



Mebane Planning Board  
In Person Regular Meeting  
January 10, 2022 - 6:30 PM

**PLEASE TAKE NOTICE** that the Mebane Planning Board's Regular Meeting is scheduled for Monday, January 10, 2022 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 two (2) options:

**Option #1- Attend in Person**

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

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

- Email comment to [avogel@cityofmebane.com](mailto:avogel@cityofmebane.com). Written comments must be received by **4pm January 10, 2022**.
- Messages must contain commenter's name and address.
- Written comments will be read aloud by the Planning Staff.



Planning Board  
Regular Meeting Agenda  
January 10, 2022, 6:30 p.m.

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1. Call to Order
2. Approval of December 13, 2021, Meeting Minutes
3. City Council Actions Update
4. Request to rezone the +/- 1.26-acre property addressed 204 N Fifth Street (PIN 9825145309), from B-2 (General Business District) to B-1(CD) (Central Business Conditional District) and for a Special Use Permit to allow for a Planned Multiple Occupancy Group by Carreno Developers, LLC.
5. New Business
  - a. UDO Revisions Continued Engagement
  - b. Bike and Pedestrian Advisory Commission (BPAC) Open Positions
6. Adjournment



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**Planning Board  
Minutes to the Meeting**

December 13, 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=cO4JEDAhvg>

**Members Present:** Chairman Edward Tulauskas, Vice Chair Judy Taylor, Kurt Pearson, Larry Teague, Keith Hoover, Susan Semonite

**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 October 11, 2021, Minutes**

Judy Taylor made a motion to approve the October meeting minutes. Larry Teague 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 October and November City Council meetings. This included an introduction to Susan Semonite, the newly appointed member of the Planning Board.

**4. Request Request to rezone the +/- 0.5 acre (21,780 sf) property addressed 122 S Lane St (PIN 9825214594), from R-12 to R-10 by Gryffindoor Properties, LLC.**

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

Audrey Vogel provided a brief overview and PowerPoint of the request. The applicant Michael Griffith addressed the board, explaining that the purpose of the rezoning request is to allow the lot to be subdivided into two ¼ acre lots to build two homes. One home would be sold and the other kept as an investment rental property. He brought a map that highlighted the properties in the area of a similar size. Mr. Griffith also showed some example photos of the style homes he would like to build.

Larry Teague asked about the orientation of the homes. Mr. Griffith responded that both homes would have driveways on S. Lane Street, if that is what is required.



Dennis Miller, 119 S Lane St, questioned the intention to build two homes on the lot. Mr. Griffith showed Mr. Miller the sketch that he provided with his rezoning application, highlighting where the property would be split. Mr. Griffith confirmed for Mr. Miller that the homes would be 3-bedroom, 2-bathroom units, with the same homebuilder as those homes on Holt Street. The homebuilder, Derek Murray, was in attendance and confirmed that the homes would range from 1500 to 1700 sf.

The adjacent property owner Chris Watkins, 435 E Webb, expressed opposition to the proposed rezoning, expressing concern about change to the character of the neighborhood. Mr. Watkins explained that it is an old, family-oriented neighborhood in which the existing homes have been there very for a very long time. He added concerns about the request devaluing the neighborhood.

Pastor Barry Morrow, the Mebane First Baptist Church at 110 S Lane St, echoed the sentiments of his neighbors. Pastor Morrow reiterated that the neighborhood is historic and that two homes on one lot is excessive. He added that as a corner lot, two driveways nearby a stop sign and intersection seems unsafe. Pastor Morrow indicated that it seems like an opportunity to make money that will compromise the current quality of life in the neighborhood.

Kurt Pearson asked Pastor Morrow to elaborate more on his reasoning and concern about neighborhood change. Pastor Morrow explained that he's seen a pattern of this type of development that capitalized on a neighborhood and by putting two homes where one existed – one for sale and one for rent – is clearly motivated by financial gain at the expense of the harmony and character of an older neighborhood. He questioned how it would be possible to replace one home with two homes without disturbing the neighborhood.

Kurt Pearson explained that a general rezoning decision cannot take the nature of proposed development into account, whether it's for sale or for rent. Mr. Pearson commented that the existing property would sufficiently accommodate the minimum R-10 lot size, with nearly 11,000 sf for both lots and that there are lots in the area of similar size. Mr. Pearson noted that from his point of view, the home types shown by the applicant would conform to the existing neighborhood's character and has the potential to benefit the neighborhood.

Pastor Morrow questioned the financial motivation to tear down the existing home completely and build two new ones when material and construction costs are so high, as opposed to renovating it. Kurt Pearson responded that it is not a factor to consider for the rezoning.

Benjamin Morrow, 506 S Eighth St, commented that the existing lots referenced by applicant, that do not conform to the R-12 lot size, existed long before the Mebane had a zoning ordinance and were grandfathered in. He stated that this request is something different and that he opposed the proposed rezoning. His reasoning was that he wanted space in his neighborhood, noting that the Planning Board members probably enjoyed having space in their neighborhoods. Mr. Morrow indicated that its an area where children should be able to run free, not crammed up.



