



Mebane Planning Board  
In Person Regular Meeting  
August 9, 2021- 6:30 PM

**PLEASE TAKE NOTICE** that the Mebane Planning Board's Regular Meeting is scheduled for Monday, August 9, 2021 at 6:30 p.m. in the Council Chambers of the Glendel Stephenson Municipal Building located at 106 E. Washington Street, Mebane, NC 27302.

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

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

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

**Option #1- Attend in Person**

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

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

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

- Email comment to [avogel@cityofmebane.com](mailto:avogel@cityofmebane.com). Written comments must be received by **4pm August 9<sup>th</sup>**.
- Messages must contain commenter's name and address.
- Written comments will be read aloud by the Planning Staff.

**Option #3- Conference Telephone**

- Email [avogel@cityofmebane.com](mailto:avogel@cityofmebane.com) by **2:00pm on Monday, August 9<sup>th</sup>** to comment during the meeting.
- Emails must contain commenter's name, address, and **telephone number that you are using to call into the conference line for identification, in addition to the agenda item you would like to comment on.**
- Upon the City's receipt of email, participants will be emailed a confirmation which will include the phone number and access code to use the night of the meeting.
- Callers will be held in queue and asked to mute their phones or speakers until they are called on to speak.
- Speakers will be called in the order in which their email was received.
- Per authority of NCGS 143-318.17, if a person participating remotely willfully disrupts the meeting, then upon direction by the Chair, such person may be removed from electronic participation, or his or her e-mail may not be read.



Planning Board  
Regular Meeting Agenda  
August 9, 2021, 6:30 p.m.

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1. Call to Order
2. Swearing-in of reappointed members Kurt Pearson and Larry Teague
3. Election of Officers
4. Approval of July 19, 2021, Meeting Minutes
5. City Council Actions Update
6. Proposed amendment to the Flood Hazard Overlay District (FHO) in accordance with the Federal Emergency Management Agency Letter of Map Revision (LOMR) Case Number 21-04-0010P that revises the extent of the floodplain along the northern bank of the Lake Michael Tributary (FIRM #370390, Panel #9825, Suffix #L), effective July 15, 2021.
7. Request to establish R-8(CD) zoning on three (3) properties totaling +/- 25.58 acres located at 900, 1002 & 1010 Ben Wilson Road (PINs 9824434841, 9824435349 & 9824435147) outside of the Extra-Territorial Jurisdiction (ETJ) in Orange County for a residential cluster development of 147 townhomes by Ben Wilson Rd, LLC.
8. Request to rezone the +/- 0.343-acre property addressed 702 Vance Street (PIN 9815730196), from B-3 to R-12 to allow for a single-family detached home by VGG Holdings LLC, c/o Peter Gitto
9. New Business
10. Adjournment



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**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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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.



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## AGENDA ITEM #6

### Amendment to the Mebane Unified Development Ordinance Flood Hazard Overlay (FHO) District

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#### Presenter

Cy Stober, Development Director

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#### Public Hearing

Yes  No

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#### Summary

The Planning Board shall advise and comment on the request to amend the Flood Hazard Overlay (FHO) District of the Mebane Unified Development Ordinance (UDO), as described in Article 3, Section C, and shown on the official City Zoning Map. The City adopted a new Flood Insurance Rate Map (FIRM) and Floodplain Development Ordinance in 2017, at the direction of the Federal Emergency Management Agency (FEMA) following a reevaluation of floodplain locations and relative flood risks of properties. At the request of Lebanon Road Partners, LLC, the FEMA initiated a process to revise the FIRM and, consequently, the City's FHO. The public notification process complied with federal criteria, including mailings to the immediately-affected properties and advertisement in the local newspaper, evidenced with an affidavit of publication.

The change will reflect the FEMA Letter of Map Revision (LOMR) Case No. 21-04-0010P, approved July 15, 2021, following a 90-day appeal period initiated March 17, 2021. The change effected in the FIRM modifies the 100- and 500-year floodplain locations in FIRM Panel 3710982500L from a point approximately 300 feet upstream of the Lebanon Road crossing of Mill Creek/Lake Michael to a point approximately 2,200 feet upstream of the Lebanon Road crossing of Mill Creek/Lake Michael. The proposed amendment will bring the City's official Zoning Map into consistency with the revised FIRM.

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#### Financial Impact

N/A – the FIRM revision does not place any new structures within the 100- or 500-year floodplains.

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#### Staff Recommendation

Staff advises an in-favor recommendation of the proposed amendments as presented to be reviewed by the Mebane City Council at the September 13, 2021, Public Hearing.

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#### Suggested Motion

Motion to approve the amendments to the City of Mebane Unified Development Ordinance and Zoning Map as presented.

The amendments are consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan *Mebane By Design*, and are required by State and Federal law.

### Attachments

1. FEMA LOMR to City of Mebane RE: Case No. 21-04-0010P
2. Revised 100- and 500-year Flood Insurance Rate Map Panel 3710982500L
3. Example Public Notification Letter to Affected Property Owners





# Federal Emergency Management Agency

Washington, D.C. 20472

July 15, 2021

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

The Honorable Ed Hooks  
Mayor, City of Mebane  
106 East Washington Street  
Mebane, NC 27302

IN REPLY REFER TO:

Case No.: 21-04-0010P  
Community Name: City of Mebane, NC  
Community No.: 370390  
FIRM Panel Affected: 3710982500L

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Dear Mayor Hooks:

In a Letter of Map Revision (LOMR) dated March 5, 2021, you were notified of proposed flood hazard determinations affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the City of Mebane, Orange County, NC. These determinations were for Lake Michael Tributary – from a point approximately 300 feet upstream of Lebanon Road to a point approximately 2,200 feet upstream of Lebanon Road. The 90-day appeal period that was initiated on March 17, 2021, when the Department of Homeland Security’s Federal Emergency Management Agency (FEMA) published a notice of proposed Flood Hazard Determinations in *Mebane Enterprise* has elapsed.

FEMA received no valid requests for changes to the modified flood hazard information. Therefore, the modified flood hazard information for your community that became effective on July 15, 2021, remains valid and revises the FIRM and FIS report that were in effect prior to that date.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. The community number(s) and suffix code(s) are unaffected by this revision. The community number and appropriate suffix code as shown above will be used by the National Flood Insurance Program (NFIP) for all flood insurance policies and renewals issued for your community.

FEMA has developed criteria for floodplain management as required under the above-mentioned Acts of 1968 and 1973. To continue participation in the NFIP, your community must use the modified flood hazard information to carry out the floodplain management regulations for the NFIP. The modified flood hazard information will also be used to calculate the appropriate flood insurance premium rates for all new buildings and their contents and for the second layer of insurance on existing buildings and their contents.

If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, please contact the Mitigation Division Director, FEMA Region IV, in Atlanta, Georgia either by telephone at (770) 220-5406, or in writing at 3005 Chamblee Tucker Road, Atlanta, Georgia, 30341

If you have any questions regarding the LOMR, the proposed flood hazard determinations, or mapping issues in general, please call the FEMA Mapping and Insurance eXchange, toll free, at (877) 336-2627 (877-FEMA MAP).

Sincerely,



Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration

cc: Mr. Chris Rollins  
City Manager  
City of Mebane

Mr. Cy Stober, AICP  
Development Director  
City of Mebane

Mr. Timothy A. Smith, P.E.  
Summit Design and Engineering

Mr. Scott Gentry, P.E., CFM  
LOMC Manager  
North Carolina Floodplain Mapping Program

Mr. Steve Garrett, CFM  
State NFIP Coordinator  
North Carolina Emergency Management

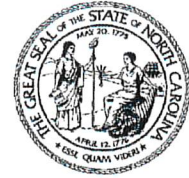


# Federal Emergency Management Agency

Washington, D.C. 20472

## North Carolina Floodplain Mapping Program

Cooperating Technical Partner



March 5, 2021

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

The Honorable Ed Hooks  
Mayor, City of Mebane  
106 East Washington Street  
Mebane, NC 27302

IN REPLY REFER TO:

Case No.: 21-04-0010P  
Community Name: City of Mebane, NC  
Community No.: 370390  
Effective Date of  
This Revision: July 15, 2021

Dear Mayor Hooks:

The Flood Insurance Rate Map for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Floodplain Administrator for your community. If you have any technical questions regarding this LOMR, please contact the North Carolina Floodplain Mapping Program (NCFMP) at (919) 825-2318, or the Federal Emergency Management Agency (FEMA) Mapping and Insurance eXchange toll free at 1-877-336-2627 (1 877-FEMA MAP). Additional information about the NFIP is available on FEMA's website at <https://www.fema.gov/flood-insurance>, and additional information about the NCFMP is available at <https://flood.nc.gov/ncflood/>.

Sincerely,

Patrick "Rick" F. Sacibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration

Krzysztof "Chris" Kolytk,  
Assistant Director, Risk Management  
North Carolina Emergency Management

List of Enclosures:

Letter of Map Revision Determination Document  
Annotated Flood Insurance Rate Map

cc: Mr. David S. Cheek, City Manager, City of Mebane  
Mr. Cy Stober, AICP, Development Director, City of Mebane  
Mr. Timothy A. Smith, P.E., Summit Design and Engineering  
Mr. Scott Gentry, P.E., CFM, North Carolina Floodplain Mapping Program  
Mr. Steve Garrett, CFM, NFIP Coordinator, North Carolina Emergency Management



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Mebane Orange County North Carolina	NO PROJECT	BASE MAP CHANGES FLOODWAY
	COMMUNITY NO.: 370390		
IDENTIFIER	NC-21-713 Boundary Revision At Lake Michael Tributary	APPROXIMATE LATITUDE & LONGITUDE: 36.10825, -79.25066 SOURCE: Other (ArcGIS) DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 3710982500L DATE: November 17, 2017		No revision to Flood Insurance Study Report	

Enclosures reflect changes to flooding sources affected by this revision.

\* FIRM - Flood Insurance Rate Map

### FLOODING SOURCE & REVISED REACH

Lake Michael Tributary – from a point approximately 300 feet upstream of Lebanon Road to a point approximately 2,200 feet upstream of Lebanon Road.

### SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Lake Michael Tributary	Zone AE	Zone AE	Yes	Yes
	Floodway	Floodway	Yes	Yes
	Zone X (Shaded)	Zone X (Shaded)	Yes	Yes

### DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbbit, P.E., Branch Chief  
Engineering Service Branch  
Federal Insurance and Mitigation Administration





# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

### COMMUNITY INFORMATION

#### APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

#### COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbbit".

Patrick "Rick" F. Sacbbit, P.E., Branch Chief  
Engineering Service Branch  
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency  
Washington, D.C. 20472

**LETTER OF MAP REVISION  
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Jacky Bell  
Director, Mitigation Division  
Federal Emergency Management Agency, Region IV  
Rhodes Building, 3005 Chamblee Tucker Road  
Atlanta, GA 30341  
(770)-220-5406

**STATUS OF THE COMMUNITY NFIP MAPS**

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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Patrick "Rick" F. Sacbbit, P.E., Branch Chief  
Engineering Service Branch  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

### PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at [https://www.floodmaps.fema.gov/fhm/bfe\\_status/bfe\\_main.asp](https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp)

#### LOCAL NEWSPAPER

Name: *Mebane Enterprise*

Dates: March 10, 2021 and March 17, 2021

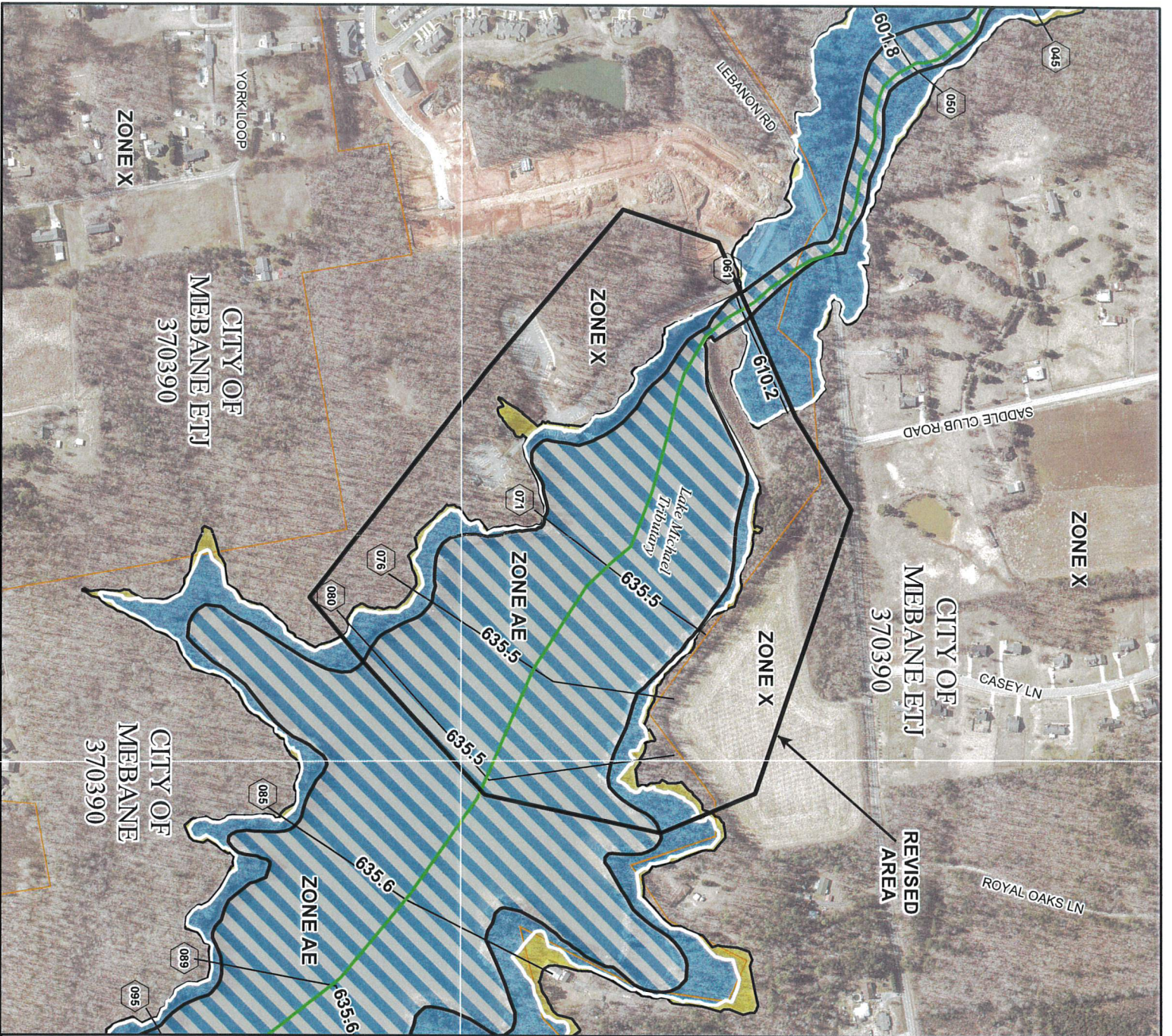
Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacibit".

Patrick "Rick" F. Sacibit, P.E., Branch Chief  
Engineering Service Branch  
Federal Insurance and Mitigation Administration





**FLOOD HAZARD INFORMATION**

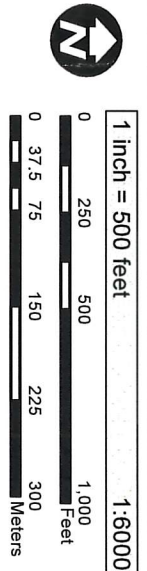
**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes Zone X
- Areas Determined to be Outside the 0.2% Annual Chance Floodplain Zone X

**OTHER AREAS**



**FEMA**  
**National Flood Insurance Program**

**NORTH CAROLINA FLOODPLAIN MAPPING PROGRAM**  
**NATIONAL FLOOD INSURANCE PROGRAM**  
**FLOOD INSURANCE RATE MAP**  
**NORTH CAROLINA**  
**PANEL 9825**

Panel Contains:

COMMUNITY	CID	PANEL SUFFIX
MEBANE, CITY OF	370390	9825 L
ORANGE COUNTY	370342	9825 L

**REVISED TO REFLECT**  
**LOMR EFFECTIVE: JULY 15, 2021**

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
**3710982500L**  
**EFFECTIVE DATE**  
**11/17/2017**





January 21, 2021

City of Mebane  
106 Washington Street  
Mebane, NC 27302

Re: Notification of Flood Hazard Revisions

Dear City of Mebane:

The Flood Insurance Rate Map (FIRM) for a community depicts the floodplain, the area which has been determined to be subject to a 1% (100-year) or greater chance of flooding in any given year. The floodway is the portion of the floodplain that includes the channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water-surface elevation by more than a designated height. The FIRM is used to determine flood insurance rates and to help the community with floodplain management.

Summit Design and Engineering is applying for a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (DHS-FEMA) on behalf of Lebanon Road 2, LLC to revise FIRM #370390, Panel #9825, Suffix #L for City of Mebane, NC along Lake Michael Tributary. Summit Design and Engineering is proposing to revise the FIRM to reflect updated field surveyed topographic data.

The City of Mebane Planning Department, in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the City of Mebane's intent to revise the 1% annual chance (100-year) floodway, generally located between Mace Road and Lebanon Road. Specifically, the floodway shall be revised from a point approximately 345 feet upstream of Lebanon Road (Effective Cross-Section 061) to a point approximately 2,155 feet upstream of Lebanon Road (between Effective Cross-Sections 080 and 085).

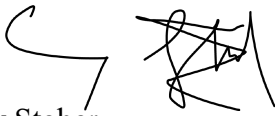
The LOMR will also result in:

1. Widening and narrowing of the 1% annual chance floodplain along Lake Michael Tributary from a point approximately 345 feet upstream of Lebanon Road (Effective Cross-Section 061) to a point approximately 2,045 feet upstream of Lebanon Road.
2. Widening and narrowing of the 1% annual chance floodway along Lake Michael Tributary from a point approximately 345 feet upstream of Lebanon Road (Effective Cross-Section 061) to a point approximately 2045 feet upstream of Lebanon Road

This letter is to inform you of flood hazard revisions on your properties at Orange County Tax Parcel PINs 9825862705 and 9825686521, Mebane, NC, 27302.

Maps and detailed analysis of the flood hazard revision can be reviewed at the Summit Design and Engineering offices located at 320 Executive Court, Hillsborough, NC 27278. If you have any questions or concerns about the proposed project or its effect on your property, you may contact Tim Smith of Summit Design and Engineering at 919-616-6491, [tim.smith@summitde.net](mailto:tim.smith@summitde.net)

Sincerely,

A handwritten signature in black ink, appearing to read 'Cy Stober', with a stylized flourish at the end.

Cy Stober  
City of Mebane Planning Department  
919-563-9990  
[cstober@cityofmebane.com](mailto:cstober@cityofmebane.com)





# AGENDA ITEM #7

RZ 21-09

Conditional Rezoning –  
Meadowstone Townhomes

### Presenter

Audrey Vogel, City Planner

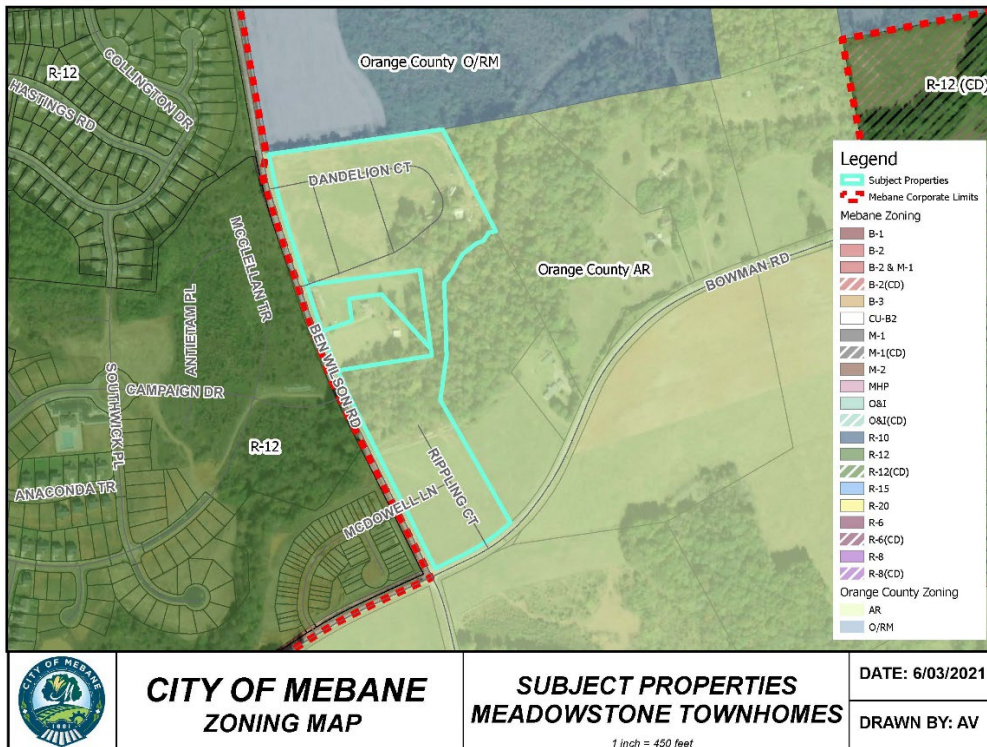
### Applicant

Ben Wilson Road, LLC  
320 Executive Court  
Hillsborough, NC 27278

### Public Hearing

Yes  No

### Zoning Map



### Property

900, 1002 & 1010  
Ben Wilson Road  
9824434841,  
9824435349,  
9824435147

### Proposed Zoning

R-8 (CD)

### Current Zoning

AR (Orange County,  
Agricultural  
Residential)

### Size

+/-25.58 acres

### Surrounding Zoning

R-12,  
Orange County AR  
and O/RM

### Adjacent Land Uses

Residential, Vacant,  
Manufacturing

### Utilities

To be extended at  
developer's expense

### Floodplain

No

### Watershed

No

### City Limits

No

**Summary**

Ben Wilson Road, LLC, is requesting approval to establish R-8 CD (Residential Conditional Zoning District) zoning on three (3) properties totaling +/- 25.58 acres located on Ben Wilson Road Rd, with a frontage on Bowman Rd to allow for a residential development of ~~162~~ 147 townhomes. The property is located outside of the ETJ in Orange County and is currently zoned AR (Agricultural Residential) by Orange County. Ben Wilson Road, LLC, 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 an amenity center, dog park, playground, and greenspace to exclusively serve development residents to be maintained by the HOA. In total, the site plan features 1.7 acres of active recreation space and 10.44 acres of passive HOA owned open space.
- +/- 3,446 linear feet of a variable 8’-10’-wide asphalt multiuse path through the development and along the frontage of the northern portion of the site on Ben Wilson Road.

Requested waivers:

UDO Requirement	Requested Wavier
30’ front setback	20’ front setback
20’ rear setback	15’ rear setback
15’ side setback	8’ side setback
Per conditional zoning request	Lot area and width as presented.
<del>2.5 parking spaces per 3 bedroom home</del>	<del>2 parking spaces per 3 bedroom home</del>

The UDO calculates that the applicant should provide 4.62 acres in public recreation area valued at \$44,680. The applicant is proposing to dedicate the new multi-use path, 1.10 acres of public recreation area as an alternate to the payment-in-lieu. The multi-use path will be in the City’s right of way and publicly maintained. If this is not possible, a payment *in lieu* will be provided in the amount of \$34,042 (3.52 ac x \$9,671).

A Traffic Impact Analysis was conducted in July 2020. The applicant will be required to provide a southbound left-turn lane on Ben Wilson Road with 100’ of storage but, otherwise, the findings do not yield any offsite recommended improvements.

The Technical Review Committee (TRC) has reviewed the site plan ~~five (5)~~ six (6) times and the applicant has revised the plan to reflect the comments.

The initial request was presented to the Planning Board on June 14, 2021, and received a recommendation for denial due to concerns about density and insufficient parking. The request has since been revised to increase the amount of parking so that a waiver is no longer required, and the number of townhome units has decreased from 161 to 147.

---

### Financial Impact

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

---

### Recommendation

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

---

### Suggested Motion

1. Motion to approve the R-8 (CD) zoning as presented.
2. Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
  - Is for a property within the City's G-4 Secondary Growth Area and is generally residential in nature (Mebane CLP, p.66);
  - Provides a greenway connection to a different land use, consistent with Open Space and Natural Resource Protection Goal 4.2 (p. 17 & 89);
  - Provides a greenway and open space in a developing area, connecting to other locations, consistent with Open Space and Natural Resource Protection Goal 4.3 (p. 17, 89, & 90); and
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 Analysis Executive Summary – Revised June 2021 ([full TIA available at this link](#))
8. Meadowstone TIA Review Comments - Ramey Kemp Associates



# APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: BEN WILSON ROAD, LLC

Address of Applicant: c/o SUMMIT DESIGN AND ENGINEERING SERVICES, PLLC  
320 EXECUTIVE COURT, HILLSBOROUGH, NC 27278

Address and brief description of property to be rezoned: ① 900 BEN WILSON ROAD (22.87 ACRES PIN 9824434841)  
② 1002 BEN WILSON ROAD (2.01 ACRES PIN 9824435349) ③ 1010 BEN WILSON ROAD (2.37 ACRES PIN 9824435147)

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

CONTRACT PURCHASER

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

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

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

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

Reason for the requested re-zoning: TRANSITION FROM CURRENT ORANGE COUNTY AGRICULTURAL RESIDENTIAL (AR) GENERAL ZONING DISTRICT TO CITY OF MEBANE R-8(CD) CONDITIONAL ZONING DISTRICT VIA A CONTIGUOUS ANNEXATION PETITION TO PERMIT A 168' FRONT TOWNHOUSE DEVELOPMENT.

