



Mebane Planning Board
In Person Regular Meeting
October 11, 2021- 6:30 PM

PLEASE TAKE NOTICE that the Mebane Planning Board's Regular Meeting is scheduled for Monday, October 11, 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

- All City Staff are required to wear masks per City Policy.

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

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

- Email comment to avogel@cityofmebane.com. Written comments must be received by **4pm October 11th**.
- Messages must contain commenter's name and address.
- Written comments will be read aloud by the Planning Staff.

Option #3- Conference Telephone

- Email avogel@cityofmebane.com by **2:00pm on Monday, October 11th** 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
October 11, 2021, 6:30 p.m.

1. Call to Order
2. Approval of September 20, 2021, Meeting Minutes
3. City Council Actions Update
4. Request to rezone the +/- 1.55-acre property addressed 1204 S Fifth Street (PIN 9814468034), from O&I to B-2 by Kenyon's Meat Market.
5. Request to rezone a portion of the +/- 12.69-acre property located on Smith Dr (PIN 9815303841), from R-20 to M-2 by A Samet Property, LLC.
6. Request to amend the approved Special Use Permit (SU-19-03) for the property located on Lowes Blvd (PIN 9804937529) to increase the number of hotel rooms approved for Phase 1 of the project, by DRPBS Hospitality, LLC
7. Request to establish M-2 (CD) zoning on fourteen (14) contiguous properties totaling +/- 121.74 acres with frontages on Interstate 40/85, West Ten Road, Rabbit Run Lane, and Buckhorn Road, located outside of the Mebane Extra-Territorial Jurisdiction (ETJ) in Orange County and identified by Parcel Identification Numbers 9834060117, 9824961908, 9834073088, 9834178082, 9834058903, 9834056927, 9834059397, 9834152994, 9834151366, 9834173345, 9834261132, 9834257896, 9834360270, and 9834069071 by Al Neyer.
8. New Business
9. Adjournment



**Planning Board
Minutes to the Meeting**

September 20, 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=qhCjERgfPB4>

Members Present: Chairman Edward Tulauskas, Lori Oakley, Gale Pettiford, Kurt Pearson, Kevin Brouwer, Larry Teague

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

1. Call to Order

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

2. Approval of August 9, 2021 Minutes

Lori Oakley made a motion to approve the August 9 meeting minutes. Kevin Brouwer 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 August City Council meeting.

4. Proposed Text Amendment to the City of Mebane Unified Development Ordinance Article 4 ("Use Regulations, Density, and Dimensional Standards") to allow multi-family, townhouse, and condominium residential uses and eliminate the minimum setback requirements in the B-1 Central Business District by Frank Ascott of TRG Capital, LLC.

Audrey Vogel provided a brief presentation summarizing the request to amend Table 4-1-1 (Table of Permitted Uses) and Table 4-2-1 (Table of Density and Dimensional Requirements) to allow multi-family, townhouse, and condominium residential uses and eliminate the minimum setback requirements in the B-1 Central Business District. Ms. Vogel explained that subsections C, E, and F of Section 4-7.3 would also be revised such that the development standards for each residential use (condominium, multi-family, and townhouse) apply in the B-1 District. She also clarified that any residential development in the B-1 District would be subject to Design and Performance Standards in Article 6.



Ms. Vogel noted that the Amendments are consistent with City's adopted plans Mebane by Design and Mebane Downtown Vision Plan, and that the proposed amendments will allow residential development that is consistent with the use, appearance, and orientation of Historic Downtown Mebane.

Phil Koch, project engineer of EarthCentric Engineering, Inc., provided a brief presentation from the applicant elaborating further on the proposed amendments.

Lori Oakley commented that the proposed amendment made a lot of sense from a planning perspective and added that it would enable the type of development commonly seen in the downtowns of communities across North Carolina of comparable size. Ms. Oakley also referred to the compatibility with the goals and objectives in *Mebane by Design*.

Larry Teague asked how the proposed amendment was related to Mebane's participation in the North Carolina Main Street Program. Cy Stober responded that the city was about one year into the program, having been formally accepted in August 2020. He added that Mebane does not yet have a Main Street Board to refer to about the matter. He added that there have been inquiries about the proposed amendment from downtown stakeholders as there is interest in bringing residential development downtown.

Larry Teague asked if the intent would be to have commercial uses on the first floor with residential on the upper stories as seen in historic downtowns. Cy Stober confirmed that the amendment would allow this type of mixed-use development and that the Mebane UDO currently allows for two primary uses on a single site. He added that any special uses would still be required to go through the Special Use Permit process before the City Council or Board of Adjustment

Lori Oakley made a motion to approve the amendments to the City of Mebane Unified Development Ordinance as presented and that the amendments are consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan *Mebane By Design* and the Mebane Downtown Vision Plan. Kurt Pearson seconded the motion, which passed unanimously. Cy Stober commented that the request will go before the City Council at the public hearing scheduled for October 4.

5. New Business

- a. Audrey Vogel introduced the City's new website cityofmebanenc.gov that launched in mid-August. Audrey answered questions about the website's organization and the GIS mapping resources.
- b. Audrey Vogel and Kirk Montgomery also informed the Planning Board that they would be assigned City of Mebane email addresses and would be getting information about this soon.



- c. Kurt Pearson asked Cy Stober about the various traffic related projects in Mebane. Mr. Stober provided an update on these various projects.
- d. Cy Stober informed the Planning Board about the upcoming Downtown Vision Forum event as part of the Mebane Main Street Program to be held at 6pm on 9/28.

6. Adjournment

There being no further business, the meeting was adjourned at 7:35 p.m.



AGENDA ITEM #4

RZ 21-011

Rezoning – Parcel ID 163798

Presenter

Ashley Ownbey, Planner

Applicant

Kenyon's Meat Market
1915 S NC Hwy 119
Mebane, NC 27302

Public Hearing

Yes No

Zoning Map



	CITY OF MEBANE ZONING MAP	Parcel ID 163798 <small>1 inch = 300 feet</small>	DATE: 10/04/2021
			DRAWN BY: AO

Property

Unaddressed
Alamance Co.
9814468034

Proposed Zoning

B-2

Current Zoning

O&I

Size

+/- 1.55 ac.

Surrounding Zoning

R-20, R-12,
MHP, O&I, B-2

Adjacent Land Uses

Vacant, Single-Family Residential, Dental Office

Utilities

Water and sewer are only available on Foust Road

Floodplain

No

Watershed

No

City Limits

Yes

Summary

Kenyon's Meat Market, c/o Darrin Kenyon, is requesting a rezoning of Alamance County Parcel 163798 from O&I (Office and Institutional District) to B-2 (General Business District). The property is currently vacant and located within the Mebane City Limits. The surrounding zoning includes R-20, R-12, MHP, O&I, and B-2. In the immediate area, land uses include single-family residential, a dental office, a barbershop, and vacant land.

The property has two street frontages on Foust Road and S Fifth Street Extension. Water and sewer connections are only available via Foust Road. The applicant will be responsible for all system development fees. Additionally, a pump may be required for sewage disposal.

The property is in the G-4 Secondary Growth Strategy Area and adjacent to the G-1 Cameron Lane Mixed-Use Primary Growth Strategy Area. The proposed rezoning is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan.

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.

Financial Impact

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

Recommendation

The Planning staff has reviewed the request for harmony with the zoning of the surrounding area and consistency with the City's adopted plans and recommends approval. The property's adjacency to the G-1 Cameron Lane Mixed-Use Primary Growth Strategy Area, proximity to the Interstate, new road frontage, and connection to a major thoroughfare supports general business use in the area.

Suggested Motion

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



RECORDED
09/13/2021

APPLICATION FOR A ZONING/TEXT AMENDMENT

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

Name of Applicant: Kenyon's Meat Market

Address of Applicant: 1915 S NC Hwy 119, Mebane NC

Address and brief description of property to be rezoned and/or text to be amended:
1204 South Fifth Street, Mebane NC GPIN 9814468034

Kenyon's Meat Market/food store

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: B2

Reason for the requested action: food store

Sketch attached: Yes _____ No X

Signed: Darwin Key

Date: 9/13/2021

Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

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

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



Owner Name: HENSLEY STEVEN W

September 13, 2020 0.04 0.08 m

PO BOX 2115
 BURLINGTON, NC 27216
 GPIN: 9814468034
 PID: 10-18-38

- | | | | |
|-------------------|---------------|-------------|-------------|
| Streets | Private Roads | 392 - TRAIL | 395 - TRAIL |
| Roads | 390 - TRAIL | 393 - TRAIL | Railroads |
| Preliminary Roads | 391 - TRAIL | 394 - TRAIL | County Line |

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 of Alamance County citizens. We constantly strive to improve the quality and expand the amount of data and maps available.

Alamance County GIS
 Alamance County Tax Department

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 action 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: 9/13/2021



Legend

- Mebane Corporate Limits
- B-1
- B-2
- B-2 & M-1
- B-2(CD)
- B-3
- CU-B2
- M-1
- M-1(CD)
- M-2
- M-2(CD)
- MHP
- O&I
- O&I(CD)
- R-10
- R-12
- R-12(CD)
- R-15
- R-20
- R-6
- R-6(CD)
- R-8
- R-8(CD)
- NC 119



**CITY OF MEBANE
ZONING MAP**

Parcel ID 163798

1 inch = 300 feet

DATE: 10/04/2021

DRAWN BY: AO



AGENDA ITEM #5

RZ 21-012

Rezoning – Parcel 164951

Presenter

Audrey Vogel, Planner

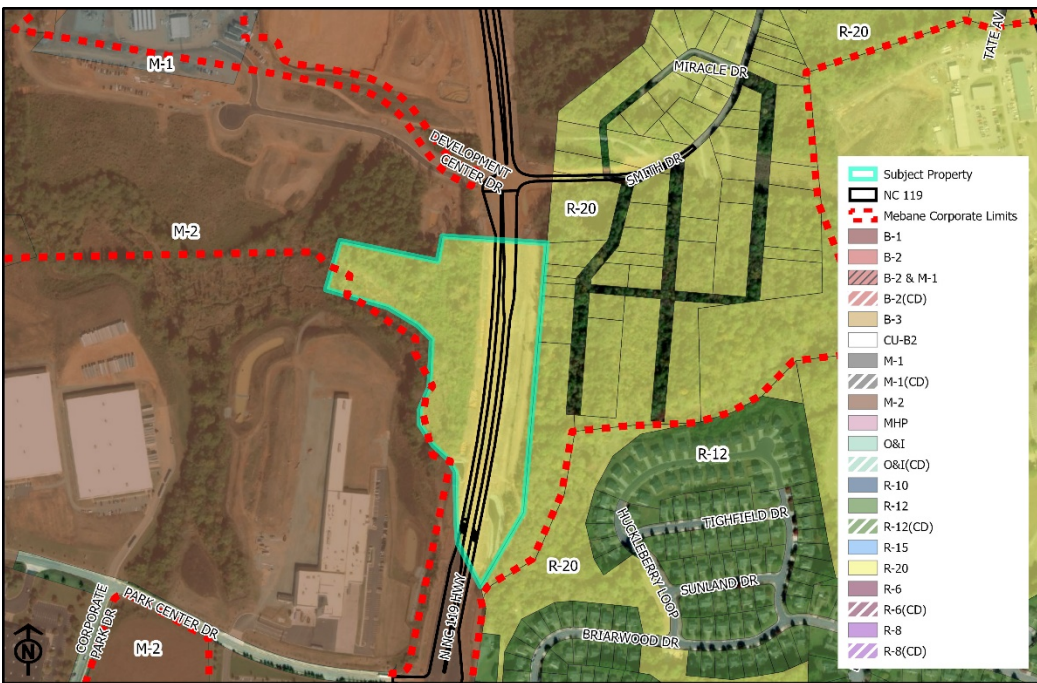
Applicant

A Samet Property LLC
309 Gallimore Dairy Rd
Suite 102
Greensboro, NC 27409

Public Hearing

Yes No

Zoning Map



Property

Unaddressed
Alamance Co.
9815303841

Proposed Zoning

M-2

Current Zoning

R-20

Size

12.69

Surrounding Zoning

M-2, R-20, R-12,
M-1

Adjacent Land Uses

Industrial, Vacant,
Single-Family
Residential

Utilities

Water and sewer
nearby, would
require service
extension

Floodplain

No

Watershed

No

City Limits

ETJ

	CITY OF MEBANE ZONING MAP	Samet Parcel 164951 <small>1 inch = 450 feet</small>	DATE: 10/4/2021
			DRAWN BY: AV

Summary

A Samet Property LLC is requesting to rezone a portion of the +/- 12.69-acre unaddressed property, GPIN 9815303841, located south of Smith Drive and Development Center Drive. The property has been divided by the NC HWY 119 Bypass. The applicant requests to rezone the +/- 8.88-acre portion west of the right-of-way to M-2, with the remaining +/- 3.82-acre portion to the east of the right of way to remain as R-20. This will create a split zoned property, however, the property owner has committed to subdividing the property accordingly.

The property is currently vacant and located within the Mebane Extra-Territorial Jurisdiction. The surrounding zoning includes M-2, M-2, R-20, and R-12. The surrounding properties on the west side of NC 119 include light industrial, warehouse and vacant industrial uses. The surrounding properties to the east of NC 119 include single-family residential and vacant residential uses.

The portion of the property to be rezoned is located in the G-4 Secondary Growth Area and is adjacent to the NC 119/US 70 G-1 Mixed Use Growth Area. The proposed rezoning is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. The proposed rezoning will be consistent with the adjacent M-2 properties to the west of the bypass.

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.

Financial Impact

The developer will be required to make any improvements at their own expense.

Recommendation

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

Suggested Motion

1. Motion to approve the M-2 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 M-2 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



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: A Samet Property LLC

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

Address and brief description of property to be rezoned: Alamance Parcel ID 164951
portion of parcel to the west of NC Hwy 119

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 X

Type of re-zoning requested: M-2

Sketch attached: Yes X No _____

Reason for the requested re-zoning: To be consistent with adjoining properties
following the division of property by NCCOT for Hwy 119

Signed: DocuSigned by:
Arthur Samet
87010648799B412...
Date: 9/16/2021

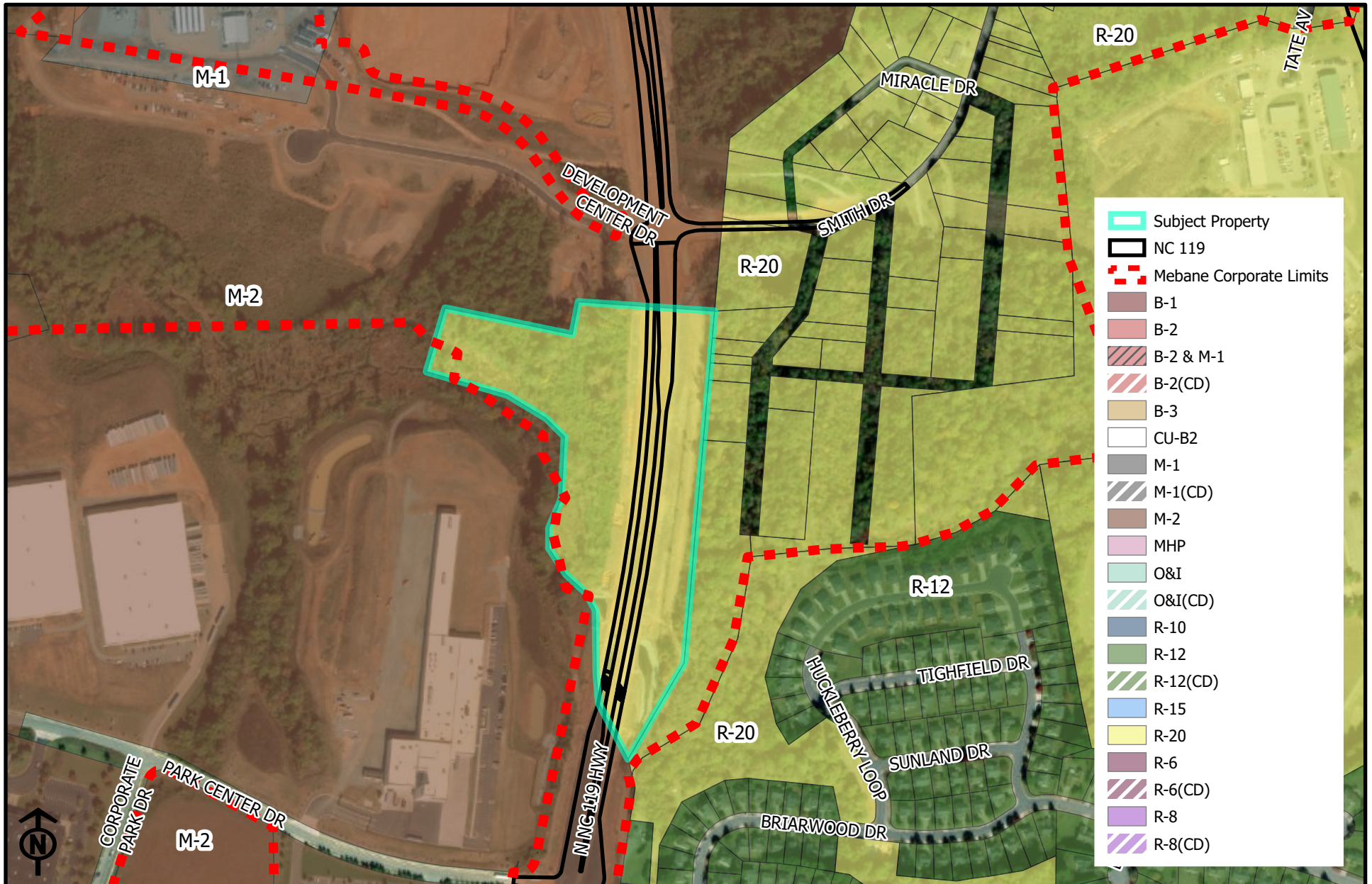
Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

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

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



CITY OF MEBANE
ZONING MAP

Samet Parcel 164951

1 inch = 450 feet

DATE: 10/4/2021

DRAWN BY: AV



AGENDA ITEM #6

Amendment to SUP 19-01 – DRPBS Hospitality, LLC

Presenter

Cy Stober, Development Director

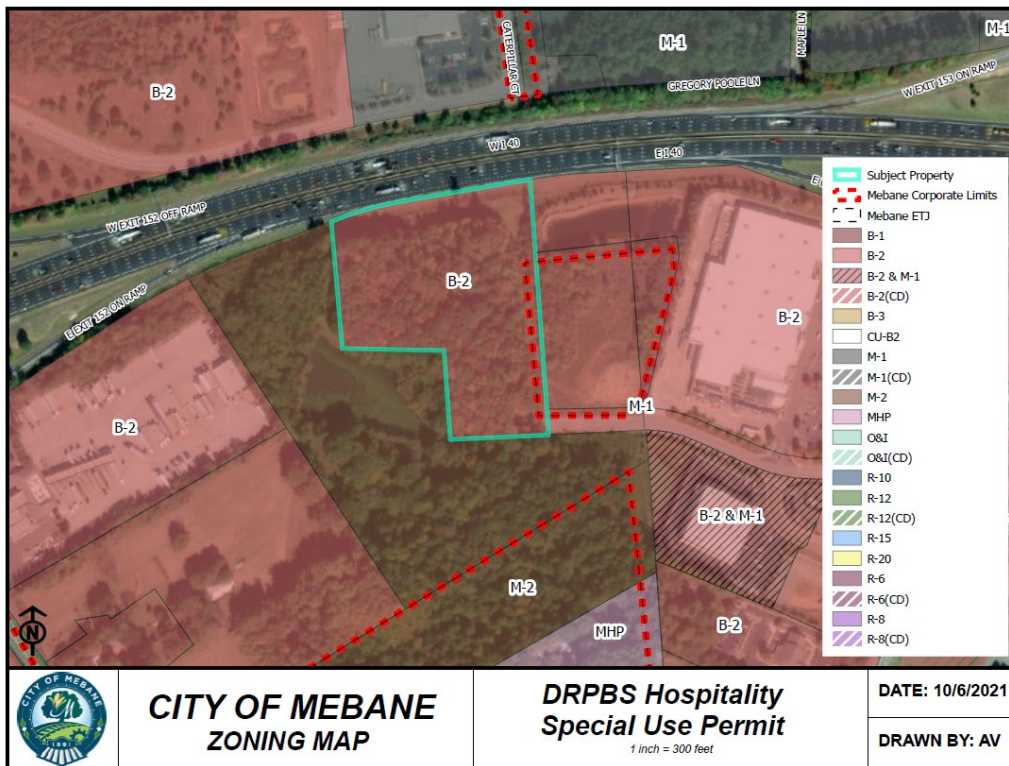
Applicant

DRPBS Hospitality, LLC
c/o Rad Pandit
5772 New Castle Lane
Bettendorf, IA 52722

Public Hearing

Yes No (Quasi-Judicial)

Zoning Map



Property

Lowes Boulevard
Alamance Co.
GPIN#980493752
9

Proposed Zoning

N/A

Current Zoning

B-2

Size

+/-7.12 acres

Surrounding Zoning

B-2, M-2, M-1

Surrounding Land Uses

Vacant &
Commercial

Utilities

To be extended at
developer's
expense

Floodplain

No

Watershed

No

City Limits

Yes

Summary

DRPBS Hospitality, LLC, is requesting amendment to Special Use Permit 19-01 (“DRPBS Hospitality, LLC – Lowes Blvd Retail”), a Planned Multiple Occupancy Group for a multi-tenant building located at the end of Lowes Boulevard (ETJ), to allow for a 29% increase in hotel rooms and a corresponding redesign of the parking lot for all three buildings. DRPBS Hospitality, LLC. owns the property and is already approved to develop the property as detailed on the approved site plan and as follows:

Building Areas:

- Two 4-story hotels – 80 rooms each and 20,000 sf each (<5,000 sf meeting space)
 - Phase 1 (West) & Phase 2 (East)
- One 2-story mixed-use office/retail building with offices over retail – Phase 3
 - Retail – 5,000 sf
 - Office – 5,000 sf
- Total: 50,000 sf
- Waivers:
 - Landscaped buffer – UDO requires 20’ – The developer is requesting to reduce the landscaped buffer to 10’.

The special use permit for the site is already approved and the Planning Board shall consider only the elements directly related to the amendments. The applicant is requesting to increase the number of rooms in the Phase 1 hotel to 103 and a parking plan that does not meet the number required of the Mebane Unified Development Ordinance, requiring seventeen (17) spaces to be shared between the two hotels. The Mebane UDO allows for combined parking but only in situations where the peak demands are not in conflict or to allow for relief in meeting minimum parking space requirements. The applicant will also be dedicating right of way for the extension of Lowes Boulevard, per the adopted *Lowes Boulevard Corridor Plan*.

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

Financial Impact

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

Recommendation

The applicant will present his special use amendment request in the hearing, based upon the evidence presented. The burden is upon the applicant to prove his case to the Board’s satisfaction.

Suggested Motion

1. Motion to approve the special use permit amendment as presented; **and**
2. Motion to find that the application is both reasonable and in the public interest because it finds that:
 1. Will not materially endanger the public health or safety;

2. Will not substantially injure the value of adjoining or abutting property;
 3. Will be in harmony with the area in which it is located; and
 4. Will be in conformity with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
 - Is for a property within the City's G-4 Secondary Growth Area, which is intended to be "...generally residential and commercial in nature..." (Mebane CLP, p.72); and
 - Is consistent with the adopted *Lowes Boulevard Corridor Plan*; **OR**
3. Motion to deny the special use permit as presented due to a failure to satisfy any one of the four criteria required for approval (**NOTE: criterion for failure must be specified**)

Attachments

1. Special Use Application
2. Special Use Modification Request Letter
3. Zoning Map
4. Site Plan
5. Planning Project Report
6. Preliminary Water and Sewer System Approval Letter
7. Technical Memorandum – City Engineering Review



APPLICATION FOR A SPECIAL USE PERMIT

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

Name of Applicant: DRPBS Hospitality, LLC (c/o Rad Pandit)

Address of Applicant: 5772 New Castle Lane, Bettendorf, IA 52722

Address and brief description of property: Lowe's Blvd. - Vacant
(Parcel at end of road, County Parcel ID 160533)

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

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

Yes ___ Explain: _____ No No

Type of request: (Modification to approved Special Use Permit SU-19-03)

Sketch attached: Yes Yes No _____

Reason for the request: (Increase in number of hotel rooms for Phase 1 from 80 to 103 rooms - 29% increase)

Signed: 

Date: 8/25/2020

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

Memo

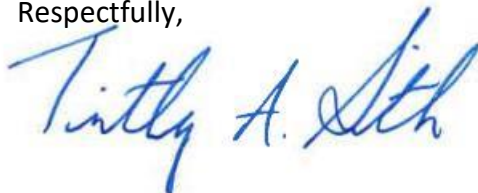
To: Cy Stober,
From: Timothy A. Smith, PLS, PE
cc: Ashley Ownbey
Date: August 25, 2020
Re: DRPBS Hospitality, LLC – Lowes Blvd. Retail SUP Modification Request (SU-19-03)

Cy,

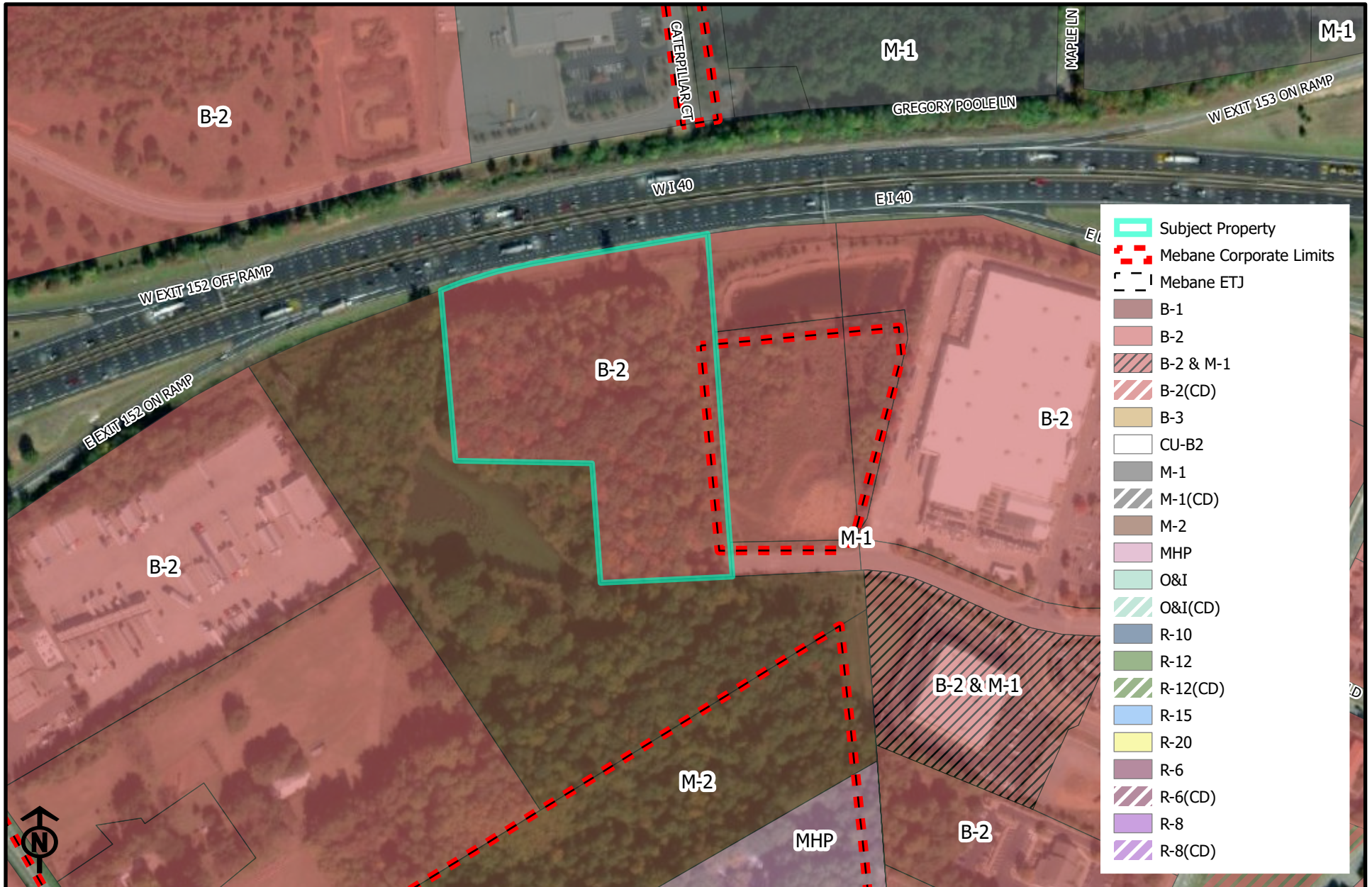
Per our previous correspondence and discussions, we are submitting our revised plans and application to request a modification to the previously approved SUP for the DRPBS Hospitality, LLC – Lowes Blvd Retail” Planned Multiple Occupancy development at the end of Lowes Boulevard. The SUP modification request is for an increase in the number of rooms for the Phase 1 hotel (EAST) from 80 rooms, to 103 rooms, a 29% increase. With that change we have also revised the parking and building layout of the Phase 3 office/retail area to maximize the amount of parking that we can provide on the site. For the parking we are providing 129 spaces as required for the Phase 1 (EAST) hotel and 50 spaces as required for the Phase 3 office/retail building. For the Phase 2 hotel we will have 83 of the required 100 spaces and are proposing to share the additional 17 spaces required between both hotels. In talking with Rad, his hotel experience has shown that there is never 100% occupancy in a hotel, particularly when there are two side-by-side and that shared parking under those conditions is acceptable.

