



In Person
Council Meeting Agenda
August 2, 2021
6:00 p.m.

1. Call to Order and Invocation Mayor Ed Hooks
2. Resolution of Recognition- Emily Mathews..... Mayor
3. Public Comments Mayor
4. Consent Agenda Mayor
 - a. Approval of Minutes- July 12, 2021 Regular Meeting
 - b. Metal Detector Policy
 - c. Petition for Voluntary Contiguous Annexation- Chick-fil-A Distribution
 - d. Resolution Setting a New Date of Public Hearing- Wilson Heirs, Meadowstone
 - e. Final Plat Reapproval- The Meadows, Ph. 3A
5. Resolution Supporting an Application to the
LGC for Revenue Bonds..... Daphna Schwartz, Finance Director
Ted Cole, Senior Vice President Davenport & Company LLC
Mitch Brigulio, Senior Vice President Davenport & Company LLC
6. Public Hearings-
 - a. Board of Adjustment- Variance
Accessory Dwelling Unit- 305 W. Holt Street Cy Stober, Development Director
 - b. Conditional Rezoning- R-8 to R-8 (CD) - Espitia Properties, LLC
11th Street Apartments..... Mr. Stober
 - c. Conditional Rezoning- R-8 to R-8 (CD)- Meritage Homes-
Oak Grove Trails- S. Eleventh Street..... Mr. Stober
 - d. Conditional Rezoning- R-20 to B-2 (CD)- Steve Rose-
115 Hoover Road..... Mr. Stober
 - e. UDO Text Amendment- Article 2..... Mr. Stober
 - f. UDO Text Amendment- Article 5..... Mr. Stober
7. Policy Adoption on Strategies to Limit Accumulated
Paper Flow Related to Residential Growth..... Franz Holt, City Engineer
8. Adjournment Mayor



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, July 12, 2021 in the Council Chambers of the Glendel Stephenson Municipal Building located at 106 East Washington Street and remotely with one Councilmember attending via telephone conferencing.

Council Present:

Mayor Ed Hooks
Mayor Pro-Tem Jill Auditori
Councilmember Tim Bradley
Councilmember Patty Philipps
Councilmember Sean Ewing

City Staff Present:

City Manager Chris Rollins
Assistant City Manager Preston Mitchell
City Attorney Lawson Brown
Development Director Cy Stober
City Engineer Franz Holt
City Clerk Stephanie Shaw

Council Present via Telephone Conferencing:

Councilmember Everette Greene

The meeting was livestreamed via YouTube. The video can be accessed through the following link: <https://www.youtube.com/watch?v=lfRXIj2dAmM>

Mayor Hooks called the meeting to order and Mr. Bradley gave the invocation.

Mr. Bradley recognized Eastern Alamance High School Coach and Athletic Director John Kirby as he was awarded the NCHSAA Tony Webb Outstanding Coach Award in June. Mr. Bradley shared Coach Kirby's accolades and commended him for the academic and athletic impact he has had on lives of students and athletes over the past 35 years, serving as the football coach for the last 30 years. Mr. Bradley shared that Coach Kirby is the first Alamance County coach to win the award since 2010. Coach Kirby serves on the City's Recreation and Advisory Committee as well as serving as a board member of the Corrigan / Faircloth Chapter of the National Football Foundation, which awards scholarships based on academics and athletics. Mr. Bradley shared that Coach Kirby is a lifelong Mebanite having been born in Mebane, attended and played football at Eastern, raised his family in Mebane. Coach Kirby received a standing ovation by Councilmembers, City Staff and the chamber audience. Coach Kirby gave a few brief comments and thanked Council for the recognition.

During the Public Comment Period, Matt Dale, Mebane Public Library Branch Manager, announced that Alamance County Public Libraries became "Fine Free" on July 1, 2021, meaning Alamance County Public Libraries, including the Mebane Public Library, will no longer charge fines for overdue materials, along with retroactive amnesty eliminating all outstanding overdue fines on patron accounts. Should patrons lose library materials, they will be charged replacement costs for the lost item(s). He also announced that the Mebane Public Library has now returned to its pre-covid hours of operation schedule. He concluded his comments by thanking Mebane City staff members, Building Maintenance Coordinator Eduardo Mendoza, Public Works Director Chuck Smith and Assistant City Manager Preston Mitchell for their kindness and professionalism.

Also, during the Public Comment Period, Clerk Shaw read aloud the following email:

Good evening,

My name is Cristie Watson, and I am a resident of Mebane and a teacher in Orange County Schools. My family and I are currently traveling, but I wanted to submit input for the development of a cell phone tower in North Mebane. My parents live near Mill Creek, and their cell phone service is unreliable at best. Sometimes I dial them only to have their phones go straight to voicemail; they will not even receive a notification that I called. Often, we will be talking, and the call will drop without warning. This lack of service is a growing cause of concern as my parents age- they are both already well into their seventies- and I worry that they will be unable to reach out for emergency help when they need it. Furthermore, as the child of two working parents, my daughter routinely stays with them. This adds to my fear that their cell phones may prove useless should something go wrong. (Remote learning was certainly difficult when my daughter worked from my parents' home due to their insufficient online access.) As society grows increasingly dependent

upon cellular service, the lack of it is more than a mere inconvenience- it is a matter of public safety. Please help protect and serve the residents of North Mebane through the construction of a cellular tower.

Thank you for your time, and for all your efforts on behalf of our community.

Sincerely,

*Cristie Watson
400 Buckhorn Ridge Road
Mebane, NC*

Attorney Brown stated that because the topic addressed in the above read letter will be under consideration during one of tonight's quasi-judicial public hearings, Council cannot take the comments in that letter into consideration. He explained that under the quasi-judicial hearing requirements, people that speak must be sworn and present for cross examination.

Mayor Hooks gave a brief overview of the Consent Agenda as follows:

- a. Approval of Minutes- June 7, 2021 Regular Meeting
- b. Recreation Program Scholarship Policy
- c. Recreation Trails Grant Application Policy
- d. Records Retention Schedule
- e. Purchase Police Capital with Federal Equitable Funds
- f. Final Plat Reapproval- Bowman Village N1
- g. Resolution Financing Proposal for Vehicles and Apparatus
- h. New Job Descriptions

Mr. Bradley asked a question regarding the recreation trails grant application. He asked Recreation and Parks Director Aaron Davis if the Lake Michael Trail Loop would be located all on City property or would it ever cross over onto private. Mr. Davis replied as proposed at this time, it would be located entirely on City property. Mr. Bradley then questioned how close the trail comes to homes in that area. Mr. Davis replied that there is one portion of the trail that crosses a land bridge between two homes and the trail come pretty close to those homes. Mr. Bradley questioned if the City is planning to install any landscaping buffers in that area. Mr. Davis said he feels that would be a part of the discussion as the project moves forward.

Ms. Philipps asked a question regarding the requested Police Department purchase with Federal Equitable Funds. She asked why the department is replacing a Honda Civic with a Dodge Ram truck as those vehicles are not equivalent. Police Chief Caldwell asked Lieutenant Richardson to respond to Ms. Philipps question. Lieutenant Richardson stated that the vehicle that they are replacing is a vehicle that is assigned within vice narcotics so the vehicle can be utilized in various ways and the proposed replacement would better serve the department's needs.

Mr. Ewing made a motion, seconded by Ms. Philipps, to approve the Consent Agenda as presented. The motion carried unanimously, including Mr. Greene's affirmative vote via telephone.

Item g.

Resolution Authorizing Installment Purchasing Contract with Truist Bank for the Purchase of a Fire Truck, Sanitation Truck, Eight Police Vehicles and Four Pickup Trucks

WHEREAS: The City of Mebane (the "City") has previously determined to purchase a fire truck, sanitation truck, eight police vehicles and four pickup trucks, (the "Purchase"), and the Finance Officer has now presented a proposal for the financing of such Purchase.

BE IT THEREFORE RESOLVED, as follows:

1. The City hereby determines to finance the Purchase through Truist Bank ("Truist"), in accordance with the proposal dated June 25, 2021. The amount financed shall not exceed \$1,488,000, the annual interest rate shall not exceed 1.07%, and the

- financing term shall not exceed five (5) years from closing.
2. All financing contracts and all related documents for the closing of the financing (the "Financing Documents") shall be consistent with the foregoing terms. All officers and employees of the City are hereby authorized and directed to execute and deliver any Financing Documents, and to take all such further action as they may consider necessary or desirable, to carry out the financing of the Purchase as contemplated by the proposal and this resolution. The Financing Documents shall include a Financing Agreement and a Project Fund Agreement as Truist may request.
 3. The Finance Officer is hereby authorized and directed to hold executed copies of the Financing Documents until the conditions for the delivery of the Financing Documents have been completed to such officer's satisfaction. The Finance Officer is authorized to approve changes to any Financing Documents previously signed by City officers or employees, provided that such changes shall not substantially alter the intent of such documents or certificates from the intent expressed in the forms executed by such officers. The Financing Documents shall be in such final forms as the Finance Officer shall approve, with the Finance Officer's release of any Financing Document for delivery constituting conclusive evidence of such officer's final approval of the Document's final form.
 4. The City hereby designates its obligations to make principal and interest payments under the Financing Documents as taxable obligations for the purpose of Internal Revenue Code Section 265(b)(3).
 6. All prior actions of City officers in furtherance of the purposes of this resolution are hereby ratified, approved and confirmed. All other resolutions (or parts thereof) in conflict with this resolution are hereby repealed, to the extent of the conflict. This resolution shall take effect immediately.

This the 12th day of July 2021.

Ed Hooks, Mayor

ATTEST: _____
Stephanie W. Shaw, City Clerk

A Quasi-judicial Public Hearing was held on a request from Towercom IV-B, LLC, c/o Thomas Johnson, for approval of a special use permit for a 199' wireless communication facility (aka "5G tower") at 4449 Landi Lane.

Clerk Shaw swore in the following people who plan to speak regarding the matter:

Cy Stober, Development Director, City of Mebane
Shirly Conyard, Resident, 4444 Landi Lane, Mebane, NC 27302
Jeremy Wooster, Civil Engineer, 3201 Broyhill Circle, Raleigh, NC 27604
Robin Clement, Construction Manager, 5611 NC Hwy 55, Suite 201, Durham, NC
Michael Berkowitz, Real Estate Appraiser, 1100 Sundance Drive, Concord, NC
George Davis, Towercom VP/Partner, 5611 NC Hwy 55, Suite 201, Durham, NC
Tom Johnson, Attorney representing applicant, 301 Fayetteville Street, Ste 170, Raleigh, NC
Edna Yellock, Resident, 5155 Virginia Pine Trail, Mebane NC 27302
Bonita Yellock, Resident, 5004 Mrs. Fuller Road, Mebane, NC 27302
Adelana Nelsen, Property Owner, 200 Holt Avenue, #B, Greensboro, NC 27405
Arthur Holt, Resident, 1714 North NC Hwy 119, Mebane, NC 27302
Susan Semonite, Resident, 401 Redwood Court, Mebane, NC 237302
Curtis Bryant, Resident, 4356 Landi Lane, Mebane, NC 27302
Dave Whitley, Resident, 304 Ben Hogan Drive, Mebane, NC 27302
Lydia Paylor, Resident, 4416 Landi Lane, Mebane, NC 27302
Tomeka Ward-Satterfield, Resident, 519 Everglades Drive, Mebane, NC 27302

Before presenting the request, Mr. Stober explained that the public hearing was incorrectly listed on the agenda, as well as on summary sheet. The agenda and summary sheet both listed the public hearing as a Board of Adjustment matter, however the Unified Development Ordinance (UDO) standards explicitly designates the Council as being the body responsible for issuing a special use permit for towers that do not meet the required setback. He apologized for the error. He stated that the public hearing was properly advertised and met all requirements of public notice.

Mr. Stober then presented the request via a PowerPoint presentation. He stated that the subject property is 3.78 acres of vacant land located in Alamance County and within the City's Extraterritorial Jurisdiction. The property and all properties surrounding the subject property are zoned R-20. The property is within the Critical Area of the Graham-Mebane Water Supply (II) Watershed. The Mebane UDO requires a special use permit for all 5G towers taller than 75 feet tall. Also, the applicant is seeking a waiver relieving them of the use-specific setback of 199' from southern and eastern property lines. Mr. Stober explained that there are four (4) criteria that the applicant must meet as required by general statute, as follows:

- Will NOT injure surrounding property values;
- Will NOT present safety or welfare concerns;
- Will be in harmony with the surrounding zoning;
- Will be consistent with the City's adopted plans.

Tom Johnson, Attorney with Williams Mullen Law Firm, representing the applicant, TowerCom. He stated that the Towercom is building the tower on behalf of Verizon and DISH. Mr. Johnson introduced those from his team who were in attendance to speak and/or answer questions, listed above as sworn in. Mr. Johnson stated that they met with Technical Review Committee (TRC) and the applicant has revised the plan accordingly to meet all requirements. He shared that the creek which runs through the property makes the placement challenging but they received a certified fall zone letter from an engineer stating should the tower fall, which is very unlikely, the tower would stay onsite. The towers are built to meet state building codes. He shared a Verizon coverage map which lacks in basic coverage and capacity coverage for the shown area. The proposed tower would serve needs for basic coverage, as well as, capacity coverage.

Mr. Berkowitz, certified general appraiser, shared his professional opinion as to whether or not the proposed tower would injure the surrounding property values. Based on his analysis, it is his opinion that the proposed development will enhance or maintain the value of contiguous properties and that it is in an area where it does not substantially detract from the aesthetics and neighborhood character.

Mr. Johnson stated at the planning board meeting concerns were shared regarding health effects of the proposed tower but he wanted to remind Council based on state law that is not a consideration for this board because it is deemed safe as it is licensed by the FCC and must operate within safe limits. Based upon the evidence they have; he summarized the four (4) criteria as follows:

- The tower as proposed will not materially endanger the public health or safety, in reality it improves public health and safety because of the reliable coverage of communication it will provide for folks when they need it in the event of an emergency.
- The tower will not substantially injure the value of adjoining or abutting properties as Mr. Berkowitz's professional testimony provided that evidence.
- The tower will be in harmony in the area in which it is located as it is allowed as a special use in the City of Mebane. Towers are considered infrastructure and are allowed by state law and case law.
- The tower will be consistent with the City's adopted plans for the very reason just stated, it is infrastructure to support residents and businesses in this area.

Mr. Johnson concluded his presentation requesting Council vote in favor of their special use request as they have proven the four (4) criteria.

Mr. Ewing questioned the proposed bandwidth that will be used, CDMA or GSM. Mr. Johnson said Verizon is prominently CDMA and he requested Mr. Davis to address the question. Mr. Davis said both carriers use various licensed frequencies.

Ms. Philipps questioned the setback waiver. Mr. Davis explained that The property was subdivided

into four properties, all owned by the same family, siblings. The properties have historically been vacant. The decision to use the property on the other side of the creek was a decision in conjunction with the planning staff to best meet the requirements of the ordinance with the exception of the fall zone setback in which they have an engineer's letter. The property that they would be encroaching on is a family members property.

There was some discussion about the National Environmental Act process which is an extensive review in which they must meet many federal and state requirements.

Ms. Auditori asked about the length of the lease contract. Mr. Davis stated that he cannot get into too many specifics but the lease is a five (5) year lease with an option for renewal and they expect this property to be leased for 40-50 years or longer.

Dr. Conyard stated she lives next to the proposed site. She expressed her concerns regarding possible health dangers to those that live in close proximity of towers, effects on adjoining property values and water quality. She also questioned why this location as she has no dropped calls or issues with poor cell phone connections. She spoke about the history of the property owners in this location.

Mr. Bryant stated that he has lived near the subject property for 46 years. He said he heard the gentleman say that the tower would not endanger their health or their property values but no one has visited the surrounding property owners to tell them that. They heard about this matter when a sign was posted at the property in June. No one asked those living in that neighborhood if they were having any issues with service. He shared that the City of Mebane would not allow him to place a mobile home on the rear of his property for his granddaughter to live in because of the watershed requirements but now a cell tower is allowed to be placed in the watershed. He stated that the City of Mebane provides no benefits to him or his neighbors and they do not pay anything into the City but the City has the authority to tell them what they can or cannot do with their own land. He said at least 10-12 property owners in the neighborhood are not in favor of the tower. He requested the Council to consider if it was their family would they want a tower going in near them.

Ms. Ward-Satterfield said that this is an opportunity as a Council to be very intentional about using a racial equity tool to assess whether this cell phone tower will have an impact on the residents of Landi Lane, specifically since most of those residents are of African-American descent. She encouraged Council to not dismiss the racial overtones of this decision and use it as an opportunity to stand on some recent actions and decisions Council has made to be very transparent about race and equity in Mebane.

Ms. Paylor stated that she has lived on Landi Lane since 1997. She shared her concerns as shared at the Planning Board meeting. She read aloud her concerns as follows:

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. Holt said he lives right across from the subject property. His family has owned the property

for many years. He stated that people that move to the country do not want towers near them. He stated that he does not want the tower in his backyard. He said he could not determine how close the tower will be to the homes based on the maps and drawings that were shown. He shared concern with not knowing if there are any health risks associated with having a 5G tower near him and others in the neighborhood.

Mr. Whitley spoke in favor of the tower as he desires to have reliable cell service. He shared that on many occasions he has had dropped calls.

Mr. Bryant spoke again and suggested placing the tower near Ray's store on N. NC Hwy 119.

Ms. Semonite spoke in favor of the tower as she also desires to have reliable cell services. She said she keeps a landline just to ensure she has a phone when needed. She said there is a need for reliable service in this area of Mebane.

Dr. Conyard suggested placing the tower in Mill Creek since they are the ones experiencing unreliable cell service.

Mr. Johnson addressed concerns that were mentioned. He briefly spoke about the quasi-judicial process and requirements of such. He said within Mebane's UDO there are two (2) setback requirements, one is setbacks from property lines and the other setbacks from residential structures. He said they then meet the setback requirements for residential structures. The waiver request is for the property line setback. As for the health and safety concerns, this board cannot take those under consideration per state law. He added that the only competent testimony given in regard to effect on property values was provided by Mr. Berkowitz. He said they meet the impervious surface requirement, stating that the footprint of the site is small, 100 feet by 100 feet. The site location was chosen based on the coverage gap and was a business decision to provide the best coverage. The tower will be fenced in as required under the UDO. Any damage related to this structure, just like any structure that may be damaged in a storm, would be covered by insurance. In terms of lighting, there will be a lightning rod and an extensive lightning rod system.

Mr. Bradley requested that Mr. Johnson walk through the setback request and what drove the reasoning for the request as the setback request is what Council is actually considering during this quasi-judicial hearing. Mr. Johnson said the applicant was trying to get as far back off the road as possible to meet the setback requirement and because of the creek in the middle of the property, they had to cross the creek therefore causing them to adjust the site, along with the required landscape buffer, led them to need a setback waiver on the sides that were more towards where things were developed and the other setback waiver is on the adjoining Nelson's family member property.

Dr. Conyard stated that the raised concern about radiation has not been addressed. Mr. Johnson said that by law radiation cannot be considered during this decision process. Ms. Auditori asked if Mr. Johnson could review why that is the case since one of the four criteria is that the tower would not endanger the public health and safety. Mr. Johnson said the statute specially says that the board in making its decision about health and safety cannot consider the effects of radio frequency. The tower is deemed safe because it meets federal and state requirements.

Dr. Conyard said in terms of land on Landi Lane, is it zoned commercial because clearly the tower is a commercial use. Mr. Bradley explained that per state law, this particular type of development is allowed on any zoning. He said the concern or matter under consideration is the setback.

There was some discussion regarding the Federal Telecommunications Act and the authority that the Council does and does not have surrounding the federal laws put in place due to that act.

Ms. Auditori made a motion, seconded by Ms. Philipps to close the public hearing. The motion carried unanimously, including Mr. Green's affirmative vote via telephone.

Mr. Bradley said there is a definite need for the tower, however, he is disappointed in the preliminary work done by the applicant by not meeting with the neighbors earlier on in the project, but based on criteria that Council must base its decision on, the Council does not have any grounds to turn the request down. He made a motion, seconded by Ms. Auditori, to approve the special use request for 199'-tall non-stealth wireless communication facility as presented and a motion to find that the request is both reasonable and in the public interest because it finds that it:

- a. Will not materially endanger the public health or safety;

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

Ms. Philipps echoed Mr. Bradley's comments, stating that Council's only consideration was the setback requests not the tower in general. The motion carried unanimously, including Mr. Greene's affirmative vote via telephone.

Mr. Bradley addressed the concern with the tower being located in a primarily African-American neighborhood. He said that was an issue that they all considered and he appreciated the suggestion of utilizing racial equity tools but in this particular matter the Council statutorily has no leeway in making a decision if all four criteria are met.

Mayor Hooks called for a break 7:30pm. Mayor Hooks called the meeting back to order at 7:37pm.

Public Works Director Chuck Smith and Finance Director Daphna Schwartz were introduced and welcomed again as previously they were introduced when the meetings were not in person.

A public hearing was held on a request from Lebanon Road 3, LLC for adoption of an Ordinance to Extend the Corporate Limits. Mr. Brown spoke concerning the request. He stated that the property is a voluntary contiguous annexation containing approximately 94.00 acres located in Orange County. He said regarding this particular annexation, there has been a lot of discussion about the "Stagecoach Rock" which is located on this property. He stated that it has been vetted by Alamance County and Orange County and after discussion with Traci Davenport, Mebane Historical Museum Director, the MHM Board has concluded that they will go with the North Carolina Department of Cultural Affairs opinion, that the supposed rock has no historic value. He said the legend was that someone was buried under the rock but it is not actually a rock; it is a protrusion of a rock formation so it is impossible that someone is buried underneath.

No one spoke concerning the matter. Mr. Ewing made a motion, seconded by Ms. Philipps, to close the public hearing. The motion carried unanimously, including Mr. Greene's affirmative vote via telephone. Ms. Philipps made a motion, seconded by Mr. Ewing, to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 94.00 acres. The motion carried unanimously, including Mr. Greene's affirmative vote via telephone.

A public hearing was held on a request from Mebane Investors, LLC for adoption of an Ordinance to Extend the Corporate Limits. Mr. Brown spoke concerning the request. He stated that the property is a voluntary non-contiguous annexation containing approximately 23.53 acres located in Alamance County.

No one spoke concerning the matter. Ms. Philipps made a motion, seconded by Mr. Ewing, to close the public hearing. The motion carried unanimously, including Mr. Greene's affirmative vote via telephone. Ms. Philipps made a motion, seconded by Mr. Bradley, to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 23.53 acres. The motion carried unanimously, including Mr. Greene's affirmative vote via telephone.

The Mebane Bicycle and Pedestrian Advisory Commission (BPAC) presented a request for approval of two temporary projects using materials from the Better Block Trailer. BPAC members Katy Jones and Chelsey Morrison presented the request. Ms. Jones explained that the Better Block Trailer is a shared resource for Alamance County communities to reimagine the built environment by test-driving ideas through temporary treatments. The trailer features traffic cones, rubber curb stops, and other durable but temporary equipment that can be placed in streets, sidewalks, and other areas to change how they are used and experiment with ideas that could be beneficial to determine if they are good candidates as capital projects. The City of Mebane is a partner with the Better Block Trailer, which is maintained by the City of Graham. Ms. Morrison presented the following proposed project:

Project 1: Traffic Calming in Ashbury Subdivision

Currently, the three major roads in Ashbury – Blue Lake Drive, Mockingbird Lane, and Ashbury Boulevard – lack crosswalks and have few stop conditions. This contributes to speeding vehicles and unsafe conditions for pedestrians and cyclists. The BPAC proposes to use temporary stop signs at six intersections and temporary crosswalks in eight locations. The Ashbury HOA approved the project in May 2021 and neighbors have expressed support in the subdivision's Facebook group.

Andrew Bixler, President of the Ashbury HOA, 703 Blue Lake Drive, Mebane, spoke in favor of the traffic calming project. He shared that they have had ongoing issues with speeders in their subdivision. He feels this temporary project would be a cost-effective way to see if placing stop signs and/or traffic calming devices in their neighborhood will help the speeding problem and make their neighborhood safer. He said everyone that he is spoken to is in favor of this project.

Mayor Hooks asked Police Chief Caldwell, who was in attendance, if the placing of temporary stop signs in the neighborhood would be “official” and enforceable. Chief Caldwell stated the signs, once placed, would become enforceable according to the general statutes.

Ms. Auditori questioned how they will measure the effectiveness of the project as to whether the steps taken actually helped them to achieve their goals and how will they measure whether or not the neighborhood supports the efforts. Ms. Morrison said qualitative feedback from the neighborhood will probably be the best way to make that determination. She said they have a very active social meeting presence on Facebook which is where she first mentioned that this might be a project. Also, they have access to mailing addresses and email addresses for every resident in Ashbury so they could gather feedback that way as well.

Ms. Philipps stated that she thinks this project is a great idea and commended the BPAC on their efforts to make Mebane a safer place. Mr. Ewing also commended the BPAC their efforts.

Mr. Bradley asked how long the trial project will run. Ms. Jones replied that the trailer is reserved for a three-month period, August, September and October.

Ms. Jones presented the following proposed project:

Project 2: Downtown Parklet

Using one to two on-street parking spaces, the Downtown parklet will feature an outdoor seating area and a nearby bike rack. The area will be defined and protected from traffic. The BPAC has explored creating a parklet using barriers and picnic tables, and also reserving the mobile parklet available through the City of Graham. Destination Downtown discussed the idea during its June 2021 meeting, and the idea received a positive response. Additionally, the owners of Solgarden and Impulsive Creativity have expressed support and offered use of the spaces on West Clay Street in front of their businesses. An alternative location in front of an inactive North Fourth Street location is also a potential location.

Mr. Boney questioned if the shared rendering shows the use of two parking spaces. Ms. Jones replied that the recommendation is for no more than two parking spaces.

Police Chief Caldwell questioned if the stop signs provided meet statutory guidelines. Mr. Stober said the trailer is deficient in a few things, stop signs being one of them, so staff will coordinate with the Chief when acquiring those to ensure they meet statutory requirements.

Mr. Bradley said he thinks these projects are a great idea.

Mr. Boney questioned if the downtown parklet would also be on a three-month trial basis. Ms. Jones replied yes. Mr. Boney then asked if the City decided to make these projects permanent what type of notice and/or hearing would be required. Mr. Brown said he did not think there are any legal requirements, however because it involves stop signs that will require law enforcement, Council will need to take action of approval.

Ms. Philipps made a motion, seconded by Mr. Ewing, to support the use of the Better Block Trailer and mobile parklet to realize the two temporary better block projects in Ashbury and at select on street parking spaces on West Clay and North Fourth Streets, as proposed by the City’s Bicycle and Pedestrian Commission. The motion carried unanimously, including the affirmative vote of Mr. Greene via telephone.

Mr. Holt gave a presentation on the Wastewater Treatment Capacity. Mr. Holt explained that this presentation is a follow-up to the previous March 2021 budget work session presentation on Mebane’s Wastewater Treatment Capacity. He shared the following slides detailing effective strategies related to wastewater (flow):

Wastewater Treatment Capacity (Part 2 Continued)

Strategies to limit the Accumulation Paper Flow

1. For Approved Residential Development Prior to July 15, 2021
 - Permitting Wastewater Flow for a Multiple Phased Project at one time will no longer be done.
 - Additional Phases of Development may be permitted once a final plat has been recorded for the current phase.
 - Sub-phasing of larger phases once the flow is permitted will no longer be allowed **Permit only what you intend to plat.**
2. For Approved Residential Development After July 15, 2021
 - Single Family same as item 1 except 50% of the units must be started prior to permitting the next phase.
 - For Multifamily the City may elect to have large projects permitted in phases at no more than 72 units (three 24-unit buildings) in a calendar year.
 - Goal is to limit new permitted units to the number receiving certificates of occupancy in FY 20-21 (**approx. 400**)
3. Plan Review and Approval Process
 - TRC meetings for residential projects will occur once a month.
 - Non-residential projects will be reviewed at either of the two scheduled monthly meetings.
 - Pre-development and preconstruction conferences will be held at anytime (no change).
 - Major multiphased projects in excess of 300 units will require management consent prior to moving forward through the TRC process.

-2-

Wastewater Treatment Capacity (Part 2 Continued)

Strategies to encourage **Blended** Flow with GKN and Arbor Creek Pump Station reroutes at 0.275 MGD and 0.5 MGD WRRF expansion

1. Wastewater Service Prioritization Potential Reserved Flow
 - Orange County Buckhorn Economic Development District- 130,000 gallons per day to the WRRF.
 - NCIC and CCIC - 70,000 gpd to WRRF.
 - Commercial/Office/Institutional- 100,000 gallons per day to WRRF & Graham WWTP.
 - Infill development not requiring a permit 100,000 gallons per day.
2. Wastewater Service Prioritization type of Development
 - Addressing a general public health need or underserved area.
 - Industrial, Institutional, Commercial, and Unique Residential Projects in & nearby to Historic Downtown Mebane.
 - Residential development not requiring new pump stations or oversized facilities.
 - Residential development requiring oversized facilities where the developer agrees to not to request oversizing reimbursement.

-3-

Wastewater Treatment Capacity (Part 2 Continued)

Strategies to limit/reduce **Inflow/Infiltration** Flow

1. Capital Projects
 - Make recommended repairs in completed study to 3rd Street and 5th Street Pump Station Collection Systems.
 - WRRF outfall manhole and line rehabilitation.
 - Establish annual sewer manhole rehabilitation and pipe lining/replacement/point repair program.
2. Study additional areas identified from Desktop Analysis of City Pump Station Sewersheds

-4-

Wastewater Treatment Capacity (Part 2 Continued)

Permitting Policy and Prioritization **Awareness** for New Development

1. Those intending to develop in Mebane will be made aware of City permitting strategies/priorities and approved tentative plans for creating additional sewer capacity
2. The development community will need to understand that fast paced residential growth requires that new policies and strategies be implemented to allow for orderly blended growth (residential and non-residential)
3. Permitting of certain projects or phases may require commitments of new municipal or privately funded projects. Any commitments made by the City will be on its time frame and as funds are made available

-5-

Wastewater Treatment Capacity (Part 2 Continued)

Other Items

1. Continue system development fee schedule studies to help fund capacity driven wastewater projects with regular review every 2 years.
2. Revisit feasibility of 0.5 MGD Inter-local agreement with Haw River and Burlington that could provide for the reroute of wastewater flow from Governor Green Pump Station sewer shed
3. Update Long Range Utility Plan in FY 21-22 that encourages development in areas currently served, prioritizes areas of service to non-residential growth, considers impacts to existing wastewater facilities, and limits the need to participate in oversizing costs
4. Study future WRRF expansion alternatives

-6-

Mr. Bradley commented that he did not think it would hurt for the city to slow down a bit and to check balance on the city's infrastructure. Mr. Bradley made a motion, seconded by Mr. Ewing, to allow staff to implement strategies presented on addressing wastewater flow and to have staff develop the strategies into a more formal policy.

Mr. Rollins announced that Mr. Greene called and said that he lost service. Mr. Rollins said that a quorum is present and a vote can continue. The motion passed unanimously.

Mr. Rollins added that the part of the goal is to not grow twice as fast as the growth that took place in past year. He said instead of having 300-400 residential units built in a year, we were headed for 700-800 units in a year. He said staff did not anticipate during the last calendar year that over 2000 homes would be submitted for approval. He said the growth coupled with the wet weather stimulated this need. He commended Council for their unanimous support and approval to use the American Recovery Plan funds from the federal government for inflow and infiltration.

Mr. Holt presented a request for approval of a tentative contract award for the WRRF renovation project. He shared the following details of the improvements proposed for the renovation project as part of the City's plan to replace aging equipment and improve unit process operation while ensuring that the proposed upgrades conform with the future desire to increase permitted capacity from 2.5 to 3.0 million gallons per day (MGD). The elements of the renovation project are:

- *Headworks Expansion.* Addition of a single, parallel channel with a capacity of 8 MGD to

function as the primary influent channel. The headworks channel will include a mechanical screen and vortex grit removal.

- *Aerobic Stabilization.* The aging mixer/aerators will be replaced with coarse bubble diffused aeration and mixers. Air will be provided by three outdoor blowers.
- *Solids Thickening.* A second, 200 gpm rotary drum thickener will be installed in parallel to the existing unit.
- *Polymer Upgrade.* A second polymer feed system will be installed parallel to the existing unit.
- *Secondary Clarifier Improvements.* To enhance performance of the clarifiers, energy dissipating inlets, flocculating feed-wells and density current baffles will be installed in each secondary clarifier.
- *Electrical Upgrades.* A new electrical building will be included to support the new treatment equipment.

Bids for the WRRF renovation improvements were opened at 3:00 p.m. on Thursday, July 6, 2021. Three bids were received ranging from \$6,927,000 to \$7,590,974 with the low bidder being Haren Construction Company, Inc. Jacobs Engineering (project engineer) provided a technical memorandum of recommendation for tentative contract award to the low bidder. While the low bid is 24% higher than the project estimate staff considers it to be a reflection of the current bidding environment. Mr. Holt went on to explain that In May 2021 Council amended the previous WRRF Capital Project Ordinance which only covered minimal professional services, design, and minor contingency at the time to the current revised budget as shown below. Based on the bids received and if approved the proposed project budget would need to be adjusted as follows:

WRRF Renovation Capital Project Fund	May Revised Budget	Proposed Budget w/ low Bid
Professional Services	\$ 200,000	\$ 200,000
Construction Administration	530,000	530,000
Construction including MOB purchase (\$523,750)	5,560,426	6,927,000
MOB System purchase	523,750	523,750
Design and Engineering	530,000	530,000
<u>Recommended Project Contingency approx. 4% of const.</u>	-	<u>289,250</u>
Total	\$7,344,176	\$9,000,000

Later this month bank bid proposals will be received for the financing of the project and provided to Council at the August meeting for consideration and approval. Staff anticipates providing a debt service schedule and further amended CPO at that same meeting. Application to the LGC is expected to follow Council action in August with consideration for approval of debt financing at their September, 2021 meeting.

Ms. Philipps made a motion, seconded by Mr. Ewing, to approve a tentative contract award for the WRRF renovation project to the low bidder Haren Construction Company, Inc. in the amount of \$6,927,000 subject to subsequent project financing approvals. The motion carried unanimously. Mr. Stober presented a request for Planning Board member appointments for the three City positions at its discretion. He shared that the City of Mebane Planning Board has three (3) openings for appointments beginning July 1, 2021. Mr. Thomas Vinson's seat is also available, as he resigned earlier this year. All appointment terms last four (4) years. The three incumbents are as follows and are all requesting reappointment:

- Kurt Pearson- 99 New Castle Road
- Judy Taylor- 305 North Wilba Road
- Edward Tulauskas- 203 Oak Forest Court

No other applications were received for these four openings. After some discussion, Ms. Auditori made a motion, seconded by Ms. Philipps, to reappoint Kurt Pearson, Judy Taylor, and Edward Tulauskas to the City of Mebane Planning Board, recognizing their qualifications, experience, and dedication to serving the planning and land use needs of the City of Mebane. The motion carried unanimously.

Mr. Stober presented a request for Council's recommendations for the Planning Board Extraterritorial Jurisdiction (ETJ) appointment. He shared that the City of Mebane Planning Board has one (1) opening for representation of the Alamance County extraterritorial jurisdiction (ETJ) appointments beginning July 1, 2021. Any representative of the City's ETJ must be formally appointed by the county in which they reside. All appointment terms last four (4) years. The two positions currently representing the Alamance County ETJ are currently held by Gale Pettiford, 2070 NC Hwy 119 North, and Larry Teague, 4026 Forest Oaks Lane. Mr. Teague's position expired July 1, and he requests reappointment. The City also received eligible applications from the following:

- Roger A. James- 363 Gibson Road
- Jonathan Mark Webster- 1603 Meadowood Lane

Mr. Bradley made a motion, seconded by Ms. Auditori, to adopt a resolution recommending Alamance County Commissioners appoint Larry Teague of 4026 Forest Oaks Lane to the City of Mebane Planning Board representing the Alamance County extraterritorial jurisdictional area. The motion carried unanimously.

Council requested that staff readvertise the open position for the Planning Board.

Mr. Ewing commended all City Department's involved in making the Fourth of July celebration successful. He also thanked all parties involved with the Juneteenth Celebration. He stated that the farmers market is doing well with wonderful attendance. Mr. Ewing shared that he has received many inquiries regarding the City providing a children's summer camp and he would like to discuss during next year's budget season. Lastly, Mr. Ewing requested that ABSS provide a report on how Mebane's growth is impacting the schools. Mr. Bradley suggested that City staff provide that report. Mr. Stober shared that City staff does communicate with the school board and with the County staff regarding projected growth and schools. Staff used to receive a request for a quarterly report on growth, however they no longer receive that request.

There being no further business the meeting adjourned at 8:43p.m.

Ed Hooks Mayor

ATTEST: _____
Stephanie W. Shaw, City Clerk



AGENDA ITEM # 4B

City of Mebane Metal Detector Policy

Presenter

Aaron Davis, Recreation and Parks Director
Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

Removing any natural material from surfaces within properties owned by the City of Mebane could be harmful in many ways to other citizens and the environment. Those who engage in recreational metal detector use typically do some type of digging when finding something of interest to them.

Background

The City was recently asked by multiple citizens if they were allowed by the City to use a metal detector at the parks, and if allowed, where they were permitted to do so. The City of Mebane Metal Detector Policy will identify that the use of metal detectors and subsequent digging etc. will be strictly prohibited on City property.

Financial Impact

No financial impact to the City.

Recommendation

Staff recommends that City Council adopts the City of Mebane Metal Detector Policy.

Suggested Motion

To adopt the City of Mebane Metal Detector Policy.

Attachments

No Attachments – Policy below:

City of Mebane Metal Detector Policy

Having a metal detector and/or using similar electronic devices are strictly prohibited on all City of Mebane property. The City of Mebane prohibits any person to displace, excavate, carry away, otherwise or modify the arrangement of soil, sand, gravel, stone, rock, asphalt, or other ground material on any City owned property.



AGENDA ITEM #4C

Petition for Voluntary Contiguous Annexation- Chick-fil-A Distribution Facility

Meeting Date

August 2, 2021

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

Staff received a petition requesting voluntary contiguous annexation from Chick-fil-A.

Background

The applicant is requesting that the described property be annexed into Mebane's Corporate Limits. This is a contiguous annexation containing approximately +/- 78.855 acres located in in the North Carolina Industrial Center, Lot 16, in Alamance County.

Financial Impact

The property will be added to the ad valorem tax base of the City once the property is annexed.

Recommendation

Staff recommends the Council's acceptance of the petition, the Clerk's Certificate of Sufficiency and to adopt a Resolution setting a date of public hearing for September 13, 2021.

Suggested Motion

I make a motion to accept the petition, the Clerk's Certificate of Sufficiency and to adopt a Resolution setting a date of public hearing for September 13, 2021.

Attachments

1. Petition
2. Clerk's Certificate of Sufficiency
3. Map
4. Resolution



PETITION REQUESTING A CONTIGUOUS ANNEXATION

Annexation Process – Approximately a 2 Month Process

1st Month- Submit a Petition for Annexation to the City Council, the Clerk reports to City Council the Sufficiency of the Annexation and the City Council adopts a Resolution to set a Public Hearing

2nd Month- A Public Hearing is held and normally that same night, the City Council will adopt an Ordinance to set the effective date as the same or the Council will deny the request

Date: 06/28/21

To the City Council of the City of Mebane:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Mebane.
2. The area to be annexed is contiguous to the City of Mebane and the boundaries of such territory are as follows:

**Please include a Description of Boundaries (Metes and Bounds) on a separate paper.*

- **3.** We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Name	Address	Do you declare vested rights (Yes or No)	Signature
1. Andre Tejada	5200 Buffington Rd Atlanta, GA 30349	NO	
2.			
3.			

*Municipality may wish to require metes and bounds description or map. (Provide 2 paper copies, an electronic copy and 3 mylars)

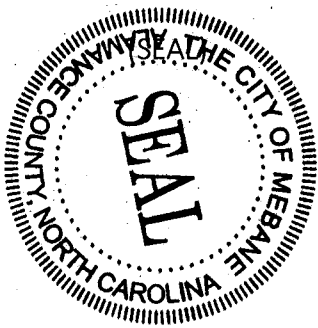
**This is one possible format for zoning vested rights declaration. This language may require modification to reflect the requirements of the municipal zoning vested rights ordinance, if any.

CERTIFICATE OF SUFFICIENCY

To the City Council of the City of Mebane, North Carolina:

I, Stephanie W. Shaw, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Mebane, this 2nd day of August, 2021.



Stephanie W. Shaw
Stephanie W. Shaw, City Clerk

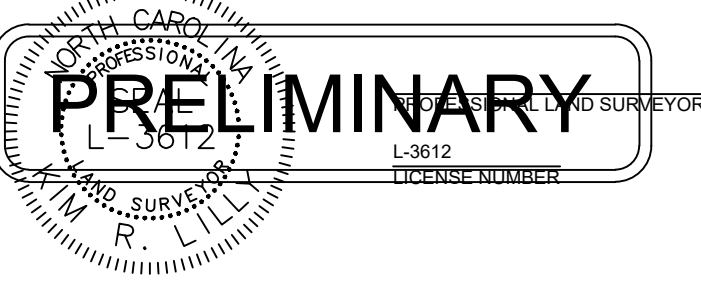
SURVEYOR CERTIFICATION:

I, KIM R. LILLY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK 4128, PAGE 932 AND PLAT BOOK 77, PAGE 108-109, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 3868, PAGE 602, BOOK 2799, PAGE 369, BOOK 88, PAGE 272, BOOK 3828, PAGE 685, BOOK 3501, PAGE 383, BOOK 3474, PAGE 374, BOOK 3815, PAGE 835, BOOK 445, PAGE 856, BOOK 3604, PAGE 29, BOOK 2729, PAGE 35, BOOK 2788, PAGE 618, BOOK 697, PAGE 823, BOOK 689, PAGE 380, BOOK 1752, PAGE 797, BOOK 2837, PAGE 815, BOOK 503, PAGE 853, BOOK 448, PAGE 776, BOOK 1937, PAGE 255, PLAT BOOK 77, PAGE 39, PLAT BOOK 67, PAGE 82, PLAT BOOK 74, PAGE 291, PLAT BOOK 74, PAGE 251, PLAT BOOK 89, PAGE 338, PLAT BOOK 61, PAGE 5, PLAT BOOK 86, PAGE 160, PLAT BOOK 74, PAGE 382, PLAT BOOK 70, PAGE 49, AND PLAT BOOK 73, PAGE 242, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:74,615, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF _____, A.D., 2021.

PURPOSE OF THIS PLAT:

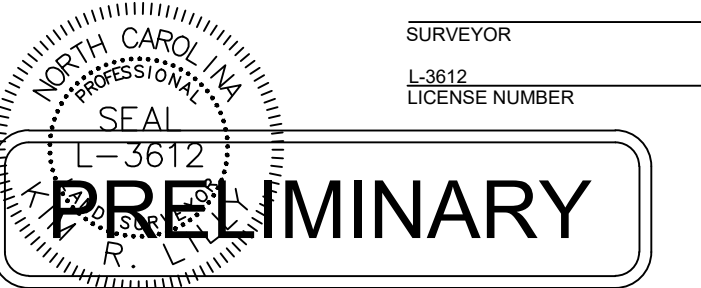
(C) 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;

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



I, KIM R. LILLY, FURTHER CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- 1) CLASS OF SURVEY: URBAN LAND SURVEY (CLASS A)
- 2) POSITIONAL ACCURACY: 0.10
- 3) TYPE OF GPS FIELD PROCEDURE: GPS/MRS
- 4) DATES OF SURVEY: AUGUST 11, 2020
- 5) DATUM/EPOCH: NAD 83 (NSRS 2011)
- 6) PUBLISHED/FIXED-CONTROL USE: NONE
- 7) GEOID MODEL: GEOID 12B
- 8) COMBINED GRID FACTOR(S): 0.99995339
- 9) UNITS: US FEET



ALAMANCE COUNTY NORTH CAROLINA REVIEW OFFICER CERTIFICATION

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

REVIEW OFFICER _____ DATE _____

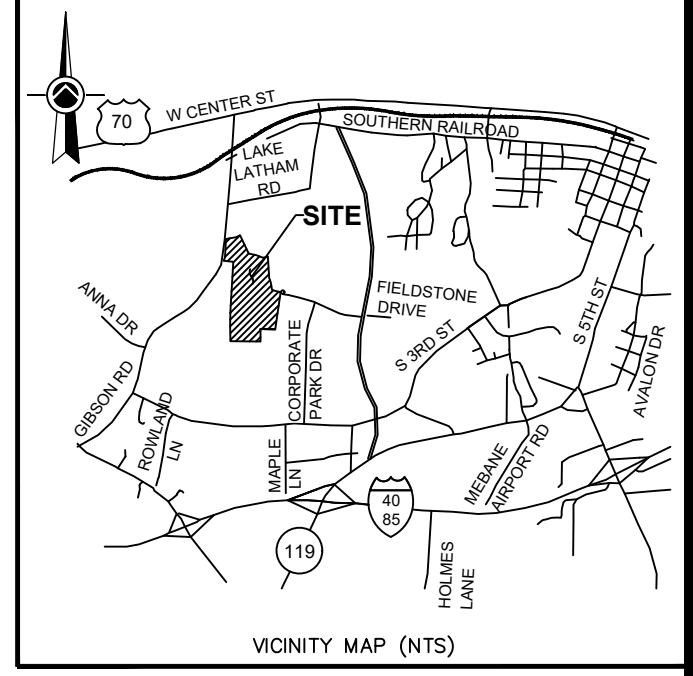
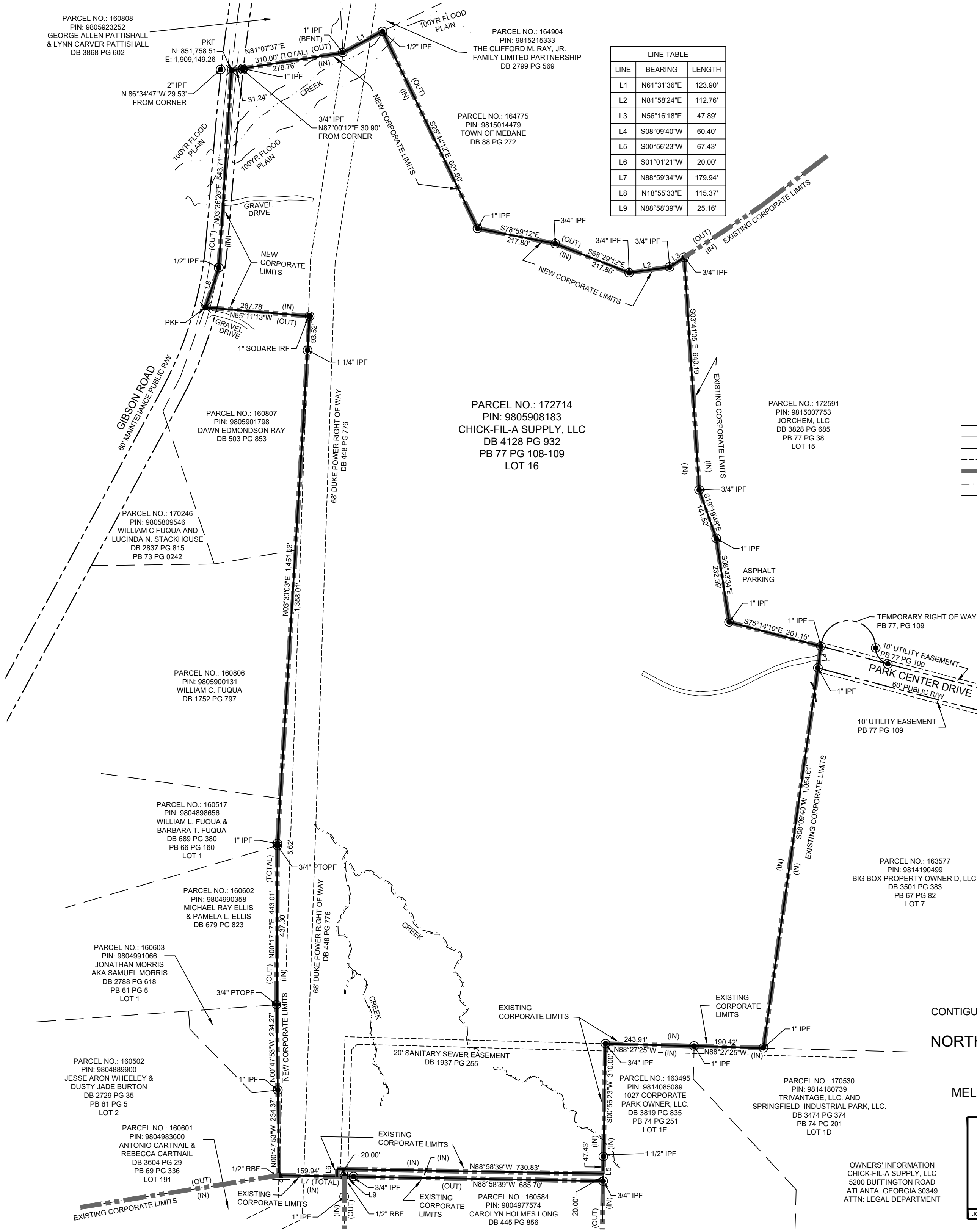
PLANNING DIRECTOR

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

PLANNING DIRECTOR _____ DATE _____

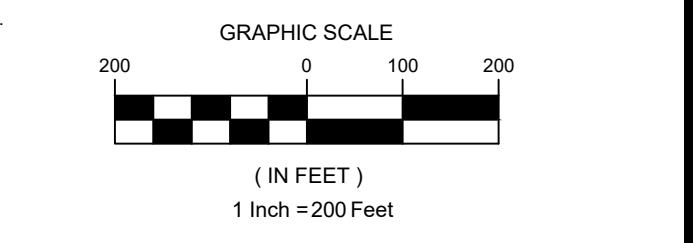
NOTES:

1. SITE BEING PARCEL IDENTIFICATION NO.: 9805908183; CHICK-FIL-A SUPPLY, LLC; DEED BOOK 4128, PAGE 932 AND SHOWN AS LOT 16 ON PLAT BOOK 77, PAGE 108-109 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF ALAMANCE COUNTY, NORTH CAROLINA.
2. ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED.
3. ANNEXATION AREA: 78.520 ACRES OR 0.12268 SQ. MILES
4. THE PROPERTY IS PARCELLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (NORTH CAROLINA FLOOD MAPPING), COMMUNITY PANEL NO.: 3710980500K, DATED: NOVEMBER 17, 2017 AND 3710981500K, DATED: NOVEMBER 17, 2017.
5. NORTH CAROLINA GRID COORDINATES AS SHOWN HEREON WERE DERIVED FROM DIRECT GPS OBSERVATIONS UTILIZING THE NORTH CAROLINA GEODETIC SURVEY'S NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NAD83(NSRS2011) DATUM GPS OBSERVATION PERFORMED ON AUGUST 19, 2020.



LEGEND

- IRON ROD FOUND (SIZE AS NOTED) IRF
- IRON PIPE FOUND (SIZE AS NOTED) IPF
- ▲ REBAR FOUND (SIZE AS NOTED) RBF
- ⊙ PINCH TOP FOUND (SIZE AS NOTED) PTOFF
- ⊙ PK-NAIL FOUND PKF
- SUBJECT BOUNDARY LINE (SURVEYED)
- ADJOINER BOUNDARY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- EASEMENT
- CORPORATE LIMITS
- EDGE OF WATER
- 100YR FLOOD PLAIN
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE



FINAL PLAT
 CONTIGUOUS VOLUNTARY CORPORATE LIMITS EXTENSION
CITY OF MEBANE
NORTH CAROLINA INDUSTRIAL CENTER
 LOT 16
 PLAT BOOK 77, PAGE 108-109
 PARK CENTER DRIVE
 MELVILLE TOWNSHIP, ALAMANCE COUNTY
 MEBANE, NORTH CAROLINA

RLS
 SURVEYING & CONSULTING
 REGIONAL LAND SURVEYORS, INC.
 8642 WEST MARKET STREET, SUITE 100
 GREENSBORO, NORTH CAROLINA 27409
 NC FIRM LICENSE NO. C-1362
 JOB#: 462.80 | DRAWN BY: SRM | DATE: 06-24-2021 | CREW CHIEF: SRC

S:\Current\p046279_NCAR_Lot16-ALT\Map\p046290_NCDCLot16-Annexation.dwg 7/20/2021 11:46:04 AM

RESOLUTION SETTING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31

Annexation No. 148

WHEREAS, a petition requesting annexation of the area described herein has been received;
and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mebane, North Carolina
that:

Section 1. A public hearing on the question of annexation of the area described herein will be
held at the Mebane Municipal Building at 6:00 p.m. on September 13, 2021.