Signed: \_\_\_\_\_

Date: JUNE 8 2020

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

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

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

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

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



## PETITION REQUESTING A CONTIGUOUS ANNEXATION

### Annexation Process – Approximately a 2 Month Process

1<sup>st</sup> 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

2<sup>nd</sup> 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: JUNE 8, 2020

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: *PIN's : ① 9824434841 ② 9824435349 ③ 9824435147 (SEE ATTACHED EXHIBIT)*

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

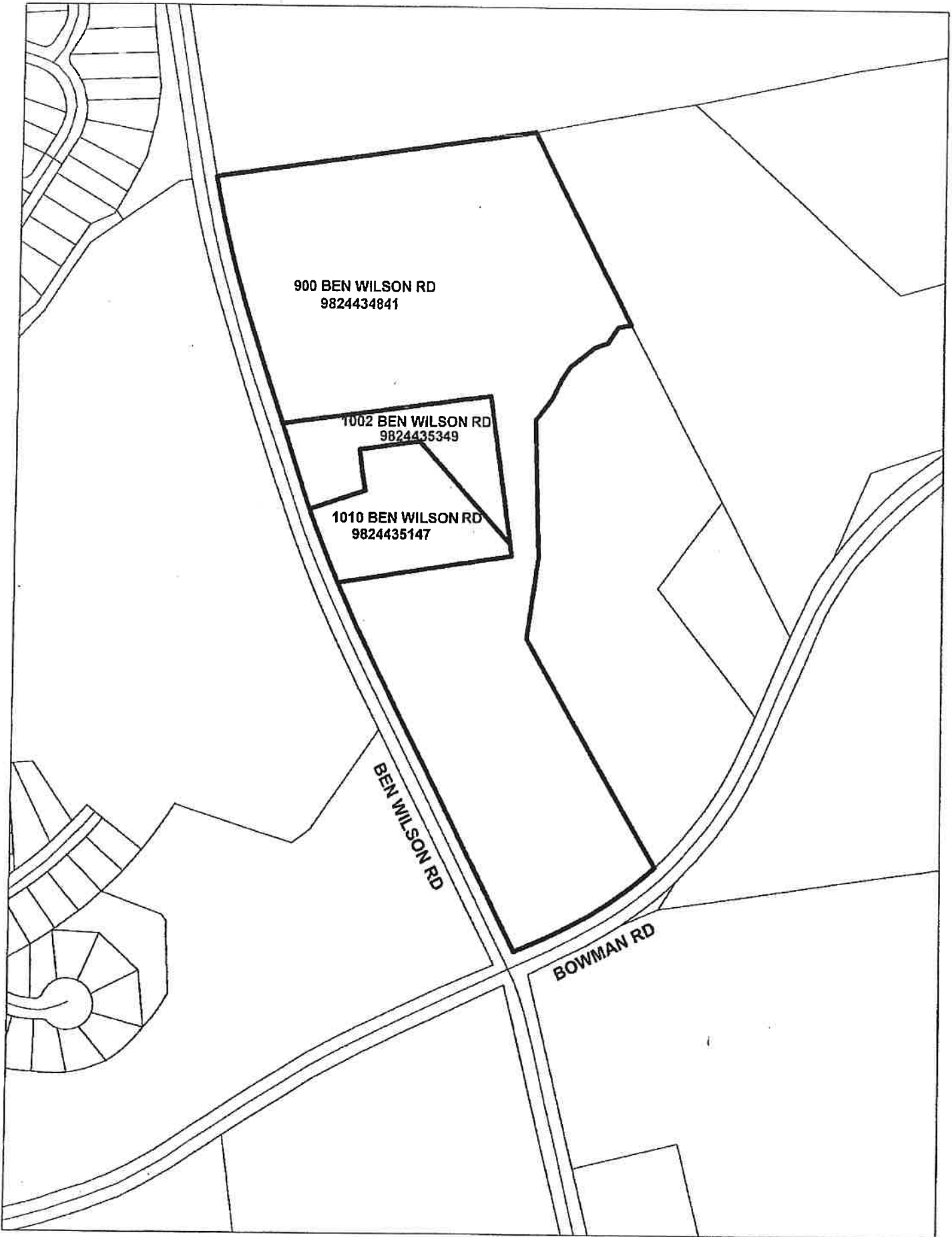
**\*\*3.** We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired 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. <i>NADINE R. WILSON HEIRS</i>	<i>900 BEN WILSON ROAD MEBANE, NC 27302</i>	<i>No</i>	<i>CONTRACT PURCHASER: BEN WILSON ROAD, LLC</i> 
2. <i>J.A. &amp; ALAN WILSON</i>	<i>1002 BEN WILSON ROAD MEBANE, NC 27302</i>	<i>No</i>	DocuSigned by: <i>Alan Wilson</i>
3. <i>J.A. &amp; ALAN WILSON</i>	<i>1010 BEN WILSON ROAD MEBANE, NC 27302</i>	<i>No</i>	DocuSigned by: <i>Joseph A Wilson</i>

\*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.





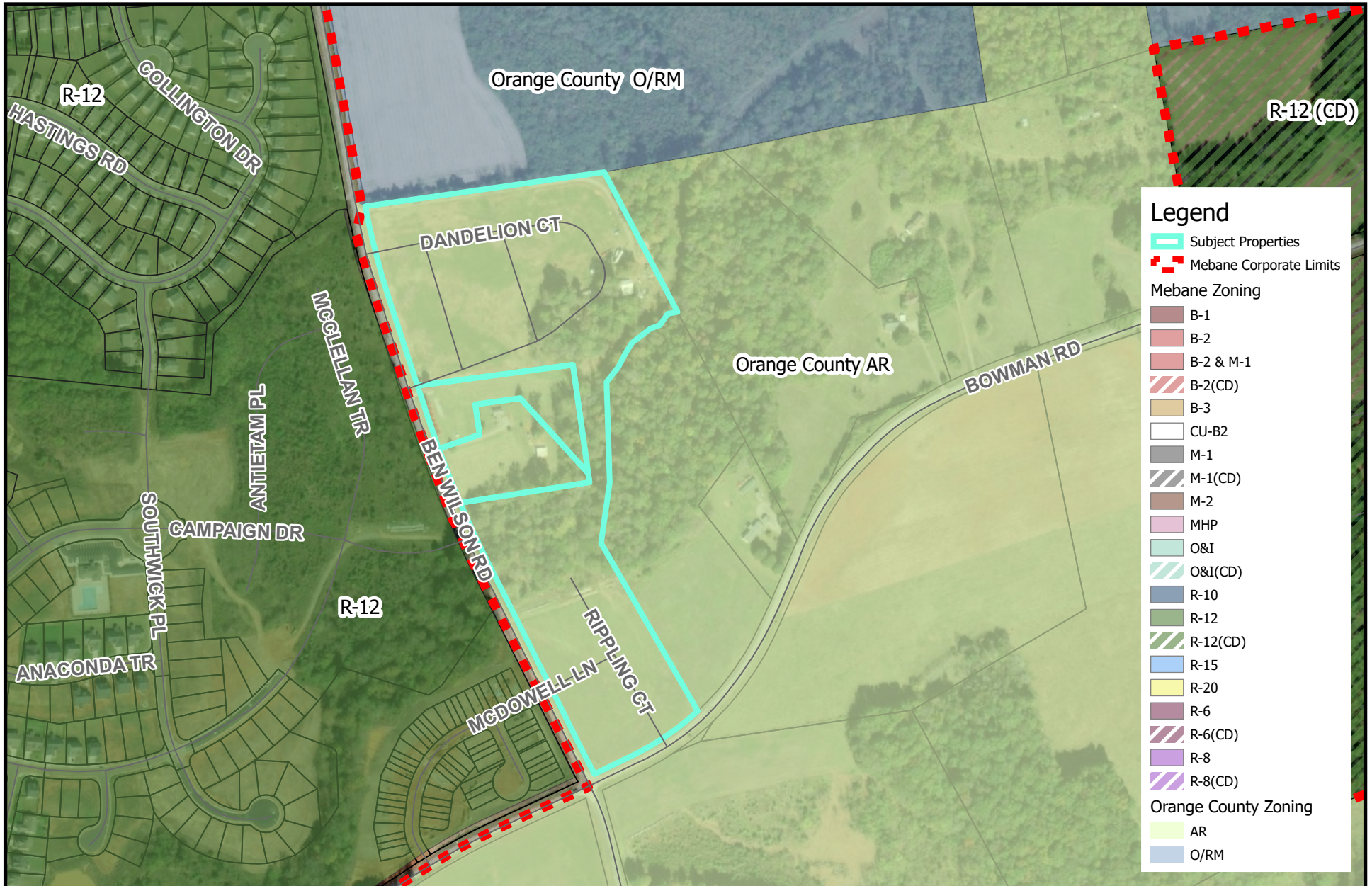
900 BEN WILSON RD  
9824434841

1002 BEN WILSON RD  
9824435349

1010 BEN WILSON RD  
9824435147

BEN WILSON RD

BOWMAN RD



Legend	
	Subject Properties
	Mebane Corporate Limits
Mebane Zoning	
	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)
Orange County Zoning	
	AR
	O/RM



**CITY OF MEBANE  
ZONING MAP**

**SUBJECT PROPERTIES  
MEADOWSTONE TOWNHOMES**

1 inch = 450 feet

DATE: 6/03/2021

DRAWN BY: AV







**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
- POWER/LIGHT 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

NO.	DATE	REVISIONS	BY
7	7/30/21	PER. TRC COMMENTS	OS
6	7/13/21	PER. TRC COMMENTS	OS
5	6/09/21	PER. TRC COMMENTS	OS
4	4/27/21	PER. TRC COMMENTS	OS
3	3/23/21	PER. TRC COMMENTS	OS
2	3/23/21	PER. TRC COMMENTS	OS
1	2/9/21	PER. TRC COMMENTS	OS

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**SUMMIT DESIGN AND ENGINEERING SERVICES**  
 DRAWING ALTERATION  
 IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE, TRANSMIT, OR IN ANY MANNER DISSEMINATE THE INFORMATION CONTAINED IN THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF SUMMIT DESIGN AND ENGINEERING SERVICES. ANY SUCH VIOLATION SHALL BE SUBJECT TO LEGAL ACTION AND THE USER SHALL BE RESPONSIBLE FOR ALL DAMAGES AND COSTS INCURRED BY THE USER.

**PROJECT ENGINEER/ARCHITECT**  
 TAS (TAS@SUMMITDE.NET)  
**PROJECT MANAGER**  
 RPH (RANDY.HALL@SUMMITDE.NET)  
**DRAWN BY**  
 DONCHITTY@SUMMITDE.NET  
 FIRST ISSUE DATE  
 06-08-2020

**NOT FOR CONSTRUCTION**  
 NORTH CAROLINA  
 PROFESSIONAL SEAL  
 PRELIMINARY A.S.M.I.H.

**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

**PRELIMINARY PLANS**  
**MEADOWSTONE TOWNHOMES**  
 900 BEN WILSON ROAD  
 MEBANE, NORTH CAROLINA 27302  
**EXISTING CONDITIONS PLAN**

PROJECT NO.  
**20-0089**  
 DRAWING NAME:  
 20-0089\_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.

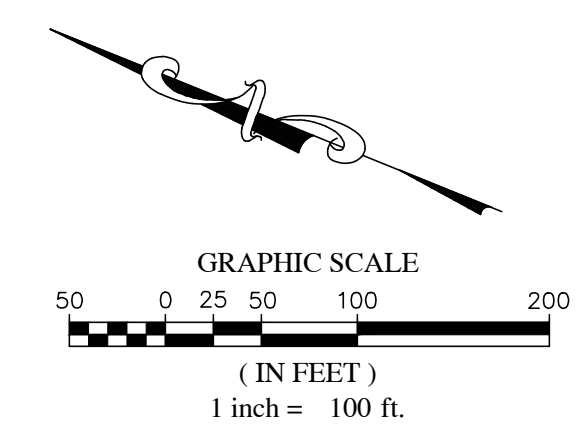


**Slopes Table**

Number	Minimum Slope	Maximum Slope	Color	2D AREA
1	15.00%	24.99%	Red	79686 SF
2	25.00%	100.00%	Green	33772 SF

**NOTES:**

- ALL ZONING REFERENCES EAST OF BEN WILSON ROAD ARE FOR ORANGE COUNTY, N.C.
- ALL EXISTING BUILDINGS WITHIN THE SUBJECT BOUNDARY WILL BE REMOVED AS PART OF THE SITE CONSTRUCTION, ALONG WITH THEIR WELLS, SEPTIC SYSTEMS AND UNDERGROUND AND OVERHEAD ELECTRICAL & PHONE SERVICES ETC.
- INTERIOR LOT LINES WILL BE ABANDONED DURING FINAL PLAT STAGE FOR THIS SITE.
- SITE BOUNDARY INFORMATION TAKEN FROM PLATS ON RECORD.
- SITE TOPOGRAPHY TAKEN FROM LIDAR.



Know what's below.  
 Call before you dig.

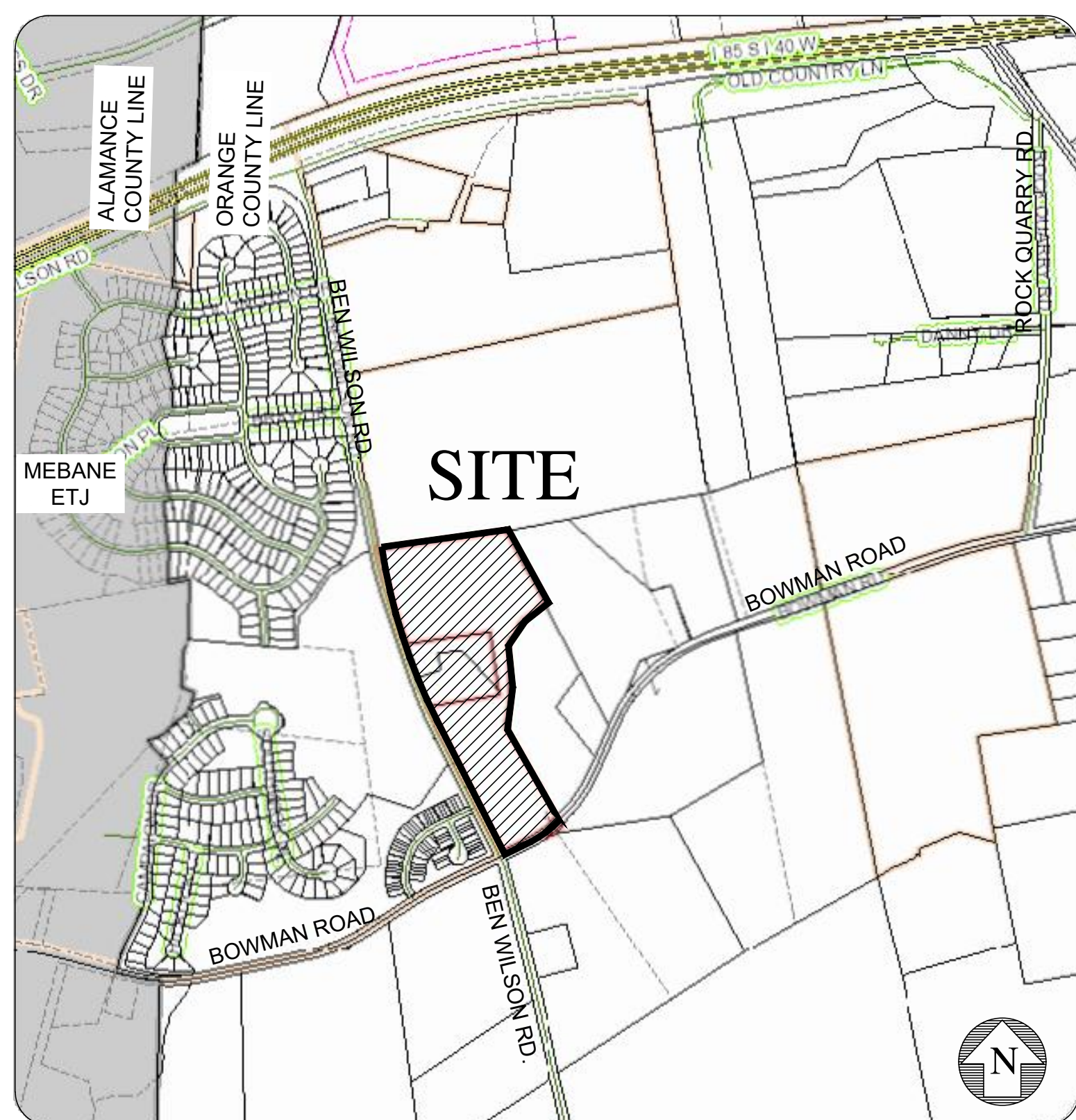
CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES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

N:\2020\0089 20-0089 Ben Wilson Rd LLC - Meadowstone Townhomes Subdivided Conditions Plan - 20200113.dwg (13:42:13 PM, jward@summitde.net)









**SITE**

VICINITY MAP  
SCALE 1" = 2000'

JANE & BEN WILSON JR. FAMILY, LLC  
PIN #: 9824540748  
DB 5334, PG 171  
ZONING ORIM  
LAND USE: FARM, VACANT  
55.48 AC

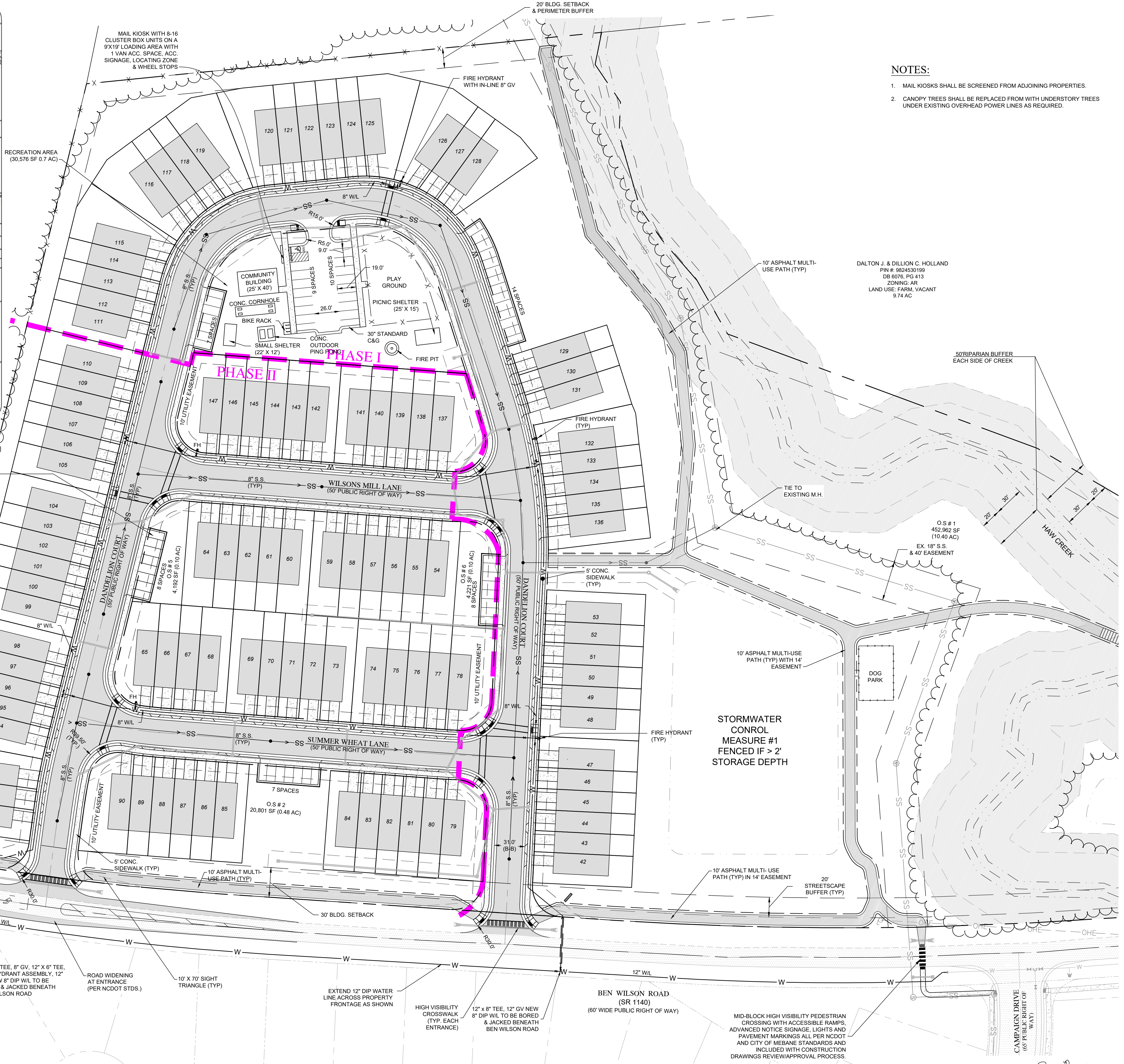
ALL PARKING AREAS SHALL BE SCREENED FROM ADJACENT PROPERTIES AND STREETS BY EVERGREEN PLANTINGS. SEE LANDSCAPE PLANS.

6' HIGH WOODEN PRIVACY FENCE (6' INSIDE THE PROPERTY LINE)

SITE IDENTIFICATION SIGN ON ONE SIDE AND DECORATIVE WALL ENTRANCE FEATURE ON THE OTHER-SPECIFICS TO BE DETERMINED WITH CONSTRUCTION DRAWINGS PROCESS.

10' X 70' SIGHT TRIANGLE (TYP)

20' BLDG. SETBACK & PERIMETER BUFFER



**NOTES:**

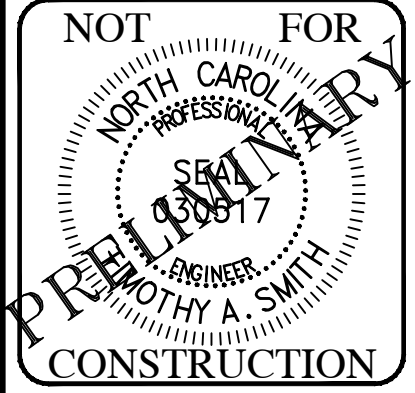
- MAIL KIOSKS SHALL BE SCREENED FROM ADJOINING PROPERTIES.
- CANOPY TREES SHALL BE REPLACED FROM WITH UNDERSTORY TREES UNDER EXISTING OVERHEAD POWER LINES AS REQUIRED.

DALTON J. & DILLION C. HOLLAND  
PIN #: 9824530199  
DB 8076, PG 413  
ZONING: AR  
LAND USE: FARM, VACANT  
9.74 AC

NO.	DATE	REVISIONS	BY
7	7/30/21		OS
6	7/13/21		OS
5	6/09/21		OS
4	4/27/21		OS
3	3/23/21		OS
2	2/9/21		OS
1			

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RPH (RANDY.HALL@SUMMITDE.NET)  
DRAWN BY  
DCH (DCH@SUMMITDE.NET)  
FIRST ISSUE DATE  
06-08-2020



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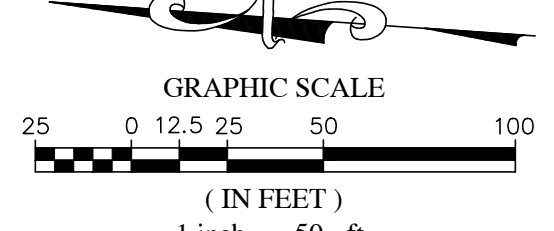
**PRELIMINARY PLANS**  
**MEADOWSTONE TOWNHOMES**  
900 BEN WILSON ROAD  
MEBANE, NORTH CAROLINA 27302  
**SITE & UTILITY PLAN PH I & II**

PROJECT NO.  
**20-0089**  
DRAWING NAME:  
20-0089\_S.dwg  
SHEET NO.  
**C-4**



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.

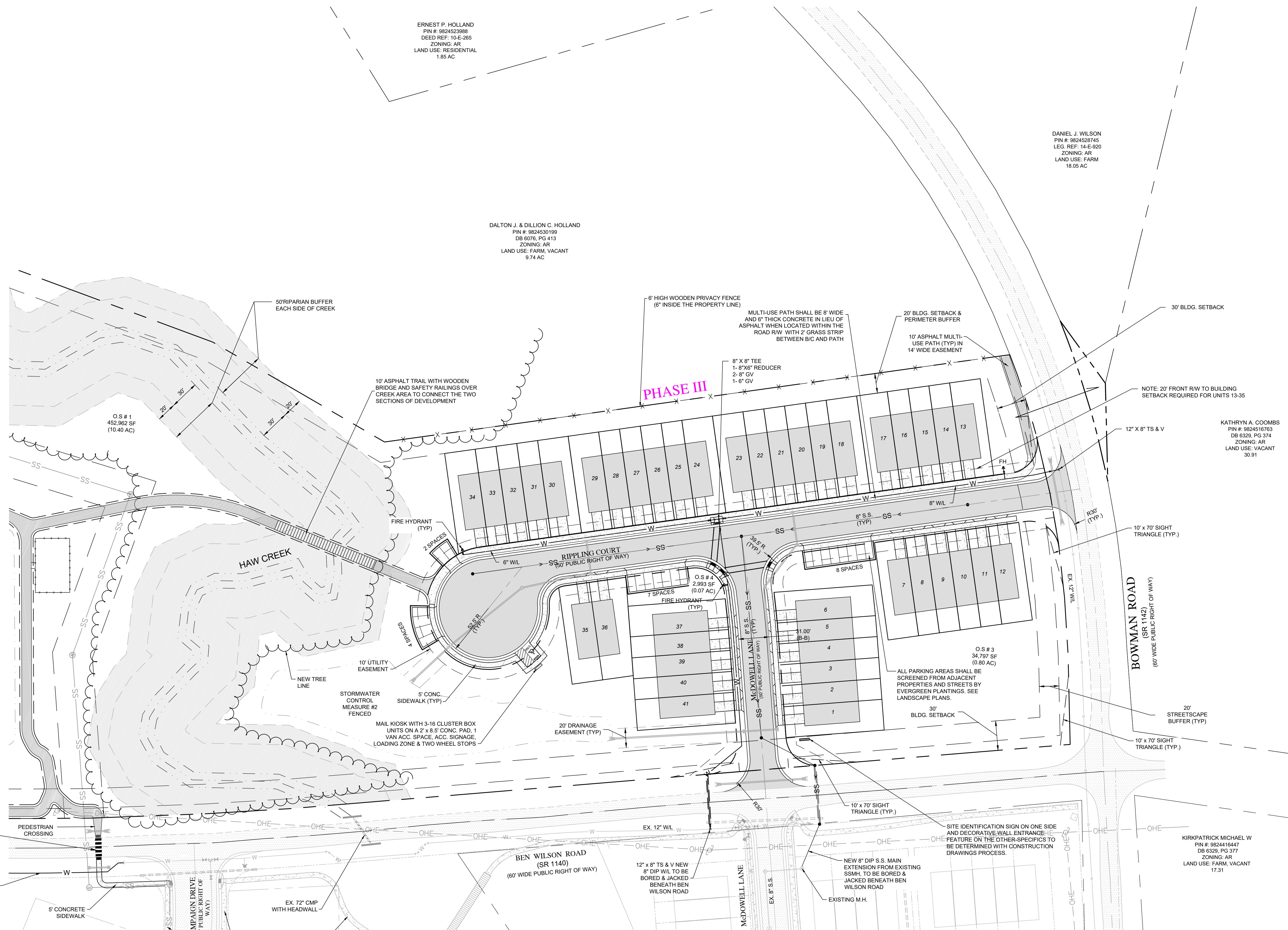


N:\2020\0089 010 Ben Wilson Rd LLC - Meadowstone Townhomes - Submittal\CD\2020089\_S.dwg, C:\BTE\UTILITY PLAN PH I & II\2020089\_S.dwg, C:\BTE\UTILITY PLAN PH I & II\2020089\_S.dwg, 06/08/2020 11:11



**NOTES:**

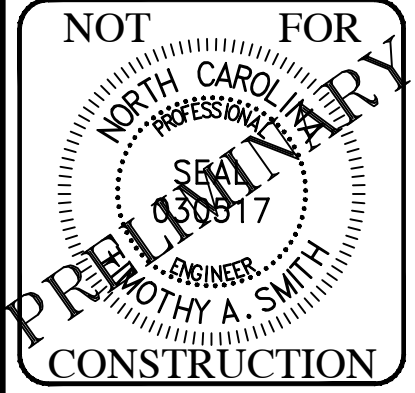
1. MAIL KIOSKS SHALL BE SCREENED FROM ADJOINING PROPERTIES.
2. CANOPY TREES SHALL BE REPLACED FROM UNDERSTORY TREES UNDER EXISTING OVERHEAD POWER LINES AS REQUIRED.