Please let me know if you have any questions that we need to discuss prior to the TRC meeting and moving forward with the planning board and council.

Respectfully,



Timothy A. Smith, PLS, PE



CITY OF MEBANE
ZONING MAP

DRPBS Hospitality
Special Use Permit

1 inch = 300 feet

DATE: 10/6/2021

DRAWN BY: AV

SHEET INDEX	
Sheet Title	Sheet Number
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
SITE AND UTILITY PLAN	C-3
SITE GRADING & DRAINAGE PLAN	C-4

SITE DEVELOPMENT PLANS

FOR

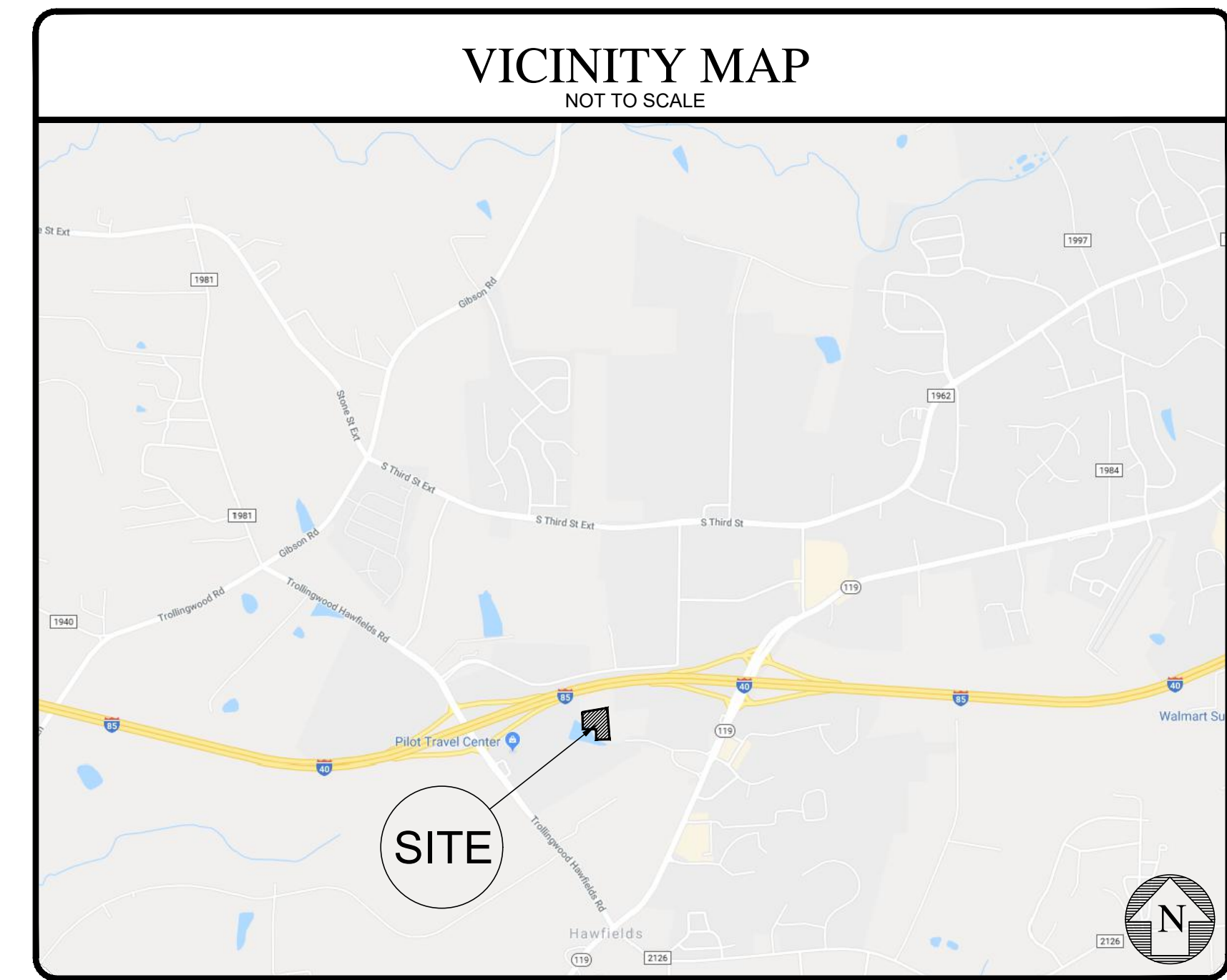
DRPBS HOSPITALITY, LLC

**LOWES BOULEVARD
MEBANE, NC 27302**

REVISION TO SUP SU-19-03: 8/25/2020
TRC SECOND SUBMITTAL: 10/07/2020
TRC THIRD SUBMITTAL: 09/29/2021

GENERAL NOTES:

- THIS PROJECT WILL REQUIRE A SUP FOR A PLANNED MULTIPLE OCCUPANCY GROUP.
- FINAL LIGHTING AND LANDSCAPING PLANS SHALL BE INCLUDED WITH CONSTRUCTION DRAWINGS FOR REVIEW, APPROVAL AND BE IN ACCORDANCE WITH THE CITY OF MEBANE UDO REQUIREMENTS. TYPES AND SIZES OF ALL PLANT MATERIALS WILL BE IDENTIFIED AT THAT TIME AND SHALL BE APPROVED PRIOR TO PLANTING.
- PUBLIC WATER AND SEWER MAINS SHALL BE REVIEWED AND APPROVED WITH CONSTRUCTION DRAWINGS WITH ALL APPLICABLE PERMITS ACQUIRED FROM THE STATE PRIOR TO BEGINNING CONSTRUCTION.
- STORMWATER CONTROL MEASURES WILL BE DESIGNED WITH CONSTRUCTION DRAWINGS AND ARE NOT EXPECTED TO HOLD RUN-OFF IN EXCESS OF 2' DEEP. THEREFORE, NO FENCES WILL BE REQUIRED.
- DUMPSTER ENCLOSURES SHALL BE 6' TALL (MIN.) MASONRY WITH METAL GATES AND PROVIDE PEDESTRIAN ACCESS ON ONE SIDE.
- PROJECT BOUNDARY AND EXISTING TOPOGRAPHY TAKEN FROM ACTUAL FIELD SURVEY BY SUMMIT DESIGN AND ENGINEERING SERVICES, DATED 11/1/2018.
- A TRAFFIC IMPACT ANALYSIS IS REQUIRED AS PART OF THE APPROVAL PROCESS FOR THIS PROJECT. THIS REPORT IS BEING COMPLETED AND WILL BE SUBMITTED TO NCDOT AND THE CITY OF MEBANE ON OR AROUND MARCH 1, 2019.
- ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF MEBANE STANDARDS.
- ALL PRIVATE COMMON AREAS, OPEN SPACE, STORMWATER BMP'S AND OTHER SHARED FEATURES OF THE SITE SHALL BE "COMMON ELEMENTS" THAT ARE THE RESPONSIBILITY OF EACH LANDOWNER TO MAINTAIN.
- AS REQUIRED BY NCDOT, DEVELOPER SHALL RESTRIPE THE TWO EXISTING EASTBOUND LEFT TURN LANES ON LOWES' BOULEVARD AT THE NC 119 INTERSECTION, TO PROVIDE APPROXIMATELY 240' OF STORAGE FOR THIS MOVEMENT WHILE RETAINING A MINIMUM 100' OF STORAGE FOR THE ADJACENT LEFT TURN LANE AT COMPASS DRIVE. THESE IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY NCDOT DURING THE CONSTRUCTION DRAWING PROCESS.
- A WETLAND DELINEATION SITE EVALUATION WAS PERFORMED BY ECOLOGICAL ENGINEERING ON JULY 5, 2018. ONE POCKET OF WETLAND WAS DISCOVERED AND THE IMPACTS OF THE PROJECT WILL BE PERMITTED THROUGH THE USACE AND THE NC DIVISION OF WATER RESOURCES. THE WETLAND AREA IS SHOWN ON SHEETS C-2 AND C-4 OF THIS PLAN SET.



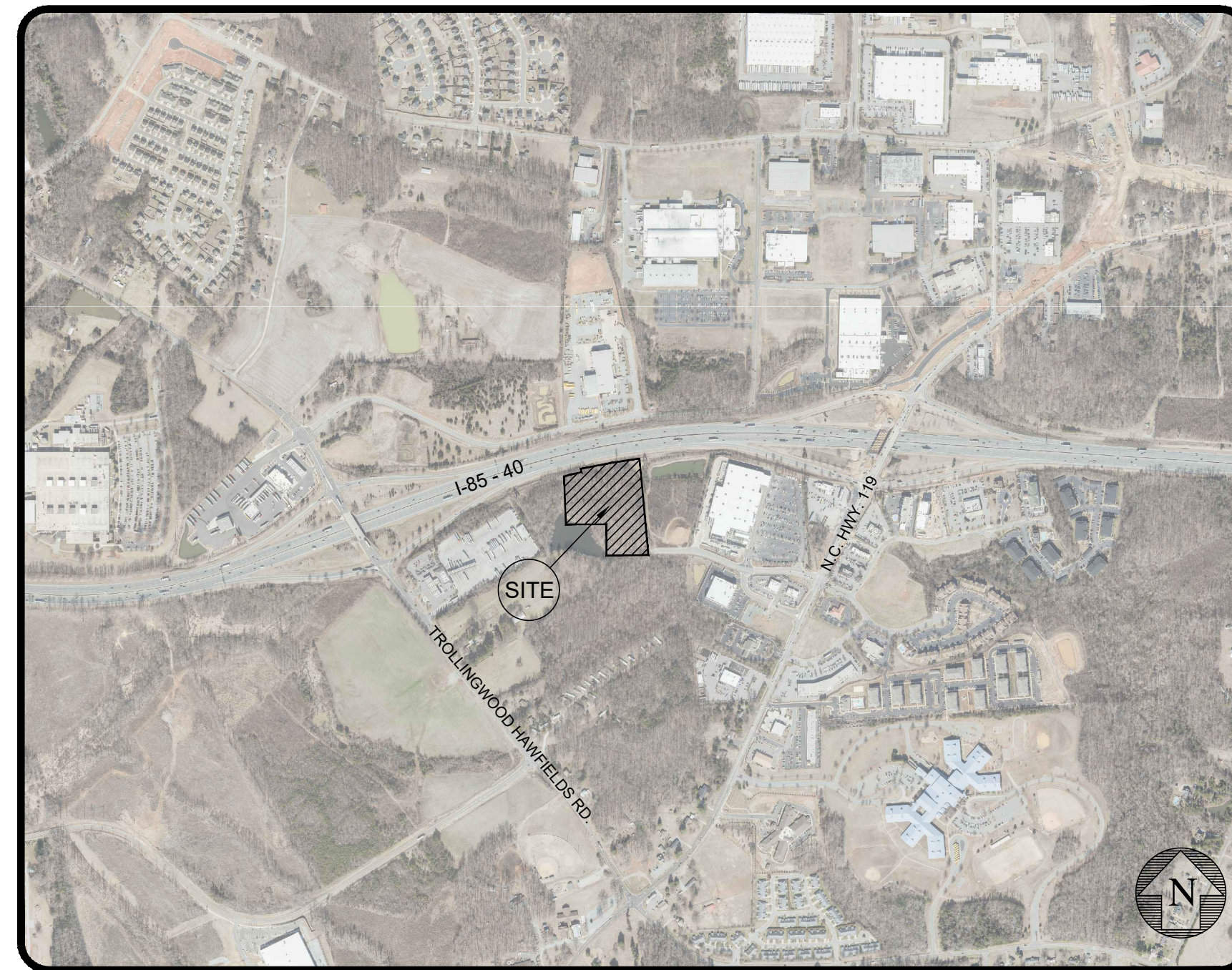
DEVELOPER/OWNER
RAD PANDIT
DRPBS HOSPITALITY, LLC
5772 NEW CASTLE LANE
BETTENDORF, IA 52722
(563) 676-0992
radpandit@gmail.com

ENGINEER CONTACT
SUMMIT DESIGN & ENGINEERING SERVICES
TIMOTHY A. SMITH, PE
504 MEADOWLAND DR
HILLSBOROUGH, NC 27278
(919) 732-3883 (PHONE)
(919) 732-6876 (FAX)
TIM SMITH@SUMMITDE.NET

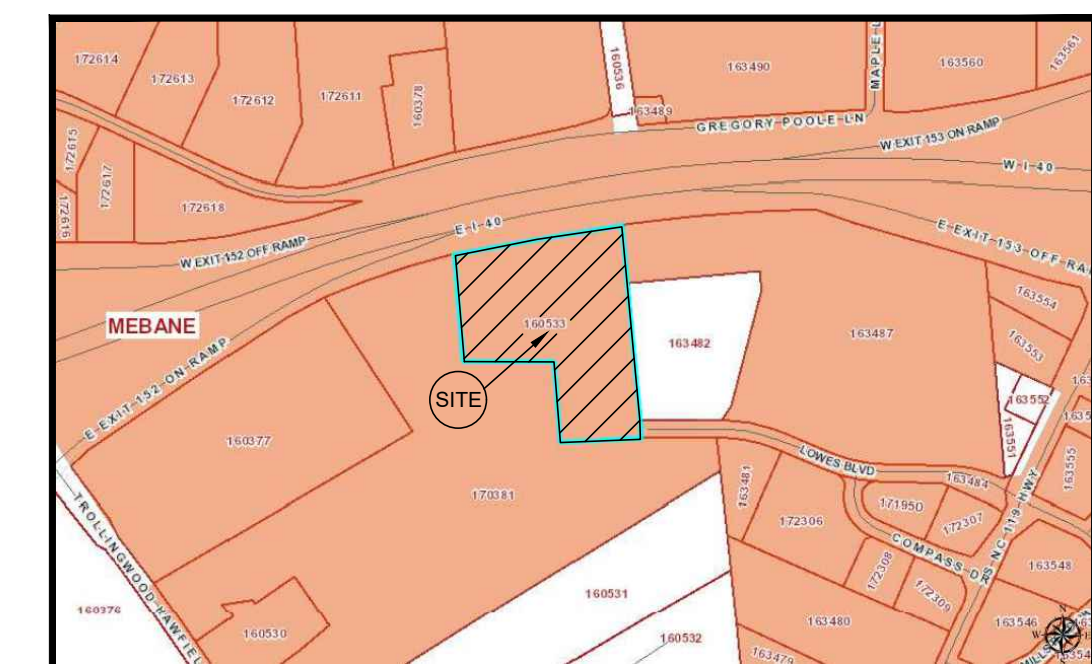
PUBLIC SERVICE CONTACTS :

WATER: CITY OF MEBANE PUBLIC WORKS DEPT. KYLE SMITH 636 CORRIGIDOR STREET MEBANE, NC 27302 (919) 563-3401	STATE ROADWAYS: NCDOT - DIVISION 7, DISTRICT 1 CHARLES N. EDWARDS (CHUCK), PE DISTRICT ENGINEER 115 E. CRESCENT SQUARE DRIVE PO BOX 766 GRAHAM, NC 27253 (336) 570-6833
SEWER: CITY OF MEBANE PUBLIC WORKS DEPT. KYLE SMITH 636 CORRIGIDOR STREET MEBANE, NC 27302 (919) 563-3401	PLANNING: CITY OF MEBANE CY STOEBER, AICP DEVELOPMENT DIRECTOR 102 S. 5TH STREET MEBANE, NC 27302 (919) 563-9990
FIRE: CITY OF MEBANE BOB LOUIS, CHIEF 450 N. FIRST STREET MEBANE, NC 27302 (919) 563-5718	SOLID WASTE: CITY OF MEBANE PUBLIC WORKS DEPT. 106 E. WASHINGTON STREET MEBANE, NC 27302 (919) 563-5901
GAS: PSNC ENERGY / DOMINION ENERGY BRIAN SMITH 2541 WHILDEN DRIVE DURHAM, NC 27713 (919) 596-7454 BRIAN.SMITH@SCANA.COM	RECYCLING: WASTE INDUSTRIES 703 E. GILBREATH STREET GRAHAM, NC 27253 (336) 229-0525
ELECTRIC: PIEDMONT ELECTRIC 2500 S. NC 86 MEBANE, NC 27302 (336) 732-2123	EROSION CONTROL: ORANGE COUNTY PLANNING & INSPECTIONS DEPT. STEVE KALTENBACH EROSION CONTROL & STORMWATER OFFICER II 131 W. MARGARET LANE HILLSBOROUGH, NC 27278 (919) 245-2587
TELEPHONE: AT&T AARON BOYKINS (336) 508-3237	

PARCEL
PIN: 3804937529
ZONING: B-2
7.12 ACRES



SITE LOCATION MAP
SCALE: 1" = 1000'



MEBANE CITY LIMITS MAP
NTS



Know what's below.
Call before you dig.

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

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3	PER MEBANE TRC COMMENTS	09/29/21	CS
2	PER MEBANE TRC COMMENTS	10/07/20	CS
1	PER MEBANE TRC COMMENTS		

PROJECT ENGINEER/ARCHITECT TAS (TIM SMITH@SUMMITDE.NET)	PROJECT MANAGER RPH (RANDY HALL@SUMMITDE.NET)	DRAWN BY JCC (JUSTIN CATTS@SUMMITDE.NET)	FIRST ISSUE DATE 08/25/2020
--	--	---	--------------------------------

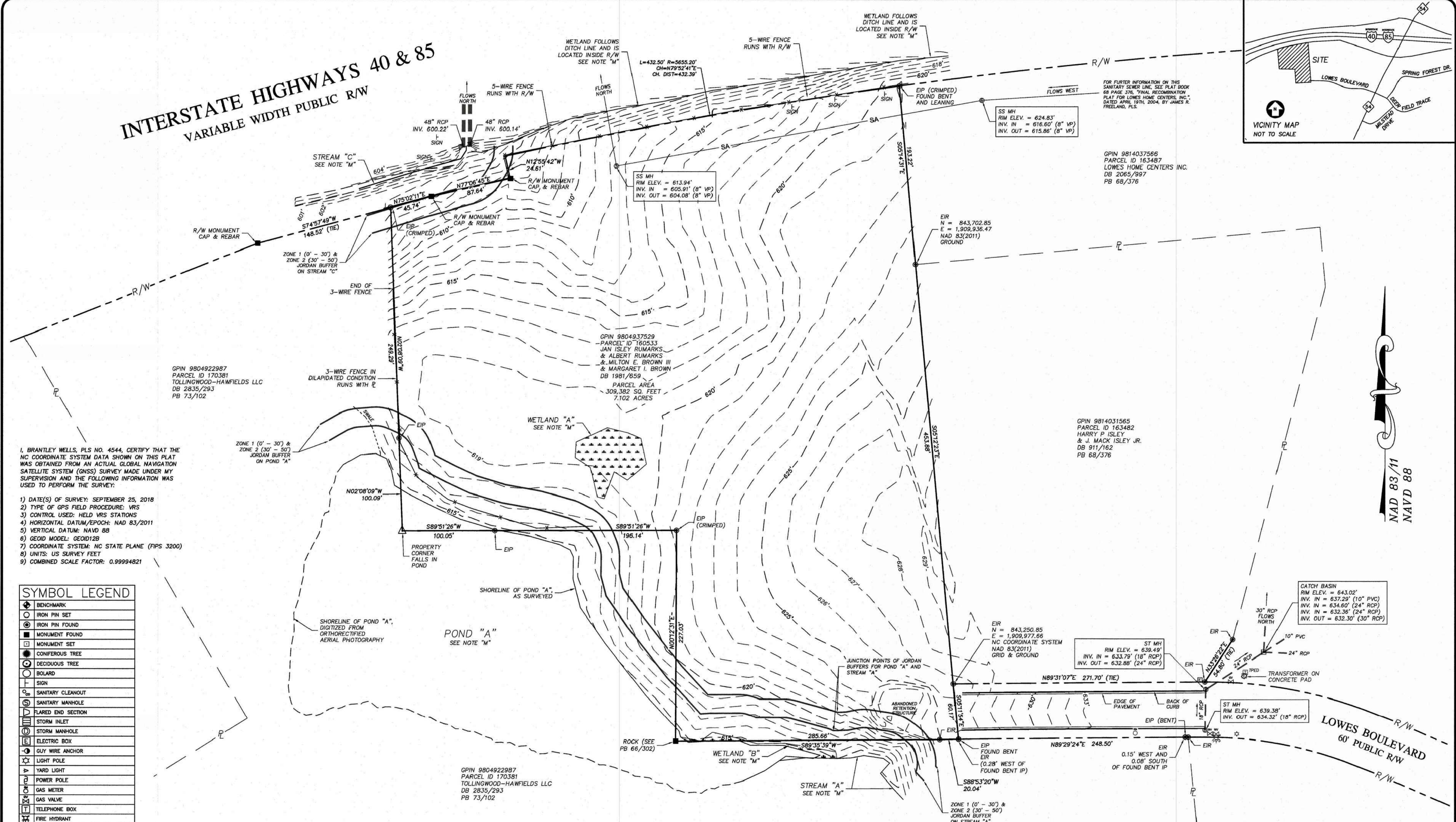
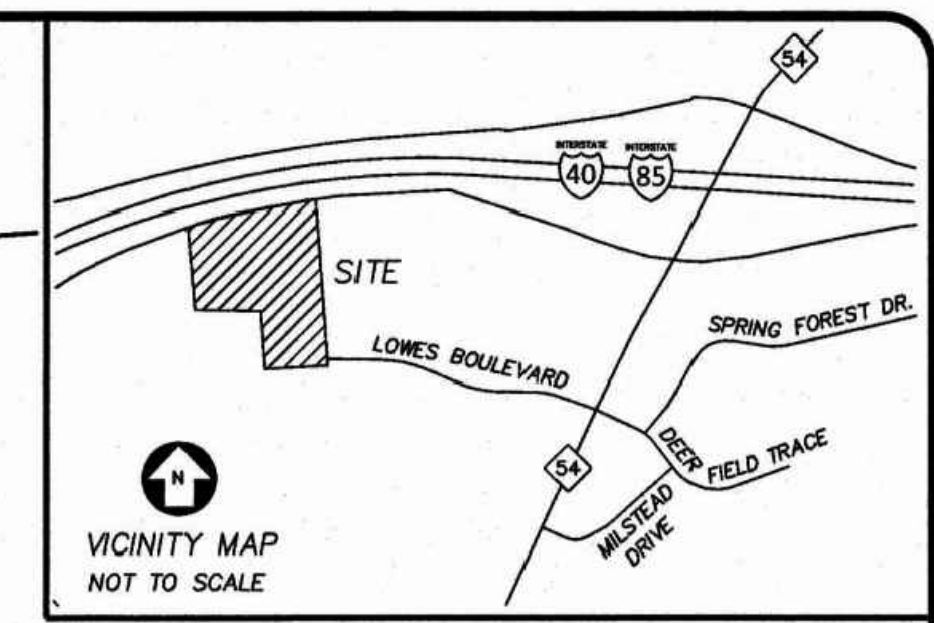


SUMMIT
DESIGN AND ENGINEERING SERVICES
320 Executive Court
Hillsborough, NC 27278
Voice: (919) 732-3883 Fax: (919) 732-6676
www.summitde.net

SITE DEVELOPMENT PLANS
DRPBS HOSPITALITY, LLC
 LOWES BLVD., MEBANE, NC 27302
COVER SHEET

PROJECT NO.
18-0156
DRAWING NAME:
18-0156_CS.dwg
SHEET NO.
C-1

INTERSTATE HIGHWAYS 40 & 85 VARIABLE WIDTH PUBLIC R/W



- 1) DATE(S) OF SURVEY: SEPTEMBER 25, 2018
- 2) TYPE OF GPS FIELD PROCEDURE: VRS
- 3) CONTROL USED: HELD VRS STATIONS
- 4) HORIZONTAL DATUM/EPOCH: NAD 83/2011
- 5) VERTICAL DATUM: NAVD 88
- 6) GEOD MODEL: GEOD12B
- 7) COORDINATE SYSTEM: NC STATE PLANE (FIPS 3200)
- 8) UNITS: US SURVEY FEET
- 9) COMBINED SCALE FACTOR: 0.99994821

SYMBOL LEGEND

	BENCHMARK
	IRON PIN SET
	IRON PIN FOUND
	MONUMENT FOUND
	MONUMENT SET
	CONIFEROUS TREE
	DECIDUOUS TREE
	Boulder
	SIGN
	SANITARY CLEANOUT
	SANITARY MANHOLE
	FLARED END SECTION
	STORM INLET
	STORM MANHOLE
	ELECTRIC BOX
	GUY WIRE ANCHOR
	LIGHT POLE
	YARD LIGHT
	POWER POLE
	GAS METER
	GAS VALVE
	TELEPHONE BOX
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	BACK FLOW PREVENTER
	PVC
	RCP
	DIP
	C&G
	IN
	ELEVATION

FENCE LINE	---
WATER LINE	—W—
OVERHEAD ELECTRIC LINE	—OH—
SANITARY LINE	—SA—
GAS LINE	—G—
PROPERTY LINE (SURVEYED)	---
PROPERTY LINE (NOT SURVEYED)	---
RIGHT OF WAY LINE	---
EXISTING STORM PIPE	---
EXISTING TREE LINE	---

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

G.S. 47-30 (F)(1)(C)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

7. BRANTLEY W. WELLS, PLS NO. 4544, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK/PAGE: (AS NOTED HEREON) OR OTHER REFERENCE SOURCE: (AS NOTED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED IN A BROKEN LINTYPE AS DRAWN FROM INFORMATION IN BOOK/PAGE: (AS NOTED HEREON) OR OTHER REFERENCE SOURCE: (AS NOTED HEREON); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 1ST DAY OF NOVEMBER, 2018.