Section 2. The area proposed for annexation is described as follows:

SURVEY DESCRIPTION

A PARCEL OF LAND LOCATED IN MEBANE, MELVILLE TOWNSHIP, ALAMANCE COUNTY, NORTH CAROLINA
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND IN THE CENTERLINE OF GIBSON ROAD, HAVING A NCGRID NAD 83
COORDINATE OF N:851,758.51, E:1,909,149.26, BEING LOCATED ± 1,078 FEET SOUTH OF THE
INTERSECTION OF GIBSON ROAD AND LAKE LATHAM ROAD AND BEING FURTHER LOCATED S 86°34'47" W
A DISTANCE OF 29.53' FROM A 2" IRON PIPE FOUND ON THE WEST SIDE OF GIBSON ROAD (A 60'
MAINTAINED PUBLIC R/W); THENCE LEAVING SAID CENTERLINE OF GIBSON ROAD AND ALONG THE
SOUTHERN PROPERTY LINE OF THE GEORGE ALLEN PATTISHALL AND LYNN CARVER PATTISHALL PARCEL AS
RECORDED IN DEED BOOK 3868, PAGE 602, ALAMANCE COUNTY REGISTRY, N 81°07'37" E PASSING A 1"
IRON PIPE FOUND AT 31.24 FEET, CONTINUING 278.76 FEET FOR A TOTAL DISTANCE OF 310.00 FEET TO A
1" IRON PIPE FOUND AT THE SOUTHEASTERN CORNER OF THE CLIFFORD M. RAY, JR. FAMILY LIMITED
PARTNERSHIP PARCEL AS RECORDED IN DEED BOOK 2799, PAGE 569, ALAMANCE COUNTY REGISTRY;
THENCE ALONG THE SOUTHERN PROPERTY LINE OF SAID CLIFFORD M. RAY, JR. FAMILY LIMITED
PARTNERSHIP PARCEL, N 61°31'36" E A DISTANCE OF 123.90 FEET TO AN 1/2" IRON PIPE FOUND AT THE
NORTHEASTERN CORNER OF THE TOWN OF MEBANE PARCEL AS RECORDED IN DEED BOOK 88, PAGE 272,
ALAMANCE COUNTY REGISTRY; THENCE ALONG THE SOUTHEASTERN PROPERTY LINE OF SAID TOWN OF
MEBANE PARCEL THE FOLLOWING FIVE (5) COURSES: 1) S 25°44'12" E A DISTANCE OF 601.60 FEET TO AN
1" IRON PIPE FOUND; THENCE 2) S 78°59'12" E A DISTANCE OF 217.80 FEET TO AN 3/4" IRON PIPE FOUND;
THENCE 3) S 68°29'12" E A DISTANCE OF 217.80 FEET TO AN 3/4" IRON PIPE FOUND; THENCE 4) N
81°58'24" E A DISTANCE OF 112.76 FEET TO AN 3/4" IRON PIPE FOUND; THENCE 5) N 56°16'18" E A
DISTANCE OF 47.89 FEET TO AN 3/4" IRON PIPE FOUND AT THE NORTHWESTERN CORNER OF THE
JORCHEM, LLC PARCEL AS RECORDED IN DEED BOOK 3828, PAGE 685 ALAMANCE COUNTY REGISTRY AND
BEING SHOWN AS LOT 15 ON PLAT BOOK 77, PAGE 38, ALAMANCE COUNTY REGISTRY; THENCE ALONG THE
WESTERN AND SOUTHERN PROPERTY LINES OF SAID JORCHEM, LLC PARCEL THE FOLLOWING FOUR (4)
COURSES: 1) S 03°41'05" E A DISTANCE OF 640.19 FEET TO AN 3/4" IRON PIPE FOUND; THENCE 2) S
19°19'48" E A DISTANCE OF 141.50 FEET TO A 1" IRON PIPE FOUND; THENCE 3) S 08°43'34" E A DISTANCE
OF 232.39 FEET TO A 1" IRON PIPE FOUND; THENCE 4) S 75°14'10" E A DISTANCE OF 261.15 FEET TO AN 1"
IRON PIPE FOUND AT THE NORTHEASTERN CORNER RIGHT OF WAY OF PARK CENTER DRIVE (60' PUBLIC
R/W) AS SHOWN ON PLAT BOOK 77, PAGE 109-109, ALAMANCE COUNTY REGISTRY; THENCE ALONG THE
WESTERN RIGHT OF WAY OF SAID PARK CENTER DRIVE S 08°09'40" W A DISTANCE OF 60.40 FEET TO A 1"
IRON PIPE FOUND IN THE SOUTHERN RIGHT OF WAY OF SAID PARK CENTER DRIVE AND BEING THE
NORTHWESTERN CORNER OF THE BIG BOX PROPERTY OWNER D, LLC. PARCEL AS RECORDED IN DEED
BOOK 3501, PAGE 383, ALAMANCE COUNTY REGISTRY AND SHOWN AS LOT 7 ON PLAT BOOK 67, PAGE 82,
ALAMANCE COUNTY REGISTRY; THENCE ALONG THE WESTERN PROPERTY LINE OF SAID BIG BOX PROPERTY
OWNER D, LLC. PARCEL, S 08°09'40" W A DISTANCE OF 1,054.61 FEET TO A 1" IRON PIPE FOUND IN THE
NORTHERN LINE OF THE TRIVANTAGE, LLC. AND SPRINGFIELD INDUSTRIAL PARK, LLC. PARCEL AS
RECORDED IN DEED BOOK 3474, PAGE 374 AND SHOWN AS LOT 1D ON PLAT BOOK 74, PAGE 201,
ALAMANCE COUNTY REGISTRY; THENCE ALONG THE NORTHERN PROPERTY LINE OF SAID TRIVANTAGE, LLC.
AND SPRINGFIELD INDUSTRIAL PARK, LLC. PARCEL AND THE 1027 CORPORATE PARK OWNER, LLC. PARCEL
AS RECORDED IN DEED BOOK 3819, PAGE 835, ALAMANCE COUNTY REGISTRY AND SHOWN AS LOT 1E ON
PLAT BOOK 74, PAGE 251, ALAMANCE COUNTY REGISTRY, THE FOLLOWING TWO (2) COURSES: 1) N
88°27'25" W A DISTANCE OF 190.42 FEET TO A 1" IRON PIPE FOUND AT THE NORTHEASTERN CORNER OF

SAID 1027 CORPORATE PARK OWNER, LLC. PARCEL; THENCE 2) N 88°27'25" W A DISTANCE OF 243.91 FEET TO AN 3/4" IRON PIPE FOUND AT THE NORTHWESTERN CORNER OF SAID 1027 CORPORATE PARK OWNER, LLC. PARCEL; THENCE ALONG THE WESTERN PROPERTY LINE OF SAID 1027 CORPORATE PARK OWNER, LLC. PARCEL THE FOLLOWING TWO (2) COURSES: 1) S 00°56'23" W A DISTANCE OF 310.00 FEET TO AN 1 1/2" IRON PIPE FOUND; THENCE 2) S 00°56'23" W A DISTANCE OF 47.43 FEET TO A POINT ON THE EXISTING CORPORATE LIMITS OF THE CITY OF MEBANE AS SHOWN ON PLAT BOOK 70, PAGE 49, ALAMANCE COUNTY REGISTRY; THENCE ALONG SAID CORPORATE LIMITS LINE AND A NEW LINE ACROSS THE CHICK-FIL-A SUPPLY, LLC. PARCEL AS RECORDED IN DEED BOOK 4128, PAGE 932, ALAMANCE COUNTY REGISTRY AND SHOWN AS LOT 16 ON PLAT BOOK 77, PAGES 108-109, ALAMANCE COUNTY REGISTRY, THE FOLLOWING TWO (2) COURSES: 1) N 88°58'39" W A DISTANCE OF 730.83 FEET TO A POINT; THENCE 2) S 01°01'21" W A DISTANCE OF 20.00 FEET TO A POINT IN THE NORTHERN PROPERTY LINE OF THE ANTONIO CARTNAIL AND REBECCA CARTNAIL PARCEL AS RECORDED IN DEED BOOK 3604, PAGE 29, ALAMANCE COUNTY REGISTRY AND SHOWN AS LOT 191 ON PLAT BOOK 69, PAGE 336, ALAMANCE COUNTY REGISTRY; THENCE ALONG THE NORTHERN PROPERTY LINE OF SAID ANTONIO CARTNAIL AND REBECCA CARTNAIL PARCEL N 88°59'34" W A DISTANCE OF 159.94 FEET TO A 1/2" REBAR FOUND AT THE SOUTHEASTERN CORNER OF THE JESSE ARON WHEELLEY AND DUSTY JADE BURTON PARCEL AS RECORDED IN DEED BOOK 2729, PAGE 35, ALAMANCE COUNTY REGISTRY AND SHOWN AS LOT 2 ON PLAT BOOK 61, PAGE 5, ALAMANCE COUNTY REGISTRY; THENCE ALONG THE WESTERN PROPERTY LINE OF SAID JESSE ARON WHEELLEY AND DUSTY JADE BURTON PARCEL, N 00°47'53" W A DISTANCE OF 234.37 FEET TO A 1" IRON PIPE FOUND AT THE SOUTHWESTERN CORNER OF THE JONATHAN MORRIS (AKA SAMUEL MORRIS) PARCEL AS RECORDED IN DEED BOOK 2788, PAGE 618, ALAMANCE COUNTY REGISTRY AND SHOWN AS LOT 1 ON PLAT BOOK 61, PAGE 5, ALAMANCE COUNTY REGISTRY; THENCE ALONG THE WESTERN PROPERTY LINE OF SAID JONATHAN MORRIS (AKA SAMUEL MORRIS) PARCEL N 00°47'53" W A DISTANCE OF 234.27 FEET TO AN 3/4" PINCHTOP IRON FOUND AT THE SOUTHWESTERN CORNER OF THE MICHAEL RAY ELLIS AND PAMELA L. ELLIS PARCEL AS RECORDED IN DEED BOOK 679, PAGE 823, ALAMANCE COUNTY REGISTRY; THENCE ALONG THE EASTERN PROPERTY LINE OF SAID MICHAEL RAY ELLIS AND PAMELA L. ELLIS PARCEL, N 00°17'17" E, PASSING A 3/4" PINCHTOP IRON FOUND AT 437.30 FEET, SAID 3/4" PINCHTOP IRON FOUND BEING THE SOUTHEASTERN CORNER OF THE WILLIAM L. FUQUA AND BARBARA T. FUQUA PARCEL AS RECORDED IN DEED BOOK 689, PAGE 380 AND SHOWN AS LOT 1 ON PLAT BOOK 66, PAGE 160, ALAMANCE COUNTY REGISTRY, CONTINUING ALONG THE EASTERN PROPERTY LINE OF SAID WILLIAM L. FUQUA AND BARBARA T. FUQUA PARCEL, 5.62 FEET FOR A TOTAL DISTANCE OF 443.01 FEET TO A 1" IRON PIPE FOUND; THENCE CONTINUING ALONG THE EASTERN PROPERTY LINE OF SAID WILLIAM L. FUQUA AND BARBARA T. FUQUA PARCEL, THE WILLIAM C. FUQUA PARCEL AS RECORDED IN DEED BOOK 1752, PAGE 797, ALAMANCE COUNTY REGISTRY AND THE DAWN EDMONDSON RAY PARCEL AS RECORDED IN DEED BOOK 503, PAGE 853, ALAMANCE COUNTY REGISTRY, N 03°30'03" E PASSING A 1 1/4" IRON PIPE FOUND AT 1,358.01 FEET AND CONTINUING 93.52 FEET FOR A TOTAL DISTANCE OF 1,451.53 FEET TO A 1" SQUARE IRON ROD FOUND AT THE NORTHEASTERN CORNER OF SAID DAWN EDMONDSON RAY PARCEL; THENCE ALONG THE NORTHERN PROPERTY LINE OF SAID DAWN EDMONDSON RAY PARCEL, N 85°11'13" W A DISTANCE OF 287.78 FEET TO A PK NAIL FOUND IN THE CENTERLINE OF SAID GIBSON ROAD; THENCE ALONG SAID GIBSON ROAD THE FOLLOWING TWO (2) COURSES: 1) N 18°55'33" E A DISTANCE OF 115.37 FEET TO A 1/2" IRON PIPE SET; THENCE 2) N 03°36'26" E A DISTANCE OF 543.71 FEET TO THE POINT OF BEGINNING, CONTAINING 78.520 ACRES AND BEING PART OF LOT 16 OF PLAT BOOK 77, PAGE 108-109, ALAMANCE COUNTY REGISTRY

Section 3. Notice of the public hearing shall be published once in the Mebane Enterprise, a newspaper having general circulation in the City of Mebane, at least ten (10) days prior to the date of the public hearing.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk



AGENDA ITEM #4D

Setting a New Date of Public Hearing for the Voluntary Contiguous Annexation- Wilson Heirs- Meadowstone

Meeting Date

August 2, 2021

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Background and Summary

This petition was received by the City Council at the June 7, 2021, meeting, with a public hearing date set for July 12. The applicant requested a continuation of the public hearing to the August 2 meeting and the City Clerk submitted the advertisement by the publication deadline to the paper of record but the advertisement was not published. Accordingly, a new date of public hearing needs to be set by Council for September 13, 2021.

Financial Impact

The property will be added to the ad valorem tax base of the City once the property is annexed.

Recommendation

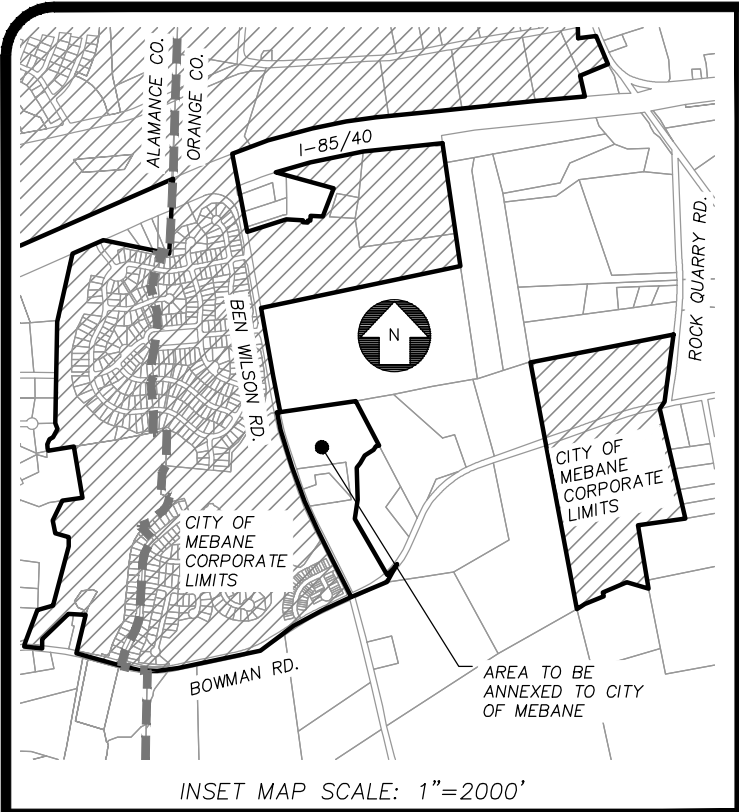
Staff recommends adoption of the revised Resolution setting a date of public hearing for September 13, 2021.

Suggested Motion

I make a motion to adopt the revised Resolution setting a date of public hearing for September 13, 2021.

Attachments

1. Map
2. Revised Resolution



NOTE "A"
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.

NOTE "B"
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.

NOTE "C"
DISTANCES ARE HORIZONTAL GROUND AND AREA BY COORDINATE COMPUTATION.

NOTE "D"
THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.

NOTE "E"
EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

NOTE "F"
WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL OR STATE OR LOCAL AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. RIPARIAN BUFFERS AND OTHER RESTRICTIONS ON DEVELOPMENT MAY BE REQUIRED.

NOTE "G"
PORTIONS OF THIS PROPERTY IS LOCATED IN A HAZARDOUS FLOOD ZONE AS SHOWN ON FEMA FIRM NUMBER 3710982400K, EFFECTIVE DATE 2/2/2007. FLOOD ZONES OR BASE FLOOD ELEVATIONS WERE NOT INVESTIGATED DURING THIS SURVEY.

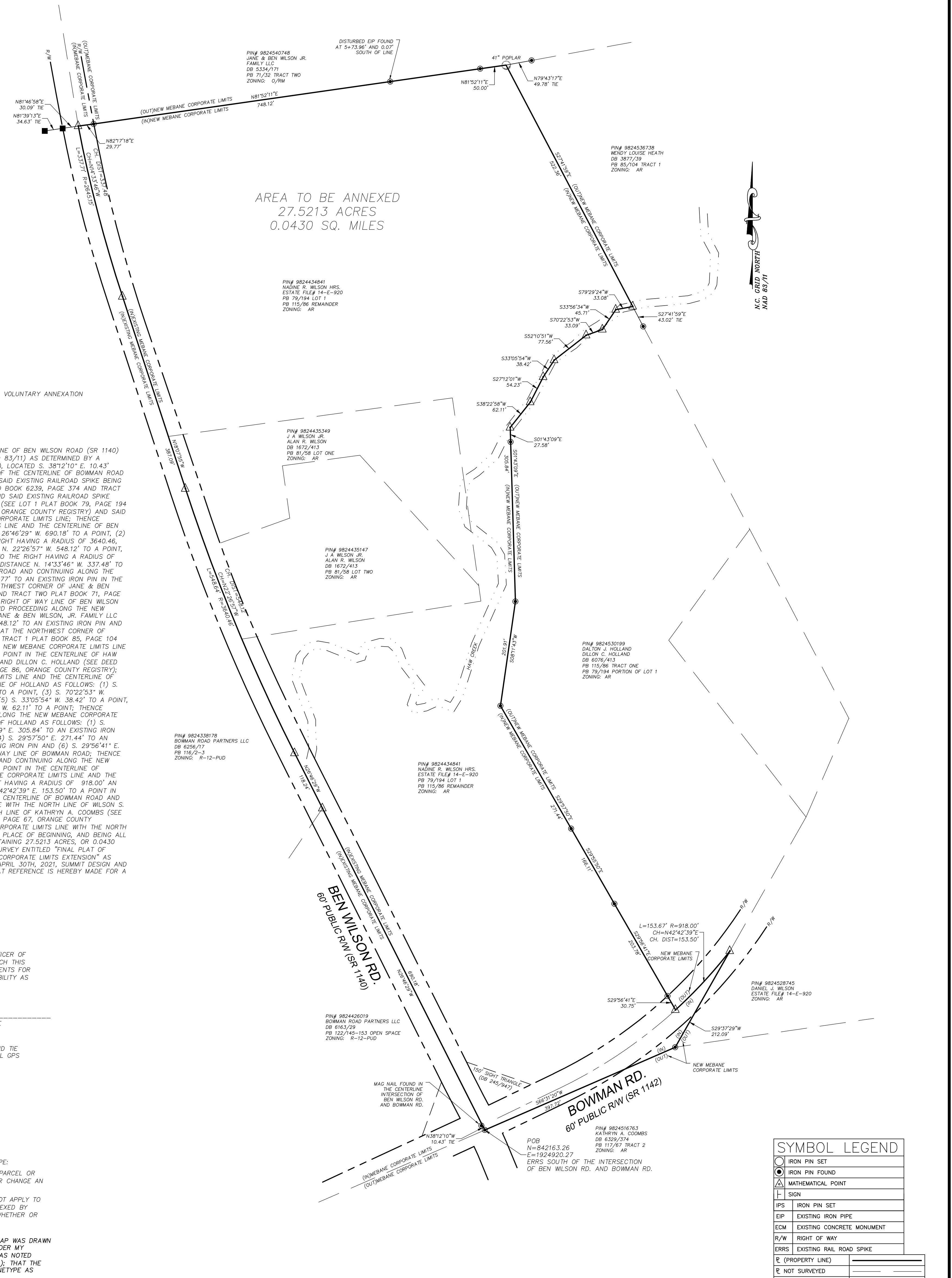
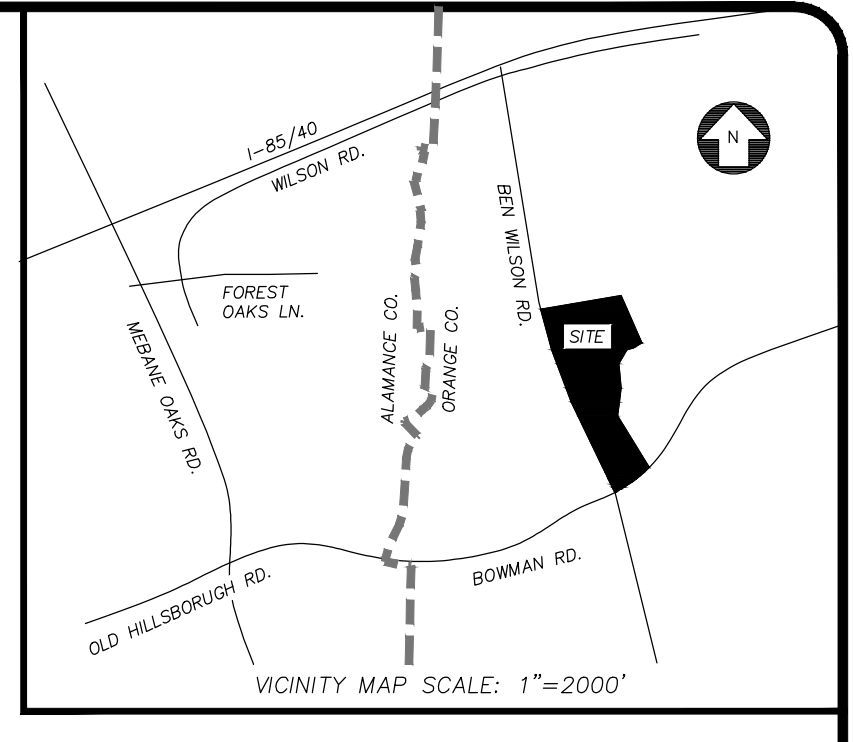
NOTE "H"
NO NCGS MONUMENTS WERE FOUND WITHIN 2000' OF THIS SITE.

NOTE "J"
SEE PLAT "PROPERTY SURVEYED FOR SAM & NADINE WILSON" BY ALOIS CALLEMYN, PLS DATED JANUARY 5, 1998, AND RECORDED IN PB 79/194, ORANGE COUNTY.

SEE PLAT "FINAL PLAT OF PROPERTY OF J.A. WILSON AND ALAN R. WILSON" BY J. DAVIS THOMPSON, PLS DATED JUNE 18, 1998, AND RECORDED IN PB 81/58, ORANGE COUNTY.

SEE PLAT "FINAL PLAT MARY NADINE ROLLINS ESTATE" BY DOUGLAS R. YARBROUGH, PLS DATED JANUARY 12, 2016, AND RECORDED IN PB 115/86, ORANGE COUNTY.

NOTE "K"
THIS PROPERTY IS WITHIN THE CAPE FEAR RIVER BASIN.



AREA TO BE ANNEXED
27.5213 ACRES
0.0430 SQ. MILES

CITY OF MEBANE CORPORATE LIMITS EXTENSION: CONTIGUOUS VOLUNTARY ANNEXATION
CHEEK'S TOWNSHIP, ORANGE COUNTY,
PIN 9824434841 NADINE R. WILSON HEIRS
PIN 9824435147 J. A. WILSON, JR., ALAN R. WILSON
PIN 9824435349 J. A. WILSON, JR., ALAN R. WILSON

ANNEXATION AREA

BEGINNING AT AN EXISTING RAILROAD SPIKE IN THE CENTERLINE OF BEN WILSON ROAD (SR 1140) (NC GRID COORDINATES N. 842163.26', E. 1,924,920.27' (NAD 83/11) AS DETERMINED BY A CURRENT GPS SURVEY (COMBINED GRID FACTOR 0.99994815)), LOCATED S. 38°12'10" E. 10.43' FROM AN EXISTING MAG NAIL FOUND AT THE INTERSECTION OF THE CENTERLINE OF BOWMAN ROAD (SR 1142) AND THE CENTERLINE OF BEN WILSON ROAD AND SAID EXISTING RAILROAD SPIKE BEING THE NORTHWEST CORNER OF KATHRYN A. COOMBS (SEE DEED BOOK 6239, PAGE 374 AND TRACT 2, PLAT BOOK 117, PAGE 67, ORANGE COUNTY REGISTRY) AND SAID EXISTING RAILROAD SPIKE BEING THE SOUTHEAST CORNER OF NADINE R. WILSON HEIRS (SEE LOT 1 PLAT BOOK 79, PAGE 194 AND REMAINDER AREA SHOWN ON PLAT BOOK 115, PAGE 86 ORANGE COUNTY REGISTRY) AND SAID EXISTING RAILROAD SPIKE BEING IN THE EXISTING MEBANE CORPORATE LIMITS LINE; THENCE PROCEEDING ALONG THE EXISTING MEBANE CORPORATE LIMITS LINE AND THE CENTERLINE OF BEN WILSON ROAD ALONG FIVE (5) COURSES AS FOLLOWS: (1) N. 26°46'29" W. 690.18' TO A POINT, (2) N. 26°46'29" W. 118.24' TO A POINT, (3) A CURVE TO THE RIGHT HAVING A RADIUS OF 3640.46, AN ARC LENGTH OF 548.64', CHORD BEARING AND DISTANCE N. 22°26'57" W. 548.12' TO A POINT, (4) N. 18°07'55" W. 387.09' TO A POINT AND (5) A CURVE TO THE RIGHT HAVING A RADIUS OF 2645.15', AN ARC LENGTH OF 337.71', CHORD BEARING AND DISTANCE N. 14°33'46" W. 337.48' TO A POINT; THENCE LEAVING THE CENTERLINE OF BEN WILSON ROAD AND CONTINUING ALONG THE EXISTING MEBANE CORPORATE LIMITS LINE N. 82°17'18" E. 29.77' TO AN EXISTING IRON PIN IN THE EAST RIGHT OF WAY LINE OF BEN WILSON ROAD AT THE SOUTHWEST CORNER OF JANE & BEN WILSON, JR. FAMILY LLC (SEE DEED BOOK 5334, PAGE 171 AND TRACT TWO PLAT BOOK 71, PAGE 32, ORANGE COUNTY REGISTRY); THENCE LEAVING THE EAST RIGHT OF WAY LINE OF BEN WILSON ROAD AND THE EXISTING MEBANE CORPORATE LIMITS LINE AND PROCEEDING ALONG THE NEW MEBANE CORPORATE LIMITS LINE WITH THE SOUTH LINE OF JANE & BEN WILSON, JR. FAMILY LLC ALONG TWO (2) COURSES AS FOLLOWS: (1) N. 81°52'11" E. 748.12' TO AN EXISTING IRON PIN AND (2) N. 81°52'11" E. 50.00' TO A 41" DIAMETER POPLAR TREE AT THE NORTHWEST CORNER OF WENDY LOUISE HEATH (SEE DEED BOOK 3877, PAGE 39 AND TRACT 1 PLAT BOOK 85, PAGE 104 ORANGE COUNTY REGISTRY); THENCE CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS LINE WITH THE WEST LINE OF HEATH S. 27°41'59" E. 522.36' TO A POINT IN THE CENTERLINE OF HAW CREEK AT THE NORTHEAST CORNER OF DALTON J. HOLLAND AND DILLON C. HOLLAND (SEE DEED BOOK 6076, PAGE 413 AND TRACT ONE, PLAT BOOK 115, PAGE 86, ORANGE COUNTY REGISTRY); THENCE CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS LINE AND THE CENTERLINE OF HAW CREEK ALONG SEVEN (7) COURSES WITH THE NORTH LINE OF HOLLAND AS FOLLOWS: (1) S. 79°29'24" W. 33.08' TO A POINT, (2) S. 33°56'34" W. 45.71' TO A POINT, (3) S. 70°22'53" W. 33.09' TO A POINT, (4) S. 52°10'51" W. 77.56' TO A POINT, (5) S. 33°05'54" W. 38.42' TO A POINT, (6) S. 27°12'01" W. 54.23' TO A POINT AND (7) S. 38°22'53" W. 62.11' TO A POINT; THENCE LEAVING THE CENTERLINE OF HAW CREEK AND CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS LINE ALONG SIX (6) COURSES WITH THE WEST LINES OF HOLLAND AS FOLLOWS: (1) S. 01°43'09" E. 27.58' TO AN EXISTING IRON PIN, (2) S. 01°43'09" E. 305.84' TO AN EXISTING IRON PIN, (3) S. 08°11'45" W. 201.91' TO AN EXISTING IRON PIN, (4) S. 29°57'50" E. 271.44' TO AN EXISTING IRON PIN, (5) S. 29°55'50" E. 166.11' TO AN EXISTING IRON PIN AND (6) S. 29°56'41" E. 203.78' TO AN EXISTING IRON PIN IN THE NORTH RIGHT OF WAY LINE OF BOWMAN ROAD; THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF BOWMAN ROAD AND CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS LINE S. 29°56'41" E. 30.75' TO A POINT IN THE CENTERLINE OF BOWMAN ROAD; THENCE CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS LINE AND THE CENTERLINE OF BOWMAN ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 918.00' AN ARC LENGTH OF 153.67', CHORD BEARING AND DISTANCE N. 42°42'39" E. 153.50' TO A POINT IN THE NORTH LINE OF DANIEL J. WILSON; THENCE LEAVING THE CENTERLINE OF BOWMAN ROAD AND CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS LINE WITH THE NORTH LINE OF COOMBS S. 66°31'20" W. 397.72' TO THE POINT AND PLACE OF BEGINNING, AND BEING ALL OF A CONTIGUOUS CITY OF MEBANE ANNEXATION AREA, CONTAINING 27.5213 ACRES, OR 0.0430 SQUARE MILES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY ENTITLED "FINAL PLAT OF CONTIGUOUS VOLUNTARY ANNEXATION FOR CITY OF MEBANE CORPORATE LIMITS EXTENSION" AS PREPARED BY BRANTLEY W. WELLS, NC PLS #4544, DATED APRIL 30TH, 2021, SUMMIT DESIGN AND ENGINEERING SERVICES PROJECT NO. 20-0089 TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I, _____, REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

REVIEW OFFICER _____ DATE _____
ORANGE COUNTY LAND RECORDS/GIS

I, BRANTLEY W. WELLS, PLS NO. 4544, CERTIFY THAT NC GRID TIE DATA SHOWN ON THIS PLAT WAS OBTAINED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: "A"
(2) POSITIONAL ACCURACY: 0.07'
(3) TYPE OF GPS FIELD PROCEDURE: VRS
(4) DATES OF SURVEY: 5/20/2016
(5) DATUM/EPOCH: NAD 83/2011
(6) HELD VRS
(7) GEOID MODEL: 2012B
(8) COMBINED GRID FACTOR: 0.99994815
(9) UNITS: US SURVEY FEET

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
G.S. 47-30 (F)(1)(C)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
G.S. 47-30 (J). THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREA ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.

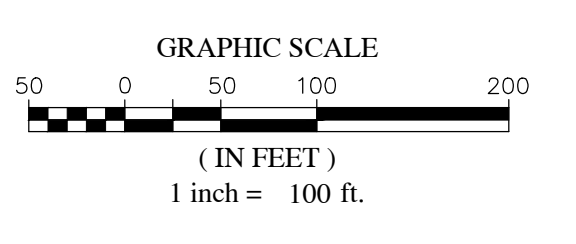
I, BRANTLEY W. WELLS, PLS NO. 4544, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK/PAGE, (AS NOTED HEREON) OR OTHER REFERENCE SOURCE, (AS NOTED HEREON)); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED IN A BROKEN LINETYPE AS DRAWN FROM INFORMATION IN BOOK/PAGE, (AS NOTED HEREON) OR OTHER REFERENCE SOURCE, (AS NOTED HEREON); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 N.C.A.C. 56.1600). THIS MAP WAS DRAWN IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 30TH DAY OF APRIL 2021.

PRELIMINARY PLAT 2ND SUBMITTAL
PROFESSIONAL LAND SURVEYOR REG. NUMBER L-4544
SUMMIT DESIGN & ENGINEERING, SERVICES, PLLC. REG. NUMBER P-0339

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

AUTHORIZED CITY OFFICIAL _____
DATE _____

SYMBOL LEGEND	
	IRON PIN SET
	IRON PIN FOUND
	MATHEMATICAL POINT
	SIGN
	IPS IRON PIN SET
	EIP EXISTING IRON PIPE
	ECM EXISTING CONCRETE MONUMENT
	R/W RIGHT OF WAY
	ERRS EXISTING RAIL ROAD SPIKE
	R (PROPERTY LINE)
	R NOT SURVEYED
	RIGHT OF WAY LINE



SHEET OF 1 DRAWING NO. 20-0089-ANNEX	PROJECT NO. 20-0089	FINAL PLAT OF CONTIGUOUS VOLUNTARY ANNEXATION FOR CITY OF MEBANE CORPORATE LIMITS EXTENSION		CLIENT'S ADDRESS 320 EXECUTIVE CT. HILLSBOROUGH, NC 27278 c/o JAMES PARKER, JR.	PROJECT ENGINEER/ARCHITECT INIT. PROJECT MANAGER INIT.	COPYRIGHT © 2021 SUMMIT DESIGN AND ENGINEERING	DRAWING ALTERATION	IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION ALTERED BY FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.	6 5 4 3 2 1 0	REVISIONS	DATE	BY
		CHEEK'S TWP., ORANGE CO., NORTH CAROLINA FIELD WORK PERFORMED APRIL 22, 2021 PROPERTY AS DESCRIBED AND STANDING IN THE NAME OF AS SHOWN HEREON.	OWNER'S ADDRESS 4222 OLD HILLSBOROUGH RD. MEBANE, NC 27302 101 SAM SNEAD DR. MEBANE, NC 27302									

Creatively inspired - Technically Executed

License # P-0339
320 Executive Court
Hillsborough, NC 27278-8551
Voice: (919) 732-3683 Fax: (919) 732-6676 www.summitde.com

RESOLUTION SETTING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31

Annexation No. 147

WHEREAS, a petition requesting annexation of the area described herein has been received;
and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mebane, North Carolina
that:

Section 1. A public hearing on the question of annexation of the area described herein will be
held at the Mebane Municipal Building at 6:00 p.m. on September 13, 2021.

Section 2. The area proposed for annexation is described as follows:

City of Mebane Corporate Limits Extension: Contiguous Voluntary Annexation
Cheeks Township, Orange County, NC

PIN 9824434841 Nadine R. Wilson Heirs

PIN 9824435147 J. A. Wilson, Jr., Alan R. Wilson

PIN 9824435349 J. A. Wilson, Jr., Alan R. Wilson

BEGINNING at an existing railroad spike in the centerline of Ben Wilson Road (SR 1140) (NC Grid Coordinates N. 842163.26', E. 1,924,920.27' (NAD 83/11) as determined by a current GPS survey (Combined Grid Factor 0.99994815)), located S. 38°12'10" E. 10.43' from an existing Mag Nail found at the intersection of the centerline of Bowman Road (SR 1142) and the centerline of Ben Wilson Road and said existing railroad spike being the northwest corner of Kathryn A. Coombs (see Deed Book 6239, Page 374 and Tract 2, Plat Book 117, Page 67, Orange County Registry) and said existing railroad spike being the southeast corner of Nadine R. Wilson Heirs (see Lot 1 Plat Book 79, Page 194 and remainder area shown on Plat Book 115, Page 86 Orange County Registry) and said existing railroad spike being in the existing Mebane Corporate Limits line; thence proceeding along the existing Mebane Corporate Limits line and the centerline of Ben Wilson Road along five (5) courses as follows: (1) N. 26°46'29" W. 690.18' to a point, (2) N. 26°46'29" W. 118.24' to a point, (3) a curve to the right having a radius of 3640.46, an arc length of 548.64', chord bearing and distance N. 22°26'57" W. 548.12' to a point, (4) N. 18°07'55" W. 387.09' to a point and (5) a curve to the right having a radius of 2645.15', an arc length of 337.71', chord bearing and distance N. 14°33'46" W. 337.48' to a point; thence leaving the centerline of Ben Wilson Road and continuing along the existing Mebane Corporate Limits line N. 82°17'18" E. 29.77' to an existing iron pin in the east right of way line of Ben Wilson Road at the southwest corner of Jane & Ben Wilson, Jr. Family LLC (see Deed Book 5334, Page 171 and Tract Two Plat Book 71, Page 32, Orange County Registry); thence leaving the east right of way line of Ben Wilson Road and the existing Mebane Corporate Limits line and proceeding along the new Mebane Corporate Limits line with the south line of Jane & Ben Wilson, Jr. Family LLC along two (2) courses as follows: (1) N. 81°52'11" E. 748.12' to an existing iron pin and (2) N. 81°52'11" E. 50.00' to a 41" diameter poplar tree at the northwest corner of Wendy Louise Heath (see Deed Book 3877, Page 39 and Tract 1 Plat Book 85, Page 104 Orange County Registry); thence continuing along the new Mebane Corporate Limits line with the west line of Heath S. 27°41'59" E. 522.36' to a point in the centerline of Haw Creek at the northeast corner of Dalton J. Holland and Dillon C. Holland (see Deed Book 6076, Page 413 and Tract One, Plat Book 115, Page 86, Orange County Registry); thence continuing along the new Mebane Corporate Limits line and the centerline of Haw Creek along seven (7) courses with the north line of Holland as follows: (1) S. 79°29'24" W. 33.08' to a point, (2) S. 33°56'34" W. 45.71' to a point, (3) S. 70°22'53" W. 33.09' to a point, (4) S. 52°10'51" W. 77.56' to a point, (5) S. 33°05'54" W. 38.42' to a point, (6) S. 27°12'01" W. 54.23' to a point and (7) S. 38°22'58" W. 62.11' to a point; thence leaving the centerline of Haw Creek and continuing along the new Mebane Corporate Limits line along six (6) courses with the west lines of Holland as follows: (1) S. 01°43'09" E. 27.58' to an existing iron pin, (2) S. 01°43'09" E. 305.84' to an existing iron pin, (3) S. 08°11'43" W. 201.91'

to an existing iron pin, (4) S. 29°57'50" E. 271.44' to an existing iron pin, (5) S. 29°55'50" E. 166.11' to an existing iron pin and (6) S. 29°56'41" E. 203.78' to an existing iron pin in the north right of way line of Bowman Road; thence leaving the north right of way line of Bowman Road and continuing along the new Mebane Corporate Limits line S. 29°56'41" E. 30.75' to a point in the centerline of Bowman Road; thence continuing along the new Mebane Corporate Limits line and the centerline of Bowman Road along a curve to the left having a radius of 918.00' an arc length of 153.67', chord bearing and distance N. 42°42'39" E. 153.50' to a point in the north line of Daniel J. Wilson; thence leaving the centerline of Bowman Road and continuing along the new Mebane Corporate Limits line with the north line of Wilson S. 29°37'29" W. 212.09' to an existing iron pin in the north line of Kathryn A. Coombs (see Deed Book 6239, Page 374 and Tract 2, Plat Book 117, Page 67, Orange County Registry); thence continuing along the new Mebane Corporate Limits line with the north line of Coombs S. 66°31'20" W. 397.72' to the point and place of BEGINNING, and being all of a contiguous City of Mebane Annexation area, containing 27.5213 acres, or 0.0430 square miles, more or less, as shown on a plat of survey entitled "Final Plat of Contiguous Voluntary Annexation for City of Mebane Corporate Limits Extension" as prepared by Brantley W. Wells., NC PLS #4544, dated April 30th, 2021, Summit Design and Engineering Services Project No. 20-0089 to which plat reference is hereby made for a more particular description of same.

Section 3. Notice of the public hearing shall be published once in the Mebane Enterprise, a newspaper having general circulation in the City of Mebane, at least ten (10) days prior to the date of the public hearing.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk



AGENDA ITEM #4E

Final Plat for the Major Subdivision
"The Meadows, Phase 3A"

REAPPROVAL

Presenter

Cy Stober, Development Director

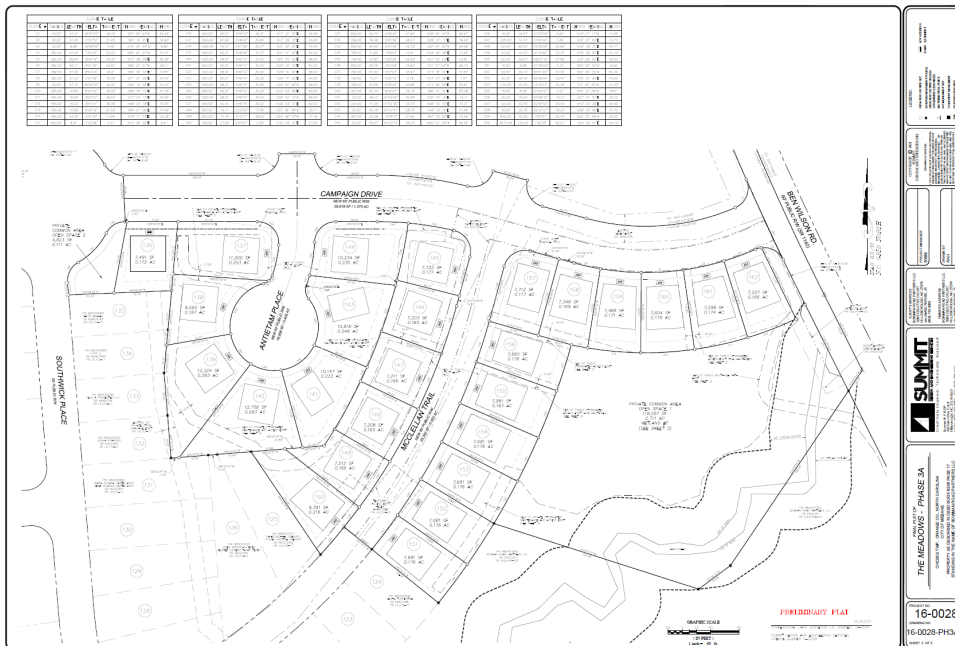
Applicant

Bowman Road Partners, LLC
320 Executive Court
Hillsborough, NC 27278

Public Hearing

Yes No

Final Plat



Property

The Meadows (Townhomes), Mebane, Orange Co.

GPIN
9824338178

Proposed Zoning

N/A

Current Zoning

R-12

Size

+/- 10.277 ac

Surrounding Zoning

R-12 & AR (Orange Co.)

Surrounding Land Uses

Vacant, Single-Family Residential

Utilities

Provided by Developer

Floodplain

No

Watershed

No

City Limits

Yes

Summary

Bowman Road Partners, LLC, is requesting approval of the Final Plat for the major subdivision “The Meadows, Phase 3A” (approved by the Mebane City Council for rezoning to R-12 and a special use as a Planned Unit Development 02/01/2016). This Final Plat is for a +/-10.277-acre area and will create 26 single-family lots totaling +/-5.064 acres; +/-2.822 ac of open space and recreation area that will largely be for a constructed wetland; and +/-2.391 ac of public right of way. **This plat was approved by the City Council at the May 3, 2021, meeting. Site development was delayed due to wet weather.**

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plan to reflect its comments. All infrastructure must be completed and approved to meet the City of Mebane Specifications. All infrastructure not completed shall be bonded or a letter of credit provided prior to recordation.

Financial Impact

The developer has extended utilities at his own expense. The action will generate 55 new residential lots within the City of Mebane that generate tax revenues and require municipal services.

Recommendation

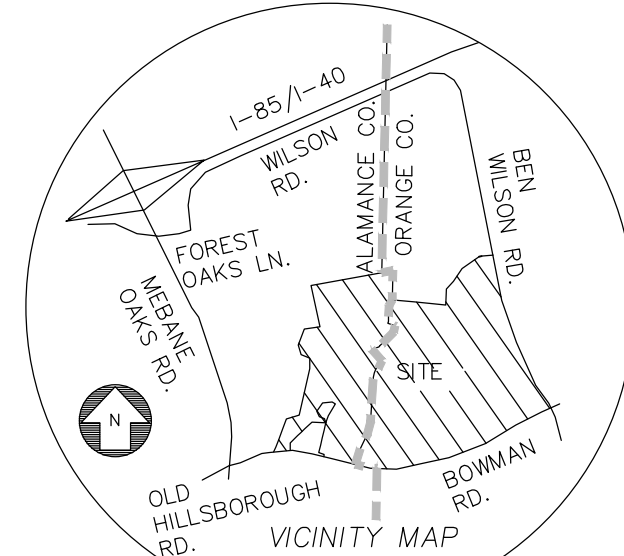
Staff recommends approval of the Final Plat.

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat



CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL AND ACCEPTANCE OF DEDICATION

I, _____ THE CITY CLERK OF MEBANE, NORTH CAROLINA, DO CERTIFY THAT THE CITY OF MEBANE APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHT-OF-WAY AND PUBLIC PARKS SHOWN THEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, UNLESS, IN THE OPINION OF THE CITY COUNCIL OF THE CITY OF MEBANE, IT IS IN THE PUBLIC INTEREST TO DO SO.

DATE _____ CITY CLERK _____

STATE OF NORTH CAROLINA ORANGE COUNTY

I, _____ REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

REVIEW OFFICER _____ DATE OF CERTIFICATION _____

CERTIFICATE OF PRELIMINARY MAJOR SUBDIVISION PLAT APPROVAL

I HEREBY CERTIFY THAT THE CITY OF MEBANE PLANNING BOARD APPROVED ON THE DAY OF _____ THE PRELIMINARY PLAT OF SUBDIVISION AS SHOWN ON THIS PLAT. PRELIMINARY PLAT APPROVAL IS VALID FOR A PERIOD OF 12 MONTHS FROM THE ABOVE DATE OR AS ESTABLISHED UNDER THE VESTED RIGHTS PROCEDURES, IF APPLICABLE.

PLANNING DIRECTOR _____ DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP, HAVING ACQUIRED TITLE TO IT BY DEED(S) RECORDED IN THE ALAMANCE/ORANGE COUNTY, NORTH CAROLINA REGISTER OF DEEDS OTHERWISE AS SHOWN BELOW AND THAT BY DEED OF THIS PLAT OR MAP FOR APPROVAL, I/AE DO DEDICATE TO THE CITY OF MEBANE FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY AND PARKS SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES AND REGULATIONS OR CONDITIONS OF THE CITY OF MEBANE FOR THE BENEFIT OF THE PUBLIC, THIS DEDICATION SHALL BE IRREVOCABLE. ALSO, ALL PRIVATE STREETS SHOWN ON THIS MAP, IF ANY, ARE TO BE AVAILABLE FOR PUBLIC USE.

PROVIDED, HOWEVER, THE "COMMON ELEMENTS" SHOWN HEREON EXPRESSLY ARE NOT DEDICATED HEREBY FOR PUBLIC USE, BUT ARE TO BE CONVEYED BY _____ TO _____ HOMEOWNERS ASSOCIATION, INC. FOR THE USE AND ENJOYMENT OF THE MEMBERS THEREOF PURSUANT TO THE TERMS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR _____ RECORDED IN BOOK _____ PAGE _____ COUNTY RECORDS, THE TERMS AND PROVISIONS OF WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE.

BY THE RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO A UTILITY AND THE CITY OF MEBANE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RIGHTS-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS, AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE "COMMON ELEMENTS" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND UPON SAID "COMMON ELEMENTS" FOR THE PURPOSE OF MAINTAINING AND SERVING WIRES, LINES, CONDUITS, AND PIPES.

BOOK NUMBER _____ PAGE NUMBER _____

SIGNATURE(S) _____

_____, COUNTY, NORTH CAROLINA

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE SIGNED THE FOREGOING DOCUMENT:

DATE _____ NAME(S) OF PRINCIPAL(S) _____

OFFICIAL SIGNATURE OF NOTARY _____

NAME _____ NOTARY PUBLIC NOTARY'S PRINTED

MY COMMISSION EXPIRES: _____

NOTE "A"
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.

NOTE "B"
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.

NOTE "C"
ALL DISTANCES ARE HORIZONTAL GROUND AND AREA BY COORDINATE COMPUTATION.

NOTE "D"
THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY BE OTHER DOCUMENTS OR RECORD WHICH COULD AFFECT THIS PROPERTY.

NOTE "E"
EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

NOTE "F"
WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL OR STATE OR LOCAL AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. BARRIERS BUTTERS AND OTHER RESTRICTIONS ON DEVELOPMENT MAY BE REQUIRED.

NOTE "G"
PORTIONS OF THIS PROPERTY IS LOCATED IN A HAZARDOUS FLOOD ZONE AS SHOWN ON FEMA FIRM NUMBER 1708840K, EFFECTIVE DATE 2/2/2007. FLOOD ZONES OR BASE FLOOD ELEVATIONS WERE NOT INVESTIGATED DURING THIS SURVEY.

NOTE "H"
NO NCMS MONUMENTS WERE FOUND WITHIN 2000' OF THIS SITE.

NOTE "I"
SEE PLAT "FINAL PLAT OF THE MEADOWS - PHASE 2A" BY THOMAS TELLUP, PLS DATED OCTOBER 22, 2019, AND RECORDED IN PB 121/13-17, ORANGE COUNTY.

NOTE "J"
SEE PLAT "FINAL PLAT OF THE MEADOWS - PHASE 1C" BY BRANTLEY W. WELLS, PLS DATED JANUARY 31, 2019, AND RECORDED IN PB 119/185, ORANGE COUNTY.

NOTE "K"
SEE PLAT "FINAL PLAT OF CORRECTION FOR LOT 87-100 & OPEN SPACE 1C" "THE MEADOWS - PHASE 1A" BY BRANTLEY W. WELLS, PLS, DATED OCTOBER 19, 2017, AND RECORDED IN PB 78/481, ALAMANCE COUNTY AND RECORDED IN PB 117/182, ORANGE COUNTY BY BRANTLEY W. WELLS, PLS, DATED OCTOBER 18, 2017.

NOTE "L"
SEE PLAT "FINAL PLAT - BOUNDARY SUBDIVISION SURVEY FOR THE MEADOWS" BY WILLIAM H. MCCARTHY, JR., PLS, DATED JULY 6 2016, AND RECORDED IN PB 77/471, ALAMANCE COUNTY; PB 116/2, ORANGE COUNTY.

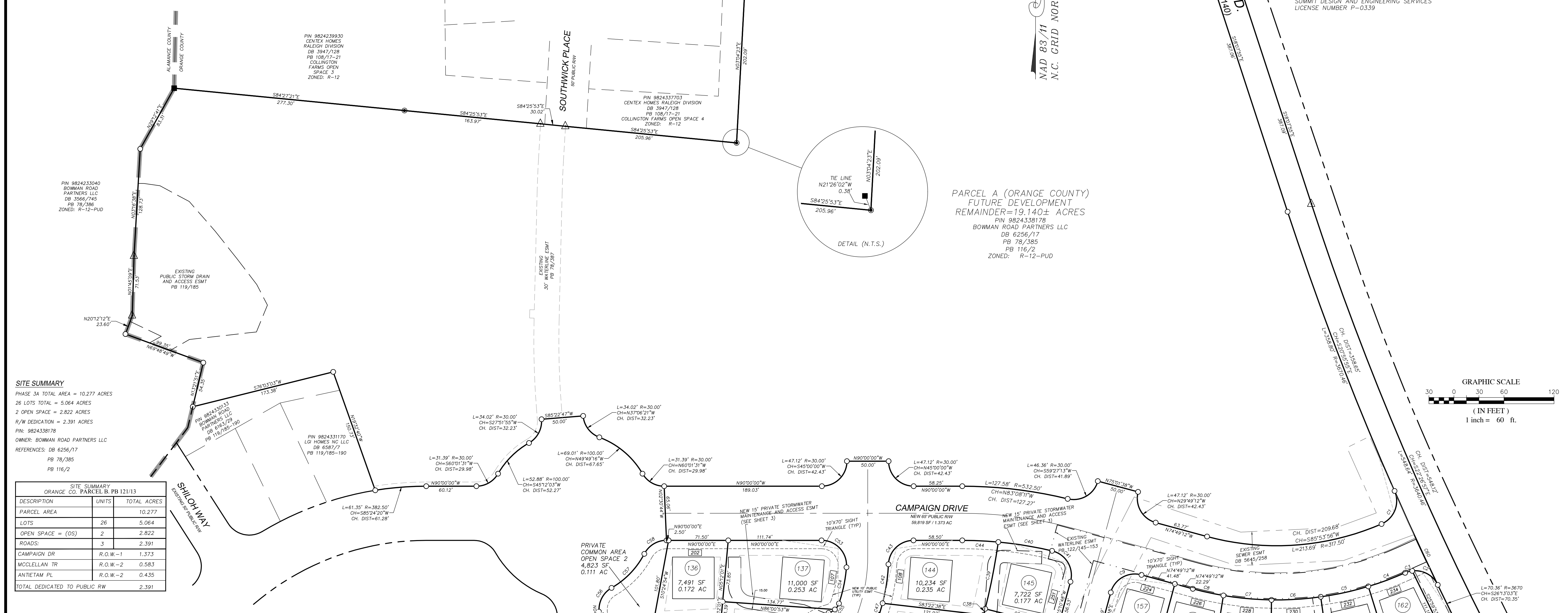
NOTE "M"
SEE PLAT "BOUNDARY SURVEY HOUSTON, LTD" BY JEFFERY S. SMITH, PLS, DATED SEPTEMBER 11 2007, AND RECORDED IN PB 102/158, ORANGE COUNTY; PB 72/124, ALAMANCE COUNTY.

NOTE "N"
SEE PLAT "ALAMANCE & ORANGE COUNTY LINE" BY ROBERT S. JONES, PLS, DATED JUNE 1 2012, AND RECORDED IN PB 110/52, ORANGE COUNTY; PB 75/167, ALAMANCE COUNTY.