NO.	DATE	REVISIONS	BY
7	7/30/21	PER. TRC COMMENTS	OS
6	7/13/21	PER. TRC COMMENTS	OS
5	6/09/21	PER. TRC COMMENTS	OS
4	4/27/21	PER. TRC COMMENTS	OS
3	3/23/21	PER. TRC COMMENTS	OS
2	3/23/21	PER. TRC COMMENTS	OS
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**PROJECT MANAGER**  
 RPH (RANDY.HALL@SUMMITDE.NET)  
**DRAWN BY**  
 DONCHITTY@SUMMITDE.NET  
**FIRST ISSUE DATE**  
 06-08-2020



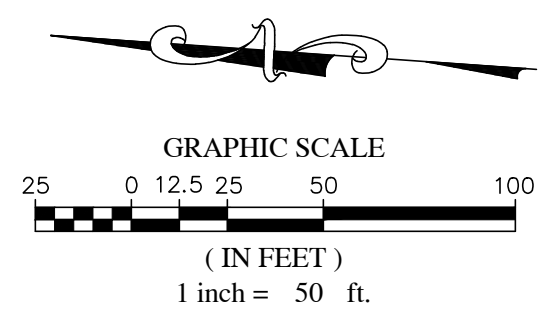
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**PRELIMINARY PLANS**  
**MEADOWSTONE TOWNHOMES**  
 900 BEN WILSON ROAD  
 MEBANE, NORTH CAROLINA 27302  
**SITE & UTILITY PLAN PH III**

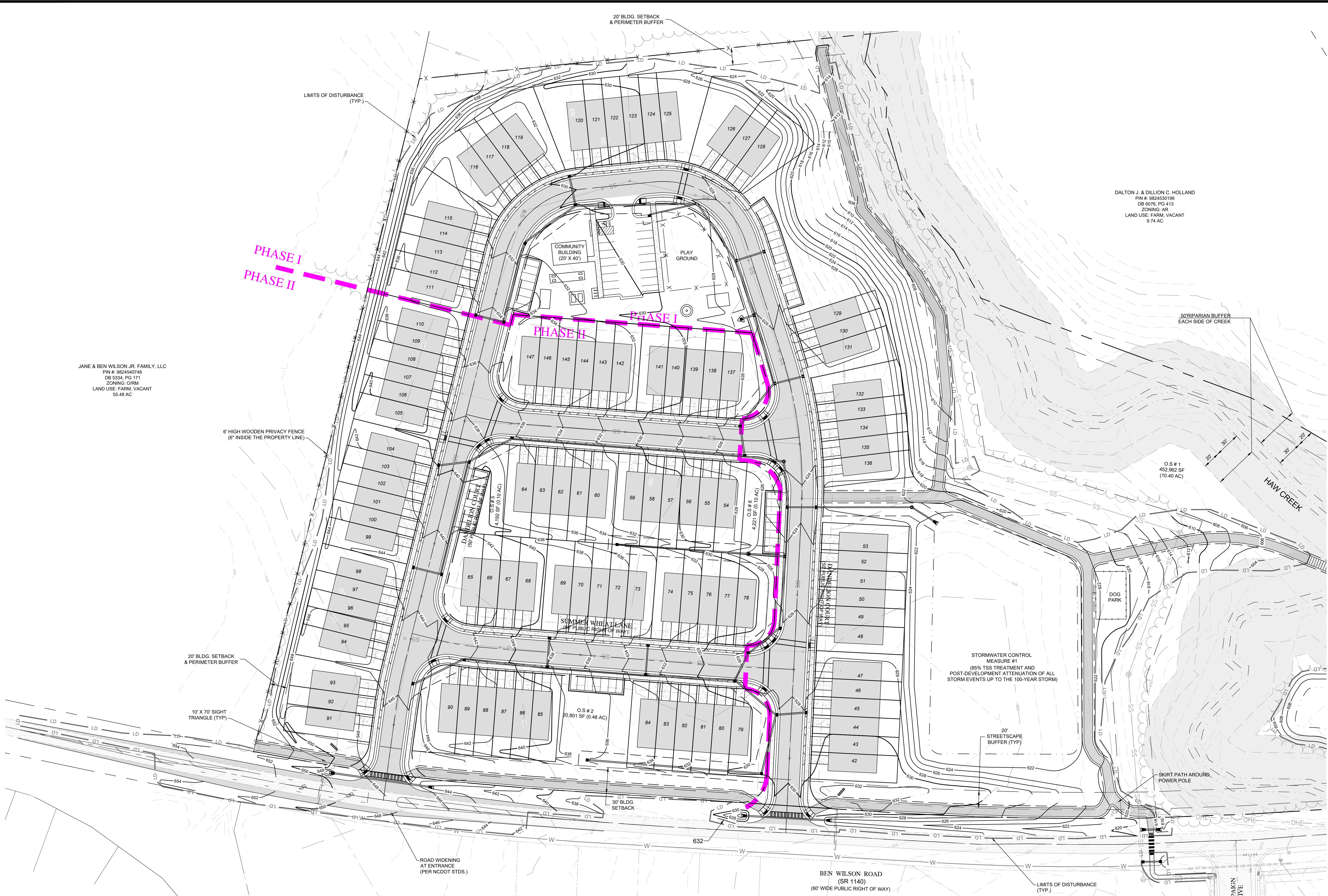
PROJECT NO. 20-0089  
 DRAWING NAME: 20-0089\_S.dwg  
 SHEET NO. C-5



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.







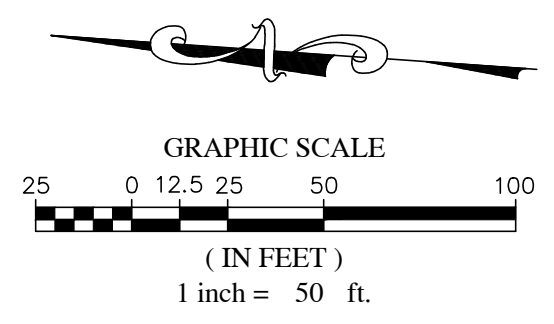
JANE & BEN WILSON JR. FAMILY, LLC  
 PIN # 9624540748  
 DB 5334, PG 111  
 ZONING: OIRM  
 LAND USE: FARM, VACANT  
 55.48 AC

DALTON J. & DILLON C. HOLLAND  
 PIN # 9624330199  
 DB 6076, PG 413  
 ZONING: AR  
 LAND USE: FARM, VACANT  
 9.74 AC

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.

- NOTES:**
- PIPE SIZES FOR STORM DRAINAGE WILL BE INCLUDED WITH DETAILED DESIGN OF CONSTRUCTION DRAWINGS.
  - SCM'S SHALL HAVE ACCESS EASEMENTS AND ARE NOT SHOWN HEREON.
  - ALL IMPERVIOUS AREAS SHALL DRAIN TO STORM DRAINAGE COLLECTION SYSTEMS AND PIPES TO SCMS AS REQUIRED. BY-PASS SWALES WILL DIVERT CLEAN WATER AROUND THESE SYSTEMS.

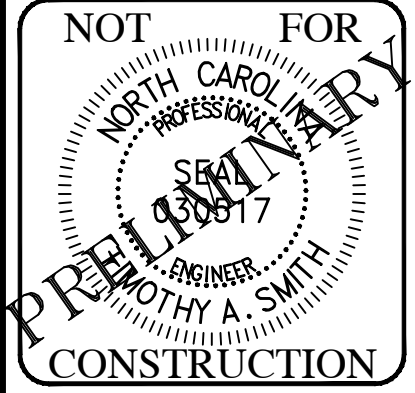
**DISTURBED AREAS:**  
 PHASE I&II = 686,742 SF (15.77 AC.)  
 PHASE III = 256,025 SF (5.88 AC.)  
 TOTAL = 942,767 SF (21.65 AC.)



NO.	DATE	REVISIONS
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3	3/23/21	PER TRC COMMENTS
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 PROJECT MANAGER  
 RPH (RANDY.HALL@SUMMITDE.NET)  
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 DON (DCHITTY@SUMMITDE.NET)  
 FIRST ISSUE DATE  
 06-08-2020



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**PRELIMINARY PLANS**  
**MEADOWSTONE TOWNHOMES**  
 900 BEN WILSON ROAD  
 MEBANE, NORTH CAROLINA 27302

**GRADING & STORM DRAINAGE PLAN PH I & II**

PROJECT NO.  
**20-0089**  
 DRAWING NAME:  
 20-0089\_G.dwg  
 SHEET NO.  
**C-6**



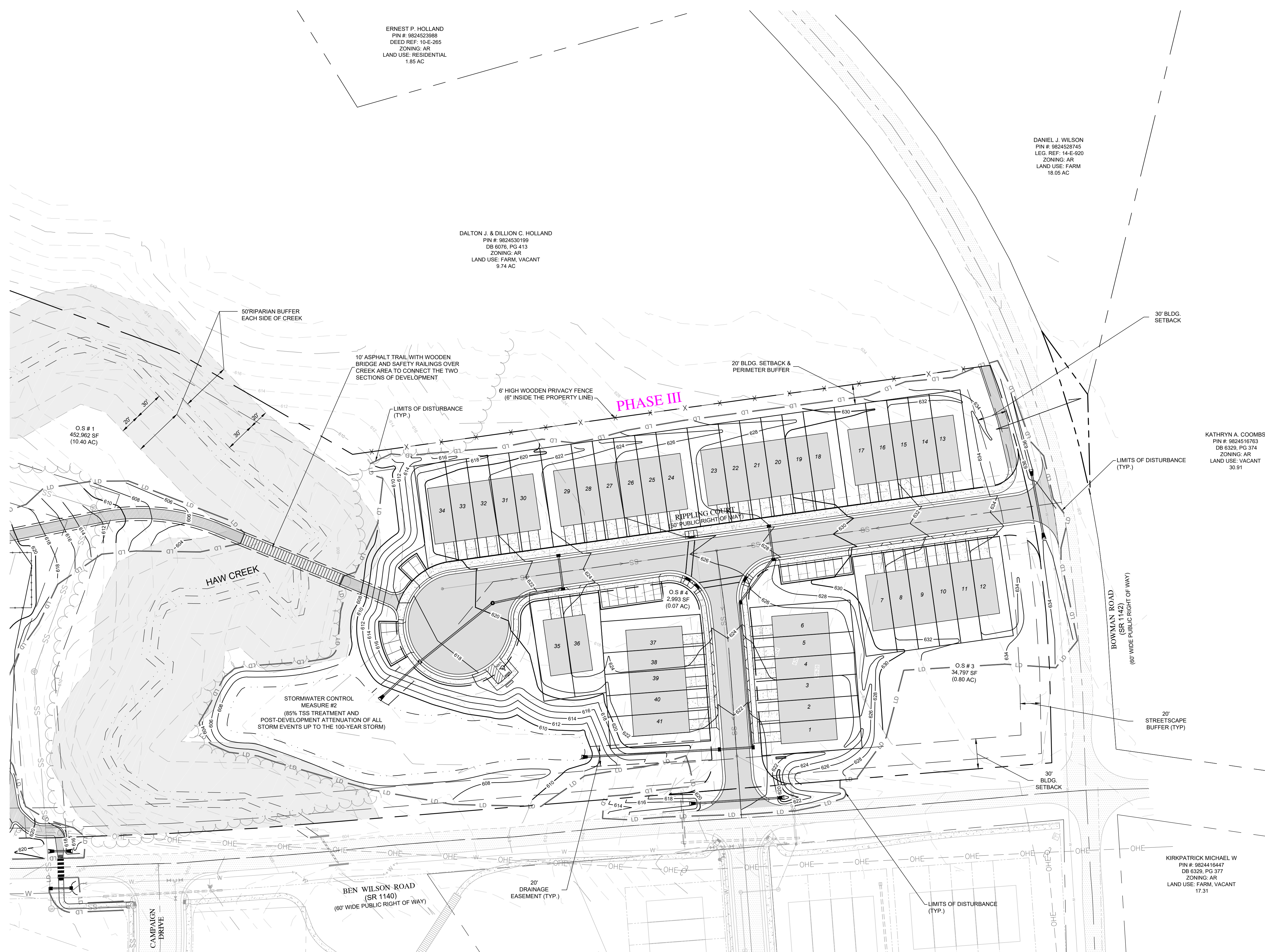
N:\2020\0089 010 Ben Wilson Re-LOC - Meadowstone Townhomes Submittal\Drawings\20-0089\_G.dwg\_C-6 GRADING & STORM DRAINAGE PLAN PH I & II 7/30/21 1:31:00 PM JAVANM@PWR 11





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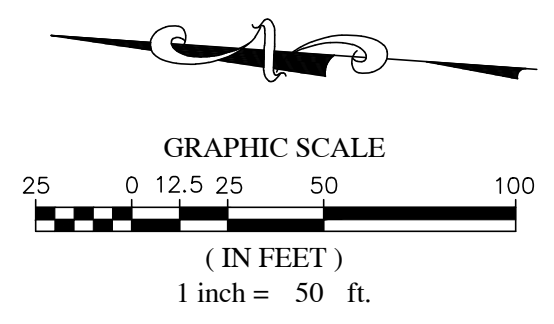
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NOTES:

- PIPE SIZES FOR STORM DRAINAGE WILL BE INCLUDED WITH DETAILED DESIGN OF CONSTRUCTION DRAWINGS.
- SCM'S SHALL HAVE ACCESS EASEMENTS AND ARE NOT SHOWN HEREON.
- ALL IMPERVIOUS AREAS SHALL DRAIN TO STORM DRAINAGE COLLECTION SYSTEMS AND PIPES TO SCM'S AS REQUIRED. BY-PASS SWALES WILL DIVERT CLEAN WATER AROUND THESE SYSTEMS.

DISTURBED AREAS:  
PHASE I&II = 686,742 SF (15.77 AC.)  
PHASE III = 256,025 SF (5.88 AC.)  
TOTAL = 942,767 SF (21.65 AC)



ERNEST P. HOLLAND  
PIN #: 9824523988  
DEED REF: 10-E-265  
ZONING: AR  
LAND USE: RESIDENTIAL  
1.85 AC

DALTON J. & DILLON C. HOLLAND  
PIN #: 9824530199  
DB 6076, PG 413  
ZONING: AR  
LAND USE: FARM, VACANT  
9.74 AC

DANIEL J. WILSON  
PIN #: 9824528745  
LEG. REF: 14-E-920  
ZONING: AR  
LAND USE: FARM  
18.05 AC

KATHRYN A. COOMBS  
PIN #: 9824516783  
DB 6329, PG 374  
ZONING: AR  
LAND USE: VACANT  
30.91

KIRKPATRICK MICHAEL W  
PIN #: 9824416447  
DB 6329, PG 377  
ZONING: AR  
LAND USE: FARM, VACANT  
17.31

NO.	DATE	REVISIONS
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RPH (RANDY.HALL@SUMMITDE.NET)  
DRAWN BY  
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FIRST ISSUE DATE  
06-08-2020



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PRELIMINARY PLANS  
**MEADOWSTONE TOWNHOMES**  
900 BEN WILSON ROAD  
MEBANE, NORTH CAROLINA 27302

GRADING & STORM DRAINAGE PLAN PH III

PROJECT NO.  
**20-0089**  
DRAWING NAME:  
20-0089\_G.dwg  
SHEET NO.  
**C-7**



PLANTING SCHEDULE									
QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	SPACING	NOTES
<b>TREES</b>									
108	AG	AMELANCHIER X 'PRINCESS DIANA'	SERVICEBERRY	2"	8'	-	B&B	AS SHOWN	MULTI-STEM, SPECIMEN
131	IN	ILEX NELLIE R STEVENS	HOLLY	2.5"	10'	-	B&B	AS SHOWN	
24	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5"	10'	-	B&B	AS SHOWN	
74	MG	MAGNOLIA GRANDIFOLIA	SOUTHERN MAGNOLIA	2.5"	10'	-	B&B	AS SHOWN	SPECIMEN
41	NS	NYSSA SYLVATICA 'RED RAGE'	BLACK TUPELO	2.5"	10'	-	B&B	AS SHOWN	MATCHED, SPECIMEN
<b>SHRUBS</b>									
32	BVA	BUXUS SEMPERVIRENS	BOXWOOD	-	18"	18"-24"	CONT.	3' O.C.	
30	DVJ	'ARDAR VALLEY' DISTYLLUM 'VINTAGE JADE'	DISTYLLUM	-	24"	24"-30"	CONT.	4' O.C.	
41	HVI	HAMAMELIS VIRGINIANA	WITCH HAZEL	-	48"	30"-36"	CONT.	10' O.C.	
18	RBU	ROSA 'BUBBLICIOUS'	SHRUB ROSE	-	18"	18"-24"	CONT.	2' O.C.	
216	VDA	VIBURNUM DAVIDI	DAVID VIBURNUM	-	24"	24"-30"	CONT.	4' O.C.	
176	VRH	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	-	36"	30"-36"	CONT.	7' O.C.	
<b>PERENNIALS/ GRASSES</b>									
197,933 SF		SEEDED LAWN. SEE PERMANENT SEEDING NOTES							

**TREE PLANTING AND STAKING:**

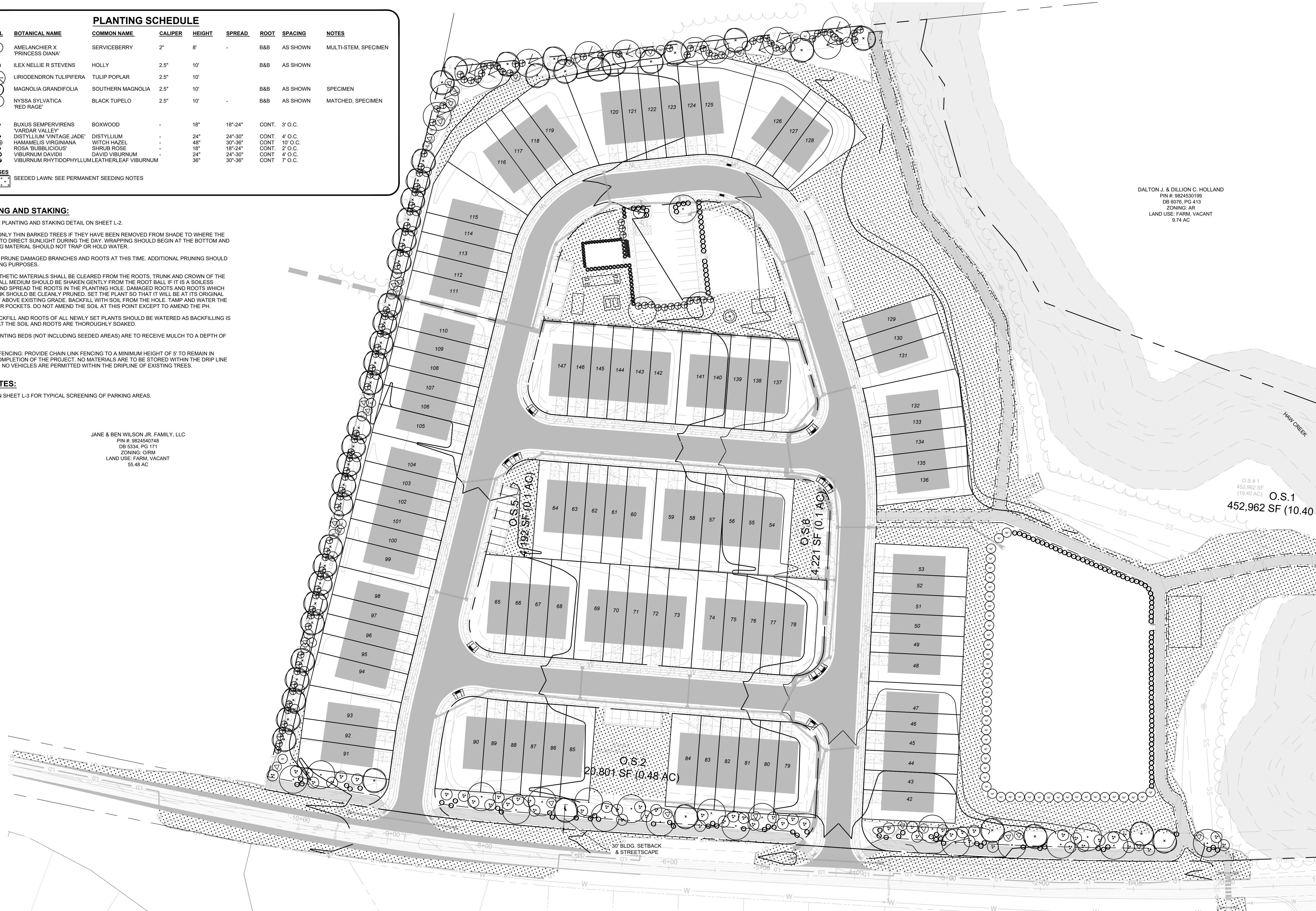
STAKING - SEE TREE PLANTING AND STAKING DETAIL ON SHEET L-2.  
 WRAPPING - WRAP ONLY THIN BARKED TREES IF THEY HAVE BEEN REMOVED FROM SHADE TO WHERE THE TRUNK IS EXPOSED TO DIRECT SUNLIGHT DURING THE DAY. WRAPPING SHOULD BEGIN AT THE BOTTOM AND WORK UP. WRAPPING MATERIAL SHOULD NOT TRAP OR HOLD WATER.  
 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 SOILESS 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.  
 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.

**GENERAL NOTES:**

- 1. SEE DETAIL 6 ON SHEET L-3 FOR TYPICAL SCREENING OF PARKING AREAS.

JANE & BEN WILSON JR. FAMILY, LLC  
 PIN #: 9824540748  
 DB 5334, PG 171  
 ZONING: OIRM  
 LAND USE: FARM, VACANT  
 55.48 AC

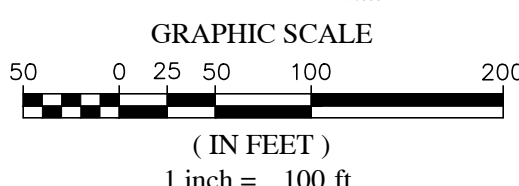
DALTON J. & DILLON C. HOLLAND  
 PIN #: 9824330199  
 DB 6076, PG 413  
 ZONING: AR  
 LAND USE: FARM, VACANT  
 9.74 AC



O.S. # 1  
 452,962 SF (10.40 AC)  
 O.S. 1  
 452,962 SF (10.40 AC)

O.S. 2  
 20,801 SF (0.48 AC)

BEN WILSON ROAD  
 (SR 1140)  
 (60' WIDE PUBLIC RIGHT OF WAY)



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 PROJECT MANAGER  
 RPH (RANDY.HALL@SUMMITDE.NET)  
 DRAWN BY  
 DONCHITTY@SUMMITDE.NET  
 FIRST ISSUE DATE  
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PRELIMINARY PLANS  
**MEADOWSTONE TOWNHOMES**  
 900 BEN WILSON ROAD  
 MEBANE, NORTH CAROLINA 27302  
 LANDSCAPE PLAN PHASE III

PROJECT NO.  
**20-0089**  
 DRAWING NAME:  
 20-0089\_LS.dwg  
 SHEET NO.  
**L-1**



**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 DRIPLINE OF EXISTING TREES.

**GENERAL NOTES:**

- SEE DETAIL 6 ON SHEET L-3 FOR TYPICAL SCREENING OF PARKING AREAS.

**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 (38' = 100 REQUIRED)
- 2.814 LINEAR FEET OF BUFFER REQUIRED ALONG PROPERTY LINE. NOTE, 817 LINEAR FEET ARE WITHIN THE STREAM BUFFER AND HAVE EXISTING VEGETATION. THE EXISTING VEGETATION WILL BE MAINTAINED AND WILL ONLY BE SUPPLEMENTED IF NECESSARY. VEGETATION WILL BE PLANTED ALONG THE REMAINING 1,997 LINEAR FEET OF BUFFER.

**PROVIDED:**

- CANOPY TREES - 100
- SHRUBS - 190 (85% EVERGREEN)

**STREETSCAPE LANDSCAPING:**

- ONE CANOPY TREE FOR EVERY 40 LINEAR FEET OF STREETSCAPE (490 = 53 REQUIRED)
- ONE UNDERSTORY FOR EVERY 20 LINEAR FEET OF STREETSCAPE (490 = 106 REQUIRED)
- SHRUBS SHALL BE PLANTED TO MEET THE INTENT OF THE STREETSCAPE.
- 2,401 LINEAR FEET OF STREETSCAPE REQUIRED. NOTE, 281 FEET OF THE STREETSCAPE IS WITHIN THE STREAM BUFFER AND HAS EXISTING VEGETATION. THE PROJECT WILL MAINTAIN THE EXISTING VEGETATION AND ONLY SUPPLEMENT THAT AREA IF NECESSARY. VEGETATION WILL BE PLANTED ALONG THE REMAINING 2,120 LINEAR FEET OF STREETSCAPE.