BRANTLEY W. WELLS
PROFESSIONAL LAND SURVEYOR REG. NUMBER L-4544
SUMMIT DESIGN & ENGINEERING SERVICES, PLLC. REG. NUMBER P-0339



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

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

NOTE "C"
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. AREAS WERE DETERMINED BY COORDINATE COMPUTATION.

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

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

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

NOTE "G"
SEE FINAL PLAT "CORPORATE LIMITS EXTENSION, CITY OF MEBANE" BY J. DAVID THOMPSON, PLS, DATED FEBRUARY 5TH, 2002, AND RECORDED IN PLAT BOOK 66, PAGE 302.

SEE ALSO DEED BOOK 686 PAGE 216, JOHN & AVIS WILLIAMS (GRANTORS) TO NC DEPARTMENT OF TRANSPORTATION, DATED APRIL 10TH, 2015 AND NC DOT PROJECT 8.15000307 SHEET 4, DATED OCTOBER 21ST, 1991.

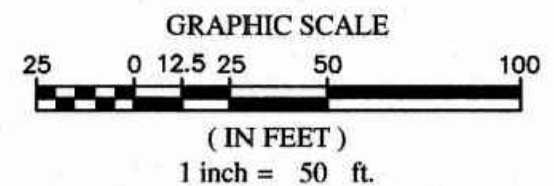
NOTE "H"
NO NC GEODETIC SURVEY MONUMENTS WERE FOUND WITHIN 2000' OF THIS SITE.

NOTE "I"
FLOOD ZONES ARE BASED ON GIS SHAPE FILES PROVIDED BY THE NORTH CAROLINA FLOOD RISK INFORMATION SYSTEM (FRIS). THIS INFORMATION CAN ALSO BE SEEN ON FIRM MAPS, MAP #3710981400K REVISED 11/17/2017.

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

NOTE "K"
ZONING : B-2 GENERAL BUSINESS
MINIMUM LOT AREA : 6,000 SQ. FT.
MINIMUM LOT WIDTH : 50 FT.
MINIMUM FRONT SETBACK : 40 FT.
MINIMUM REAR SETBACK : 30 FT.
REFERENCE: UNIFIED DEVELOPMENT ORDINANCE, CITY OF MEBANE

NOTE "L"
THE STREAMS AND WETLANDS SHOWN ON THIS PLAT WERE DELINEATED IN THE FIELD BY ECOLOGICAL ENGINEERING (CARY, NC) ON MAY 24TH, 2018, AND SUBSEQUENTLY LOCATED BY SUMMIT DESIGN & ENGINEERING SERVICES, ACCORDING TO THE DELINEATION FLAGS AND MARKS PLACED BY IN THE FIELD ECOLOGICAL ENGINEERING.



PROJECT NO.	18-0156
DRAWING NO.	C-2
SHEET 1 OF 1	

NO.	REVISIONS	DATE
6		
5		
4		
3		
2		
1		
0		

PROJECT ENGINEER/ARCHITECT	TS
DESIGN AND ENGINEERING	TS
PROJECT SURVEYOR	BJF
OWNER'S ADDRESS	504 Meadowswood Drive, Mebane, NC 27304
CLIENT'S ADDRESS	5772 NEW CASTLE LANE, BETTENDORF VA 22722
OWNER'S PHONE	(919) 732-4676
OWNER'S FAX	(919) 732-4676
OWNER'S EMAIL	www.summitdesign.com
DRAWN BY	BJF
CHECKED BY	BJF
SCALE	1"=50'
FIRST ISSUE DATE	11/01/2018

DRPB HOSPITALITY, LLC.
MELVILLE TOWNSHIP, ALAMANCE COUNTY, NORTH CAROLINA
FIELD WORK PERFORMED SEPTEMBER 25 - OCTOBER 23, 2018
PROPERTY AS DESCRIBED IN DEED BOOK 1981 PAGE 659
STANDING IN THE NAME OF
JAN ISLEY RUMARKS & ALBERT RUMARKS, AND
MILTON E. BROWN III & MARGARET I. BROWN

INTERSTATE HIGHWAY 40 & 85
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

GENERAL NOTES:

- PROJECT BOUNDARY AND EXISTING TOPO TAKEN FROM FIELD SURVEY PROVIDED BY SUMMIT DESIGN & ENGINEERING SERVICES.
- TRAFFIC IMPACT ANALYSIS HAS BEEN APPROVED BY THE CITY OF MEBANE AND NCDOT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MEBANE AND/OR NCDOT STANDARDS AND SPECIFICATIONS, LATEST VERSIONS.
- ALL LANDSCAPING & LIGHTING TO MEET CITY OF MEBANE UDO REQUIREMENTS.
- ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF MEBANE STANDARDS.
- DRIVE AISLES AND DRIVEWAYS SHALL BE HEAVY DUTY ASPHALT AND PARKING AISLES SHALL BE STANDARD UTILITY ASPHALT.
- BMP'S THAT ARE LESS THAN 2' OF DEPTH ARE DEPENDENT ON GROUND WATER ELEVATION.
- FDC LOCATIONS WILL BE DETERMINED WITH BUILDING PME PLANS. FIRE & DOMESTIC SERVICE SIZES TO ALSO BE DETERMINED WITH CONSTRUCTION DRAWINGS.

PHASING NOTE:

THE OWNER WILL CONSTRUCT PHASE 1 AS SHOWN. PHASE 2 AND 3 WILL BE CONSTRUCTED IN THE FUTURE IF AND WHEN OCCUPANCY FOR THE PHASE 1 HOTEL PROVES THE SECOND HOTEL IS WARRANTED AND INTEREST IS MADE FOR THE USE OF THE RETAIL/OFFICE BUILDING. TRAFFIC CIRCULATION UTILITIES AND PEDESTRIAN CONNECTIVITY SHALL BE PROVIDED WITH PHASE 1 TO ALLOW THE SITE TO "STAND ALONE" WITHOUT FUTURE PHASES. STORM DRAINAGE AND BMP'S INSTALLED IN PHASE 1 WILL BE SIZED TO ACCOMMODATE BOTH PHASES. UTILITY SERVICES FOR PHASE 2 AND 3 WILL BE STUBBED OUT IN PHASE 1.

SITE INFORMATION

OWNER/DEVELOPER:	RAD PANIT DRPBS HOSPITALITY, LLC 5772 NEW CASTLE LANE BETTENDORF, IA 52722 (563) 676-0992 radpanit@gmail.com
FIN:	9804-93-7529
PARCEL ID:	160533
LAND AREA:	7.12 ACRES
PROPERTY ADDRESS:	LOWES BLVD. MEBANE, NC
EXISTING ZONING:	B-2 (CD)
CURRENT USE:	VACANT
PROPOSED USE:	COMMERCIAL
JURISDICTION:	MEBANE
STATE:	NORTH CAROLINA
TOTAL DISTURBED AREA:	TBD WITH CONSTRUCTION DRAWINGS
BUILDING AREAS	2-HOTELS: 80,000 SF/EA (45,000 SF MEETING SPACE) 160,000 SF TOTAL RETAIL: 5,000 SF OFFICE: 5,000 SF TOTAL: 170,000 SF
BUILDING SETBACKS	FRONT: 40' REAR: 30'
MAX BUILDING HEIGHT:	70'
REQUIRED PARKING	RETAIL: 1 SP/200 SF GFA 5,000 SF = 25 SPACES OFFICE: 1 SP/200 SF GFA 5,000 SF = 25 SPACES HOTEL: 1.25 SP/RENTAL UNIT 103 & 80 ROOMS = 183 ROOMS = 229 SPACES TOTAL: 279 SPACES
ACCESSIBLE SPACES REQUIRED	7 TOTAL INCLUDING 1 VAN SPACE
PARKING SPACES PROVIDED	RETAIL/OFFICE = 50 SPACES HOTELS = 210 SPACES TOTAL SPACES = 260 SPACES 260 INCLUDING 7 ACCESSIBLE SPACES 3 WHICH ARE VAN ACCESSIBLE
BIKE RACKS REQUIRED	RETAIL/OFFICE = 2 HOTELS = 7 TOTAL = 9
PROVIDED:	7
VEHICULAR USE AREA	= 108,185 SF (ALL PARKING & DRIVE AISLES)

NO.	REVISIONS	DATE	BY
7			
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3			
2			
1			



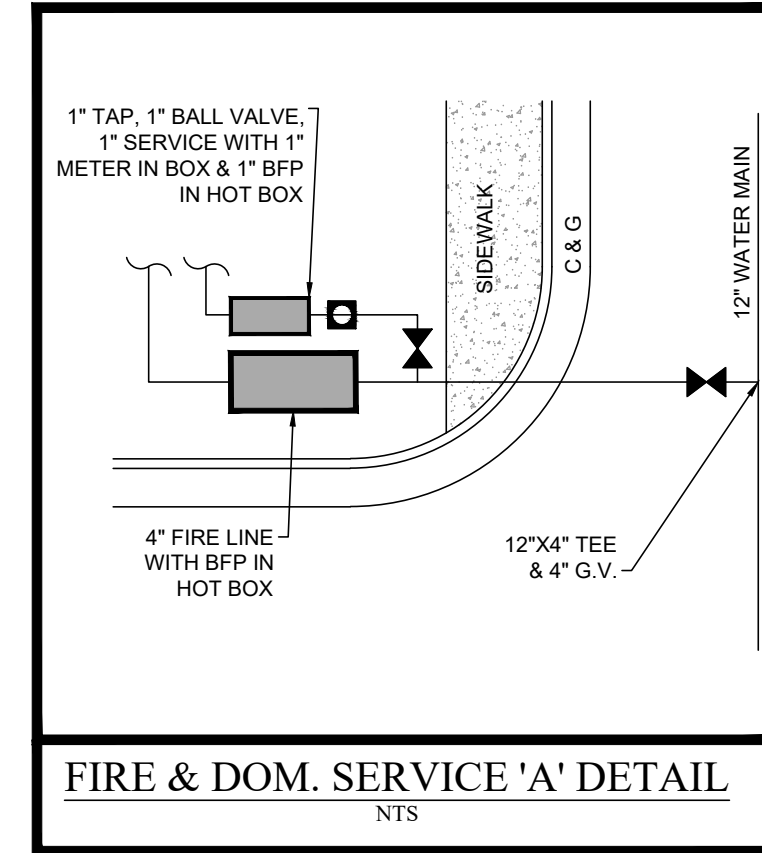
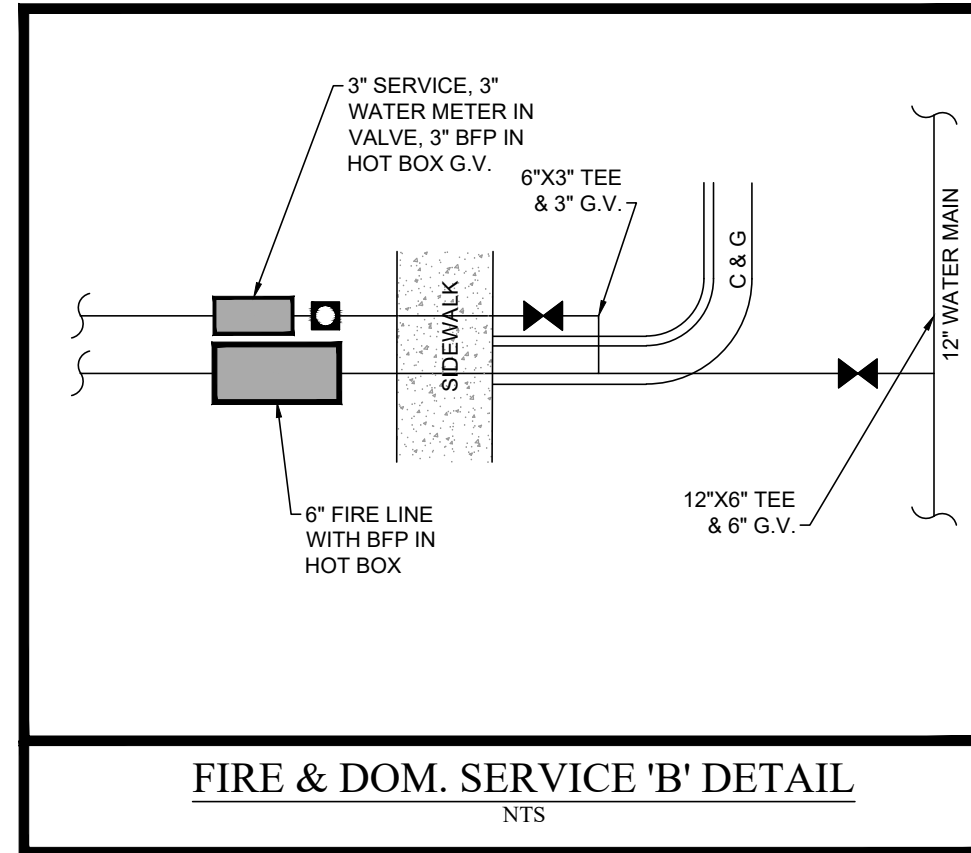
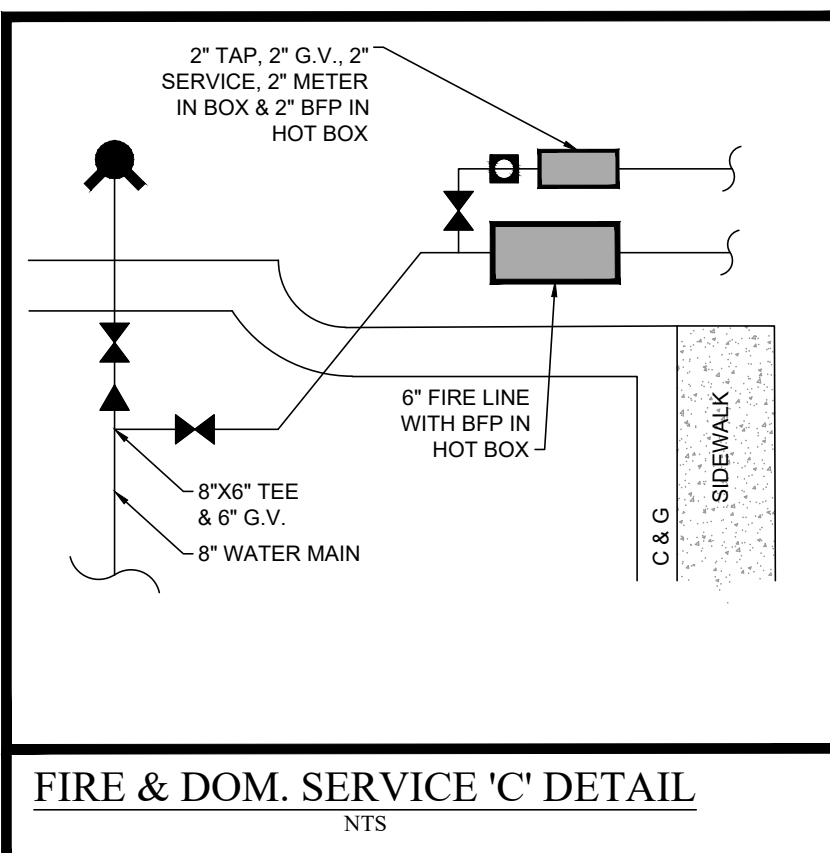
SUMMIT
DESIGN AND ENGINEERING SERVICES

State License #: 10-0339
320 Executive Court
Fayetteville, NC 27278
Voice: (919) 732-8883 Fax: (919) 732-4676
www.summitde.com

SITE DEVELOPMENT PLANS
DRPBS HOSPITALITY, LLC
LOWES BLVD., MEBANE, NC 27302

SITE & UTILITY PLAN

PROJECT NO. 18-0156
DRAWING NAME: 18-0156_S.dwg
SHEET NO. C-3



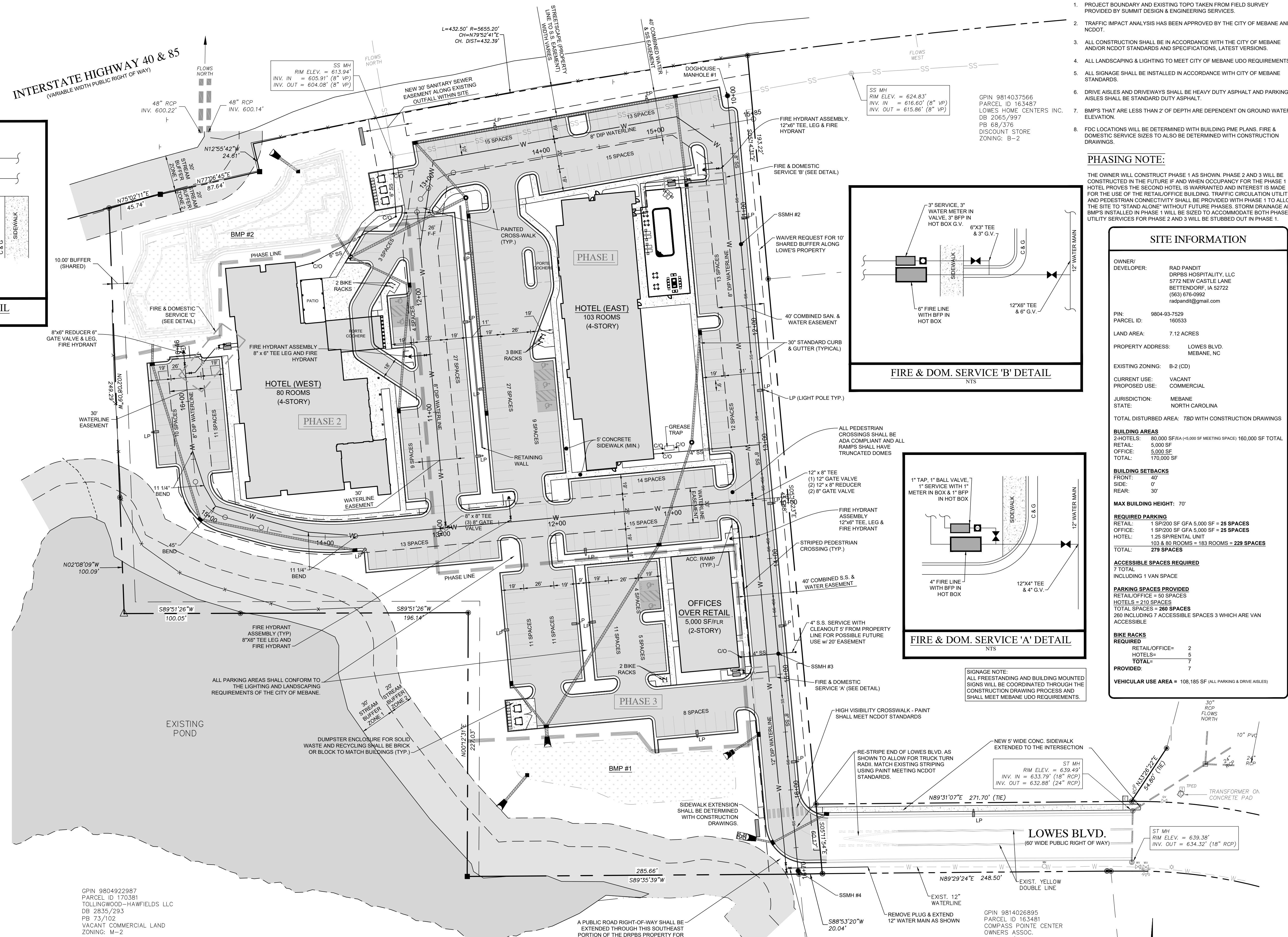
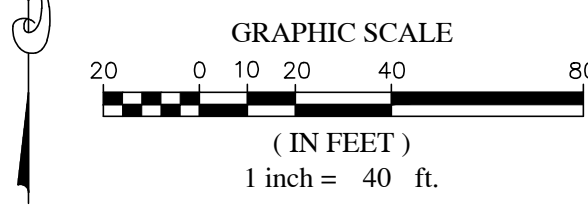
UTILITIES LEGEND

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



SUP MODIFICATION NOTES:

- ALL HOTEL AND SITE IDENTIFICATION SIGNS SHALL BE PERMITTED SEPARATELY THROUGH THE CITY OF MEBANE.
- LIGHTED BUILDING MOUNTED SIGNS WILL BE PLACED NEAR THE TOP OF THE PHASE 1 HOTEL ON ALL FOUR SIDES. DETAILS FOR THIS SIGNS WILL BE PROVIDED WITH CONSTRUCTION DRAWINGS.



GIN 9804922987
PARCEL ID 170381
TOLLINGWOOD-HAWFIELDS LLC
DB 2835/293
PB 73/102
VACANT COMMERCIAL LAND
ZONING: M-2

A PUBLIC ROAD RIGHT-OF-WAY SHALL BE EXTENDED THROUGH THIS SOUTHEAST PORTION OF THE DRPBS PROPERTY FOR THE EXTENSION OF LOWES BLVD. THAT IS PART OF THE FUTURE THROUGHFARE PLAN THAT HAS BEEN APPROVED BY THE CITY OF MEBANE. RW DELINEATION AND SPECIFICS WILL BE DETERMINED AT A LATER DATE.

SIGNAGE NOTE:
ALL FREESTANDING AND BUILDING MOUNTED SIGNS WILL BE COORDINATED THROUGH THE CONSTRUCTION DRAWING PROCESS AND SHALL MEET MEBANE UDO REQUIREMENTS.

INTERSTATE HIGHWAY 40 & 85
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

GPIN 9804937529
PARCEL ID 160533
ALBERT & JAN ISLEY RUMARKS, AND
MILTON III & MARGARET BROWN
DB 1981/659
VACANT COMMERCIAL LAND
ZONING: M-2

GPIN 9804922987
PARCEL ID 170381
TOLLINGWOOD-HAWFIELDS LLC
DB 2835/293
PB 73/102
VACANT COMMERCIAL LAND
ZONING: M-2

GPIN 9814037566
PARCEL ID 163487
LOWES HOME CENTERS INC.
DB 2065/997
PB 68/376
DISCOUNT STORE
ZONING: B-2

GPIN 9814031565
PARCEL ID 163482
HARRY P ISLEY
& J. MACK ISLEY JR.
DB 911/162
PB 68/376
VACANT-COMMERCIAL LAND
ZONING: B-2

NOTE:
BMP'S WILL BE BIO-RETENTION BASINS WITH 10
YEAR DETENTION AND MEETING CITY OF MEBANE
PHASE 2 POST RUNOFF REQUIREMENTS.
TEMPORARY POOLS WILL BE LESS THAN 2' DEEP.
THEREFORE NO FENCES WILL BE REQUIRED.

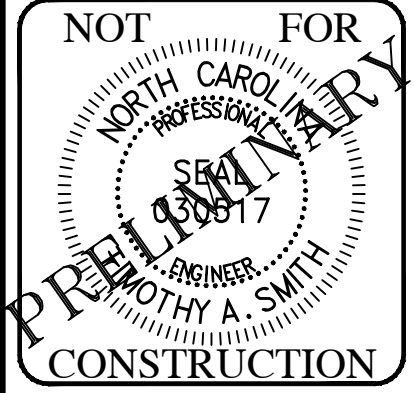
BIKE RACKS
REQUIRED
RETAIL/OFFICE= 2
HOTELS= 5
TOTAL= 7
PROVIDED: 7

UTILITIES LEGEND

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

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BY ANY MEANS WITHOUT THE WRITTEN
CONSENT OF THE DESIGNER AND ARCHITECT.
DESIGNATION OF THE ARCHITECTURE

PROJECT ENGINEER/ARCHITECT
TAS (TASITM@SUMMITDE.NET)
PROJECT MANAGER
RPH (RANDY.HALL@SUMMITDE.NET)
DRAWN BY
JCC (JUSTIN.COATS@SUMMITDE.NET)
FIRST ISSUE DATE
08/25/2020

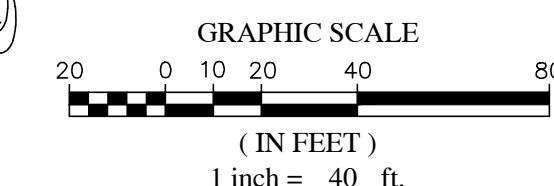


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State License #: 2-0339
320 Executive Court
Fayetteville, NC 27707
Voice: (919) 732-3883 Fax: (919) 732-4676
www.summitde.net

SITE DEVELOPMENT PLANS
DRPBS HOSPITALITY, LLC
LOWES BLVD., MEBANE, NC 27302
SITE GRADING & DRAINAGE PLAN

PROJECT NO.
18-0156
DRAWING NAME:
18-0156_G.dwg
SHEET NO.
C-4

NO.	DATE	BY
7		
6		
5		
4		
3	09/29/21	CS
2	10/07/20	CS
1		



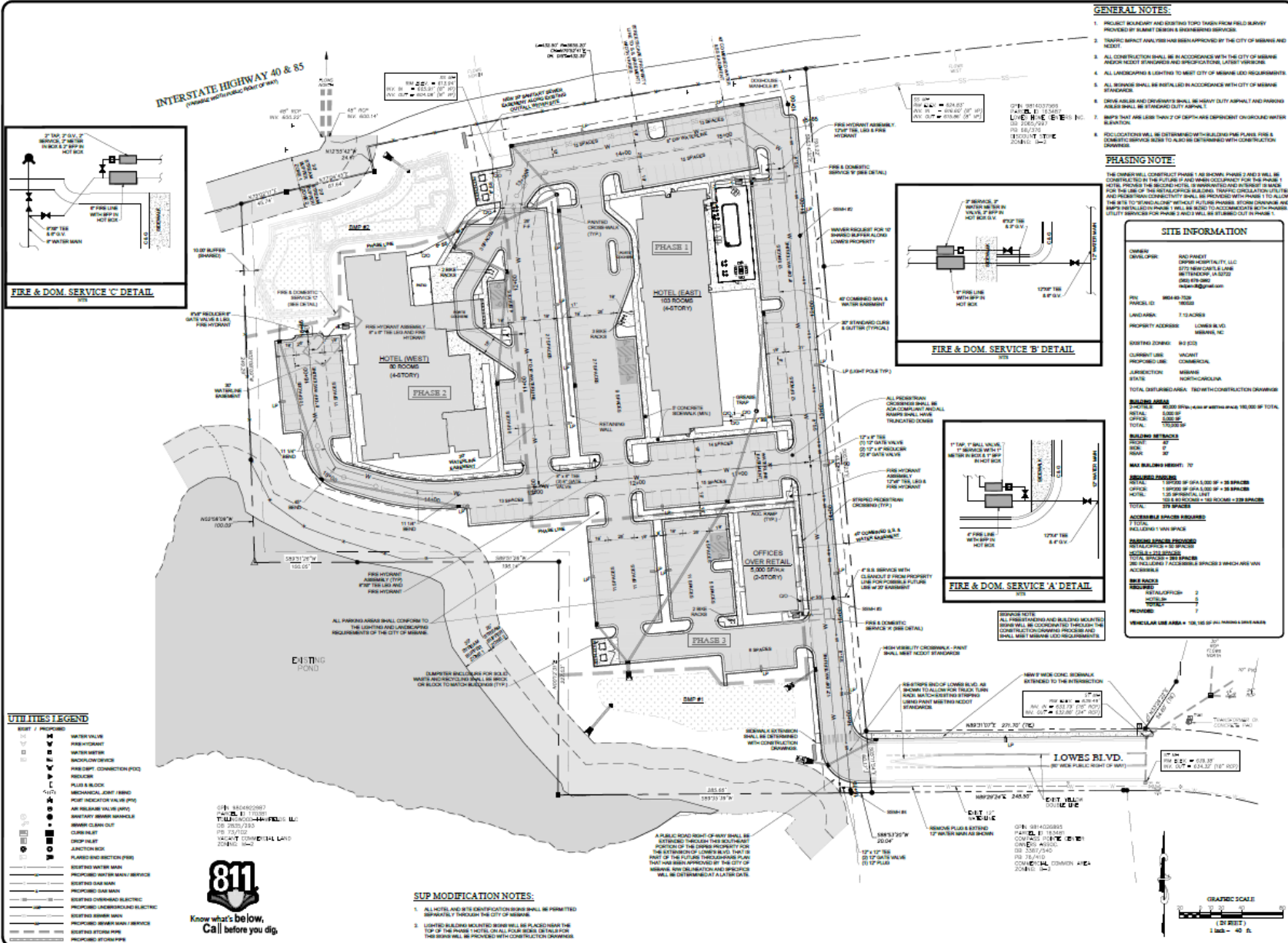
THE DISCHARGE AT THIS LOCATION IS FROM THE
RUNOFF OF THE EXISTING STREET OF LOWES BLVD. &
DOES NOT REQUIRE STORMWATER TREATMENT FOR
THIS PROJECT. THIS IS EXISTING BYPASS RUNOFF.