NOTE "O"
THE MULTUSE PATH IS TO BE CONSTRUCTED TO CITY OF MEBANE STANDARDS AND COVERED BY A PUBLIC EASEMENT. CITY OF MEBANE ACCEPTANCE OF THE MULT-USE PATH AND ITS CONTINUAL MAINTENANCE WILL NOT BEGIN UNTIL ALL WORK IS COMPLETED IN ALL PHASES SUCH THAT THE MULTUSE PATH FORMS A COMPLETED NETWORK (WITH THE INTERNAL ROADWAY AND SIDEWALK SYSTEM AND BEING EXTENDED TO EXISTING PERMETER STATE ROADS AND OTHER PROPERTIES AS SHOWN AND APPROVED ON THE PRELIMINARY PLAT ALL SUBJECT TO MEBANE APPROVED REVISIONS).

NOTE "P"
SEE CITY OF MEBANE PLANNING DEPARTMENT FOR APPROVED SOIL AND EROSION CONTROL PLAN.

NOTE "Q"
POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES IN SWALES AND AWAY FROM BUILDINGS.



SITE SUMMARY

PHASE 3A TOTAL AREA = 10.277 ACRES
26 LOTS TOTAL = 5.064 ACRES
2 OPEN SPACE = 2.822 ACRES
R/W DEDICATION = 2.391 ACRES
PIN: 9824338178
OWNER: BOWMAN ROAD PARTNERS LLC
REFERENCES: DB 6256/17
PB 78/385
PB 116/2

DESCRIPTION	UNITS	TOTAL ACRES
PARCEL AREA		10.277
LOTS	26	5.064
OPEN SPACE = (OS)	2	2.822
ROADS:	3	2.391
CAMPAIGN DR	R.O.W.-1	1.373
MCCLELLAN TR	R.O.W.-2	0.583
ANTIETAM PL	R.O.W.-2	0.435
TOTAL DEDICATED TO PUBLIC RW		2.391

CERTIFICATE OF OF SURVEY AND ACCURACY

I, BRANTLEY W. WELLS, PLS, L-4544, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6627, PAGE 2024, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH NCSS 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 27TH DAY OF APRIL, A.D., 2021.

SURVEYOR _____
REGISTRATION NUMBER _____

CERTIFICATE OF PURPOSE OF PLAT

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

SURVEYOR _____
DATE _____

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:

G.S. 47-30 (F)(11)(A). THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
I, BRANTLEY W. WELLS, PLS, L-4544, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK/PAGE; (AS NOTED HEREON) OR OTHER REFERENCE SOURCE; (AS NOTED HEREON)); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED IN A BOLD LINE TYPE AS DRAWN FROM INFORMATION IN BOOK/PAGE; (AS NOTED HEREON) OR OTHER REFERENCE SOURCE; (AS NOTED HEREON); AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56, 1600). THIS MAP WAS DRAWN IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 27TH DAY OF APRIL, 2021.

PRELIMINARY PLAT FOR 2ND REVIEW 04/27/2021

PROFESSIONAL LAND SURVEYOR LIC. NUMBER L-4544
SUMMIT DESIGN AND ENGINEERING SERVICES
LICENSE NUMBER P-0339

LEGEND:
 LOT ADDRESS
 EASEMENT
 IRON ROD OR PIPE SET
 EXISTING MONUMENT FOUND
 IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
 NO MONUMENT SET
 CONCRETE MONUMENT
 EXISTING IRON PIPE
 RIGHT OF WAY

COPYRIGHT © 2021 SUMMIT DESIGN AND ENGINEERING
 DRAWING ALTERNATION
 IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT IN ANY MANNER, IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

CLIENTS ADDRESS:
BOWMAN ROAD PARTNERS LLC
HILLSBOROUGH, NC 27278
JAMES PARKER, JR.
(919) 732-3885

OWNERS ADDRESS:
BOWMAN ROAD PARTNERS LLC
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278
JAMES PARKER, JR.
(919) 732-3885

1 SUMMIT DESIGN AND ENGINEERING SERVICES
 Creatively Inspired - Technically Executed
 License # P-0339
 320 Executive Court
 Hillsborough, NC 27278-8551
 (919) 732-3885
 www.summit1.com

FINAL PLAT OF THE MEADOWS - PHASE 3A
 CHEEKS TWP, ORANGE CO., NORTH CAROLINA
 CITY OF MEBANE
 PROPERTY AS DESCRIBED IN DEED BOOK 6256 PAGE 17
 STANDING IN THE NAME OF BOWMAN ROAD PARTNERS LLC

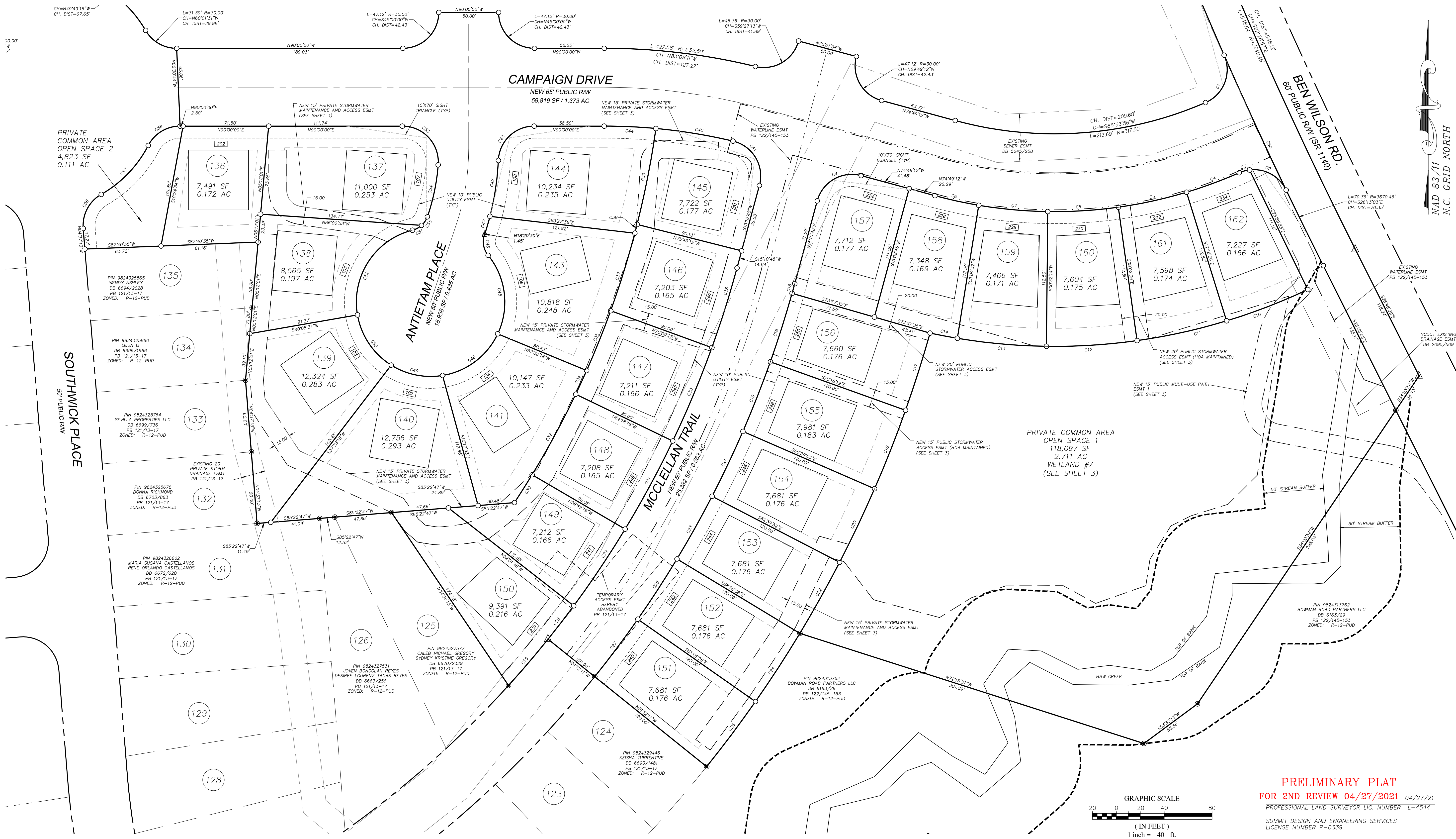
PROJECT NO. **16-0028**
 DRAWING NO. **16-0028-PH3A**
 SHEET 1 OF 3

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	30.00'	47.31'	90°21'00"	30.18'	S21° 26' 33"W	42.56'
C2	30.00'	37.24'	71°07'51"	21.45'	S61° 14' 01"E	34.90'
C3	30.00'	8.89'	16°58'58"	4.48'	S74° 42' 34"W	8.86'
C4	382.50'	47.04'	7°02'45"	23.55'	S69° 44' 27"W	47.01'
C5	382.50'	58.44'	8°45'16"	29.28'	N77° 38' 28"E	58.39'
C6	382.50'	59.17'	8°51'49"	29.65'	S86° 27' 01"W	59.11'
C7	382.50'	57.90'	8°40'24"	29.01'	S84° 46' 53"E	57.85'
C8	382.50'	37.55'	5°37'29"	18.79'	S77° 37' 56"E	37.54'
C9	30.00'	47.12'	90°00'00"	30.00'	N60° 10' 48"E	42.43'
C10	495.00'	72.82'	8°25'45"	36.48'	N68° 55' 15"E	72.76'
C11	495.00'	76.64'	8°52'15"	38.40'	N77° 34' 15"E	76.56'
C12	495.00'	76.00'	8°47'51"	38.08'	N86° 24' 18"E	75.93'
C13	495.00'	74.83'	8°39'42"	37.49'	S84° 51' 56"E	74.76'
C14	495.00'	23.18'	2°41'00"	11.59'	S79° 11' 35"E	23.18'
C15	900.00'	8.41'	0°32'08"	4.21'	N15° 26' 52"E	8.41'

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C16	900.00'	60.01'	3°49'12"	30.01'	N17° 37' 32"E	59.99'
C17	1020.00'	67.66'	3°48'02"	33.84'	N17° 39' 15"E	67.65'
C18	1020.00'	70.51'	3°57'39"	35.27'	N21° 32' 05"E	70.50'
C19	900.00'	62.51'	3°58'46"	31.27'	N21° 31' 32"E	62.50'
C20	1020.00'	68.01'	3°49'14"	34.02'	N25° 25' 32"E	68.00'
C21	900.00'	60.01'	3°49'14"	30.02'	N25° 25' 32"E	60.00'
C22	1020.00'	68.01'	3°49'14"	34.02'	N29° 14' 45"E	68.00'
C23	900.00'	60.01'	3°49'14"	30.02'	N29° 14' 45"E	60.00'
C24	1020.00'	68.01'	3°49'14"	34.02'	S33° 03' 59"W	68.00'
C25	900.00'	60.01'	3°49'14"	30.02'	N33° 03' 59"E	60.00'
C26	1020.00'	68.01'	3°49'14"	34.02'	S36° 53' 12"W	68.00'
C27	900.00'	60.01'	3°49'14"	30.02'	N36° 53' 12"E	60.00'
C28	850.00'	35.11'	2°22'00"	17.56'	S37° 36' 49"W	35.11'
C29	850.00'	77.19'	5°12'11"	38.62'	S33° 49' 43"W	77.16'
C30	760.00'	27.60'	2°04'51"	13.80'	N32° 22' 41"E	27.60'

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C31	850.00'	83.70'	5°38'32"	41.89'	S28° 24' 22"W	83.67'
C32	760.00'	76.48'	5°45'56"	38.27'	N28° 27' 17"E	76.45'
C33	850.00'	84.60'	5°42'09"	42.33'	S22° 44' 02"W	84.56'
C34	760.00'	21.82'	1°38'43"	10.91'	N24° 44' 58"E	21.82'
C35	760.00'	53.82'	4°03'26"	26.92'	N21° 53' 53"E	53.81'
C36	850.00'	69.76'	4°42'09"	34.90'	S17° 51' 53"W	69.74'
C37	760.00'	67.90'	5°07'07"	33.97'	N17° 18' 37"E	67.87'
C38	760.00'	7.57'	0°34'15"	3.79'	N14° 27' 56"E	7.57'
C39	760.00'	81.65'	6°09'20"	40.86'	N11° 06' 09"E	81.61'
C40	467.50'	65.34'	8°00'27"	32.72'	S80° 41' 31"E	65.28'
C41	30.00'	48.10'	91°52'06"	30.99'	S30° 45' 15"E	43.11'
C42	225.00'	47.29'	12°02'36"	23.73'	N08° 33' 32"E	47.21'
C43	30.00'	45.79'	87°27'41"	28.70'	N46° 16' 10"E	41.48'
C44	467.50'	43.28'	5°18'15"	21.66'	S87° 20' 52"E	43.26'
C45	62.00'	69.67'	64°23'14"	39.03'	N06° 57' 09"W	66.06'

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C46	18.00'	18.03'	57°22'58"	9.85'	N10° 27' 17"W	17.28'
C47	225.00'	14.77'	3°45'40"	7.39'	N16° 27' 40"E	14.77'
C48	62.00'	60.02'	55°28'06"	32.60'	N52° 58' 31"E	57.71'
C49	62.00'	44.70'	41°18'46"	23.37'	S78° 38' 02"E	43.74'
C50	62.00'	52.07'	48°07'14"	27.68'	S33° 55' 02"E	50.55'
C51	18.00'	8.68'	27°38'03"	4.43'	S62° 00' 35"W	8.60'
C52	62.00'	92.72'	85°41'02"	57.50'	S32° 59' 05"W	84.32'
C53	30.00'	49.46'	94°28'04"	32.44'	S42° 45' 58"E	44.05'
C54	175.00'	44.45'	14°33'12"	22.35'	S11° 44' 32"W	44.33'
C55	18.00'	8.76'	27°52'51"	4.47'	S34° 15' 08"W	8.67'
C56	30.00'	34.02'	64°58'16"	19.10'	N27° 51' 55"E	32.23'
C57	100.00'	57.45'	32°54'50"	29.54'	N43° 53' 38"E	56.66'
C58	30.00'	32.76'	62°33'47"	18.23'	N58° 43' 06"E	31.15'
C59	850.00'	50.92'	3°25'57"	25.47'	S40° 30' 48"W	50.92'
C60	3670.46'	124.02'	1°56'09"	62.01'	S24° 42' 01"E	124.01'



LEGEND:

- LOT ADDRESS
- IRON ROD OR PIPE SET
- △ EXISTING MONUMENT FOUND, OTHER WISE DESCRIBED
- EXISTING MONUMENT
- CONCRETE MONUMENT
- ▣ EXISTING IRON PIPE
- ▭ RIGHT OF WAY

COPYRIGHT © 2021
SUMMIT
 DESIGN AND ENGINEERING
 DRAWING ALTERNATION
 IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE, TRANSMIT, OR OTHERWISE DISSEMINATE THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF SUMMIT DESIGN AND ENGINEERING SERVICES. ANY ALTERATION TO THIS DOCUMENT IS THE RESPONSIBILITY OF THE USER.

CLIENT'S ADDRESS:
 BOWMAN ROAD PARTNERS LLC
 320 EXECUTIVE COURT
 HILLSBOROUGH, NC 27278
 CO: JAMES PARKER, JR.
 (919) 732-3885

OWNER'S ADDRESS:
 BOWMAN ROAD PARTNERS LLC
 320 EXECUTIVE COURT
 HILLSBOROUGH, NC 27278
 CO: JAMES PARKER, JR.
 (919) 732-3885

PROJECT MANAGER:
 BMM

CREATED BY:
 RAH

SUMMIT
 DESIGN AND ENGINEERING SERVICES
 Creatively Inspired - Technically Executed
 320 Executive Court
 Hillsborough, NC 27278-8351
 (919) 732-3885
 www.summitdesign.com

FINAL PLAT OF
THE MEADOWS - PHASE 3A
 CHEEK'S TWP., ORANGE CO., NORTH CAROLINA
 CITY OF MEDIANE
 PROPERTY AS DESCRIBED IN DEED BOOK 6258 PAGE 17
 STANDING IN THE NAME OF BOWMAN ROAD PARTNERS LLC

PROJECT NO.
16-0028

DRAWING NO.
16-0028-PH3A

SHEET 2 OF 3

PRELIMINARY PLAT
FOR 2ND REVIEW 04/27/2021 04/27/21
 PROFESSIONAL LAND SURVEYOR LIC. NUMBER L-4544
 SUMMIT DESIGN AND ENGINEERING SERVICES
 LICENSE NUMBER P-0339

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
SDC100	382.50'	10.00'	1°29'53"	5.00'	N82° 46' 02"E	10.00'
SDC101	382.50'	10.00'	1°29'53"	5.00'	N81° 16' 09"E	10.00'
SDC102	1020.00'	51.17'	2°52'27"	25.59'	N24° 57' 09"E	51.16'
SDC103	1020.00'	63.07'	3°32'35"	31.55'	N21° 44' 37"E	63.06'
SDC104	900.00'	8.29'	0°31'39"	4.14'	N19° 47' 58"E	8.29'
SDC105	900.00'	6.71'	0°25'39"	3.36'	N19° 19' 19"E	6.71'
SDC106	1020.00'	53.85'	3°01'29"	26.93'	N17° 37' 02"E	53.84'
SDC107	900.00'	6.25'	0°23'52"	3.13'	N16° 18' 24"E	6.25'
SDC108	900.00'	8.41'	0°32'08"	4.21'	N15° 26' 52"E	8.41'
SDC109	495.00'	9.91'	1°08'49"	4.95'	S88° 37' 22"E	9.91'
SDC110	495.00'	66.00'	7°38'24"	33.05'	N86° 59' 01"E	65.95'
SDC111	850.00'	11.93'	0°48'16"	5.97'	N19° 28' 49"E	11.93'
SDC112	850.00'	3.08'	0°12'28"	1.54'	N19° 59' 11"E	3.08'
SDC113	307.08'	73.19'	1°39'22"	36.77'	N47° 13' 50"E	73.02'
SDC114	128.66'	46.78'	2°05'02"	23.65'	N84° 21' 39"E	46.53'

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
SDC115	20.81'	5.58'	15°21'21"	2.81'	S89° 17' 45"E	5.56'
SDC116	71.06'	37.75'	30°26'14"	19.33'	N60° 51' 29"E	37.31'
SDC117	78.26'	16.49'	12°04'18"	8.27'	N09° 50' 30"E	16.46'
SDC118	19.40'	28.69'	84°43'57"	17.70'	S49° 33' 28"W	26.15'
SDC119	4.40'	6.22'	81°00'23"	3.76'	S51° 25' 15"W	5.72'
SDC120	93.26'	20.07'	12°19'42"	10.07'	N09° 58' 12"E	20.03'
SDC121	62.00'	20.22'	18°41'05"	10.20'	S63° 50' 21"W	20.13'
SDC122	28.52'	40.01'	80°22'49"	24.09'	S40° 23' 10"E	36.80'
SDC123	13.52'	18.89'	80°04'13"	11.36'	S40° 18' 37"E	17.39'
SDC124	62.00'	2.86'	2°38'43"	1.43'	S74° 30' 15"W	2.86'

LINE TABLE		
LINE #	LENGTH	DIRECTION
SDL100	112.53'	S08°02'06"E
SDL101	122.26'	N73°03'11"E
SDL102	61.17'	S12°07'40"W
SDL103	90.80'	S08°34'50"W
SDL104	34.46'	S45°13'47"W
SDL105	32.51'	S72°40'03"W
SDL106	18.73'	S63°24'45"W
SDL107	32.76'	S32°07'45"W
SDL108	22.47'	S08°49'44"W
SDL109	44.48'	S70°36'38"W
SDL110	30.84'	N61°17'10"W
SDL111	48.09'	S89°48'35"W
SDL113	30.47'	S70°48'13"W
SDL114	31.23'	S58°13'37"W
SDL115	57.13'	N74°56'20"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
SDL116	40.30'	N37°45'59"W
SDL117	12.98'	N74°39'35"W
SDL118	65.39'	S25°42'46"W
SDL119	69.64'	S33°41'30"W
SDL120	54.61'	S36°18'32"W
SDL121	15.00'	N53°41'28"W
SDL122	54.26'	N36°18'32"E
SDL123	68.25'	N33°41'30"E
SDL124	76.84'	N25°42'46"E
SDL125	25.48'	S74°39'35"E
SDL126	120.01'	N70°42'38"W
SDL127	120.00'	S70°42'38"W
SDL128	120.04'	N73°57'35"W
SDL129	5.34'	N15°07'48"E
SDL130	207.07'	S73°57'35"E

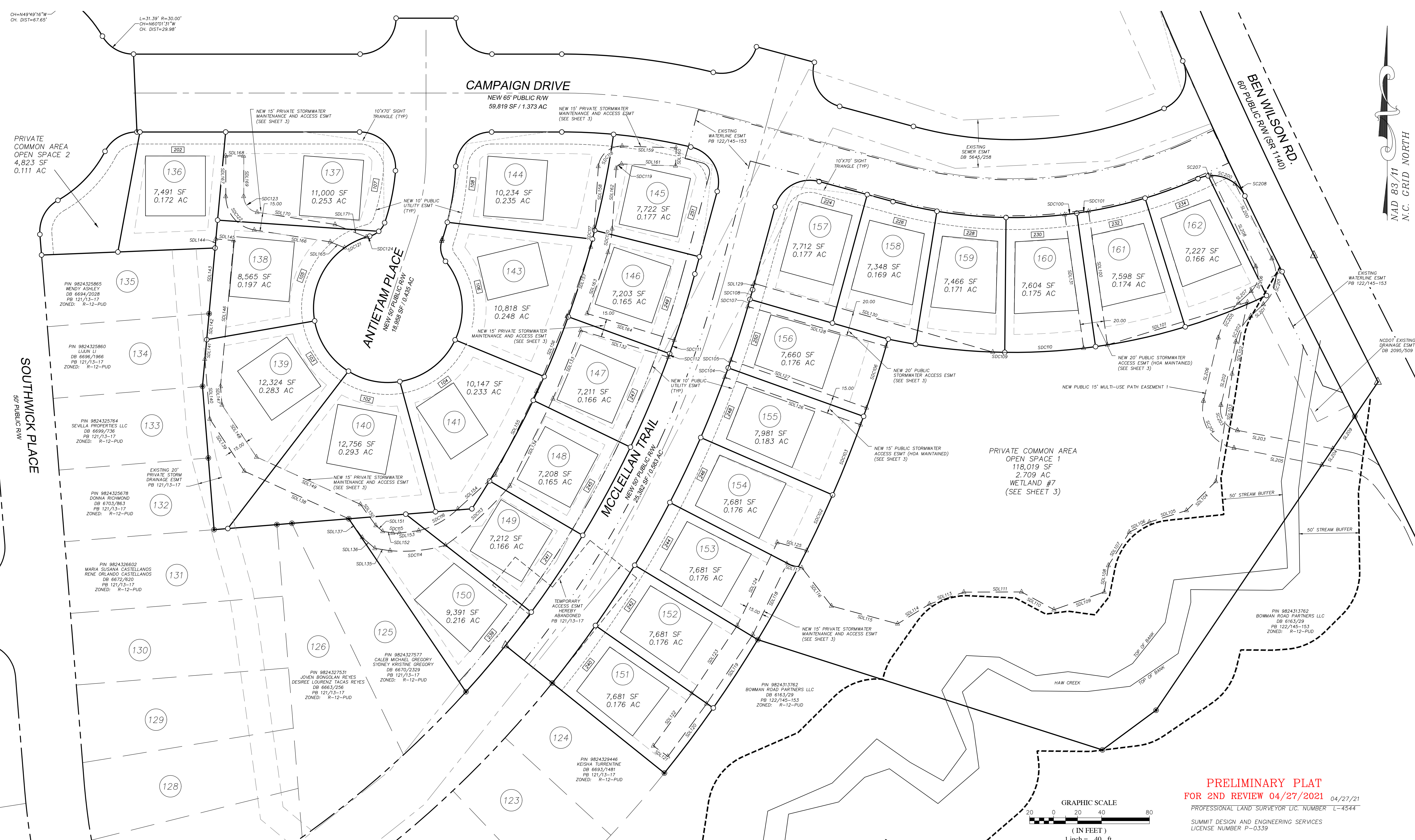
LINE TABLE		
LINE #	LENGTH	DIRECTION
SDL131	112.53'	N08°02'06"W
SDL132	76.41'	N73°02'29"W
SDL133	61.48'	S22°07'15"W
SDL134	81.12'	S26°18'31"W
SDL135	12.89'	N81°14'12"W
SDL136	13.90'	N49°08'55"W
SDL137	19.24'	N35°52'17"W
SDL138	95.77'	N65°29'09"W
SDL139	52.22'	N33°29'49"W
SDL140	50.13'	N04°37'13"W
SDL141	16.27'	N05°12'01"E
SDL142	21.80'	N05°12'01"E
SDL143	55.00'	N05°12'01"E
SDL144	7.63'	N05°12'01"E
SDL145	15.00'	S84°47'59"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
SDL146	122.23'	N05°12'01"E
SDL147	15.44'	S04°37'13"E
SDL148	52.12'	N33°29'49"W
SDL149	95.43'	N65°29'09"W
SDL150	21.46'	N35°52'17"W
SDL151	7.84'	N49°08'55"W
SDL152	8.54'	N81°14'12"W
SDL153	16.22'	S83°01'35"W
SDL154	42.07'	S47°44'36"W
SDL155	77.97'	S26°18'53"W
SDL156	67.52'	S22°07'15"W
SDL157	61.20'	S18°55'58"W
SDL158	51.08'	S03°48'21"W
SDL159	45.10'	N88°04'33"W
SDL160	15.00'	N01°55'27"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
SDL161	45.10'	S88°04'33"E
SDL162	50.48'	N03°48'21"E
SDL163	54.03'	N18°55'58"E
SDL164	76.19'	N73°02'29"W
SDL165	12.93'	N67°59'11"W
SDL166	64.13'	N81°05'12"W
SDL167	33.80'	N00°01'14"W
SDL168	15.00'	N89°58'46"E
SDL169	33.77'	S00°01'14"E
SDL170	65.78'	S81°05'12"E
SDL171	28.08'	S67°59'11"E

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
SC200	30.00'	21.62'	41°17'35"	11.30'	N71° 20' 25"W	21.16'
SC201	32.50'	41.65'	73°25'40"	24.24'	N10° 31' 43"E	38.86'
SC202	42.50'	25.27'	34°04'12"	13.02'	S30° 12' 27"W	24.90'
SC203	17.50'	28.19'	92°16'48"	18.21'	S32° 58' 03"E	25.24'
SC204	32.50'	52.34'	92°16'48"	33.82'	S32° 58' 03"E	46.87'
SC205	57.50'	34.19'	34°04'12"	17.62'	S30° 12' 27"W	33.69'
SC206	17.50'	22.43'	73°25'40"	13.05'	N10° 31' 43"E	20.92'
SC207	30.00'	2.52'	4°48'45"	1.26'	S85° 36' 26"W	2.52'
SC208	30.00'	13.10'	25°01'31"	6.66'	N38° 10' 52"W	13.00'

LINE TABLE		
LINE #	LENGTH	DIRECTION
SL200	69.55'	N26°11'07"W
SL202	54.21'	N13°10'21"E
SL203	81.01'	N79°06'28"W
SL204	16.32'	S34°03'54"W
SL205	74.59'	N79°06'28"W
SL206	54.21'	N13°10'21"E
SL207	14.33'	N47°14'33"E
SL208	84.47'	N26°11'07"W
SL209	32.56'	S34°03'54"W



LEGEND:
 ○ LOT ADDRESS
 ● IRON ROD OR PIPE SET
 △ EXISTING MONUMENT FOUND
 ■ EXISTING MONUMENT
 ▽ EXISTING MONUMENT FOUND
 ○ IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
 △ EXISTING MONUMENT UNLESS OTHERWISE DESCRIBED
 ■ CONCRETE MONUMENT
 ▽ EXISTING IRON PIPE
 ○ RIGHT OF WAY

COPYRIGHT © 2021 SUMMIT DESIGN AND ENGINEERING SERVICES
 DRAWING ALTERNATION
 IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THIS DOCUMENT IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. ANY ALTERATION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE DESIGNER.

CLIENT'S ADDRESS:
 BOWMAN ROAD PARTNERS LLC
 HILLSBOROUGH, NC 27278
 CO: JAMES PARKER, JR.
 (919) 732-5885

OWNER'S ADDRESS:
 BOWMAN ROAD PARTNERS LLC
 HILLSBOROUGH, NC 27278
 CO: JAMES PARKER, JR.
 (919) 732-5885

PROJECT MANAGER:
 BWW

DRAWN BY:
 RAH

CREATIVELY INSPIRED - TECHNICALLY EXECUTED
SUMMIT DESIGN AND ENGINEERING SERVICES
 320 Executive Court
 Hillsborough, NC 27278-8351
 Phone: (919) 732-6266
 Fax: (919) 732-6266
 www.summitdesign.com

FINAL PLAT OF THE MEADOWS - PHASE 3A
 CHEEK'S TWP., ORANGE CO., NORTH CAROLINA
 CITY OF MEGANE
 PROPERTY AS DESCRIBED IN DEED BOOK 6256 PAGE 17
 STANDING IN THE NAME OF BOWMAN ROAD PARTNERS LLC

PROJECT NO. 16-0028
DRAWING NO. 16-0028-PH3A
 SHEET 3 OF 3

PRELIMINARY PLAT FOR 2ND REVIEW 04/27/2021
 04/27/21
 PROFESSIONAL LAND SURVEYOR LIC. NUMBER L-4544
 SUMMIT DESIGN AND ENGINEERING SERVICES
 LICENSE NUMBER P-0339



AGENDA ITEM #5

Resolution Supporting an Application to the Local Government Commission for Revenue Bonds

Meeting Date

August 2, 2021

Presenter

Daphna Schwartz, Finance Director

Ted Cole, Senior VP Davenport & Company LLC

Mitch Brigulio, Senior VP Davenport & Company LLC

Public Hearing

Yes No

Summary

The City has solicited proposals to provide financing for the renovation of the Water Resource Recovery Facility (WRRF) \$9,000,000, the construction of the GKN Pump Station \$1,900,000 and the refunding of the 2014 Graham-Mebane Water Plant Upgrade and Sewer Line Extension debt \$2,769,000 for a total of \$13,613,000.

Background

The WRRF expansion project was approved by Council via a project ordinance, and the GKN Pump Station was approved by Council in the Capital Improvement Plan. The 2014 Graham-Mebane Water Plant Upgrade and Sewer Line Extension debt is currently financed at 2.60% through 7/15/2029.

Financial Impact

The City has solicited proposals to provide this financing, and Truist has provided the best proposal. The final issuance of the revenue bonds is subject to the LGC's approval and this Council's subsequent approval. Some of the financing proceeds may represent reimbursement to the City for prior expenditures on project costs, and the City may also use financing proceeds to pay financing costs.

Annual debt payments will be approximately \$1,173,000 for the first eight years of the loan (beginning in FY 22-23) and approximately \$810,500 over the remaining seven years of the loan, for a total of fifteen years and \$15,134,602. The interest rate on the refunding is 1.27% and the interest rate on the projects is 1.78% for an overall rate of 1.7153%. The amount of the payment due in the current fiscal year is \$81,205. The total gross savings from the refunding is \$115,979.

Recommendation

Staff recommends adoption of the resolution.

Suggested Motion

Motion to adopt the attached resolution supporting an application to the Local Government Commission for its approval of City revenue bonds in an estimated amount of up to \$14,000,000.

Attachments

1. Resolution
2. Davenport Summary



**Resolution supporting an application to the
Local Government Commission for its approval of
City revenue bonds in an estimated amount of up to \$14,000,000**

WHEREAS --

The City of Mebane has previously approved, and started, a comprehensive plan to improve and expand the City's Water Resource Recovery Facility (WRRF) as well as GKN Pump Station force main rerouting, to take flow off the WRRF. The City estimates the costs of these water and sewer improvements and related costs at approximately \$11,000,000. The City has also been advised it may be possible to refinance a 2014 Installment Financing Agreement for a water treatment plant upgrade as a part of this current financing, and thereby provide savings to the City.

The City has determined to issue utility revenue bonds to pay some or all of these project costs. Revenue bonds are not secured by a pledge of the City's taxing power or by a lien on any City real estate. Instead, the bonds are payable only from the net operating revenues of the City's water and sewer system.

North Carolina law requires that the City's issuance of the bonds be approved by the North Carolina Local Government Commission (the "LGC"), a division of the North Carolina State Treasurer's office. Under the LGC's guidelines, this governing body must make certain findings of fact to support the City's application for the LGC's approval of the bonds.

THEREFORE, BE IT RESOLVED by the City Council of the City of Mebane, North Carolina, as follows:

(a) The City makes a preliminary determination to finance all or a portion of the project costs, including related financing costs through the issuance of water and sewer revenue bonds in an amount currently estimated as not to exceed \$11,000,000.

(b) In addition, the City makes a preliminary determination to finance an amount estimated up to approximately \$3,000,000 to refinance an existing loan including amounts for financing costs.

(c) The City has solicited proposals to provide this financing, and Truist Bank has provided the best proposal. The final issuance of the bonds is subject to the LGC's approval and



this Council's subsequent approval. Some of the financing proceeds may represent reimbursement to the City for prior expenditures on project costs, and the City may also use financing proceeds to pay financing costs.

***BE IT FURTHER RESOLVED* that the City Council makes the following findings of fact:**

1. The project is necessary and appropriate for the City under all the circumstances. The project will increase the capacity and efficiency of the City's public water and sewer system to the benefit of the City and the customers of the system.

2. The project is feasible. The City believes that the customer utility bills that will be necessary to provide for bond payments will be reasonable under the circumstances.

3. The City's debt management procedures and policies are sound and in compliance with law, and the City is not in default under any of its debt service obligations.

4. The City will be able to market the bonds at reasonable rates of interest. The City will closely review proposed bond rates against market rates with guidance from the LGC and the City's financial adviser. All amounts financed will reflect either approved contracts, professional estimates or previous actual expenditures.

***BE IT FURTHER RESOLVED* as follows:**

(a) The Council directs the City Manager and the Finance Officer to take all appropriate steps toward the completion of the refinancing, including (i) completing an application to the LGC for its approval of the proposed financing, and (ii) soliciting proposals from financial institutions to provide the financing. The Council ratifies all prior actions of City representatives in this regard.

(b) The City intends that the adoption of this resolution will be a declaration of the City's official intent to reimburse preliminary project expenditures from bond proceeds. The City intends that funds that have been advanced for project costs, or which may be so advanced, from the City's water and sewer utility funds, or any other City funds, may be reimbursed from the financing proceeds.

(c) The Council directs all City officers and employees to take all such further action as they may consider necessary or desirable in furtherance of the purposes of this resolution. The Council ratifies all prior actions of City officers and employees in this regard.



(d) This resolution takes effect immediately.

I certify as follows: that the foregoing resolution was properly adopted at a meeting of the City Council of the City of Mebane, North Carolina; that this meeting was properly called and held on August 2, 2021; that a quorum was present and acting throughout the meeting; and that this resolution has not been modified or amended, and remains in full effect as of today.

WITNESS my signature and the seal of the City of Mebane, North Carolina, this _____ day of August, 2021.

[SEAL]

Stephanie Shaw
City Clerk
City of Mebane, North Carolina

To City of Mebane, North Carolina
From Davenport & Company LLC
Date August 2, 2021
Subject 2021 Revenue Bond RFP Summary

Background

Davenport & Company LLC (“Davenport”), on behalf of the City of Mebane, NC (the “City”), distributed a Request for Proposals (“RFP”) to secure a commitment for a direct bank loan evidenced by a Revenue Bond to fund improvements to the City’s Water Resource Recovery Facility, fund a Pump Station improvement project and refund a 2014 Installment Financing Agreement.

The RFP was distributed to over 50 National, Regional, and Local lending institutions. After the initial distribution, Davenport reached out to the potential bidders to assess their interest in the financing and address any questions they had.

As part of the RFP process, responding institutions were asked to provide Tax-Exempt interest rates for 15 and 20-year amortization terms for the Water Resource Recovery Facility and Pump Station and an 8-year term for the refinancing. Based on discussion with City Staff / Bond Counsel, it was determined that the 15-year term was the preferred option due to the anticipated useful life of the improvements.

RFP Responses

Through this process, the City was able to secure seven responses to the RFP, including:

1. Capital One Public Funding, LLC (“Capital One”);
2. First Bank;
3. Key Government Finance, Inc. (“Key”);
4. Pinnacle Financial Partners (“Pinnacle”);
5. Signature Public Funding (“Signature”);
6. Sterling National Bank (“Sterling”);
7. Truist Bank (“Truist”, previously BB&T);

The following pages contain a summary of the key terms and conditions for the responses received.

August 2, 2021

Discussion Points

1. Interest Rate

A summary of the interest rates proposed by the seven bidders is outlined in Table 1 below. All interest rates are fixed through final maturity.

Table 1: Summary of Interest Rates

A	B	C	D
Lender	Option 1 Refinancing	Option 2 15-Year New Money	Option 3 15-Year New Money and Refinancing
1 Capital One Public Funding, LLC ¹	1.50%	2.12%	1.95%
2 Key Government Finance, Inc.	1.229%	1.905%	1.786%
3 Pinnacle Financial Partners	-	-	1.75%
4 Signature Public Funding Corp.	-	-	1.965%
5 Sterling National Bank ¹	-	1.85%	1.80%
6 Truist Bank ¹	NBQ: 1.27%	NBQ: 1.78%	NBQ: 1.73%
7 First Bank (Proposal Received at 1:07pm)	NBQ: 2.27%	-	-

Note: Truist and First Bank provided Bank-Qualified rates, but through discussion with City Staff and Bond Counsel, it was determined that the loan will not qualify for a Bank-Qualified designation.

1) Capital One, Sterling and Truist also provided 20-year amortization options.

The remainder of the memo will focus on the Pinnacle and Truist proposals, which provided the lowest interest rates.

August 2, 2021

2. Prepayment Provisions

Prepayment provisions offered by the lending institutions are shown in Table 2 below.

Table 2: Summary of Prepayment Provisions

Lender	Prepayment Provisions
Pinnacle	Prepayable in whole or in part upon thirty (30) days prior written notice to the Lender. Any partial prepayment of the Bond shall be applied in inverse order of scheduled maturities.
Truist	Option 1: Prepayable in whole at any time without penalty. Options 2, 3, 4 & 5: Prepayable in whole at any time at 101%. Alternately, the transaction may be non-callable for the first half of the term and callable at par thereafter.

3. Bank Closing Fees

Bank closing fees required by the lending institutions are shown in Table 3 below.

Table 3: Summary of Bank Closing Fees

Lender	Bank Closing Fees
Pinnacle	\$6,500
Truist	\$7,500

August 2, 2021

4. Estimated Debt Service

A summary comparison of the estimated debt service results for the Pinnacle and Truist Proposal options is shown below in Table 4. The preliminary estimated debt service shown accounts for estimated costs of issuance.

Table 4: Summary of Debt Service

Component	Truist (15-Year New Money & Refinancing) Separate Rates			Truist (15-Year New Money & Refinancing) Combined Rate			Pinnacle (15-Year New Money & Refinancing)		
	New Money	Refunding	Total	New Money	Refunding	Total	New Money	Refunding	Total
Sources									
Par Amount*	\$ 10,866,000	\$ 2,758,000	\$ 13,624,000	\$ 10,866,000	\$ 2,757,000	\$ 13,623,000	\$ 10,865,000	\$ 2,757,000	\$ 13,622,000
Equity Contribution*	-	10,000	10,000	-	11,000	11,000	-	11,000	11,000
Total	\$ 10,866,000	\$ 2,768,000	\$ 13,634,000	\$ 10,866,000	\$ 2,768,000	\$ 13,634,000	\$ 10,865,000	\$ 2,768,000	\$ 13,633,000
Uses									
Project Fund Deposits*	\$ 10,700,000	-	\$ 10,700,000	\$ 10,700,000	-	\$ 10,700,000	\$ 10,700,000	-	\$ 10,700,000
Refunding Escrow Deposits - Cash*	-	2,725,932	2,725,932	-	2,725,932	2,725,932	-	2,725,932	2,725,932
Cost of Issuance*	159,513	40,487	200,000	159,524	40,476	200,000	159,521	40,479	200,000
Bank Fees*	5,982	1,518	7,500	5,982	1,518	7,500	5,184	1,316	6,500
Additional Proceeds*	506	62	568	494	75	568	294	274	568
Total	\$ 10,866,000	\$ 2,768,000	\$ 13,634,000	\$ 10,866,000	\$ 2,768,000	\$ 13,634,000	\$ 10,865,000	\$ 2,768,000	\$ 13,633,000
Interest Rate / True Interest Cost*	1.7800%	1.2700%	1.7164%	1.7300%	1.7300%	1.7300%	1.7500%	1.7500%	1.7500%
All-In TIC*	1.9868%	1.6315%	1.9422%	1.9365%	2.0946%	1.9564%	1.9556%	2.1129%	1.9755%
Closing Date*	9/21/2021	9/21/2021	9/21/2021	9/21/2021	9/21/2021	9/21/2021	9/21/2021	9/21/2021	9/21/2021
First Interest Payment	2/1/2022	2/1/2022	2/1/2022	2/1/2022	2/1/2022	2/1/2022	2/1/2022	2/1/2022	2/1/2022
First Principal Payment	8/1/2022	8/1/2022	8/1/2022	8/1/2022	8/1/2022	8/1/2022	8/1/2022	8/1/2022	8/1/2022
Final Maturity	8/1/2036	8/1/2029	8/1/2036	8/1/2036	8/1/2029	8/1/2036	8/1/2036	8/1/2029	8/1/2036
Debt Service*									
Fiscal Year									
2022	\$ 69,844	\$ 12,648	\$ 82,493	\$ 67,882	\$ 17,224	\$ 85,106	\$ 68,661	\$ 17,423	\$ 86,083
2023	825,737	362,931	1,188,668	822,446	368,894	1,191,339	823,546	369,413	1,192,959
2024	825,282	362,715	1,187,997	822,279	369,236	1,191,515	823,268	368,699	1,191,966
2025	825,623	363,441	1,189,064	822,913	369,476	1,192,388	823,788	369,880	1,193,668
2026	825,751	361,123	1,186,874	822,348	367,628	1,189,976	824,098	367,965	1,192,063
2027	825,665	362,754	1,188,419	822,584	368,686	1,191,269	823,206	368,954	1,192,160
2028	825,365	362,322	1,187,687	822,612	369,622	1,192,234	824,105	369,820	1,193,925
2029	824,851	362,833	1,187,684	822,433	369,446	1,191,879	823,785	370,564	1,194,349
2030	825,115	362,286	1,187,401	822,046	369,166	1,191,212	823,255	369,203	1,192,458
2031	825,148	-	825,148	822,443	-	822,443	823,506	-	823,506
2032	824,949	-	824,949	822,615	-	822,615	823,530	-	823,530
2033	825,510	-	825,510	822,562	-	822,562	823,326	-	823,326
2034	825,822	-	825,822	822,284	-	822,284	823,886	-	823,886
2035	824,894	-	824,894	822,773	-	822,773	823,210	-	823,210
2036	825,716	-	825,716	822,028	-	822,028	823,298	-	823,298
2037	825,280	-	825,280	822,050	-	822,050	823,140	-	823,140
Total	\$ 12,450,553	\$ 2,913,054	\$ 15,363,607	\$ 12,404,296	\$ 2,969,376	\$ 15,373,672	\$ 12,421,607	\$ 2,971,919	\$ 15,393,526
Gross Savings		\$ 117,078		\$ 59,756			\$ 57,213		
NPV Savings		\$ 111,086		\$ 57,736			\$ 55,582		
% NPV Savings		4.095%		2.128%			2.049%		

* Preliminary and subject to change.

August 2, 2021

5. Summary of Refunding Results

A summary of the estimated refunding results for the 15-year term options is shown on table 5 below. The preliminary results shown account for estimated costs of issuance and assume the refunding is combined with the New Money Issuance.

A	B	C	D
Lender	Truist	Truist	Pinnacle
Proposal Option	Option 1 & 2	Option 3	Option 3
Refinancing Interest Rate	1.27%	1.73%	1.75%

1 Summary of Bonds Refunded:

	7/15/2022 - 7/15/2029	7/15/2022 - 7/15/2029	7/15/2022 - 7/15/2029
2 Maturities			
3 Refunded Bonds	\$ 2,713,000	\$ 2,713,000	\$ 2,713,000
4 Refunded Bonds Call Date	Current	Current	Current
5 Call Price	100.0%	100.0%	100.0%
6 Average Coupon of Refunded Bonds	2.600%	2.600%	2.600%

8 Summary of Refunding Results:

9 Gross Savings	\$ 117,078	\$ 59,756	\$ 57,213
10 NPV Savings (\$)*	\$ 111,086	\$ 57,736	\$ 55,582
11 NPV Savings (% of Refunded Par)	4.095%	2.128%	2.049%
12 Average Annual Savings (\$)	\$ 13,009	\$ 6,640	\$ 6,357

14 FY Cash Flow Savings:

15 6/30/2022	\$ 12,621	\$ 7,045	\$ 6,846
16 6/30/2023	12,590	6,628	6,109
17 6/30/2024	12,668	6,147	6,684
18 6/30/2025	12,583	6,549	6,144
19 6/30/2026	13,334	6,829	6,492
20 6/30/2027	12,915	6,983	6,715
21 6/30/2028	13,312	6,012	5,814
22 6/30/2029	13,519	6,906	5,788
23 6/30/2030	13,537	6,657	6,621
24 Total Cash Flow Savings:	\$ 117,078	\$ 59,756	\$ 57,213

Note: Refunding results are preliminary and subject to change. Assumed to be issued on 9/21/2021.

Note: Savings net of estimated Fixed Costs of Issuance of \$200,000 allocated between new money projects and refinancing.

August 2, 2021

Recommendation

Based upon our review of the proposals, related analyses, and discussions with City Staff and Bond Counsel, Davenport recommends that the City select the Truist proposal (Separate Interest Rates – Options 1 & 2). The Truist proposal provides the lowest combined new money and refunding debt service over the life of the loan and the highest debt service savings over the life of the loan.

Next Steps

- | | |
|-------------------------------|--|
| August 2 nd | City Council Meeting – City Council considers approval of winning lender and considers adopting a Preliminary Resolution. |
| September 13 th | City Council Meeting – City Council considers adopting a Final Approving Resolution, considers adopting a Bond Order and considers adopting a Bond Resolution. |
| September 14 th | LGC approves financing. |
| By September 23 rd | Deadline to Close on Financing. |

August 2, 2021

Appendix

2021 Revenue Bond – Bid Summary

City of Mebane, North Carolina



July 28, 2021

Summary of Interest Rates

Bank Proposals



A	B	C	D	E	F	G
Lender	Call Provisions	Option 1 Refinancing	Option 2 15-Year New Money	Option 3 15-Year New Money and Refinancing	Option 4 20-Year New Money	Option 5 20-Year New Money and Refinancing
1 Capital One Public Funding, LLC	-Option 1: No call until 8/1/2025, then callable in whole at par on any interest payment date. -Options 2 & 3: No call until 8/1/2029, then callable in whole at par on any interest payment date. -Options 4 & 5: No call until 8/1/2031, then callable in whole at par on any interest payment date.	1.50%	2.12%	1.95%	2.50%	2.36%
2 Key Government Finance, Inc.	-Prepayable in whole or in part at any time at par.	1.229%	1.905%	1.786%	-	-
3 Pinnacle Financial Partners	-Prepayable in whole or in part upon thirty (30) days prior written notice to the Lender. Any partial prepayment of the Bond shall be applied in inverse order of scheduled maturities.	-	-	1.75%	-	-
4 Signature Public Funding Corp.	-No call until 8/1/2028, then callable in whole on any payment date at 103% in 2028, at 102% in 2029, at 101% in 2030 and at par in 2031 and thereafter.	-	-	1.965%	-	-
5 Sterling National Bank	-Options 2 & 3: No call in years 1-5, then prepayable in whole or in part, on any date at 101% in years 6-8, then prepayable at par thereafter. -Options 4 & 5: No call in years 1-5, then prepayable in whole or in part, on any date at 101% in years 6-9, then prepayable at par thereafter.	-	1.85%	1.80%	2.25%	2.20%
6 Truist Bank	-Option 1: Prepayable in whole at any time without penalty. -Options 2, 3, 4 & 5: Prepayable in whole at any time at 101%. Alternately, the transaction may be non-callable for the first half of the term and callable at par thereafter.	BQ: 1.20% NBQ: 1.27%	BQ: 1.68% NBQ: 1.78%	BQ: 1.63% NBQ: 1.73%	BQ: 2.23% NBQ: 2.34%	BQ: 2.17% NBQ: 2.28%
7 First Bank (Proposal Received at 1:07pm)	-Optional prepayment is permitted, with normal prepayment fees for these types of transactions waived.	BQ: 2.00% NBQ: 2.27%	-	-	-	-

Summary of Bids

Pinnacle, Sterling, Truist



A Lender	B Pinnacle Financial Partners					C Sterling National Bank					D Truist Bank				
	Option 1	Option 2	Option 3	Option 4	Option 5	Option 1	Option 2	Option 3	Option 4	Option 5	Option 1	Option 2	Option 3	Option 4	Option 5
1 Tax-Exempt NBQ Interest Rate	-	-	1.75%	-	-	-	1.85%	1.80%	2.25%	2.20%	1.27%	1.78%	1.73%	2.34%	2.28%
2 Prepayment Language	Prepayable in whole or in part upon thirty (30) days prior written notice to the lender. Any partial prepayment of the Bond shall be applied in inverse order of scheduled maturities					Options 2 & 3: No call in years 1-5, then prepayable in whole or in part, on any date at 101% in years 6-8, then prepayable at par thereafter. Options 4 & 5: No call in years 1-5, then prepayable in whole or in part, on any date at 101% in years 6-9, then prepayable at par thereafter.					Option 1: Prepayable in whole at any time without penalty. Options 2, 3, 4 & 5: Prepayable in whole at any time at 101%. Alternately, the transaction may be non-callable for the first half of the term and callable at par thereafter.				
3 Acceptance / Rate Expiration	August 3rd / September 23rd					August 4th / September 23rd					No Acceptance Deadline / September 23rd				
4 Bank Fees	Not to Exceed \$6,500					None					Not to Exceed \$7,500				
5 Escrow/Project Fund Requirements	Project Fund held at Bank					Will not require a Project Fund at Bank but will have a requisition process.					Will not require a Project Fund at Bank or requisition process.				
6 Credit Approval	Preliminary approval subject to final documentation.					Preliminary approval subject to final documentation.					Approved				
7 Lender's Counsel	Nexsen Pruet (Steve Cordell)					Gilmore & Bell					Pope Flynn				
8 Other Considerations	-The Borrower shall submit to the Lender annual audited financial statements within 210 days of fiscal year end and an annual budget within 30 days of adoption.					-Any and all maintenance and insurance are the responsibility of the Borrower. Borrower shall bear all risk of loss or damage as required by the Lender. Lender and its affiliates, successors and assigns must be named as loss payee and additional insured as applicable on all insurance policies. Evidence of such insurance must be satisfactory to the Lender.					-The Borrower shall submit to the Lender annual audited financial statements within 270 days of fiscal year end.				