**PROVIDED:**

- CANOPY TREES - 53
- UNDERSTORY TREES - 106
- SHRUBS - 139

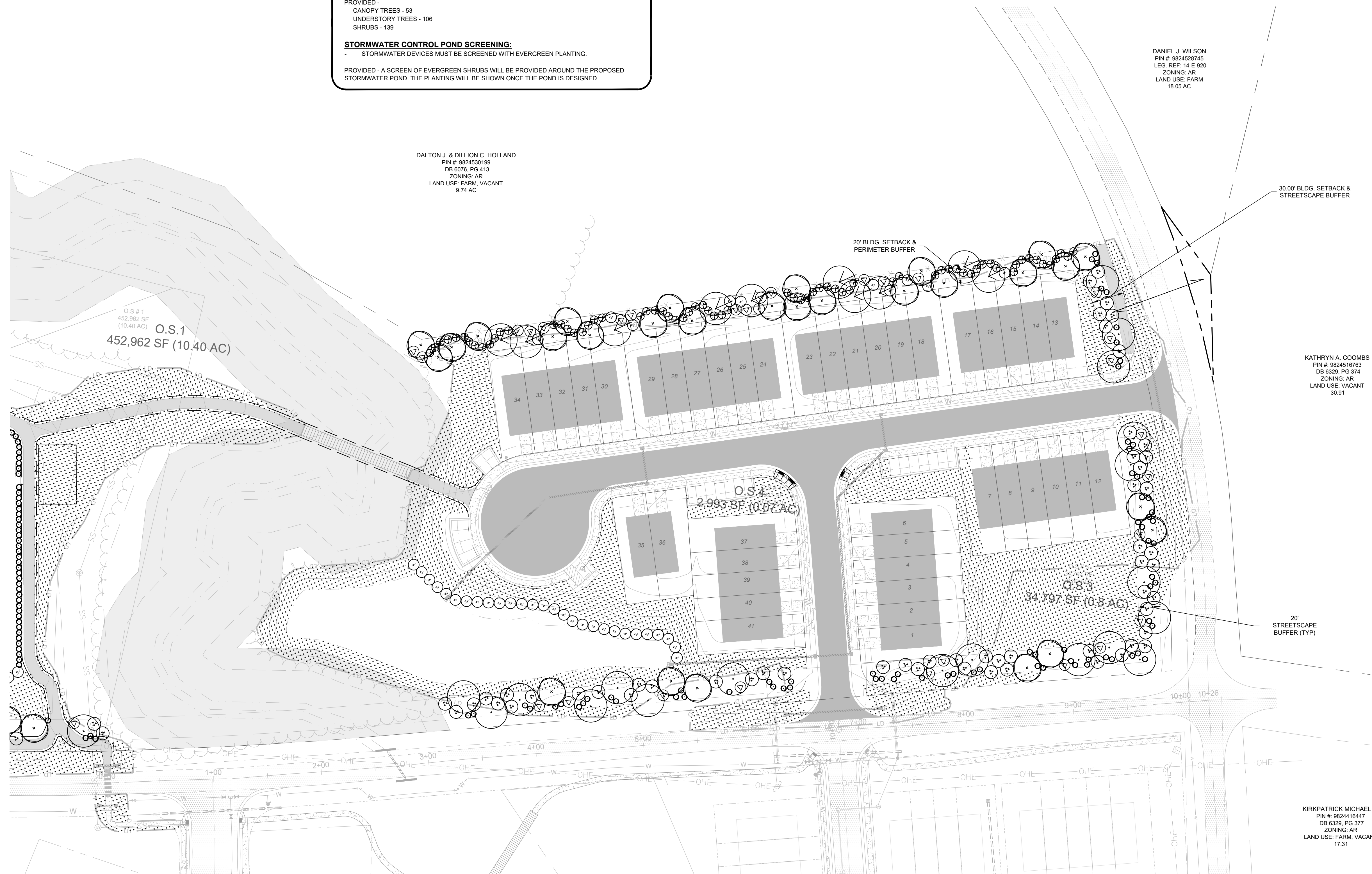
**STORMWATER CONTROL POND SCREENING:**

- STORMWATER DEVICES MUST BE SCREENED WITH EVERGREEN PLANTING.

PROVIDED - A SCREEN OF EVERGREEN SHRUBS WILL BE PROVIDED AROUND THE PROPOSED STORMWATER POND. THE PLANTING WILL BE SHOWN ONCE THE POND IS DESIGNED.

**PLANTING SCHEDULE**

QTY. TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	SPACING	NOTES
108	AG (●)	AMELANCHIER X 'PRINCESS DIANA'	SERVICEBERRY	2"	8'	-	B&B	AS SHOWN	MULTI-STEM, SPECIMEN
128	IN (○)	ILEX NELLIE R STEVENS	HOLLY	2.5"	10'	-	B&B	AS SHOWN	
24	LT (○)	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5"	10'	-	B&B	AS SHOWN	
74	MG (●)	MAGNOLIA GRANDIFOLIA	SOUTHERN MAGNOLIA	2.5"	10'	-	B&B	AS SHOWN	SPECIMEN
41	NS (●)	NYSSA SYLVATICA 'RED RAGE'	BLACK TUPELO	2.5"	10'	-	B&B	AS SHOWN	MATCHED, SPECIMEN
<b>SHRUBS</b>									
22	BVA (●)	BUXUS SEMPERVIRENS 'VARDAR VALLEY'	BOXWOOD	-	18"	18"-24"	CONT.	3' O.C.	
30	DVJ (●)	DISTYLLUM 'VINTAGE JADE'	DISTYLLIUM	-	24"	24"-30"	CONT.	4' O.C.	
41	HVI (●)	HAMAMELIS VIRGINIANA	WITCH HAZEL	-	48"	30"-36"	CONT.	10' O.C.	
18	RBU (●)	ROSA 'BUBBLICIOUS'	SHRUB ROSE	-	18"	18"-24"	CONT.	2' O.C.	
213	VDA (●)	VIBURNUM DAVIDII	DAVID VIBURNUM	-	24"	24"-30"	CONT.	4' O.C.	
176	VRH (●)	VIBURNUM RHYTHIDOPHYLLUM/LEATHERLEAF VIBURNUM		-	36"	30"-36"	CONT.	7' O.C.	
<b>PERENNIALS/ GRASSES</b>									
197,933 SF	(*)	SEEDED LAWN: SEE PERMANENT SEEDING NOTES							

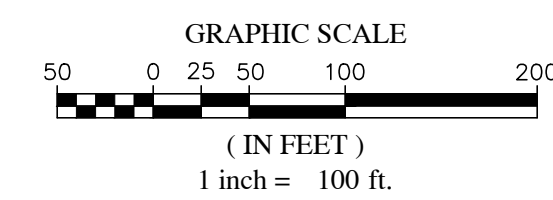


DALTON J. & DILLON C. HOLLAND  
 PIN #: 9824530199  
 DB 6076, PG 413  
 ZONING: AR  
 LAND USE: FARM, VACANT  
 9.74 AC

DANIEL J. WILSON  
 PIN #: 9824528745  
 LEG. REF: 14-E-820  
 ZONING: AR  
 LAND USE: FARM  
 18.05 AC

KATHRYN A. COOMBS  
 PIN #: 9824516763  
 DB 6329, PG 374  
 ZONING: AR  
 LAND USE: VACANT  
 30.91

KIRKPATRICK MICHAEL W  
 PIN #: 9824416447  
 DB 6329, PG 377  
 ZONING: AR  
 LAND USE: FARM, VACANT  
 17.31



Know what's below.  
 Call before you dig.

NO.	DATE	REVISIONS
7	7/30/21	PER. TRC COMMENTS
6	7/13/21	PER. TRC COMMENTS
5	6/09/21	PER. TRC COMMENTS
4	4/27/21	PER. TRC COMMENTS
3	3/23/21	PER. TRC COMMENTS
2	2/9/21	PER. TRC COMMENTS
1		

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 PROJECT MANAGER  
 RPH (RANDY.HALL@SUMMITDE.NET)  
 DRAWN BY  
 DONCHITTY (SUMMITDE.NET)  
 FIRST ISSUE DATE  
 06-08-2020



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PRELIMINARY PLANS  
**MEADOWSTONE TOWNHOMES**  
 900 BEN WILSON ROAD  
 MEBANE, NORTH CAROLINA 27302  
**LANDSCAPE PLAN PHASE I & II**

PROJECT NO.  
**20-0089**  
 DRAWING NAME:  
 20-0089\_LS.dwg  
 SHEET NO.  
**L-2**

**TREE PLANTING AND STAKING**

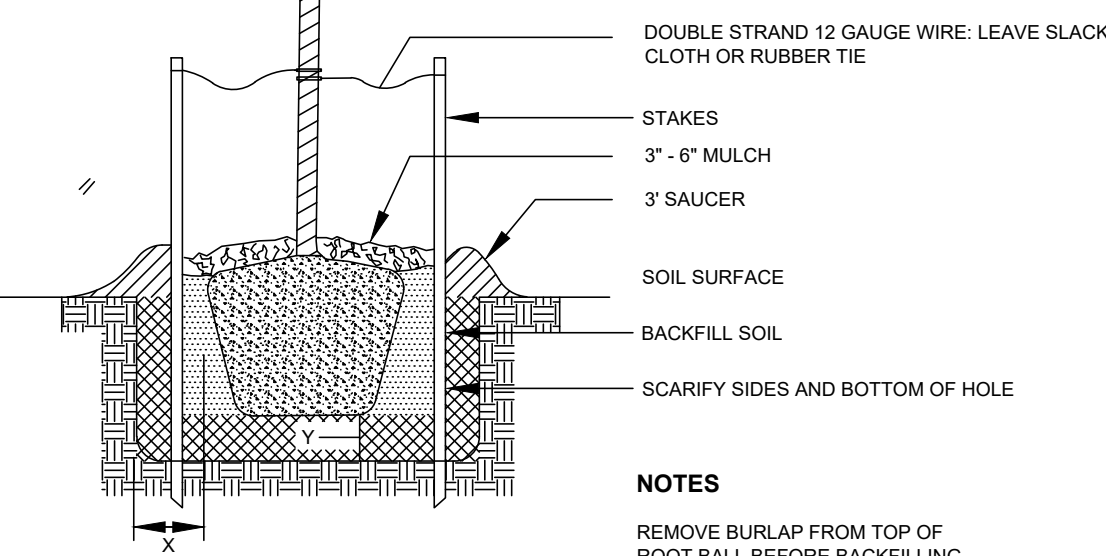
**STAKING** - TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. TIE THE TRUNK LOOSELY WITH WIDE STRIPS OF RUBBER OR CLOTH ABOUT 1/2 UP THE TRUNK AND TIE TO THREE STAKES POSITIONED EVENLY AROUND THE TRUNK. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING.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

**NOTES**

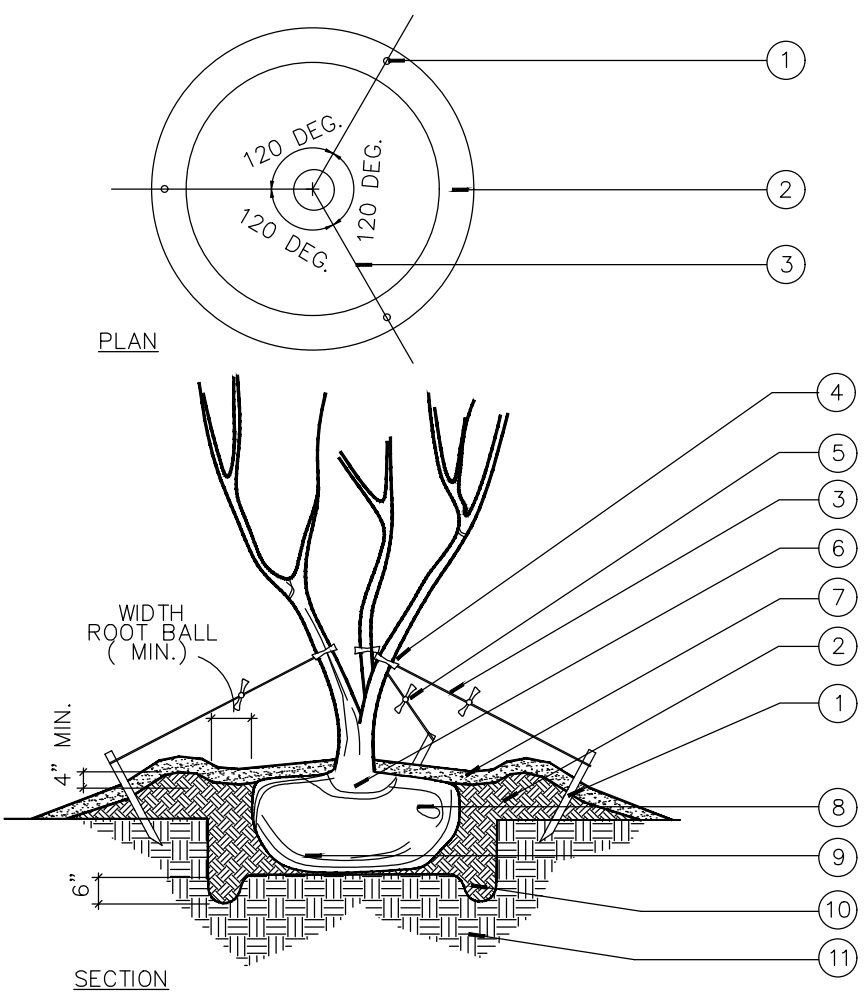
REMOVE BURLAP FROM TOP OF ROOT BALL BEFORE BACKFILLING AROUND BALL IS COMPLETED.

ALL TREES WHICH ARE SMOOTH BARKED AT THE TIME OF PLANTING AND HAVE MORE THAN 2" OF CLEAR TRUNK SHALL BE WRAPPED.

ALL TREE WRAPPING SHALL EXTEND FROM THE TOP OF THE BACKFILL TO THE LOWERMOST TREE BRANCHES.

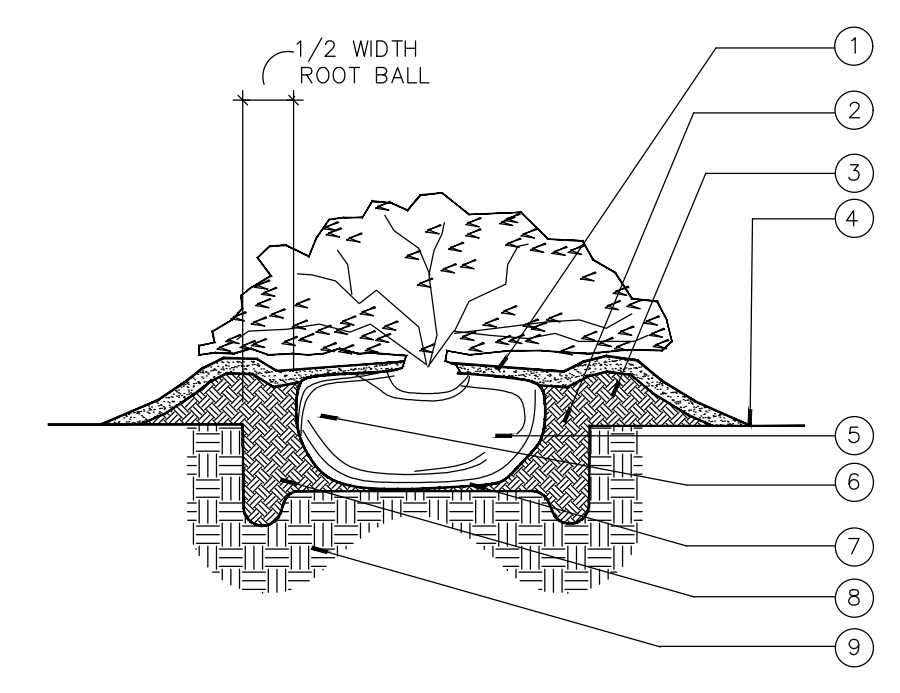
**TREE PLANTING AND STAKING DETAIL**

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



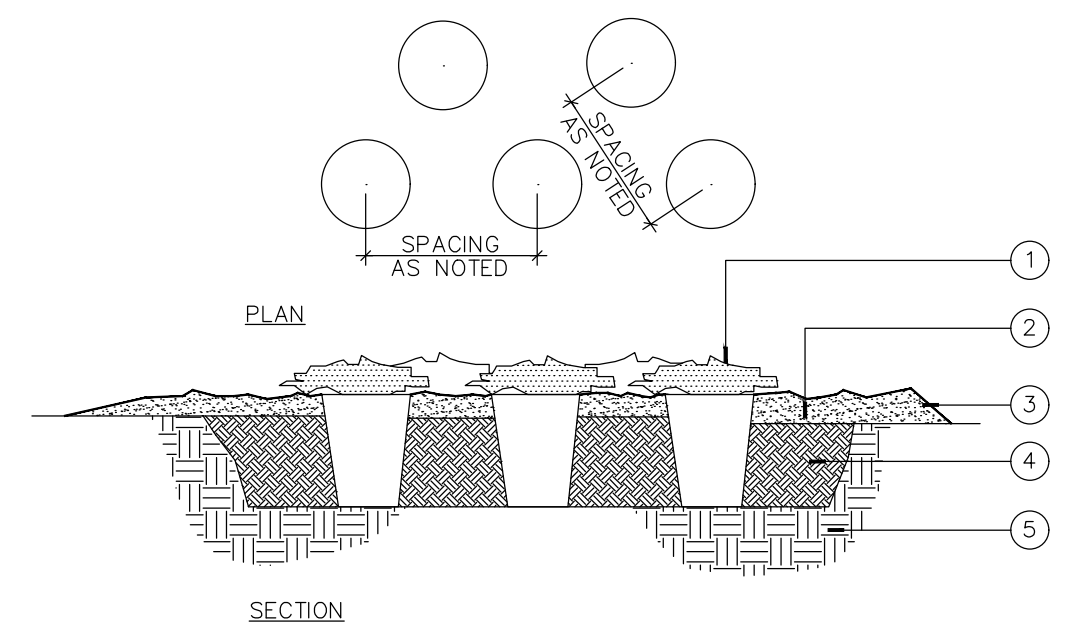
- TREE STAKE - 3 PER TREE, MATERIAL AS PER SPECIFICATIONS
- EARTH SAUCER
- GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
- RUBBER CHAFING GUARD
- WARNING FLAGS
- REMOVE THE BURLAP, BURLAP TIES AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS AND SYNTHETIC BURLAP--TYPE OF MATERIALS FROM THE ENTIRE ROOTBALL.
- 3" MULCH AS PER SPECIFICATIONS
- ROOT BALL
- 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.
- BACKFILL W/SOIL AS PER SPECIFICATIONS
- UNDISTURBED EARTH

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



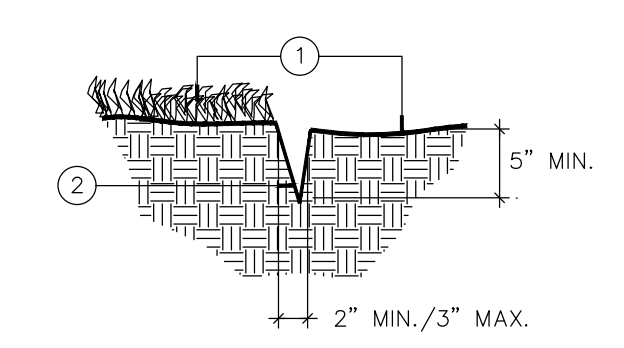
- 2" MULCH LAYER
- BACKFILL W/SOIL AS PER SPECIFICATIONS. MAKE PLANTING MIX CONTINUOUS IN CLUSTER BED PLANTINGS.
- 3" HIGH EARTH SAUCER
- "SHOVEL EDGE" TYP. WHERE BED MEETS LAWN. (REF. DET. 5 THIS SHEET)
- ROOT BALL
- REMOVE THE BURLAP, BURLAP TIES AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL 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

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



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

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

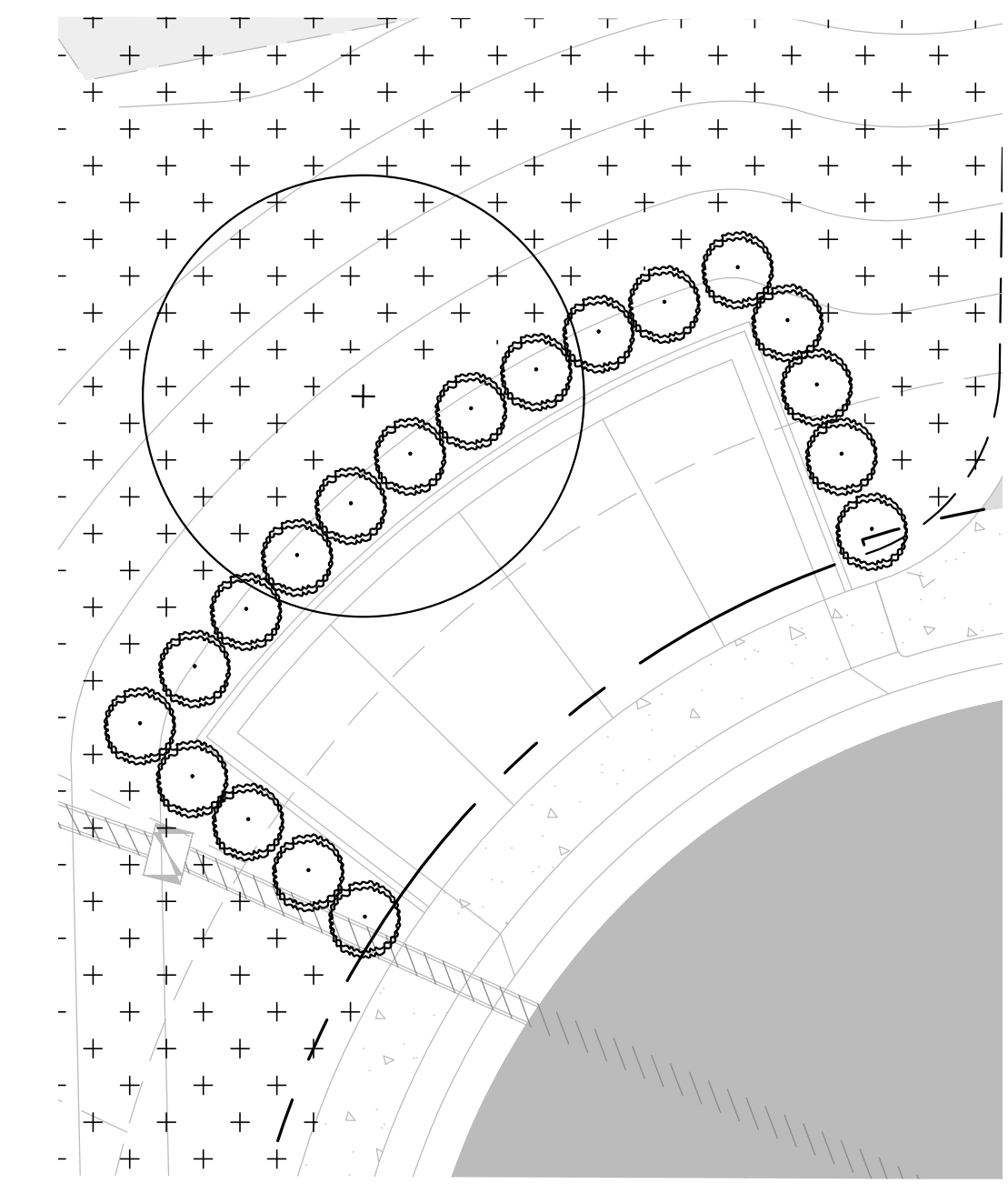


- DIFFERENT PLANTING TREATMENTS.
  - SHOVEL EDGE
- GENERAL NOTES**
- A. PROVIDE SMOOTH CONTINUOUS EDGE AS SHOWN. DIG EDGE WITH COMMON SPADE OR STRAIGHT BLADE SHOVEL.

**5 SHOVEL EDGE DETAIL**  
SCALE: N.T.S.

**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".



**PARKING SCREENING NOTES:**

- ALL PARKING AREAS WILL BE SCREENED FROM ADJACENT PROPERTIES AND STREETS BY EVERGREEN SHRUBS. PER UDO SECTION 6.3.2 (b).
- ALL PARKING SPACES WILL BE LOCATED WITHIN 60' OF A CANOPY TREE TRUNK, PER UDO SECTION 6.3.2 (a).