PLANNING PROJECT REPORT

DATE	10/06/2021
PROJECT NAME	DRPBS Hospitality, LLC
APPLICANT	DRPBS Hospitality, LLC c/o Rad Pandit 5772 New Castle Lane Bettendorf, IA 52722

CONTENTS

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



NO.	DATE	DESCRIPTION	BY
1	12/20/23	ISSUED FOR PERMITTING	DRPBS
2			
3			
4			
5			
6			
7			

<p>NOT FOR CONSTRUCTION</p> <p>18-0156</p>	<p>FOR CONSTRUCTION</p> <p>18-0156</p>
---	---

<p>SUMMIT DESIGN & ENGINEERING SERVICES, LLC 1000 W. MARKET STREET, SUITE 200 MERINE, NC 27654 TEL: 919.286.2200 WWW.SUMMITDESIGN.COM</p>	<p>DRPBS HOSPITALITY, LLC 1000 W. MARKET STREET, SUITE 200 MERINE, NC 27654 TEL: 919.286.2200 WWW.DRPHOS.COM</p>
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<p>18-0156</p> <p>18-0156_8.dwg</p> <p>12/20/23</p>	<p>18-0156</p> <p>18-0156_8.dwg</p> <p>12/20/23</p>
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ZONING REPORT

EXISTING ZONE	B-2
REQUESTED ACTION	None
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CURRENT LAND USE	Vacant
PARCEL SIZE	+/-7.12 acres.
PROPERTY OWNERS	Rad Pandit 5772 New Castle Lane Bettendorf, IA 52722 GPIN 9804937529
LEGAL DESCRIPTION	One property totaling +/-7.12 acres located at the terminus of Lowe's Boulevard in the City of Mebane extraterritorial jurisdiction (ETJ). The applicant is requesting amendment to their special use permit for a planned multiple occupancy group featuring two hotels and a mixed use office/retail building to increase the Phase 1 hotel's occupancy by 29% and to allow for combined parking.
AREA ZONING & DISTRICTS	Most of the surrounding properties are zoned B-2, as are the properties across I-40/85. The properties immediately to the west and south are M-1 zoning districts. There is a mixed zone property featuring B-2 and M-1 zoning districts on Lowe's Boulevard and near to the subject property.
SITE HISTORY	The property has historically been vacant.

STAFF ANALYSIS

CITY LIMITS?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED USE BY-RIGHT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SPECIAL USE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
EXISTING UTILITIES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
POTENTIAL IMPACT OF PROPOSED ZONE	The zoning district is not proposed to change and all of these uses described for the proposed planned multiple occupancy group are permitted by-right as individual uses for a B-2 zoning district. While a significant addition of potential occupants to the hotel, the impact is not estimated to significantly change the harmony finding previously established for this site through the special use permit's approval in 2019. No new uses are being requested as part of this special use permit.



**CITY OF MEBANE
ZONING MAP**

**DRPBS Hospitality
Special Use Permit**

1 inch = 300 feet

DATE: 10/6/2021

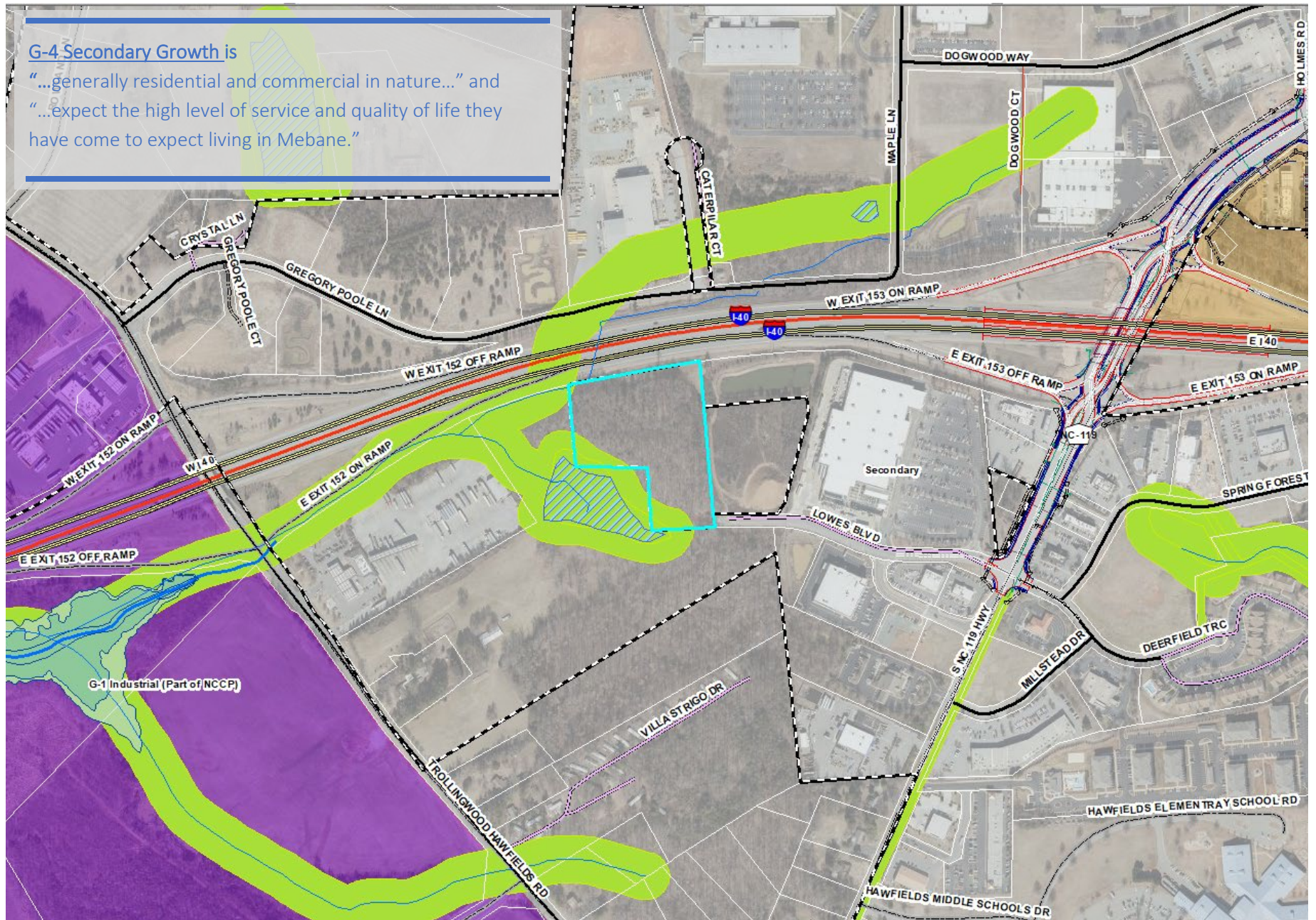
DRAWN BY: AV

LAND USE REPORT

EXISTING LAND USE	Vacant
PROPOSED LAND USE & REQUESTED ACTION	A single property in the City of Mebane ETJ at the terminus of Lowe's Boulevard is requesting amendment to a special use permit for a planned multiple occupancy group featuring two hotels and a mixed-use office/retail building to increase the hotel occupancy by 29% and allow for combined parking.
PROPOSED ZONING	B-2
PARCEL SIZE	+/-7.12 acres
AREA LAND USE	All surrounding properties are vacant except for the property used by Lowes Hardware for stormwater management.
ONSITE AMENITIES & DEDICATIONS	The developer will extend Lowe's Boulevard and dedicate it as a public ROW.
WAIVER REQUESTED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	Deviation from the required 20' landscaped buffer between a hotel and an existing business use was approved with the prior SUP approval.
CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-4 Secondary Growth Area
OTHER LAND USE CONSIDERATIONS	Lowes Boulevard Corridor Plan
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	GROWTH MANAGEMENT 1.6 Require that commercial development be pedestrian-friendly, supporting walking between differing land uses while also reducing parking requirements.
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	

G-4 Secondary Growth is

“...generally residential and commercial in nature...” and
“...expect the high level of service and quality of life they
have come to expect living in Mebane.”



UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	When completely built out as shown in the site plan, the development will consume 22,960 gallons of water and services per day. These needs will be met by 8" & 12" water lines that will connect to the existing line on Lowe's Boulevard, and an 8" sanitary sewer line that will connect to the line fronting Interstate 40/85.
UTILITIES PROVIDED BY APPLICANT	Applicant has pledged to provide all on-site utilities, as described in AWCK's Technical Memo.
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City has adequate Water & Sewer Supply to meet the domestic and fire flow demands of the project.
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
TRANSPORTATION NETWORK STATUS	
CURRENT CONDITIONS	NC 119 south of the I-40/85 interchange is a NCDOT primary route with an average daily traffic of 23,000 vehicles and a level of service F that is the focus of NCDOT STIP U-6013, which will widen and enhance the safety of NC 119. Lowe's Boulevard is a municipal road with no known traffic concerns.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	A TIA conducted for the approved SUP found no warranted offsite improvements.
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	5' sidewalks will be provided on the north side of Lowe's Boulevard and internal to the site. Bike racks will be provided on site.

STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION APPROVE DISAPPROVE

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

RATIONALE The proposed amendment to 19-01 “DRPBS Hospitality, LLC” is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. It specifically conforms with the stated goals for the G-4 Secondary Growth Area and with one objective identified in the long-range strategy.

PUBLIC INTEREST CONFORMANCE?	
ENDANGER PUBLIC HEALTH OR SAFETY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED?	<input type="checkbox"/> YES <input type="checkbox"/> NO

CONSISTENT WITH *MEBANE BY DESIGN*, THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?

- The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for approval.
- The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies.
- The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for denial.



October 5, 2021

Mr. Timothy A. Smith, PE
Summit Design & Engineering Services
504 Meadowland Dr.
Hillsborough, NC 27278

Subject: DRPBS Hospitality, LLC - Hotels and Office/Retail Space located on Lowes Blvd. – Water and Sewer System

Dear Mr. Smith:

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

1. Water system – The project is proposed to be served by extending an existing City of Mebane 12-inch water line at the western end of Lowes Blvd. into the site where further 8-inch extensions are to be made (looped and dead end). The system includes appropriate valve and fire hydrant spacing. When completed these improvements will become a part of the City's water distribution system for ownership and maintenance. In addition, the estimated daily water usage for the project is 22,960 gallons per day (see calculation for sewer). The City of Mebane has adequate water supply to provide the fire and domestic flows for this project.
2. Sanitary Sewer system – The project is proposed to be served by extending a new 8-inch sewer line from an existing City of Mebane 8-inch on-site sewer outfall. The sewer improvements include appropriate manhole spacing with each building being served by an individual sewer lateral at manholes. Service is also being provided to the adjacent Isley property to the east and to the end of Lowes Blvd. When completed these improvements will become a part of the City's sewer collection system for ownership and maintenance. In addition, the estimated daily wastewater from the proposed development is calculated as follows: 10,000 square feet of office/retail x 100 gallons per day/1,000 square feet or 1,000 gallons per day and 2 hotel sites with a total of 183 rooms each x 120 gallons per day/room or 21,960 gallons per day for a total of 22,960 gallons per day.

While the City currently has available sewer capacity at the WRRF in excess of 0.72 million gallons per day (MGD) this project and other previously approved/permitted projects will reduce that capacity as they develop over time. To address this reduction in capacity the City has plans for the following projects:

- a) WRRF Expansion – 1.5 MGD from 2.5 MGD to 4.0 MGD.
- b) GKN and Arbor Creek PS rerouting wastewater to the Graham WWTP – 0.275 MGD.
- c) I/I reduction for the WRRF, 3rd Street, and 5th Street outfall sewersheds.

In addition, new policy has been adopted by Council to address paper flow (flow permitted at a higher rate than when tributary - in the system). It is anticipated that this action will improve the City's ability to permit flow for all approved and planned projects moving forward.

Please let me know if you have any questions.

Sincerely,

Franz K. Holt, P.E. City Engineer

CC: Cy Stober, Development Director

CITY OF MEBANE 106 East Washington Street | Mebane, NC 27302

919 563 5901

fholt@cityofmebane.com



Technical Memorandum

Date: October 5, 2021

To: Cy Stober, Development Director

From: Franz Holt, P.E. FH

Subject: DRPBS Hospitality, LLC - Hotels and Office/Retail Space located on Lowes Blvd.

City Engineering has reviewed the subject Preliminary Site Plans prepared by Timothy A. Smith, P.E. with Summit Design & Engineering Services and provides the following technical review comments.

A. General Summary

1. The 7.12 acre site includes two 4-story hotel sites (80 rooms for the west building and 103 rooms for the east building) and a 2-story 10,000 square foot office/retail building.
2. Proposed development will require new striping improvements to Lowes Blvd. at the intersection with 119 and at the connection point for the development.
3. City of Mebane water and sewer is available at the site. Proposed extensions of these city lines will also be public and accepted by the city for ownership and maintenance when completed to city requirements.
4. City of Mebane sidewalk is proposed to be added to existing Lowes Blvd. from the western entrance at Lowe's and extended to the site and then internal throughout the development (private).

B. Availability of City Water and Sewer

Regarding the Preliminary Site Plans and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this memo is provided to indicate that 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 – The project is proposed to be served by extending an existing City of Mebane 12-inch water line at the western end of Lowes Blvd. into the site where further 8-inch extensions are to be made (looped and dead end). The system includes appropriate valve and



fire hydrant spacing. When completed to City of Mebane requirements these improvements will become a part of the City's water distribution system for ownership and maintenance. In addition, the estimated daily water usage for the project is calculated as follows: 10,000 square feet of office/retail x 100 gallons per day/1,000 square feet or 1,000 gallons per day and 2 hotel sites with a total of 183 rooms each x 120 gallons per day/room or 19,200 gallons per day for a total of 22,960 gallons per day. The City of Mebane has adequate water supply to provide the fire and domestic flows for this project.

2. Sanitary Sewer system – The project is proposed to be served by extending a new 8-inch sewer line from an existing City of Mebane 8-inch on-site sewer outfall. The sewer improvements include appropriate manhole spacing with each building being served by an individual sewer lateral at manholes. Service is also being provided to the adjacent Isley property to the east and to the end of Lowes Blvd. When completed to City of Mebane requirements these improvements will become a part of the City's sewer collection system for ownership and maintenance. In addition, the estimated daily wastewater from the proposed development is calculated as follows: 10,000 square feet of office/retail x 100 gallons per day/1,000 square feet or 1,000 gallons per day and 2 hotel sites with a total of 183 rooms each x 120 gallons per day/room or 21,960 gallons per day for a total of 22,960 gallons per day.

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- 3) I/I reduction for the WRRF, 3rd Street, and 5th Street outfall sewersheds.



In addition, new policy has been adopted by Council to address paper flow (flow permitted at a higher rate than when tributary - in the system). It is anticipated that this action will improve the City's ability to permit flow for all 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 project is tributary to the Little 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 provide detailed standards. The SPCO **does** apply to this project. Two engineered stormwater control devices (labeled on plan as bmps) are proposed for the development as bio-retention devices with less than 2 feet of water storage depth (not requiring fencing). These devices will be maintained by the owner or a property owners association.

D. Storm Drainage System

Sec. 5-4. D. in the UDO provides requirements for storm drainage systems. The preliminary site plans include a piping layout that indicates certain pipe locations, inlets, and discharge points to the proposed engineered storm water control measures (bmps).

E. Street Access and TIA

Street Access at the western end of Lowes Blvd. (a Mebane City Street 3 lanes 41' b-b curb and



gutter with 2-12' travel lanes and a center striped turn lane). Restriping at this western connection is needed to guide larger vehicles traffic through the 90 degree turn.

A TIA was completed for this project with recommended improvements with concurrence from NCDOT as follows: For NC 119 and Lowes Blvd/Deerfield Trace Intersection - Based on the analysis provided, eastbound left turn queues on Lowes Blvd. may exceed the storage provided. Revise existing pavement markings per NCDOT and MUTCD standards to provide approximately 240' of storage for this movement while retaining a minimum of 100' of storage for the adjacent left turn lane at Compass Drive.

F. Construction Plan Submittal

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



AGENDA ITEM #7

RZ 21-13

Conditional Rezoning –
Buckhorn Business Centre

Presenter

Cy Stober, Development Director

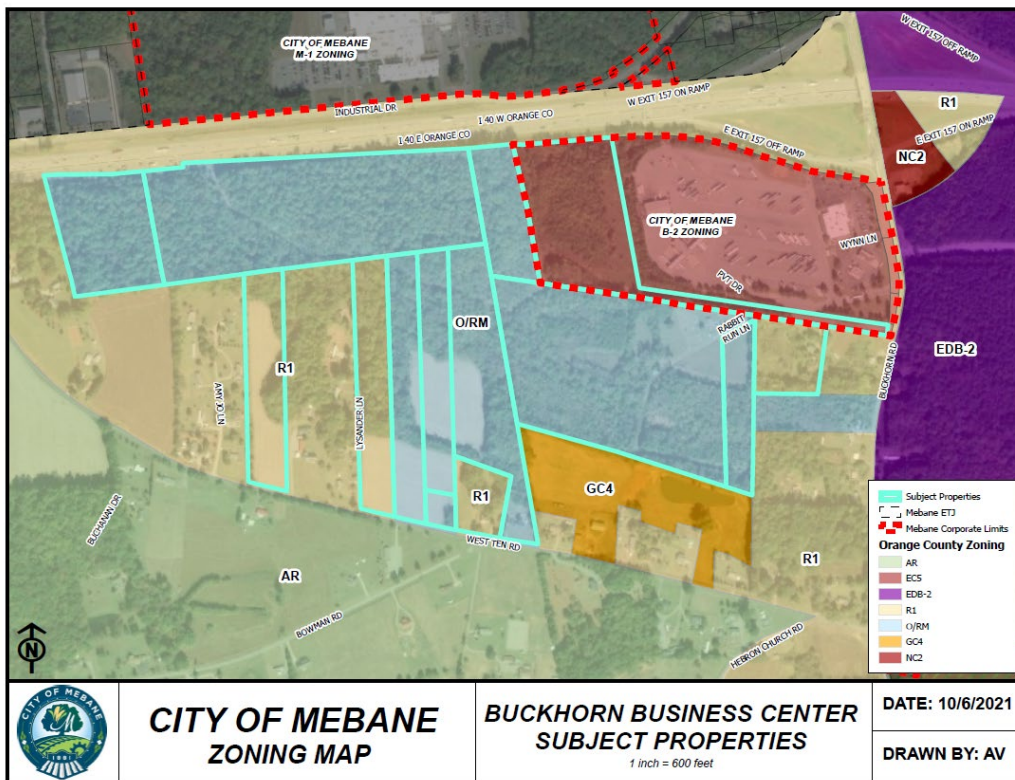
Applicant

Al. Neyer
4509 Creedmor Road
Suite 201
Raleigh, NC 27612

Public Hearing

Yes No

Zoning Map



Property

6016 West Ten Rd, Orange County

GPIN
9834436528

Proposed Zoning

M-2(CD)

Current Zoning

ORM & R1 (Orange Co);
Mebane B-2

Size

+/-128.77 acres

Surrounding Zoning

B-2; R-1, GC4 (Orange Co.)

Surrounding Land Uses

Residential, Agricultural, and Business

Utilities

Existing

Floodplain

Yes

Watershed

No

City Limits

No

Summary

Al. Neyer is petitioning the City for action on fourteen parcels: rezoning of one B-2-zoned parcel (GPIN 9834178082) in the City limits and the annexation and zoning of thirteen (13) parcels totaling +/-128.77-ac outside the City’s ETJ in Orange County to M-2(CD) (Light Manufacturing, Conditional) for the “Buckhorn Business Centre.” The subject properties have frontage along US Interstates 40/85, West Ten Road, and Buckhorn Road at the intersection with Rabbit Run. Annexation will be required before the City Council can hold a public hearing regarding their zoning. Al. Neyer has the properties under contract to purchase, contingent upon approval of the conditional rezoning.

A master plan showing a three-phased development of six lots has been provided for consideration and to show the highest potential intensity of use on the property, with a condition allowing for layout and design flexibility; and an allowance for two lots totaling +/-10.79 ac not currently proposed for development to be developed according to the standards of the Mebane UDO without further public hearing.

The applicant proposes to develop the property as a conditional zoning district with a master plan that shall not be exceeded in intensity. The master plan calls for six lots to be developed in three phases, as well as two lots totaling 10.79-ac (GPINs 9834360270 & 9834060117) that will remain undeveloped. The applicant has requested that these lots be allowed to be developed according to the development standards of the Mebane Unified Development Ordinance (UDO) and approved by the City Technical Review Committee (TRC) rather than having to be approved at a public hearing, as otherwise required by Article 9. No waivers are otherwise being requested for this project.

The site plan otherwise shows the extent of the development footprint in the three phases, which may total as much as 980,200 s.f. of warehouse space and parking and stormwater controls to support this footprint. The applicant is providing 100’ landscape buffers to separate the manufacturing use from the residential uses surrounding it, rather than the 50’ buffers required by the Mebane UDO. The project site is in the Jordan Lake watershed and will adhere to all buffer and stormwater rules currently required by NC General Statutes.

A Traffic Impact Analysis (TIA) was prepared for the project and shows warranted turn lanes at the intersection of Rabbit Run and Buckhorn Road, as well as dedicated left and right turn lanes exiting the site at this same access. Traffic signal warrant analyses were conducted at the entrance, the intersection of West Ten and Buckhorn Roads, and at the interchange intersections and none were shown to be immediately warranted due to this new development. The City’s adopted *2040 Comprehensive Transportation Plan* calls for Buckhorn Road to be widened to the West Ten Road intersection but, due to the small frontage of the project on Buckhorn Road and results of the TIA, road widening was determined to not be a warranted responsibility for this development.

The Mebane TRC has reviewed this project and it was revised two (2) times to reflect staff comments.

Financial Impact

N/A

Recommendation

The Planning Staff recommends approval of the request. The project is in conformity with the City's adopted plans, including the goals of the G-2 Primary Growth Area ("Buckhorn Economic Development District"). While the project introduces manufacturing uses in a residentially-zoned area, it will separate these uses with landscape buffers that exceed that otherwise required by the City UDO.

Suggested Motion

1. Motion to **approve** the M-2(CD) zoning as presented.
2. Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
 - Is within the City's G-2 Industrial Primary (V) Growth Area "Part of BEDD and North of US-70", an "...area [that] is intended for more robust growth, primarily for light industrial purposes... [with] areas immediately outside of these corridors, though, [that] are rural residential lots... (Mebane CLP, p.72);
 - Serves Mebane CLP Growth Management Goal 1.7 through the support [of] industrial development at existing industrial parks near I-40/85 (pp.17, 59 & 82); and
 - Pending approval and adoption by the City Council, is a Top Tier parcel within the *Buckhorn Area Plan*.
3. Motion to **deny** the M-2(CD) zoning as presented due to a lack of
 - Harmony with the surrounding zoning or land use

OR

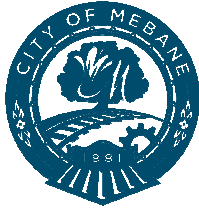
 - Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*.

Attachments

1. Zoning Amendment Applications
2. Zoning Map
3. Site Plan
4. Planning Project Report
5. Technical Memorandum on Utilities
6. Letter of Approval from City Engineer
7. Orange County Planning Department Memorandum
8. Traffic Impact Analysis (TIA) - Executive Summary ([Full TIA can be accessed via this link](#))

9. TIA Review Letter by VHB for City of Mebane

10. TIA Review Letter by NCDOT



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: Al Neyer

Address of Applicant: 4509 Creedmoor Road, Suite 201 Raleigh, NC 27612

Address and brief description of property to be rezoned: Multiple, See attached.