Debt Service Comparison – 15 Year NBQ Options

Pinnacle, Truist



Component	Truist (15-Year New Money & Refinancing) Separate Rates			Truist (15-Year New Money & Refinancing) Combined Rate			Pinnacle (15-Year New Money & Refinancing)			
	A	B	C	D	E	F	G	H	I	J
	New Money	Refunding	Total		New Money	Refunding	Total	New Money	Refunding	Total
Sources										
Par Amount*	\$ 10,866,000	\$ 2,758,000	\$ 13,624,000		\$ 10,866,000	\$ 2,757,000	\$ 13,623,000	\$ 10,865,000	\$ 2,757,000	\$ 13,622,000
Equity Contribution*	-	10,000	10,000		-	11,000	11,000	-	11,000	11,000
Total	\$ 10,866,000	\$ 2,768,000	\$ 13,634,000		\$ 10,866,000	\$ 2,768,000	\$ 13,634,000	\$ 10,865,000	\$ 2,768,000	\$ 13,633,000
Uses										
Project Fund Deposits*	\$ 10,700,000	-	\$ 10,700,000		\$ 10,700,000	-	\$ 10,700,000	\$ 10,700,000	-	\$ 10,700,000
Refunding Escrow Deposits - Cash*	-	2,725,932	2,725,932		-	2,725,932	2,725,932	-	2,725,932	2,725,932
Cost of Issuance*	159,513	40,487	200,000		159,524	40,476	200,000	159,521	40,479	200,000
Bank Fees*	5,982	1,518	7,500		5,982	1,518	7,500	5,184	1,316	6,500
Additional Proceeds*	506	62	568		494	75	568	294	274	568
Total	\$ 10,866,000	\$ 2,768,000	\$ 13,634,000		\$ 10,866,000	\$ 2,768,000	\$ 13,634,000	\$ 10,865,000	\$ 2,768,000	\$ 13,633,000
Interest Rate / True Interest Cost*	1.7800%	1.2700%	1.7164%		1.7300%	1.7300%	1.7300%	1.7500%	1.7500%	1.7500%
All-In TIC*	1.9868%	1.6315%	1.9422%		1.9365%	2.0946%	1.9564%	1.9556%	2.1129%	1.9755%
Closing Date*	9/21/2021	9/21/2021	9/21/2021		9/21/2021	9/21/2021	9/21/2021	9/21/2021	9/21/2021	9/21/2021
First Interest Payment	2/1/2022	2/1/2022	2/1/2022		2/1/2022	2/1/2022	2/1/2022	2/1/2022	2/1/2022	2/1/2022
First Principal Payment	8/1/2022	8/1/2022	8/1/2022		8/1/2022	8/1/2022	8/1/2022	8/1/2022	8/1/2022	8/1/2022
Final Maturity	8/1/2036	8/1/2029	8/1/2036		8/1/2036	8/1/2029	8/1/2036	8/1/2036	8/1/2029	8/1/2036
Debt Service*										
Fiscal Year										
2022	\$ 69,844	\$ 12,648	\$ 82,493		\$ 67,882	\$ 17,224	\$ 85,106	\$ 68,661	\$ 17,423	\$ 86,083
2023	825,737	362,931	1,188,668		822,446	368,894	1,191,339	823,546	369,413	1,192,959
2024	825,282	362,715	1,187,997		822,279	369,236	1,191,515	823,268	368,699	1,191,966
2025	825,623	363,441	1,189,064		822,913	369,476	1,192,388	823,788	369,880	1,193,668
2026	825,751	361,123	1,186,874		822,348	367,628	1,189,976	824,098	367,965	1,192,063
2027	825,665	362,754	1,188,419		822,584	368,686	1,191,269	823,206	368,954	1,192,160
2028	825,365	362,322	1,187,687		822,612	369,622	1,192,234	824,105	369,820	1,193,925
2029	824,851	362,833	1,187,684		822,433	369,446	1,191,879	823,785	370,564	1,194,349
2030	825,115	362,286	1,187,401		822,046	369,166	1,191,212	823,255	369,203	1,192,458
2031	825,148	-	825,148		822,443	-	822,443	823,506	-	823,506
2032	824,949	-	824,949		822,615	-	822,615	823,530	-	823,530
2033	825,510	-	825,510		822,562	-	822,562	823,326	-	823,326
2034	825,822	-	825,822		822,284	-	822,284	823,886	-	823,886
2035	824,894	-	824,894		822,773	-	822,773	823,210	-	823,210
2036	825,716	-	825,716		822,028	-	822,028	823,298	-	823,298
2037	825,280	-	825,280		822,050	-	822,050	823,140	-	823,140
Total	\$ 12,450,553	\$ 2,913,054	\$ 15,363,607		\$ 12,404,296	\$ 2,969,376	\$ 15,373,672	\$ 12,421,607	\$ 2,971,919	\$ 15,393,526
Gross Savings		\$ 117,078				\$ 59,756			\$ 57,213	
NPV Savings		\$ 111,086				\$ 57,736			\$ 55,582	
% NPV Savings		4.095%				2.128%			2.049%	

* Preliminary and subject to change.

Debt Service Comparison – 20 Year NBQ Options

Sterling, Truist



Component	Truist (20-Year New Money & Refinancing) Separate Rates			Truist (20-Year New Money & Refinancing) Combined Rate			Sterling (20-Year New Money & Refinancing)			
	A	B	C	D	E	F	G	H	I	J
	New Money	Refunding	Total	New Money	Refunding	Total	New Money	Refunding	Total	
1 Sources										
2 Par Amount*	\$ 10,866,000	\$ 2,758,000	\$ 13,624,000	\$ 10,866,000	\$ 2,769,000	\$ 13,635,000	\$ 10,860,000	\$ 2,767,000	\$ 13,627,000	
3 Equity Contribution*	-	10,000	10,000	-	-	-	-	-	-	
4 Total	\$ 10,866,000	\$ 2,768,000	\$ 13,634,000	\$ 10,866,000	\$ 2,769,000	\$ 13,635,000	\$ 10,860,000	\$ 2,767,000	\$ 13,627,000	
5										
6 Uses										
7 Project Fund Deposits*	\$ 10,700,000	-	\$ 10,700,000	\$ 10,700,000	-	\$ 10,700,000	\$ 10,700,000	-	\$ 10,700,000	
8 Refunding Escrow Deposits - Cash*	-	2,725,932	2,725,932	-	2,725,932	2,725,932	-	2,725,932	2,725,932	
9 Cost of Issuance*	159,513	40,487	200,000	159,384	40,616	200,000	159,389	40,611	200,000	
10 Bank Fees*	5,982	1,518	7,500	5,977	1,523	7,500	-	-	-	
11 Additional Proceeds*	506	62	568	639	929	1,568	611	457	1,068	
12 Total	\$ 10,866,000	\$ 2,768,000	\$ 13,634,000	\$ 10,866,000	\$ 2,769,000	\$ 13,635,000	\$ 10,860,000	\$ 2,767,000	\$ 13,627,000	
13										
14 Interest Rate / True Interest Cost*	2.3400%	1.2700%	2.2338%	2.2800%	2.2800%	2.2800%	2.2000%	2.2000%	2.2000%	
15 All-In TIC*	2.5030%	1.6315%	2.4158%	2.4424%	2.6479%	2.4633%	2.3561%	2.5543%	2.3762%	
16										
17 Closing Date*	9/21/2021	9/21/2021	9/21/2021	9/21/2021	9/21/2021	9/21/2021	9/21/2021	9/21/2021	9/21/2021	
18 First Interest Payment	2/1/2022	2/1/2022	2/1/2022	2/1/2022	2/1/2022	2/1/2022	2/1/2022	2/1/2022	2/1/2022	
19 First Principal Payment	8/1/2022	8/1/2022	8/1/2022	8/1/2022	8/1/2022	8/1/2022	8/1/2022	8/1/2022	8/1/2022	
20 Final Maturity	8/1/2041	8/1/2029	8/1/2041	8/1/2041	8/1/2029	8/1/2041	8/1/2041	8/1/2029	8/1/2041	
21										
22 Debt Service*										
23 Fiscal Year										
24 2022	\$ 91,818	\$ 12,648	\$ 104,466	\$ 89,463	\$ 22,798	\$ 112,262	\$ 86,277	\$ 21,982	\$ 108,259	
25 2023	680,222	362,931	1,043,153	676,797	378,497	1,055,294	671,113	377,354	1,048,467	
26 2024	680,019	362,715	1,042,734	676,788	378,144	1,054,932	671,389	377,237	1,048,626	
27 2025	680,571	363,441	1,044,012	676,551	378,620	1,055,170	671,445	377,955	1,049,400	
28 2026	679,877	361,123	1,041,001	676,086	376,936	1,053,022	671,281	375,530	1,046,811	
29 2027	679,938	362,754	1,042,692	676,381	379,070	1,055,451	670,897	376,951	1,047,848	
30 2028	680,729	362,322	1,043,051	676,426	378,999	1,055,424	671,282	377,185	1,048,467	
31 2029	680,252	362,833	1,043,084	676,219	379,734	1,055,953	671,425	378,232	1,049,657	
32 2030	680,505	362,286	1,042,791	676,751	379,275	1,056,026	671,326	377,103	1,048,429	
33 2031	680,477	-	680,477	677,009	-	677,009	670,985	-	670,985	
34 2032	680,169	-	680,169	676,005	-	676,005	671,391	-	671,391	
35 2033	680,568	-	680,568	676,727	-	676,727	670,544	-	670,544	
36 2034	680,663	-	680,663	676,164	-	676,164	671,433	-	671,433	
37 2035	680,454	-	680,454	676,316	-	676,316	671,047	-	671,047	
38 2036	679,940	-	679,940	676,172	-	676,172	671,386	-	671,386	
39 2037	680,111	-	680,111	676,720	-	676,720	671,439	-	671,439	
40 2038	679,954	-	679,954	676,949	-	676,949	671,206	-	671,206	
41 2039	680,457	-	680,457	676,859	-	676,859	670,687	-	670,687	
42 2040	680,610	-	680,610	676,449	-	676,449	670,871	-	670,871	
43 2041	680,412	-	680,412	676,709	-	676,709	670,747	-	670,747	
44 2042	679,862	-	679,862	676,627	-	676,627	671,304	-	671,304	
45 Total	\$ 13,697,607	\$ 2,913,054	\$ 16,610,660	\$ 13,620,168	\$ 3,052,072	\$ 16,672,239	\$ 13,509,475	\$ 3,039,529	\$ 16,549,004	
46										
47 Gross Savings		\$ 117,078			\$ (11,940)			\$ 603		
48 NPV Savings		\$ 109,359			\$ (6,111)			\$ 4,556		
49 % NPV Savings		4.031%			-0.225%			0.168%		

* Preliminary and subject to change.



Refunding Summary

Pinnacle, Sterling, Truist

A	B	C	D	E	F	G
Lender	Truist	Truist	Truist	Truist	Pinnacle	Sterling
Proposal Option	Option 1 & 2	Option 3	Option 1 & 4	Option 5	Option 3	Option 5
Refinancing Interest Rate	1.27%	1.73%	1.27%	2.28%	1.75%	2.20%

1 Summary of Bonds Refunded:

	7/15/2022 - 7/15/2029	7/15/2022 - 7/15/2029	7/15/2022 - 7/15/2029	7/15/2022 - 7/15/2022	7/15/2022 - 7/15/2029	7/15/2022 - 7/15/2022
2 Maturities						
3 Refunded Bonds	\$ 2,713,000	\$ 2,713,000	\$ 2,713,000	\$ 2,713,000	\$ 2,713,000	\$ 2,713,000
4 Refunded Bonds Call Date	Current	Current	Current	Current	Current	Current
5 Call Price	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
6 Average Coupon of Refunded Bonds	2.600%	2.600%	2.600%	2.600%	2.600%	2.600%

8 Summary of Refunding Results:

9 Gross Savings	\$ 117,078	\$ 59,756	\$ 117,078	\$ (11,940)	\$ 57,213	\$ 603
10 NPV Savings (\$)*	\$ 111,086	\$ 57,736	\$ 109,359	\$ (6,111)	\$ 55,582	\$ 4,556
11 NPV Savings (% of Refunded Par)	4.095%	2.128%	4.031%	-0.225%	2.049%	0.168%
12 Average Annual Savings (\$)	\$ 13,009	\$ 6,640	\$ 13,009	\$ (1,327)	\$ 6,357	\$ 67

14 FY Cash Flow Savings:

15 6/30/2022	\$ 12,621	\$ 7,045	\$ 12,621	\$ 12,471	\$ 6,846	\$ 13,287
16 6/30/2023	12,590	6,628	12,590	(2,976)	6,109	(1,833)
17 6/30/2024	12,668	6,147	12,668	(2,761)	6,684	(1,854)
18 6/30/2025	12,583	6,549	12,583	(2,596)	6,144	(1,931)
19 6/30/2026	13,334	6,829	13,334	(2,479)	6,492	(1,073)
20 6/30/2027	12,915	6,983	12,915	(3,401)	6,715	(1,282)
21 6/30/2028	13,312	6,012	13,312	(3,365)	5,814	(1,551)
22 6/30/2029	13,519	6,906	13,519	(3,382)	5,788	(1,880)
23 6/30/2030	13,537	6,657	13,537	(3,452)	6,621	(1,280)
24 Total Cash Flow Savings:	\$ 117,078	\$ 59,756	\$ 117,078	\$ (11,940)	\$ 57,213	\$ 603

Note: Refunding results are preliminary and subject to change. Assumed to be issued on 9/21/2021.

Note: Savings net of estimated Fixed Costs of Issuance of \$200,000 allocated between new money projects and refinancing.

Financing Schedule



Date	Task
July 23 rd	Conference Call to discuss bids and determine a recommended winning bidder <ul style="list-style-type: none">▪ Dial In: 202-860-2110▪ Code: 132 441 6074
July 27 th	Agenda deadline for August 2 nd City Council Meeting
Early August	Submit LGC Application
August 2 nd	City Council Meeting <ul style="list-style-type: none">▪ City Council considers approval of winning lender▪ City Council considers adopting a Preliminary Resolution
September 7 th	Agenda deadline for September 13 th City Council Meeting
September 13 th	City Council Meeting <ul style="list-style-type: none">▪ City Council considers adopting a Final Approving Resolution▪ City Council considers adopting a Bond Order and Bond Resolution
September 14 th	LGC Considers approving the financing
By September 23 rd	Close on Bonds

August 2, 2021

The U.S. Securities and Exchange Commission (the “SEC”) has clarified that a broker, dealer or municipal securities dealer engaging in municipal advisory activities outside the scope of underwriting a particular issuance of municipal securities should be subject to municipal advisor registration. Davenport & Company LLC (“Davenport”) has registered as a municipal advisor with the SEC. As a registered municipal advisor Davenport may provide advice to a municipal entity or obligated person. An obligated person is an entity other than a municipal entity, such as a not for profit corporation, that has commenced an application or negotiation with an entity to issue municipal securities on its behalf and for which it will provide support. If and when an issuer engages Davenport to provide financial advisory or consultant services with respect to the issuance of municipal securities, Davenport is obligated to evidence such a financial advisory relationship with a written agreement.

When acting as a registered municipal advisor Davenport is a fiduciary required by federal law to act in the best interest of a municipal entity without regard to its own financial or other interests. Davenport is not a fiduciary when it acts as a registered investment advisor, when advising an obligated person, or when acting as an underwriter, though it is required to deal fairly with such persons.

This material was prepared by public finance, or other non-research personnel of Davenport. This material was not produced by a research analyst, although it may refer to a Davenport research analyst or research report. Unless otherwise indicated, these views (if any) are the author’s and may differ from those of the Davenport fixed income or research department or others in the firm. Davenport may perform or seek to perform financial advisory services for the issuers of the securities and instruments mentioned herein.

This material has been prepared for information purposes only and is not a solicitation of any offer to buy or sell any security/instrument or to participate in any trading strategy. Any such offer would be made only after a prospective participant had completed its own independent investigation of the securities, instruments or transactions and received all information it required to make its own investment decision, including, where applicable, a review of any offering circular or memorandum describing such security or instrument. That information would contain material information not contained herein and to which prospective participants are referred. This material is based on public information as of the specified date, and may be stale thereafter. We have no obligation to tell you when information herein may change. We make no representation or warranty with respect to the completeness of this material. Davenport has no obligation to continue to publish information on the securities/instruments mentioned herein. Recipients are required to comply with any legal or contractual restrictions on their purchase, holding, sale, exercise of rights or performance of obligations under any securities/instruments transaction.

The securities/instruments discussed in this material may not be suitable for all investors or issuers. Recipients should seek independent financial advice prior to making any investment decision based on this material. This material does not provide individually tailored investment advice or offer tax, regulatory, accounting or legal advice. Prior to entering into any proposed transaction, recipients should determine, in consultation with their own investment, legal, tax, regulatory and accounting advisors, the economic risks and merits, as well as the legal, tax, regulatory and accounting characteristics and consequences, of the transaction. You should consider this material as only a single factor in making an investment decision.

The value of and income from investments and the cost of borrowing may vary because of changes in interest rates, foreign exchange rates, default rates, prepayment rates, securities/instruments prices, market indexes, operational or financial conditions or companies or other factors. There may be time limitations on the exercise of options or other rights in securities/instruments transactions. Past performance is not necessarily a guide to future performance and estimates of future performance are based on assumptions that may not be realized. Actual events may differ from those assumed and changes to any assumptions may have a material impact on any projections or estimates. Other events not taken into account may occur and may significantly affect the projections or estimates. Certain assumptions may have been made for modeling purposes or to simplify the presentation and/or calculation of any projections or estimates, and Davenport does not represent that any such assumptions will reflect actual future events. Accordingly, there can be no assurance that estimated returns or projections will be realized or that actual returns or performance results will not materially differ from those estimated herein. This material may not be sold or redistributed without the prior written consent of Davenport. Version 01.13.14 | TO MB TC



AGENDA ITEM #6A

VAR 21-03

Variance –

Accessory Dwelling Unit

305 W. Holt Street

Presenter

Cy Stober, Development Director

Applicant

Matthew O. White
305 W. Holt Street
Mebane, NC 27302

Public Hearing

Yes No

Exhibit Map



Property

305 W Holt St
Alamance
County GPIN
9815935747

Proposed

Zoning

N/A

Current

Zoning

R-12

Size

+/-14,488 SF

Surrounding

Zoning

R-12

Surrounding

Land Uses

Residential

Utilities

Present

Floodplain

No

Watershed

No

City Limits

Yes

Summary

Matthew White is requesting a variance for the property at 305 W. Holt St. to allow for a detached accessory dwelling unit above a newly-built detached garage, from:

- 1) the minimum building separation of 20' to the rear of the principal structure, and
- 2) minimum lot size requirements of 150% of the applicable zoning district (R-12; 18,000 s.f.).

The existing conditions on the lot meets all other accessory dwelling unit development standards in the UDO. Mr. White is requesting the first variance due to an onsite older magnolia tree preventing a conforming building footprint; and the second variance to allow for an accessory dwelling unit that will allow his adult child with a handicap to reside on the property but independent of the principal residence. The NCGS 160D explicitly allows for physical or mental handicaps to be considered a hardship with reviewing variance requests.

Section 4-7.4.A(3) of the Mebane Unified Development Ordinance (UDO) requires a minimum lot area of 18,000 ft² for R-12 lots that contain a principal dwelling and a detached accessory dwelling. The lot area of 306 N. Wilba Rd. is 14,488 ft². The same section requires detached accessory dwelling units to be located a minimum of 20 feet from the rear of the principal dwelling. The proposed new detached garage structure is located immediately to the rear and approximately 5 feet to the west of the principal dwelling.

Financial Impact

N/A, though the proposed improvement will likely enhance the property's tax assessed value

Recommendation

N/A

Variance requests are at the discretion of the Board of Adjustment (BOA), as they represent a request for relief from the Mebane UDO due to a hardship with the properties. The undue burden placed by the hardship is the responsibility of the applicant to prove and the BOA to judge.

Suggested Motion

1. Motion to **approve** the variance request as presented due to the hardships present on this property.

OR

2. Motion to **deny** the variance request as presented.

Attachments

1. Variance Request Application
2. Surveyed Plot



Application for Zoning Variance/Appeal City of Mebane

VARIANCE/APPEAL

A variance from the Mebane Zoning Ordinance or an appeal from the decisions of the Zoning Enforcement Officer may be taken to the Board of Adjustment by any person aggrieved, or by an officer, department, board or bureau of the City affected by such decision. Such appeal shall be taken within a reasonable time as provided by the rules of the board of Adjustment by filing with the Zoning Enforcement Officer a notice of appeal specifying the grounds thereof.

NOTICE

At least one week prior to the date of the hearing the City of Mebane shall mail a written notice of the bearing to all adjoining property owners and a suitable notice will be published in the local paper. Hearings are scheduled at the appropriate Mebane City Council meeting. The Mebane City Council meets the first Monday of each month.

A variance petition is hereby made to the Mebane Board of Adjustment as follows:

Name of Applicant: Matthew White

Address of Applicant: 305 West Holt St, Mebane 27302

Phone Number(s): 919-450-5442

Address and brief description of the property involved in the request: _____

305 West Holt Street, Mebane, NC 27302

2 Story Single Family Residence, .35 Acre lot, 3050 Heated Sq Ft, Located Downtown Mebane

Applicant's interest in the property (Owned, Leased, etc.): Owner Occupant

Type of Variance or Appeal and reason: _____

Request Variance to allow for new Detached Dwelling Unit. Currently Lot is ~ 1000 sqft too small for detached unit. Want to build garage with apartment for my adult son who has developmental disabilities. He has high functioning autism and is able to live semi-independently. Unit would be at end of driveway, with proper setbacks, sited behind rear load bearing wall of existing home. New space would be within zoning guidelines, less the 50% of existing unit. New unit would also blend in well with existing architecture of house with similar look and feel. No connection to existing home is required

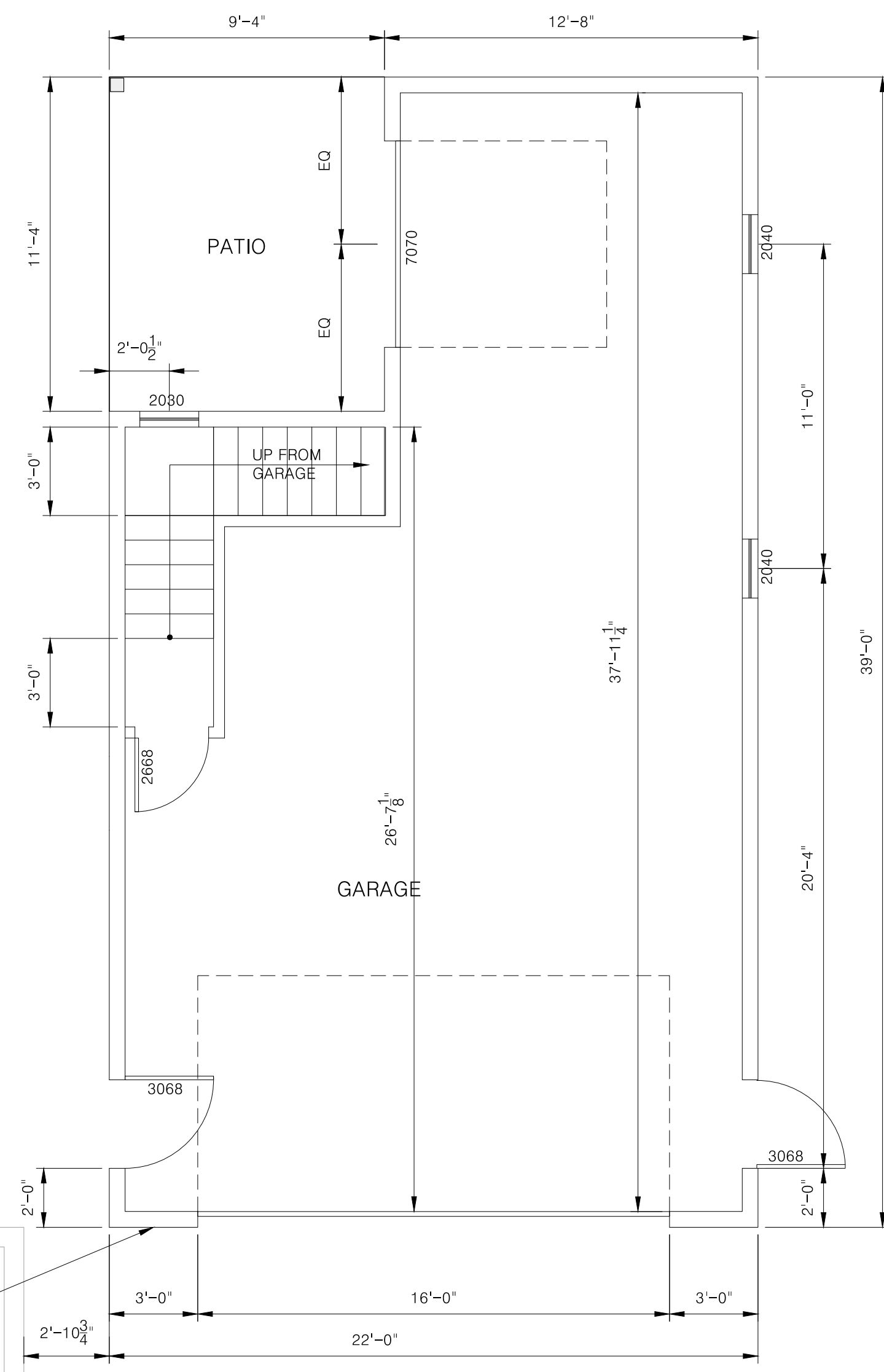
All applications should include:

1. A sketch or map of the property clearly illustrating the request
2. The current names and mailing addresses of anyone owning property within 300 feet of the subject property.
3. A fee of \$200 to cover administrative costs.

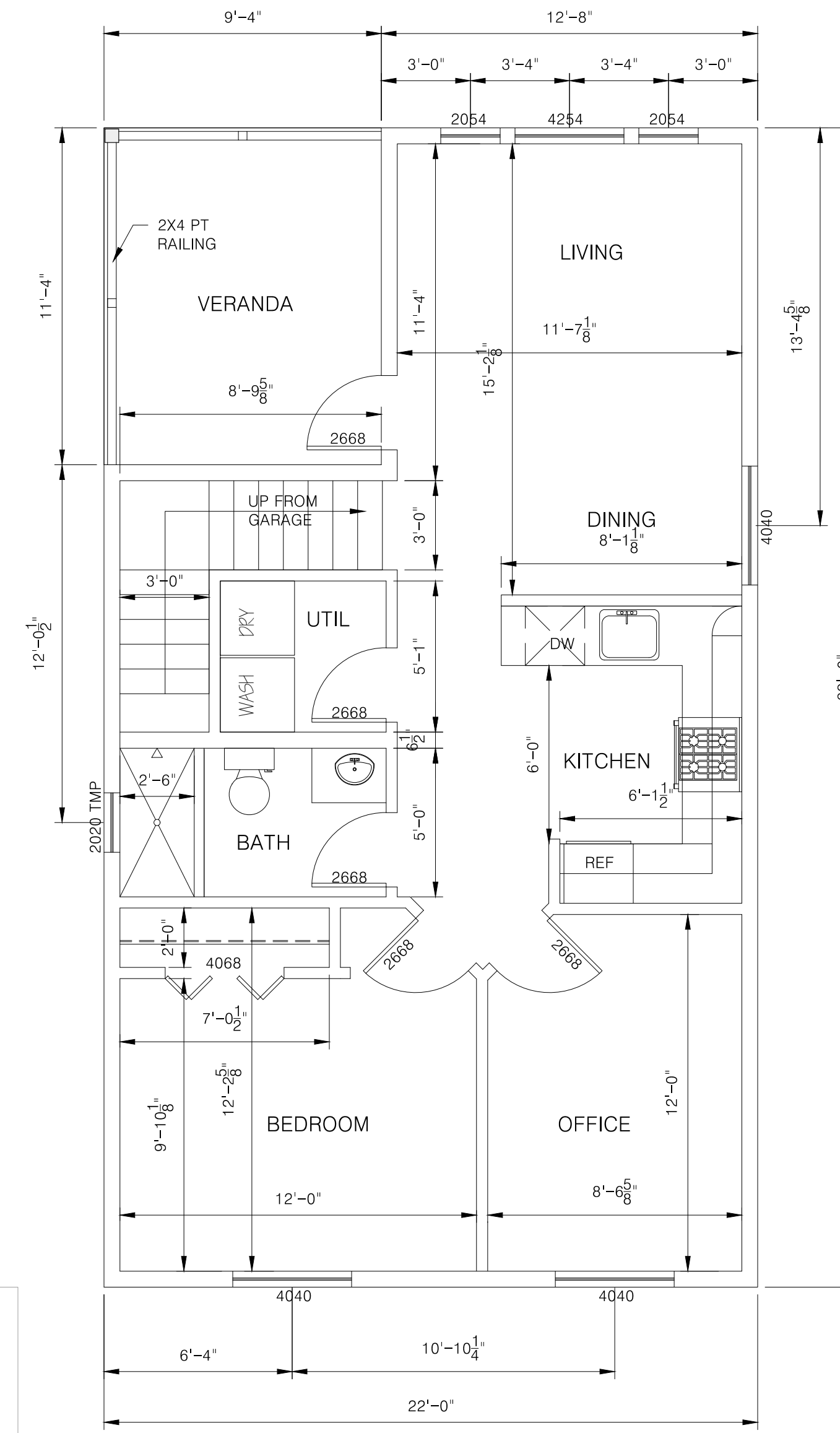
Signed: 

Date: 6-8-2021

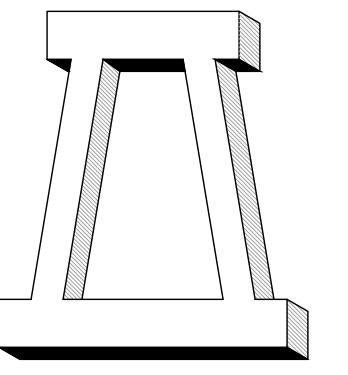
AREA SCHEDULE	SQ.FT.
CONDITIONED	
SECOND FLOOR	752
UNCONDITIONED	
GARAGE	752
PATIO	106
PORCH	106
BREEZEWAY DECK	22



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PI CONSULTING PLLC
STRUCTURAL ENGINEERS
PI GENERAL CONTRACTING LLC
GENERAL CONTRACTING
HILLSBOROUGH, NC
919 - 338 - 8195

White Residence

REVISIONS	
NO.	DATE
1	2021.06.07

DRAWN BY: PI
CHECKED BY: PI
DATE: 2021.02.19
SCALE: 1/4" = 1'-0"

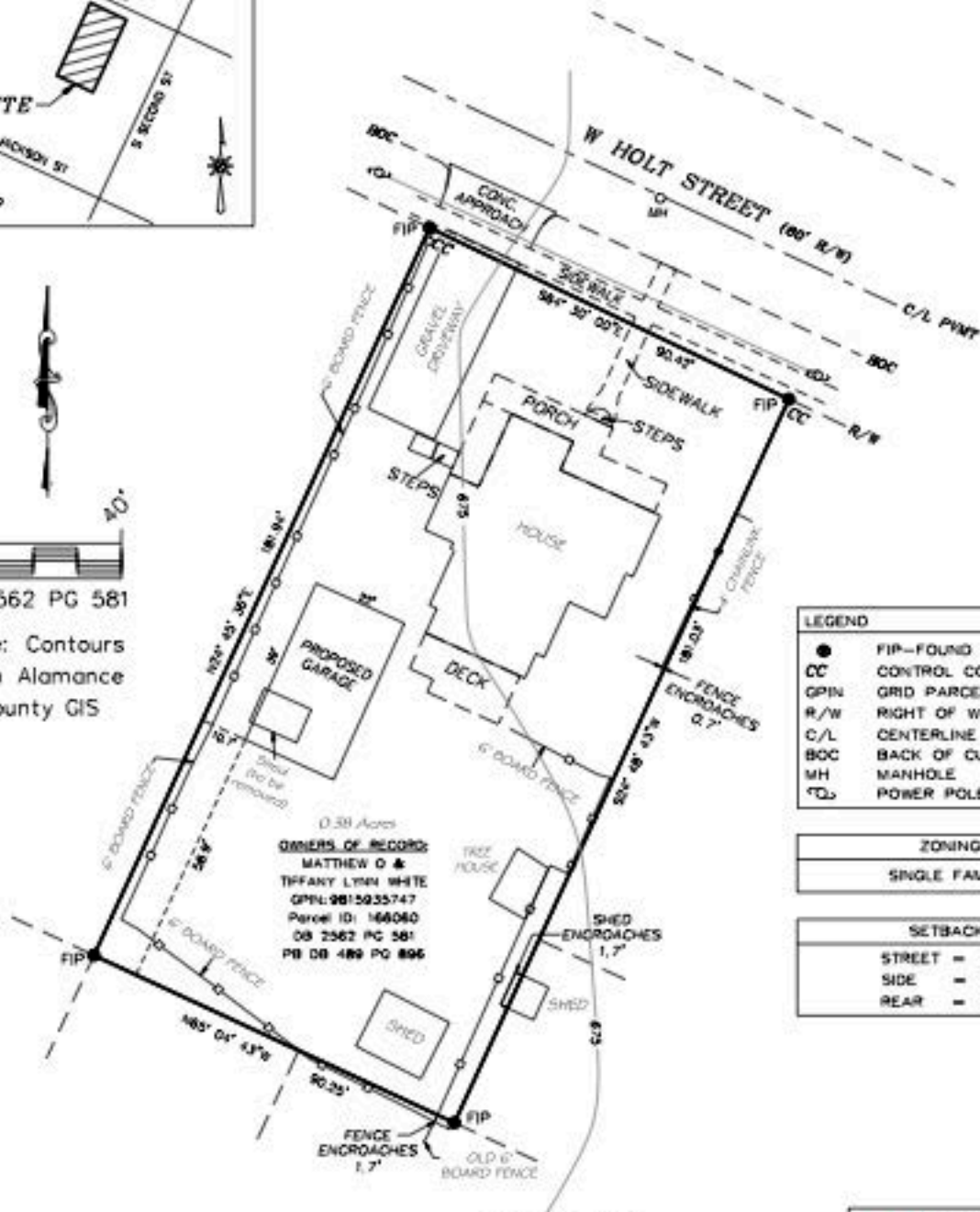
Sheet Name:
1ST & 2ND FLOOR PLAN

Sheet No:
A-1

SITE PLAN



DB 2562 PG 581
 Note: Contours from Alamance County GIS



0.38 Acres
OWNERS OF RECORD:
 MATTHEW O &
 TIFFANY LYNN WHITE
 GPN: 9815935747
 Parcel ID: 166060
 DB 2562 PG 581
 PB DB 489 PG 896

LEGEND	
●	FIP—FOUND IRON PIN/PIPE
CC	CONTROL CORNER
GPN	GRID PARCEL ID NUMBER
R/W	RIGHT OF WAY
C/L	CENTERLINE OF PAVEMENT
BOC	BACK OF CURB
MH	MANHOLE
⊕	POWER POLE

ZONING
SINGLE FAMILY

SETBACKS
STREET = 30'
SIDE = 10'
REAR = 20'

Impervious surfaces:		
House	1800	SF
Porch	491	SF
Deck	265	SF
Steps	35	SF
Sidewalk	121	SF
Sheds	334	SF
Encroaching Shed	14	SF
Gravel Drive	743	SF
Total Existing	3,803	SF
Shed to be removed	-97	SF
Proposed Garage	858	SF
New Total	4,564	SF



RELIANT
 LAND SURVEY
 P.L.L.C. P-1735

PROJECT NAME:
WHITE SITE PLAN

R/S PROJECT No. 3333

SITE PLAN of the PROPERTY of
**MATTHEW O. WHITE &
 TIFFANY LYNN WHITE**
 at 305 W. HOLT STREET
 MEBANE, NC 27302
 MELVILLE TOWNSHIP, ALAMANCE COUNTY

DRAWN FOR:
MATT WHITE 919-450-5442

SURVEYED: 12-09-2020	DRAWN: 07-27-2021
-------------------------	----------------------

DONALD B. ABELE | LICENSED SURVEYOR
 1320 HARTHORNE LANE, BURLINGTON, NC 27215
 434-250-4500



AGENDA ITEM #6B

RZ 21-07

Conditional Rezoning –
11th Street Apartments

Presenter

Cy Stober, Development Director

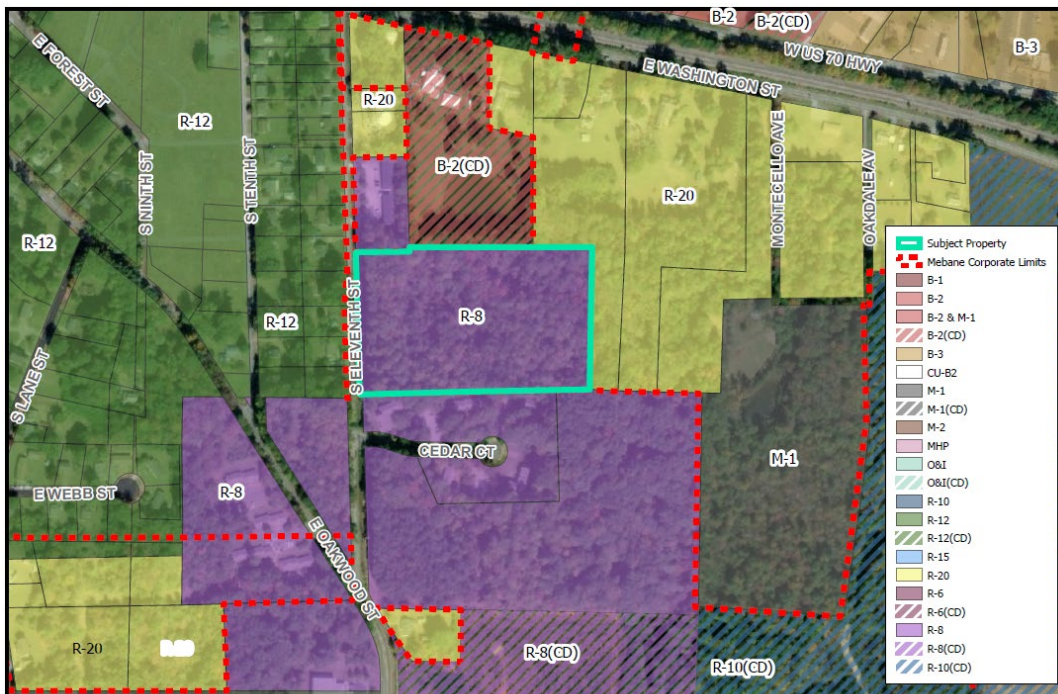
Applicant

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

Public Hearing

Yes No

Zoning Map



Property

South Eleventh Street
GPIN 9825410961

Proposed Zoning

R-8 (CD)

Current Zoning

R-8

Size

+/-8.192 ac

Surrounding Zoning

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

Adjacent Land Uses

Residential

Utilities

Present

Floodplain

No

Watershed

No

City Limits

No



CITY OF MEBANE
ZONING MAP

SUBJECT PROPERTY
11th Street Apartments

1 inch = 330 feet

DATE: 7/08/2021

DRAWN BY: AV

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. Annexation would be required prior to connection to City utilities, if the project is approved.

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 City Recreation and Parks Director Aaron Davis has provided a memo regarding the private recreation features, including what he feels are deficiencies with the size of the sand volleyball court and the dog park. 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 Mebane Planning Board voted 6 – 1 to approve the request as presented. Gale Pettiford expressed concerns regarding fire safety. Staff informed the Planning Board that the Fire Department had approved the plans as part of TRC review.

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 Letter
9. Apartment Management Memo



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: _____

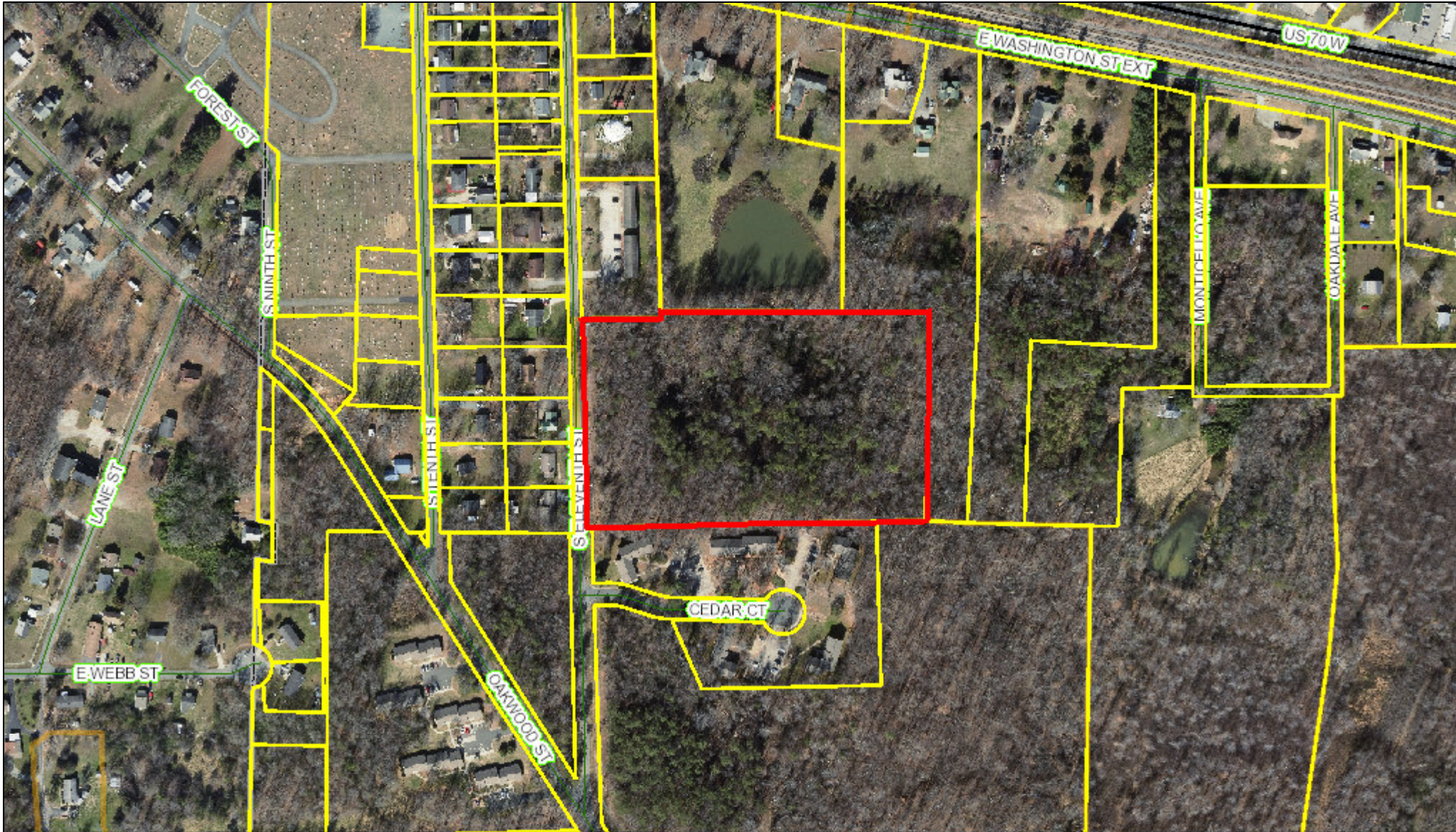
Public Hearing Date: _____ Action: _____

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.

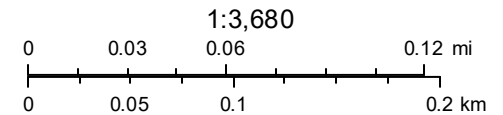
The county and its mapping companies assume no legal responsibility for the information on this map.

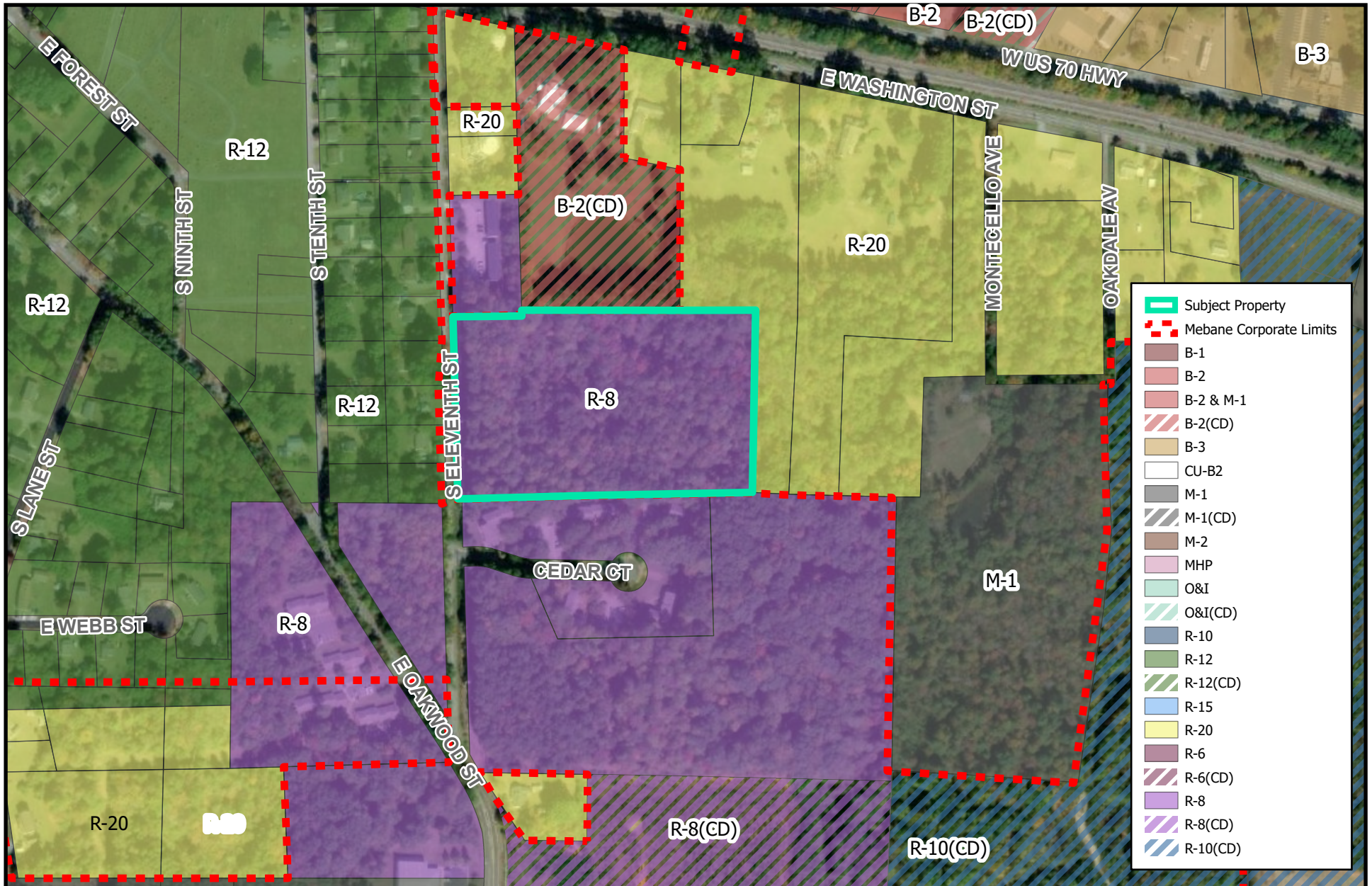
PIN: 9825410961

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





	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

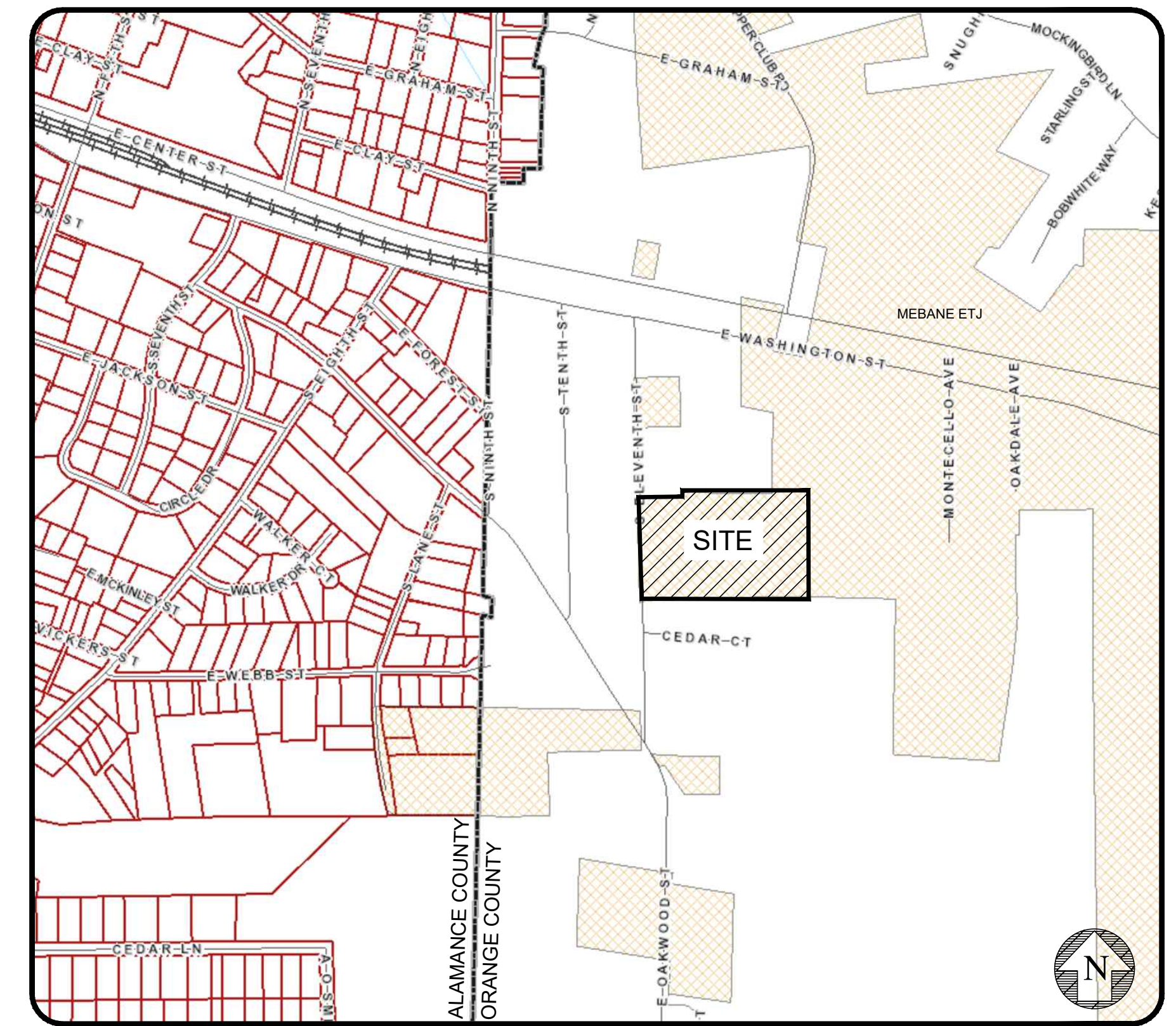
SITE DEVELOPMENT PLANS

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 (0.88 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:

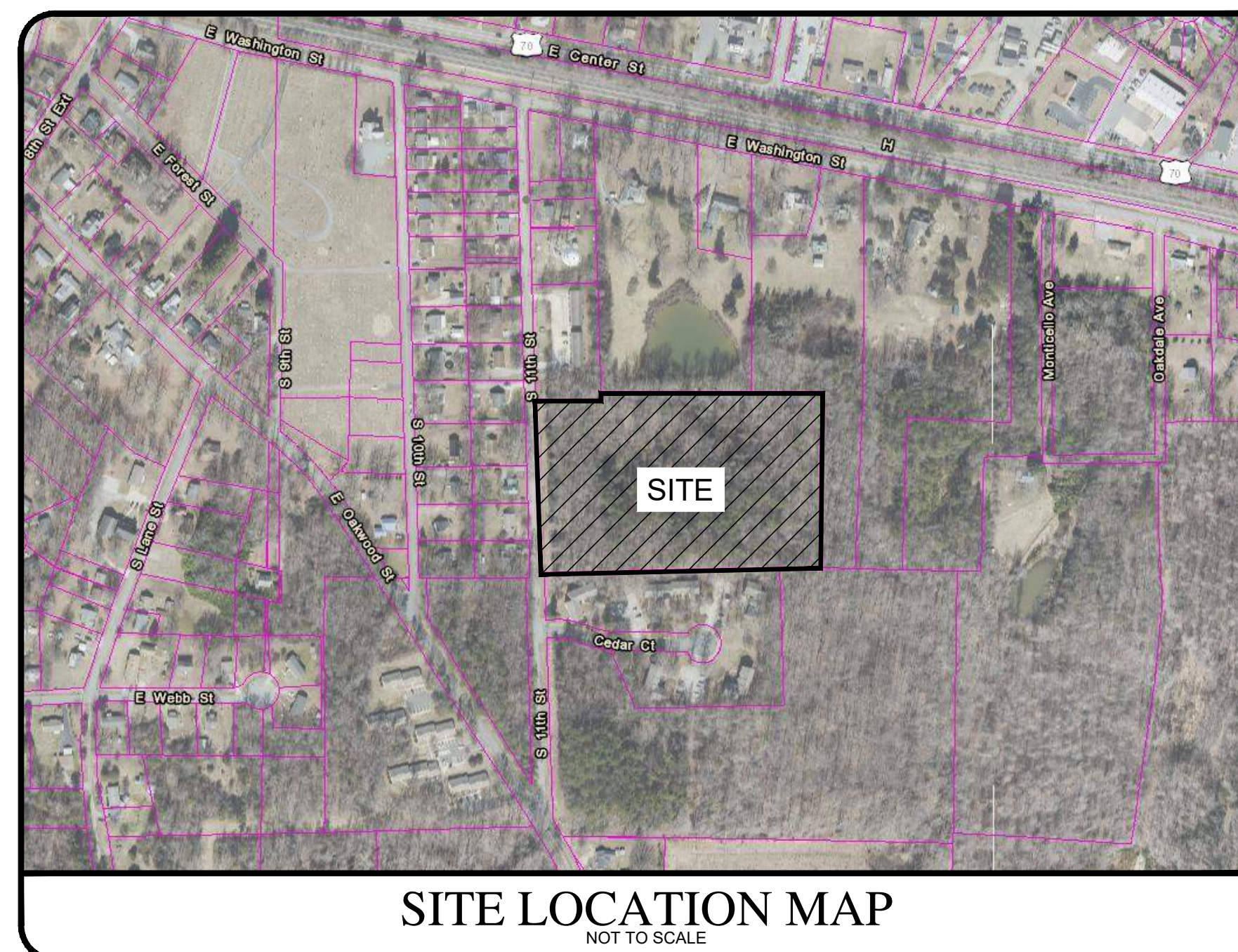
- ALL PRIVATE DRIVE AISLES AND PARKING AREAS WILL BE BUILT TO CITY STANDARDS AND MAINTAINED BY THE OWNER.
- THIS PROJECT IS SUBJECT TO CONDITIONAL REZONING BY THE CITY OF MEBANE. ALL ROADWAYS, STORM DRAINAGE, WATER & SEWER SHALL BE BUILT IN ACCORDANCE WITH THEIR LATEST STANDARDS AND SPECIFICATIONS.
- 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



SITE LOCATION MAP
NOT TO SCALE

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		

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 ENGINEER
TIMOTHY A. SMITH
00-06-0021

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

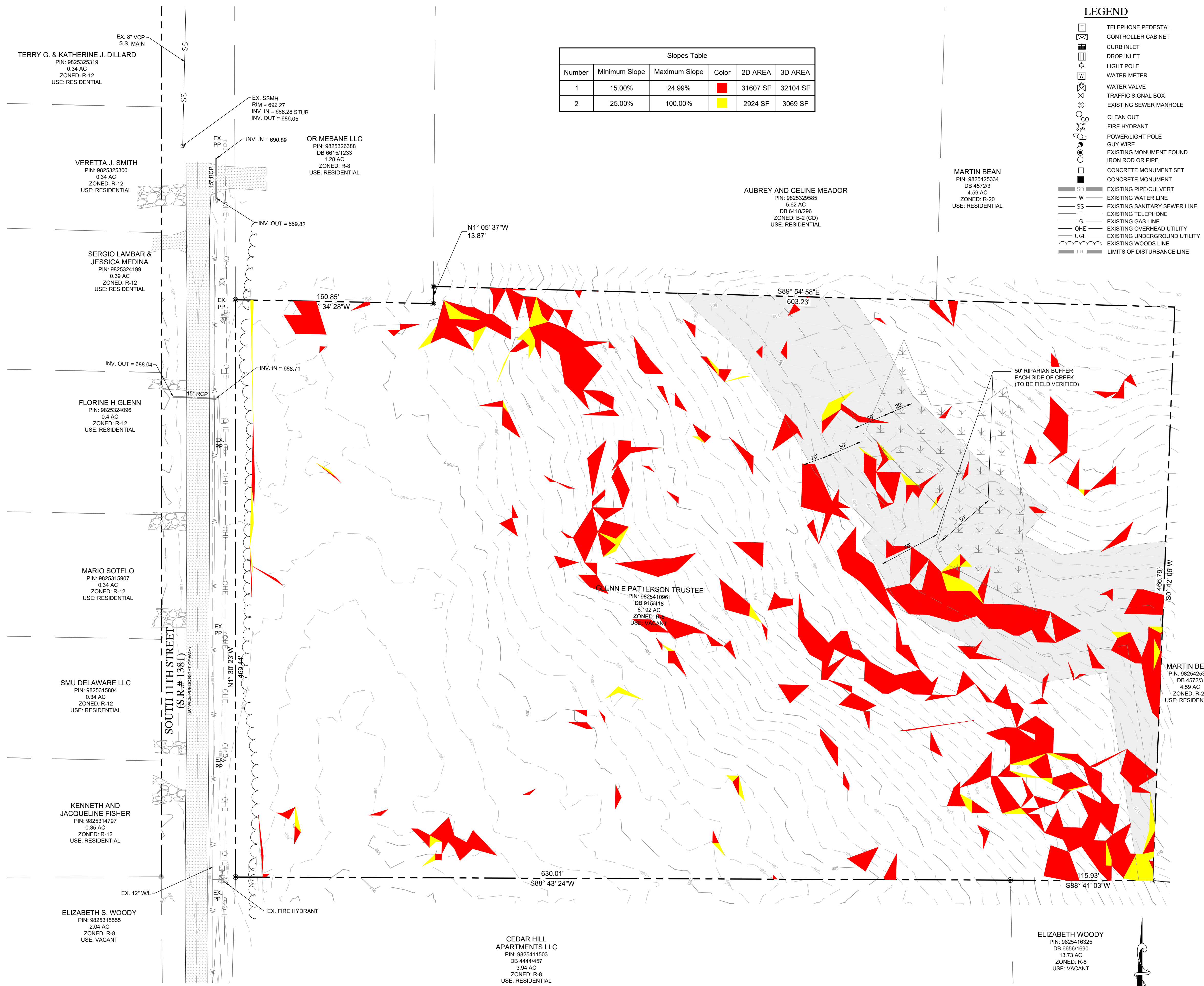
SITE DEVELOPMENT DRAWINGS
11th Street Apartments
South 11th Street
Mebane, N.C. 27302
COVER SHEET

PROJECT NO:
20-0162
DRAWING NAME:
20-0162_CS.dwg
SHEET NO:
C-1



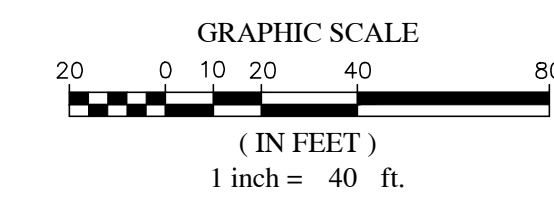
Know what's below.
Call before you dig.