**6 PARKING - TYPICAL SCREEN PLANTING DETAIL**  
SCALE: N.T.S.



NO.	DATE	REVISIONS	BY
7	7/30/21		OS
6	7/13/21		OS
5	6/09/21		OS
4	4/27/21		OS
3	3/23/21		OS
2	2/9/21		OS
1			OS

7 PER TRC COMMENTS  
6 PER TRC COMMENTS  
5 PER TRC COMMENTS  
4 PER TRC COMMENTS  
3 PER TRC COMMENTS  
2 PER TRC COMMENTS  
1 PER TRC COMMENTS

NOT FOR CONSTRUCTION

PRELIMINARY

LANDSCAPE ARCHITECT

PROJECT MANAGER

DRAWN BY

FIRST ISSUE DATE

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PRELIMINARY PLANS  
**MEADOWSTONE TOWNHOMES**  
900 BEN WILSON ROAD  
MEBANE, NORTH CAROLINA 27302

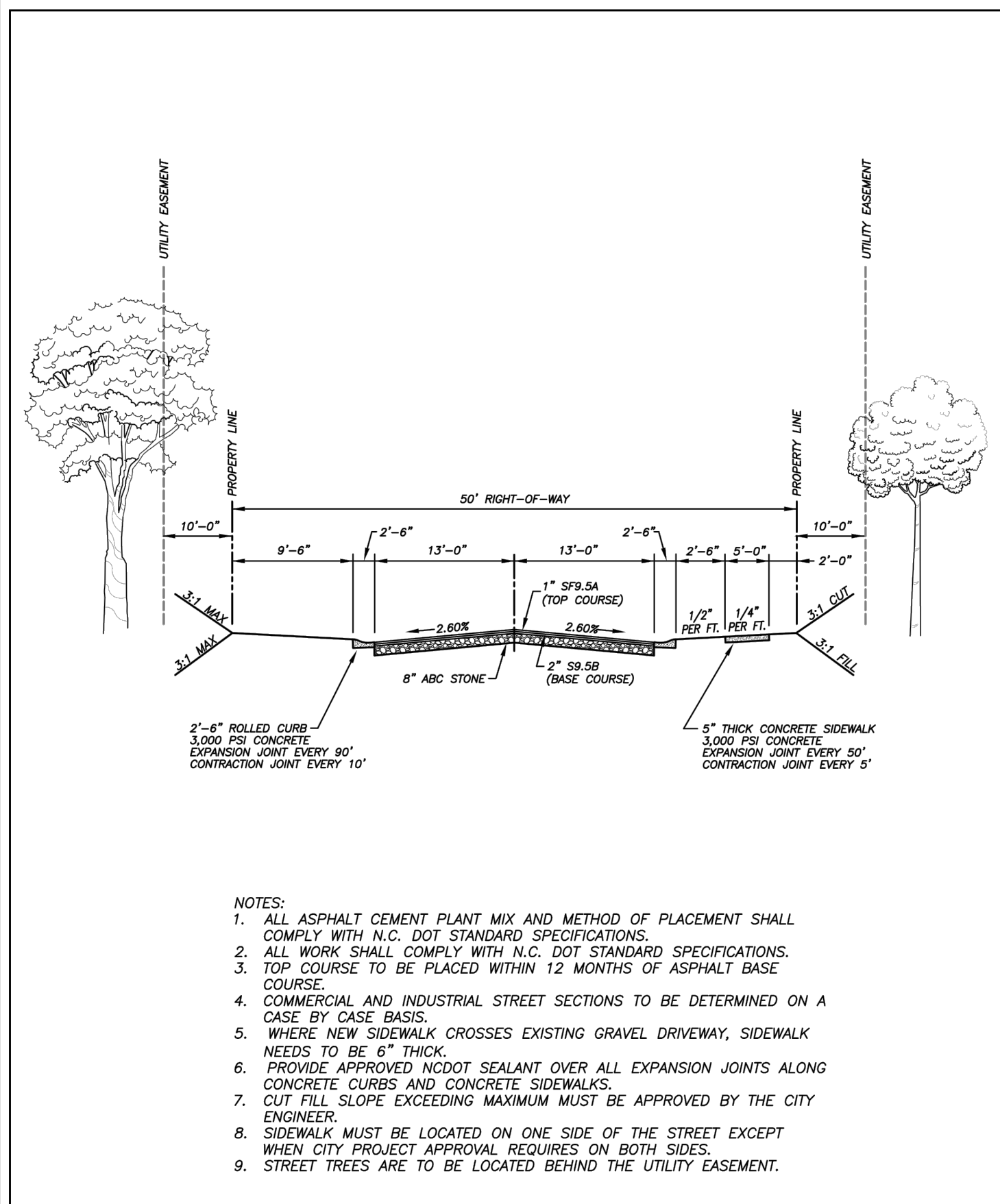
LANDSCAPE DETAILS

PROJECT NO.  
**20-0089**

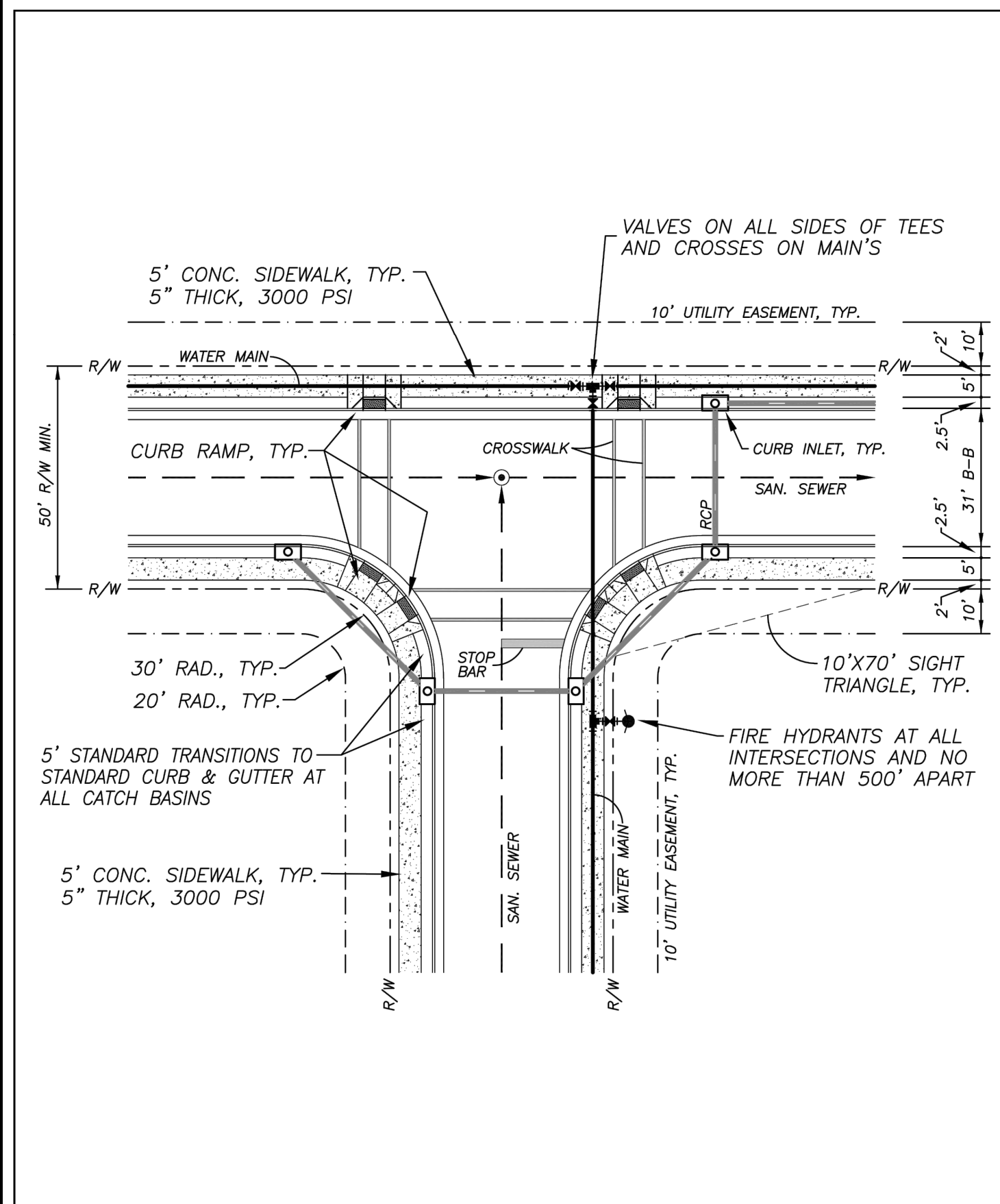
DRAWING NAME:  
20-0089\_LS.dwg

SHEET NO.  
**L-3**

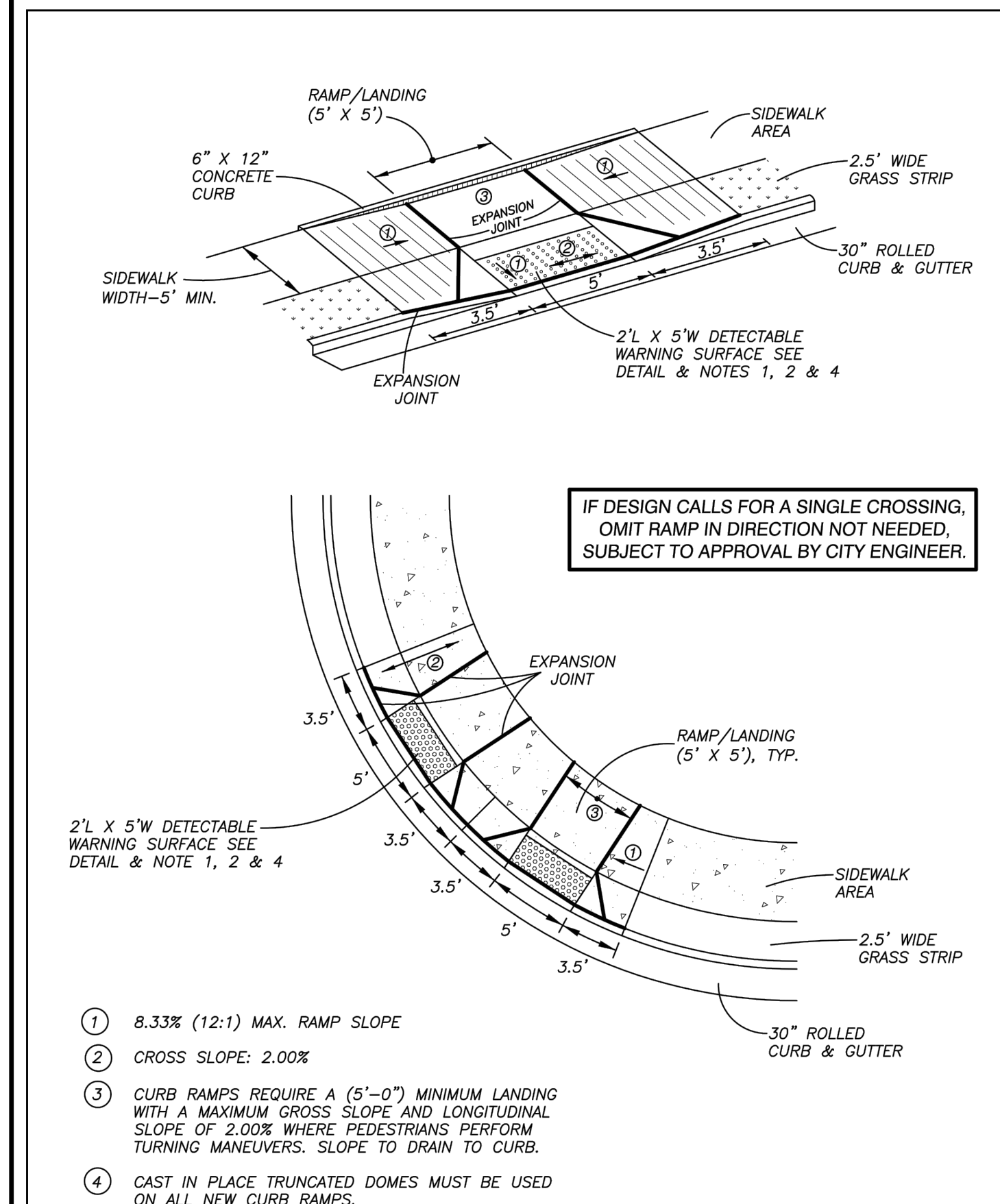




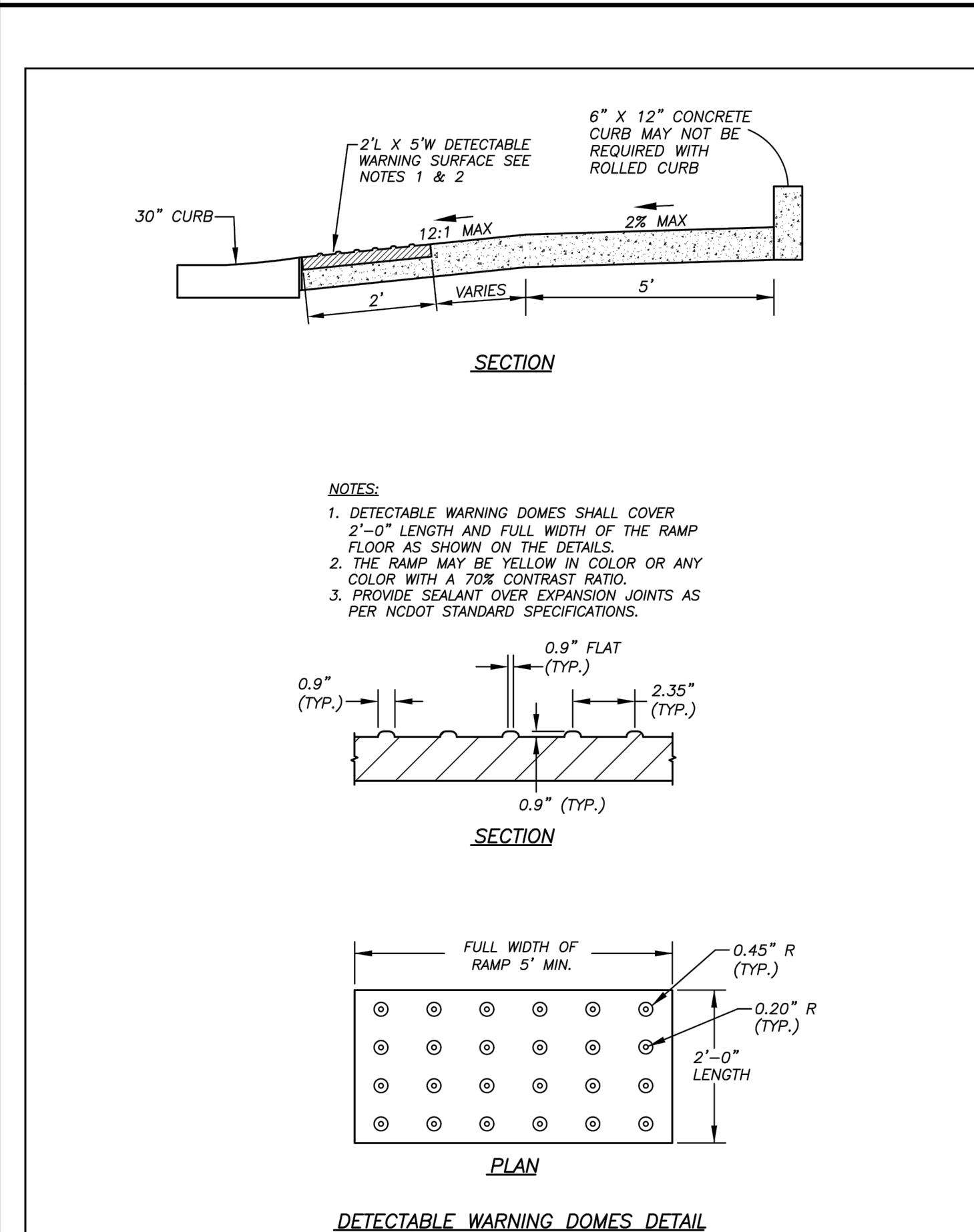
**CITY OF MEBANE STANDARD**  
**RESIDENTIAL STREET SECTION (50' ROW - 31' B-B)**  
 SCALE: N.T.S. DATE: 2/3/2020 DRAWN BY: WDF



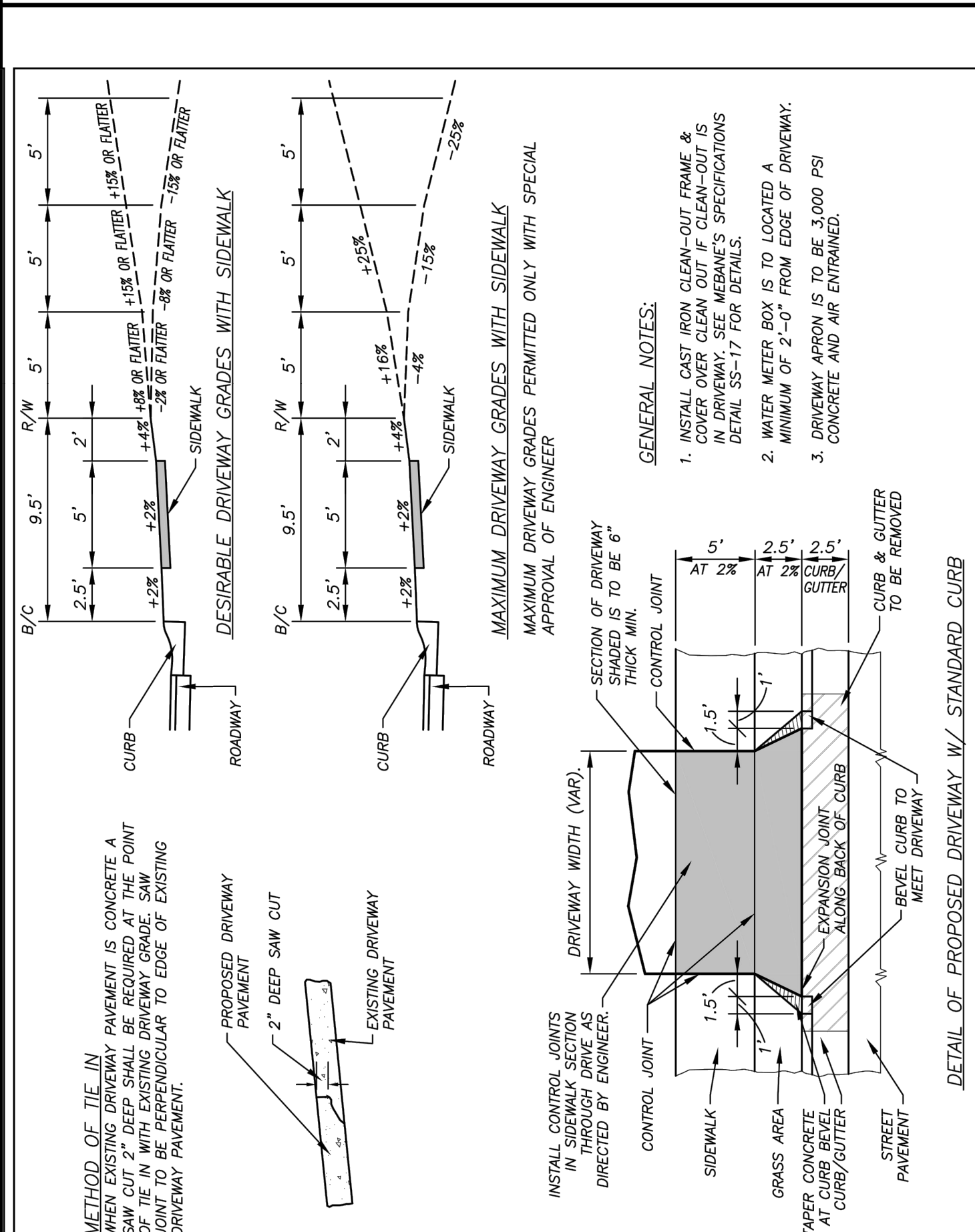
**CITY OF MEBANE STANDARD**  
**GENERAL SUBDIVISION REQUIREMENTS FOR ROADWAYS AND UTILITIES**  
 SCALE: N.T.S. DATE: 2/3/2020 DRAWN BY: WDF



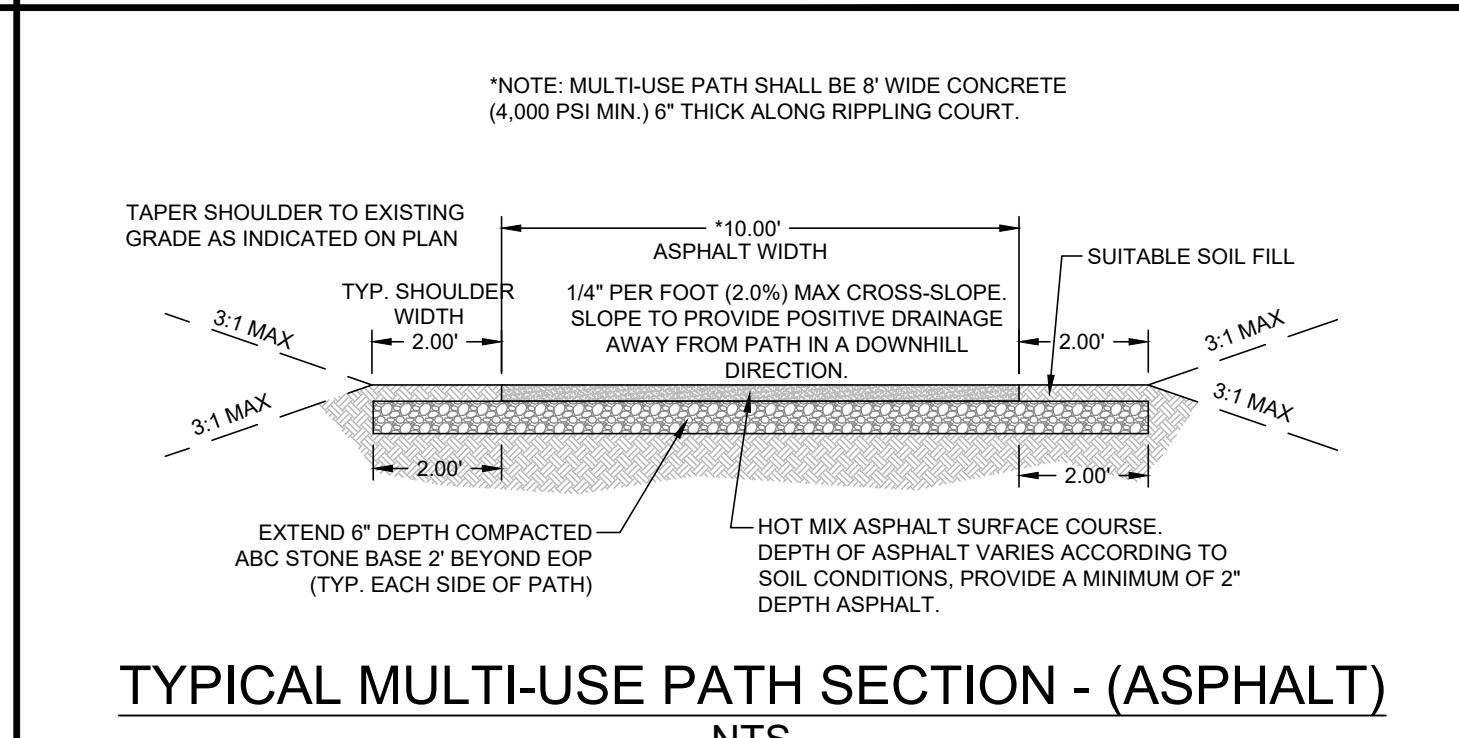
**CITY OF MEBANE STANDARD**  
**CURB RAMP**  
 SCALE: N.T.S. DATE: 2/3/2020 DRAWN BY: WDF



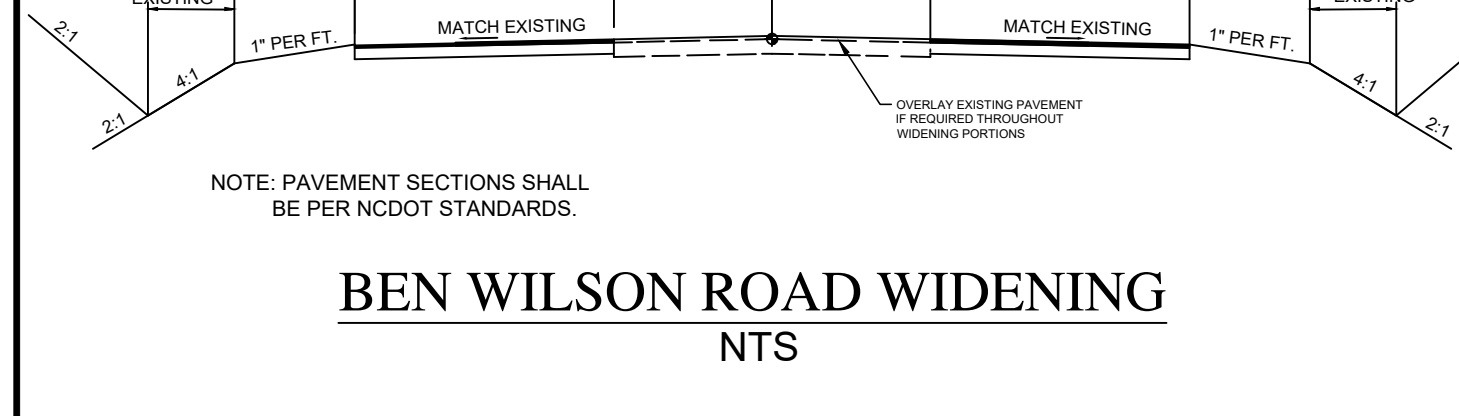
**CITY OF MEBANE STANDARD**  
**CURB RAMP**  
 SCALE: N.T.S. DATE: 2/3/2020 DRAWN BY: WDF



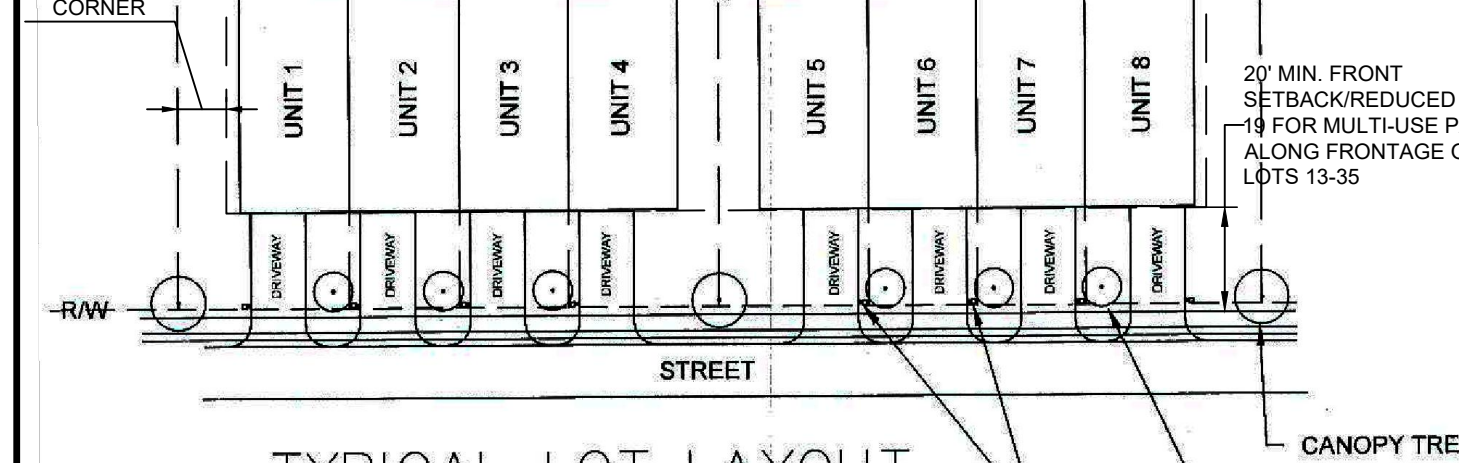
**CITY OF MEBANE STANDARD**  
**DRIVEWAY DETAIL WITH 30" STANDARD CURB**  
 SCALE: N.T.S. DATE: 2/3/2020 DRAWN BY: WDF



