and greenways may be allowed where no practicable alternatives exist. These activities shall minimize built-upon surface area, direct runoff away from surface water, and maximize the use of BMPs. The City's Riparian Buffer Protection Ordinance shall have precedence over all other stream or riparian buffer regulations within the City of Mebane's jurisdiction.

Amended June 7, 2020

3. Development Location

All development which exceeds the basic density/built-upon limitations shall be located so that all stormwater from the development drains into an