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.



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

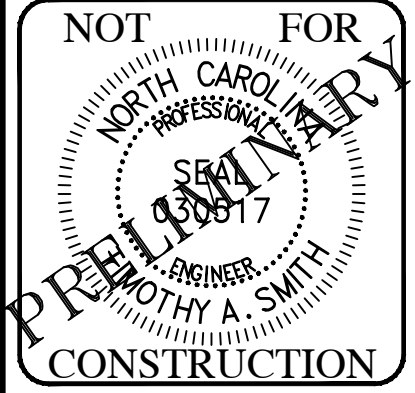
- LEGEND**
- TELEPHONE PEDESTAL
 - CONTROLLER CABINET
 - CURB INLET
 - DROP INLET
 - LIGHT POLE
 - WATER METER
 - WATER VALVE
 - TRAFFIC SIGNAL BOX
 - EXISTING SEWER MANHOLE
 - CLEAN OUT
 - FIRE HYDRANT
 - POWERLIGHT POLE
 - GUY WIRE
 - EXISTING MONUMENT FOUND
 - IRON ROD OR PIPE
 - CONCRETE MONUMENT 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 TO REPRODUCE OR TRANSMIT THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SUMMIT DESIGN AND ENGINEERING SERVICES. UNLESS INDICATED OTHERWISE, ALL INFORMATION IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.

PROJECT ENGINEER/ARCHITECT: TERRY G. SMITH@SUMMITDE.NET
 PROJECT MANAGER: RPH@RANDY-HALL.COM
 DRAWN BY: GSG@GONDA-SEEHAY@SUMMITDE.NET
 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) 732-2476
 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

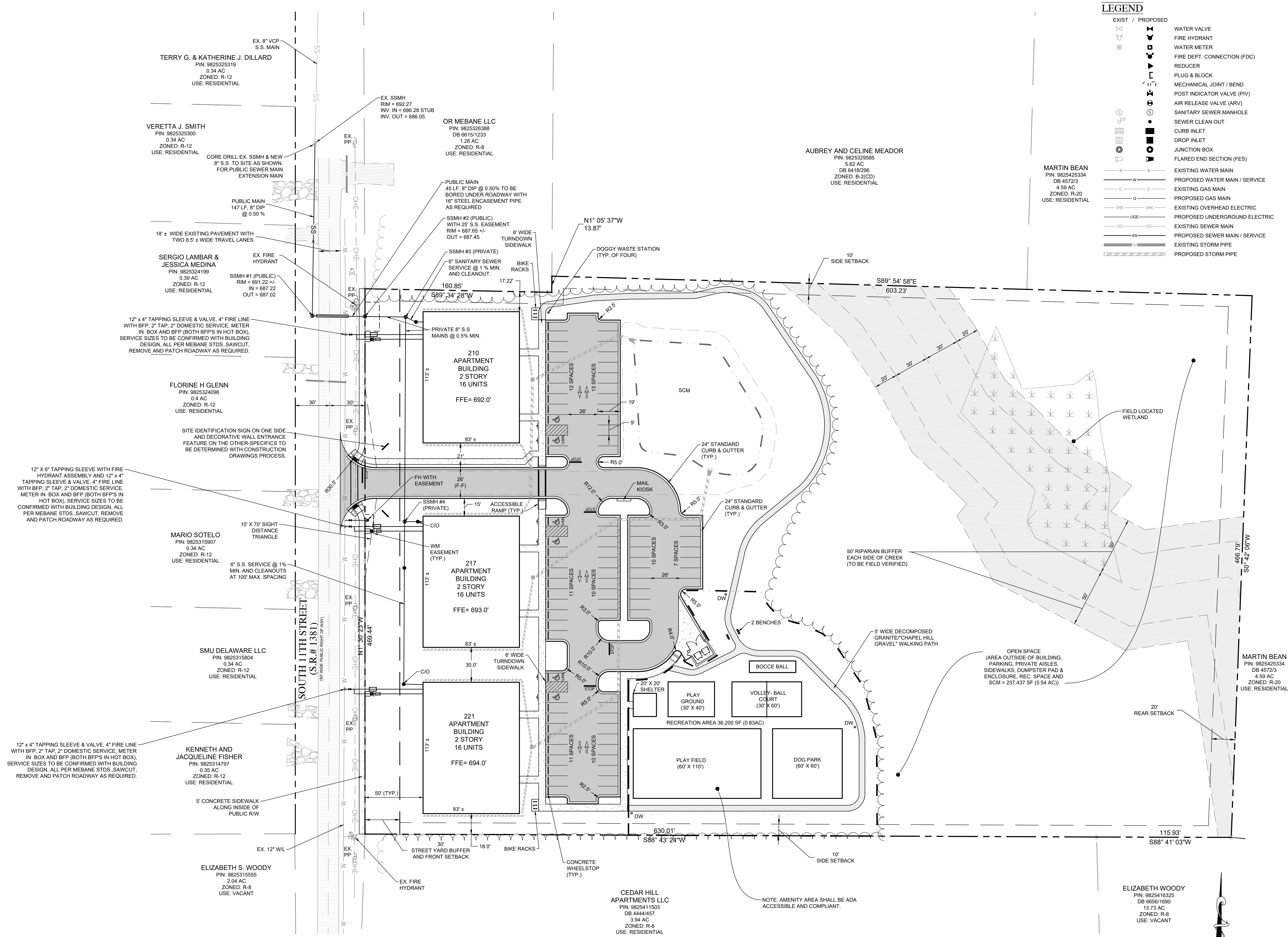


CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES 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 jpr@summitde.net 11



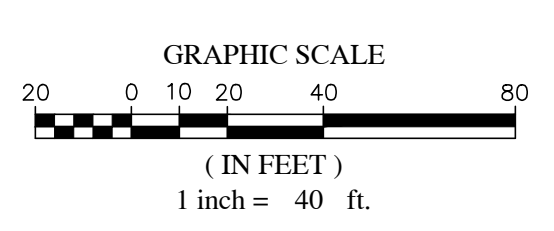
Know what's below. Call before you dig.



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.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

COMPONENTS OF THIS DRAWING: ALL DIMENSIONS AND LOCATIONS ARE AS SHOWN UNLESS OTHERWISE NOTED. THIS DOCUMENT IS THE PROPERTY OF SUMMIT DESIGN AND ENGINEERING SERVICES. IT IS A VIOLATION OF LAW FOR ANY PERSON 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: TAS (TAS@SUMMITDE.NET)
PROJECT MANAGER: RPH (RANDY.HALL@SUMMITDE.NET)
DRAWN BY: GSG (GONDA.SEDHAY@SUMMITDE.NET)
FIRST ISSUE DATE: 03-08-2021

SUMMIT
DESIGN AND ENGINEERING SERVICES
320 Executive Court
Fayetteville, NC 27707
Voice: (919) 732-8883 Fax: (919) 732-4676
www.summitde.net

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
- CURB INLET
- DROP INLET
- JUNCTION BOX
- FLARED END SECTION (FES)
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- LIMITS OF DISTURBANCE
- LIMITS OF DISTURBANCE & TREE PROTECTION FENCE
- TP
- TP
- 100
- 95
- 100
- 98
- 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

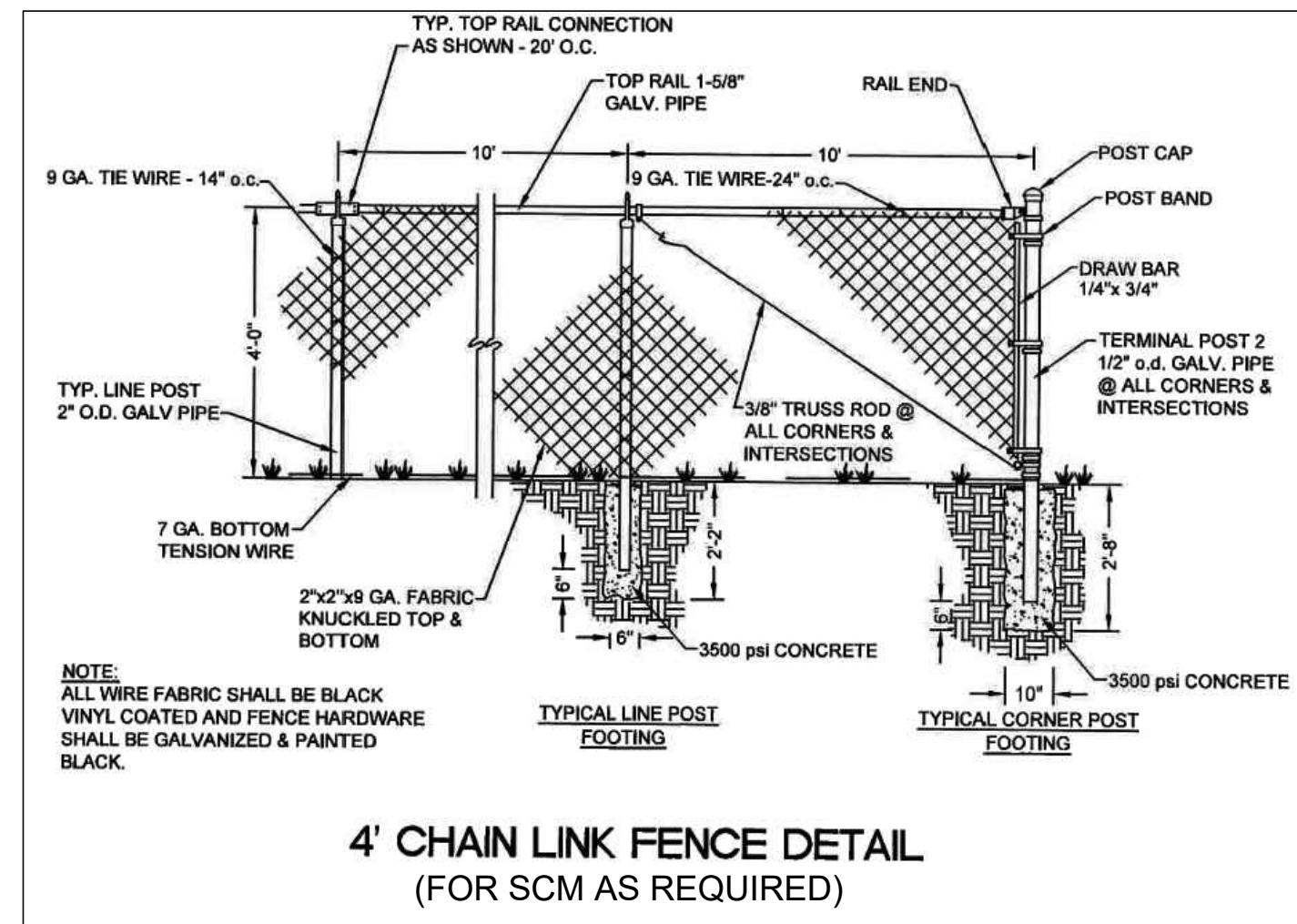
ELIZABETH S. WOODY
PIN: 9825315555
2.04 AC
ZONED: R-8
USE: VACANT

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

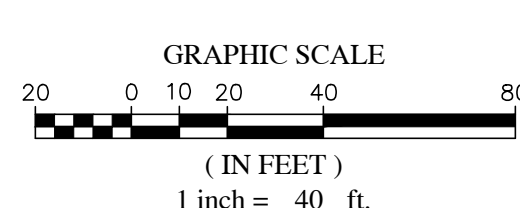
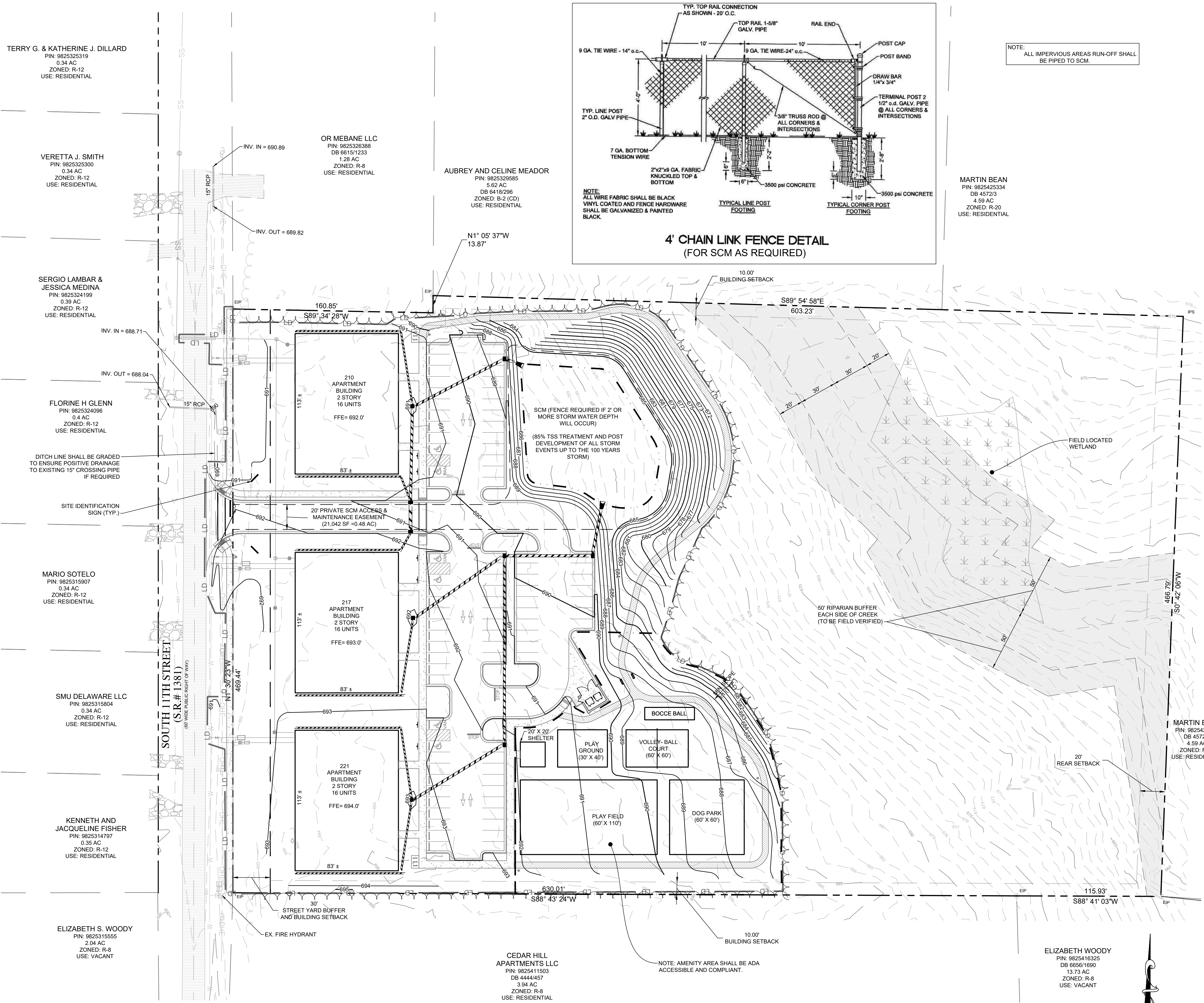
AUBREY AND CELINE MEADOR
PIN: 9825329585
5.62 AC
DB 6418296
ZONED: B-2 (CD)
USE: RESIDENTIAL

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

MARTIN BEAN
PIN: 9825425334
DB 45723
4.59 AC
ZONED: R-20
USE: RESIDENTIAL



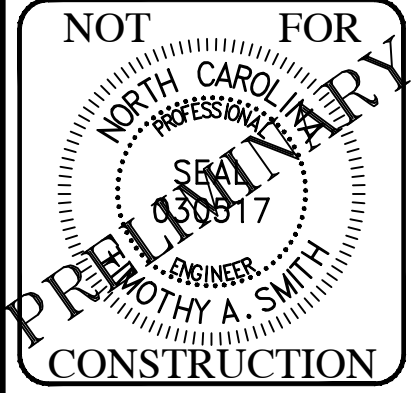
NOTE: ALL IMPERVIOUS AREAS RUN-OFF SHALL BE PIPED TO SCM.



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

COPYRIGHT © 2021 SUMMIT DESIGN AND ENGINEERING SERVICES, INC. IT IS A VIOLATION OF LAW FOR ANY PERSON, ENGINEER, ARCHITECT OR OTHER PROFESSIONAL TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SUMMIT DESIGN AND ENGINEERING SERVICES, INC.

PROJECT ENGINEER/ARCHITECT: TERRY G. DILLARD (TGD@SUMMITDE.NET)
PROJECT MANAGER: RPH (RANDY.HALL@SUMMITDE.NET)
DRAWN BY: GS (GONDA.SEDHAY@SUMMITDE.NET)
FIRST ISSUE DATE: 03-08-2021



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

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 - Elevation 3-Apartment-Coverage-Drainage-Grading-Storm-Drainage-PLAN.dwg, 6/20/2021, 3:08:48 PM, gonda.sedhay, 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 DRIFLINE 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.

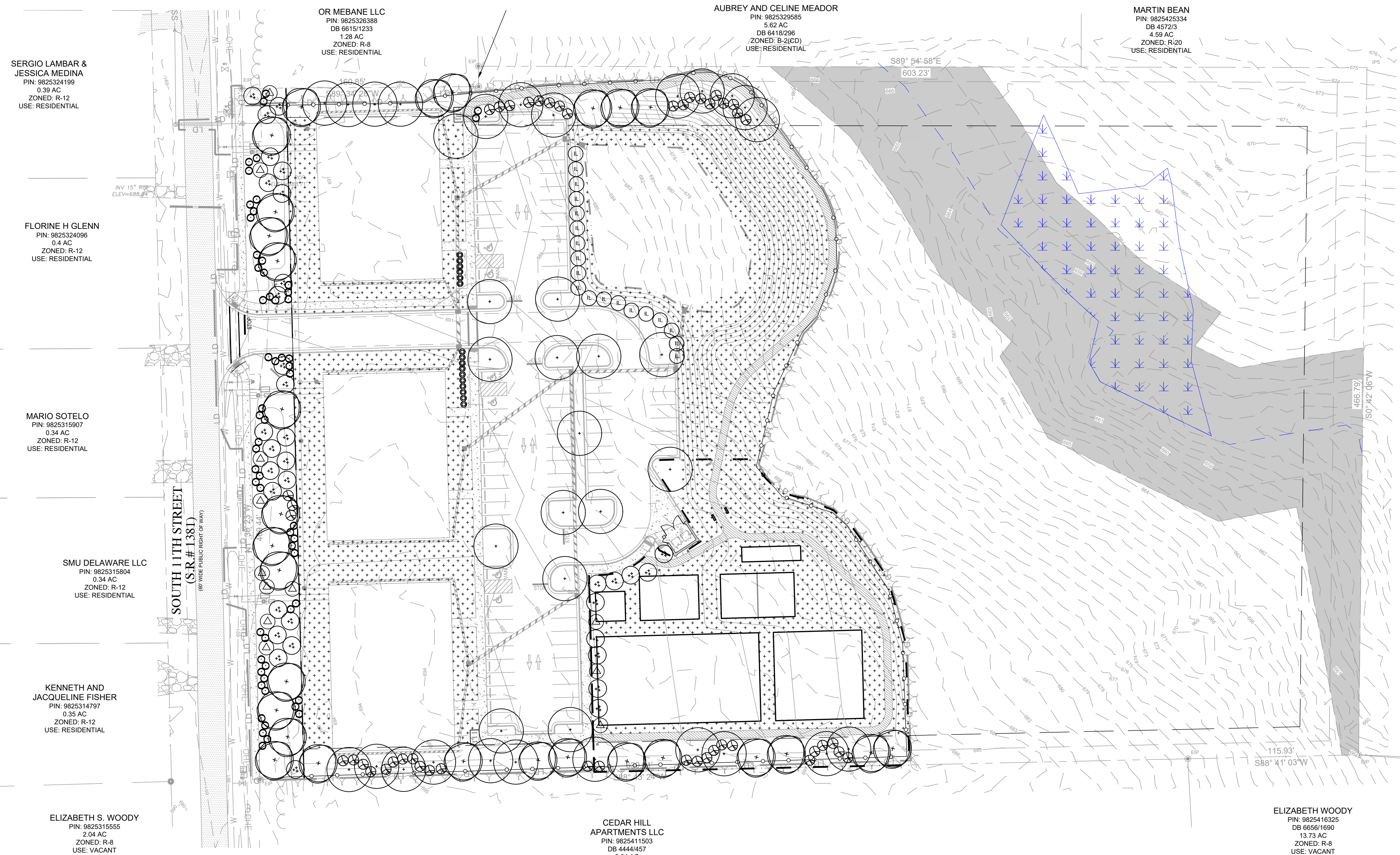
TRASH CONTAINMENT SCREENING:

- 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	
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	SEEDED LAWN. SEE PERMANENT SEEDING NOTES							



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: 9825315904
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: 9825326389
DB 6615/1233
1.28 AC
ZONED: R-8
USE: RESIDENTIAL

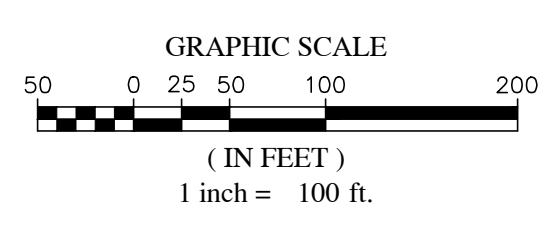
AUBREY AND CELINE MEADOR
PIN: 9825329565
5.62 AC
DB 6418/296
4.59 AC
ZONED: R-20(CO)
USE: RESIDENTIAL

MARTIN BEAN
PIN: 9825425334
DB 4572/3
4.59 AC
ZONED: R-20
USE: RESIDENTIAL

MARTIN BEAN
PIN: 9825425334
DB 4572/3
4.59 AC
ZONED: R-20
USE: RESIDENTIAL

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

ELIZABETH WOODY
PIN: 9825416325
DB 6056/1690
13.73 AC
ZONED: R-8
USE: VACANT



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

COPYRIGHT © 2021
SUMMIT DESIGN AND ENGINEERING SERVICES/ICES
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/ICES. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

PROJECT ENGINEER/ARCHITECT: T.M. SMITH@SUMMITDE.NET
PROJECT MANAGER: RPH@RANDY-HALL@SUMMITDE.NET
DRAWN BY: GS@GOWINDA.SEDHAY@SUMMITDE.NET
FIRST ISSUE DATE: 03-08-2021



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

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

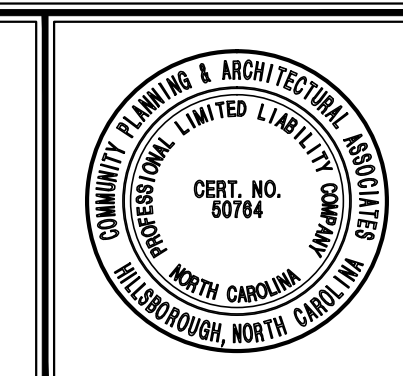


A1 Street Side EXTEREIOR ELEVATION
1/4" = 1'-0"
Opposite Side Same

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

**11th Street
APARTMENTS**
MEBANE
North Carolina

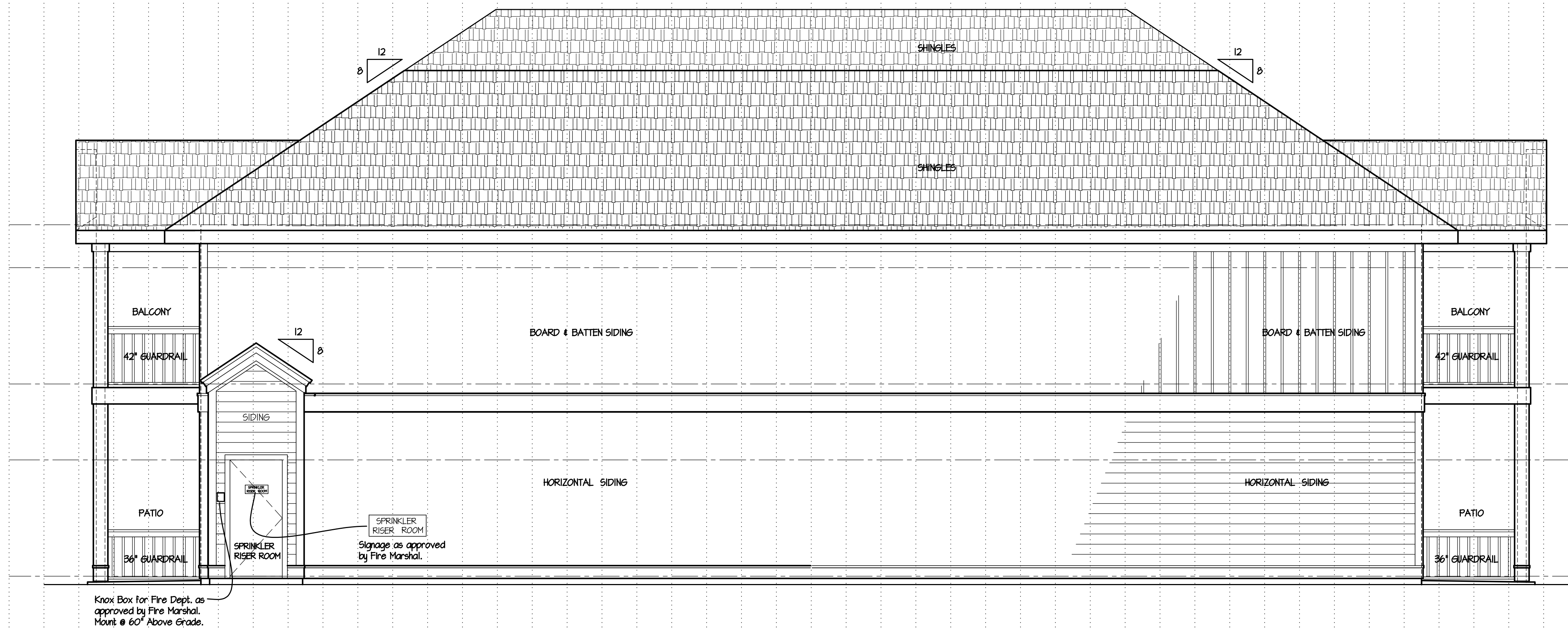
The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Re-use reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remain with the Architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



**EXTERIOR
ELEVATIONS**

DATE	4/27/21	DRAWING NO.	A201 of
DESIGN	RWW		
DRAWN	RWW		
PROJECT NO.	Mebane		
FILE #	A101Mebane		
SCALE	AS NOTED		

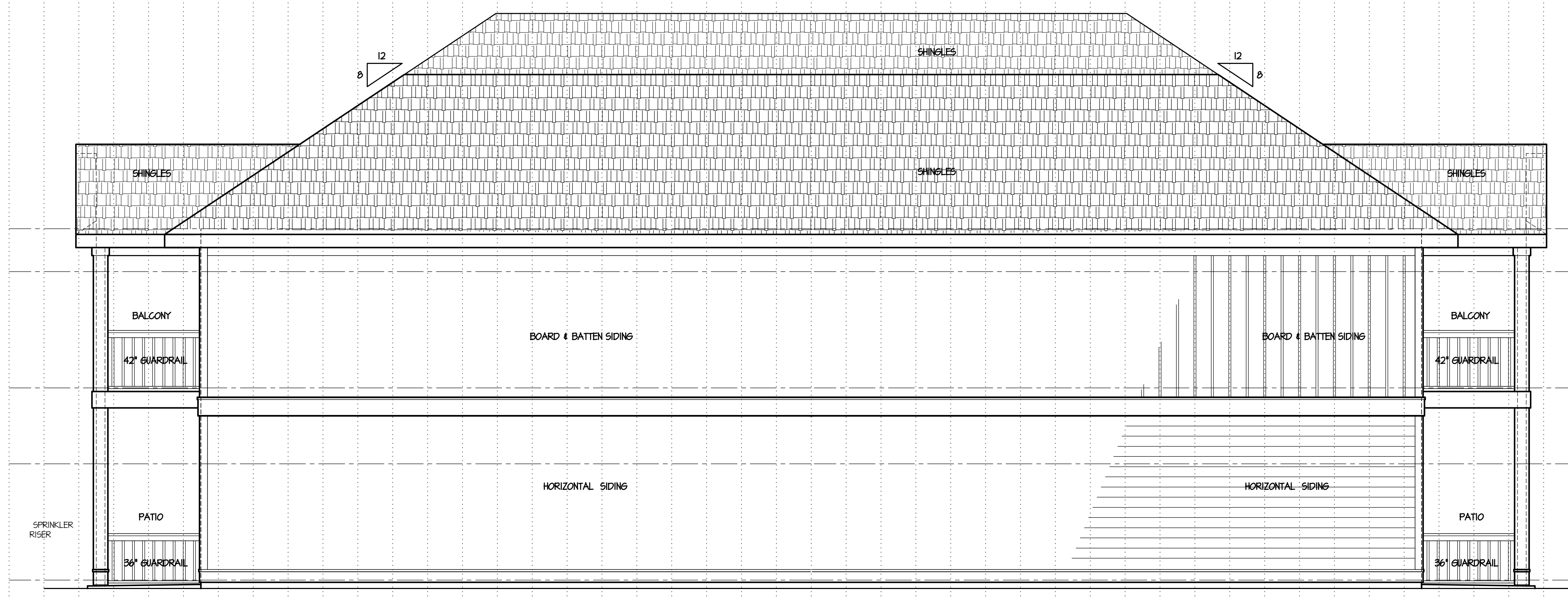
U:\11th Street Apartments\11th Street Apartments.dwg, 4/27/2021, 10:55:46 A.M., DWG, PLOT, PLOT, PLOT



H1 RESERVED

H6 Left Side EXTEREIOR ELEVATION

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



A1 RESERVED

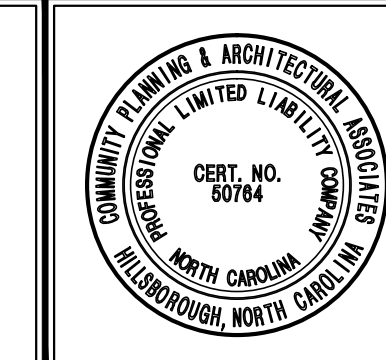
A6 Right Side EXTEREIOR ELEVATION

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

Progress Print
Not for Construction
4/27/21

11th Street
APARTMENTS
MEBANE
North Carolina

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Re-use reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remain with the Architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



EXTERIOR
ELEVATIONS

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

DRAWING NO.
A202
of

PLANNING PROJECT REPORT

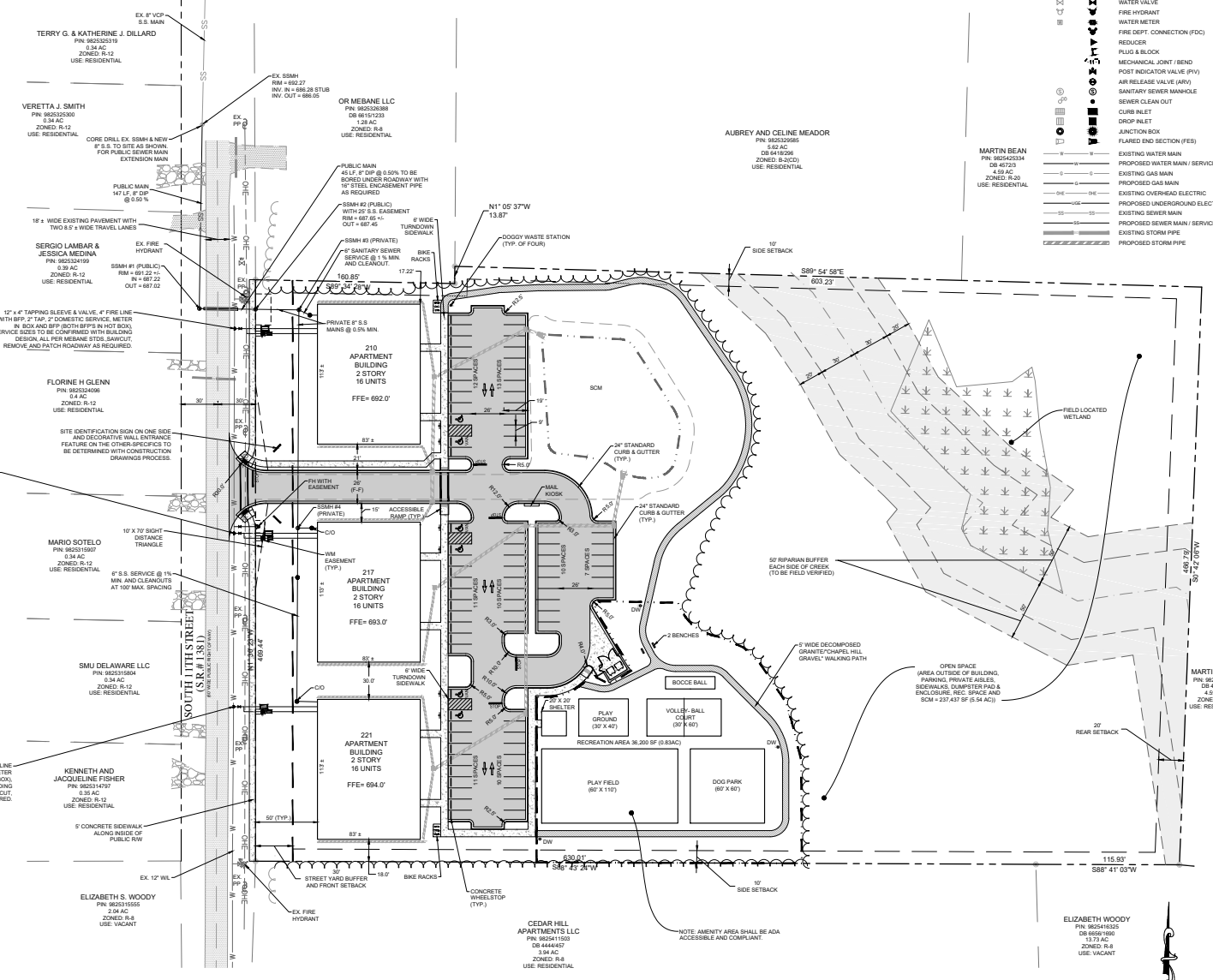
DATE	07/09/2021
PROJECT NUMBER	RZ 21-07
PROJECT NAME	11 th Street Apartments
APPLICANT	Espitia Properties, LLC Ezequiel Espitia P.O. Box 13882 Durham, NC 27709

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



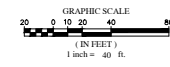
Know what's below.
Call before you dig.



LEGEND

EXIST / PROPOSED	WATER VALVE
1"	FIRE HYDRANT
1"	WATER METER
1"	FIRE DEPT. CONNECTION (FDC)
1"	REDUCER
1"	PLUG & 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.



7	REVISIONS
6	
5	
4	
3	
2	
1	

PROJECT NUMBER: 20-0162
 PROJECT MANAGER: [Name]
 DESIGNER: [Name]
 DATE: [Date]

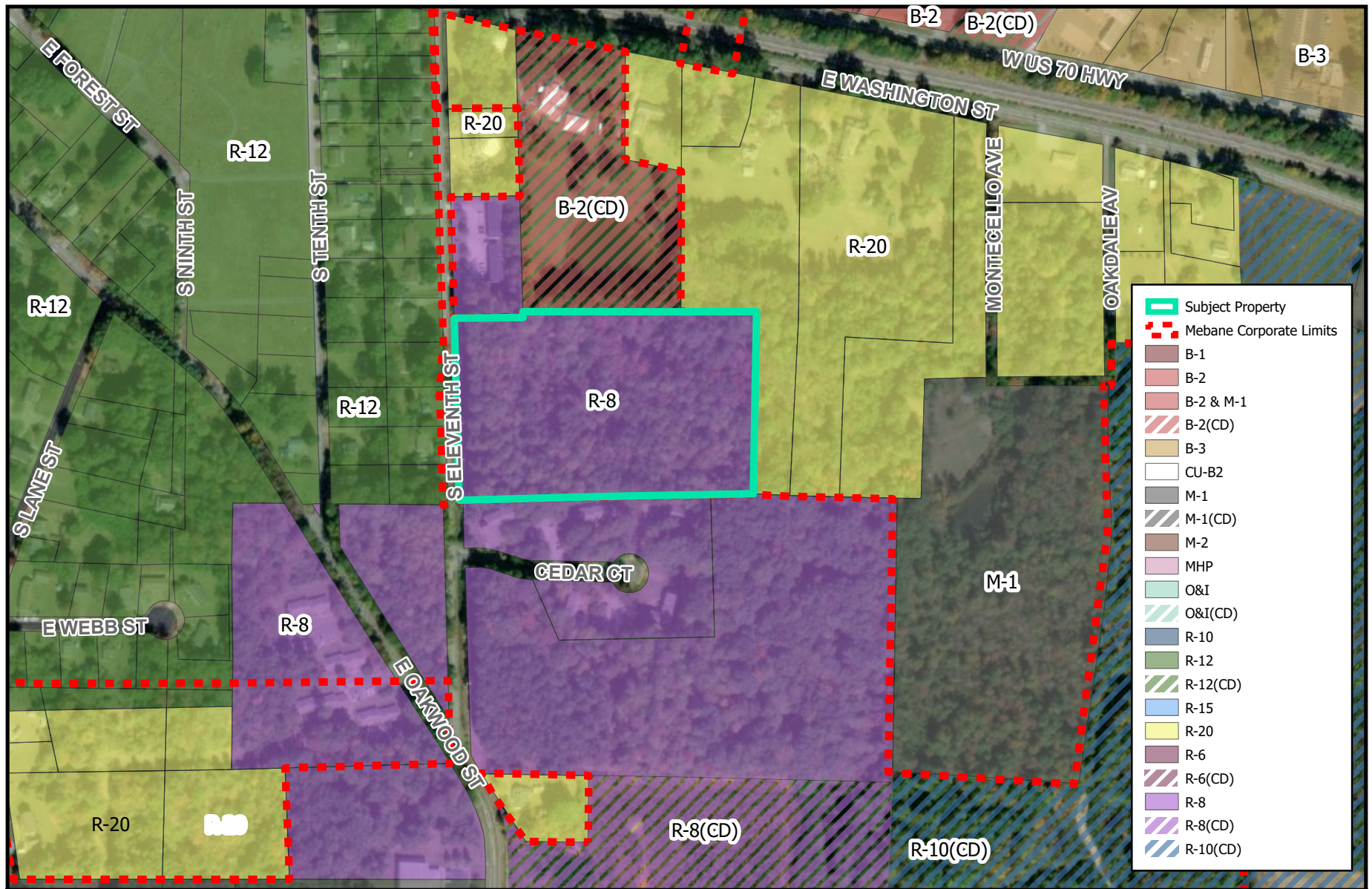


SUMMIT
 ENGINEERING & ARCHITECTURE
 11th Street Apartments
 11th Street, Mebane, NC 27302

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

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**

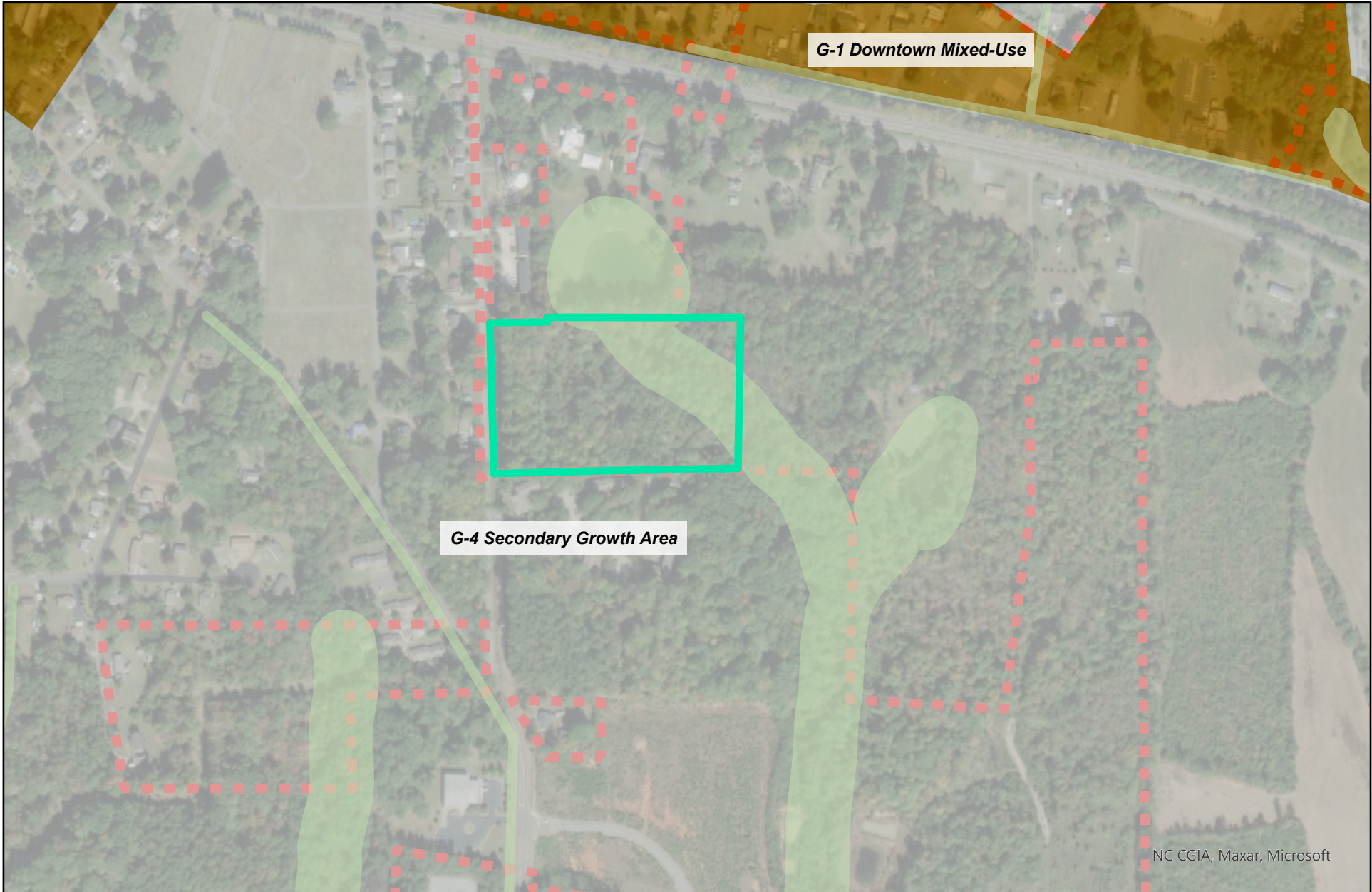
1 inch = 350 feet

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

Memo

To: Cy Stober, AICP
City of Mebane Development Director

From: Timothy A. Smith, PLS, PE

cc: Ashley Ownbey – City of Mebane
Zeke Espitia – Espitia Properties, LLC

Date: July 27, 2021

Re: Eleventh St. Apartments – Property Management Proposal

Cy,

During the July 19th Planning Board meeting, a question was raised regarding what type of property management the developer would be providing for the apartments. I have discussed this with Ezequiel (Zeke) Espitia with Espitia Properties, LLC and he has provided the following information:

- Zeke is committed to providing professional property management services for the apartments and is working with various local management companies to settle on a provider. One of those providers is HRW, Inc., located in Raleigh, N.C. HRW has extensive experience with property management in this area including service contracts, onsite personnel and contractors, enforcement of governing documents and regulations, responding to requests for service and emergencies and HOA management.
- Zeke understands that the City of Mebane is wanting to maintain a high quality of community living standards for its residents and that rental properties need to be properly managed to maintain those standards. He wants the same for his tenants that will be renting these apartments and will provide the services required to maintain those standards.
- As Zeke continues to investigate his options for property management, he would like to offer as a condition of approval, that a contract will be put in place for these services prior to issuance of the 16th Certificate of Occupancy for the 48-unit development.



AGENDA ITEM #6C

RZ 21-08

Conditional Rezoning –
Meadowstone Townhomes

Presenter

Cy Stober, Development Director

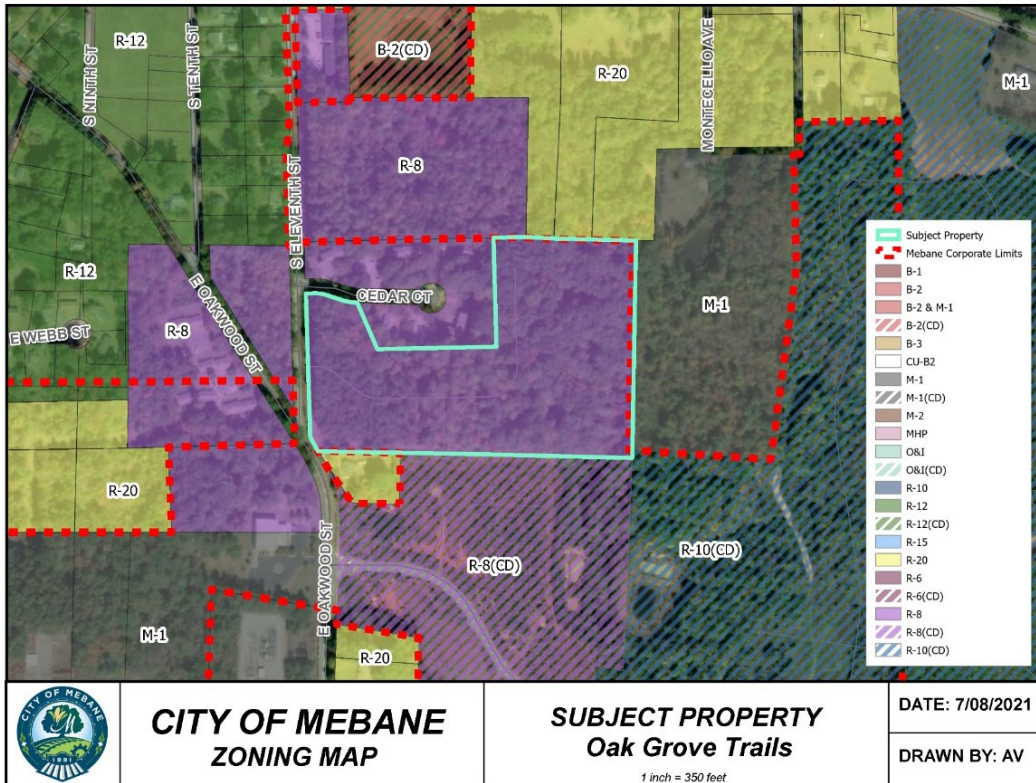
Applicant

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

Public Hearing

Yes No

Zoning Map



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 with 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. The payment will be provided prior to platting of the lots unless otherwise conditioned by agreement between the City Council and the applicant.

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 Board voted unanimously (7 – 0) to recommend approval of the request.