**TYPICAL MULTI-USE PATH SECTION - (ASPHALT)**  
 NTS



**BEN WILSON ROAD WIDENING**  
 NTS



**TYPICAL LOT LAYOUT**  
 STREET TREE LAYOUT

NO.	DATE	REVISIONS	DATE	BY
7	7/30/21	PER TRC COMMENTS		OS
6	7/13/21	PER TRC COMMENTS		OS
5	6/09/21	PER TRC COMMENTS		OS
4	4/27/21	PER TRC COMMENTS		OS
3	3/23/21	PER TRC COMMENTS		OS
2	2/9/21	PER TRC COMMENTS		OS
1				

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 STATE LICENSE NO. 10081  
 PREPARED BY: JIM SMITH  
 PROJECT MANAGER: RPH (RANDY HALL@SUMMITDE.NET)  
 DRAWN BY: DON CHITTY (SUMMITDE.NET)  
 FIRST ISSUE DATE: 06-08-2020

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**PRELIMINARY PLANS**  
**MEADOWSTONE TOWNHOMES**  
 900 BEN WILSON ROAD  
 MEBANE, NORTH CAROLINA 27302

**SITE DETAILS**  
 PROJECT NO.: 20-0089  
 DRAWING NAME: 20-0089\_D.dwg  
 SHEET NO.: D-1



# PLANNING PROJECT REPORT

DATE	06/07/2021
PROJECT NUMBER	RZ 21-09
PROJECT NAME	Meadowstone Townhomes
APPLICANT	Ben Wilson Road, LLC 320 Executive Court Hillsborough, NC 27278

## CONTENTS

PROJECT NAME & APPLICANT .....	PAGE 1
ZONING REPORT .....	PAGE 2
LAND USE REPORT .....	PAGE 4
UTILITIES REPORT .....	PAGE 6
STAFF ZONING REQUEST RECOMMENDATION .....	PAGE 9

## ZONING REPORT

EXISTING ZONE	AR (Agricultural Residential) – Orange County	
REQUESTED ACTION	R-8(CD) (Residential Conditional Zoning Districts)	
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
CURRENT LAND USE	Single-Family Residential, Vacant Farm	
PARCEL SIZE	+/- 25.58 acres	
PROPERTY OWNERS	J A Wilson Jr. Alan R. Wilson 101 Sam Snead Drive Mebane, NC 27302 PIN 9824435349 & 9824435147	Nadine Wilson Heirs 4222 Old Hillsborough Road Mebane, NC 27302 PIN 9824434841

LEGAL DESCRIPTION	The applicant requests to establish R-8(CD) zoning on three (3) properties totaling +/- 25.58 acres at 900, 1002 & 1010 Ben Wilson Road Located Outside of the Extra-Territorial Jurisdiction (ETJ) in Orange County to allow for a residential development of 147 townhomes. The property will require annexation into the City limits prior to action regarding the properties' zoning.
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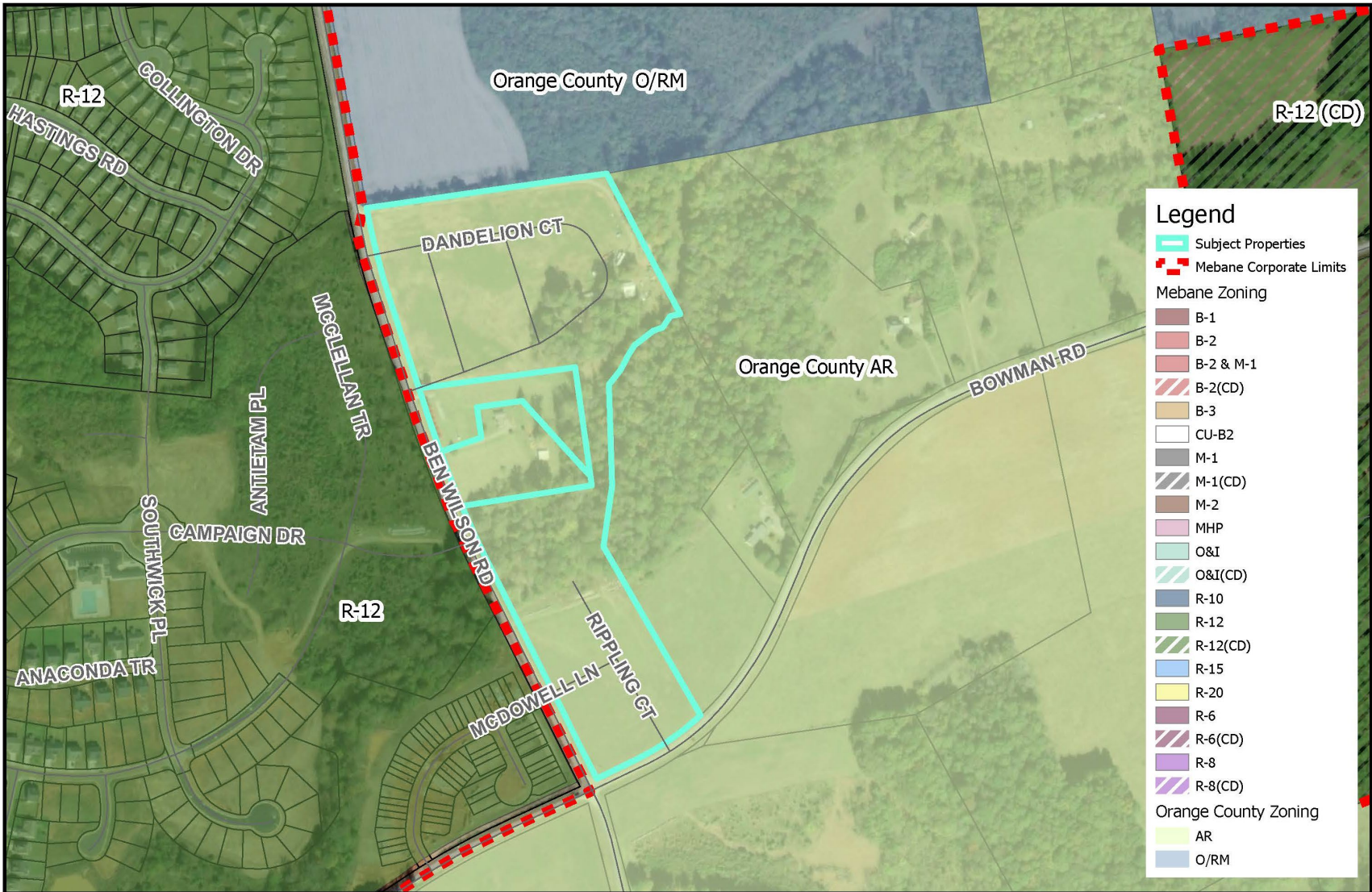
AREA ZONING & DISTRICTS	The properties to the west and northwest of the site are located in Mebane's jurisdiction and zoned R-12 for both townhomes and detached-single family residential use. The adjacent property to the north is zoned O/RM (Office/Research and Manufacturing) in Orange County. The properties surrounding the site to the east and south are zoned AR (Agricultural Residential) in Orange County.
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SITE HISTORY	The largest of the properties has a present use tax value reflecting its status as a <i>bona fide</i> farm. The other two properties have been rural residential properties.
--------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

### STAFF ANALYSIS

CITY LIMITS?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PROPOSED USE BY-RIGHT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SPECIAL USE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
EXISTING UTILITIES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

POTENTIAL IMPACT OF PROPOSED ZONE	The proposed zoning district will support townhome residential uses consistent and in connection with the R-12 Planned Unit Development to the west of the site. The higher-density nature of townhomes is different in character to the surrounding agricultural residential uses to the south and east, though consistent with the single-family residential use in the area. The by-right development of the O/RM-zoned property to the north will require additional perimeter buffering of this residential use from an office or light manufacturing use.
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**CITY OF MEBANE  
ZONING MAP**

**SUBJECT PROPERTIES  
MEADOWSTONE TOWNHOMES**

1 inch = 450 feet

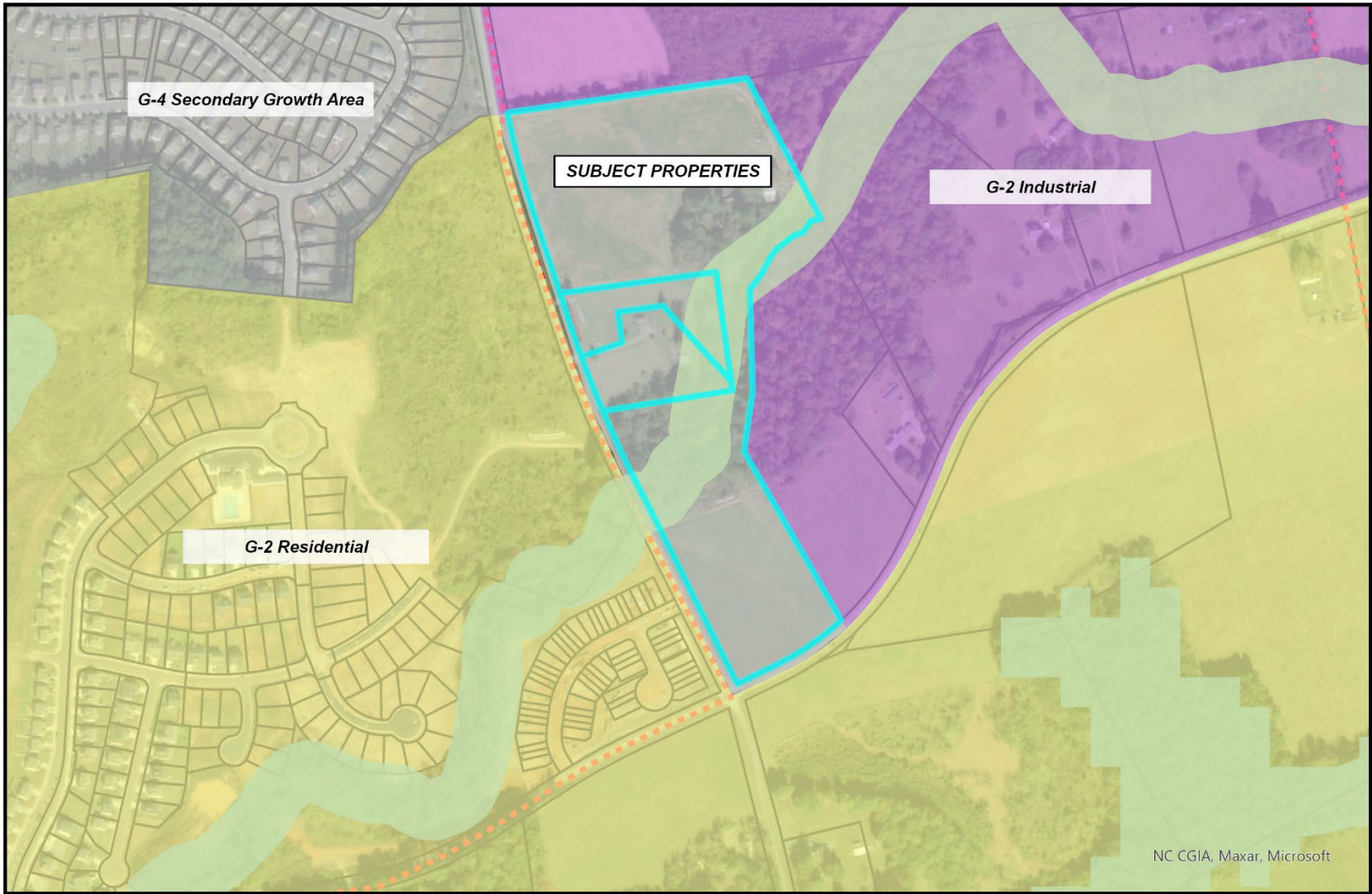
DATE: 6/03/2021

DRAWN BY: AV



## LAND USE REPORT

<b>EXISTING LAND USE</b>	Single-Family Residential, Vacant, Agricultural
<b>PROPOSED LAND USE &amp; REQUESTED ACTION</b>	The applicant proposes to establish R-8 CD zoning (Residential Conditional Zoning District) on three (3) properties totaling +/- 25.58 acres at 900, 1002 & 1010 Ben Wilson Road Located Outside of the Extra-Territorial Jurisdiction (ETJ) in Orange County to allow for a residential development of 162 townhomes.
<b>PROPOSED ZONING</b>	R-8(CD) (Residential, Conditional Zoning District)
<b>PARCEL SIZE</b>	+/- 25.58 acres
<b>AREA LAND USE</b>	Surrounding properties primarily include residential and agricultural uses and vacant land. The properties to the west of the site include two single family residential subdivisions: The Meadows and Collington Farms. The properties to the north, east, and south include farmland and low density single family residential uses.
<b>ONSITE AMENITIES &amp; DEDICATIONS</b>	The applicant proposes to provide +/- 3,446 linear feet of a variable 8'-10'-wide asphalt and concrete multiuse path through the development and along the frontage of the northern portion of the site on Ben Wilson Road. The applicant is also proposing to provide an amenity center, dog park, playground, and greenspace to exclusively serve development residents to be maintained by the HOA. In total, the site plan features 1.7 acres of active recreation space and 10.44 acres of passive HOA owned open space.
<b>WAIVER REQUESTED</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>DESCRIPTION OF REQUESTED WAIVER(S)</b>	<ul style="list-style-type: none"> <li>- 20' front setback rather than the required 30'</li> <li>- 15' rear setback rather than the required 20'</li> <li>- 8' side yard rather than the required 15'</li> <li>- Lot area and width as shown</li> </ul>
<b>CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY</b>	
<b>LAND USE GROWTH STRATEGY DESIGNATION(S)</b>	G-4 Secondary Growth Area Conservation Area
<b><i>MEBANE BY DESIGN</i> GOALS &amp; OBJECTIVES SUPPORTED</b>	<p>OPEN SPACE AND NATURAL RESOURCE PROTECTION 4.2 Provide greenways, parks and open space connectivity between different land uses and across major transportation corridors, thereby advancing safety and health.</p> <p>OPEN SPACE AND NATURAL RESOURCE PROTECTION 4.3 Support park, greenway, and open space expansion in developed and developing areas, prioritizing connectivity between each location.</p>
<b><i>MEBANE BY DESIGN</i> GOALS &amp; OBJECTIVES <u>NOT</u> SUPPORTED</b>	



1 inch = 450 feet

## UTILITIES REPORT

<b>AVAILABLE UTILITIES</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>PROPOSED UTILITY NEEDS</b>	<p>Per the memorandum from Franz Holt of AWCK, the project has an estimated domestic water and sewer demand at approximately 22,050 gallons per day to support the development's 147 3-bedroom, townhomes. Water service is available to Phase 3 from 12-inch water mains recently installed along Ben Wilson and Bowman Road associated with the Meadows and Bowman Village developments. A 12-inch water line extension from the intersection of Campaign Drive at Ben Wilson Road will be required along Ben Wilson Road heading north to serve Phases 1 &amp; 2. The water system layout includes 8-inch and 6-inch water lines. Sewer service is available on-site with connection to the City's existing 18-inch sanitary sewer outfall. Phases 1 and 2 propose to connect to this sewer line. Phase 3 is proposed to connect to previous sewer installation associated with the Meadows Phase 2B. The sewer system layout includes 8-inch line extensions. 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>
<b>UTILITIES PROVIDED BY APPLICANT</b>	<p>Applicant has pledged to provide all on-site utilities.</p>
<b>MUNICIPAL CAPACITY TO ABSORB PROJECT</b>	<p>The City has adequate water &amp; 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>
<b>CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>ADEQUATE STORMWATER CONTROL?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>INNOVATIVE STORMWATER MANAGEMENT?</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

**TRANSPORTATION NETWORK STATUS**

The proposed development includes four driveway connections. The northern portion of the site has two connections on Ben Wilson Rd., one of which features a left turn lane with 100’ of storage. The southern portion of the site has a connection on Bowman Rd and a connection on Ben Wilson Road at McDowell Ln, which connects to the townhomes at the Meadows subdivision.

**CURRENT CONDITIONS**

The intersection of Ben Wilson Road and Bowman Road has a Level of Service (LOS) A. It is projected to have an LOS B in 2023 with build and no build conditions.

Bowman Road has Safety Score of 77.8 from NCDOT. No safety data is available for Ben Wilson Road. The intersection of Ben Wilson Rd and Bowman Road has had 5 crashes 2015 – 2019 (non-fatal).

**TRAFFIC IMPACT ANALYSIS REQUIRED?**

YES NO

**DESCRIPTION OR RECOMMENDED IMPROVEMENTS**

A southbound left-turn lane with 100’ of storage from Ben Wilson Road to the site.

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

YES NO

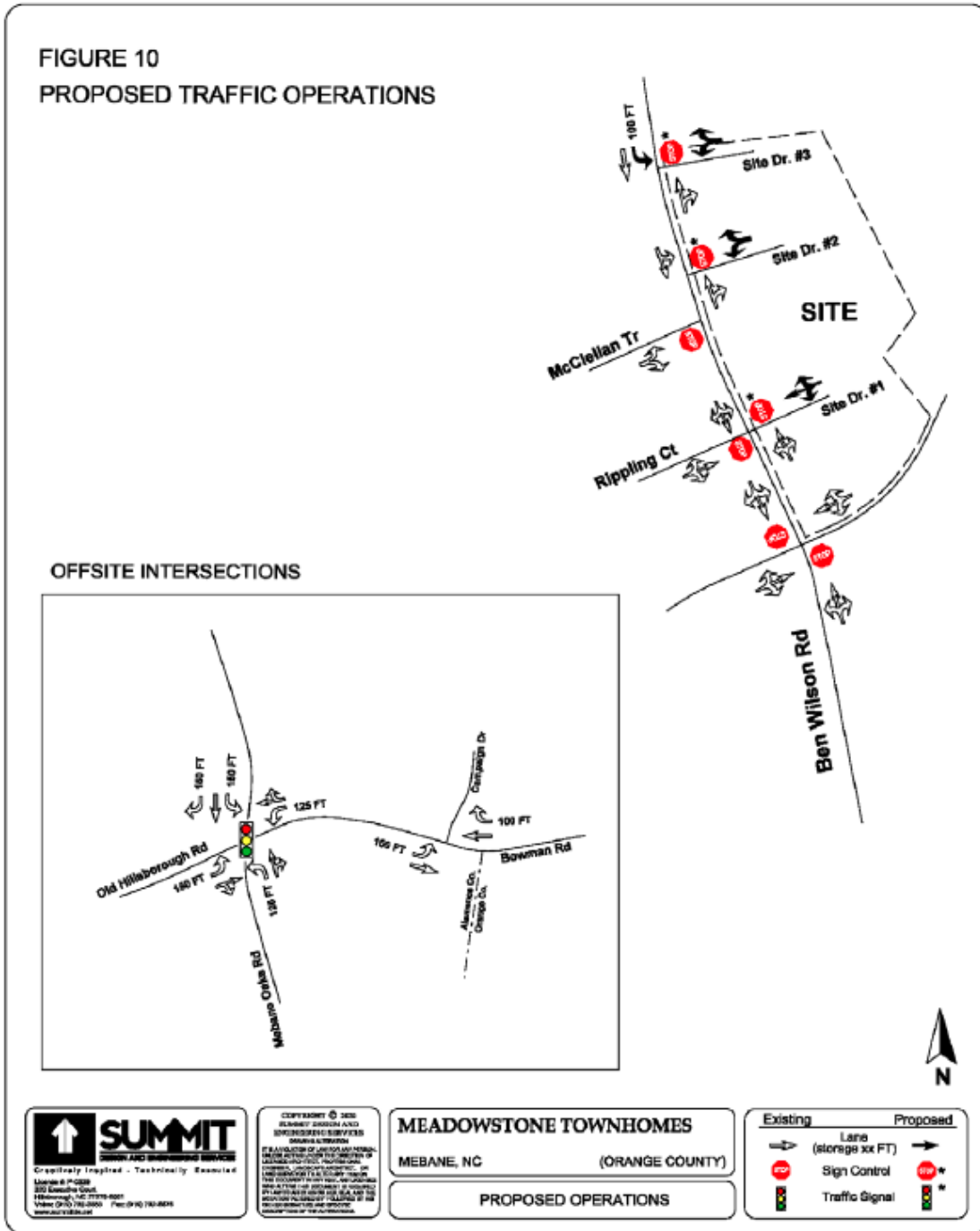
**MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?**

YES NO

**DESCRIPTION OF MULTIMODAL IMPROVEMENTS**

The applicant proposes to provide +/- 3,446 linear feet of a 10’-wide asphalt and concrete multiuse path through the development and along the frontage of the northern portion of the site on Ben Wilson Road. It will interconnect to the multiuse path network in The Meadows. It aligns with the municipal sanitary sewer easement along the creek, allowing for further extension of the off-road bicycle and pedestrian network to adjoining properties in the future.

**FIGURE 10**  
**PROPOSED TRAFFIC OPERATIONS 2023**



## STAFF RECOMMENDATION

STAFF ZONING  
RECOMMENDATION

APPROVE  DISAPPROVE

RATIONALE

The proposed development “Meadowstone Townhomes” is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. Specifically, it serves Goals 4.2 and 4.3. The proposed project is in harmony with the single-family and multifamily residential uses of some of its nearby properties.

---





August 4, 2021

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

Subject: Meadowstone – 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 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:

Water system – Water service is available to Phase 3 from 12-inch water mains recently installed along Ben Wilson and Bowman Road associated with the Meadows and Bowman Village developments. A 12-inch water line extension from the intersection of Campaign Drive at Ben Wilson Road will be required along Ben Wilson Road heading north to serve Phases 1 & 2. The water system layout includes 8-inch and 6-inch water lines with appropriate valves and fire hydrants along Ben Wilson Road and the proposed internal street network. 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 available on-site with connection to the City's existing 18-inch sanitary sewer outfall. Phases 1 and 2 propose to connect to this sewer line. Phase 3 is proposed to connect to previous sewer installation associated with the Meadows Phase 2B. The sewer system layout includes 8-inch line extensions located generally 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 147 3-bedroom townhomes at 80 gallons per day per bedroom is 35,280 gallons per day. Based on a historical water usage of less than 150 gpd per home, the anticipated tributary flow is approximately 22,050 gallons per day. The downstream Southeast Regional Pump Station and WRRF have adequate capacity to serve this project.

Available sewer capacity at the WRRF is approximately 0.72 million gallons per day (MGD) and 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 future sewer capacity at the WRRF with the following future projects:

- WRRF Expansion at min. 0.5 MGD (*currently considering 1.5 MGD expansion*).
- GKN and Arbor Creek PS rerouting wastewater to the Graham WWTP – 0.275 MGD current.
- I/I reduction projects (manhole and line rehabilitation) to limit lost capacity.

In addition, the City Council has adopted new policy on limiting the accumulation of paper flow (flow permitted at a higher amount than when tributary - in the system). Permitting of wastewater will be done one phase at a time as opposed to multiple phases and requires plat approval for the current phase prior to permitting flow for the next phase of development. This will improve the City's ability to permit sewer use 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, Development Director and Kyle Smith, Utilities Director



## Technical Memorandum

Date: August 4, 2021

To: Cy Stober, Planning Director

From: Franz Holt, P.E.

Subject: Meadowstone – City Engineering review

The preliminary plans for Meadowstone dated July 30<sup>th</sup>, 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

Meadowstone is a 147-unit phased residential townhome development proposed on 25.6-acres and fronting Ben Wilson Road and Bowman Road.

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 and sewer lines.

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

Amenities include a community building, picnic shelter, playground, fire pit, corn hole, small shelter, outdoor ping pong, a dog park, and multi-use path.

NCDOT driveway permits are required for the proposed roadway connections to Ben Wilson Road (3) and Bowman Road (1). Three-Party NCDOT encroachment agreements are required for work 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 to Phase 3 from 12-inch water mains recently installed along Ben Wilson and Bowman Road associated with the Meadows and Bowman Village developments. A 12-inch water line extension from the intersection of Campaign Drive at Ben Wilson Road will be required along Ben Wilson Road heading north to serve Phases 1 & 2. The water system layout includes 8-inch and 6-inch water lines with appropriate valves and fire hydrants along Ben Wilson Road and the internal



street network. 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 available on-site with connection to the City’s existing 18-inch sanitary sewer outfall. Phases 1 and 2 propose to connect to this sewer line. Phase 3 is proposed to connect to previous sewer installation associated with the Meadows Phase 2B. The sewer system layout includes 8- inch line extensions located generally 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 147 3-bedroom townhomes at 80 gallons per day per bedroom is 35,280 gallons per day. Based on a historical water usage of less than 150 gpd per home, the anticipated tributary flow is approximately 22,050 gallons per day. The downstream Southeast Regional Pump Station and WRRF have adequate capacity to serve this project.

Available sewer capacity at the WRRF is approximately 0.72 million gallons per day (MGD) and 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 future sewer capacity at the WRRF with the following future projects:

- WRRF Expansion at min. 0.5 MGD (*currently considering 1.5 MGD expansion*).
- GKN and Arbor Creek PS rerouting wastewater to the Graham WWTP – 0.275 MGD current.
- I/I reduction projects (manhole and line rehabilitation) to limit lost capacity.

In addition, the City Council has adopted new policy on limiting the accumulation of paper flow (flow permitted at a higher amount than when tributary - in the system). Permitting of wastewater will be done one phase at a time as opposed to multiple phases and requires plat approval for the current phase prior to permitting flow for the next phase of development. This will improve the City’s ability to permit sewer use 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 Meadowstone 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 two engineered storm water control devices with 100 year storm detention post vs. pre-development runoff. The Phase 3 storm water control device is proposed as a wet pond requiring fencing. The Phase 1 and 2 storm water control device type has not been determined at this time (wet pond, stormwater wetland, sand filter, or bio retention basin). 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 stormwater management devices 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 generally on both sides of the street. A proposed 8' concrete multi-use path is proposed along the Rippling Court from Bowman Road to the end of the cul-de-sac. The continuation of the multi-use path that is not in road right-of-way will be 10' asphalt and HOA maintained (including the proposed bridge creek crossing). As this path potentially will be extended to other development public easements have been provided. However, until those extensions occur the responsibility for maintenance/ownership remains with the HOA. All internal streets are proposed to have 5' concrete sidewalks on both sides of the road (except where the multi-use path is proposed). Street stubs are not provided to adjacent undeveloped properties.