Applicant's interest in property: (Owned, leased or otherwise) Under contract
to purchase

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

Yes ___ Explain: _____ No x

Type of re-zoning requested: Conditional M-2

Sketch attached: Yes x No _____

Reason for the requested re-zoning: Parcel is to be annexed into City
limits

Signed: Tim Summ

Date: 08.27.2021

Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

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

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

BYRD FAMILY LIMITED PARTNERSHIP
DB.3299 P.463
PB.78 P.125
PIN:9824-96-1908
ZONING:O/RM
LAND USE:RESIDENTIAL/VACANT

BYRD FAMILY LIMITED PARTNERSHIP
DB.2251 P.253
PB.78 P.125
PIN:9834-07-3088
ZONING:O/RM
LAND USE:RESIDENTIAL/VACANT

HAROLD P. EVANS, ETAL
DB.6697 P.583
PIN:9834-17-3345
9834-17-3345
ZONING:O/RM
LAND USE:RESIDENTIAL/ VACANT

BJLW, LLC
DB.5281 P.166
PIN:9834-17-8082
ZONING: ME
USE:INDUSTRIAL, GARAGE, WAREHOUSE

WALTER W.
EVANS, JR, ETAL
PIN: 9834-36-0270
DB.5145 P.301
PB.5 P.122
ZONING: R1
LAND USE:RESIDENTIAL

ELIZABETH C. BOWMAN
PIN:9834-25-7896
DB.1654 P.406
ZONING:O/RM

LAND USE:RESIDENTIAL
ELIZABETH C. BOWMAN
PIN:9834-26-1132
DB.223 P.484
DB.289 P.221
ZONING:O/RM
LAND USE:RESIDENTIAL

KAREN L. HILL, TRUSTEE
MARGIE LLOYD IRREVOCABLE ASSET PROTECTION TRUST
DB.5810 P.264
PIN:9834-15-1366
ZONING: R1
LAND USE:RESIDENTIAL

KAREN L. HILL, TRUSTEE
MARGIE LLOYD IRREVOCABLE ASSET PROTECTION TRUST
DB.5810 P.268
PIN:9834-15-2994

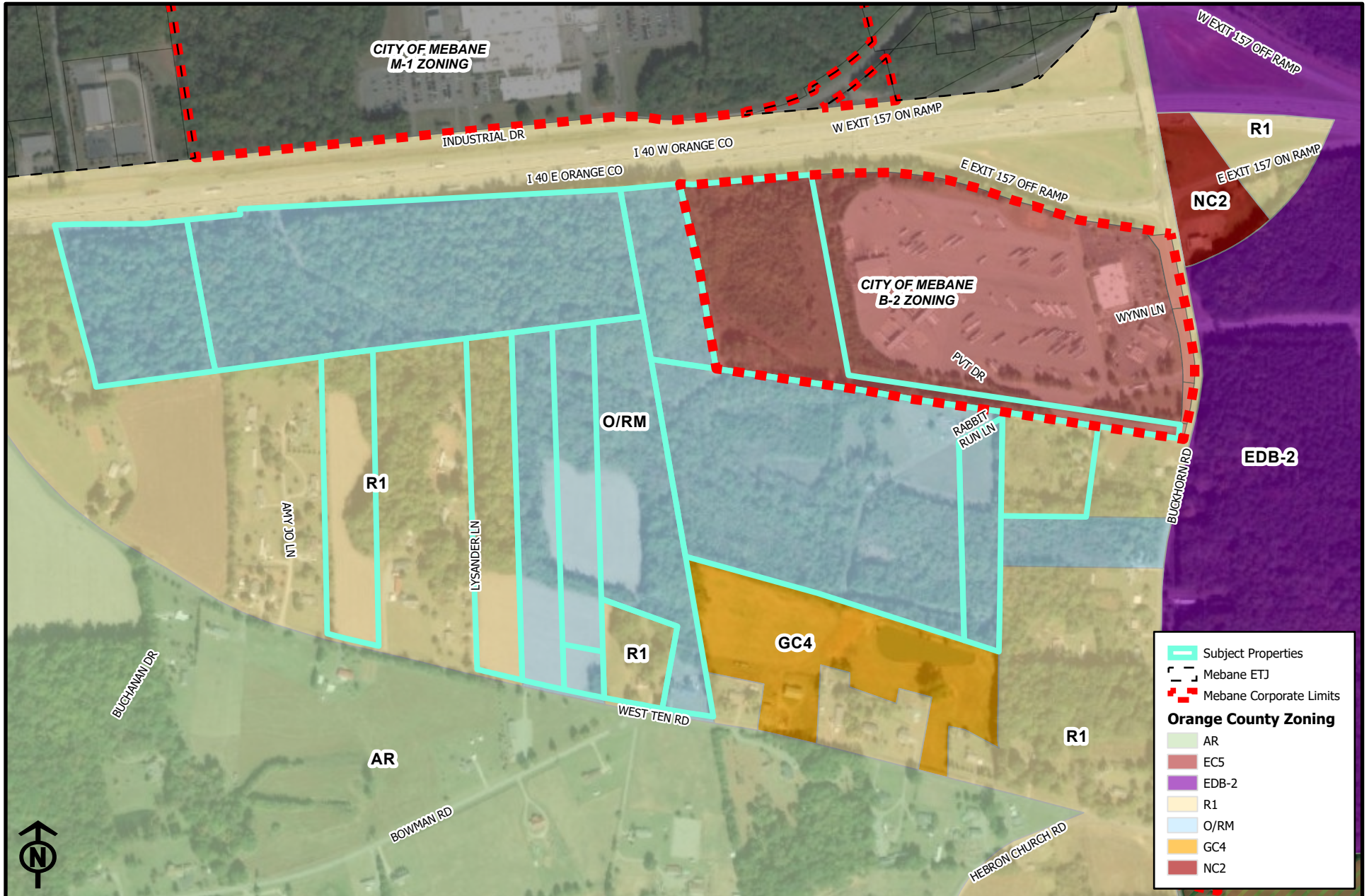
ZONING:O/RM
LAND USE:RESIDENTIAL

BYRD FAMILY LIMITED PARTNERSHIP
DB.2251 P.253
PB.78 P.125
PIN:9834-05-9071
ZONING:O/RM
LAND USE:RESIDENTIAL/ VACANT

BYRD FAMILY LIMITED PARTNERSHIP
DB.2251 P.253
PB.78 P.125
PIN:9834-05-9397
ZONING:O/RM
LAND USE:RESIDENTIAL/ VACANT

KAREN L. HILL, TRUSTEE
MARGIE LLOYD IRREVOCABLE ASSET PROTECTION TRUST
DB.5810 P.272
PIN:9834-05-8903
ZONING:O/RM
LAND USE:VACANT

DONALD HILL, JR.
KAREN L. HILL
DB.562 P.572
PIN:9834-05-6927
9834-05-6927



CITY OF MEBANE ZONING MAP

BUCKHORN BUSINESS CENTER SUBJECT PROPERTIES

1 inch = 600 feet

DATE: 10/6/2021

DRAWN BY: AV

BUCKHORN BUSINESS CENTRE

CONSULTANT:



APPLICANT:



SITE PLAN
 SEPTEMBER 28, 2021
 6322 Rabbit Run Lane
 Mebane, North Carolina
 Cheeks Township - Orange County
VICINITY MAP



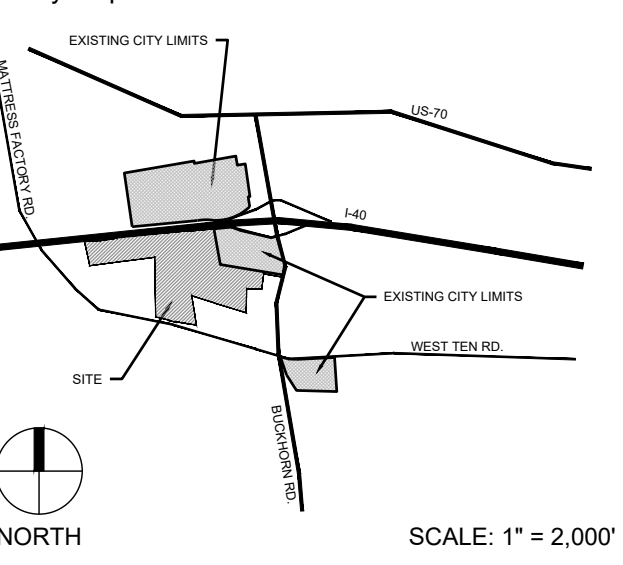
SCALE: 1" = 600'
 NORTH

INDEX OF DRAWINGS	
Sheet #	SHEET NAME
C0.00	COVER
C1.00	EXISTING CONDITIONS PLAN
C3.00	SITE PLAN
C5.00	GRADING & STORM DRAINAGE PLAN
C6.00	UTILITY PLAN

Client:

NEYER
4509 CREEDMOOR RD.
SUITE 201
RALEIGH, NC 27612
PHONE # 919.538.0493

Vicinity map:



Scale:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

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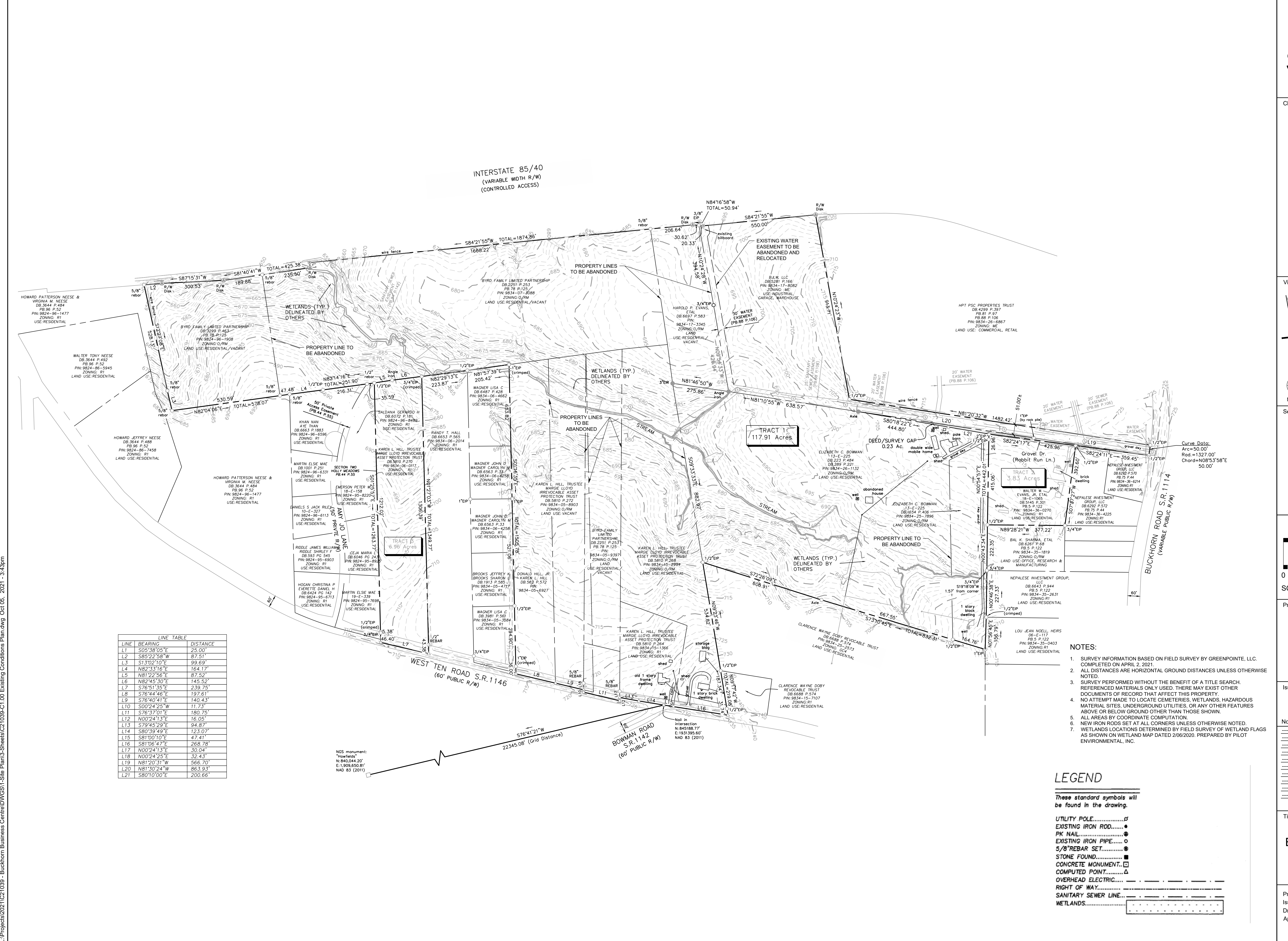
0 100 200 400

Scale:

0 100 200 400

Scale:

0 100 200 400



LINE	BEARING	DISTANCE
L1	S05°38'05\"E	25.00'
L2	S85°22'58\"W	87.51'
L3	S13°02'10\"E	99.69'
L4	N82°33'16\"E	164.17'
L5	N81°22'56\"E	87.52'
L6	N82°45'30\"E	145.52'
L7	S76°51'36\"E	239.75'
L8	S76°44'46\"E	192.61'
L9	S76°40'41\"E	140.43'
L10	S00°24'25\"W	11.73'
L11	S76°37'01\"E	180.75'
L12	N00°24'13\"E	16.05'
L13	S79°45'29\"E	94.87'
L14	S80°39'49\"E	123.07'
L15	S81°00'10\"E	47.41'
L16	S81°06'47\"E	268.78'
L17	N00°24'13\"E	30.04'
L18	N00°24'25\"E	32.43'
L19	N81°20'31\"W	566.70'
L20	N81°30'24\"W	863.93'
L21	S80°10'00\"E	200.66'

NS monument:
Nowhere

L19	N81°20'31\"W	566.70'
L20	N81°30'24\"W	863.93'
L21	S80°10'00\"E	200.66'

- NOTES:
1. SURVEY INFORMATION BASED ON FIELD SURVEY BY GREENPOINTE, LLC. COMPLETED ON APRIL 2, 2021.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 3. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. REFERENCED MATERIALS ONLY USED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT AFFECT THIS PROPERTY.
 4. NO ATTEMPT MADE TO LOCATE CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES, OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.
 5. ALL AREAS BY COORDINATE COMPUTATION.
 6. NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 7. WETLANDS LOCATIONS DETERMINED BY FIELD SURVEY OF WETLAND FLAGS AS SHOWN ON WETLAND MAP DATED 2/06/2020. PREPARED BY PILOT ENVIRONMENTAL, INC.

LEGEND

These standard symbols will be found in the drawing.

UTILITY POLE.....	⚡
EXISTING IRON ROD.....	●
PK NAIL.....	○
EXISTING IRON PIPE.....	○
5/8\"REBAR SET.....	●
STONE FOUND.....	■
CONCRETE MONUMENT.....	□
COMPUTED POINT.....	Δ
OVERHEAD ELECTRIC.....	----
RIGHT OF WAY.....	----
SANITARY SEWER LINE.....	----
WETLANDS.....

Project number: L21010 Sheet #: 07.27.2021
Issued Date:
Drawn by: --
Approved by: -- **C1.00**

- LOT 1:** PROPOSED ACREAGE: 3.83 AC EXISTING ZONING: R-1 (ORANGE COUNTY) PROPOSED ZONING: M2(CD) EXISTING USE: RESIDENTIAL PROPOSED USE: FIRE STATION MAX BUILDING HEIGHT: 56'
- LOT 2:** PROPOSED ACREAGE: 31.24 AC EXISTING ZONING: O/RM (ORANGE COUNTY) PROPOSED ZONING: M2(CD) EXISTING USE: UNIMPROVED PROPOSED USE: INDUSTRIAL/WAREHOUSE/OFFICE MAX BUILDING HEIGHT: 56'
- LOT 3:** PROPOSED ACREAGE: 23.55 AC EXISTING ZONING: O/RM (ORANGE COUNTY) PROPOSED ZONING: M2(CD) EXISTING USE: UNIMPROVED PROPOSED USE: INDUSTRIAL/WAREHOUSE/OFFICE MAX BUILDING HEIGHT: 56'
- LOT 4:** PROPOSED ACREAGE: 28.23 AC EXISTING ZONING: O/RM - R1 (ORANGE COUNTY) PROPOSED ZONING: M2(CD) EXISTING USE: RESIDENTIAL PROPOSED USE: INDUSTRIAL/WAREHOUSE/OFFICE MAX BUILDING HEIGHT: 56'
- LOT 5:** PROPOSED ACREAGE: 12.20 AC EXISTING ZONING: O/RM (ORANGE COUNTY) PROPOSED ZONING: M2(CD) EXISTING USE: UNIMPROVED PROPOSED USE: INDUSTRIAL/WAREHOUSE/OFFICE MAX BUILDING HEIGHT: 56'
- LOT 6:** PROPOSED ACREAGE: 14.32 AC EXISTING ZONING: O/RM (ORANGE COUNTY) PROPOSED ZONING: M2(CD) EXISTING USE: UNIMPROVED PROPOSED USE: INDUSTRIAL/WAREHOUSE/OFFICE MAX BUILDING HEIGHT: 56'
- PARCEL IDENTIFICATION NUMBERS:** 9834-05-1908, 9834-07-3088, 9834-17-0062, 9834-05-8003, 9834-05-6927, 9834-05-6307, 9834-15-2904, 9834-15-1966, 9834-17-3345, 9834-26-1132, 9834-25-7806, 9834-36-0270

SITE DATA
TOTAL SITE GROSS ACREAGE: 121.74 AC
RIGHT OF WAY DEDICATION: 8.37 AC
GROSS ADJUSTED SITE ACREAGE: 113.37 AC

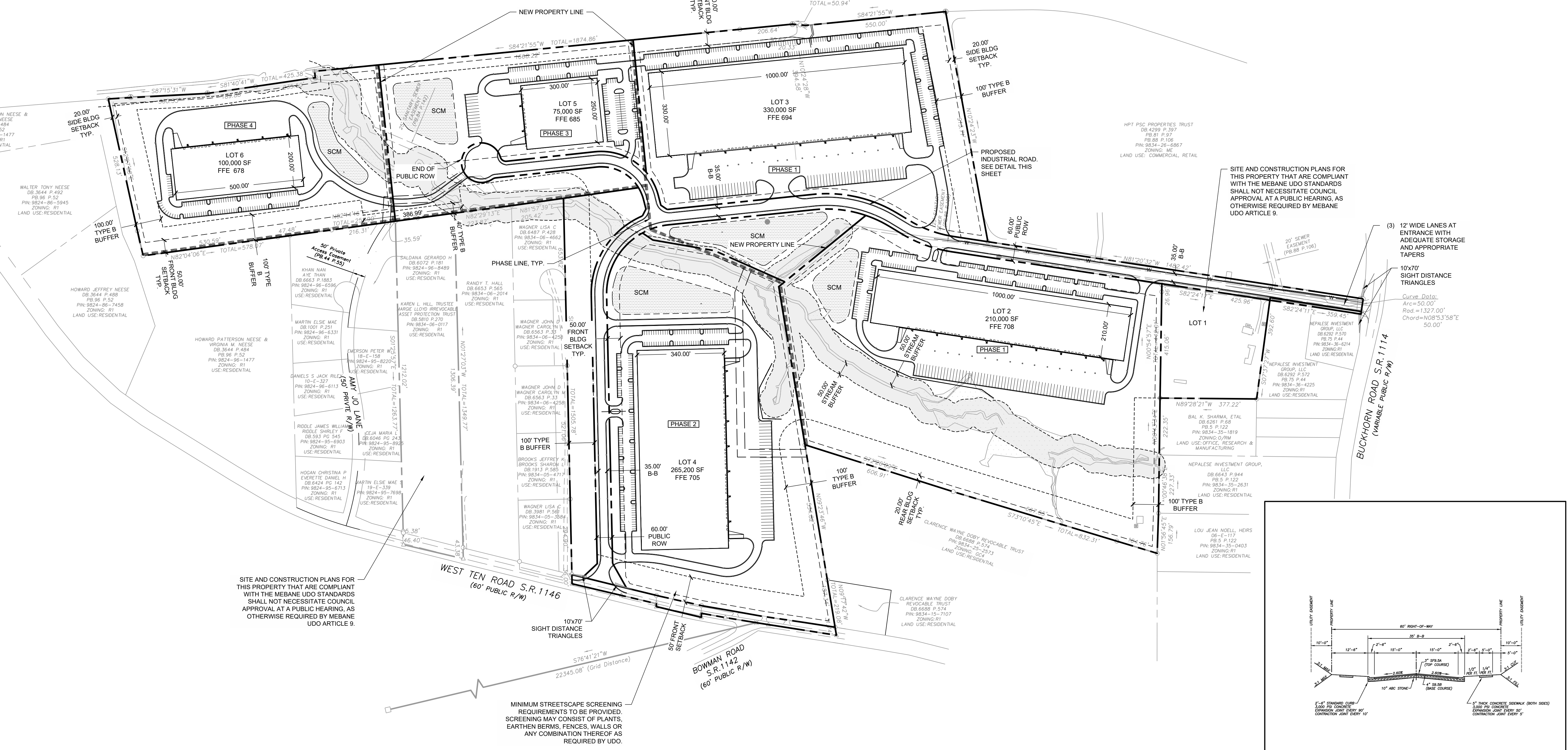
REGULATORY BASIN: JORDAN LAKE
STREAM: HAW CREEK
RIVER: CAPE FEAR
WATER SUPPLY WATERSHED: N/A
REQUIRED TREE COVERAGE: N/A
MAXIMUM IMPERVIOUS SURFACE: 70%
TOTAL PUBLIC ROAD (LF): 5,340 LF

STREAM BUFFERS
1. THERE ARE STREAM BUFFERS ONSITE

FLOODPLAIN
1. THERE IS NO FLOODPLAIN ON SITE PER FIRM MAP3710983400J, REVISED 02/02/2007

- NOTES:**
- SITE SHALL COMPLY WITH MEBANE UDO, SEC. 6-6-J TO SCREEN ALL UTILITIES.
 - SITE SHALL COMPLY WITH ALL LIGHTING REQUIREMENTS PER MEBANE UDO, SEC. 6-5.
 - SITE SHALL COMPLY WITH PARKING SPACE DESIGN STANDARDS PER MEBANE UDO, SEC. 6.4.4.
 - SITE SHALL COMPLY WITH SIGN STANDARDS PER MEBANE UDO, SEC. 6-6.

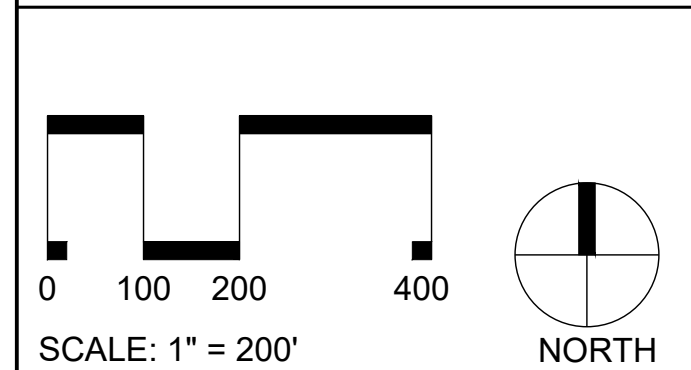
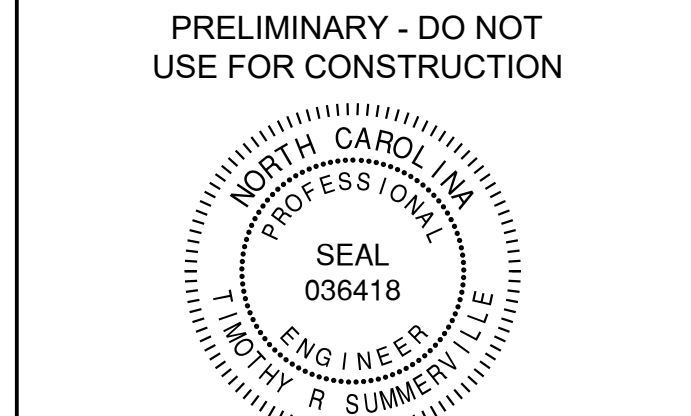
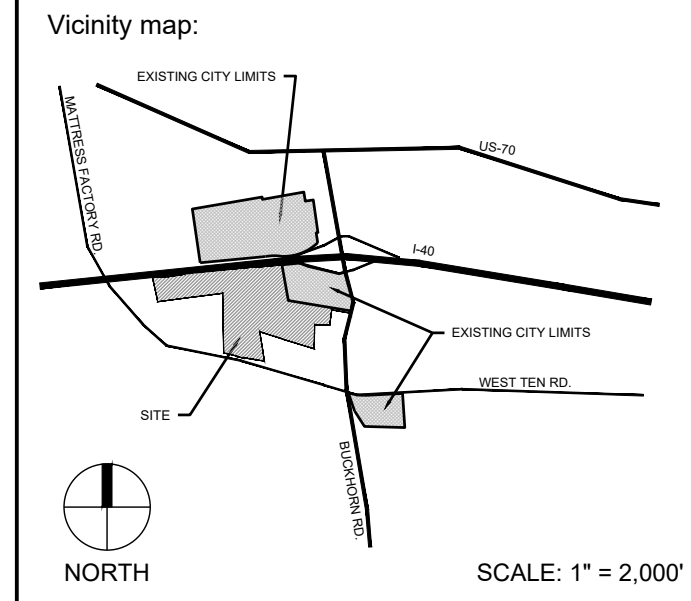
INTERSTATE 85/40
(VARIABLE WIDTH R/W)
(CONTROLLED ACCESS)



SITE AND CONSTRUCTION PLANS FOR THIS PROPERTY THAT ARE COMPLIANT WITH THE MEBANE UDO STANDARDS SHALL NOT NECESSITATE COUNCIL APPROVAL AT A PUBLIC HEARING, AS OTHERWISE REQUIRED BY MEBANE UDO ARTICLE 9.



Client:
NEVER
4509 CREEDMOOR RD.
SUITE 201
RALEIGH, NC 27612
PHONE # 919.538.0493



Project:

BUCKHORN BUSINESS CENTRE

Issued for:

SITE PLAN

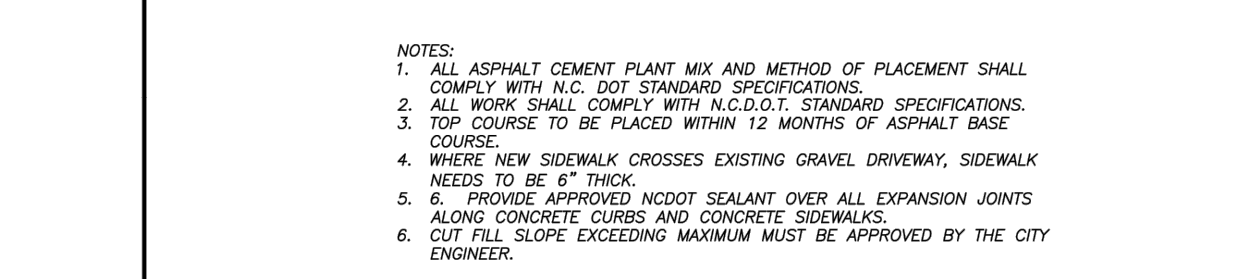
No.	Date	Description

Title:

SITE PLAN

Project number: L21010 Sheet #: 07.27.2021
Drawn by: TS
Approved by: TS

C3.00



CITY OF MEBANE STANDARD	INDUSTRIAL ROADWAY SECTION (60' ROW - 35' B-B)
DATE: N.T.S. DATE: 11/9/20 DRAWN BY: WDF	



STEWART

101 WEST MAIN ST. DURHAM, NC 27701
T 919.380.8750

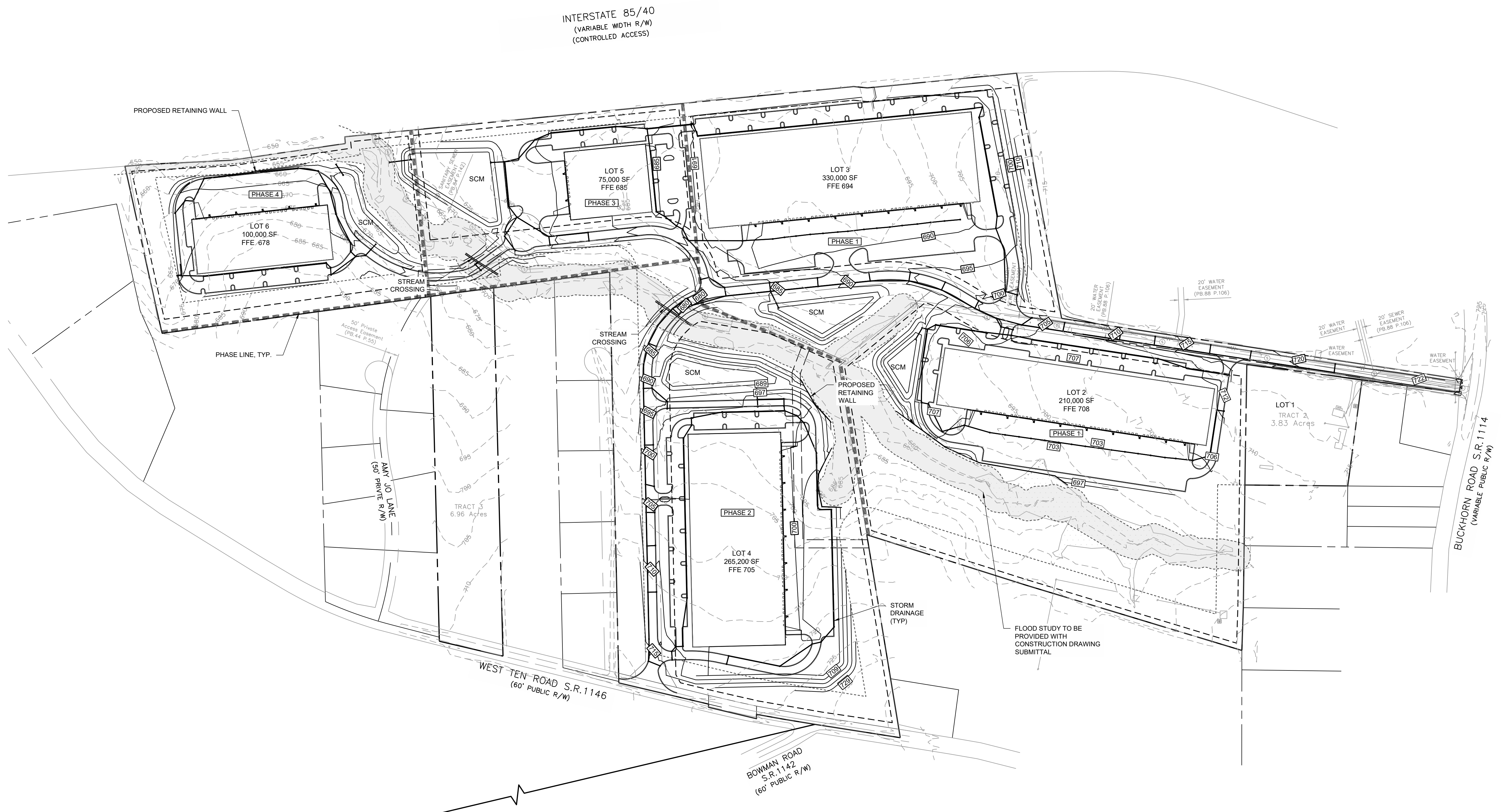
FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # L21010

Client:

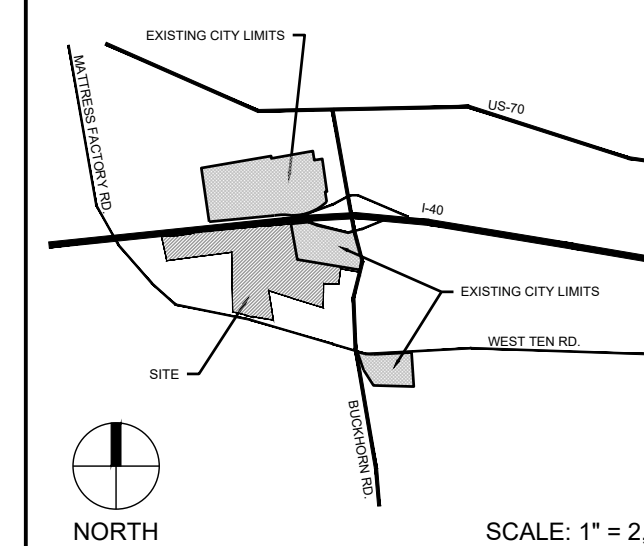
NEYER
4509 CREEDMOOR RD.
SUITE 201
RALEIGH, NC 27612
PHONE # 919.538.0493

NOTES:

1. A PROPERTY OWNER'S ASSOCIATION WILL BE ESTABLISHED FOR MAINTENANCE PURPOSES WHEN PROPOSED STORM WATER CONTROL MEASURES SERVE MORE THAN ONE PARCEL.
2. THIS PROJECT'S PLANNED SEWER FLOW IS 20,000 GALLONS PER DAY WHICH IS BASED ON 200 LOADING DOCK DOORS AT 100 GALLONS PER DOOR. SEWER ALLOCATION WILL BE ON A FIRST COME FIRST SERVE BASIS AND IS NOT LIMITED TO SERVING THIS PROJECT.
3. WATER MODELING BY THE DEVELOPER WILL BE REQUIRED AT EACH PHASE OF THE DEVELOPMENT.