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: _____

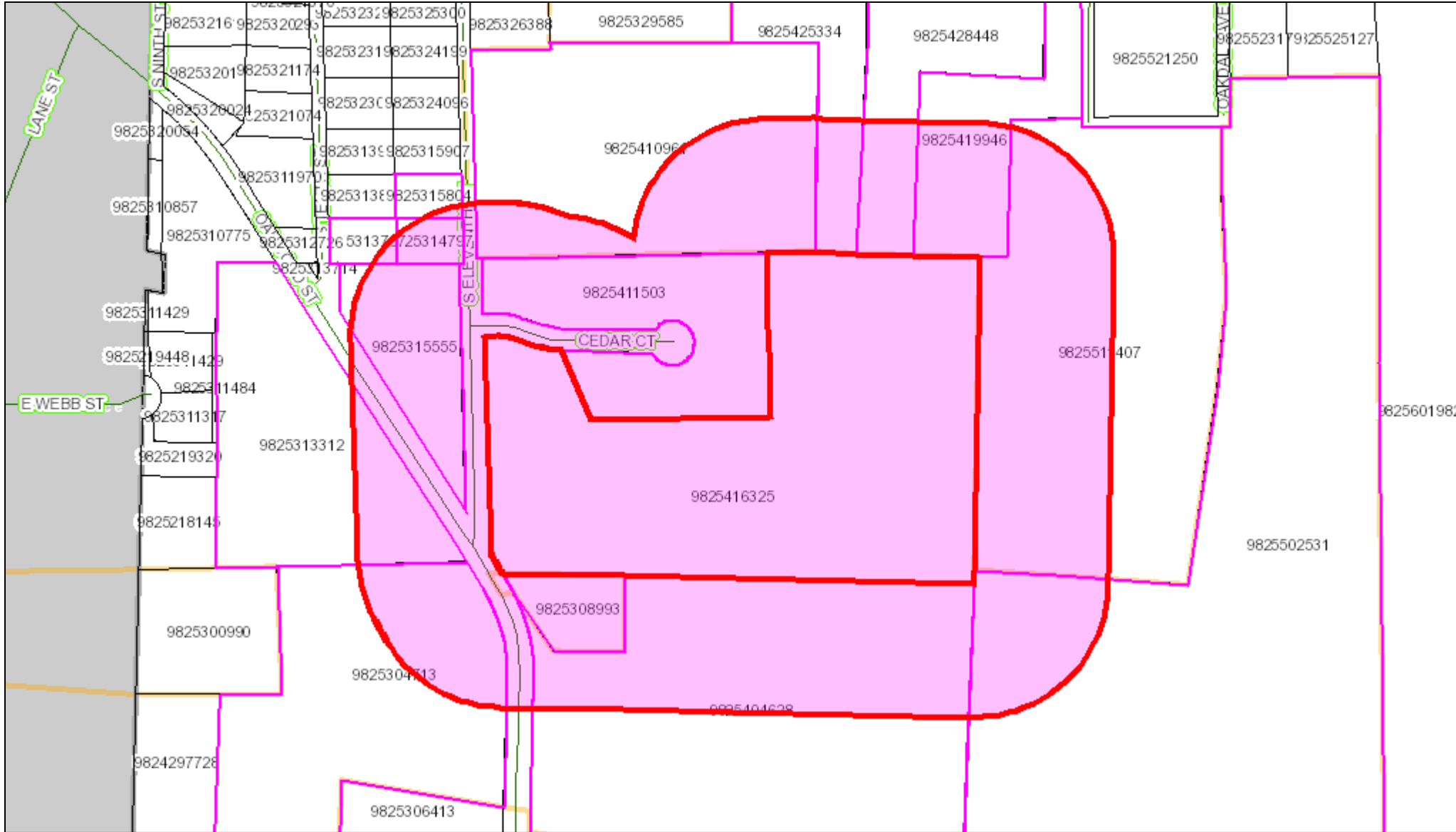
Public Hearing Date: _____ Action: _____

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



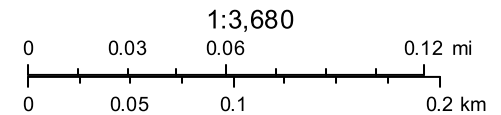
July 2, 2021

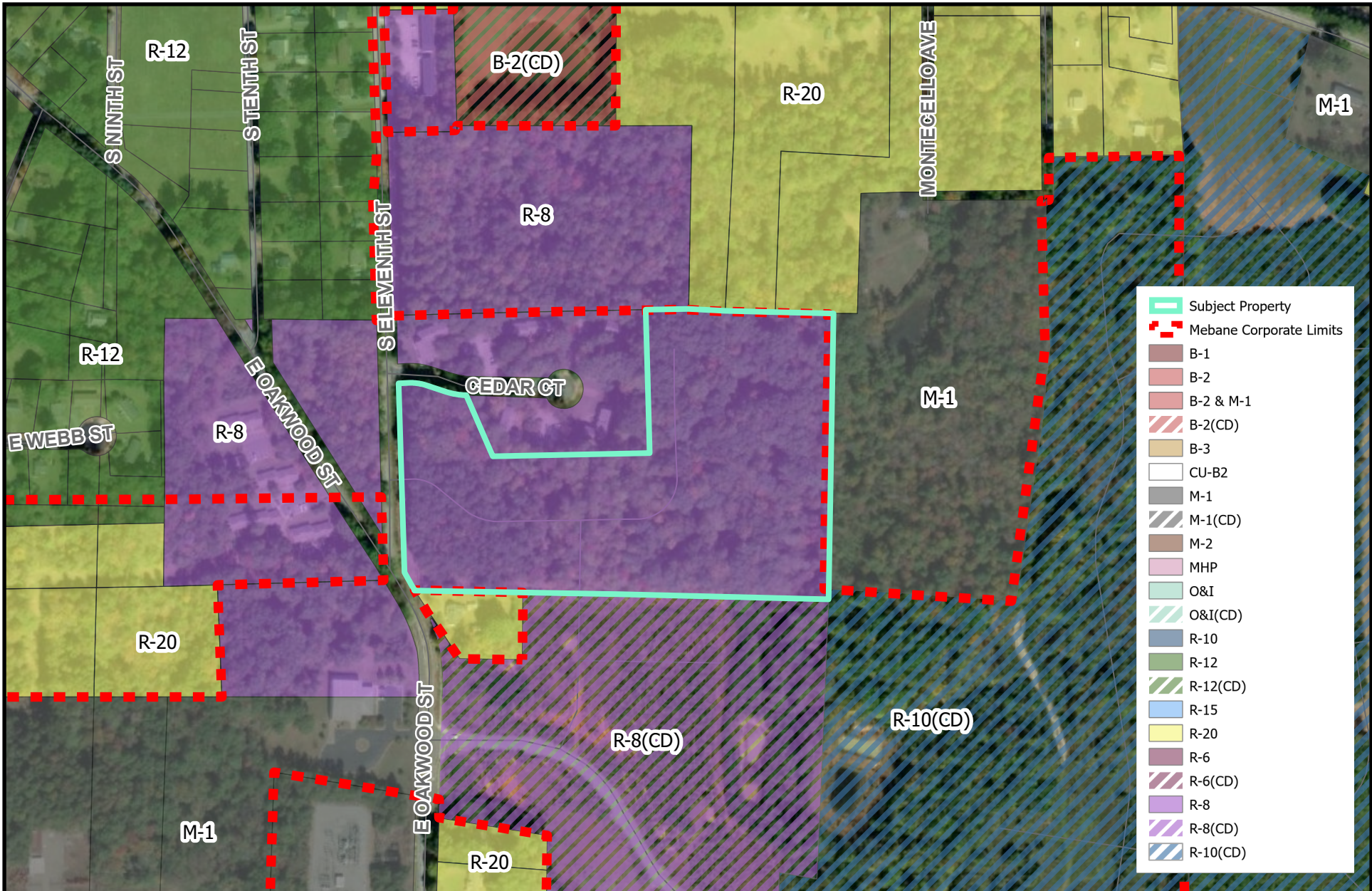
This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification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

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) 570-6833
SEWER:	CITY OF MEBANE PUBLIC WORKS DEPT. KYLE SMITH 636 CORRIGIDOR STREET MEBANE, NC 27302 (919) 563-3401	PLANNING:	CITY OF MEBANE CY STOBER, AICP DEVELOPMENT DIRECTOR 102 S. 5TH STREET MEBANE, NC 27302 (919) 563-9990
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. 106 E. WASHINGTON STREET MEBANE, NC 27302 (919) 563-5901
GAS:	PSNC ENERGY / DOMINION ENERGY BRIAN SMITH 2541 WHILDEN DRIVE DURHAM, NC 27713 (919) 588-7454 BRIAN.SMITH@SCANA.COM	RECYCLING:	WASTE INDUSTRIES 703 E. GILBREATH STREET GRAHAM, NC 27253 (336) 226-0525
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		

ENGINEER CONTACT

SUMMIT DESIGN & ENGINEERING SERVICES
TIMOTHY A. SMITH, PE
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278
(919) 732-3883 (PHONE)
(919) 732-6676 (FAX)
TIM.SMITH@SUMMITDE.NET

OWNER:

ELIZABETH S. WOODY
200 MANCHESTER DRIVE
ROXBORO, NC 27573

DEVELOPER:

MERITAGE HOMES
MELANIE GRAF, PE
VP OF LAND DEVELOPMENT
3300 PARAMOUNT PKWY., SUITE 120
MORRISVILLE, NC 27560
PHONE (919) 926-2607
Melanie.Graf@meritagehomes.com

SURVEYOR:

MAERSTAN, PLLC
MR. RICHARD BULLOCK, PLS
1011 PASSPORT WAY
C49Y NC 27513
PHONE (919) 945-7001
RICHARD@MAERSTAN.COM

PRELIMINARY PLANS

FOR

OAK GROVE TRAILS

TOWNHOME DEVELOPMENT

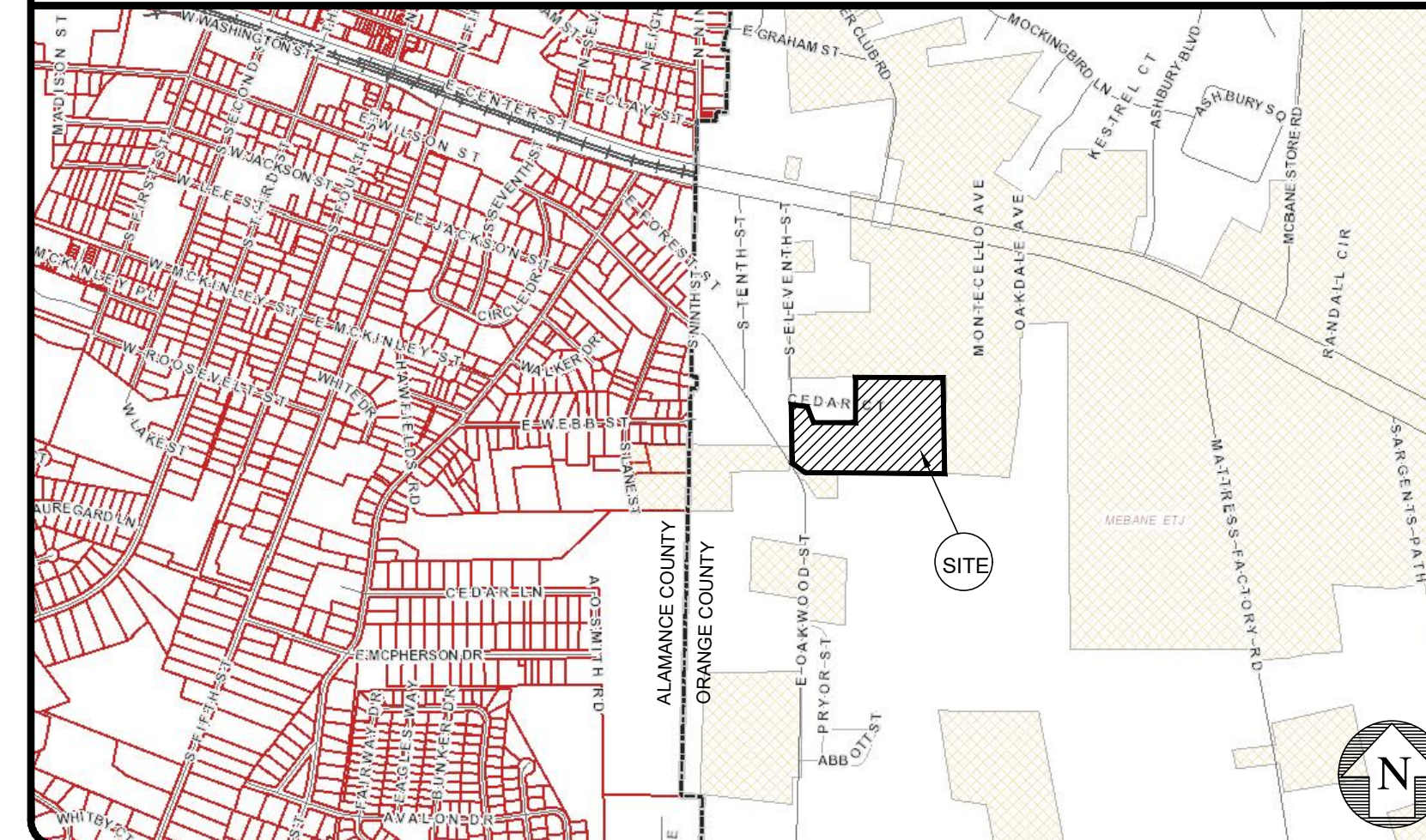
ORANGE COUNTY, CHEEKS TOWNSHIP

MEBANE, NC 27302

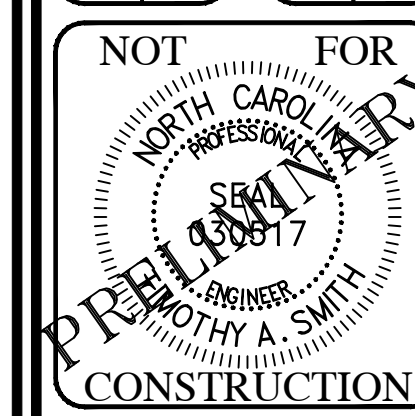
- TRC SUBMITTAL #1 : 02/09/2021
- TRC SUBMITTAL #2 : 03/30/2021
- TRC SUBMITTAL #3 : 05/11/2021
- TRC SUBMITTAL #4 : 06/15/2021
- TRC SUBMITTAL #5 : 07/07/2021

VICINITY MAP

SCALE 1"= 2,000'



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	3/30/2021	PER TRC COMMENTS



SUMMIT DESIGN AND ENGINEERING SERVICES
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278
Voice: (919) 732-3883 Fax: (919) 732-6676
www.summitde.net

SHEET INDEX	
Sheet Title	Sheet Number
COVER SHEET	C-1
EXISTING CONDITIONS	C-2
SITE & UTILITY PLAN	C-3
GRADING & STORM DRAINAGE PLAN	C-4
LANDSCAPE SITE PLAN	L-1
LANDSCAPE DETAILS	L-2
SITE DETAILS	D-1

SITE INFORMATION

OWNER: ELIZABETH S. WOODY
200 MANCHESTER DRIVE
ROXBORO, NC 27573

DEVELOPER: MERITAGE HOMES
MELANIE GRAF, PE
VP OF LAND DEVELOPMENT
3300 PARAMOUNT PKWY., SUITE 120
MORRISVILLE, NC 27560
PHONE (919) 926-2607
Melanie.Graf@meritagehomes.com

JURISDICTION: MEBANE
STATE: NORTH CAROLINA

PARCEL PIN: 9825-41-6325

NET LAND AREA: 13.96 ACRES

EXISTING ZONING: R-8
PROPOSED ZONING: R-8 (CD)
CURRENT USE: VACANT
PROPOSED USE: TOWNHOUSE RESIDENTIAL

RIVER BASIN: CAPE FEAR
WATERSHED: JORDAN LAKE
SUB WATERSHED: HAW CREEK

PROPOSED R-8 (CD) TOWNHOME LOT INFORMATION
PROPOSED # OF LOTS: 51
MIN. LOT SIZE: 2,261 SF
MAX. LOT SIZE: 4,908 SF
DENSITY: 3.65 UNITS/ACRE
NUMBER OF BEDROOMS: 5 UNITS X 3 BR/UNIT = 153 BEDROOMS

ZONING LOT REQUIREMENTS
MIN. LOT AREA (NO MIN. LOT AREA REQUIRED)
MIN. LOT WIDTH: 20 FT.

PROPOSED MINIMUM BUILDING SETBACK REQUIREMENTS
FRONT SETBACK: 20 FEET
(30 FT. FRONT SETBACK REQUIRED; WAIVER WILL BE REQUESTED FOR THIS CHANGE)
SIDE SETBACK OF BUILDING ENDS: 15 FEET
SIDE SETBACK FROM PUBLIC STREET RW: 15 FEET
REAR SETBACK: 20 FEET
MAX. BUILDING HEIGHT: 40 FEET

PARKING REQUIRED:
3 BR TOWNHOUSE UNITS @ 2.5 SPACES/UNIT x 51 UNITS = 128 SPACES
@ MAIL KIOSK = 2 SPACES (INCLUDED 1 VAN ACCESSIBLE SPACE)
TOTAL REQUIRED = 130 SPACES

PROVIDED:
31 MIDDLE UNITS (SINGLE WIDE GARAGE) @ 2 SPACES EACH = 62
20 END UNITS (DOUBLE WIDE GARAGE) @ 4 SPACES EACH = 80
MAIL KIOSK PARKING (INCLUDES 1 VAN) = 2
TOTAL PROVIDED = 144 SPACES

OPEN SPACE CALCULATIONS
TOWNHOME LOTS 1-51 (R-8 ZONING)
REQUIRED OPEN SPACE: 500 SQ. FT./UNIT X 51 UNITS = 25,500 SQ. FT. OR 0.585 ACRES
TOTAL OPEN SPACE PROVIDED: 7.84 ACRES

RECREATION SPACE CALCULATIONS
PRIVATE RECREATION SPACE PROVIDED:
DEVELOPER PROPOSES TO ALLOW THIS DEVELOPMENT TO SHARE ALL AMENITIES PROVIDED WITH THE ADJOINING OAKWOOD DEVELOPMENT. A SHELTER & DOG PARK (11,586 SF) WILL BE PROVIDED IN ADDITION TO THE OAKWOOD AMENITIES.

PUBLIC RECREATION SPACE REQUIRED:
1/25 OF AN ACRE PER DWELLING UNIT = 51 UNITS X 1/25 ACRE = 1.457 ACRES
DEVELOPER PROPOSES TO MEET THIS REQUIREMENT BY MEANS OF A PAYMENT-IN-LIEU IN THE AMOUNT OF \$12,931 (1.457 ACRES X \$8,875/AC)

IMPERVIOUS AREA
TOWNHOMES = 51 X 1,700 = 86,700 SF
PUBLIC ROADWAY & SIDEWALK = 78,938 SF
TOTAL: 165,638 S.F. (27.24 % OF SITE)

DISTURBED AREA
ON SITE = 10.57 AC. (460,558 SF)
UNDISTURBED AREA = 3.38 AC (147,539 SF)

SLOPE > 15% = 45,513 SF
AREA IN STREAM BUFFER = 101,972 SF
AREA IN LANDSCAPED BUFFERS = 67,103 SF
AREA IN EX. SS EASEMENT = 12,658 SF

TOTAL ROADWAY LENGTH: 1,355 LF
TOTAL RIGHT-OF-WAY: 78,030 SF (1.79 AC)
TOTAL WATER MAIN: 1,437 LF
TOTAL SAN. SEWER: 189 LF
TOTAL SIDEWALK: 3,080 LF
TOTAL STORM DRAINAGE: 2,335 LF
WATER & SEWER SERVICES: 51
OF DRIVEWAYS: 51

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

TRC NOTES:

- ALL NEW PUBLIC ROAD AND RW WIDTHS HAVE BEEN DESIGNED AS LOCAL RESIDENTIAL STREET REQUIREMENTS AND WILL BE BUILT TO CITY STANDARDS AND MAINTAINED BY THE CITY OF MEBANE AFTER FINAL ACCEPTANCE.
- 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 TRAFFIC IMPACT STATEMENT LETTER WAS CREATED FOR THIS PROJECT AND SUBMITTED TO THE CITY OF MEBANE AND NCDOT.
- TWO ENTRANCE FEATURE SHALL BE PROVIDED AT EACH ENTRANCE INTO THE SITE. ONE OF THE FEATURE WILL BE 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.
- MAINTENANCE OF ALL COMMON AREAS WILL BE THE RESPONSIBILITY OF THE HOA FOR THIS SUBDIVISION.
- THE LIMITS OF DISTURBANCE WILL TYPICALLY FOLLOW THE GRADING LIMITS. ALL OPEN SPACES AND UNDISTURBED AREAS WILL BE FENCED OFF ALONG TREE CANOPIES TO PRESERVE EXISTING VEGETATION WHERE SHOWN ON THE PLANS.
- STORMWATER CONTROL MEASURE (SCM) ACCESS EASEMENTS ARE NOT SHOWN ON THE PLANS FOR CLARITY.
- A MINIMUM OF ONE ORNAMENTAL OR UNDERSTORY TREE SHALL BE PLANTED IN THE FRONT YARD OF EACH LOT. AND PROVIDED BY THE BUILDER.
- OPEN SPACE SHALL NOT BE USED FOR FUTURE STRUCTURES EXCEPT FOR INTENDED RECREATIONAL PURPOSES AND IS ACCESSIBLE TO ALL RESIDENTS OF THIS DEVELOPMENT OR GENERAL PUBLIC. OPEN SPACE AREAS SHOWN WILL NOT BE MAINTAINED BY THE CITY. THEY WILL BE COMMON ELEMENT AREA MAINTAINED BY THE HOA AS REFERENCED UNDER NOTE #11.
- 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 HOMEOWNERS ASSOCIATION (HOA).
- THE CURRENT PLANS INDICATE PRELIMINARY DRAINAGE EASEMENTS OVER PIPES AND ENGINEERED SWALES. AS CONSTRUCTION DRAWINGS ARE FINALIZED ALL DRAINAGE WAYS (S CFS OR MORE) SHALL HAVE A DEDICATED DRAINAGE EASEMENT PER THE CITY OF MEBANE STORM SEWER DESIGN MANUAL WHETHER PIPED OR UN-PIPED.
- THIS DEVELOPMENT WILL SHARE THE AMENITY AREAS WITH THE ADJOINING OAKWOOD DEVELOPMENT.
- THE ENTIRE SITE IS TO BE TREATED FOR TSS, NOT JUST IMPERVIOUS. IMPERVIOUS AREAS NOT TREATED MAY BE OFFSET. IMPERVIOUS AREAS NOT TREATED MUST BE INFEASIBLE FOR TREATMENT. THE PHASE 2 POST-CONSTRUCTION STORMWATER RUNOFF ORDINANCE APPLIES TO THIS PROJECT AS THE BUILT UPON AREA (BUA) EXCEEDS 24%. TREATMENT DEVICES WILL BE SIZED FOR 100 YEAR DETENTION. NO STORMWATER BYPASS SWALES OR PIPING SHALL CONTAIN RUN-OFF FROM BUA.
- THE SITE IS NOT LOCATED WITHIN ANY 100 YEAR FLOOD WAY PER FEMA MAP #3710982400L, REVISED: 11/17/2017.
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY MAERSTAN, PLLC LAND SURVEYORS. CAD FILE RECEIVED: 12/11/2020.
- THIS DEVELOPMENT WILL HAVE ONE 'UMBRELLA' HOA TO BE OVER ALL THE COMMON AMENITIES AND ONE SUB-HOA FOR THE TOWNHOMES (INCLUDING MAINTENANCE). THESE HOA'S WILL BE COMBINED WITH THE SAME HOA'S PROVIDED WITH THE ADJOINING OAKWOOD DEVELOPMENT.
- THE PROPOSED STREET DESIGN, LOT LAYOUTS, SETBACKS, ETC. FOR THIS PROJECT ARE CONSISTENT WITH THE ADJOINING TOWNHOMES AT THE PROPOSED OAKWOOD DEVELOPMENT TO THE SOUTH, AS APPROVED BY THE MEBANE CITY COUNCIL AT THE APRIL 7th PUBLIC HEARING.
- A FLOOD STUDY OF THE ON-SITE STREAM IS REQUIRED BY THE CITY OF MEBANE TO ESTABLISH PER VS. POST FLOWS AND TO ESTABLISH FFE FOR BUILT OUT CONDITION UPSTREAM.



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.

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

COVER SHEET

PROJECT NO:
19-0139

DRAWING NAME:
19-0139_CS.dwg

SHEET NO:
C-1

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)

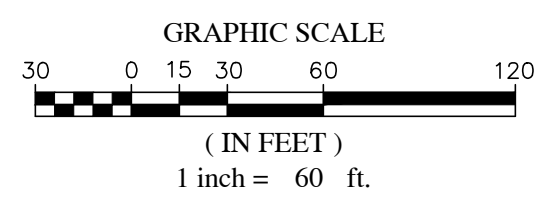
DEED FROM JOBE TO MEBANE DB 210 PG 497 (02.13.1987)

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

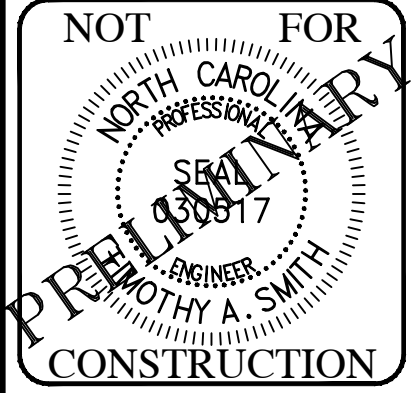


CONTRACTOR SHALL NOTIFY "811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "811". REPORT ANY DISCREPANCIES TO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

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

COPYRIGHT © 2021 SUMMIT DESIGN AND ENGINEERING SERVICES
DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, FIRM OR CORPORATION TO REPRODUCE OR TRANSMIT THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. ANY SUCH REPRODUCTION OR TRANSMISSION WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER SHALL BE AT THE REPRODUCER'S AND TRANSMITTER'S SOLE RISK AND WITHOUT LIABILITY TO THE ENGINEER OR HIS EMPLOYERS.

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-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.
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: 07081354
 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: 457273
 4.59 AC
 ZONING: R-20 (MEBANE)
 USE: VACANT

GERALD R. & LINDA S. POLAK
 PIN: 9825-42-8448
 DB/DP: 494261
 6.77 AC
 ZONING: R-20 (MEBANE)
 USE: VACANT

GERALD R. & LINDA S. POLAK
 PIN: 9825-41-9446
 DB/DP: 5127410
 9.39 AC
 ZONING: R-20 (MEBANE)
 USE: VACANT

S89° 08' 16"E
 66.00'

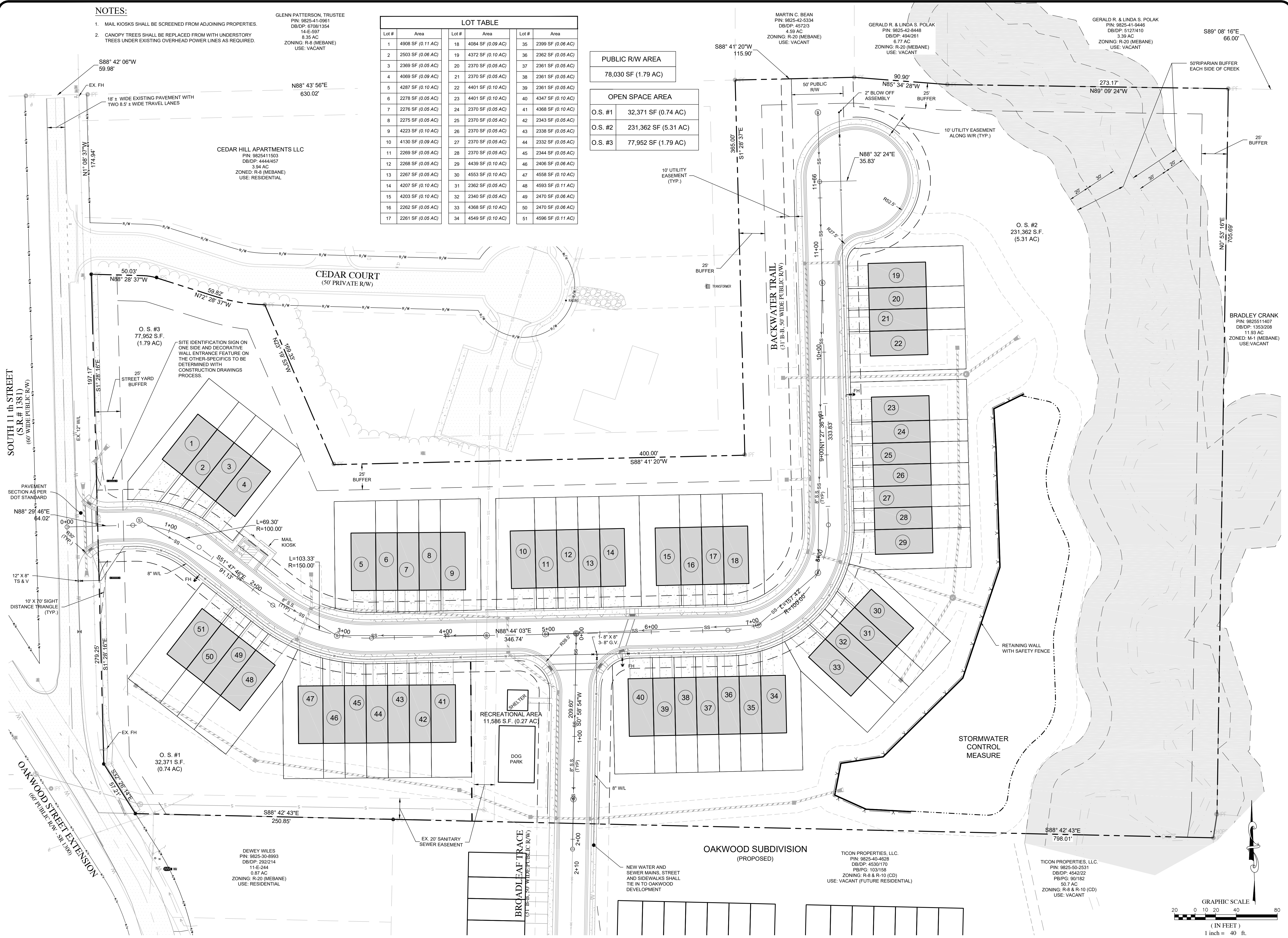
50' RIPARIAN BUFFER
 EACH SIDE OF CREEK

25' BUFFER

10' UTILITY EASEMENT
 ALONG WIR (TYP.)

O.S. #2
 231,362 S.F.
 (5.31 AC)

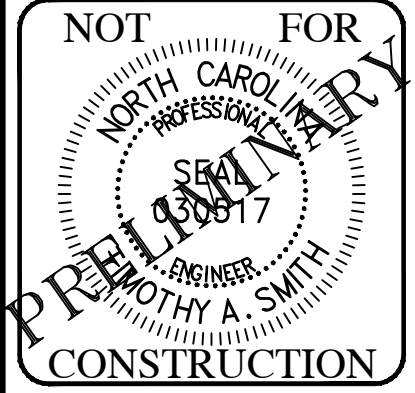
BRADLEY CRANK
 PIN: 9825511407
 DB/DP: 13532098
 11.93 AC
 ZONED: M-1 (MEBANE)
 USE: VACANT



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

COMPRISE CONSULTANTS
 SUMMIT DESIGN AND ENGINEERING SERVICES
 DRAWING ALTERATION
 IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE, TRANSMIT, OR DISSEMINATE THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ORIGINAL AUTHOR. ANY VIOLATION OF THIS STATEMENT SHALL BE SUBJECT TO THE PENALTIES PROVIDED IN THE APPLICABLE STATUTES AND REGULATIONS.

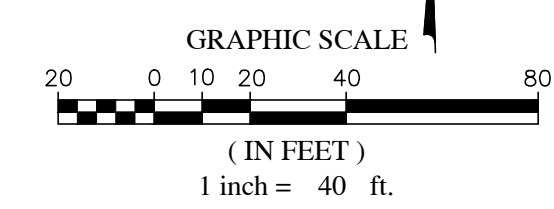
TAS (TSMITH@SUMMITDE.NET)
 PROJECT MANAGER
 RPH (RANDY.HALL@SUMMITDE.NET)
 DRAWN BY
 GS (GONDA.SEPHAY@SUMMITDE.NET)
 FIRST ISSUE DATE
 2-8-2021

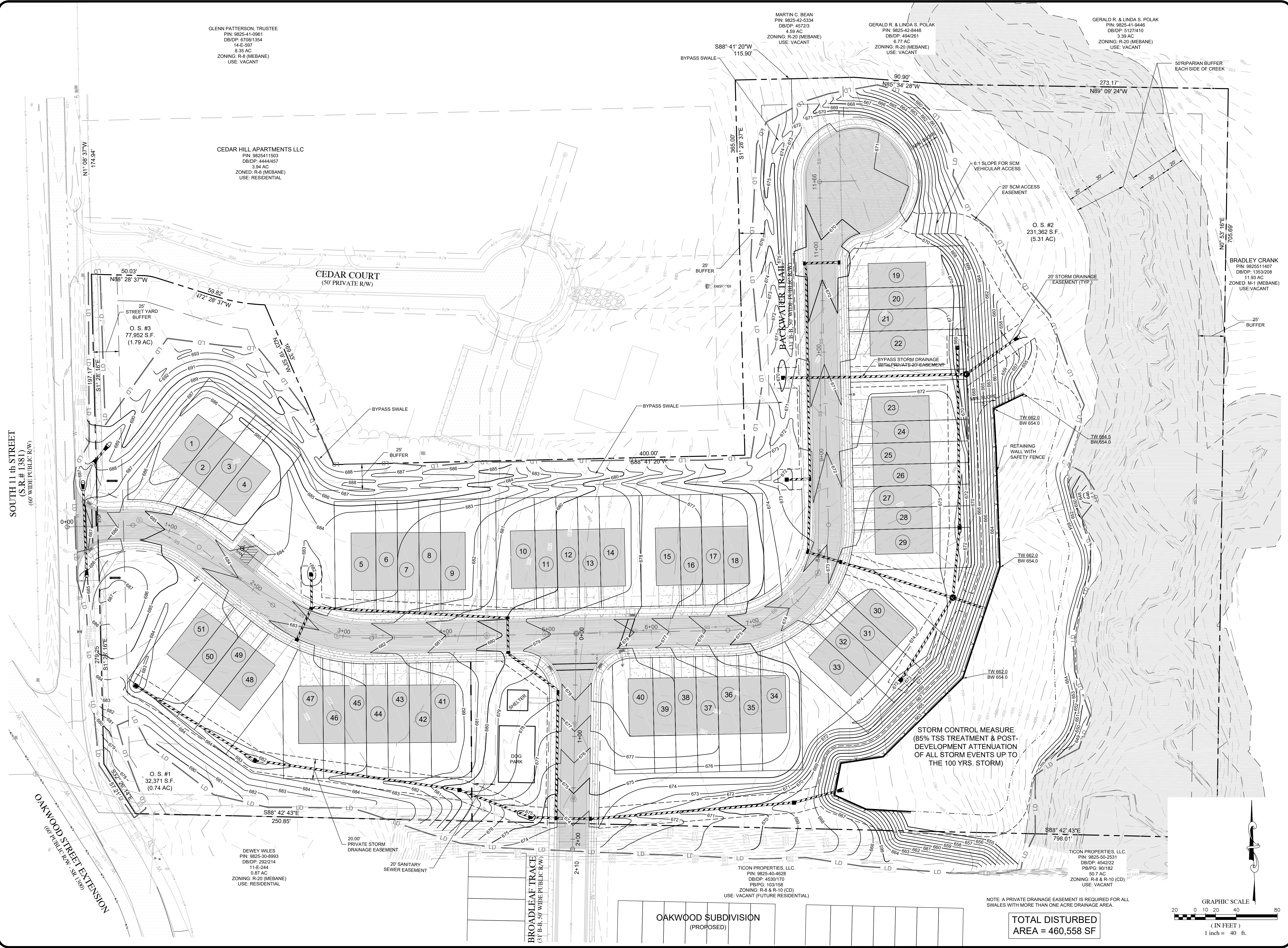


SUMMIT DESIGN AND ENGINEERING SERVICES
 State License #: P-0839
 320 Executive Court
 Hillsborough, NC 27278
 Voice: (919) 732-8888 Fax: (919) 732-4676
 www.summitde.net

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

MARTIN C. BEAN
 PIN: 9825-42-5334
 DB/DP: 4572/3
 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

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

CEDAR COURT
 (50' PRIVATE R/W)

BACKWATER TRAIL
 (31' E-B, 50' WIDE PUBLIC R/W)

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

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

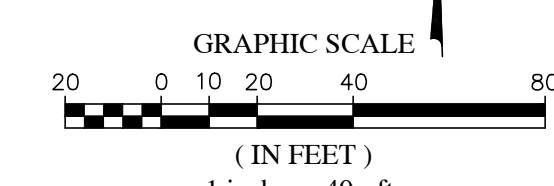
DEWEY WILES
 PIN: 9825-30-8993
 DB/DP: 292/214
 11-E-244
 0.87 AC
 ZONING: R-20 (MEBANE)
 USE: RESIDENTIAL

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
 50.7 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	1/7/2021	PER. TRC COMMENTS
6	6/15/2021	PER. TRC COMMENTS
5	5/11/2021	PER. TRC COMMENTS
4	5/11/2021	PER. TRC COMMENTS
3	5/11/2021	PER. TRC COMMENTS
2	5/11/2021	PER. TRC COMMENTS
1	3/19/2021	PER. TRC COMMENTS

COMPILER: GS
 SUMMIT DESIGN AND ENGINEERING SERVICES
 DRAWING ALTERATION
 IT IS A VIOLATION OF LAW FOR ANY PERSON, OTHER THAN THE REGISTERED PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR SURVEYOR, TO REPRODUCE OR TRANSMIT THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE REGISTERED PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR SURVEYOR. THE USER OF THIS DOCUMENT IS ADVISED THAT THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

PROJECT ENGINEER/ARCHITECT: TAS (TAS@SUMMITDE.NET)
 PROJECT MANAGER: RPH (RANDY.HALL@SUMMITDE.NET)
 DRAWN BY: GS (GOWINDA.SEPH@SUMMITDE.NET)
 FIRST ISSUE DATE: 2-8-2021

NOT FOR CONSTRUCTION

SUMMIT
 DESIGN AND ENGINEERING SERVICES
 State License #: P-0339
 320 Executive Court
 Hillsborough, NC 27278
 Voice: (919) 732-8883 Fax: (919) 732-2476
 www.summitde.net

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'		B&B	AS SHOWN	
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.

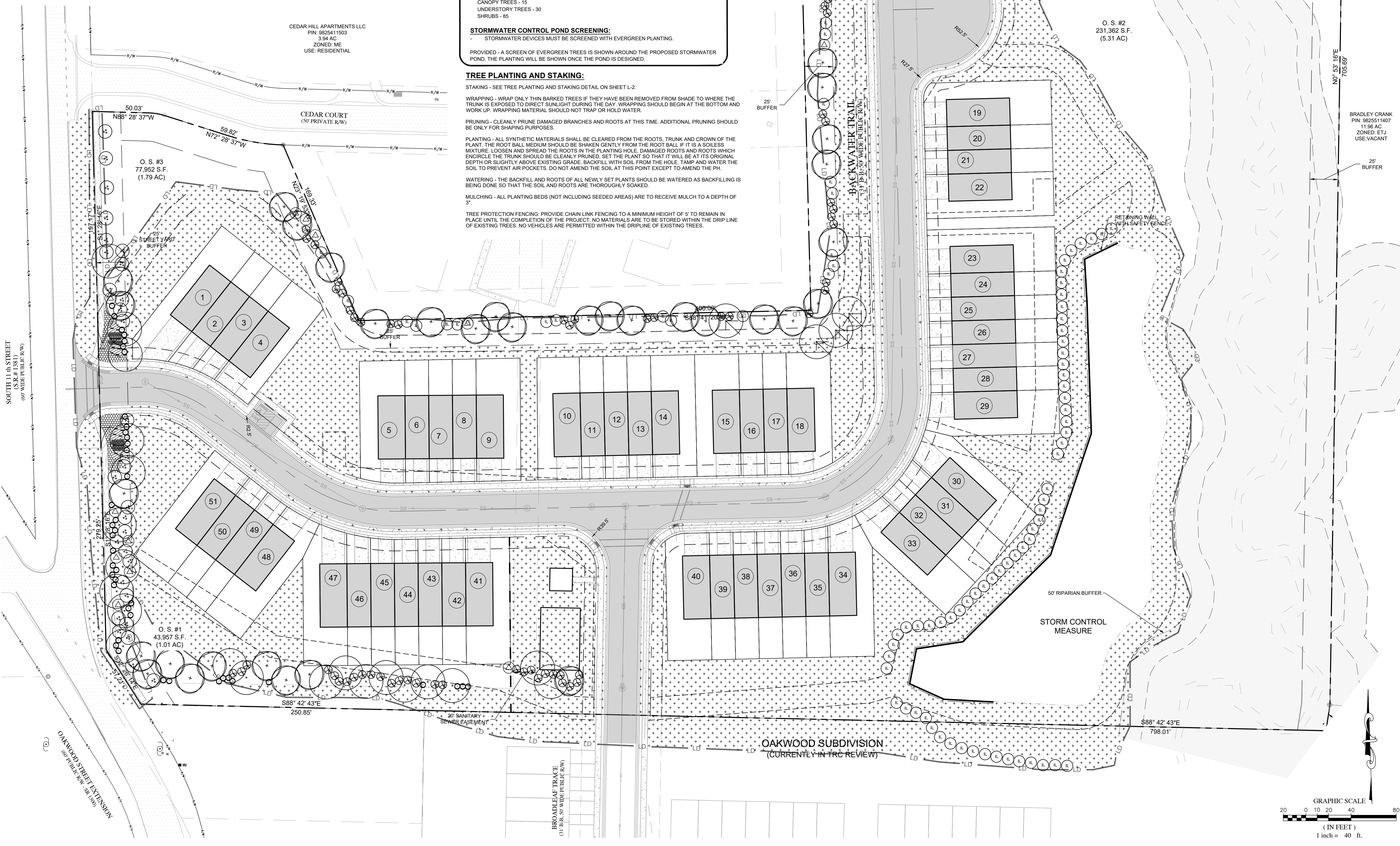
PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

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.

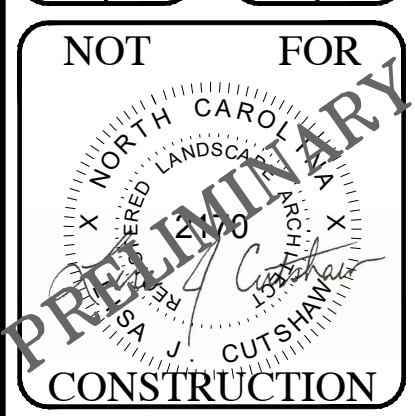


NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

PROJECT ENGINEER/ARCHITECT
TAS (TASIMT@SUMMITDE.NET)
PROJECT MANAGER
RPH (RANDY.HALL@SUMMITDE.NET)

DRAWN BY
GS (GOWINDA.SEPHAR@SUMMITDE.NET)

FIRST ISSUE DATE
2-26-2021



SUMMIT
DESIGN AND ENGINEERING SERVICES

State License #: P-03939
320 Executive Court
Fayetteville, NC 27278
Voice: (919) 732-3883 Fax: (919) 732-4676
www.summitde.net

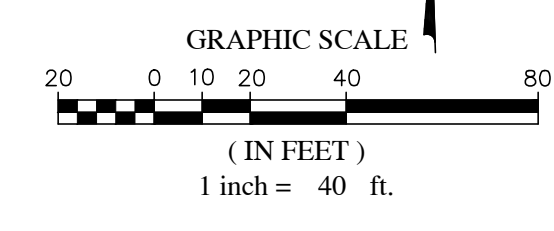
PRELIMINARY PLANS
OAK GROVE TRAILS
ELEVENTH STREET
MEBANE, N.C.

LANDSCAPE SITE PLAN

PROJECT NO.
19-0139

DRAWING NAME:
19-0139_LS.dwg

SHEET NO.
L-1



TREE PLANTING AND STAKING

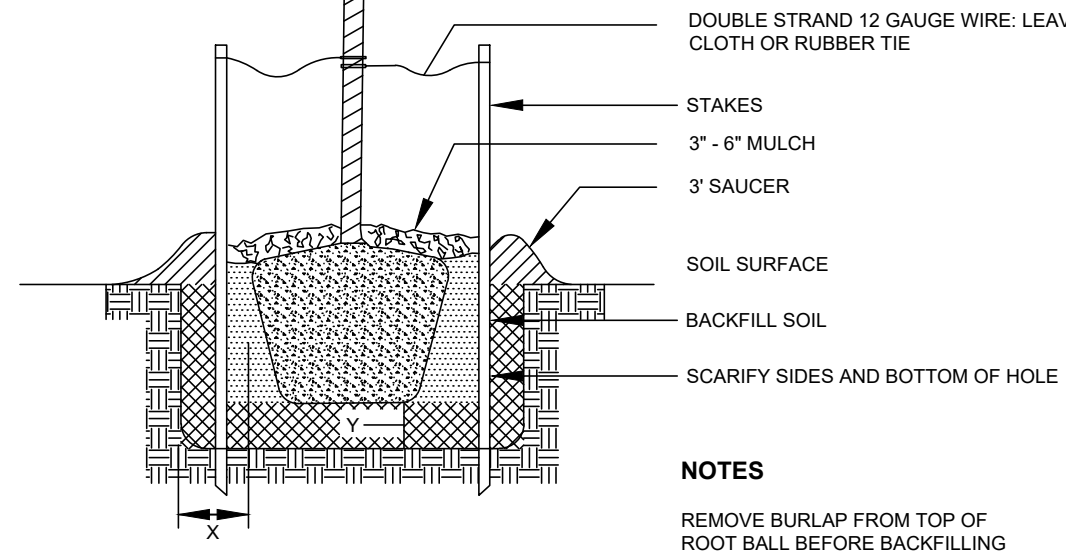
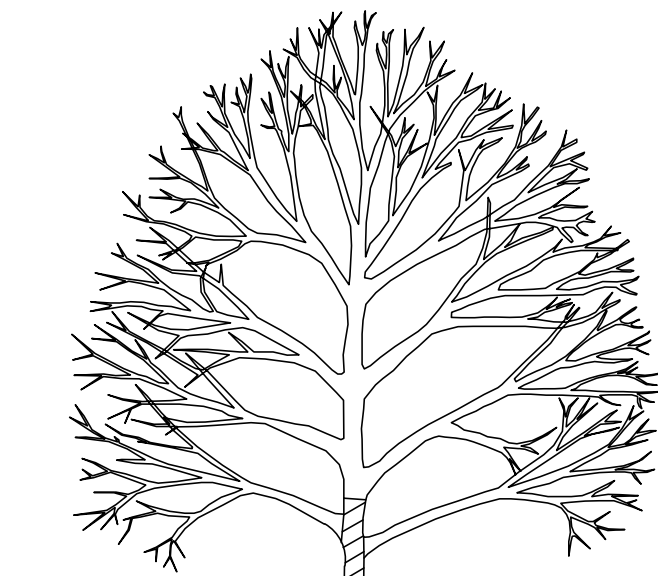
STAKING - TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. TIE THE TRUNK LOOSELY WITH WIDE STRIPS OF RUBBER OR CLOTH ABOUT 1/3 UP THE TRUNK AND TIE TO THREE STAKES POSITIONED EVENLY AROUND THE TRUNK. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. 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.

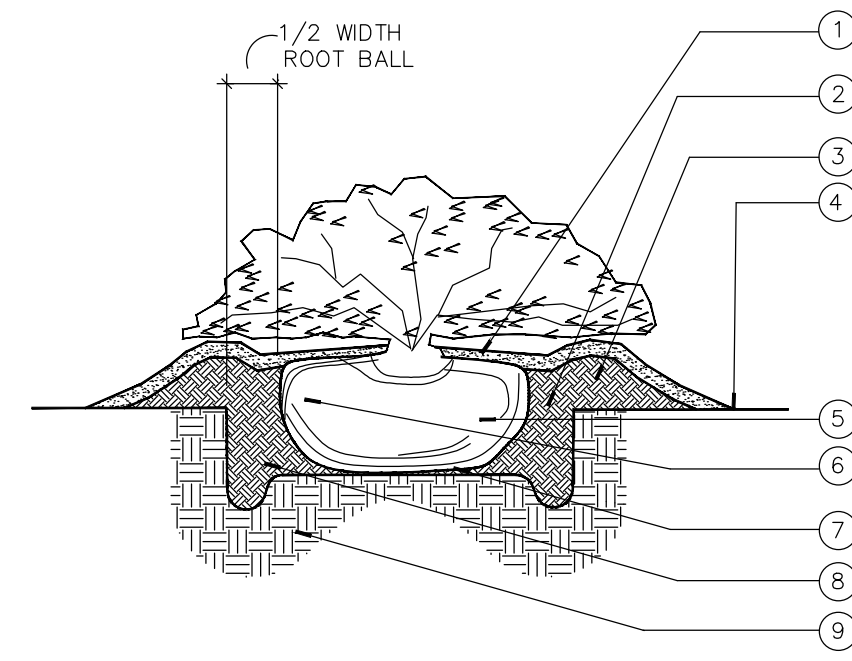


SCHEDULE FOR PLANT HOLE SIZE

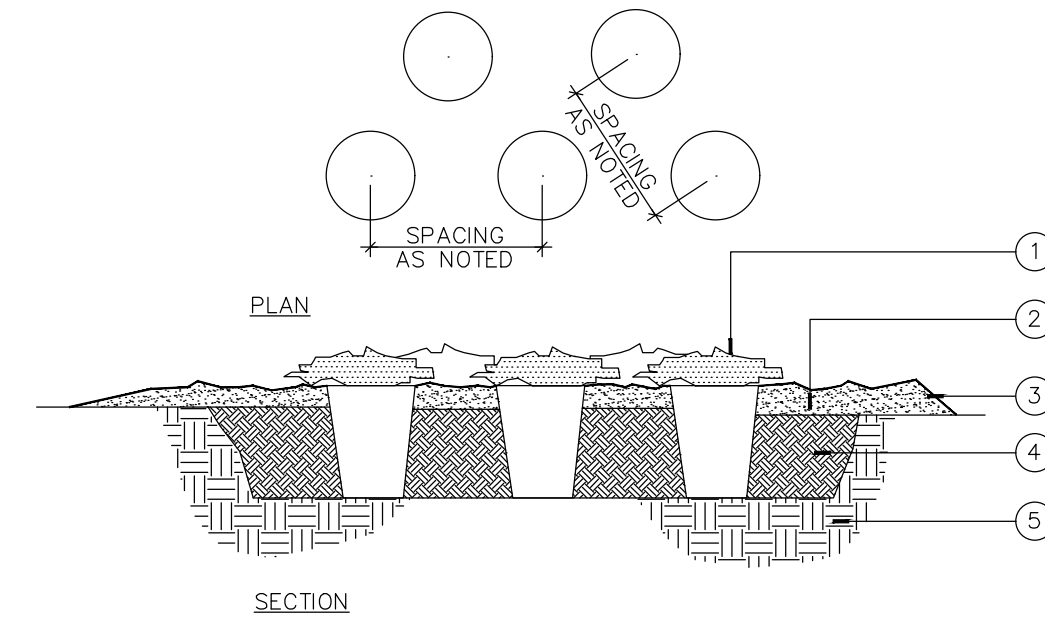
BARE ROOT, CONTAINER OR BALL SIZE	X	Y
5" TO 30"	8"	4"
30" OR GREATER	12"	6"

TREE PLANTING AND STAKING DETAIL

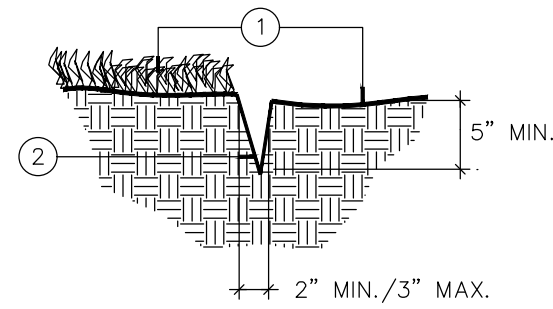
1 TREE PLANTING & STAKING DETAIL
SCALE: N.T.S.



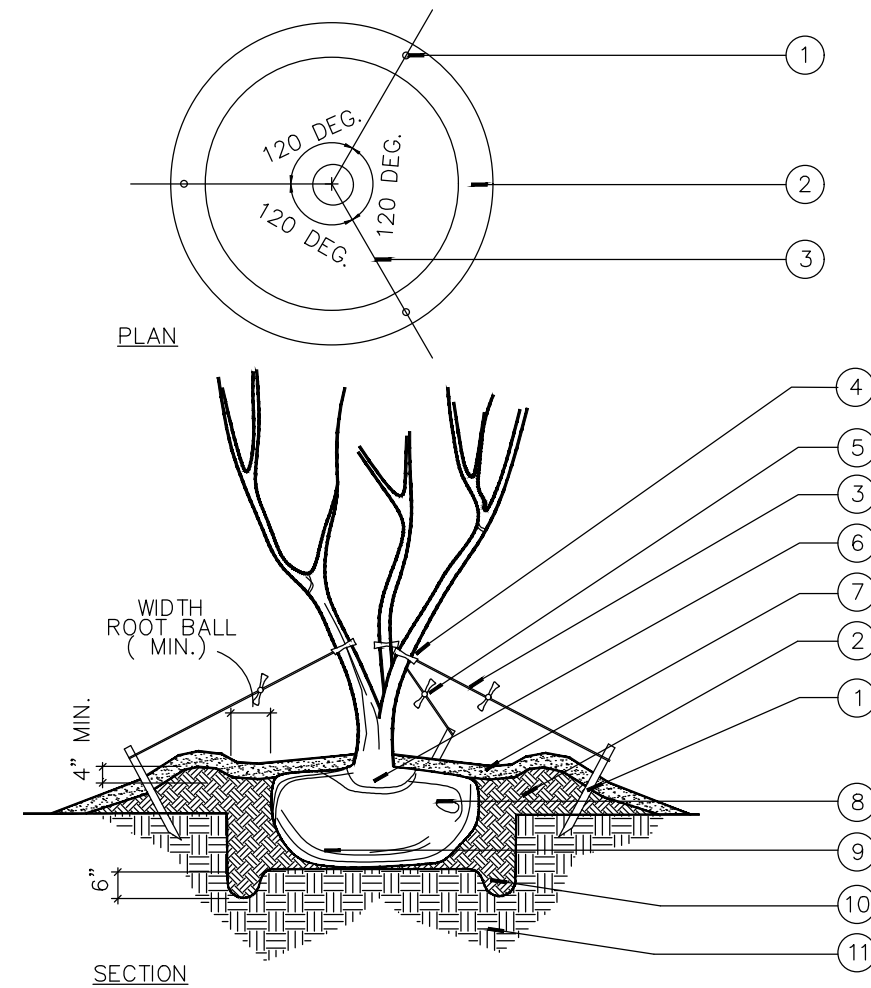
3 SHRUB PLANTING DETAIL
SCALE: N.T.S.