A Traffic Impact Analysis was submitted and reviewed by the City and NCDOT and indicated the need for a left turn lane on Ben Wilson Road onto proposed Dandelion Court (northern most connection).

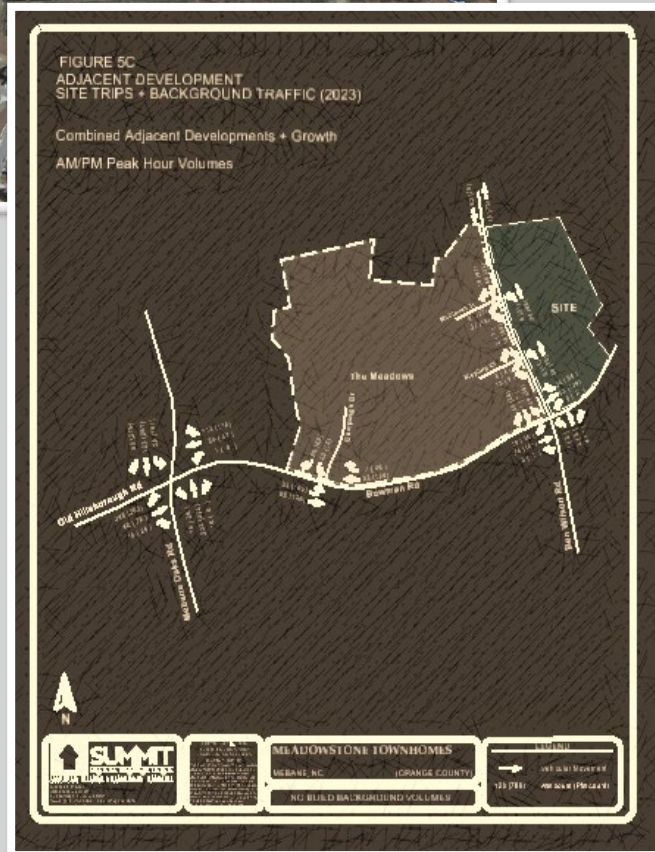
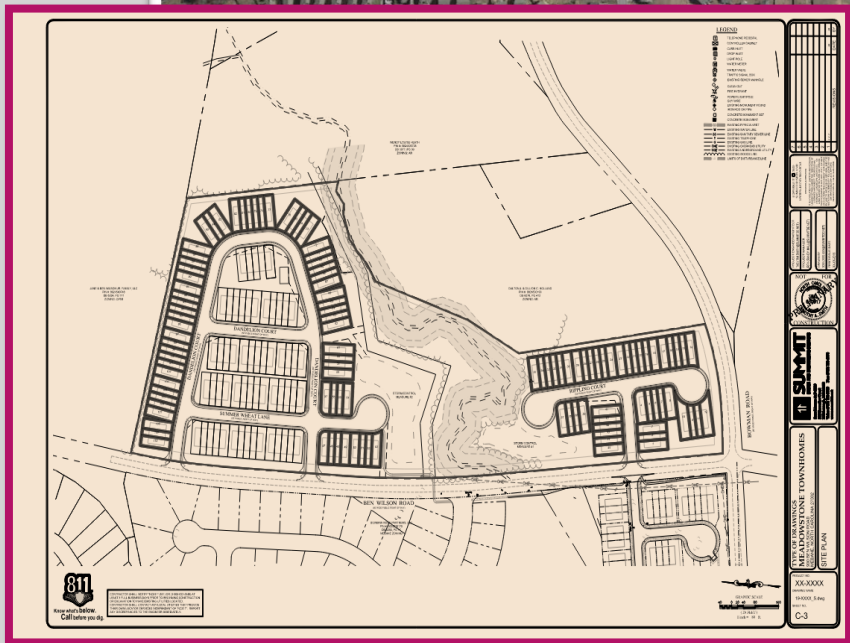
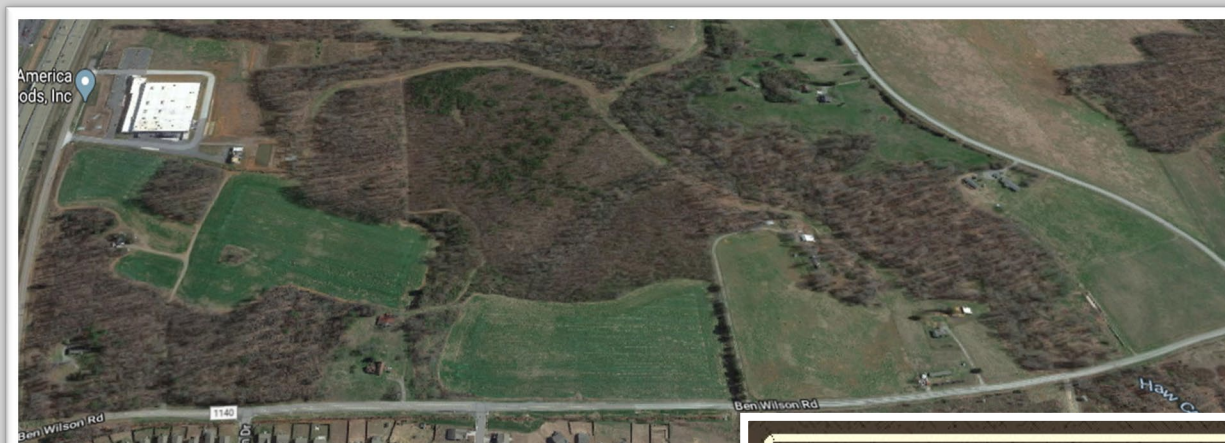
#### F. Construction Plan Submittal

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.

JULY 2020 (REVISED JUNE 2021)

**Traffic Impact Analysis**

*Meadowstone Townhomes  
Ben Wilson Road Mebane, NC  
Prepared for Ben Wilson Road, LLC*







Meadowstone Townhomes  
Ben Wilson Road (SR 1140) & Bowman Road (SR 1142)  
Mebane, North Carolina

## Traffic Impact Analysis



DocuSigned by:  
*Edward W Sirgany*  
39DF9C86A6684E9... 6/07/2021

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

Prepared for  
**Ben Wilson Road, LLC**  
320 Executive Court  
Hillsborough, NC 27278

**July 2020**  
**REVISED June 2021**





## Executive Summary

### Introduction

A proposed residential development consisting of one hundred sixty-three (163) townhomes is planned to be constructed on a site that is on Ben Wilson Road (SR 1140) north of Bowman Road (SR 1142) and south of Bray Drive in Collington Farms subdivision in the City of Mebane in Orange County, North Carolina. The development is being proposed on a combination of three parcels totaling approximately 26 acres. The development will be built in three (3) phases over a three-year period after work commences in 2021. Two separate tracts of townhomes will be constructed on the east side of Ben Wilson Road, with three site entrances proposed, two entrances for the northern, larger grouping of homes, and one entrance further south closer to Bowman Road for the smaller grouping of townhomes. The access points will be street type entrances, each built with one entry lane and one exit lane onto Ben Wilson Road. The accesses will be built to NCDOT and City of Mebane standards, and all internal streets are proposed to be City maintained streets.

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

- Mebane Oaks Road (SR 1007) & Old Hillsborough Road (SR 2126)
- Bowman Road (SR 1142) & Ben Wilson Road (SR 1140)
- Ben Wilson Road (SR 1140) & Rippling Court (Site Dr. #1)
- Ben Wilson Road (SR 1140) & Dandelion Court (S) (Site Dr. #2)
- Ben Wilson Road (SR 1140) & Dandelion Court (N) (Site Dr. #3)

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

- 2020 Existing Conditions
- 2021 Future No Build Conditions
- 2021 Future Phase I Build Conditions
- 2023 Future No Build Conditions
- 2023 Future Buildout Conditions

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

Based on discussions with City and NCDOT staff, it was determined that the study corridor would include the proposed main public street intersections along Ben Wilson Road from and including the intersection at Bowman Road (SR 1142) to the intersection at Dandelion Court (N) (Site Dr. #3). In addition, the existing intersection of Mebane Oaks Road (SR 1007) and Old Hillsborough Road (SR 2126) will be included in the study. The site drives are correspondingly named streets on the site plan, site drive #1 named Rippling Court (an extension of the same named street in The Meadows Phase IV presently under construction), site drive #2 named Dandelion Court, which completes a U-shape pathway through the proposed townhome community and intersects Ben Wilson Road again at site drive #3.

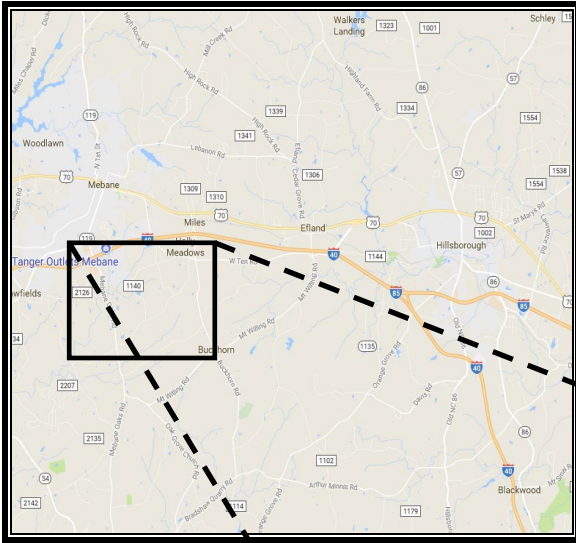
As part of the City of Mebane Unified Development Ordinance, there is consideration to provide a capacity analysis of all transportation modes. However, in light of the lack of a transit system in the area, it was agreed that analysis of the transit mode would not be necessary for this study, but bicycle and pedestrian modes will be applicable.

There are developments in the area that have been approved and under construction (or soon to be) that will need to be considered as part of this Traffic Impact Analysis, specifically the future trips created when they are completed. These developments are The Meadows, The Summit Church, and the Bowman Village/Bowman Place subdivision. These developments are in various stages of permitting and phased construction, and the impacts of the trips generated by those developments are captured within this Traffic Impact Analysis.

As a result of the issues from COVID-19 and stay at home orders, NCDOT has requested that no new data be collected for traffic counting purposes in the short term, until restrictions have been lifted and traffic returns to conditions closer to normal. As a result of this request, it was agreed between the City, NCDOT and the developer that data obtained in October 2015 for the adjacent subdivision, The Meadows, would be acceptable to use, along with applying a growth rate to bring the turn movement counts in close proximity to estimated 2020 levels.

Data was collected at the two existing subject intersections, at Mebane Oaks Road/Old Hillsborough Road and Bowman Road/Ben Wilson Road by Davenport & Associates for use in a TIA developed for The Meadows. Data was collected for the AM and PM peak hours, from 6 AM to 9 AM and from 4 PM to 7 PM to allow for determining the exact peak hours. The turn movement counts were collected on October 14 and 15, 2015 while all traditional and year-round schools were in session. The data was collected in 15-minute intervals at all locations to determine the exact peak hour within the data collection period.

**VICINITY MAP**



**LEGEND**

 = Study Area Intersection

- 1 - Mebane Oaks Rd. & Old Hillsborough Rd.
- 2 - Ben Wilson Rd. & Bowman Rd.
- 3 - Ben Wilson Rd. & Rippling Ct./Site Dr #1
- 5 - Ben Wilson Rd. & Dandelion Ct./Site Dr #2
- 6 - Ben Wilson Rd. & Dandelion Ct./Site Dr #3



Trip Generation

The site generation potential of the proposed development was computed using the 10<sup>th</sup> Edition of *ITE Trip Generation Manual*. The trip generation calculated trips based on a total build of one hundred sixty-three (163) Townhomes (Low Rise) (ITE Land Use Code 220). The developer plans to construct the subdivision in three phases over a period of 3 years. Per NCDOT Congestion Management Standards, and the Rate vs. Equation Spreadsheet effective July 1, 2018, the trip generation was calculated using the Equation Method for the adjacent street peak hour data.

The weekday average daily trips generated, as well as AM and PM Peak Hour trips by development phase are shown for the proposed land use in Table 3:

**TABLE 3  
SUMMARY OF SITE TRIP GENERATION**

Phase	ITE Code	Land Use	Size	Units	Adjacent Street Traffic Volumes								
					Wkday Avg # Trips			Weekday AM Peak Hr			Weekday PM Peak Hr		
					Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Phase I	220	LOWRISE1	45	Dwelling Units	150	149	299	5	17	22	18	11	29
Phase II/II	220	LOWRISE1	118	Dwelling Units	446	446	892	12	42	54	39	23	62
		<b>TOTAL</b>	<b>163</b>	<b>Unadjusted Volume</b>	<b>596</b>	<b>595</b>	<b>1191</b>	<b>17</b>	<b>59</b>	<b>76</b>	<b>57</b>	<b>34</b>	<b>91</b>
				Internal Capture				0	0	0	0	0	0
				Pass-By Trips				0	0	0	0	0	0
				<b>Volume Added to Adjacent Streets</b>	<b>596</b>	<b>595</b>	<b>1191</b>	<b>17</b>	<b>59</b>	<b>76</b>	<b>57</b>	<b>34</b>	<b>91</b>

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

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

The 2021 total unadjusted volumes were calculated to be 22 trips during the AM peak hour (5 entering and 17 exiting), and 29 trips during the PM peak hour (18 entering and 11 exiting) at the Phase I build. The average weekday trips added to the network total 299, with 150 entering and 149 exiting vehicles. These trips were distributed to one access point, as this phase of the development will only construct the southernmost section in 2021.

The total unadjusted volumes were calculated to be 76 trips during the AM peak hour (17 entering and 59 exiting), and 91 trips during the PM peak hour (57 entering and 34 exiting) at full buildout. The average weekday trips have been calculated to be 1,191 total, with 596 entering trips and 595 exiting trips. These trips are distributed across all three proposed entrances for the development at full buildout. The Phase I buildout is planned to construct only the first forty-five (45) units in the southern parcel of the site, which has a separate access for these units only, therefore the distribution is slightly different for Phase I and the full buildout.



### Adjacent Developments

There are several approved and planned developments within the study area that were identified by the City of Mebane planning staff that could either impact or be impacted by the proposed development. There are three adjacent developments that must be considered for this study: the Summit Church, The Meadows subdivision and Bowman Village / Bowman Place subdivision. Only The Meadows is partially constructed with occupied units, the other two are in various phases of the construction process, and do not have any residential units constructed and occupied to date.

The Summit Church development had a Traffic Impact Study completed in February of this year, however the peak hour for a church generally occurs on a Sunday morning, and has little impact on the weekday typical AM and PM peak hour. For this reason, the Summit Church distributions did not influence the distribution assumptions for the Meadowstone Townhomes.

The Meadows subdivision had a Traffic Impact Analysis completed in 2015, and although proposes a larger number of homes, the trip distributions were useful in the development of the study for Meadowstone Townhomes, since they share a common roadway and similar network. One of the assumptions for The Meadows was that it would be completely built out by 2020, however the development is only partially complete. Approximately 75 homes have been built in Phase I, and are occupied (for the purposes of baseline 2020 traffic). Therefore it was necessary to re-configure the trip distributions for this development according to the current build phases. The same distributions were utilized, however the existing 2020 traffic only has access through one entrance, while the remaining build phases will have access to all three entrances.

The Bowman Village / Bowman Place subdivision, although nearby and in proximity to Meadowstone Townhome development to be included in this study, is likely to impact the roadway network slightly differently. The eastern perimeter of Bowman Village accesses Rock Quarry Road, which provides quick, convenient access to the I-85/I-40 corridor. While there are likely to be trips to and from the west along Bowman Road, it will be considerably less than what would be expected from The Meadows and Meadowstone Townhomes. The trip distribution proposed for Bowman Village / Bowman Place is a 25% / 75% distribution west versus east. The figures in Appendix D show the distributions, and the trip assignments noted in this study were derived from these distributions.

### Trip Distribution

The primary site trips for the proposed development were distributed based upon the existing traffic patterns, similar distribution pattern for adjacent developments, and engineering judgement. Since there have been several residential developments in the area recently approved, the trip distributions closely resemble the adjacent developments' distributions.

A review of the existing turning movement counts at the subject intersections indicate directional flow in the peak hours, primarily inbound in the morning (towards the City), and outbound in the afternoon. Distribution ratios have been developed for the Phase I build of the site, since only one complete parcel of the development is proposed to be completed in 2021. For this phase of construction, it was assumed that 60% of the new trips will be generated to/from the north on Ben

Wilson Road, 30% of the new trips to/from the west on Bowman Road and 10% new trips to/from the east on Bowman Road.

A separate distribution for the overall completion of the development was also developed that distributes traffic across all three proposed access points. The primary distributions although similar to the Phase I distribution, have further distribution splits at each access point to the development. Based on the layout of the internal street system within the development, a relative split of two to one (2 to 1) for trips in and out of the northern section of the development is assumed between the streets. A higher percentage of trips to/from the north would be expected to access the parcel from the first street approached, since the entire parcel can be accessed from either street. Some trips can be expected to enter and exit from the furthest street on approach, since that will likely be a shorter route for some number of homes within the development.

Both of the phased distributions and directional splits at the two existing study intersections are reflective of the distributions utilized for The Meadows development, as much as possible. The new trips generated for both of these developments would be expected to be similar, with the main difference in traffic patterns being the additional access that The Meadows provides on Bowman Road. Without a major access point further west on Bowman Road for Meadowstone, it was assumed a higher percentage of trips would utilize the Wilson Road to Ben Wilson Road route, than the proposed trips for The Meadows development.

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

### **Mebane Oaks Road & Old Hillsborough Road**

The proposed development, and the adjacent developments under construction, will add new trips to this currently unsignalized intersection. However, a planned widening project and subsequent signal installation at this intersection provides adequate capacity for these developments in all operating conditions. The Level of Service for this intersection will improve by 2021 to LOS C for the AM and PM peak hours for all future horizons. These improvement will provide adequate capacity in this configuration for several years after the project buildout.

### **Ben Wilson Road & Bowman Road**

The proposed development, and the adjacent developments under construction, will add new trips to this intersection that would be turning movements on Ben Wilson Road, as well as through movements on Bowman Road. The Level of Service for this intersection will remain at B (or better in the 2021 AM peak hours) for all future build or No build conditions. The existing configuration will provide adequate capacity for several years after the project buildout.

### **Ben Wilson Road & Rippling Court (Site Drive #1)**

With the construction of the 2023 full Buildout of the proposed development a fourth leg will be added to this intersection, and new trips generated by the proposed forty-five (45) units. The trips will be added as west bound left and right turns from Rippling Court (WB) and left and right turns from Ben Wilson Road into the site. None of these movements experience excessive delays or queues, and the configuration of the intersection provides adequate capacity. These additional trips will not decrease capacity of the intersection, nor create longer queues on Rippling Court for either approach.

The Level of Service for the intersection overall is A under all future conditions, with less than 10 seconds average delay.

### **Ben Wilson Road & Dandelion Court (s) (Site Drive #2)**

This intersection is planned to be constructed as part of the Phase I Build in 2021 of the development, and will add new trips to the roadway network however, only the new trips generated by the buildout of the townhomes will add any turning traffic at this intersection. All other adjacent developments, as well as the proposed site will add only through movements at this intersection in all but the full build conditions. The trips generated by the site will be left and right turns both from Dandelion Court as well as from Ben Wilson Road. These additional trips will not decrease capacity of the intersection, nor create longer queues on Rippling Court for either approach. The Level of Service for the intersection overall is A under all future conditions, with less than 10 seconds average delay.

### **Ben Wilson Road & Dandelion Court (n) (Site Drive #3)**

This intersection is also planned to be constructed as part of the full buildout of the development, and will add new trips to the roadway network however, only the new trips generated by the buildout of the townhomes will add any turning traffic at this intersection. All other adjacent developments, as well as the proposed site will add only through movements at this intersection in all but the full build conditions. The trips generated by the site will be left and right turns both from Dandelion Court as well as from Ben Wilson Road. A left turn lane will be installed for this development per City of Mebane UDO requirements, and will be constructed at the northern most access of Dandelion Court (Site Drive #3). The turn lane will provide storage of 100 feet for southbound turning vehicles on Ben Wilson Road. The additional trips do not decrease capacity of the intersection, with or without the turn pane provided, and the queues on Dandelion Court are of minimal length. The Level of Service for the intersection overall is A under all future conditions, with less than 10 seconds average delay.

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

## HCM 6<sup>th</sup> Edition (Revised)

### Level of Service Summary

AM PEAK		2020	2021		2023		
		EXISTING	NO BUILD	BUILD	NO BUILD	BUILD	BUILD + IMP
1	Mebane Oaks Rd & Old Hillsborough Rd <i>* Existing 4 way stop upgrades to signal in 2021</i>	B (14.0)	C (21.7)	C (22.1)	C (24.8)	C (25.3)	C (25.3)
2	Bowman Rd & Ben Wilson Rd	A (9.5)	A (9.7)	A (9.7)	B (10.1)	B (10.2)	B (10.2)
3	Ben Wilson Rd & Rippling Ct/Site Dr #1	-	A (8.8)	A (8.9)	A (8.9)	A (9.3)	A (9.3)
4	Ben Wilson Rd & McClellan Trl	-	A (9.0)	A (9.0)	A (9.2)	A (9.4)	A (9.4)
5	Ben Wilson Rd & Site Dr #2	-	-	A (8.9)	-	A (9.3)	A (9.3)
6	Ben Wilson Rd & Site Dr #3	-	-	-	-	A (9.1)	A (9.1)

PM PEAK		2020	2021		2023		
		EXISTING	NO BUILD	BUILD	NO BUILD	BUILD	BUILD + IMP
1	Mebane Oaks Rd & Old Hillsborough Rd <i>* Existing 4 way stop upgrades to signal in 2021</i>	<b>F (70.6)</b>	C (20.2)	C (20.4)	C (21.9)	C (22.3)	C (22.3)
2	Bowman Rd & Ben Wilson Rd	B (10.0)	B (10.7)	B (10.9)	B (11.4)	B (11.9)	B (11.9)
3	Ben Wilson Rd & Rippling Ct/Site Dr #1	-	A (8.7)	A (8.8)	A (8.9)	A (9.8)	A (9.8)
4	Ben Wilson Rd & McClellan Trl	-	A (9.0)	A (9.1)	A (9.4)	A (9.6)	A (9.6)
5	Ben Wilson Rd & Site Dr #2	-	-	A (8.9)	-	A (9.4)	A (9.4)
6	Saddle Club Rd. & Shallow Spring Dr. (Site Dr. #2)	-	-	-	-	A (9.1)	A (9.1)

LOS (delay in seconds)

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

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

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

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

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

For the evaluation of this site, the developer has committed to the construction of sidewalks within the subdivision on all streets, as well as a ten-foot wide multi-use path extending from the southernmost cul-de-sac in the northern section of homes, out to Ben Wilson Road. The multi-use path will be constructed along Ben Wilson Road south to a crossing near McClellan Trail to provide access to The Meadows development, and the sidewalk system developed within that subdivision. By crossing the path at this location, it provides a logical crossing point to allow motorists, cyclists and pedestrians to determine the respective movements of vehicles, bikes and pedestrians to minimize conflicts. The crossing will include a high-visibility type crosswalk and appropriate signage on Ben Wilson Road.

Within the subdivision, the sidewalks are proposed to be constructed on both sides of all internal streets, in both northern and southern sections of the development. The sidewalks proposed along the subdivision streets are five (5) feet in width. All sidewalks will be constructed with ADA compliant curb ramps at intersections, in accordance with City of Mebane standards. The results of each condition’s analysis are summarized below:

**BLOS / PLOS SUMMARY  
Ben Wilson Road**

	2020 EXISTING	2021		2023		LOS	MODEL SCORE
		NO BUILD	BUILD	NO BUILD	BUILD		
Bicycle LOS	C (2.66)	C (2.92)	C (2.89)	C (3.09)	C (3.14)	A	≤ 1.50
Pedestrian LOS	D (4.11)	D (3.65)	C (3.35)	B (2.48)	B (1.92)	B	1.51 - 2.50
						C	2.51 - 3.50
						D	3.51 - 4.50
						E	4.51 - 5.50
						F	> 5.50

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



## Conclusions and Recommendations

In summary, the residential development site on the east side of Ben Wilson Road, north of Bowman Road in Mebane (Orange County) was analyzed for five (5) separate conditions including 2020 Existing Conditions, 2021 Phase I Build/No Build Conditions and 2023 Build/No Build Conditions. The trip generation analysis indicates that the proposed development of one hundred sixty-three (163) townhomes to be constructed in three (3) phases starting in 2021 is expected to generate a total of 1,191 trips per day, with 76 trips during the AM peak hour, and 91 trips in the PM peak hour at full buildout.

For the purposes of this study, the total volume added to the adjacent roadway network was not reduced for any pass-by trips or Internal Capture trips, since this is a residential subdivision. Due to the current situation with COVID-19 and its impact on typical traffic patterns, a review of 2015 traffic counts was utilized and projected forward to 2020 to provide the basis current existing traffic conditions. A phased addition of trips generated by The Meadows development was compiled as an adjacent development, since it initially had been planned to be completed by 2020, but is only partially constructed at the time of this study.

All scenarios were configured according to NCDOT Congestion Management requirements for capacity analysis. New trips added to the study area from approved adjacent developments presently under construction were considered and included in the future traffic analysis. An analysis of the Bicycle Level of Service and Pedestrian Level of Service was also calculated as required by the City of Mebane Unified Development Ordinance. An assumption was made that the speed limit on Ben Wilson Road at the current City Limit boundary will be extended south to Bowman Road, as a condition for annexation.

For this site construction, three (3) new street accesses will be built for the site that will provide access from Ben Wilson Road. The two northern site accesses on Ben Wilson Road will be constructed at approximately 500 foot spacing between each other as well as 500 feet to McClellan Trail, a site access for The Meadows development now under construction. The third entrance, which provides access to an isolated parcel of forty-five (45) townhomes, will be constructed directly opposite Rippling Court, just north of Bowman Road. All three access points provide one entering lane and one exiting lane, and the northern most access will provide a south bound left turn lane for traffic entering the site.

In addition to the roadway network within the site, and required sidewalks, the development will also construct a 10-foot wide multi-use path that connects from a cul-de-sac in the northern parcel of home to a sidewalk along Ben Wilson Road. This sidewalk will also provide a connection to the sidewalk network under construction and provided by The Meadows development, and extend south to Bowman Road. Construction of the project is expected to begin in 2021 and be completed by the end of 2023, pending agency approvals.