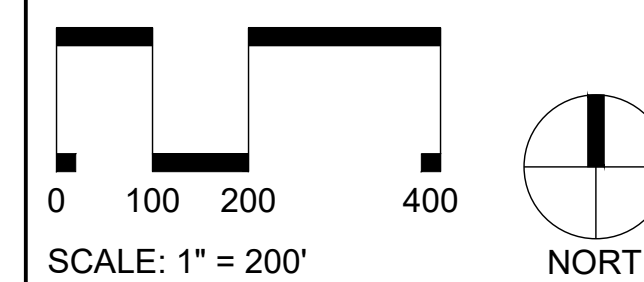


Vicinity map:



Scale:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



Project:

BUCKHORN BUSINESS CENTRE

Issued for:

SITE PLAN

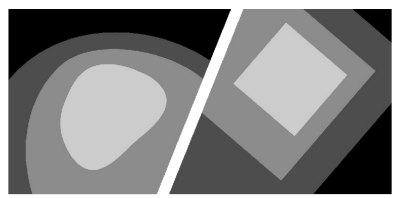
No.	Date	Description

Title:

GRADING & STORM DRAINAGE PLAN

Project number: L21010 Sheet #: 07.27.2021
Issued Date: 07.27.2021
Drawn by: TS
Approved by: TS

C5.00



STEWART
 101 WEST MAIN ST.
 DURHAM, NC 27701
 T 919.380.8750

FIRM LICENSE #: C-1051
 www.stewartinc.com
 PROJECT #: L21010

Client:
 NEYER
 4509 CREEDMOOR RD.
 SUITE 201
 RALEIGH, NC 27612
 PHONE # 919.538.0493

ESTIMATED SEWER AND WATER USAGE PER LOT

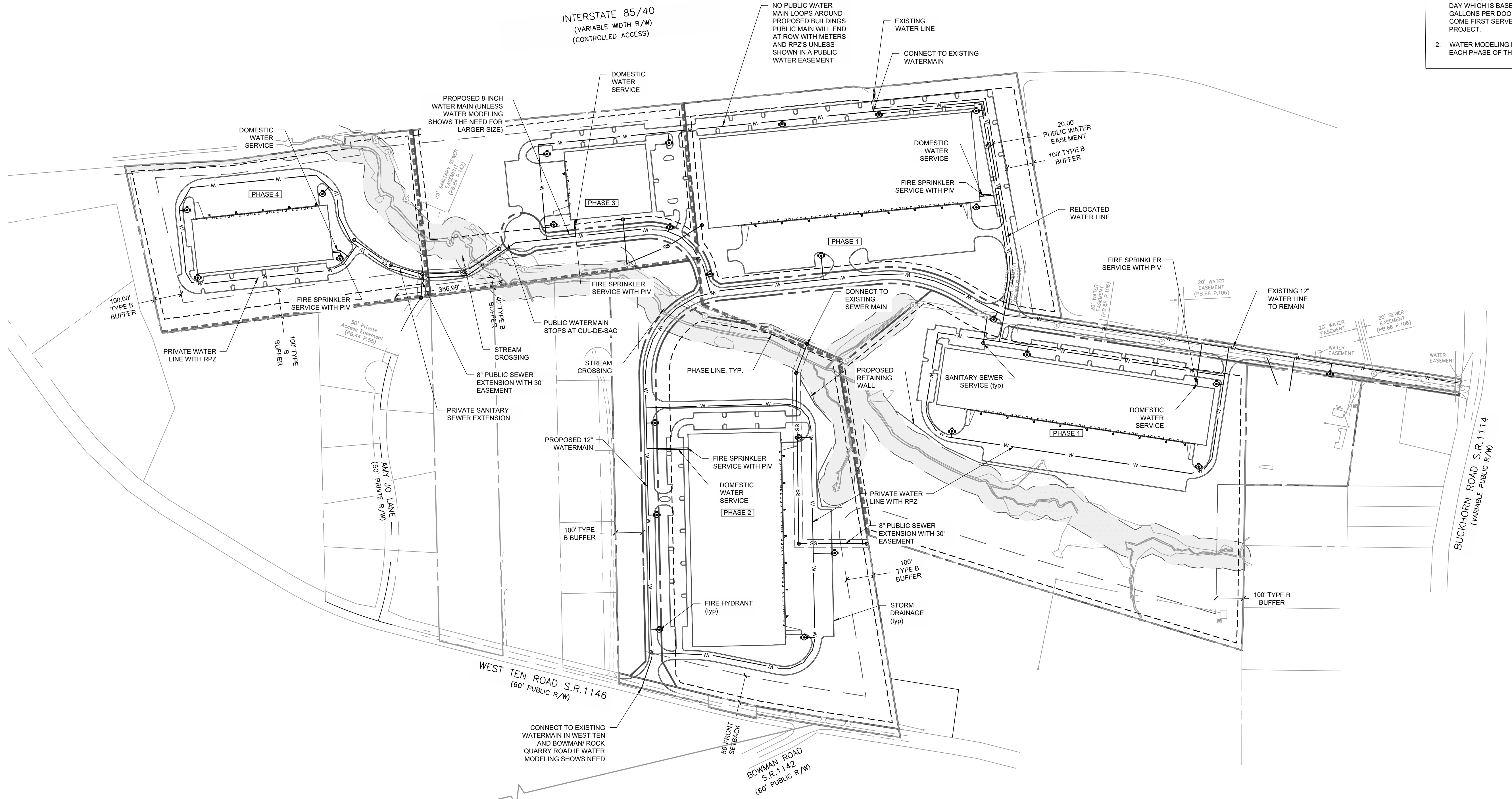
LOT	USE	#	UNIT	G/D/SF (gal/u/d)	TOTAL FLOW (gal/day)
1	Unknown	3.83	Acre	880	3,370
2	Warehouse	47	Loading Bay	100	4,700
3	Warehouse	47	Loading Bay	100	4,700
4	Warehouse	39	Loading Bay	100	3,900
5	Warehouse	10	Loading Bay	100	1,000
6	Warehouse	25	Loading Bay	100	2,500
Total					20,170 gal/day

UTILITY LEGEND:

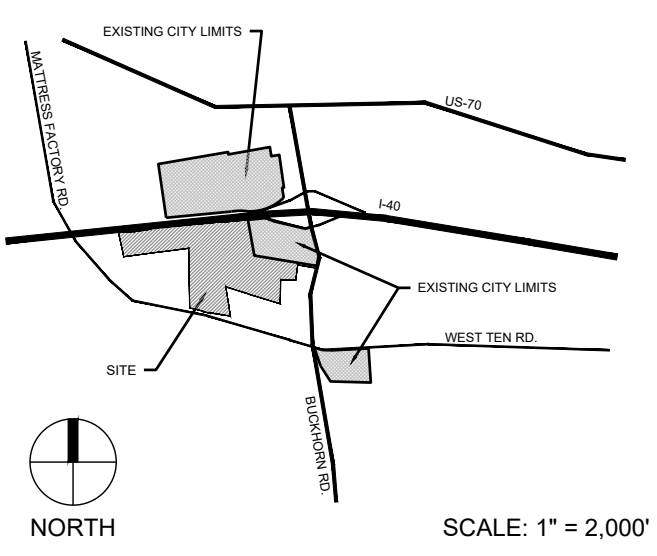
SYMBOL	DESCRIPTION
— W —	EXISTING WATER LINE
- - - W - - -	PROPOSED WATER LINE
- - - SS - - -	EXISTING SANITARY SEWER LINE
- - - SS - - -	PROPOSED SANITARY SEWER LINE
⊗	PROPOSED FIRE HYDRANT
⊕	PROPOSED WATER VALVE
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	PROPOSED SANITARY SEWER MANHOLE
○	PROPOSED CLEANOUT
○	PROPOSED FDC
●	PROPOSED POST INDICATOR VALVE (PIV)
■	LIMITS OF DISTURBANCE

NOTES:

- THIS PROJECT'S PLANNED SEWER FLOW IS 20,000 GALLONS PER DAY WHICH IS BASED ON 200 LOADING DOCK DOORS AT 100 GALLONS PER DOOR. SEWER ALLOCATION WILL BE ON A FIRST COME FIRST SERVE BASIS AND IS NOT LIMITED TO SERVING THIS PROJECT.
- WATER MODELING BY THE DEVELOPER WILL BE REQUIRED AT EACH PHASE OF THE DEVELOPMENT.



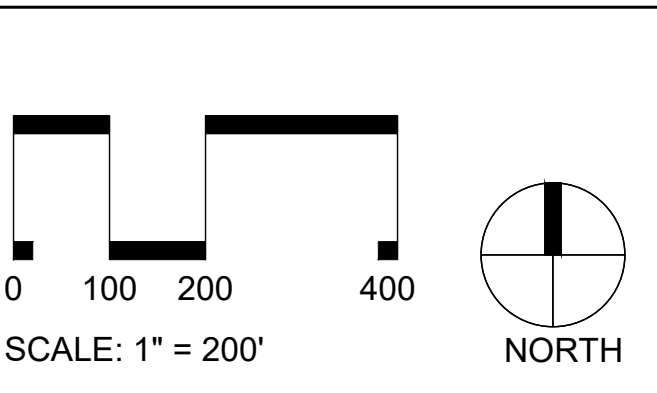
Vicinity map:



Scale: 1" = 2,000'

Seal: PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Professional Engineer Seal for T. M. R. Summerlin, No. 036418.



Project: **BUCKHORN BUSINESS CENTRE**

Issued for: **SITE PLAN**

No.	Date	Description

Title: **UTILITY PLAN**

Project number: L21010 Sheet #: **C6.00**
 Issued Date: 07.27.2021
 Drawn by: TS
 Approved by: TS

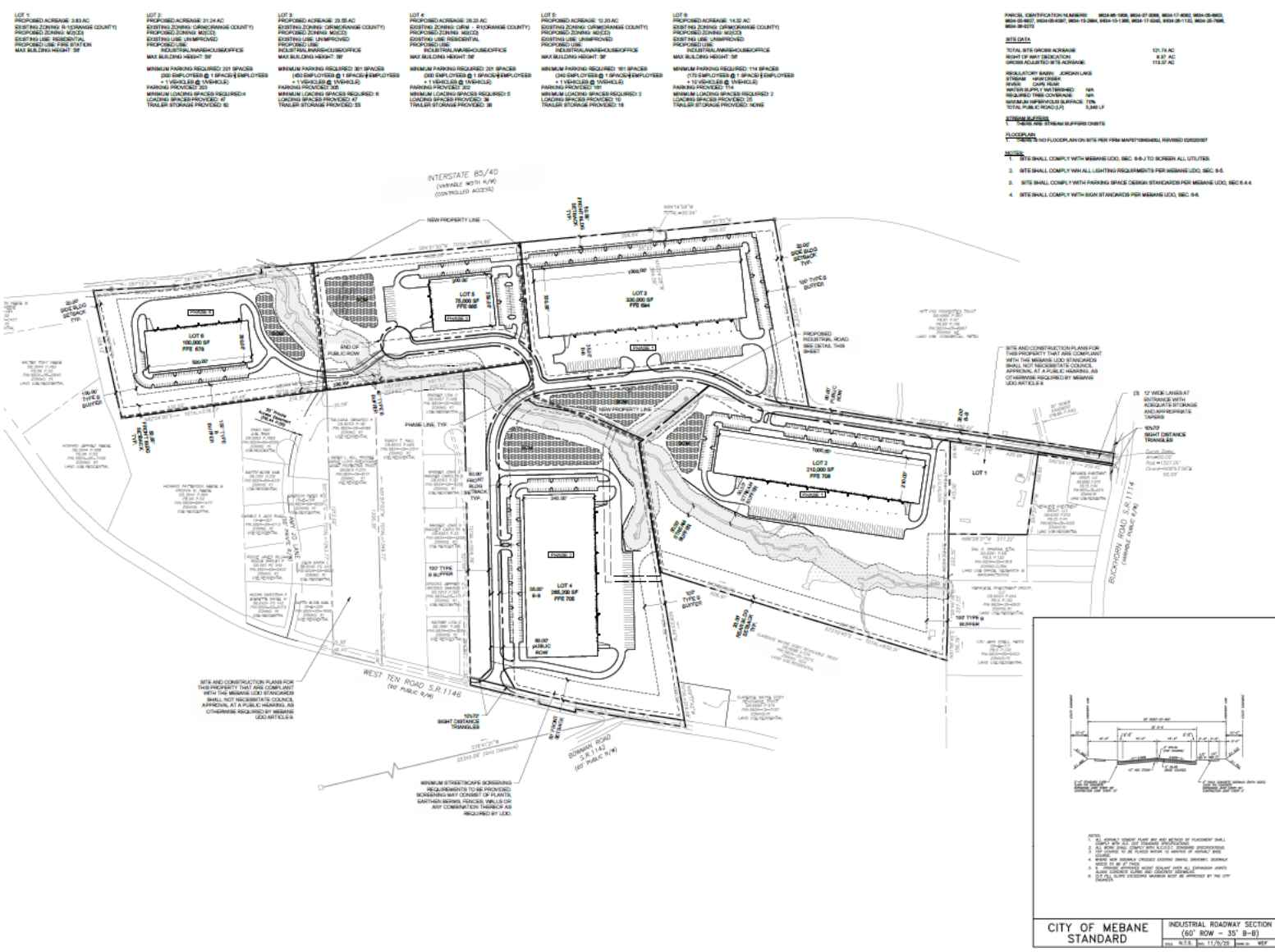


PLANNING PROJECT REPORT

DATE	10/06/2021
PROJECT NAME	Buckhorn Business Centre Rezoning Request
PROJECT NUMBER	RZ 21-14
APPLICANT	AL. Neyer 4509 Creedmor Road Suite 201 Raleigh, NC 27612

CONTENTS

PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 3
LAND USE REPORT	PAGE 6
UTILITIES REPORT	PAGE 8
STAFF ZONING REQUEST RECOMMENDATION	PAGE 10



STEWART
107 WEST MARKET ST. SUITE 201
DAVENPORT, NC 27834
PROJECT # 21010

Client:
NEVCO
408 CROCKER RD.
SUITE 201
DAVENPORT, NC 27834
PHONE # 715.588.5988

Scale:
1" = 200'
0 100 200 400
NORTH

Project:
BUCKHORN BUSINESS CENTRE

Issued for:
SITE PLAN

No.	Date	Description

Title:
SITE PLAN

Project number: L21010 **Sheet#** **Sheet#**
Issue Date: 07.27.2021
Drawn by: TS **TS**
Approved by: TS **C3.00**

CITY OF MEBANE STANDARD INDUSTRIAL ROADWAY SECTION (60' ROW - 35' B-8)



ZONING REPORT

EXISTING ZONE	B-2; O/RM & R-1 (Office/Research and Manufacturing & Rural Residential – Orange County zoning)	
REQUESTED ACTION	Zoning to M-2(CD)	
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
CURRENT LAND USE	Vacant, Agriculture, Rural Residential	
PARCEL SIZE	+/-128.77 ac	
PROPERTY OWNERS	BYRD FAMILY LIMITED PARTNERSHIP	HAROLD P. EVANS, ET AL.
	492 HIATTS DR	318 SUPPER CLUB RD
	GREENSBORO, NC 27455	MEBANE, NC 27302
	GPINs 9824961908, 9834073088, 9834059071, 9834059397	GPIN 9834173345
	BJLW, LLC	WALTER W. EVANS, JR, ETAL
	719 HERMITAGE RD	P.O. BOX 120
BURLINGTON, NC 27215	EFLAND, NC 27302	
GPIN 9834178082	GPIN 9834360270	
ELIZABETH C. BOWMAN	MARGIE LLOYD IRREVOCABLE	
6334 RABBITT RUN LN	ASSET PROTECTION TRUST	
MEBANE, NC 27302	C/O KAREN L. HILL, TRUSTEE	
GPINs 9834257896, 9834261132	202 W CRAWFORD ST	
	MEBANE, NC 27302	
KAREN L. & DONALD HILL, JR.	GPINs 9834151366, 9834152994	
202 W CRAWFORD ST	9834058903	
MEBANE, NC 27302		
GPIN 9834056927		
LEGAL DESCRIPTION	<p>Al. Neyer is petitioning the City for action on fourteen parcels: rezoning of one B-2-zoned parcel (GPIN 9834178082) in the City limits and the annexation and zoning of thirteen (13) parcels totaling +/-128.77-ac outside the City's ETJ in Orange County to M-2(CD) (Light Manufacturing, Conditional) for the "Buckhorn Business Centre." The properties have frontage along Interstates 40 and 85, West Ten Road at the intersection with Bowman Road, and Buckhorn Road at the intersection with the private drive Rabbit Run. A master plan showing a three-phased development of six lots has been provided for consideration and to show the highest potential intensity of use on the property, with a condition allowing for layout and design flexibility; and an allowance for two lots totaling +/-10.79 ac not currently proposed for development to be developed according to the standards of the Mebane UDO without further public hearing.</p>	



AREA ZONING & DISTRICTS

All surrounding zoning districts are within Orange County’s planning and zoning jurisdiction, with the exception of the Petro Truck Stop and multitenant site featuring two restaurants, which is currently in the City limits and zoned B-2. This site is currently non-conforming for its zoning district; a Truck Stop is permitted as a special use in the M-1 (“Heavy Manufacturing”) zoning district, and multitenant sites exceeding 15,000 s.f. also require a special use permit.

All properties within and immediately surrounding the project site are within Orange County’s designated Buckhorn Economic Development District (BEDD), intended to “...create a district allowing a wide range of non-residential uses with limited higher density residential uses” (Orange County Unified Development Ordinance, p. 3-43) Most of the immediately surrounding properties to the east, west, and south are zoned R-1 (Rural Residential) by Orange County. There is one property to the east that is zoned O/RM (Office/Research and Manufacturing) by Orange County. There is also a GC-4 (General Commercial) Orange County zoning district to the southeast of the project site and has frontage at 6405 West Ten Road. The properties to the south of West Ten Road are all in an AR (Agricultural Residential) Orange County zoning district. All properties north of the project site and across the interstate corridor are zoned M-1 (Heavy Manufacturing) by the City of Mebane.

SITE HISTORY

Property historically used for agriculture or rural residential.

STAFF ANALYSIS

CITY LIMITS?

YES NO – Requires annexation for City action

PROPOSED USE BY-RIGHT?

YES NO

SPECIAL USE?

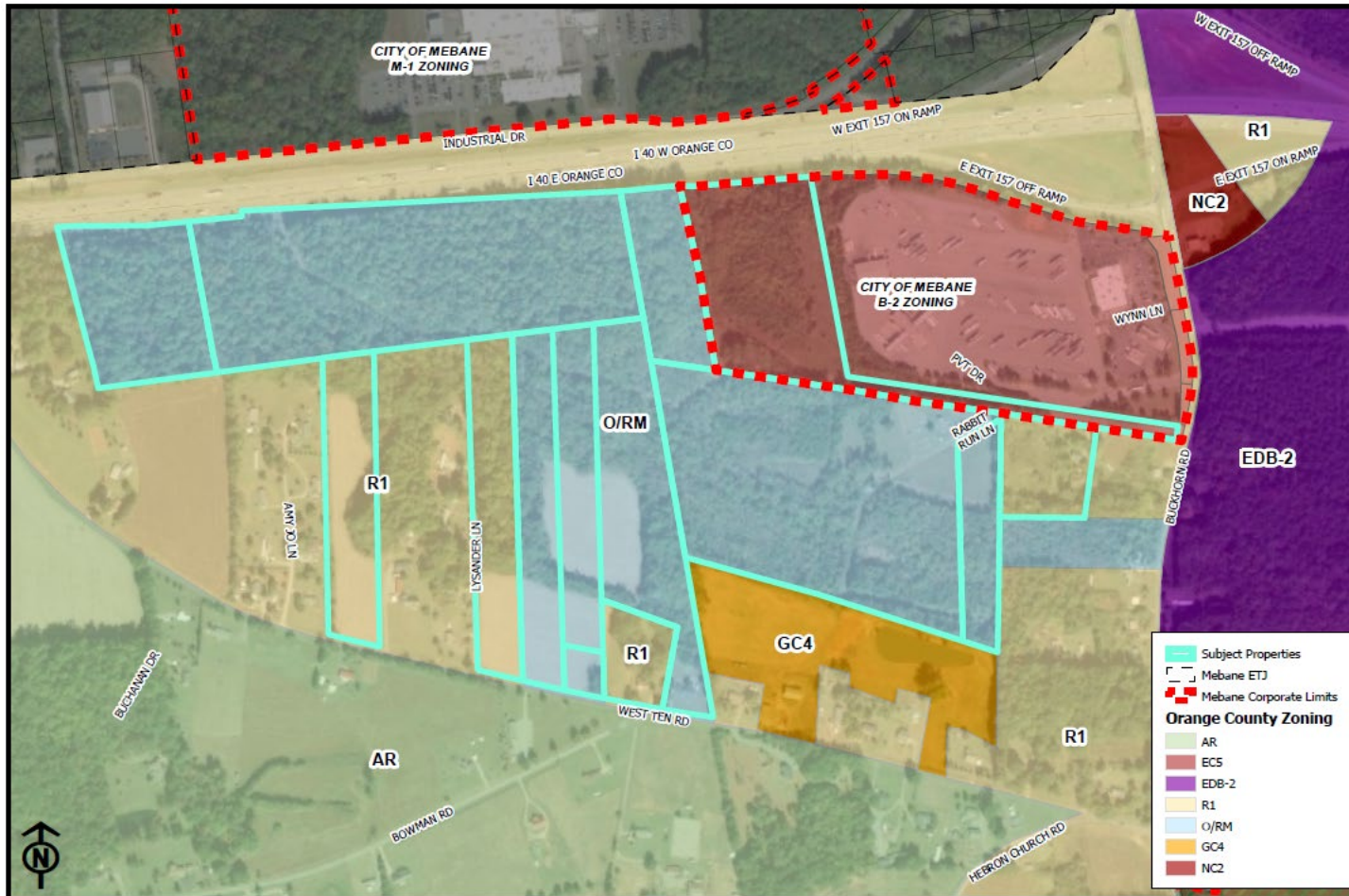
YES NO

EXISTING UTILITIES?

YES NO

POTENTIAL IMPACT OF PROPOSED ZONE

The entire project site is identified in both City of Mebane and Orange County long-range planning documents as being within the “Buckhorn Economic Development District”; G-2 Industrial (V) Primary Growth Area in *Mebane By Design*. This area is intended to be development as an employment center with the utilities extended by Orange County with the revenues generated by a dedicated sales tax; the utilities are now operated and maintained by the City of Mebane. The applicant is requesting a M-2(CD) rezoning, which will be consistent with both the City G-2 Industrial (V) primary growth area in *Mebane By Design* and Orange County’s BEDD. The Orange County zoning districts O/RM and GC4 are complementary with the proposed uses for this site, though the properties are undeveloped. This will introduce a non-residential use to the otherwise residentially-zoned properties but they will be buffered with 100’ semi-opaque buffers as a commitment by the applicant.