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



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



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

- 2" MULCH LAYER
- BACKFILL W/SOIL AS PER SPECIFICATIONS. MAKE PLANTING MIX CONTINUOUS IN CLUSTER BED PLANTINGS.
- 3" HIGH EARTH SAUCER
- "SHOVEL EDGE" TYP. WHERE BED MEETS LAWN. (REF. DET. 5 THIS SHEET)
- ROOT BALL
- 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.
- SCARIFY ROOTBALL AND BOTTOM / SIDES OF PLANT PIT
- 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.
- UNDISTURBED EARTH

- GROUNDCOVER
- 2" MULCH LAYER
- "SHOVEL EDGE" TYP. WHERE BEDS MEET LAWN
- BACKFILL W/SOIL AS PER SPECIFICATIONS
- UNDISTURBED EARTH

- DIFFERENT PLANTING TREATMENTS.
- SHOVEL EDGE.

GENERAL NOTES
A. PROVIDE SMOOTH CONTINUOUS EDGE AS SHOWN. DIG EDGE WITH COMMON SPADE OR STRAIGHT BLADE SHOVEL.

PERMANENT SEEDING NOTES

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

SEEDING NOTES

- AFTER AUGUST 15 USE UNSCARIFIED SERICEA SEED.
- WHERE PERIODIC MOWING IS PLANNED OR A NEAR APPEARANCE IS DESIRED, OMIT SERICEA AND INCREASE KOBE LESPEDEZA TO 40 LB/ACRE.
- 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.

LANDSCAPE NOTES:

- ALL EXISTING VEGETATION ON THIS SITE, WITH THE EXCEPTION OF THE SPECIES NOTED, SHALL BE REMOVED PRIOR TO ANY INSTALLATION OF NEW PLANTING MATERIAL.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED BY HIS WORK.
- ANY AREAS NOT SCHEDULED FOR HARDSCAPE, PLANTINGS, OR SHREDDED HARDWOOD MULCH SHALL BE SEEDED LAWN.
- 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.
- 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.
- CONTRACTOR TO PROVIDE ANNUALS WHICH ARE APPROPRIATE FOR THE PLANTING SEASON AT THE TIME OF INSTALLATION.
- 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.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- 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	GS
4	PER TRC COMMENTS	6/7/2021	GS
3	PER TRC COMMENTS	5/17/2021	GS
2	PER TRC COMMENTS	3/19/2021	GS
1	PER TRC COMMENTS		

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

PROJECT MANAGER
RPH (RANDY)@SUMMITDE.NET

DRAWN BY
GS (GONVINDA)@SUMMITDE.NET

FIRST ISSUE DATE
2-8-2021



SUMMIT
DESIGN AND ENGINEERING SERVICES

State License #: 100839
320 Executive Court
Fayetteville, NC 27278
Voice: (919) 732-8883 Fax: (919) 732-4676
www.summitde.net

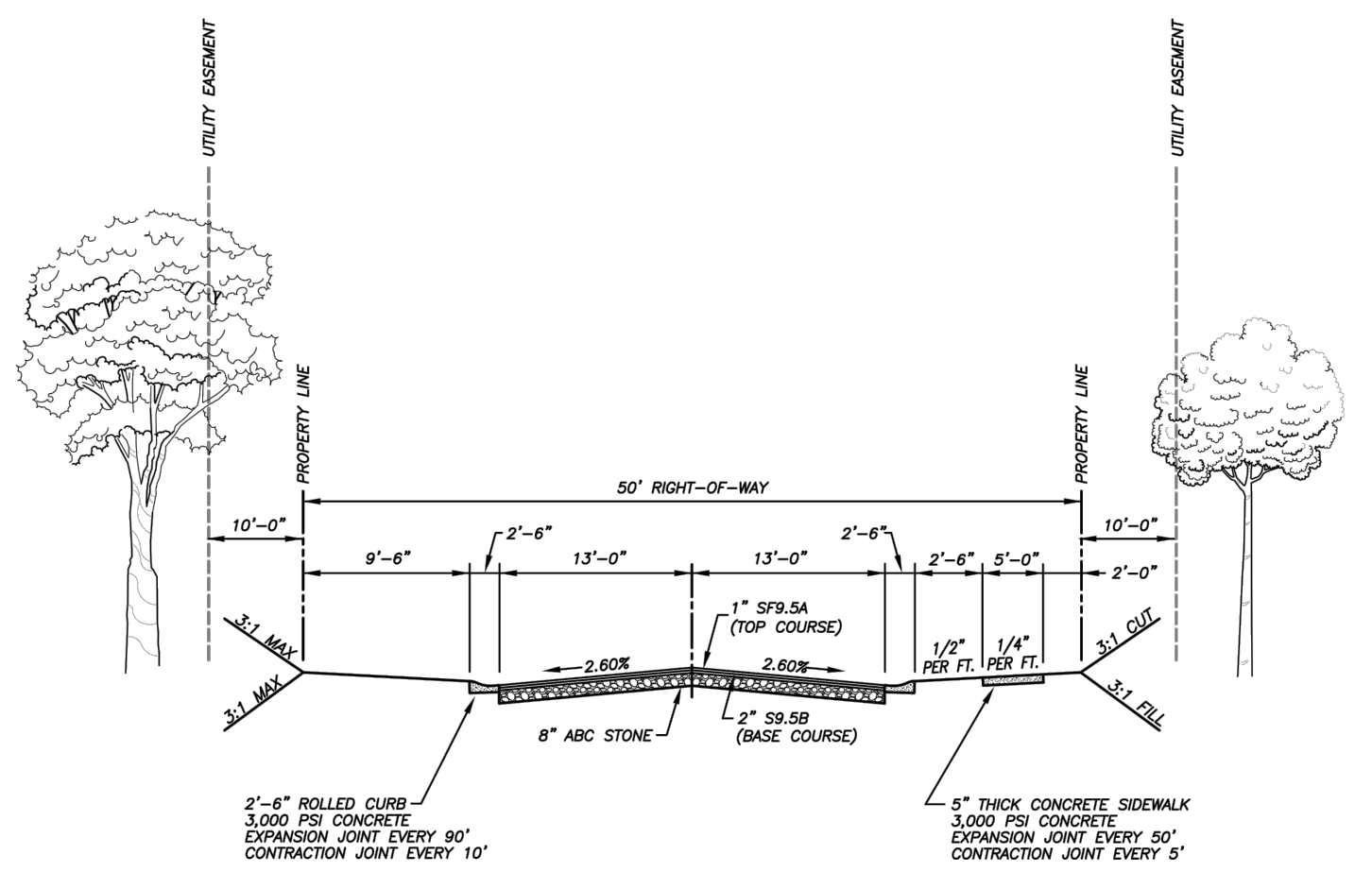
PRELIMINARY PLANS
OAK GROVE TRAILS
ELEVENTH STREET
MEBANE, N.C.

LANDSCAPE DETAILS

PROJECT NO.
19-0139

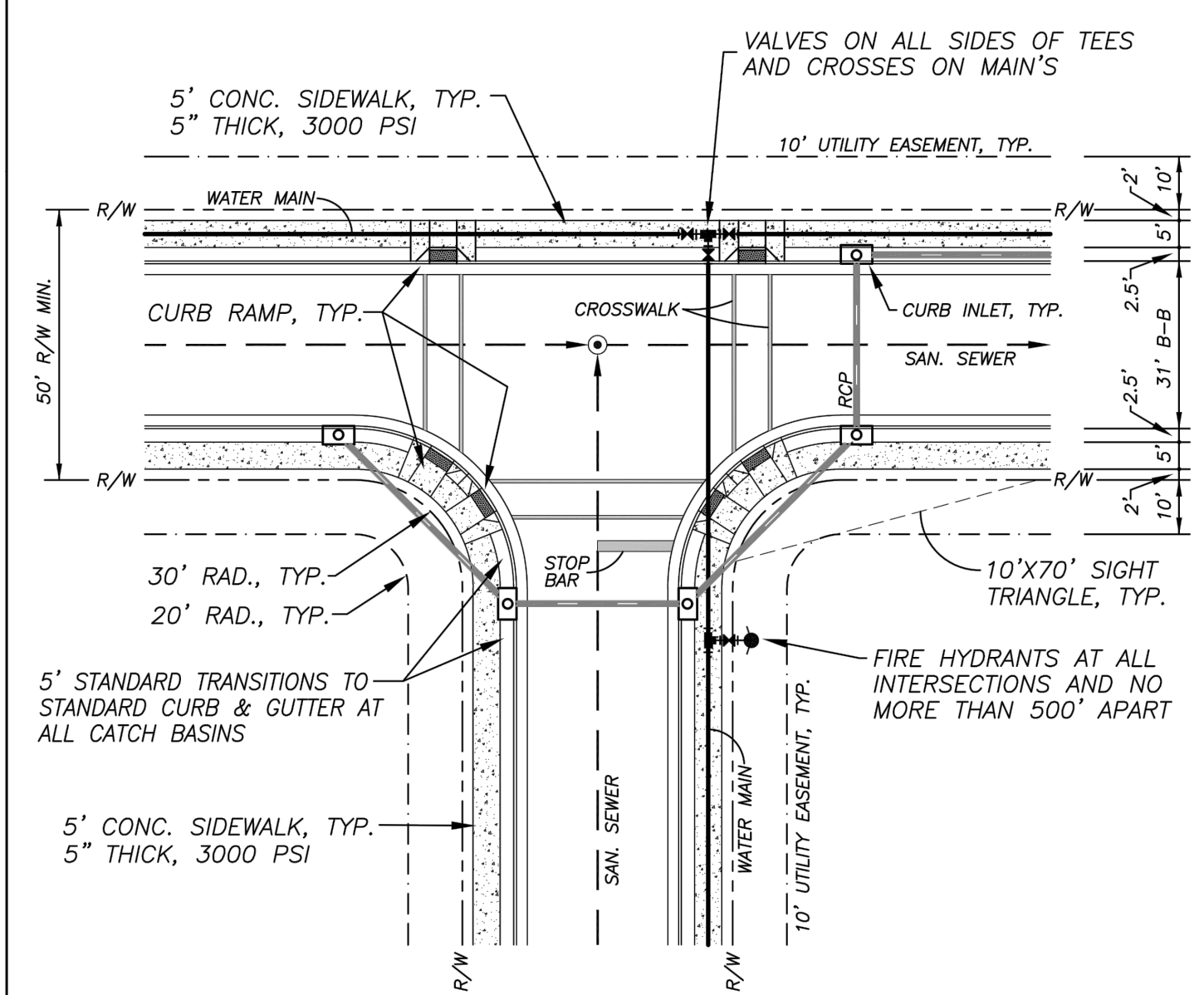
DRAWING NAME:
19-0139_LS.dwg

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.

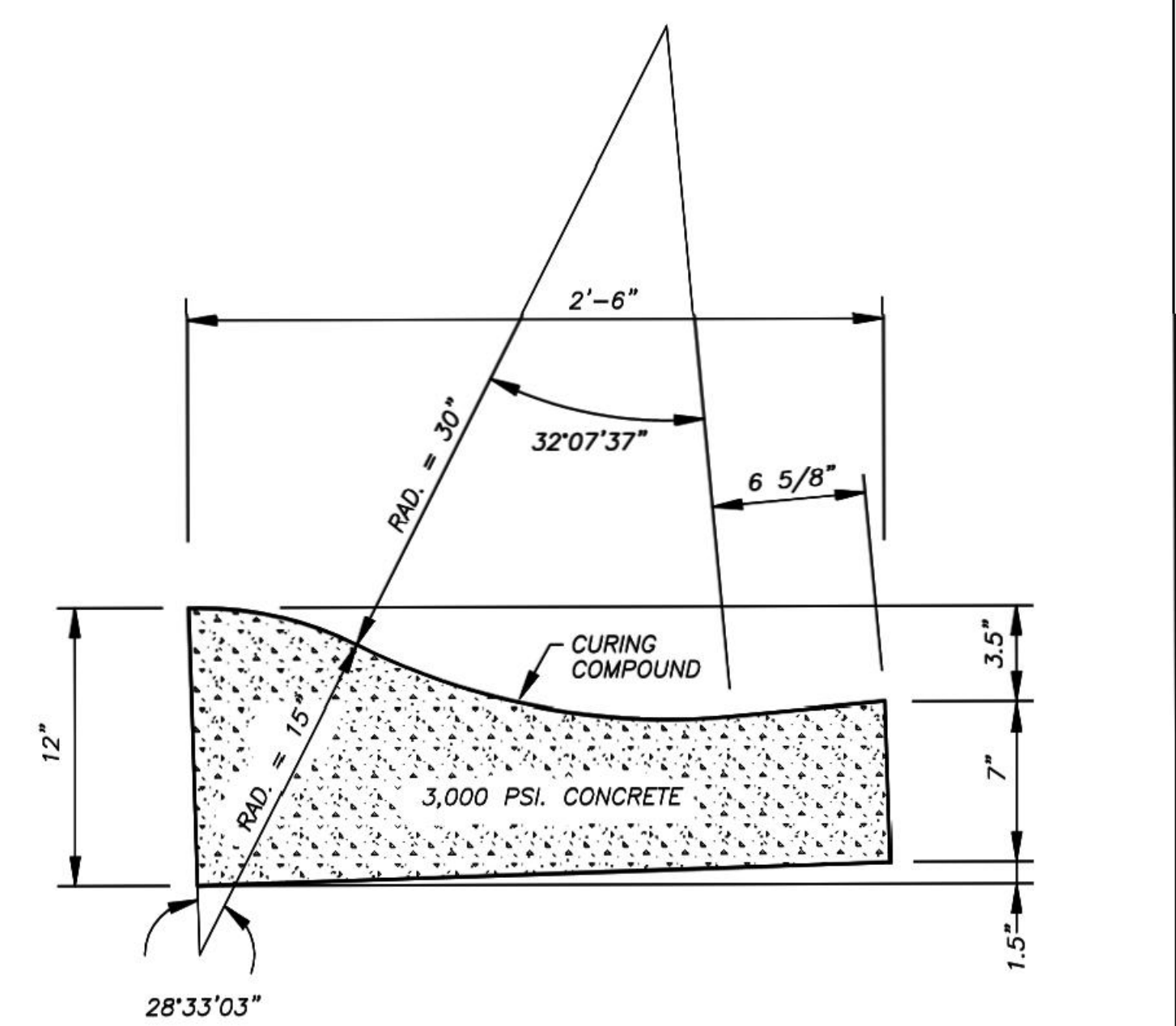
CITY OF MEBANE STANDARD
RESIDENTIAL STREET SECTION (50' ROW - 31' B-B)
SCALE: N.T.S. DATE: 2/3/2020 DRAWN BY: WDF



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

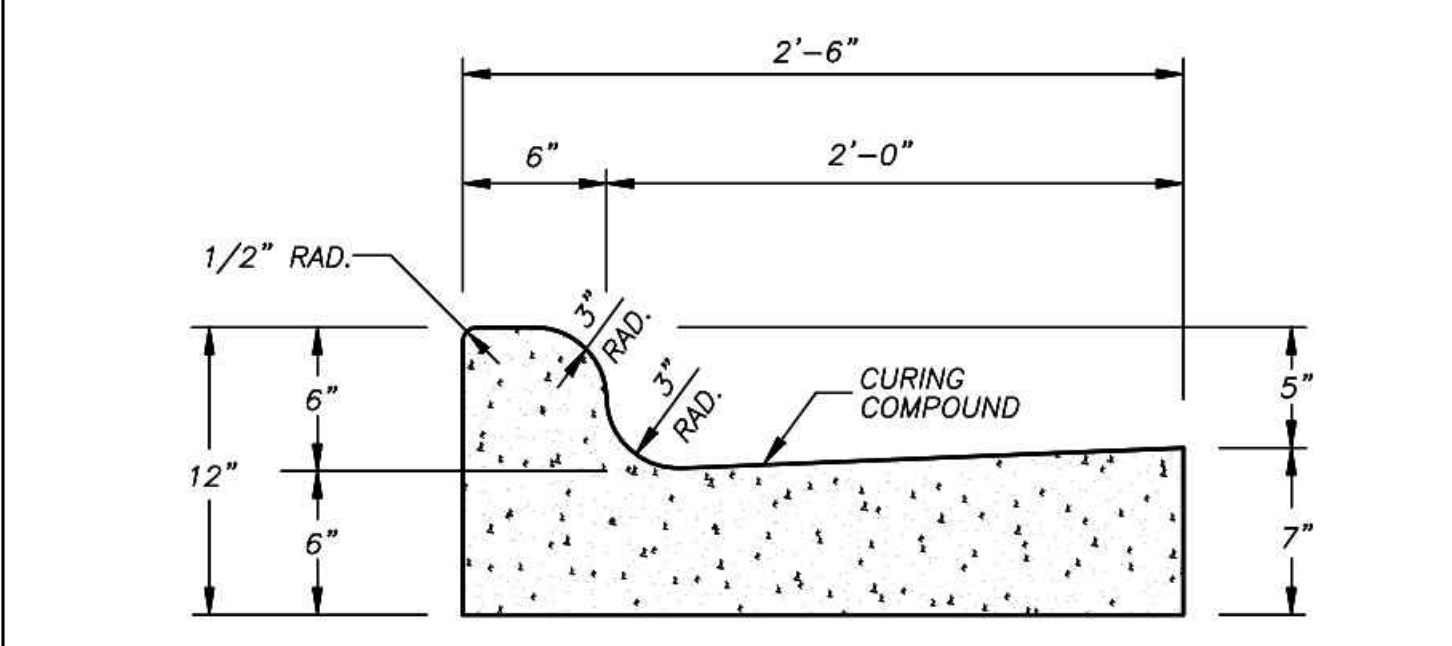
- NOTES:
1. UTILITY LOCATIONS
 - WATER LINE UNDER THE SIDEWALK
 - SEWER LINE MIDDLE OF STREET
 - NATURAL GAS IN 10' UTILITY EASEMENT ADJACENT TO STREET R/W
 - ELECTRIC UNDERGROUND IN 10' UTILITY EASEMENT ADJACENT TO STREET R/W
 - TELEPHONE IN 10' UTILITY EASEMENT ADJACENT TO STREET R/W
 - CABLE IN 10' 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



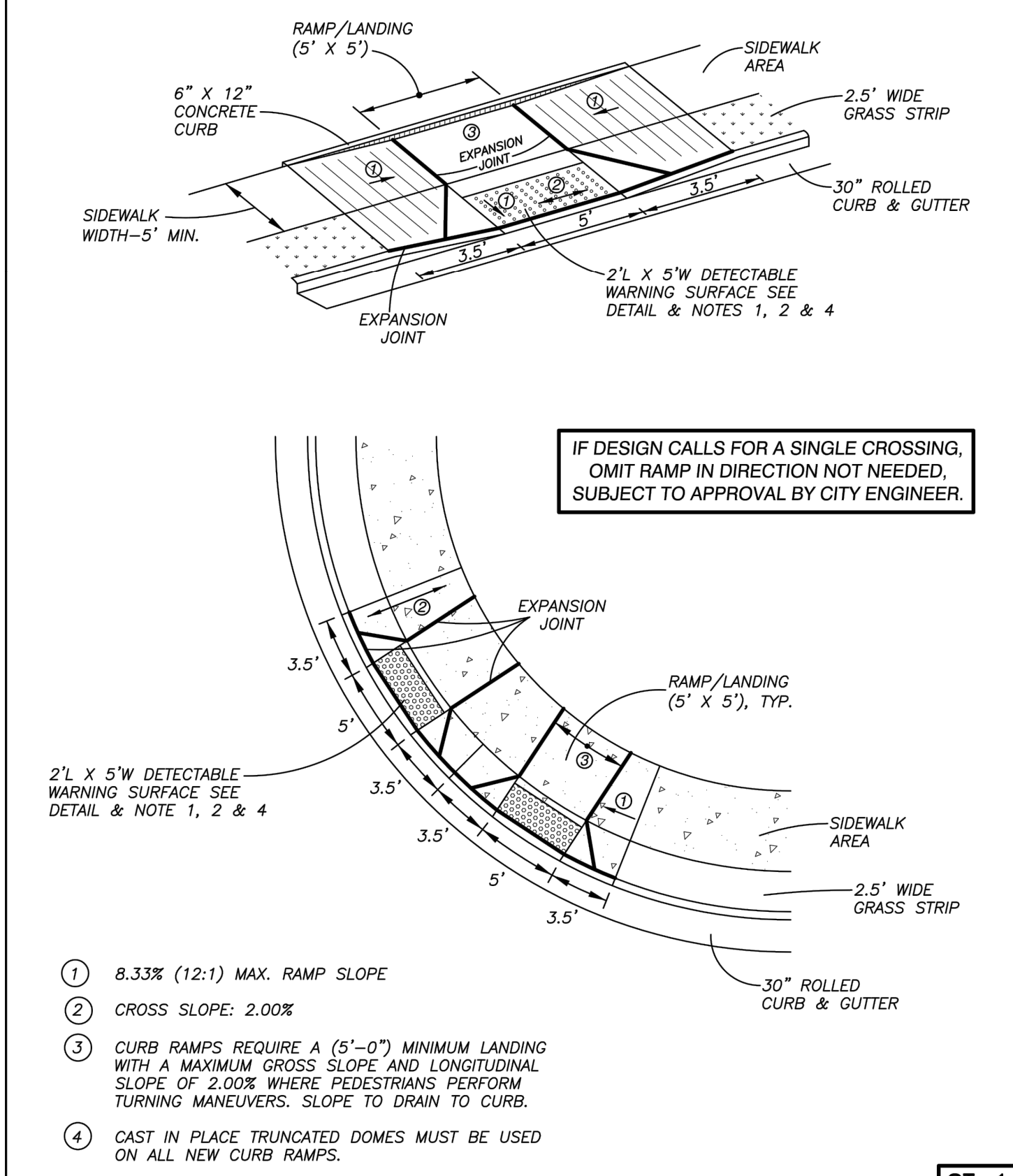
- NOTES:
1. 3,000 PSI CONCRETE CURB.
 2. EXPANSION JOINT EVERY 90' AND CONTRACTION JOINT EVERY 10'.
 3. PROVIDE SEALANT OVER EXPANSION JOINTS AS PER NCDOT STANDARD SPECIFICATIONS.

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



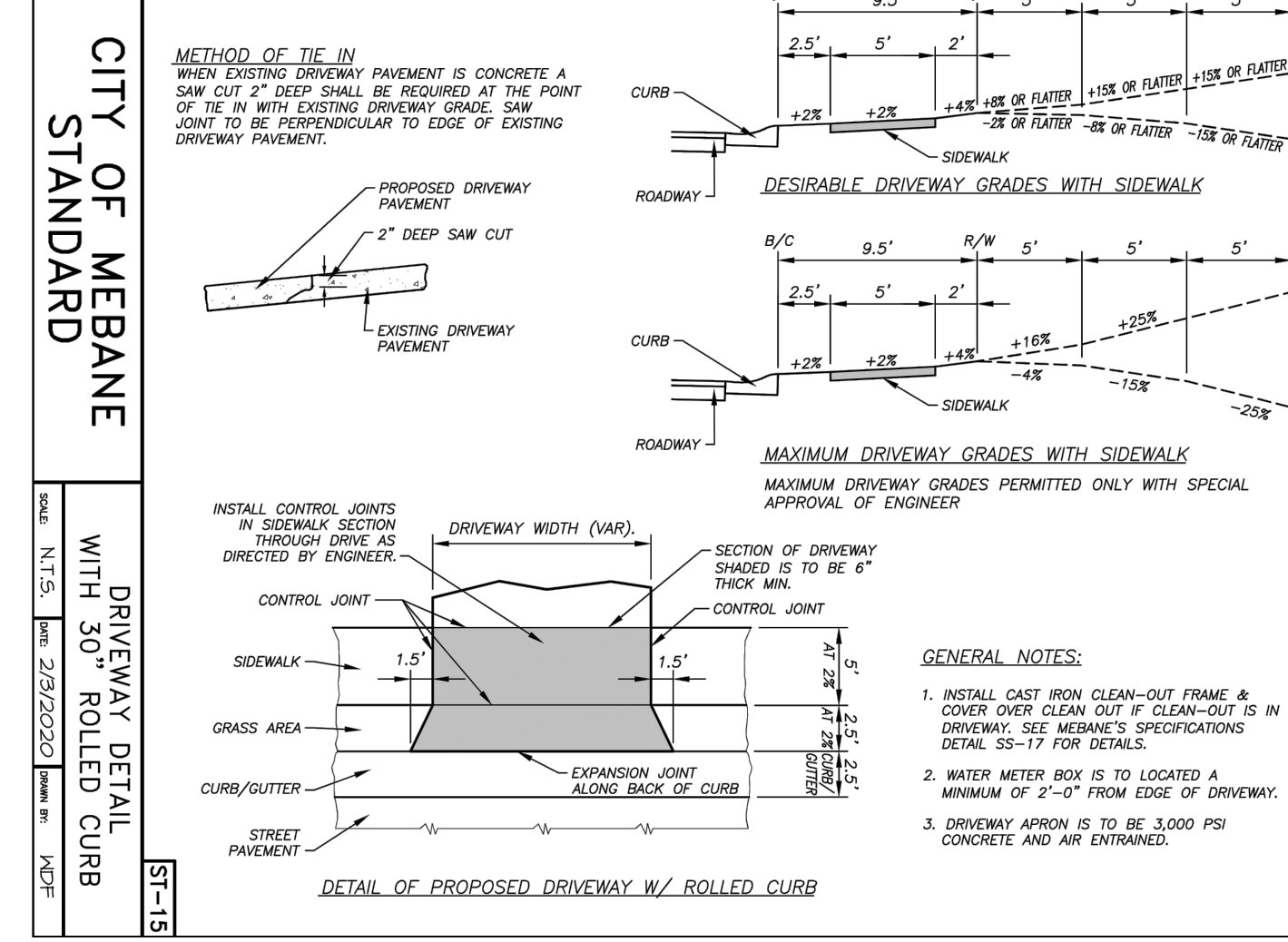
- NOTES:
1. 3,000 PSI CONCRETE CURB.
 2. EXPANSION JOINT EVERY 90' AND CONTRACTION JOINT EVERY 10'.
 3. PROVIDE SEALANT OVER EXPANSION JOINTS AS PER NCDOT STANDARD SPECIFICATIONS.

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

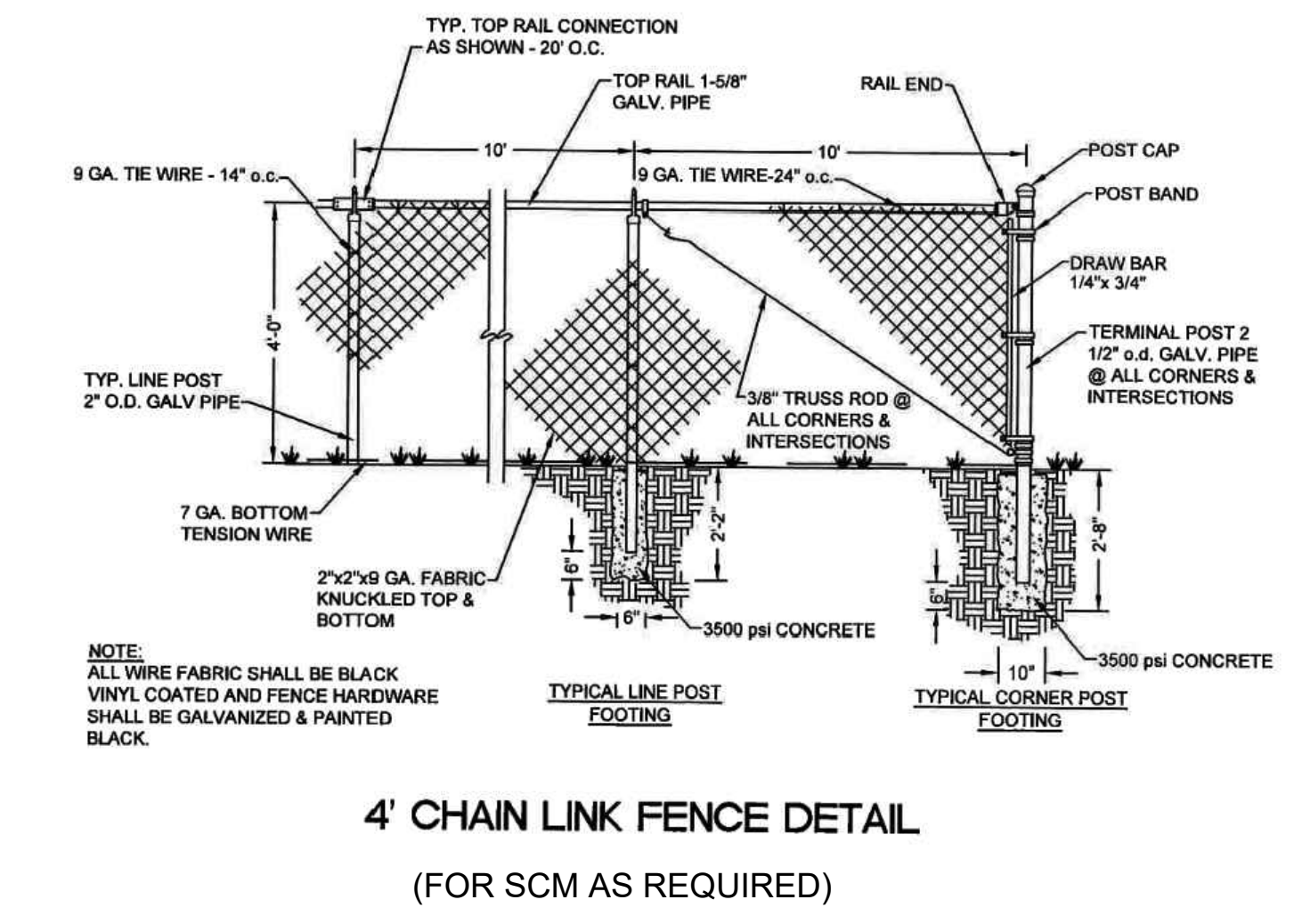


- IF DESIGN CALLS FOR A SINGLE CROSSING, OMIT RAMP IN DIRECTION NOT NEEDED, SUBJECT TO APPROVAL BY CITY ENGINEER.
1. 8.33% (12:1) MAX. RAMP SLOPE
 2. CROSS SLOPE: 2.00%
 3. CURB RAMP REQUIRE A (5'-0") MINIMUM LANDING WITH A MAXIMUM GROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM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

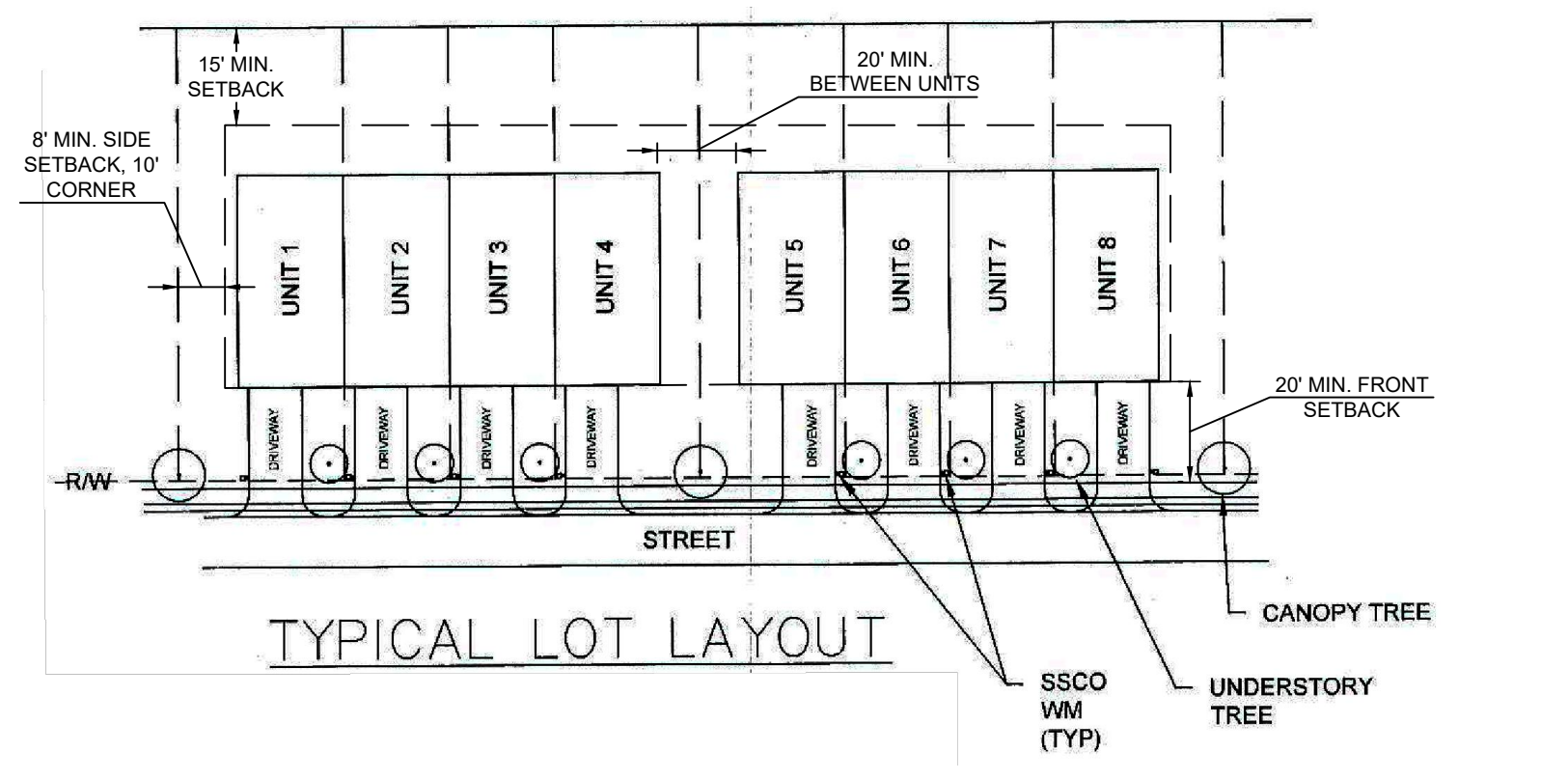
CITY OF MEBANE STANDARD
CURB RAMP
SCALE: N.T.S. DATE: 2/3/2020 DRAWN BY: WDF



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
4' CHAIN LINK FENCE DETAIL (FOR SCM AS REQUIRED)



CITY OF MEBANE STANDARD
TYPICAL LOT LAYOUT

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

COMPRISE OF NOT SUMMIT DESIGN AND ENGINEERING SERVICES
DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS INDICATED OTHERWISE TO REPRODUCE OR TRANSMIT THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.
DESIGNER: T. SMITH
PROJECT MANAGER: RPH
DRAWN BY: GS
FIRST ISSUE DATE: 2-26-2021

NOT FOR CONSTRUCTION
NORTH CAROLINA PROFESSIONAL ENGINEER
PREPARED BY: THOMAS A. SMITH
SUMMIT DESIGN AND ENGINEERING SERVICES
State License #: 20039
320 Executive Court
Fayetteville, NC 27278
Voice: (919) 742-8883 Fax: (919) 742-6476
www.summitde.com

PRELIMINARY PLANS
OAK GROVE TRAILS
ELEVENTH STREET
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

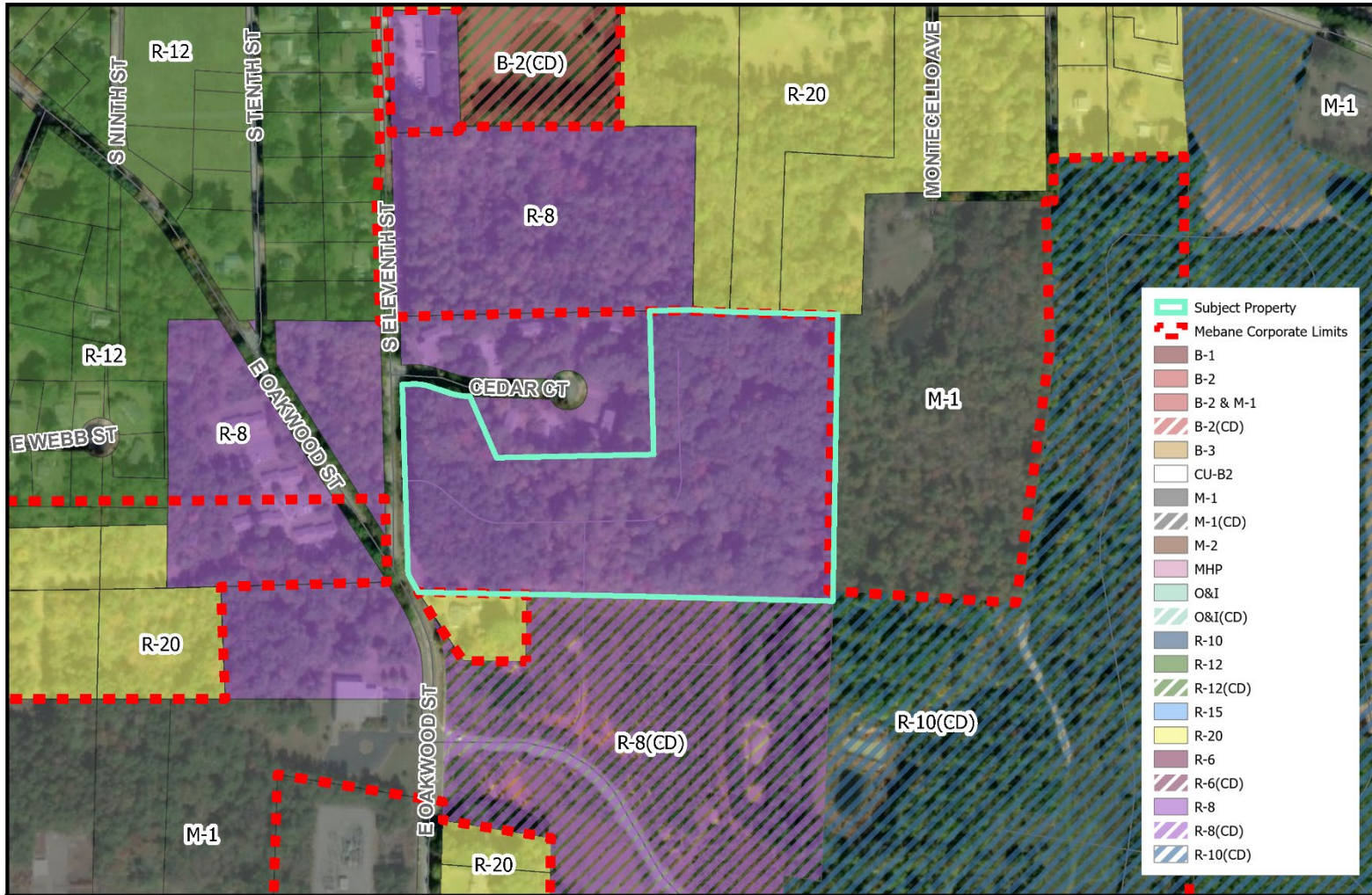
PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 2
LAND USE REPORT	PAGE 4
UTILITIES REPORT	PAGE 6
STAFF ZONING REQUEST RECOMMENDATION	PAGE 8

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**

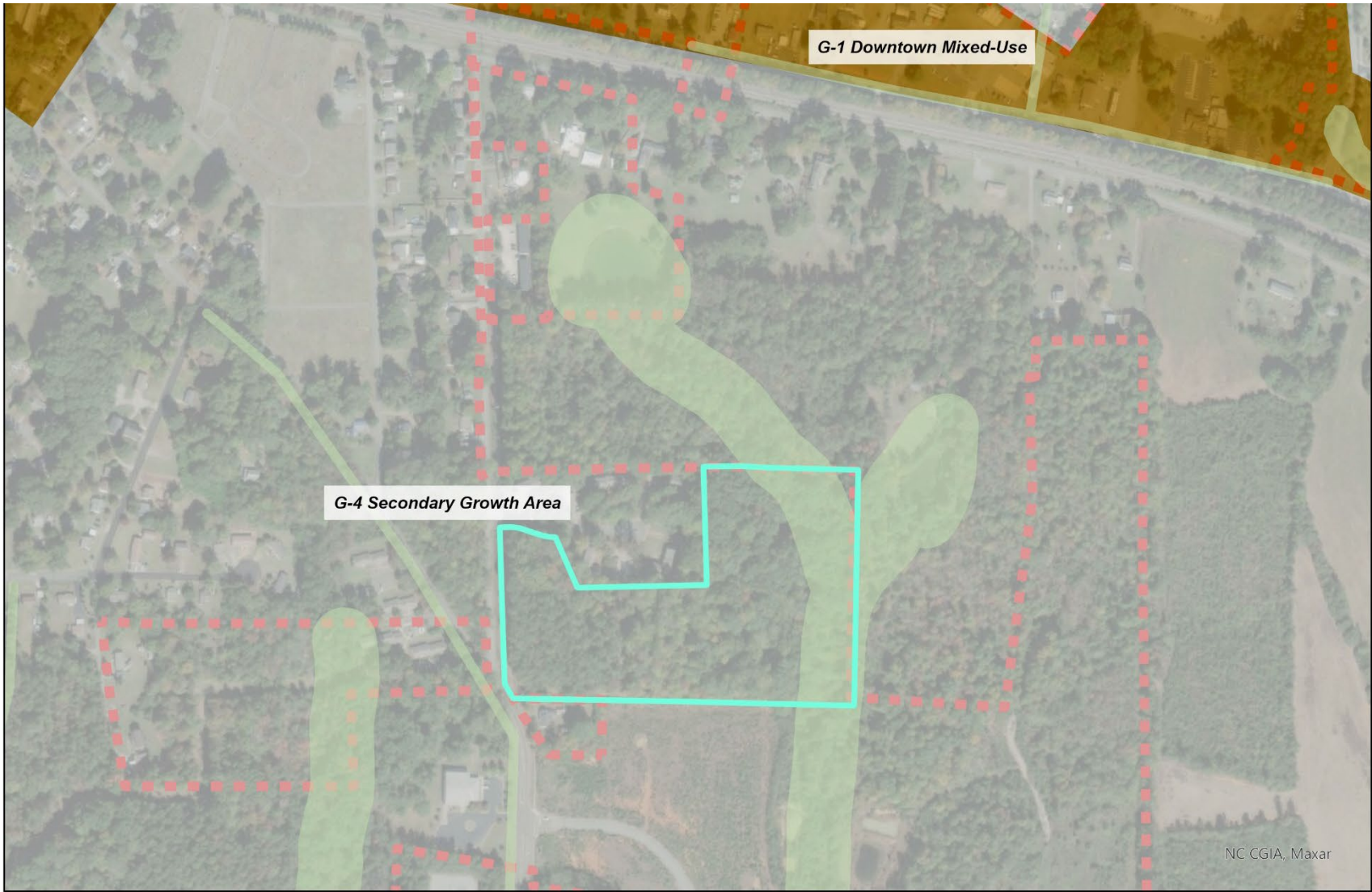
1 inch = 350 feet

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	



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

APPROVE DISAPPROVE

RECOMMENDATION

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:

Open Date: 12/16/2020

Project: Oak Grove Trails

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 #6D

RZ 21-06

Conditional Rezoning –

115 Hoover Road

Presenter

Cy Stober, Development Director

Applicant

Steve Rose
419 Hoover Road
Mebane, NC 27302

Public Hearing

Yes No

Zoning Map



Property

115 Hoover Road
GPIN
9825817912

Proposed Zoning

B-2 (CD)

Current Zoning

R-20

Size

+/- 0.97 ac

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



CITY OF MEBANE
ZONING MAP

115 Hoover Road
PIN 9825817912

1 inch = 300 feet

DATE: 07/14/2021

DRAWN BY: AO

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 an Equipment Repair (lawn mower) 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 the qualification that he will add 5' of evergreen landscaping on the property perimeter and provide for a total of ten (10) parking spaces on the property. Mr. Rose is also requesting the conditions that future improvements to the property complying with the Mebane Unified Development Ordinance (UDO) be able to be staff-approved, rather than requiring further public hearing and legislative approval by the City Council, per Article 9 of the Mebane UDO regarding conditional zoning district amendments. Uses permitted on the property will be restricted to those proposed in the attachment.

The existing conditions do not meet the Mebane UDO's requirement to have a perimeter buffer of an average linear width of 15' to separate adjacent residential uses. Mr. Rose will be providing a new 5' evergreen buffer along the perimeter of this property.

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 one (1) time to reflect the comments.

Financial Impact

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

Recommendation

The Mebane Planning Board voted unanimously (7 – 0) to approve the request, on the condition that Mr. Rose provide a minimum 5' evergreen buffer along the property's perimeter; and that he provide enough gravel for ten (10) parking spaces that meet City standards.

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. Table of Proposed Uses
5. 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 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

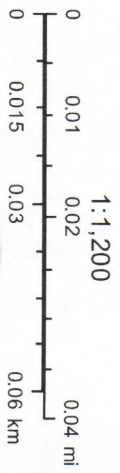
This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification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

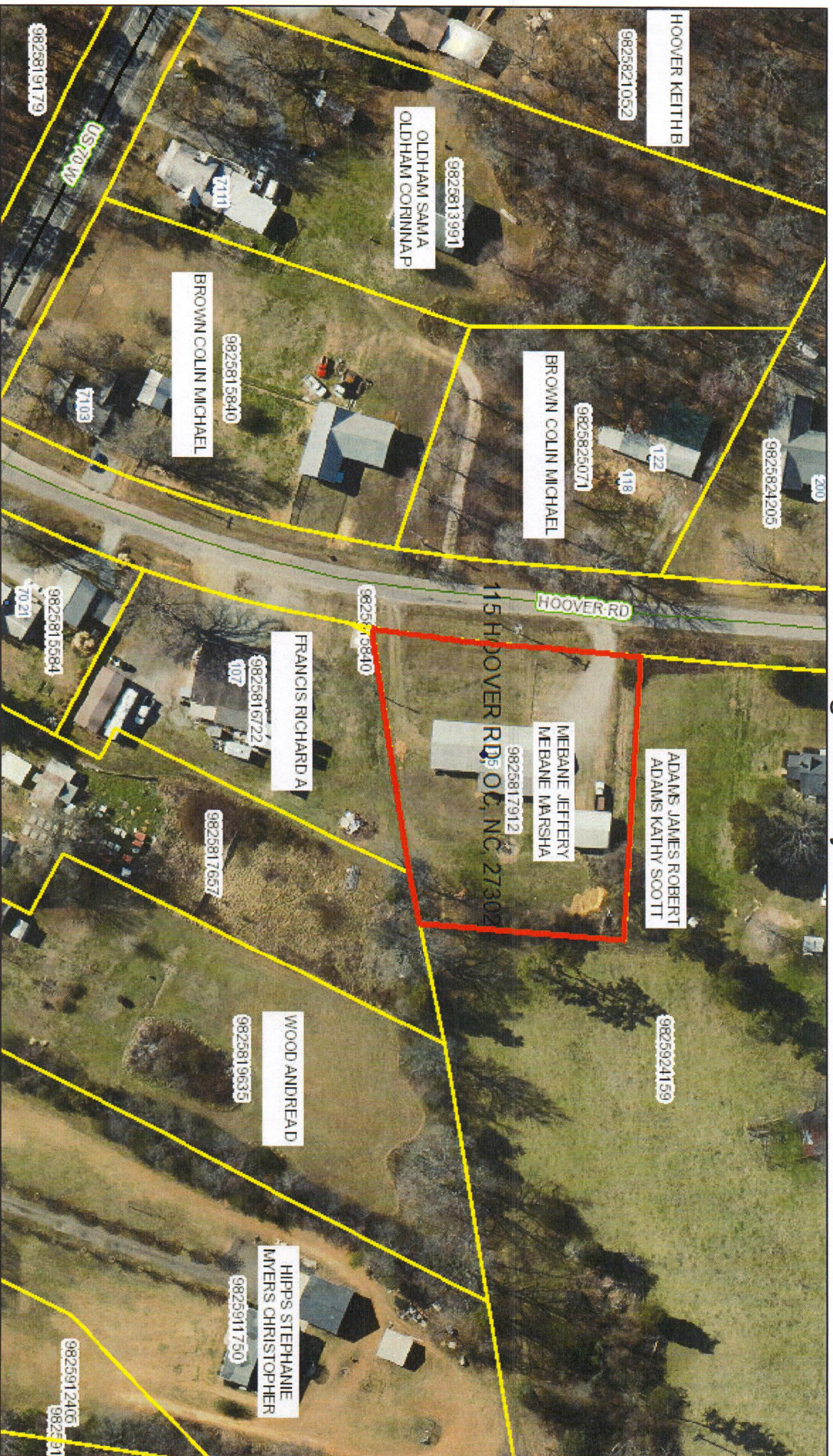
OWNER 1: **MEBANE JEFFERY**
 OWNER 2: **MEBANE MARSHA**
 ADDRESS 1: **1424 MEBANE OAKS RD**
 ADDRESS 2:
 CITY: **MEBANE**
 STATE, ZIP: **NC 273029682**
 LEGAL DESC: **E/S SR 1308**

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:

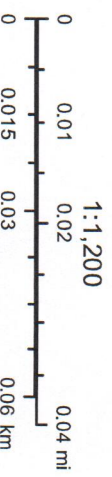
BLDG_VALUE:

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

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. 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

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 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	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	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	BA		
Fire Station/Emergency Medical Service	9224	Sec. 4-7.6 I	D	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	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	D	Z		Z	Z		
Orphanage	8364	Sec. 4-7.6 L	D	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	Z
Automobile Repair Services	0000	Sec. 4-7.7 A										CC	Z	CC	Z	Z
Automobile Towing and Storage Services	7549												CC	Z	CC	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	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

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. 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	

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. 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
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

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. 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												D	D	Z	Z	
Restaurant (with drive-through)	5812	Sec. 4-7.8 G												D	D	D	Z	Z
Restaurant (without drive-through)	5812													Z	Z	Z	Z	Z
Service Station, Gasoline Sales	5541	Sec. 4-7.8 H												BA	Z	BA	Z	Z
Shopping Center	0000	Sec. 4-7.8 I													D			
Superstore	0000	Sec. 4-7.8 J													D			
Tire Sales	5531														Z		Z	Z
Truck Stop, Travel Plazas	5541	Sec. 4-7.8 K															CC	
Video Tape Rental and Sales, except Adult Video Store**	7841													Z	Z	Z		
WHOLESALE TRADE																		
Farm Product Raw Materials	515																Z	
Hardware	5072														Z		Z	Z
Petroleum and Petroleum Products, Bulk Storage	517	Sec. 4-7.9 B															BA	BA
Wholesale Trade, not listed elsewhere	0000																Z	Z
TRANSPORTATION, WAREHOUSING AND UTILITIES																		
Airport or Air Transportation Facility	4500	Sec. 4-7.9 A															CC	CC
Bulk Mail and Packaging	4212																Z	Z
Bus Terminal	4100																Z	Z
Communication or Broadcasting Facility	4800														Z			Z
Communications Tower, Public Safety	0000	Sec. 4-7.9 C	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Communications Tower and All Other Radio, Television Towers Over 50' In Height	0000	Sec. 4-7.9 D	CC														CC	CC
Courier Service	4215														Z		Z	Z
Farm Product Warehousing and Storage	4221																Z	Z
Moving and Storage Service	4214																Z	Z
Outside Storage	0000																Z	
Public Works and Public Utility Facilities Essential to the Immediate Area	0000	Sec. 4-7.9 H	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
Railroad Station	4010													Z			Z	
Recycling Collection Station or Point	0000																Z	Z
Sewage Treatment Plant	4952	Sec. 4-7.9 I															CC	CC
Small Wireless Facility	23713	Sec. 4-7.9 F	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Solar Farms		Sec. 4-7.9 G	CC														CC	CC
Taxi Terminal	4121													Z	Z			
Telephone Exchange	0000	Sec. 4-7.9 K	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	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
Trucking or Freight Terminal	4213																Z	
Warehouse (general storage, enclosed)	4220																Z	Z

Z=Allowed by right

D=Allowed if development standards are met

E= Exempt

BA=Special use permit required from Board of Adjustment

CC=Special use permit required from City Council

4-1-1 Table of Permitted Uses

02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13, 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19; 06/01/20

	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



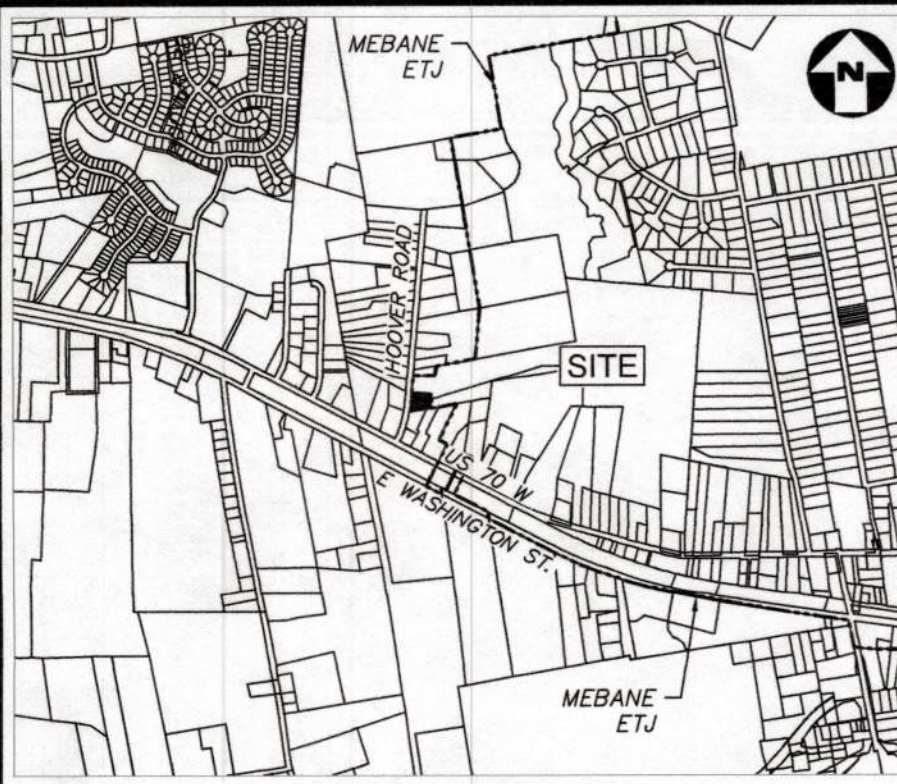
**CITY OF MEBANE
ZONING MAP**

**115 Hoover Road
PIN 9825817912**

1 inch = 300 feet

DATE: 07/14/2021

DRAWN BY: AO



LINE TYPE LEGEND

SUBJECT BOUNDARY LINE (SURVEYED) ———

ADJOINER BOUNDARY LINE (NOT SURVEYED) - - - - -

RIGHT-OF-WAY LINE (NOT SURVEYED) - - - - -

UNDERGROUND GAS LINE — G —

UNDERGROUND WATER LINE — W —

OVERHEAD WIRE — OHW —

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

EDP — 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

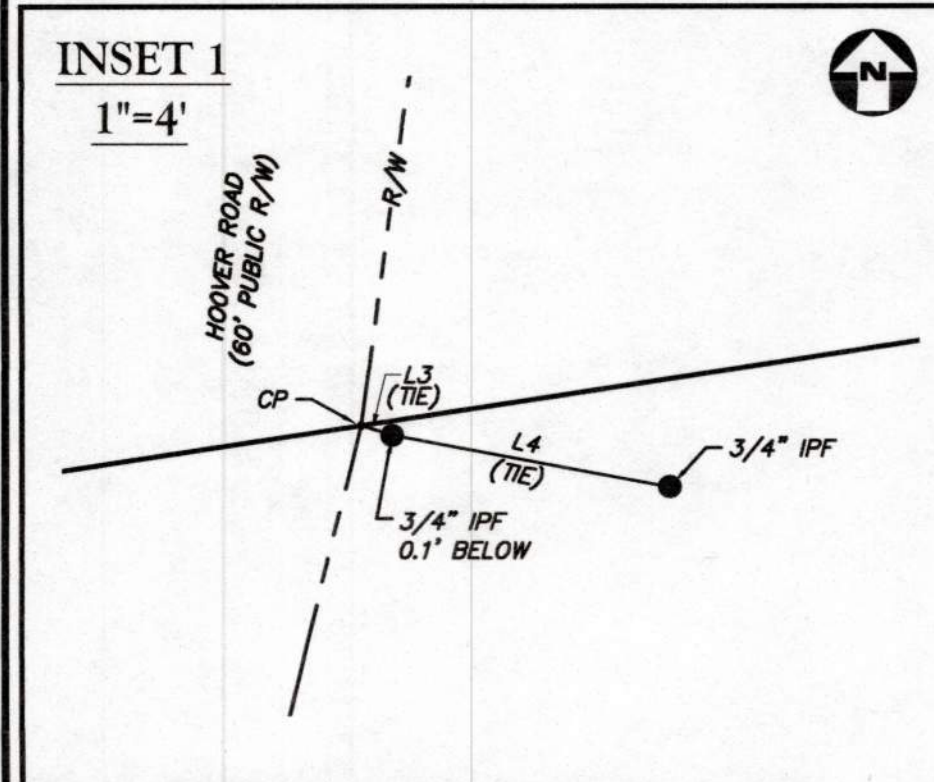
NOTE:

SUBJECT PROPERTY IS LOCATED IN GRAHAM-MEBANE WATER SUPPLY (I) 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)

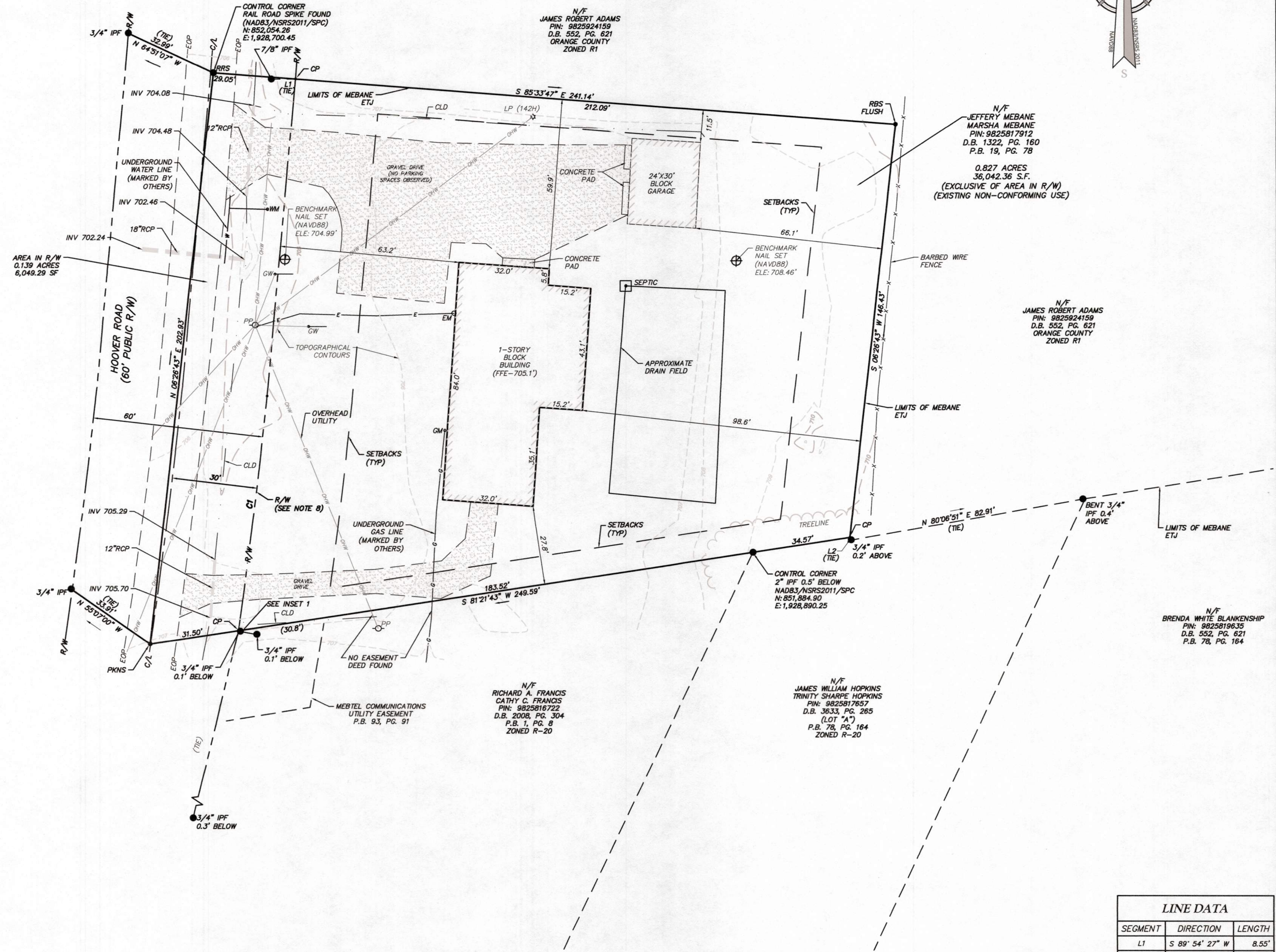


SURVEYORS CERTIFICATE

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 PLATTED 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; AND 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.