Summit Design & Engineering developed the existing traffic count information for the existing intersections, calculated the trip generation for the site development and analyzed the traffic impacts to formulate the recommendations in this study. Discussions with NCDOT Division 7 staff as well as City of Mebane Planning Department staff were conducted to determine the complete scope of the report, including the multi-modal aspects of the study.

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

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

### **Mebane Oaks Road & Old Hillsborough Road**

With the planned construction by NCDOT of additional turn lanes on all approaches, as well as the addition of a traffic signal at this intersection, the capacity and Level of Service are improved greatly for all future conditions, and adjacent approved developments. With the addition of the proposed site traffic to the roadway network, the analysis of this intersection during build conditions indicate that all approaches will operate at acceptable levels of service, and subsequent queues are provided adequate storage length for the turning movements under the NCDOT project. There is adequate capacity available to handle additional traffic for the proposed site, the adjacent developments under construction, and annual growth.

*No improvements are recommended for this intersection.*

### **Ben Wilson Road & Bowman Road**

The existing configuration shows minimal increases in delay for both peak hours for existing and no build future conditions. The addition of adjacent developments presently under construction do not decrease the capacity of the intersection. Addition of new trips generated by the Meadowstone Townhomes development for both Phase I build and complete buildout also impact the intersection's capacity at minimal decreases, under stop sign control, and the intersections continues to provide adequate future capacity as well as minimal delay, with the highest possible Level of Service classification (A).

*No improvements are recommended for this intersection.*

### **Ben Wilson Road & Rippling Court (Site Drive #1)**

The construction of the development will create a new, fourth approach leg to the existing three-leg intersection on Ben Wilson Road at Rippling Court. The new approach will be constructed with one entering and one exiting lane providing access to a small, isolated forty-five (45) unit parcel of the development. There is minimal delay associated with the new access drive, and no queuing observed on any of the approaches of the intersection under buildout conditions. There is adequate capacity available on Ben Wilson Road to handle additional traffic for the adjacent developments, the proposed site, as well as annual growth.

*Construct a new site access road on the east side of Ben Wilson Road directly opposite Rippling Court and, approximately 350 feet north of Bowman Road with one entry lane and one exit lane. The site access shall be constructed with the Full Buildout (2023) of the subdivision.*

### **Ben Wilson Road & Dandelion Court (s) (Site Drive #2)**

The construction of the development will create a new intersection on Ben Wilson Road to access the northern most parcel of new townhomes. The new intersection will be constructed with one entering and one exiting lane on Dandelion Court, allowing entering vehicles from Ben Wilson Road under its current (two-lane/two-way) configuration. There is minimal delay associated with the new intersection, and no queuing observed on any of the approaches of the intersection under buildout conditions. There is adequate capacity available on Ben Wilson Road to handle additional traffic for the adjacent developments, the proposed site, as well as annual growth.

*Construct a new site access road on the east side of Ben Wilson Road approximately 525 feet north of McClellan Trail with one entry lane and one exit lane. The site access shall be constructed with the Phase I Build (2021) of the subdivision.*

### **Ben Wilson Road & Dandelion Court (n) (Site Drive #3)**

The construction of the development will create a third new intersection on Ben Wilson Road to access the northern most parcel of new townhomes. The new intersection will be constructed with one entering and one exiting lane on the northern end of Dandelion Court, as well as providing a left turn lane for south bound traffic entering the site. There is minimal delay associated with the new intersection, and no queuing observed on any of the approaches of the intersection under buildout conditions. There is adequate capacity available on Ben Wilson Road to handle additional traffic for the adjacent developments, the proposed site, as well as annual growth.

*Construct a new site access road on the east side of Ben Wilson Road, approximately 1,000 feet north of McClellan Trail, with one entry lane and one exit lane. The site access shall be constructed with the Phase II and III build of the subdivision.*

*Construct a left turn lane on Ben Wilson Road southbound for this site access, with 100 feet of storage and appropriate taper. The construction of this turn lane should be completed within the second phase of the project, and be completed prior to the construction of greater than 50 lots.*

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

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

June 8, 2021

TO: Cy Stober, AICP  
Development Director – City of Mebane  
E: [cstober@cityofmebane.com](mailto:cstober@cityofmebane.com)

FROM: Michael Karpinski, PE  
Ramey Kemp Associates  
E: [mkarpinski@rameykemp.com](mailto:mkarpinski@rameykemp.com)

SUBJECT: **Meadowstone Townhomes TIA Review Comments**

Mr. Stober:

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

#### Study Summary

The proposed site is a residential development located east of Ben Wilson Road and north of Bowman Road in Mebane, NC. The development is expected to consist of 163 townhomes. The development is proposed to be built in three (3) phases over a three-year period after work begins in 2021, with full buildout anticipated in 2023. Access is proposed via four (4) full access site driveway connections: two (2) site driveways for the northern tract and two (1) site driveways for the southern tract with no cross-connectivity between the tracts.

The development is anticipated to generate approximately 1,191 daily trips during a typical weekday at full buildout – with 76 trips occurring during the morning (AM) peak hour and 91 trips occurring during the afternoon (PM) peak hour. Analysis was performed for five (5) scenarios: 2020 Existing, 2021 Future No-Build, 2021 Future Build (Phase 1), 2023 Future No-Build, and 2023 Future Build (Full Buildout) Conditions. Analysis results indicate that the levels-of-service from the Future No-Build scenarios remain the same with some minor increases in delay under the Future Build scenarios.

At the time the subject TIA was prepared and submitted, NCDOT project 47786 (considered in the analysis of future traffic conditions) was planned to be let the current budget year, and under construction in the fall. This project will improve the Mebane Oaks Road and Old Hillsborough Road intersection with the addition of left-turn lanes on all approaches, right-turn lanes on the southbound and westbound approaches, and installation of a traffic signal. STIP Project No. I-5711 will improve the Mebane Oaks Road / I-40 / I-85 interchange ramp intersections, as well as provide additional lanes on Mebane Oaks Road; however, the southern project limits do not extend to the study intersections for the subject TIA and was therefore not considered in the analysis of future traffic conditions.

The TIA for the subject development recommended an exclusive southbound left-turn lane with 100' of storage on Ben Wilson Road at the intersection of Ben Wilson Road and Site Drive #3. **Based on the review of the Meadowstone Townhomes TIA, no additional improvements within the study area are required to accommodate site traffic associated with the subject development.**

*The following comments relate to deviations from various NCDOT and/or City analysis guidelines. However, these variations have either been approved by NCDOT or are not anticipated to significantly impact the analysis results. A revised TIA based on these comments is not requested.*

TIA Report

1. Due to the impacts of the COVID-19 pandemic, no new traffic count data was collected; therefore, traffic counts collected in 2015 were projected to the existing analysis year of 2020 utilizing a 2% growth rate to determine the existing AM and PM peak hour traffic volumes at the study intersections. This methodology appears reasonable and is consistent with the approved scope / methodology from the NCDOT TIA Scoping Checklist.
2. An annual growth rate of 1.5% was applied to the existing (2020) peak hour traffic volumes to determine future traffic volumes at Phase 1 (2021) and full buildout (2023). In addition to background traffic projections, three adjacent developments were considered in the analysis of future traffic conditions: The Meadows subdivision, the Summit Church, and the Bowman Village / Bowman Place subdivision. This methodology appears reasonable and is consistent with the approved scope / methodology from the NCDOT TIA Scoping Checklist.
3. Trip generation results presented in the TIA, assuming 163 townhome units, are correct.
4. There is conflicting information regarding the number of townhome units proposed at full buildout when comparing the site plan, TIA report, and the NCDOT TIA Scoping Checklist. The NCDOT TIA Scoping Checklist indicates 168 townhome units, while the TIA report and capacity analysis results for the subject development are based on 163 townhome units. Additionally, the site plan provided in the TIA (Figure 1 – Page 7) illustrates 168 townhome units. The difference in trip generation potential between 163 and 168 townhome units is minor (difference of less than 5 trips during the AM and PM peak hours) and is not expected to significantly impact the capacity analysis results; however, the developer / TIA consultant should coordinate with NCDOT and City staff to confirm the number of townhome units proposed at full buildout.
5. The trip distribution is reasonable and generally consistent with similar developments in the area.
6. Figures 7A & 7B: Phase 1 and Full Buildout Site Trip Assignments – There are minor imbalances (loss or gain of one trip in both the AM and PM peak hours) in site trips between study intersections. Additionally, the entering and exiting trips during both peak hours do not sum to equal the proposed trip generation potential at full buildout (Figure 7B). These are not expected to significantly impact the analysis results.
7. The TIA evaluated bicycle and pedestrian modes of transportation within the study area. The TIA indicated that the developer has committed to the construction of sidewalks within the subdivision on all streets and a ten-foot multi-use path along Ben Wilson Road from the northern tract to provide access to the Meadows subdivision sidewalk system. The results of the analysis using the Sprinkle model under full buildout indicates an improvement in level-of-service for pedestrians since the proposed development will be providing additional sidewalk along Ben Wilson Road. Due to the lack of a transit system servicing

the roadways along the frontage of the proposed development, it was agreed that analysis of the transit mode would not be necessary for this study.

### Synchro Analysis

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

### General

1. The development is generally consistent with City of Mebane long-range plans. City of Mebane's 2040 Comprehensive Transportation Plan (CTP) does not include any recommendations for pedestrians and bicyclists on Ben Wilson Road or Bowman Road along the site frontage.
2. It should be noted that based on the City of Mebane's 2040 CTP, Mebane Oaks Road is showing the need for widening from the I-85 Interchange to the southern study area boundary, near Oak Grove Church Road, to improve the flow of traffic and decrease delay.





# AGENDA ITEM #8

RZ 21-010

Rezoning –

702 Vance Street

### Presenter

Audrey Vogel, Planner

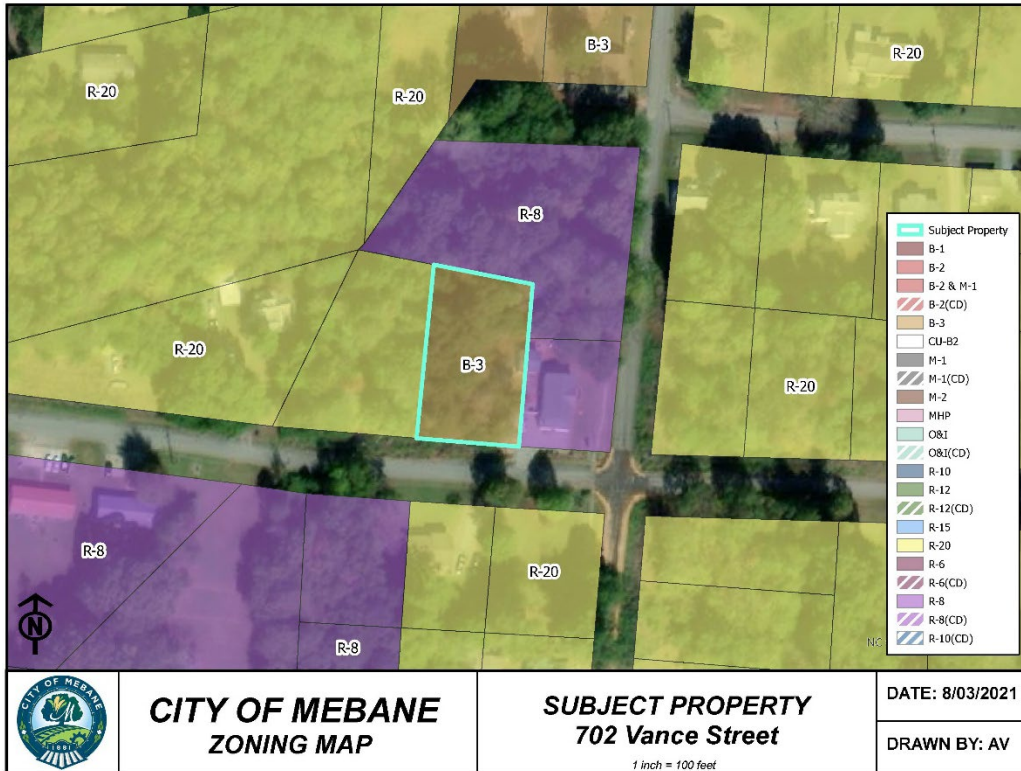
### Applicant

VGG Holdings LLC  
7720 Basset Hall Court  
Raleigh, NC 27616

### Public Hearing

Yes  No

## Zoning Map



### Property

702 Vance Street  
Alamance Co.  
9815730196

### Proposed Zoning

R-12

### Current Zoning

B-3

### Size

+/- 14,963 sf  
(0.343 acre)

### Surrounding Zoning

R-20, R-8

### Adjacent Land Uses

Vacant  
Residential,  
Single-Family  
Residential

### Utilities

Water and sewer  
are present

### Floodplain

No

### Watershed

No

### City Limits

Yes

---

### Summary

VGG Holdings LLC, c/o Peter Gitto, is requesting a rezoning from B-3 (Neighborhood Business District) to R-12 (Residential District) to allow for a new single-family detached home. The property is currently vacant and located within the Mebane City Limits. The surrounding zoning includes R-20, R-8, and B-3. The immediate area land use is primarily single-family residential and vacant land. There are several nonconforming properties zoned B-3 but being used for single-family residential that are north of the subject property.

The subject property and the adjacent property (704 Vance Street) were previously recognized as a single tax parcel (Parcel ID No. 165586) by Alamance County and as a single property with split-zoning (R-20 and B-3) on the City of Mebane Zoning Map. However, the original recorded plats and historic deeds demonstrate that the properties were recorded as individual lots and never legally recombined. The applicant provided the evidence of this property history and was issued a Certificate of Exclusion, per Article 7, Section 2 of the Unified Development Ordinance. As such, an exempt subdivision plat was approved for the subject property and adjacent property in March 2021 per the exclusion determination.

The property is served by City Water and Sewer. The applicant will be responsible for all System Development Fees. The applicant has submitted a plot plan for the proposed single-family home that meets the R-12 zoning dimensional requirements.

The proposed rezoning is located in the G-4 Secondary Growth area and is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. The rezoning will allow for an appropriate by-right use for a property in a primarily residential area.

A project report has not been provided for this general rezoning request due to the simplicity of the request and lack of site details, waivers, etc.

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### Financial Impact

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

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### Recommendation

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

---

### Suggested Motion

1. Motion to approve the R-12 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-12 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. Plot Plan



APPLICATION FOR A ZONING/TEXT AMENDMENT

Application is hereby made for an amendment to the Mebane Unified Development Ordinance:

VGG Holdings LLC- Peter Gitto

Name of Applicant: \_\_\_\_\_

7320 Bassett Hall Ct, Raleigh, NC 27616

Address of Applicant: \_\_\_\_\_

Address and brief description of property to be rezoned and/or text to be amended:  
702 Vance Street, Mebane, NC 27302

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 action requested: \_\_\_\_\_  
Rezoning to R-12

Reason for the requested action: \_\_\_\_\_  
Build single family house

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

Signed: *Peter Gitto*

Date: 08/03/21

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:

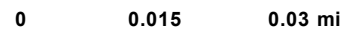
1. Tax Map showing the area that is to be considered for rezoning.
2. Names and addresses of all adjoining property owners within a 300' radius (Include those across the street).
3. \$300.00 Fee to cover administrative costs.
4. The information is due 15 working days prior to the Planning Board meeting.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





Owner Name:

August 3, 2021



**DISCLAIMER:**  
 The datasets and maps available are not survey grade or a legal document. They are a best approximation of what is on the ground, but do contain errors. The data comes from various sources nationally, the state of North Carolina, and here in Alamance County. Alamance County will not be held responsible for the misuse, misrepresentation, or misinterpretation of the data or maps. These maps and data are a service provided for the benefit for Alamance County citizens. We constantly strive to improve the quality and expand the amount of data and maps available.

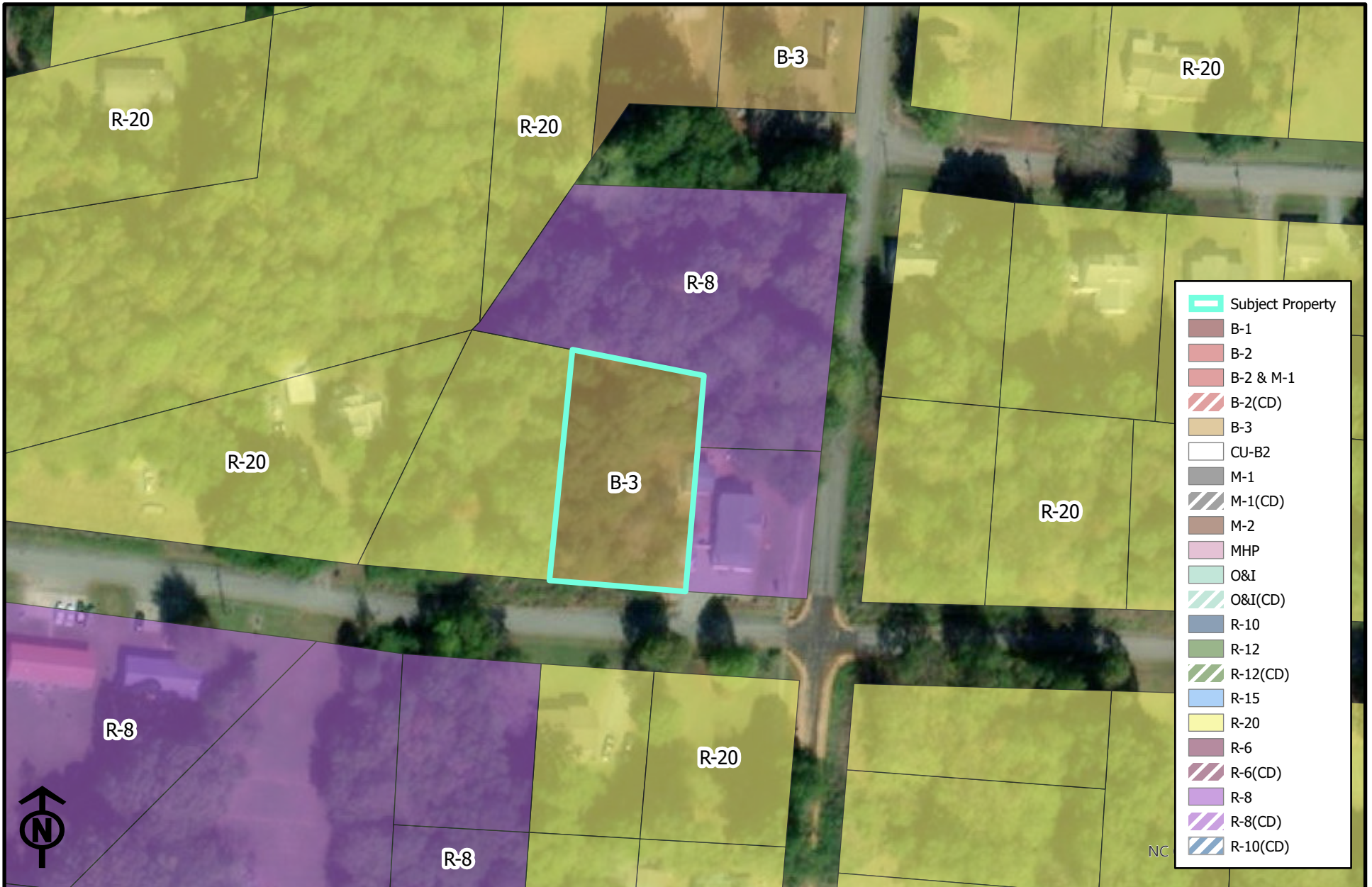
ALAMANCE COUNTY shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused; or any decision made or act on taken or not taken by user in reliance upon any information or data furnished hereunder. The user knowingly waives any and all claims for damages against any and all of the entities comprising the Alamance County GIS System that may arise from the mapping data. Date: 8/3/2021

GPIN: 9815730196  
 PID: 10-10-232

- Address Points**
- Address
- Tax Address
- Preliminary Address
- APPLIED FOR PERMIT
- PERMIT APPROVED
- UNDER CONSTRUCTION
- PERMIT RENEWED
- Heavy Industrial Development Applicants**

Alamance County GIS  
 Alamance County Tax Department





**CITY OF MEBANE  
ZONING MAP**

**SUBJECT PROPERTY  
702 Vance Street**

1 inch = 100 feet

**DATE: 8/03/2021**

**DRAWN BY: AV**



**LEGEND:**

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- PEIP - PINCHED EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- MH - MANHOLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT

SURVEY FOR

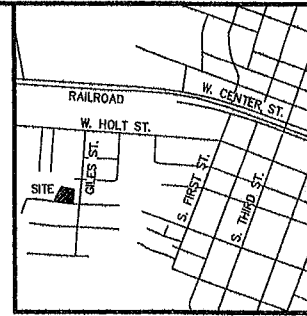
**VGG HOLDINGS**

LOT 2, MEBANE REAL ESTATE AND TRUST COMPANY  
 702 VANCE STREET  
 PIN# 9815730157  
 D.B. 3512, PAGE 655  
 P.B. 82, PAGE 9  
 TOWN OF MEBANE  
 ALAMANCE COUNTY, NORTH CAROLINA

MAY 24, 2021  
 REVISED JULY 22, 2021



SCALE 1"=40'



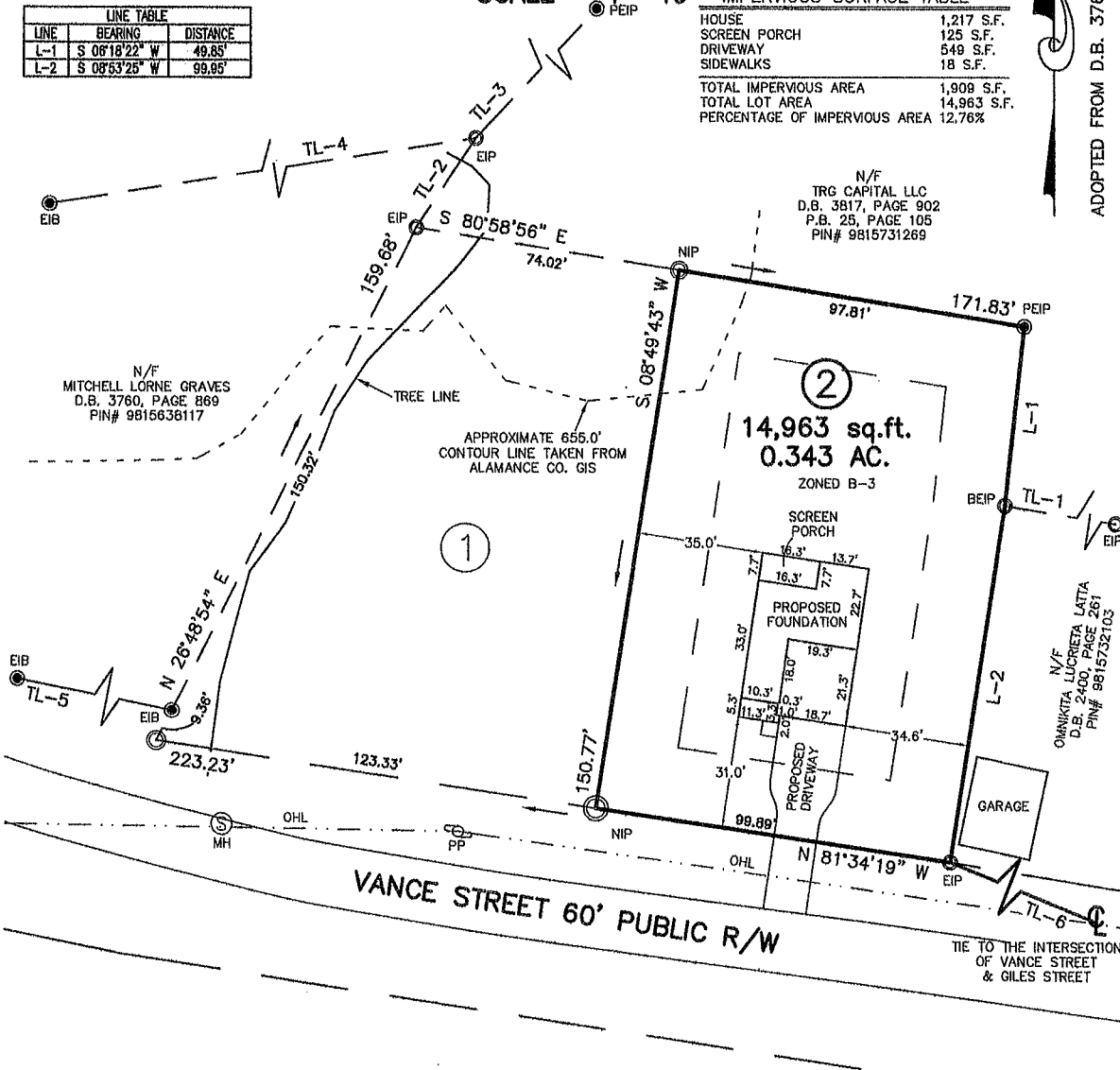
VICINITY MAP

LINE	BEARING	DISTANCE
TL-1	S 81°10'17" E	100.00'
TL-2	N 33°32'25" E	29.87'
TL-3	N 43°04'09" E	119.61'
TL-4	S 81°01'58" W	499.38'
TL-5	N 78°46'00" W	418.94'
TL-6	N 68°22'27" W	130.06'

LINE	BEARING	DISTANCE
L-1	S 08°18'22" W	49.85'
L-2	S 08°53'25" W	99.95'

**IMPERVIOUS SURFACE TABLE**

HOUSE	1,217 S.F.
SCREEN PORCH	125 S.F.
DRIVEWAY	549 S.F.
SIDEWALKS	18 S.F.
<b>TOTAL IMPERVIOUS AREA</b>	<b>1,909 S.F.</b>
<b>TOTAL LOT AREA</b>	<b>14,963 S.F.</b>
<b>PERCENTAGE OF IMPERVIOUS AREA</b>	<b>12.76%</b>



ADOPTED FROM D.B. 3760, PAGE 869

**CMP**  
 CAWTHORNE, MOSS & PANCIERA, P.C.  
 Professional Land Surveyors  
 C-1525  
 333 S. White Street  
 Post Office Box 1253  
 Wake Forest, N.C. 27588  
 (919)556-3148

I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

*[Signature]*  
 7/22/2021  
 PROFESSIONAL LAND SURVEYOR L-3835

**NORTH CAROLINA PROFESSIONAL LAND SURVEYOR**  
 SEAL L-3835  
 JASON L. PANCIERA