**CITY OF MEBANE
ZONING MAP**

**BUCKHORN BUSINESS CENTER
SUBJECT PROPERTIES**
1 inch = 600 feet

DATE: 10/6/2021
DRAWN BY: AV

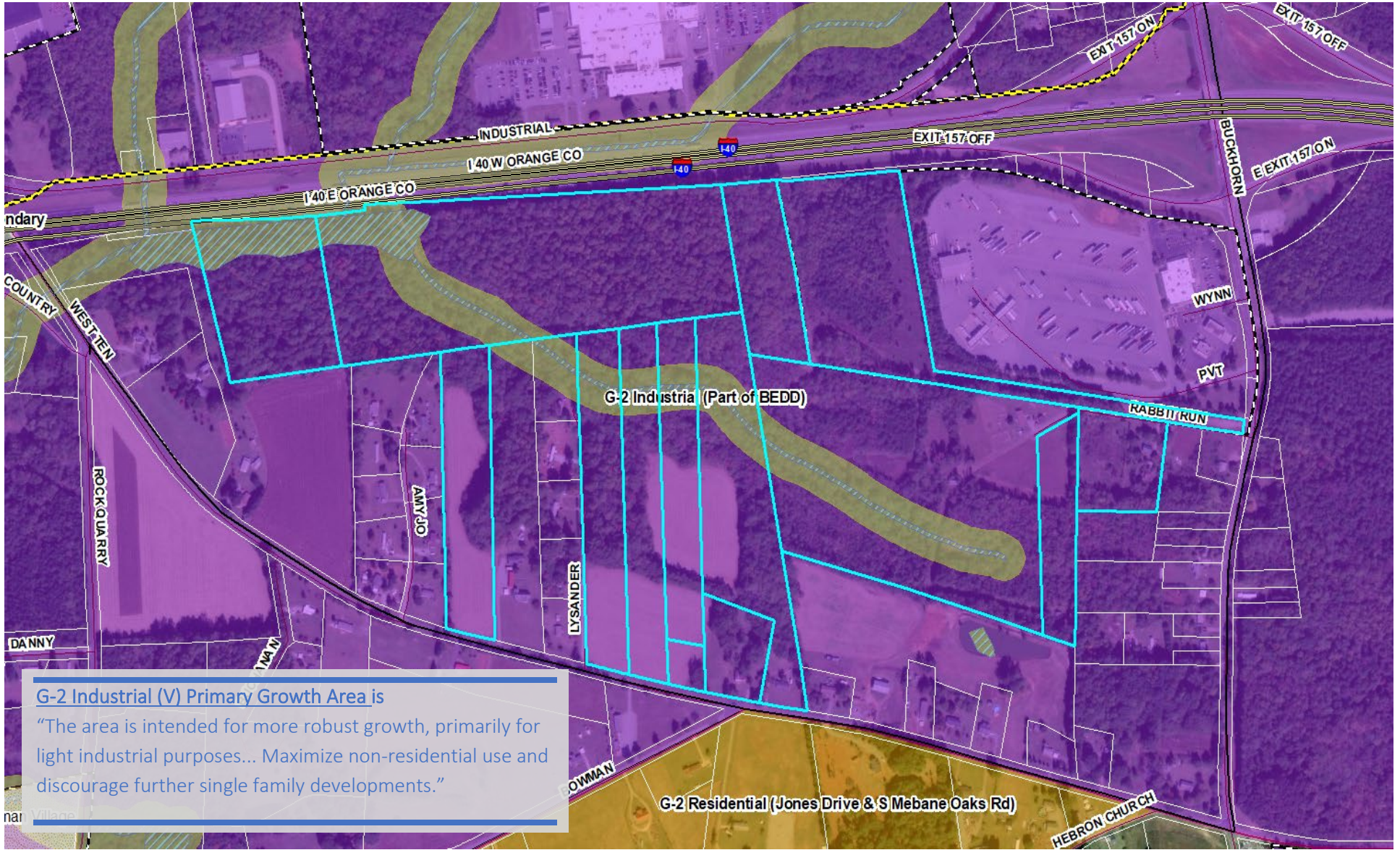


LAND USE REPORT

EXISTING LAND USE	Vacant, Agriculture, Rural Residential
PROPOSED LAND USE & REQUESTED ACTION	Al. Neyer is petitioning the City for action on fourteen parcels: rezoning of one B-2-zoned parcel (GPIN 9834178082) in the City limits and the annexation and zoning of thirteen (13) parcels totaling +/-128.77-ac outside the City's ETJ in Orange County to M-2(CD) (Light Manufacturing, Conditional) for the "Buckhorn Business Centre"; the GPINs are provided above. A master plan showing a three-phased development of six lots has been provided for consideration and to show the highest potential intensity of use on the property, with a condition allowing for layout and design flexibility; and an allowance for two lots totaling +/-10.79 ac not currently proposed for development to be developed according to the standards of the Mebane UDO without further public hearing.
PROPOSED ZONING	M-2(CD)
PARCEL SIZE	+/-128.77 on fourteen (14) parcels
AREA LAND USE	Much of the area is currently used for rural residential and agricultural purposes, though two of these parcels are zoned for non-residential districts and area non-conforming. The Petro Truck Stop and multitenant site is northeast of the project site and is non-conforming for the B-2 zoning district in which it resides. The properties south of West Ten Road are used for agricultural and residential purposes. North of the interstate corridor, the properties are either industrial uses or are vacant.
ONSITE AMENITIES & DEDICATIONS	100' landscape buffers along the perimeter of the project properties.
WAIVER REQUESTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	The applicant has not proposed a site design for two of the parcels included in this project and is request a waiver from further public hearing for approval of their design and layout, as required by Article 9, provided the designs meet the City's development standards.
CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-2 Industrial Primary (V) Growth Area "Part of BEDD and North of US-70"
OTHER LAND USE CONSIDERATIONS	Conservation Area
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	GROWTH MANAGEMENT 1.7 Continue to support industrial development at existing industrial parks near I-40/85.
	COORDINATION 5.1 Document and share information related to land development that can be utilized across levels of government for better decision making.



MEBANE BY DESIGN GOALS &
OBJECTIVES NOT SUPPORTED



G-2 Industrial (V) Primary Growth Area is
“The area is intended for more robust growth, primarily for light industrial purposes... Maximize non-residential use and discourage further single family developments.”



UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	Per the memorandum from Franz Holt of AWCK, the project is estimated to require 20,170 gallons per day of water and sewer services. The water and sewer utility lines are present at the properties. The applicant proposes to connect to a 12" watermain and a 10" onsite sewer outfall.
UTILITIES PROVIDED BY APPLICANT	Applicant has pledged to provide all on-site utilities, as described in AWCK's Technical Memo.
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City has adequate water & sewer supply to meet the domestic and fire flow demands of the project and economic development is an established priority in the City's Paper Flow policy.
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO



TRANSPORTATION NETWORK STATUS

CURRENT CONDITIONS

West Ten Road is a NCDOT major thoroughfare that hosts 1,900 average daily trips. It has a Level Of Service (LOS) D and Safety Scores of 22.3 and 77.8 at the site entrance and the Buckhorn Road intersection, respectively. Buckhorn Road is a NCDOT Secondary Route with an average of 2,100 daily trips, and has an interchange with Interstate 40/85 approximately 0.25 miles to the north, has a LOS D and a Safety Score of 100 at this location. There have been 6 crashes on West Ten Road and 13 crashes on Buckhorn Road since 2016. One crash with serious injuries was recorded at this intersection in 2016; another crash with serious injuries was recorded on the interchange in 2017. A total of 90 crashes have occurred on the Buckhorn Road interchange since 2016.

TRAFFIC IMPACT ANALYSIS REQUIRED?

YES NO

The summary is provided but the applicant's responsibilities include:

- Monitor the I-40/85 Interchange intersections for possible signalization
- Provide a road widening at the West Ten Road entrance to accommodate right-turn and left-turn lanes and 100' of internal storage with a protected stem
- Provide a road widening at the Buckhorn Road entrance to accommodate a right-turn lane

DESCRIPTION OR RECOMMENDED IMPROVEMENTS

NCDOT and the City have recommended signalization of the interchange intersections with investment by the applicant

NCDOT and the City have recommended that the Buckhorn Road entrance have dedicated left- and right-turn lanes, with a 150' protected internal stem. There is also a stated goal of interconnecting the site with the Petro Truck Stop.

CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?

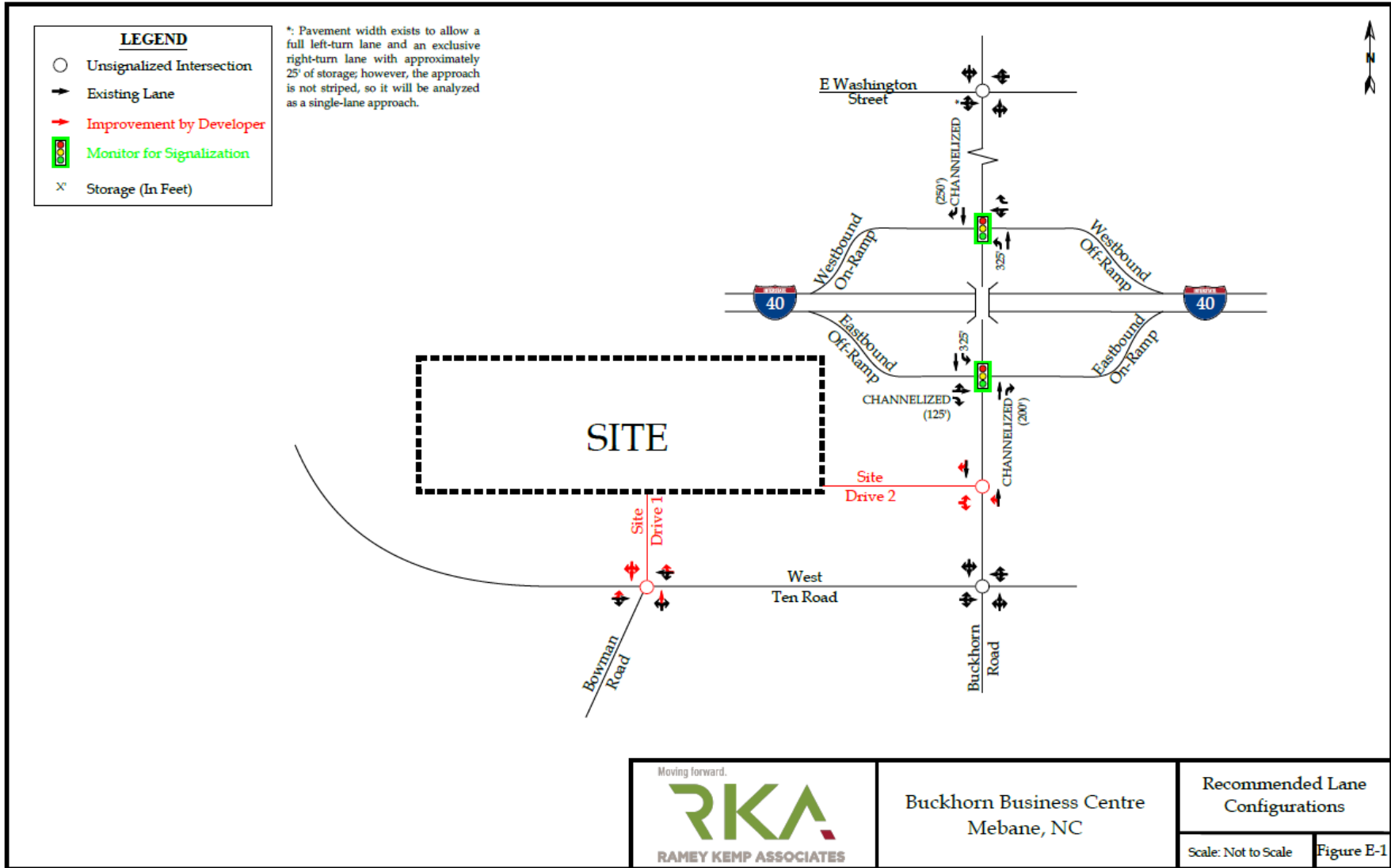
YES NO N/A – beyond plan's geographic scope

MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?

YES NO

DESCRIPTION OF MULTIMODAL IMPROVEMENTS

Per the City's Article 7 ("Subdivision Standards") of the Unified Development Ordinance and Complete Streets policy, the applicant is providing sidewalks along the project site's frontages with existing roads and sidewalks along all publicly-dedicated roads internal to the site.



E-5



STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION APPROVE DISAPPROVE

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

RATIONALE

The proposed development RZ 21-14 is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan, as amended. In particular, it is consistent with the description and goals for G-2 (V) Industrial Primary Growth Area for the BEDD and the shared goals for this are by the City and Orange County.



Technical Memorandum

Date: October 6, 2021

To: Cy Stober, Development Director

From: Franz Holt, P.E. *FH*

Subject: Buckhorn Business Centre

City Engineering has reviewed the subject Preliminary Site Plans prepared by Timothy Summerville, P.E. with Stewart, Inc. and provides the following technical review comments.

A. General Summary

1. The 121.74 acre site includes 5 industrial/warehouse/office type buildings of various sizes totaling approximately 1 million square feet.
2. Proposed development includes approximately 1 mile of proposed public City of Mebane streets built to the city's industrial street section of 35' B-B curb and gutter with 10 inches of stone base and 7 inches of asphalt with 5' wide sidewalks on each side of the street all within a 60' right-of-way. The proposed new street system proposes connections to Buckhorn Road and West Ten Road both NCDOT roadways. The streets will be public and accepted by the city for ownership and maintenance when completed to city requirements.
3. City of Mebane water and sewer is available at the site. Proposed extensions of these city lines will also be public and accepted by the city for ownership and maintenance when completed to city requirements.

B. Availability of City Water and Sewer

Regarding the Preliminary Site Plans and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this memo is provided to indicate that 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 – The project is proposed to be served by extending an existing City of Mebane 12-inch water line in Rabbit Run Lane to West Ten Road following along the new public road



to be constructed with the project. Each building site will connect its fire lines and domestic service lines to the public water extension with individual metering and backflow prevention devices. The system will include appropriate valve and fire hydrant spacing. When completed to City of Mebane requirements these improvements will become a part of the City's water distribution system for ownership and maintenance. In addition, the estimated daily water use is approximately 20,170 gallons per day (see wastewater flow calculation). The City of Mebane has adequate water supply to provide the fire and domestic flows for this project. However, water modeling will occur as phases are developed for ensuring adequacy of system without additional improvements being needed at the developer's expense.

2. Sanitary Sewer system – The project is proposed to be served by extending a new 8-inch sewer line from an existing City of Mebane 10-inch on-site sewer outfall. The sewer improvements include appropriate manhole spacing with each building being served by an individual sewer lateral at manholes. Service is also being provided to the adjacent properties where feasible. When completed to City of Mebane requirements these improvements will become a part of the City's sewer collection system for ownership and maintenance. In addition, the estimated daily wastewater from the proposed development is calculated as follows:

Lot 1 - unknown	3,370 gpd
Lot 2 - 47 loading bays at 100 gpd/bay	4,700 gpd
Lot 3 - 47 loading bays at 100 gpd/bay	4,700 gpd
Lot 4 - 39 loading bays at 100 gpd/bay	3,900 gpd
Lot 5 - 10 loading bays at 100 gpd/bay	1,000 gpd
<u>Lot 6 - 25 loading bays at 100 gpd/bay</u>	<u>2,500 gpd</u>
Total	20,170 gpd

While the City currently has available sewer capacity at the WRRF in excess of 0.72 million gallons per day (MGD) this project and other previously approved/permitted projects will reduce that capacity as they develop over time. To address this reduction in capacity the City has plans for the following projects:

- 1) WRRF Expansion – 1.5 MGD from 2.5 MGD to 4.0 MGD.



- 2) GKN and Arbor Creek PS rerouting wastewater to the Graham WWTP – 0.275 MGD.
- 3) I/I reduction for the WRRF, 3rd Street, and 5th Street outfall sewersheds.

In addition, new policy has been adopted by Council to address paper flow (flow permitted at a higher rate than when tributary - in the system). It is anticipated that this action will improve the City's ability to permit flow for all 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 project is tributary to the Little 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 (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 provide detailed standards. The SPCO **does** apply to this project. Five engineered stormwater control measures (labeled on plan as SCM) are proposed for the development (wet ponds requiring fencing). These devices will be maintained by the owner or a property owners association.

D. Storm Drainage System

Sec. 5-4. D. in the UDO provides requirements for storm drainage systems. The preliminary site plans include a piping layout that indicates certain pipe locations, inlets, and discharge points to the proposed engineered storm water control measures (SCM). A flood study will be required with construction plan submittal.



E. Street Access and TIA

Roadway connections from the proposed development are shown at Buckhorn Road and West Ten Road both NCDOT maintained roadways. Ingress and egress at Buckhorn Road will include one 12' entry lane into the project with two exiting 12' lanes one turning left onto Buckhorn Road and the other turning right. The West Ten Road connection will include one 15' ingress and one 15' egress lane. Appropriate turning radii, tapers, lane storage, and sight distances will be provided. The internal roadway system proposes public roads which will be constructed to City of Mebane industrial type roadway standards (35' B-B curb and gutter section with 10 inches of stone base and 7 inches of asphalt along with 5' sidewalks located on each side of the street and all being constructed within a 60' right-of-way). The internal street system will be accepted for City of Mebane ownership and maintenance when completed to city requirements. A TIA was provided for the site and indicated no need for turn lane improvements on Buckhorn Road or West Ten Road. However, NCDOT with the Developer are reviewing the possibility of improvements for signals at the Buckhorn Interchange for the on/off ramps north and south of the interstate.

F. Construction Plan Submittal

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



October 6, 2021

Mr. Timothy R. Summerville, PE
Stewart, Inc.
101 West Main St.
Durham, NC 27701

Subject: Buckhorn Business Centre – Water and Sewer System

Dear Mr. Summerville:

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

- A. Water system – The project is proposed to be served by extending an existing City of Mebane 12-inch water line in Rabbit Run Lane to West Ten Road following along the new public road to be constructed with the project. Each building site will connect its fire lines and domestic service lines to the public water extension with individual metering and backflow prevention devices. The system will include appropriate valve and fire hydrant spacing. When completed to City of Mebane requirements these improvements will become a part of the City's water distribution system for ownership and maintenance. In addition, the estimated daily water use is approximately 20,170 gallons per day (see wastewater flow calculation). The City of Mebane has adequate water supply to provide the fire and domestic flows for this project. However, water modeling will occur as phases are developed for ensuring adequacy of system without additional improvements being needed at the developer's expense.
- B. Sanitary Sewer system – The project is proposed to be served by extending a new 8-inch sewer line from an existing City of Mebane 10-inch on-site sewer outfall. The sewer improvements include appropriate manhole spacing with each building being served by an individual sewer lateral at manholes. Service is also being provided to the adjacent properties where feasible. When completed to City of Mebane requirements these improvements will become a part of the City's sewer collection system for ownership and maintenance. In addition, the estimated daily wastewater from the proposed development is calculated as 168 loading bays at 100 gpd/bay = 16,800 gallons plus unknown use of 3.83 acres at 880 gpd/acre = 3,370 gpd for a total of 20,170 gallons per day.

While the City currently has available sewer capacity at the WRRF in excess of 0.72 million gallons per day (MGD) this project and other previously approved/permitted projects will reduce that capacity as they develop over time. To address this reduction in capacity the City has plans for the following projects:

- 1) WRRF Expansion – 1.5 MGD from 2.5 MGD to 4.0 MGD.
- 2) GKN and Arbor Creek PS rerouting wastewater to the Graham WWTP – 0.275 MGD.
- 3) I/I reduction for the WRRF, 3rd Street, and 5th Street outfall sewersheds.

In addition, new policy has been adopted by Council to address paper flow (flow permitted at a higher rate than when tributary). It is anticipated that this action will improve the City's ability to permit flow for all approved and planned projects moving forward.

Please let me know if you have any questions.

Sincerely,

Franz K. Holt, P.E. City Engineer

CC: Cy Stober, Development Director

CITY OF MEBANE 106 East Washington Street | Mebane, NC 27302

919 563 5901

fholt@cityofmebane.com

PLANNING & INSPECTIONS DEPARTMENT
Craig N. Benedict, AICP, Director

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131 W. Margaret Lane
Suite 201
P. O. Box 8181
Hillsborough, NC 27278

MEMORANDUM

TO: Cy Stober, City of Mebane Development Director
FROM: Craig Benedict, Orange County Planning Director
CC: Tom Altieri, Comprehensive Planning Supervisor
Michael Harvey, Current Planning Supervisor
Nish Trivedi, Transportation Planner
Tom Ten Eyck, Transportation/Land Use Planner
DATE: October 1, 2021
SUBJECT: Buckhorn Business Centre Proposal, Including Annexation, in Mebane, NC

Below is a brief summary and comments on the proposed Buckhorn Business Centre development that was on the September 14, 2021 Mebane Technical Review Committee (TRC) meeting agenda and is scheduled to go before Mebane's Planning Board on October 11, 2021. Some of the pertinent information from the preliminary plans is described below:

- The Buckhorn Business Centre is a development proposal comprised of 12 parcels (totaling 121.74 acres) in Orange County at the northwest corner of Buckhorn Road and West Ten Road.
- Eleven of the twelve parcels for this proposal are currently in Orange County's planning jurisdiction; the zoning breakdown are as follows:
 - 9 are Office/Research and Manufacturing (O/RM)
 - 2 are Rural Residential (R1)
- There are an additional two parcels (Tract 2 on the east side of the proposed development and Tract 3 on the west side) that will not require a public hearing from Mebane City Council; both of these parcels are currently zoned Rural Residential (R1).
- The proposal indicates that Mebane would annex the development and convert zoning to Mebane's M-2 (CD) Light Manufacturing Conditional Zoning District.
- The proposed setbacks are 50-feet for the front of all buildings near the property line and 20-feet for all side and rear buildings near property lines; in areas directly adjacent to residential parcels, there is a 100-foot "Type B" buffer between parcels.
- The land use classification for all parcels is Commercial-Industrial Transition Activity Note (CITAN) on Orange County's Future Land Use Map.

The North Carolina General Statutes (160A-58.1) provide municipalities with considerable power to annex properties upon receipt of property owner petition. This process is commonly referred to as voluntary annexation. State law, as of 2012, also makes it very difficult for municipalities to pursue involuntary annexation, which requires a referendum and a majority vote. Only registered voters of the proposed annexation area are allowed to vote on the referendum. It's also noteworthy that there's nothing in the County's Utility Service Agreement with Mebane that limits its ability to annex. The Agreement states that nothing contained therein, "shall be construed to limit or to expand any such regulatory or planning jurisdiction or to limit the power of the City to annex into its corporate limits properties within the service area," which this proposed development is located within.

It is worth noting that Mebane's intended uses through this project align to Orange County's current O/RM zoning as well as the CITAN designation with the Future Land Use Map (FLUM) and the 2012 Joint Utility Service Agreement between Orange County and Mebane.

One consideration should be the nature of the roadway in an area that transitions from rural to urban very quickly. According to the Efland-Buckhorn-Mebane Access Management Plan, which was adopted by the Orange County BOCC on April 2, 2019, the future roadway cross-sections for Buckhorn Road and West Ten Road at the areas adjacent to the project are a four-lane divided roadway and raised median based on NCDOT cross section 4F (curb and gutter, wide outside lanes and sidewalks) or 4G (curb and gutter, bike lane and sidewalks); an attachment of these cross-section schematics are found in Attachment 1. Currently, both Buckhorn Road and West Ten Road are two-lane roads with a narrow shoulder, which is typical of rural roadways, so reserving additional right-of-way for road upgrades now or in the future would best facilitate addressing the impacts of development.

An additional consideration should be the use of Rabbit Run Lane, which intersects on the west side of Buckhorn Road to the easternmost end of the project. NCDOT performed an "express design" process for the Buckhorn Road Widening (SPOT H-183915), and two alternatives were presented as a result of this design study. Alternative 1 recommended adding a left turn lane and a right turn lane with a through lane on Rabbit Run Lane, at its current location, in anticipation of future development and access to east side of Buckhorn Road. Alternative 2 did not provide any recommendations for Rabbit Run Lane. While SPOT 6.0 has been cancelled, meaning that this project will not be included in the upcoming STIP, it is recommended that the project consider two important points:

1. Sufficient turn lanes with adequate storage spaces be provided to this access point;
2. Ingress and egress with the Petro to be coordinated as a function of this development's design.

Orange County Planning is requesting that, wherever possible, design elements based on the Efland-Buckhorn-Mebane Access Management Plan as well as the Buckhorn Road Realignment express design be utilized. Ultimately, if NCDOT improves this area along Buckhorn Road in a manner that is reflected in the Efland-Buckhorn-Mebane Access Management Plan, which calls for four lanes divided by a median, traffic utilizing Rabbit Run Lane as a point of egress would have to utilize southbound Buckhorn Road, make a U-turn at West Ten Road, and then utilize northbound Buckhorn Road to access the interstate. NCDOT should assist at this time to determine the best location for a future signalized intersection on Buckhorn Road near Rabbit Run Lane that will also serve as the major access point to the Flea Market property to the east.

If you have any questions regarding the information contained herein or require additional information, please contact Tom Ten Eyck, Orange County Transportation/Land Use Planner, at tteneyck@orangecountync.gov.

Sincerely,



Craig N. Benedict, AICP
Planning Director

Attachment 1 – Page 20 of the Efland-Buckhorn-Mebane Access Management Plan containing cross-sections 4F and 4G for the future of Buckhorn Road and West Ten Road



Buckhorn Business Centre
Traffic Impact Analysis
Mebane, North Carolina

TRAFFIC IMPACT ANALYSIS

FOR

BUCKHORN BUSINESS CENTRE

LOCATED

IN

MEBANE, NORTH CAROLINA

Prepared For:
Neyer
4509 Creedmoor Road, Suite 201
Raleigh, NC 27612

Prepared By:
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
License #C-0910



7/1/2021

July 2021

RKA Project No. 21179

Prepared By: VJT/MLS

Reviewed By: JTR

TRAFFIC IMPACT ANALYSIS
BUCKHORN BUSINESS CENTRE
MEBANE, NORTH CAROLINA

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Buckhorn Business Centre development in accordance with the Mebane (City) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located north of West Ten Road and west of Buckhorn Road in Mebane, North Carolina. The proposed development, anticipated to be completed in 2023, is assumed to consist of a maximum of 1,126,900 sq. ft. of industrial/warehousing development. Site access is proposed via one (1) full movement driveway along Buckhorn Road at the existing Rabbit Run Lane and one (1) full movement driveway along West Ten Road to align with Bowman Road.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2023 No-Build Traffic Conditions
- 2023 Build Traffic Conditions
- 2023 Build with Improvements Traffic Conditions

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the City and NCDOT and consists of the following existing intersections:

- E Washington Street and Buckhorn Road
- Buckhorn Road and I-40/I-85 Westbound Ramps
- Buckhorn Road and I-40/I-85 Eastbound Ramps
- Buckhorn Road and West Ten Road
- West Ten Road and Bowman Road

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- Buckhorn Road and West Ten Road (September 2016 and May 2021)
- Buckhorn Road and I-40/I-85 Westbound Ramps (September 2019)
- Buckhorn Road and I-40/I-85 Eastbound Ramps (September 2019)
- *West Ten Road and Bowman Road (May 2021)*
- *E Washington Street and Buckhorn Road (May 2021)*

All counts were grown to 2021 utilizing a 2% annually compounded growth rate. This growth rate was discussed during scoping. New data was needed at two (2) of the study intersections (included in *italics* above). Due to the COVID-19 pandemic, data collection was additionally collected at a study intersection (included in **bold** above) that had previous counts to determine an adjustment factor for the new data. Based on a comparison of old Buckhorn Road and West Ten Road counts (2016) grown to 2021 and new West Ten Road and Buckhorn Road counts (2021), the old, grown volumes were noted to be slightly larger than the newer counts. A COVID-19 adjustment factor of 1.25 was applied to the intersection counts collected during the effect of COVID-19 (included in *italics* above) based on the comparison of the overall intersection volumes at Buckhorn Road and West Ten Road during the weekday AM and PM peak hours.

Traffic volumes were balanced between study intersections, where appropriate. It should be noted that volumes were not balanced between I-40/I-85 Eastbound Ramps and West Ten Road along Buckhorn Road based on the two (2) gas stations and convenience travel stop that are located off the interstate on either side of Buckhorn Road. Based on the industrial development within the vicinity of the site, heavy vehicle percentages from the count data were utilized for analysis purposes.

3. Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 10th Edition. The Light Industrial land use code (110) was utilized to provide a conservative estimate of trips anticipated to be generated by the proposed site. It should be noted that warehousing is

anticipated to generate significantly less trips; however, the breakdown of warehousing to industrial uses is currently unknown. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

LAND USE (ITE Code)	INTENSITY	DAILY TRIPS (VPD)	WEEKDAY AM PEAK HOUR (VPH)		WEEKDAY PM PEAK HOUR (VPH)	
			Enter	Exit	Enter	Exit
Light Industrial (110)	1,126,900 s.f.	4,430	236	32	25	171

4. Future Traffic Conditions

Through coordination with the City and NCDOT, it was determined that an annual growth rate of 2% would be used to generate 2023 projected weekday AM and PM peak hour traffic volumes.