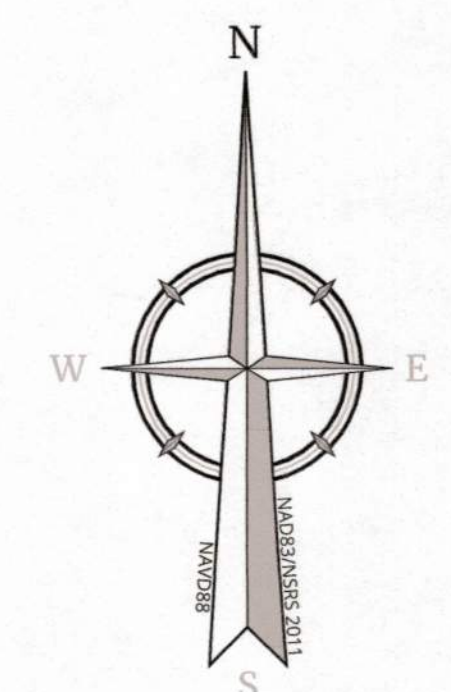
7.8.21

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.



Colliers

Engineering & Design

FIRM-4746C

www.colliersengineering.com

Copyright © 2021, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reprinted, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER**

811

Know what's below. Call before you dig.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DESCRIPTION	DATE	REV
UPDATED PROPOSED SETBACKS	7-8-2021	1

DATE	REV
7-8-2021	1

BOUNDARY AND TOPOGRAPHIC SURVEY

FOR **STEVE ROSE**

336-260-9070
HERITAGESAW@GMAIL.COM

115 HOOVER ROAD

CHEEKS TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

Colliers

2000 Regency Parkway,
Suite 295
Cary, NC 27518

Engineering & Design

Phone: 919.439.6082
COLLIERS ENGINEERING & DESIGN CT, P.C. DOING BUSINESS AS MASER CONSULTING.

BOUNDARY AND TOPOGRAPHIC SURVEY

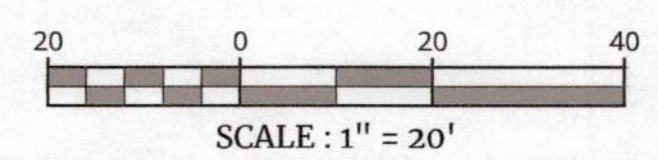
1 of 1

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	2393.39'	85.82'	2° 03' 16"	N 7° 07' 26" E 85.82'



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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						
Modular Home	0000		Z	Z	Z	Z	Z	Z	Z						
Manufactured Home, on individual lot (within MH Overlay District Only)	0000	Sec. 4-7.3 A					CC								
Patio Home Dwelling	0000	Sec. 4-7.3 B						D	D						
Multiple Unit Residential															
Condominium, less than 2 acres in area	0000	Sec. 4-7.3 C						D	D						
Condominium, 2 or more acres in area	0000	Sec. 4-7.3 C						D	D						
Manufactured Home Park (within MH Overlay District Only)	0000	Sec. 4-7.3 D					CC								
Multifamily Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 E						D	D						
Multifamily Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 E						D	D						
Townhouse Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 F						D	D						
Townhouse Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 F						D	D						
Two-Family Dwelling (duplex)	0000							Z	Z						
Group Residential															
Boarding and Rooming House	7021	Sec. 4-7.3 G										D	D		
Family Care Home	8361	Sec. 4-7.3 H	D	D	D	D	D	D	D						
Group Care Facility	8361	Sec. 4-7.3 I										D	D		
Temporary Emergency Shelter	0000	Sec. 4-7.3 L	D	D	D	D	D	D	D			D	D	D	D
Nontraditional Residential Developments															
Live/Work Combination Dwelling & Nonresidential Use	0000	Sec. 4-7.3 M						D	D	D	D	D	D		
Planned Unit Development	0000	Sec. 4-7.3 N		D	D	D	D	D	D	D	D				
Residential Cluster Development	0000	Sec. 4-7.3 O		D	D	D	D	D	D						
Traditional Neighborhood Development	0000	Sec. 4-7.3 P		D	D	D	D	D	D						
ACCESSORY USES AND STRUCTURES															
Accessory Dwelling Unit (on single-family lots)	0000	Sec. 4-7.4 A	D	D	D	D	D	D	D						
Accessory Dwelling Unit to an Office Use	0000	Sec. 4-7.4 B								BA	Z				
Accessory Uses and Structures (customary)	0000	Sec. 4-1 G	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Automatic Teller Machine	6099										Z	Z	Z	Z	Z
Caretaker Dwelling	0000	Sec. 4-7.4 C	D	D	D	D	D	D	D	D	D	D	D	D	D
Communication Tower Under 50' in Height	0000	Sec. 4-7.4 D	D	D	D	D	D	D	D		Z	Z	Z	Z	Z
Fence, Wall	0000	Sec. 4-2 C	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z

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

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 Standards	Zoning Districts														
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2		
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	Z	Z
Church Or Other Place of Worship	8664	Sec. 4-7.6 C	D	D	D	D	D						Z		CC	CC	
College, University, Technical Institute	8220	Sec. 4-7.6 D										CC					
Day Care Center, Adult and Child, 5 or Less Clients (accessory use)	8322	Sec. 4-7.6 F	D	D	D	D	D	D	D			Z	Z	Z	Z	Z	Z
Day Care Center, Adult and Child, 6 -12 Clients (principal use)	8322	Sec. 4-7.6 G	CC	CC	CC	CC	CC	CC	CC			Z	Z	Z	Z	Z	Z
Day Care Center, Adult and Child, 13 or More Clients (principal use)	8322	Sec. 4-7.6 G.1	CC									Z	Z	Z	Z		
Elementary or Secondary School	8214	Sec. 4-7.6 H	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA		BA	BA		
Fire Station/Emergency Medical Service	9224	Sec. 4-7.6 I	D	D	D	D	D	D	D			Z	Z	Z	Z	Z	Z
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	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)	7521												Z	Z	Z	Z	Z
Automobile Rental or Leasing	7510												Z	Z		Z	Z
Automobile Repair Services	0000	Sec. 4-7.7 A											CC	Z	CC	Z	Z
Automobile Towing and Storage Services	7549															Z	Z
Bank, Savings and Loan, or Credit Union	6000											Z	Z	Z	Z		
Barber Shop, Beauty Shop, Cosmetic Tattoos	7241	Sec. 4-1.G										Z	Z	Z	Z		
Bed and Breakfast or Tourist Home	7011	Sec. 4-7.7 B	D	D	D	D	D					Z		Z	Z		

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. SIC	Development Standards	Zoning Districts												
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
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
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**	7011												Z	Z	
Insurance Agency, no On-site Claims Inspections	6411										Z	Z	Z	Z	
Insurance Agency, with On-site Claims Inspections	6411												Z		Z
Kennels, with Outside Runs	0752														CC
Kennels, with No Outside Runs	0752	Sec. 4-7.7 E											Z	Z	Z
Landscape and Horticultural Services	0780												Z		Z
Laundromat, Coin-Operated	7215											Z	Z	Z	
Laundry or Dry Cleaning Plant	7211													Z	
Laundry or Dry Cleaning, Retail Facility	7212											Z	Z	Z	Z
Locksmiths, Gunsmiths	7699											Z	Z	Z	
Martial Arts Instructional School	7999											Z	Z	Z	
Medical or Dental Laboratory	8071											Z	Z	Z	
Offices, General	0000										Z	Z	Z	Z	
Office Uses Not Listed Elsewhere	0000										Z	Z	Z		
Pest or Termite Control Services	7342												Z		Z
Photocopying and Duplicating Services	7334										Z	Z	Z	Z	Z
Photofinishing Laboratory	7384												Z	Z	Z
Photography, Commercial Studio	7335										Z	Z	Z	Z	
Refrigerator or Large Appliance Repair	7623													Z	Z
Research, Development or Testing Services	8730													Z	Z
Roofing Shop	1761														Z
Services, Miscellaneous Not Listed Elsewhere	7699												Z		Z

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. SIC	Development Standards	Zoning Districts													
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
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		
RETAIL TRADE																
ABC Store (packaged liquor)	5921											Z	Z			
Antique Store	5932											Z	Z	Z		
Apparel and Accessory Store	5600											Z	Z	Z		
Appliance Store	5722											Z	Z	Z		
Arts and Crafts	0000											Z	Z	Z		
Auto Supply Sales	5634											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		
Bookstore, except Adult Bookstore**	5942										Z	Z	Z	Z		
Building Supply Sales	5211	Sec. 4-7.8 B											D	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

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. SIC	Development Standards	Zoning Districts													
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Furniture Sales	5712											Z	Z			
Garden Center or Retail Nursery	5261												Z	Z		Z
Hardware Store	5251											Z	Z	Z		
Home Furnishings, Miscellaneous	5719											Z	Z			
Manufactured Home Sales	5271	Sec. 4-7.8 E											CC			CC
Miscellaneous Shopping Goods Stores, not listed elsewhere	594											Z	Z	Z		
Motor Vehicle Sales (new and used)	5511											Z	Z		Z	Z
Newsstand	5994											Z	Z	Z		
Office Supplies and Equipment	5999											Z	Z			Z
Optical Goods Sales	5995									Z		Z	Z	Z		
Paint and Wallpaper Sales	5231											Z	Z	Z		
Pawnshop or Used Merchandise Store	5932											Z	Z	Z		
Pet Store	5999											Z	Z	Z		
Radio, Television, Consumer Electronics, and Music Stores	5731											Z	Z	Z		
Retail Sales, Miscellaneous not listed elsewhere	5999											Z	Z			
Recreational Vehicle Sales	5561												Z		Z	Z
Restaurant (drive-in or take-out window only)	5812	Sec. 4-7.8 F											D	D	Z	Z
Restaurant (with drive-through)	5812	Sec. 4-7.8 G											D	D	Z	Z
Restaurant (without drive-through)	5812												Z	Z	Z	Z
Service Station, Gasoline Sales	5541	Sec. 4-7.8 H										BA	Z	BA	Z	Z
Shopping Center	0000	Sec. 4-7.8 I											D			
Superstore	0000	Sec. 4-7.8 J											D			
Tire Sales	5531												Z		Z	Z
Truck Stop, Travel Plazas	5541	Sec. 4-7.8 K													CC	
Video Tape Rental and Sales, except Adult Video Store**	7841											Z	Z	Z		
WHOLESALE TRADE																
Farm Product Raw Materials	515														Z	
Hardware	5072												Z		Z	Z
Petroleum and Petroleum Products, Bulk Storage	517	Sec. 4-7.9 B													BA	BA
Wholesale Trade, not listed elsewhere	0000														Z	Z
TRANSPORTATION, WAREHOUSING AND UTILITIES																
Airport or Air Transportation Facility	4500	Sec. 4-7.9 A													CC	CC
Bulk Mail and Packaging	4212														Z	Z
Bus Terminal	4100														Z	Z

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. SIC	Development Standards	Zoning Districts												
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Communication or Broadcasting Facility	4800														Z
Communications Tower, Public Safety	0000	Sec. 4-7.9 C	D	D	D	D	D	D	D	D	D	D	D	D	D
Communications Tower and All Other Radio, Television Towers Over 50' In Height	0000	Sec. 4-7.9 D	CC											CC	CC
Courier Service	4245													Z	Z
Farm Product Warehousing and Storage	4221													Z	Z
Moving and Storage Service	4214													Z	Z
Outside Storage	0000													Z	
Public Works and Public Utility Facilities Essential to the Immediate Area	0000	Sec. 4-7.9 H	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
Railroad Station	4010											Z		Z	
Recycling Collection Station or Point	0000													Z	Z
Sewage Treatment Plant	4952	Sec. 4-7.9 I												CC	CC
Small Wireless Facility	23713	Sec. 4-7.9 F	D	D	D	D	D	D	D	D	D	D	D	D	D
Solar Farms		Sec. 4-7.9 G	CC											CC	CC
Taxi Terminal	4124											Z	Z		
Telephone Exchange	0000	Sec. 4-7.9 K	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
Trucking or Freight Terminal	4213													Z	
Warehouse (general storage, enclosed)	4220													Z	Z
Warehouse (self-storage)	4225													Z	Z
Water Treatment Plant	0000	Sec. 4-7.9 L												CC	CC
Wireless Communications Facility	23713	Sec. 4-7.9 E	D	D	D	D	D	D	D	D	D	D	D	D	D
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

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. SIC	Development Standards	Zoning Districts													
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
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	
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	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
Christmas Tree, Pumpkin, and Similar Seasonal Sales	0000											Z	Z	Z	Z	Z
Concerts, Stage Show	7920	Sec. 4-7.13 B												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. SIC	Development Standards	Zoning Districts													
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
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	Z
Temporary Construction Office or Security Residence	0000	Sec. 4-7.13 H	D	D	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	D
Temporary and Special Events not Listed Elsewhere	0000	Sec. 4-7.13 I										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	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
Video Gaming Arcade	0000	Sec. 4-7.14 D											CC			
* 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

PLANNING PROJECT REPORT

DATE	07/23/2021
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 6
STAFF ZONING REQUEST RECOMMENDATION	PAGE 7



**CITY OF MEBANE
ZONING MAP**

**115 Hoover Road
PIN 9825817912**

1 inch = 300 feet

DATE: 07/14/2021

DRAWN BY: AO

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. The applicant will be buffering the surrounding properties with a 5' evergreen landscape buffer.



LINETYPE LEGEND

SUBJECT BOUNDARY LINE (THICK DASHED)

ADJACENT BOUNDARY LINE (THIN DASHED)

RIGHT-OF-WAY LINE (DOTTED)

UNDERGROUND GAS LINE

UNDERGROUND WATER LINE

SEWER

UTILITY EASEMENT

SYMBOL LEGEND

● BOUNDARY POINT FOUND (BPF)

○ BOUNDARY POINT NOT FOUND (BPNF)

□ CONCRETE FOUND (CF)

□ CONCRETE FOUND (NOT SET)

□ COMPASSED POINT (CP)

● SURVEY METEOR

▲ ELECTRIC METER

▲ BATTERY METEOR

▲ CENTERLINE OF PIPE

▲ CENTERLINE OF POLE

▲ CODE OF PLACEMENT

▲ CENTERLINE

▲ RIGHT-OF-WAY

▲ LIGHT POLE

▲ POWERED CONCRETE PIPE

▲ OVERHEAD UTILITY

▲ FENCED FLOOD ELEVATION

▲ TYPICAL

▲ TREE ROOM

▲ PLAT ROOM

▲ PAUSE

PROPOSED BUILDING SETBACKS

FRONT - 10'

REAR - 10'

SIDE - 5'

MAX. SIDE SETBACK IS RECOMMENDED BY PLANNING DEPARTMENT

NOTE:

SUBJECT PROPERTY IS LOCATED IN ORANGE COUNTY MAP NO. 88196 SUPPLY (N) UNIMPROVED BALANCE OF WATERSEED.

EXISTING METEOROLOGICAL AREA

GRAVEL - 2.5% OF

CONCRETE - 7.5% OF

DRY LAY - 5.0% OF

ASPHALT - 1.00% OF

TOTAL - 11.5% OF (ON 4.0)

AREA TABLE

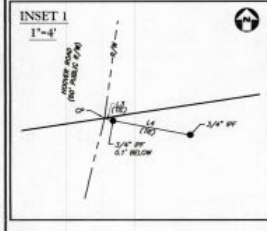
EXISTING AREA IN R/W	6,049.30 SF, 0.138 AC
EXISTING LOT AREA EXCLUSIVE OF R/W	36,042.38 SF, 0.827 AC
TOTAL EXISTING AREA	42,091.68 SF, 0.966 AC

INFORMATION OF FACT

- THE PURPOSE OF THIS PLAT IS TO PERFORM A BOUNDARY OF THE PROPERTY AS SHOWN IN THE ORANGE COUNTY TAX APPRAISERS OFFICE AND BEING RECORDED IN S.B. 1322, P.L. 183 IN THE ORANGE COUNTY REGISTER OF DEEDS. THIS SURVEY IS BASED ON EXISTING PHYSICAL EVIDENCE OBSERVED IN THE FIELD SURVEY.
- ALL BOUNDARY DISTANCES AND COORDINATES ARE BASED ON GPS OBSERVATION (NAD83/AD83/0311) UNLESS OTHERWISE NOTED.
- THE RATIO OF PRECISION AS CALCULATED BY LANTAS OUTREACH AND REPORTED IN ITS TELESURVEY AREA COMPUTATION REPORT IS 1:100,000.
- THE FIELD SURVEY WAS ESTABLISHED USING TRIMBLE R10 RECEIVER AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:

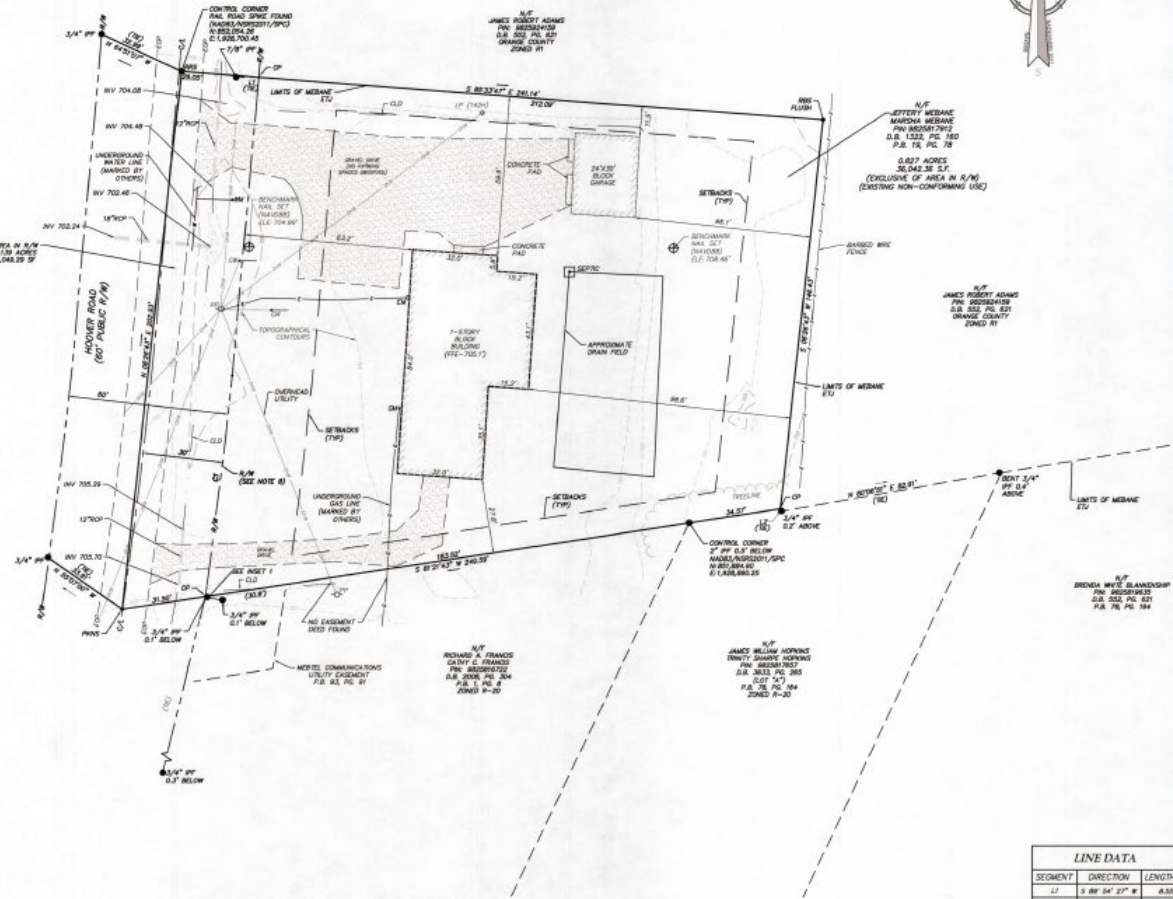
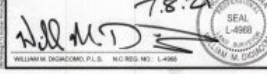
POSITIONAL ACCURACY	0.07" (HORIZONTAL)
	0.17" (VERTICAL)

 TYPE OF GPS: FIELD PROCEDURAL
 DATE OF SURVEY: 06/20/2021
 DATA/EPOCH: NAD83
 GRID MODEL: GEOTIFF
 HORIZONTAL REFERENCE: NAD83/AD83/0311
 VERTICAL REFERENCE: NAVD83
 COMBINED GRID FACTOR: 0.999999998 (GROUND TO GRID)
 UNITS: US SURVEY FOOT
 TYPE AND MODEL OF GPS: TRIMBLE R10
 ALL SURVEY USES: TRIMBLE R10
 THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN FLOOD HAZARD AREA "A" AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 2200000001B WITH A DATE OF DETERMINATION OF 11-17-2017 FOR COMMUNITY PANEL AND BASED ON FLOOD INSURANCE RATE MAP FOR NORTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 NO ADJACENT MONUMENT FOUND WITHIN 200' OF SUBJECT TRACT.
 PROPERTY BOUNDARY 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 MEASURED PROPERTY LINE IS BASED UPON A RIGHT OF WAY AGREEMENT RECORDED IN S.B. 252, P.L. 703 IN THE ORANGE COUNTY REGISTER OF DEEDS.



SURVEYORS CERTIFICATE

I, WILLIAM H. DISCARONO, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, FROM AN ACTUAL SURVEY AND CONFORMS TO THE STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION. THAT THE GPS SURVEY INFORMATION (SATELLITE) HAS BEEN REPORTED HEREON UNDER THE SURVEY CONTROL. THESE SURVEYED PROPERTY LINES SHOWN HEREON ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON. THAT THE BOUNDARIES NOT SURVEYED BY ME OR MY ASSISTANTS ARE SHOWN AND ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON. THAT THE DEEDS AND PLATS REPORTED BY OTHER SURVEYORS ARE NOT SHOWN AND ARE BASED UPON THE DEEDS AND PLATS REPORTED BY OTHER SURVEYORS. THAT THE DEEDS AND PLATS REPORTED BY OTHER SURVEYORS ARE NOT SHOWN AND ARE BASED UPON THE DEEDS AND PLATS REPORTED BY OTHER SURVEYORS. THAT THE DEEDS AND PLATS REPORTED BY OTHER SURVEYORS ARE NOT SHOWN AND ARE BASED UPON THE DEEDS AND PLATS REPORTED BY OTHER SURVEYORS. THAT THE DEEDS AND PLATS REPORTED BY OTHER SURVEYORS ARE NOT SHOWN AND ARE BASED UPON THE DEEDS AND PLATS REPORTED BY OTHER SURVEYORS.



LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	S 89° 34' 27" E	85.87
L2	S 28° 38' 18" E	1.07
L3	S 72° 37' 25" E	0.87
L4	S 79° 30' 48" E	0.87

CURVE DATA

SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	2,304.39'	85.87'	2° 03' 18" N	7° 07' 26" E 85.87'

Colliers
Engineering & Design
www.colliersengineering.com
1984-1740

Doing Business as: **MASER**
PROJECT VOUCHER
811
Call before you dig
www.callbeforeyoudig.com

NO.	DATE	REVISION	BY	FOR

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
STEVE ROSE
115 HOOVER ROAD
CHEEKES TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

Colliers
Engineering & Design
115 HOOVER ROAD
CHEEKES TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA 28733
704.866.5555
www.colliersengineering.com

BOUNDARY AND TOPOGRAPHIC SURVEY
1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

LAND USE REPORT

EXISTING LAND USE	Cabinet Shop, Warehouse
PROPOSED LAND USE & REQUESTED ACTION	<p>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.”</p> <p>The existing warehouse and detached garage will be used for the business, and the applicant is requesting acceptance of the existing conditions. Per the Planning Board recommendation of approval, the applicant will provide a 5’ evergreen landscape buffer on the property perimeter, and ten (10) total parking spaces on the property’s gravel parking area. Any additional improvements to the site will require conformance with the Mebane UDO.</p> <p>Uses will be restricted as described in the attachment.</p>
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	<p><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.</p> <p>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.</p>
DESCRIPTION OF REQUESTED WAIVER(S)	<p>A new development on the less than one acre property would be required to provide a 15’ average landscape buffers from adjacent residential uses, and the applicant is requesting to provide a 5’ evergreen screen instead.</p> <p>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.</p>
CONSISTENCY WITH <i>MEBANE BY DESIGN</i> 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	

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	<p>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.</p> <p>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.</p>
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	N/A
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO – No recommendations along Hoover Road.
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	N/A

STAFF RECOMMENDATION

STAFF ZONING
RECOMMENDATION

APPROVE DISAPPROVE

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 #6E

Proposed Amendment to Article 2 of the Unified Development Ordinance

Presenter

Cy Stober, Development Director

Public Hearing

Yes No

Summary

In order to clarify roles and duties of elected officials on the Board of Adjustment, Planning staff is presenting for consideration by the City Council, the Proposed Text Amendment to the City of Mebane Unified Development Ordinance (UDO) 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.~~

The Mebane Planning Board noted the need to address the voting powers of the Mayor/Chair position, as the Board of Adjustment will now have eight (8) members and, if unaddressed, potential ties for votes requiring simple majorities. Their motion directed staff to address the voting powers assigned to the Chair, which are found in Subsection H rather than in Subsection C, the location of the amendment language above. At the direction of the Planning Board in their advisory capacity to the City Council, staff is providing the Proposed Text Amendment to the language of the Mebane UDO, Article 2, Subsection H:

The chair ~~of the Board of Adjustment shall administer the meetings and vote only when needed to decide a split vote; and~~ the vice-chair of the Board of Adjustment may take part in all deliberations and may vote on all issues.

Financial Impact

N/A

Staff Recommendation

The Planning Board voted unanimously (7 – 0) to recommend approval of the amendment, directing staff to provide additional amendments to address the voting powers in the UDO satisfactorily.

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, per the recommendation of the Planning Board. 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 to Subsections C and H 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

public record of member attendance, findings, and decisions.

F. Quorum

A quorum for the Board of Adjustment shall consist of the number of members equal to four-fifths of the regular Board membership (excluding vacant seats). A quorum is necessary for the Board to take official action. A member who has withdrawn from the meeting without being excused as provided in subsection G shall be counted as present for purposes of determining whether a quorum is present.

G. Voting

The concurring vote of four-fifths of the regular Board membership (excluding vacant seats) shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator or to decide in favor of the applicant any matter upon which it is required to pass under any ordinance or to grant any variance. A majority of the members shall be required to decide any other quasi-judicial matter or to determine an appeal made in the nature of certiorari. All other actions of the Board shall be taken by majority vote, a quorum being present. For the purposes of this subsection, vacant positions on the Board and members who are disqualified from voting on a quasi-judicial matter shall not be considered 'members of the board' for calculation of the requisite supermajority if there are no qualified alternates available to take the place of such members.

The two members appointed to the Board of Adjustment by the Alamance and Orange County commissioners as representatives of the extraterritorial area outside the city shall have equal rights, privileges and duties with other members of the Board on all matters pertaining to the regulation of the extraterritorial area. On all matters pertaining to the regulation of the area within the corporate limits, only those board members appointed by the City Council to represent that area shall vote.

1. Once a member is physically present at a Board meeting, any subsequent failure to vote shall be recorded as an affirmative vote unless the member has been excused in accordance with subsection G, 2 or has been allowed to withdraw from the meeting in accordance with subsection G, 3
2. A member may be excused from voting on a particular issue by majority vote of the remaining members present under the following circumstances:
 - (a) If the member has a direct financial interest in the outcome of the matter at issue; or
 - (b) If the matter at issue involves the member's own official conduct; or
 - (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 is related by blood or marriage to the applicant or the adjacent property owners or has such close personal ties

to the applicant that the member cannot reasonably be expected to exercise sound judgment in the public interest.

3. 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.
4. A motion to allow a member to be excused from voting or excused from the remainder of the meeting is in order only if made by or at the initiative of the member directly affected.
5. A roll call vote shall be taken for each motion.

H. Board of Adjustment Officers

The Board of Adjustment shall, by majority vote of its membership (excluding vacant seats) elect one of its members to serve as chair and preside over the Board's meetings and one member to serve as vice-chair. The persons so designated shall serve in these capacities for terms of one year or until their successors are elected. Nothing herein shall be interpreted so as to forbid the officers from being elected to succeed themselves. Officer vacancies may be filled for the unexpired terms only by a majority vote of the Board membership (excluding vacant seats). The chair or any member temporarily acting as chair may administer oaths to witnesses coming before the Board. The chair of the Board of Adjustment shall administer the meetings and vote only when needed to decide a split vote; and vice-chair of the Board of Adjustment may take part in all deliberations and may vote on all issues. The Board shall appoint a Secretary, who may an employee of the City or a member of the Board.

I. Right to an Impartial Decision Maker

Pursuant to the requirements of NCGS 160A-388 (e1), a member of the Board of Adjustment shall not participate in or vote on any quasi-judicial matter in a manner that would violate 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.

J. Fact Determination

Quasi-judicial decisions:

- 1) shall be based upon competent, material, and substantial evidence in the record; and
- 2) shall be reduced to writing (signed by the chair or other duly authorized member of the board), reflecting the board's determination of contested facts and their application to the applicable standards; and
- 3) is effective upon filing the written decision with the clerk to the board



AGENDA ITEM #6F

Proposed Amendment to Article 5 of the Unified Development Ordinance

Presenter

Cy Stober, Development Director

Public Hearing

Yes No

Summary

The Planning staff is providing for consideration to the City Council the Proposed Text Amendment to the City of Mebane Unified Development Ordinance (UDO) 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 all 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

The Mebane Planning Board voted unanimously (7 – 0) to recommend the proposed amendment, as presented, be adopted into the UDO.

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



AGENDA ITEM #7

Policy Adoption on Strategies to Limit Accumulated Paper Flow Related to Residential Growth

Presenter

Franz Holt, City Engineer

Public Hearing

Yes No

Summary

Staff is bringing a policy to Council for adoption which will allow strategies to be implemented that effectively limit the accumulation of Paper Flow (wastewater permitted at State mandated flows per bedroom which is typically 2 times higher than when on line/tributary). Accumulated Paper Flow impacts available wastewater treatment and pump station capacity. Strategies will include the following items.

- A. Wastewater Permitting Implementation.
- B. Plan review and Approval Process.
- C. Service Prioritization and Wastewater Reservation.

Background

At the July 12th, 2021 City Council meeting a presentation on Wastewater Treatment Capacity (Part 2) included developing effective strategies related to wastewater flow as follows:

- Limit Accumulation of Paper Flow
- Encourage Blended Growth
- Limit/Reduce Inflow/Infiltration
- Developer Awareness
- Other items related to wastewater treatment capacity

Staff was asked to bring back a policy that would allow for the strategies to be implemented with current and future development.

Financial Impact

None

Recommendation

Adopt the policy on implementing strategies to effectively reduce accumulated paper flow which impacts the capacity of wastewater treatment and pump station facilities.

Suggested Motion

Move to adopt the policy on implementing strategies to effectively reduce accumulated paper flow which impacts the capacity of wastewater treatment and pump station facilities.

Attachments

1. Policy Statement

CITY of MEBANE

<p>POLICY STATEMENT</p> <p>SUBJECT: Policy on implementing strategies to limit residential permitted wastewater at State mandated amounts creating accumulation of Paper Flow impacting permitting capacity at wastewater facilities</p>	PAGE 1 OF 2
	EFFECTIVE: August 2, 2021
	SUPERSEDES: N/A
	PREPARED BY: Franz Holt, City Engineer
	ADOPTED BY COUNCIL: DATE: August 2, 2021

PURPOSE

To establish a policy to implement strategies as presented to Council that limits the accumulation of Paper Flow (wastewater permitted at State mandated flows per bedroom which is typically 2 times higher than when on line/tributary) which impacts available wastewater treatment and pump station capacity. Strategies will include the following items.

- A. Wastewater Permitting Implementation.
- B. Plan review and Approval Process.
- C. Service Prioritization and Wastewater Reservation.

GENERAL

1. Applicability

This policy applies to all development prior to and after adoption of this policy.

2. The following are made effective for residential development approved prior to the adoption of this policy.

A. Permitting wastewater for multiple phases of a multi-phased residential project at one time will not be allowed.

B. Permitting wastewater for additional phases of residential development may be done once a final plat has been approved for the current phase provided that the City Engineer approves the number of lots being platted.

- C. Sub-phasing of larger phases of residential development once the wastewater is permitted will not be allowed (permit only what the developer intends to plat as a phase).
3. The following strategies are made effective for newly approved residential development after the adoption of this policy.
 - A. Permitting wastewater for multiple phases of a multi-phased project at one time will not be allowed.
 - B. Permitting wastewater for additional phases of development may be done once a final plat has been recorded and construction starts for 50% of the residential units has occurred.
 - C. Sub-phasing of larger phases once the wastewater is permitted will not be allowed (permit only what the developer intends to plat as a phase).
 - D. For multi-family projects the maximum number of units permitted in any calendar year are 72 (typically 3 buildings at 24 units each).
 4. The following strategies are made effective for plan review and approval process.
 - A. TRC meetings for residential project will occur once a month.
 - B. Non-residential projects will be reviewed at either of the two currently scheduled meetings.
 - C. Prior to moving forward through the plan review and approval process, proposed major multi-phased developments of 300 residential units or more will require review as to the City's ability to provide needed services beyond and including wastewater.
 5. The following strategies are made effective to encourage future development that maintains a balance of residential, institutional, commercial, and industrial growth through wastewater capacity reservation and development prioritization.
 - A. Upon completion of the planned reroutes of wastewater to the Graham WWTP and WRRF expansion the following wastewater reservations will be implemented:
 - i. Orange County Buckhorn Economic Development District - 130,000 gallons per day
 - ii. NCIC and CCIC - 70,000 gallons per day
 - iii. Commercial/Office/Institutional – 100,000 gallons per day
 - iv. Infill development not requiring a permit – 100,000 gallons per day
 - B. Additional prioritization implementation as to the type of development served will be as follows:
 - i. Areas that have a general health need.
 - ii. Industrial, Office & Institutional, Commercial and Unique Residential Projects in and nearby Historic Downtown Mebane.
 - iii. Residential development not requiring new pump stations and oversized facilities.
 - iv. Residential development requiring oversized facilities where oversizing reimbursement requirements are waived by the developer.
 6. Other Items
 - A. Policy will be explained and distributed to developers.
 - B. Success of new strategies will be reviewed on an annual basis.
 - C. Policy is subject to change with Council approval.
 - D. Complete a flow reduction study for State review and approval for flow to the Graham WWTP.



**Planning Board
Minutes to the Meeting**

July 19, 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=73t0saVgl3c>

Members Present: Chairman Edward Tulauskas, Vice Chair Judy Taylor, Lori Oakley, Gale Pettiford, Keith Hoover, Kevin Brouwer

Also Present: Audrey Vogel, Planner; Ashley Ownbey, 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 June 14, 2021 Minutes

Judy Taylor made a motion to approve the minutes from the June 14, 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 July City Council meeting, noting the unanimous appointment of Kurt Pearson, Judy Taylor, and Edward Tulauskas to serve on the Planning Board and unanimous recommendation to the Alamance County Commissioners to appoint Larry Teague to be one of two representatives for the Alamance County ETJ.

4. Lori Oakley made a motion to add the swearing-in of Judy Taylor and Edward Tulauskas to the agenda which passed unanimously.

Stephanie Shaw, City Clerk, swore in Judy Taylor and Edward Tulauskas to take their oaths for their new terms as members of the Planning Board.

5. 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. (Item #4)

Staff presented the above application from Steve Rose. 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. The applicant has also proposed a series of use restriction. 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.

Ashley Ownbey provided a brief overview and PowerPoint of the request.

The applicant, Steve Rose, spoke about his power equipment repair business and how he plans to use the 115 Hoover Road property. He explained that it would be used primarily as a place to work on and repair power equipment, with the potential to sell equipment in the future. Mr. Rose addressed concerns about the appearance of the building, explaining that they are a professional business and will have a professional appearance. He added that the property would not look like one if those properties on 70 with broken down equipment in the front yard, and that it would be kept neat just as his own yard at home.

Judy Taylor asked Mr. Rose if he was planning on adding any landscape buffers. Mr. Rose responded that he did not intend to add buffers. Lori Oakley asked if the UDO required a buffer along the northern side where it abuts a residential in the Orange County Jurisdiction. Cy Stober responded that the interpretation of the buffer requirement is that it applies to any residential property. Lori Oakley asked Steve Rose if he would consider providing a buffer of evergreen shrubs along the adjacent residential property. Steve Rose responded that he would be happy to do so, adding that he intends to improve the site and appearance.

Lori Oakley asked approximately how many spaces the existing gravel parking lot could accommodate and how many would be required by the UDO. Steve Rose responded that there were 8 existing spaces, and Ashley Ownbey added that 10-15 are required by the UDO. Ms. Oakley asked if it would be possible to accommodate two additional gravel spaces without exceeding impervious surface limitations? Cy Stober responded that it would be possible to add additional impervious.

Lori Oakley asked if the existing cabinet business would be vacated. Mr. Rose responded that Mr. Mebane is winding down his business and will be selling the entire property to him. Mr. Rose confirmed that his business would be the only use of the site.

Lori Oakley asked about the proposed condition to allow for changes onsite without returning to public hearing. Cy Stober clarified that it is referring to upfits that comply with the UDO that could and would be approved at the staff level. Mr. Stober added that a strict reading of Article 9 of the UDO would require further public hearing for compliant improvements of the property, so he



counseled Mr. Rose to include an allowance for improvements that comply with all of the development standards in the UDO.

Judy Taylor asked if the fuel storage tank would be underground. Steve Rose provided some clarification about the fuel storage tank and the purpose of the fuel oil in his business. He noted that it is typical to be stored outside and is likely required by fire code.

Judy Taylor asked if any addition lighting will be installed that could be a problem for the neighbors. Mr. Rose responded that he does not have any immediate plans for any. He noted that the site currently has minimal lighting, so in the future they may want to add some motion lighting for security. Mr. Rose added that he lives on Hoover Road, so as a neighbor he has an interest in the impacts of the lighting as well.

At this time Chairman Tulauskas asked if anyone from the public had questions or comments.

Gary Owen, 207 Hoover Road, asked how much outside storage could be expected for the property, expressing concerns about clutter. Steve Rose responded that he would not tolerate any unsightly outdoor storage. He added that he currently operates his business with 1200 sf and this new location would provide 4000 sf of indoor space, which is more than enough for his business. Mr. Owen asked if the business was a single person operation or if there were any additional employees, expressing concerns about parking. Mr. Rose responded that there would be employees. Mr. Owen commented that he wants to keep his neighborhood nice the way it currently is and has fears of the area looking like the unsightly properties that you see along US 70.

Cy Stober clarified that outdoor storage is a classified use in the table of permitted uses (Article 4 of the UDO) that would be restricted for this property, per the conditional rezoning request. He added that any outdoor storage outside of normal business hours would be a code violation. Mr. Stober also added that the unsightly properties on 70 referenced during the meeting, to his knowledge, are located outside of the Mebane Planning Jurisdiction.

Grace Moon, 500 Hoover Road, spoke in favor Mr. Rose's request. She commented that they are neighbors, and he always keeps his yard in order.

Lori Oakley made a motion to approve the request to rezone the property from R-20 to B-2 CD, with the following conditions to be added to the request:

1. Require a 5' buffer of evergreen trees and/or shrubs along adjacent residential property lines
2. Allow gravel parking to remain on site and to provide 10 gravel parking spaces
3. Allow improvements to the property per the Mebane UDO to be approved at the staff level



Gale Pettiford seconded the motion, which passed unanimously. Chairman Tulauskas confirmed that the request will go before the Mebane City Council at the August 2nd public hearing.

6. 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.

Staff presented the above application from Espitia Properties, 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:

- 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.

Ashley Ownbey 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 apartment buildings, in addition to typical photos of the proposed recreation amenities.

Lori Oakley commented that she liked all of the proposed recreation amenities and asked if any consideration had been given to increasing the size of the volleyball court and dog park, per Aaron Davis Recreation & Parks Director's memo (included in the packet). Tim Smith responded that they have revised the amenities per Mr. Davis' comments, and there is room on site to increase the size of the amenities if necessary.

Lori Oakley asked if the trash removal would be privately contracted for the dumpsters shown on the plans, and if recycling would be provided as well. Tim Smith confirmed that both would be provided.

Lori Oakley commented that she was pleased with the parking provided and overall layout of the site.

Judy Taylor commented that she was happy to see so much of the existing tree canopy preserved in the rear of the site and asked if any would be preserved along the front or side of the property as part



of the buffers shown. Tim Smith responded some of the existing trees along the north and south property lines will be preserved, but they will not be able to preserve and along the front for grading purposes.

Chairman Tulauskas asked if anyone from the public had questions or comments.

Tom Boney, Alamance News, asked for clarification about the number of two-bedroom and one-bedroom units per building. Tim Smith confirmed that there will be eight of each type per building.

Mr. Boney asked why the City had an opinion on the proposed recreation amenities if they are private? Cy Stober responded that the intent of the UDO requirement to provide private recreation space is so that tenants have facilities available to them rather than relying on public facilities. The Ordinance requires the Recreation & Parks Director to evaluate the sufficiency of these facilities. Judy Taylor added that it is also important for safety.

Varetta Browning, 204 S Eleventh Street, asked about the entrance to the site. Ms. Browning commented that S Eleventh Street is a nice place to live and that she wants it to stay that way. She added that she thought the project was a good idea and that people want to live in Mebane.

Terry Dillard, 202 S Eleventh Street, spoke against the project, noting that Mebane has too many apartments and renters do not contribute significantly to the tax base.

Lori Oakley asked for clarification that apartments are permitted by right in the R-8 zoning district, but that the UDO requires conditional zoning for properties larger than 2-acres.

Gale Pettiford asked if the Fire Department had any concerns about the single entrance to the property. Cy Stober responded that Chief Louis and Fire Marshall Jamie Joseph are on the Mebane Technical Review Committee (TRC). They have reviewed and are satisfied with the plans.

Judy Taylor asked if there will be onsite management. The applicant, Ezequiel Espitia, that is has not been determined at this time. Judy Taylor noted that it is something to consider, as it may help address the neighbor's concerns.

Lori Oakley commented that she knows there are concerns about multifamily housing being approved in Mebane and added that there are variety of housing types available to Mebane residents of all life stages. Ms. Oakley clarified that the role of the Planning Board comes down to evaluating if the project meets the Mebane UDO and comprehensive plan.



Judy Taylor made a motion to approve the R-8 CD rezoning as presented. Kevin Brouwer seconded the motion. The motion passed (5-1). Gale Pettiford did not vote in favor due to concerns about the fire and safety. Chairman Tulauskas confirmed that the request will go before the Mebane City Council at the August 2nd public hearing.

7. 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.

Staff presented the above application from Meritage. 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 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:

- 20' front setback, UDO requires 30'
- 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. In addition, Mr. Smith provided a drawing that showed how the Oak Grove Trails project would tie into the recently approved Oakwood subdivision.

Kevin Brouwer raised concerns about the proposal to share amenities with the Oakwood subdivision, particularly with respect to the walking distance to the pool and clubhouse from the further out sections of the subdivisions and the amount of available parking at the club house. He noted that when Oakwood was approved, he was not under the impression that the parking lot would serve more townhomes. Tim Smith responded that the walking distance from Oak Grove trails would not be more than 10 minutes, and the project team feels that the provide parking at the Clubhouse would be adequate – more than 60 spaces.

Tim Smith introduced Melanie Graff, the Vice President of Land Development for Meritage Homes.



Lori Oakley commented that she was happy with the layout of the site and available parking. She added that she had more concern about residents of the Washington Street area of the Oakwood Subdivision getting to the pool and clubhouse compared to the proposed Oak Grove Trails section, which is closer. Ms. Oakley also added that the sidewalks and available parking at the clubhouse appeared to be sufficient, and referred to her experience walking to the pool in the Ashbury Subdivision.

Lori Oakley made a motion to approve the R-8 CD rezoning request as presented. Keith Hoover seconded the motion, which passed unanimously. Chairman Tulauskas confirmed that the request will go before the Mebane City Council at the August 2nd public hearing.

8. 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”)

Cy Stober presented the above proposed Text Amendment to Article 2, Section 3.C. of the City of Mebane Unified Development Ordinance to clarify the Mayor’s role on the Board of Adjustment.

Lori Oakley raised the question of who would break the tie if the Board of Adjustment had eight sitting members. Cy Stober clarified that the request should be revised to reflect the same ordinance language used for the city council that establishes the Mayor as the tie-breaking vote.

Judy Taylor made a motion to approve the proposed amendments to Article 2, Section 3.C. of the City of Mebane Unified Development Ordinance, with the condition that the language is revised to clarify that the Mayor will vote only in the event of a tie. Kevin Brouwer seconded the motion, which passed unanimously.

9. 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”)

Cy Stober presented the above proposed Text Amendment to Article 5, Section 4 of the Mebane Unified Development Ordinance for the following reasons:

- Expansion of text to apply to both water supply watersheds in the City’s limits
- Current language is limited to Graham-Mebane Lake
- State law requires application of same laws to both watersheds



Kevin Brouwer made a motion to approve the proposed amendments to Article 5, Section 4. of the City of Mebane Unified Development Ordinance as presented. Keith Hoover seconded the motion, which passed unanimously.

10. New Business

Kevin West, 412 Lee Street, notified the Board about a pipe that burst on Lee Street on Friday 7/16. He expressed frustration about the City's limited response in addressing the situation, despite his calls to the City over the weekend. Cy Stober apologized for the inconvenience, gave Mr. West his contact information and assured him that Public Works would address the problem.

Audrey Vogel informed the board that Staff will be handing out hardcopies of the Mebane UDO with the 160D amendments.

Ashley Ownbey provided an update on the City Council's approval the Better Block Trailer projects recommended by the Mebane Bicycle and Pedestrian Advocacy Commission (BPAC)

11. Adjournment

There being no further business, the meeting was adjourned at 8:00 p.m.