The following adjacent developments were identified to be considered under future conditions:

- Project Titanium
- Medline
- West Ten Industrial
- Bowman Subdivision*

*Based on coordination with the City, only a portion of this development is anticipated to be constructed and occupied by the build-out of the proposed Buckhorn Business Centre development; therefore, 25% of the trips to/from the development were generated and applied to the roadway network.

Based on coordination with the NCDOT and the City, it was determined there were no future roadway improvements to consider with this study. It should be noted that based on the City's 2040 CTP Bicycle Facility plan, a paved shoulder is recommended to be added along Buckhorn Road. Additionally, the NCDOT STIP U-6245 plans to add paved shoulders along West Ten Road to the west of Buckhorn Road.

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2021 existing, 2023 no-build, and 2023 build conditions. Based on the industrial development within the vicinity of the site,

heavy vehicle percentages from the count data were utilized for analysis purposes. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Recommended Improvements by Developer

Buckhorn Road and I-40/85 Westbound Ramps

- Monitor intersection for signalization and install traffic signal when warranted. Coordinate with NCDOT to develop a coordination and timing plan for all signals along Buckhorn Road.

Buckhorn Road and I-40/85 Eastbound Ramps

- Monitor intersection for signalization and install traffic signal when warranted. Coordinate with NCDOT to develop a coordination and timing plan for all signals along Buckhorn Road.

West Ten Road and Bowman Road / Site Drive 1

- Construct the northern leg (Site Drive 1) with one ingress lane and one egress lane striped as a shared left/through/right lane.
- Provide stop-control for the southbound approach (Site Drive 1)
- Provide a minimum of 100 feet of internal protected stem length on the northern leg (Site Drive 1).

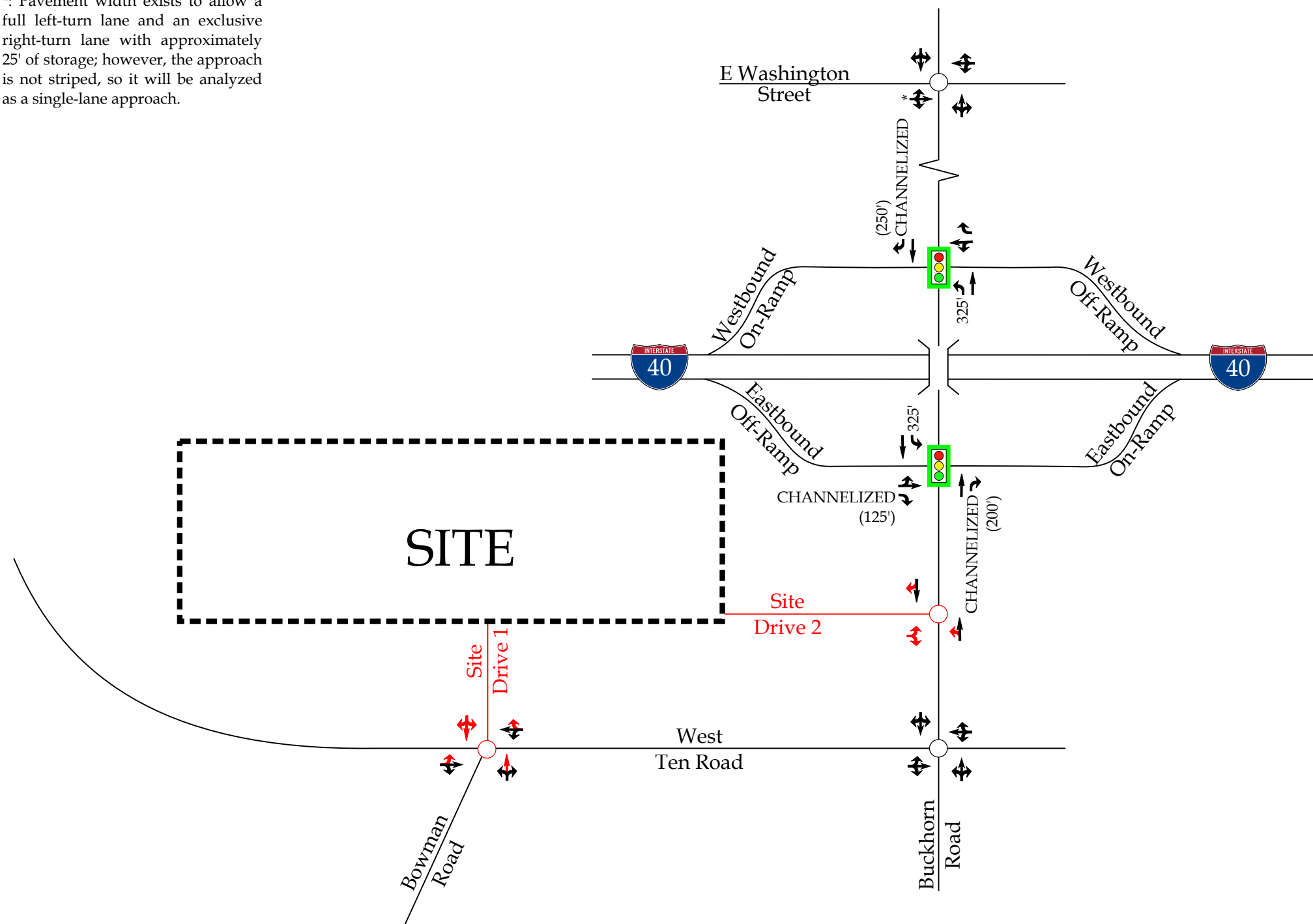
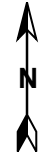
Buckhorn Road and Site Drive 2

- Construct the western leg (Site Drive 2) with one ingress lane and one egress lane striped as a shared left/right-turn lane.
- Provide stop-control for the eastbound approach (Site Drive 2).
- Provide a minimum of 100 feet of internal protected stem length on the western leg (Site Drive 2).

LEGEND

- Unsignalized Intersection
- ➔ Existing Lane
- ➔ Improvement by Developer
- 🚦 Monitor for Signalization
- X' Storage (In Feet)

*: Pavement width exists to allow a full left-turn lane and an exclusive right-turn lane with approximately 25' of storage; however, the approach is not striped, so it will be analyzed as a single-lane approach.



Moving forward.

RKA

RAMEY KEMP ASSOCIATES

Buckhorn Business Centre
Mebane, NC

Recommended Lane
Configurations

Scale: Not to Scale Figure E-1



Memorandum

To: Cy Stober, AICP
Development Director
City of Mebane
106 East Washington Street
Mebane, NC 27302

Date: September 1, 2021

Project #: 39160.00, Task 07

From: Baohong Wan, PhD, PE

Re: Buckhorn Business Centre Traffic Impact Analysis
Mebane, NC

A Traffic Impact Analysis (TIA) was prepared by Ramey Kemp & Associates (RKA) for the proposed Buckhorn Business Centre development located north of West Ten Road and west of Buckhorn Road in Mebane, North Carolina. VHB is contracted by the City of Mebane to conduct an independent review of the Buckhorn Business Centre TIA and a separately submitted TIA Addendum. This memo provides a list of key findings, followed by a summary of the TIA study assumptions and analysis results.

List of Mitigation Recommendations

The following items in **red** should be considered in addition to mitigation measures that have been identified within the Buckhorn Business Centre TIA:

- › Buckhorn Road and I-40/85 Westbound Ramps
 - Subject to NCDOT and the City's approval, install a traffic signal with communication and coordination provided along the Buckhorn Road corridor
- › Buckhorn Road and I-40/85 Eastbound Ramps
 - Subject to NCDOT and the City's approval, install a traffic signal with communication and coordination provided along the Buckhorn Road corridor
- › West Ten Road and Bowman Road / Site Drive 1
 - Construct Site Drive 1 with one ingress lane and one egress lane under stop control
 - Provide 100' of IPS along Site Drive 1
- › Buckhorn Road and Site Drive 2
 - Construct Site Drive 2 with one ingress lane and **two** egress lanes under stop control
 - Provide **150'** of IPS along Site Drive 2
 - **Provide an exclusive right-turn lane on southbound Buckhorn Road with 100' of storage and appropriate taper**
- › Multimodal Considerations: Compliance of multimodal transportation requirements should be examined to ensure adequacy of pedestrian, bike, and transit facilities along internal streets and roadways along the property frontage on Buckhorn Road and West Ten Road.

Analysis Revision Suggestions

- › Revise TIA to be consistent with the site plan which shows one access along Buckhorn Road and two accesses along West Ten Road.
- › Revise trip generation calculations based on square footages for individual buildings (six in total) and use the combined results for capacity analysis and mitigation determinations.
- › Clarify the scope of NCDOT STIP U-6245 and evaluate its potential impact on this study

VHB Engineering NC, P.C. (C-3075)

Engineers | Scientists | Planners | Designers

Venture I, 940 Main Campus Drive, Suite 500, Raleigh, North Carolina 27606

P 919.829.0328 F 919.833.0034 www.vhb.com

Summary of TIA Assumptions and Results

Development Plan

The proposed Buckhorn Business Centre development is to consist of a maximum of 1,126,900 square feet (SF) of industrial / warehousing development. The project is anticipated to be completed in 2023.

The TIA indicated that access to the proposed site is to be provided via one (1) full movement driveway along Buckhorn Road at the existing Rabbit Run Lane and one (1) full movement driveway along West Ten Road to align with Bowman Road. However, the site plan (Figure 2) showed an additional driveway along West Ten Road, approximately 1,000' west of Bowman Road/Access #1.

Study Area and Analysis Scenarios

The TIA included the following intersections through coordination with NCDOT and the City of Mebane:

- › E Washington Street and Buckhorn Road
- › Buckhorn Road and I-40/I-85 Westbound Ramps
- › Buckhorn Road and I-40/I-85 Eastbound Ramps
- › Buckhorn Road and West Ten Road
- › West Ten Road and Bowman Road/future Access #1
- › Buckhorn Road and future Access #2

The TIA included capacity analyses during the weekday AM and PM peak hours under the following scenarios:

- › 2021 Existing Traffic Conditions
- › 2023 No-Build Traffic Conditions
- › 2023 Build Traffic Conditions
- › 2023 Build with Improvements Traffic Conditions

Existing Analysis Assumptions

Existing (2021) analysis was conducted based on traffic counts conducted in September 2019 and May 2021 during typical weekday AM (7 to 9 AM) and PM (4 to 6 PM) peak hours. An adjustment factor of 1.25 was determined and applied to the 2021 traffic counts to compensate for traffic demand impact due to the COVID-19 pandemic. Traffic volumes were balanced between study intersections, where appropriate.

No-Build Analysis Assumptions

The No-Build scenario included an annual growth rate of two percent (2%) between the existing year (2021) and the future analysis year (2023). In addition, four adjacent developments were identified during the scoping process and were included in this study:

- › Project Titanium: 203,400 SF expansion onto the existing 345,225 SF industrial site along Industrial Drive
- › Medline: 1,200,000 SF of warehouse at 5511 West Ten Road
- › West Ten Industrial: 675,000 SF of warehouse in the southeast quadrant of West Ten Road and Buckhorn Road
- › Bowman Subdivision (25% included): 177 single family homes along Bowman Road

Based on coordination with the NCDOT and the Town, it was determined there were no roadway improvements to consider with this study, while NCDOT STIP U-6245 plans to add paved shoulders and turn lanes along SR 1146 (West Ten Road) from SR 1114 (Buckhorn Road) to west of SR 1137 (Bushy Cook Road).

Trip Generation & Distribution

Trip generation potential was determined based on methodology outlined in the ITE Trip Generation Manual, 10th Edition. According to the TIA, the 1,126,900 SF light industrial development is projected to generate 4,430 trips during a typical 24-hour weekday period as well as 268 AM peak hour trips (236 entering, 32 exiting) and 196 PM peak hour trips (25 entering, 171 exiting).

Although the NCDOT standards suggest using equation for trip generation calculations for LUC 110, the goodness-of-fit measures (R-Square) are just over 0.5, and the size of the proposed development far exceeds normal data range for LUC 110 (about 300 KSF or less). Using average rates for LUC 110 would generate much higher daily and peak hour trips (5,589 daily and 789/710 AM/PM peak hour trips). A compromise can be achieved by conducting trip generation for each individual building as shown on the site plan (six buildings in total) using equation, and the results would add up to 4,619 daily trips with 412/328 AM/PM peak hour trips.

Based on existing traffic patterns, population centers adjacent to the study area, and engineering judgment, site traffic for this development was distributed in the TIA as follows:

- › 30% to/from the east via I-40/I-85
- › 30% to/from the west via I-40/I-85
- › 10% to/from the north via Buckhorn Road
- › 5% to/from the south via Buckhorn Road
- › 10% to/from the east via West Ten Road
- › 10% to/from the west via West Ten Road
- › 5% to/from the south via Bowman Road

Capacity Analysis Results

Capacity analyses were performed using Synchro based on the Highway Capacity Manual method. Capacity analyses in the TIA were conducted following the NCDOT Congestion Management Capacity Analysis Guidelines. LOS, delay, and queue are reported and summarized for stop-controlled approaches at unsignalized intersections.

The analysis results and mitigation determinations are summarized below for each individual intersection. Individual approach level of service and delay should be summarized for stop-controlled approach at unsignalized intersections.

E Washington Street and Buckhorn Road (unsignalized)

ID	Intersection and Approach	Existing (2021)		No-Build (2023)		Build (2023)		Build w Imp (2023)	
		AM	PM	AM	PM	AM	PM	AM	PM
1	Buckhorn Road & E Washington Street/E Washington Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Eastbound	D-29.0	D-25.0	E-37.0	D-30.4	E-40.1	D-31.9	E-40.1	D-31.9
	Westbound	E-39.4	E-46.0	F-51.9	F-58.0	F-56.6	F-61.3	F-56.6	F-61.3

The TIA indicated that the stop-controlled side street approaches on E. Washing Street are expected to operate at LOS E or F during both the AM and PM peak hours under the Existing, No-Build and Build traffic scenarios. A traffic signal is not anticipated to be warranted, while geometric modifications at this intersection are subject to right-of-way constraints due to the presence of railroad tracks and two churches. Since the development is expected to contribute minimal traffic increases at this intersection, no mitigation was recommended in the TIA by the proposed development.

In the long term, the City of Mebane Comprehensive Transportation Plan (CTP) recommends widening Buckhorn Road between US 70 and West Ten Road to a four-lane divided section. The recommendation is included in the Burlington Graham MPO 2040

Metropolitan Transportation Plan. The Mebane Traffic Separation Study (TSS) recommends grade separating Buckhorn Road across the NCR/NS Railroad.

Buckhorn Road and I-40/I-85 Westbound Ramps (Unsignalized)

ID	Intersection and Approach	Existing (2021)		No-Build (2023)		Build (2023)		Build w Imp (2023)	
		AM	PM	AM	PM	AM	PM	AM	PM
2	Buckhorn Road & I-40 WB On-Ramp	N/A	N/A	N/A	N/A	N/A	N/A	D (37.3)	E (59.0)
	Westbound	D-26.6	E-36.4	F-168.1	F-82.7	F-504.0	F-127.7	E-63.2	C-23.0
	Northbound	--4.0	--2.2	--4.3	--2.9	--4.7	--3.5	D-39.2	F-145.8
	Southbound	--0.0	--0.0	--0.0	--0.0	--0.0	--0.0	C-27.5	A-7.1

The TIA indicated that the stop-controlled I-40/I-85 Westbound Off-Ramp approach is expected to operate at LOS F during both the AM and PM peak hours under the No-Build and Build traffic scenarios. A traffic signal is anticipated to be warranted, while the TIA indicated that there are no reasonable geometric improvements that are expected to provide a significant improvement at this intersection. The following mitigation was recommended in the TIA by the proposed development:

- › Monitor intersection for signalization and install traffic signal when warranted. Coordinate with NCDOT to develop a coordination and timing plan for all signals along Buckhorn Road.

With the projected traffic volumes and delay at this intersection under the buildout conditions, the decision of installing a signal should be supported. In addition, since the intersection is projected to operate at LOS E in the PM peak hour, signal timing optimization and/or left-turn treatment options may be considered to achieve LOS D or better during both peak hours.

Buckhorn Road and I-40/I-85 Eastbound Ramps (Unsignalized)

ID	Intersection and Approach	Existing (2021)		No-Build (2023)		Build (2023)		Build w Imp (2023)	
		AM	PM	AM	PM	AM	PM	AM	PM
3	Buckhorn Road & I-40 EB On-Ramp	N/A	N/A	N/A	N/A	N/A	N/A	E (64.8)	D (36.6)
	Eastbound	F-903.2	F-88.9	F-2324.4	F-284.6	F-2177.0	F-356.4	F-129.1	E-72.8
	Northbound	--0.0	--0.0	--0.0	--0.0	--0.0	--0.0	E-73.4	B-18.0
	Southbound	--10.9	--4.0	--11.6	--4.2	--11.0	--4.3	D-38.7	C-24.5

The TIA indicated that the stop-controlled I-40/I-85 Eastbound Off-Ramp approach is expected to operate at LOS F during both the AM and PM peak hours under the No-Build and Build traffic scenarios. A traffic signal is anticipated to be warranted, while the TIA concluded that there are no reasonable geometric improvements that are expected to provide a significant improvement at this intersection. The following mitigation was recommended in the TIA by the proposed development:

- › Monitor intersection for signalization and install traffic signal when warranted. Coordinate with NCDOT to develop a coordination and timing plan for all signals along Buckhorn Road.

With the projected traffic volumes and delay at this intersection under the buildout conditions, the decision of installing a signal should be supported. Since the intersection is projected to operate at LOS E in the AM peak hour, improving channelization for the eastbound right-turn movement to achieve free-flow may be pursued to achieve LOS D or better during both peak hours. In addition, treatment options for the southbound left-turn movement may be examined if approved by the NCDOT. In the long term, a loop ramp may be considered in the southwest quadrant to improve traffic flow from southbound Buckhorn Road to eastbound I-40/85.

Buckhorn Road and West Ten Road (Unsignalized)

ID	Intersection and Approach	Existing (2021)		No-Build (2023)		Build (2023)		Build w Imp (2023)	
		AM	PM	AM	PM	AM	PM	AM	PM
4	Buckhorn Road & West Ten Road	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Eastbound	A-9.2	A-9.0	B-10.9	B-10.6	B-11.3	B-11.1	B-11.3	B-11.1
	Westbound	A-8.2	A-8.6	A-9.7	B-11.4	B-10.3	B-11.7	B-10.3	B-11.7
	Northbound	A-8.7	A-9.0	A-9.8	B-10.7	B-10.3	B-11.0	B-10.3	B-11.0
	Southbound	A-9.6	A-9.8	B-14.3	B-13.4	B-14.9	B-13.8	B-14.9	B-13.8

The TIA indicated that under all-way stop-control (AWSC), all intersection approaches are expected to operate at LOS B or better during both the AM and PM peak hours under the existing and all future traffic scenarios. Since the side-street approaches are expected to operate at acceptable levels of service under all future traffic conditions, no mitigation was recommended in the TIA by the proposed development.

NCDOT STIP U-6245 plans to add paved shoulders and turn lanes along West Ten Road from Buckhorn Road to west of SR 1137 (Bushy Cook Road). In the long term, the City of Mebane Comprehensive Transportation Plan recommends widening Buckhorn Road between US 70 and West Ten Road to a four-lane divided section.

West Ten Road and Bowman Road/future Access #1 (Unsignalized)

ID	Intersection and Approach	Existing (2021)		No-Build (2023)		Build (2023)		Build w Imp (2023)	
		AM	PM	AM	PM	AM	PM	AM	PM
5	Bowman Road/Site Drive 1 & West Ten Road	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Northbound	A-9.1	A-9.1	A-9.3	A-9.2	A-9.7	A-9.5	A-9.7	A-9.5
	Southbound	---	---	---	---	B-10.9	B-12.2	B-10.9	B-12.2

The TIA indicated that the stop-controlled side street approaches are expected to operate at LOS A or B during both the AM and PM peak hours under the buildout conditions. Based on the 2019 ADT along West Ten Road and traffic volume projections at this intersection under the 2023 buildout conditions, no turn lanes were recommended to be provided at this intersection.

Due to the intersection skew, turn lanes and tapers may be considered to increase sight distance at this intersection.

Buckhorn Road and future Access #2 (Unsignalized)

ID	Intersection and Approach	Existing (2021)		No-Build (2023)		Build (2023)		Build w Imp (2023)	
		AM	PM	AM	PM	AM	PM	AM	PM
6	Buckhorn Road & Site Drive 2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Eastbound	---	---	---	---	B-14.5	C-17.4	B-14.5	C-17.4

The TIA indicated that the stop-controlled side street approaches are expected to operate at LOS B or C during both the AM and PM peak hours under the buildout conditions. Based on the 2019 ADT along Buckhorn Road and traffic volume projections under the 2023 buildout conditions at this intersection, no turn lanes were recommended to be provided at this intersection.

However, the ADT volumes along Buckhorn Road is expected to increase significantly with this project and other background developments. Since Site Access 2 is expected to carry a significant portion (70%) of site traffic with potential usage of trucks, two outbound lanes should be provided on Site Access 2, and a dedicated right-turn lane should be provided on southbound Buckhorn Road at this intersection. In addition, cross-connection should be provided to the parcel to the north to maintain the options of access consolidation with the planned Mebane Flea Market in the future.

Based on the 2040 CTP Bicycle Facility plan, a paved shoulder is recommended to be added along Buckhorn Road. In the long term, the CTP recommends widening Buckhorn Road between US 70 and West Ten Road to a four-lane divided section across this intersection.

TIA Addendum

A macro-analysis was provided in a separately submitted TIA Addendum to analyze a 2030 ultimate build-out scenario with 1% annually compounding growth rate between 2023 and 2030, full buildout of the four adjacent developments included in the TIA, and a new development (Flea Market Center) planned east of the project site across Buckhorn Road. Analysis was also provided at the two Gravelly Middle School driveways along West Ten Road, with weekday AM and PM peak hour turning movements adjusted utilizing the Municipal and School Transportation Assistance (MSTA) Traffic Calculator. The Flea Market Center development has not yet been approved; based on coordination with the site team, the project is anticipated to consist of a maximum of 1,450,000 SF of light industrial space. Trip generation was conducted for Flea Market Center using the same methodology as in the TIA.

As indicated in the macro-analysis, all the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions with the exceptions of the Buckhorn and I-40/85 interchange ramp intersections and the intersection of E Washington Street and Buckhorn Road. No additional mitigation improvements were identified through the TIA Addendum.

Cc: C. N. Edwards Jr., PE, NCDOT Highway Division 7 District 1



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

September 24, 2021

ORANGE COUNTY

Joshua Reinke, PE
Ramey Kemp and Associates
5808 Faringdon Place, Suite 100
Raleigh, NC 27609

Subject: Proposed Buckhorn Business Centre Located on SR 1114, Buckhorn Road
and SR 1146, West Ten Road
Review of Traffic Impact Analysis (TIA)

Dear Mr. Reinke,

NCDOT staff has completed review of the above subject. Based on the information provided we offer the following comments with regard to the State road network.

General:

The proposed site is located north and west of the intersection of Buckhorn Road and West Ten Road. The area is currently experiencing robust development and the study has considered increases in background traffic volumes associated with general growth and specific approved developments. The proposed site consists of a maximum of 1,126,900 SF of industrial/warehousing development and is expected to generate approximately 4430 unadjusted daily trips upon full build out in 2023. The TIA indicates that specific land use(s) have not been identified and land use code (LUC) 110 was utilized as a conservative approach for estimation of site trips for the purposes of the analysis. The applicant should be aware that additional analysis may be necessary if ultimate uses are determined to result in trip generation substantially greater than that used for this study. The TIA analysis included two proposed accesses consisting of a full-movement access located on Buckhorn Road at existing Rabbit Run Lane and a full movement access located on West Ten Road directly across from Bowman Road. It is noted that this access configuration differs from that shown in the preliminary site design concept included in the TIA as well as the most recent TRC plan submittal which now indicates that, while the Buckhorn Road access remains unchanged, the West Ten Road access has been

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relocated approximately 550' west of Bowman Road. The applicant will need to confirm the proposed access configuration and update the analysis accordingly.

Background Committed Improvements:

The TIA correctly indicates that there are no committed improvements expected to be in place in any of the study intersections considered in the scope of this study. NCDOT has recently completed Project U-6245 on West Ten Road consisting of construction of paved shoulders, turn lanes at the Medline industrial accesses and resurfacing. These improvements do not increase capacity at any of the study intersections.

Intersection Analysis Summary and Required Improvements:

East Washington Street and Buckhorn Road Intersection:

We concur with the TIA findings and recommendations of no required improvements directly attributable to this development at this location.

Buckhorn Road and I-40/85 Eastbound and Westbound Interchanges:

We concur with the TIA findings that as a result of the cumulative impacts of background traffic as well as traffic from this development, that significant intersection delay and queueing is expected, and that signalization would substantially improve operation. Accordingly, as a condition of the pending driveway permit, the applicant shall participate in a proportional amount toward the cost of an NCDOT project for signalization of both interchange ramps.

Buckhorn Road and West Ten Road Intersection:

We concur with the TIA findings and recommendations that the intersection is expected to operate acceptably in the future build scenario and there are no required improvements directly attributable to this development.

West Ten Road and Site Access #1 Intersection:

As noted previously, the most recent site design concept differs from the access scenario included in the TIA. The current concept indicates that this access is relocated to approximately 550' west of Bowman Road. The applicant will need to confirm the proposed access configuration and update the analysis accordingly. Pending the result of updated analysis, the following minimum requirements apply as a condition of the required driveway permit.

- Construct the access with one ingress lane and one egress lane under stop control
- Provide a minimum 100' internal protected stem
- Provide appropriate geometric design to accommodate truck turning movements

Buckhorn Road and Site Access #2 Intersection:

As a condition of the pending driveway permit, the applicant will need to construct the following:

- Subject to availability of right of way and environmental constraints, construct an exclusive southbound right turn lane on Buckhorn Road with appropriate deceleration taper per NCDOT requirements.
- Provide one ingress lane and two egress lanes consisting of an exclusive left turn lane and an exclusive right turn lane under stop control.
- Provide a minimum internal protected stem length of 150'.
- Provide appropriate geometric design to accommodate truck turning movements
- Provide accommodation for internal connection to the Petro travel center to the north to maintain options for access consolidation given the likelihood of future development of adjacent parcels and connection of a fourth leg at this intersection.

Multi-modal and Streetscape Enhancements:

Any locally stipulated multi-modal enhancements including but not limited to sidewalk, bike lanes, bus pull offs, lighting, landscaping etc. on State maintained routes are subject to NCDOT requirements and approval through the encroachment process.

General Requirements:

It is necessary to obtain an approved driveway permit and/or encroachment agreement(s) prior to performing work on the NCDOT right of way. As a condition of the permit, the permittee shall be responsible for design and construction of the above stipulated improvements in accordance with NCDOT requirements. An approved permit will be issued upon receipt of approved site plan, roadway and signal construction plans as needed, inspection fee, and any necessary performance and indemnity bonds.

The applicant shall dedicate any additional right of way necessary to accommodate the required road improvements or future improvements as stipulated.

Intersection radii and geometry shall be designed to accommodate turning movements of the largest anticipated vehicle.

All pavement markings shall be long life thermoplastic. Pavement markers shall be installed if they previously existed on the roadway.

The permittee shall be responsible for the installation and relocation of any additional highway signs that may be necessary due to these improvements and shall comply with the requirements of the MUTCD.

Feel free to contact me if you have any questions.

Sincerely,

DocuSigned by:

C. N. Edwards Jr., PE

C69B67D0F8A458
C. N. Edwards Jr., PE

District Engineer

Cc: W.R. Archer, III, PE, Division Engineer
D.M. McPherson, Division Traffic Engineer
City of Mebane