Adjacent property owner Marika Wendelken, 118 S Lane St, expressed concern and opposition about increasing density in the neighborhood. Ms. Wendelken explained that she supported and understood the benefit of having a new home on the property, especially because the existing one is in bad shape, however, having two relatively large size homes where one currently exists is concerning. Ms. Wendelken referred to increased traffic, activity, and noise as concerns.

Judy Taylor asked about the average square footage of the surrounding homes in the area. Marika Wendelken noted that its about 1000 square feet. The applicant, Michael Griffith, listed off some of the square footages of the surrounding homes ranging from 700 sf to 1400 sf.

Kurt Pearson stated that Planning Board is a body that makes recommendations to the City Council, and they do not have the final say. Mr. Pearson explained that the request in his opinion “looks, feels, and smells right.”

Kurt Pearson made a motion to approve the R-12 rezoning request as presented and to find that the application is consistent with the objectives and goals in the City’s 2017 Comprehensive Land Development Plan *Mebane By Design*. Keith Hoover seconded the motion. The motion passed 4-1. Judy Taylor voted in opposition.

**5. Unified Development Ordinance (UDO) Revision Information Item**

Cy Stober provided a PowerPoint presentation and overview about the Planning and Zoning Department’s UDO Revision project. He presented on amendments being considered for Articles 2, 3, 4, 5, 6, 7, 9, 10, 12, and Appendix E.

Judy Taylor asked if the UDO Open House posters would be posted online? Cy Stober responded that they would be posted on the City Website and that staff will work on getting more opportunities for engagement online.

Kurt Pearson expressed appreciation for Staff’s efforts and the tremendous amount of work this type of project takes.

Cy Stober urged the Planning Board to give feedback and reminded them of their role to advise staff and council on matters pertaining to the UDO.

Larry Teague commented that the revisions can’t come soon enough, considering how fast the City is growing. Mr. Teague noted that Mebane residents often express concerns about change to him, and that it is important for these inevitable changes to be done right.

**6. New Business**

Audrey Vogel reminded the Planning Board about the upcoming Holiday Luncheon.

Audrey Vogel shared that the City Offices will be closed for the holidays: December 23<sup>rd</sup>, 24<sup>th</sup>, 27<sup>th</sup> & 31<sup>st</sup>



Susan Semonite asked Cy Stober if more information about by right and routine development that does not go through the public hearing process. Mr. Stober responded that the City is working on making that permitting data readily available.

**7. Adjournment**

There being no further business, the meeting was adjourned at 7:30 p.m.



# AGENDA ITEM #4

RZ 22-02

SUP 22-01

Conditional Rezoning & Special Use Request –  
204 North Fifth Street

### Presenter

Ashley Ownbey, Planner

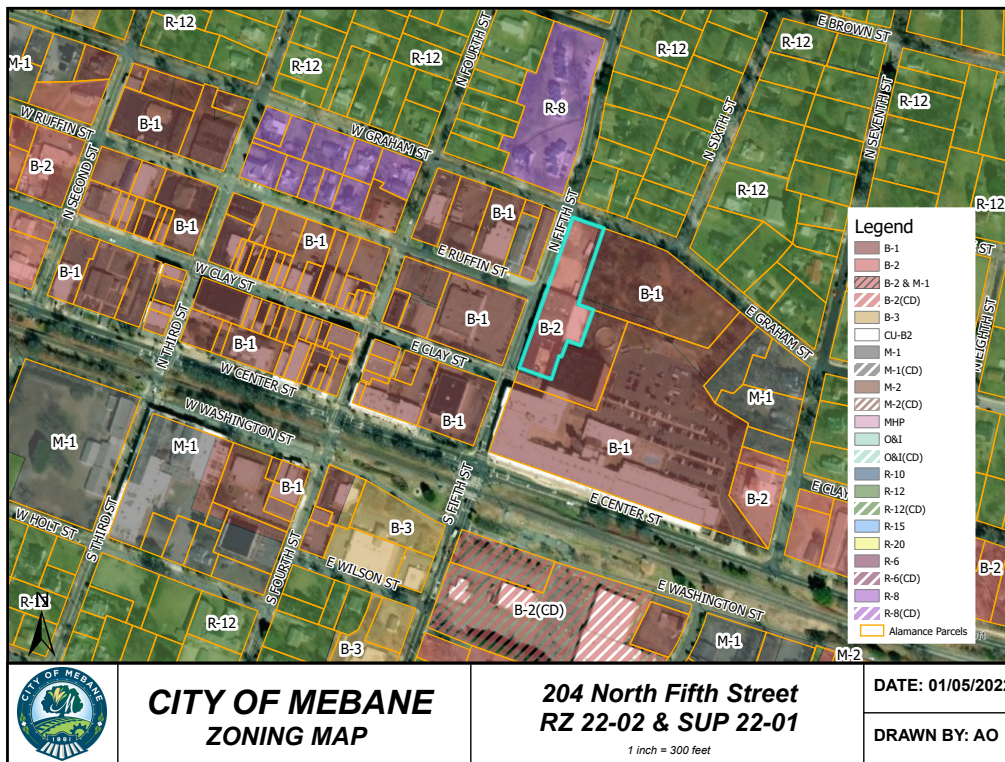
### Applicant

Carreno Developers, LLC  
P.O. Box 2366  
Chapel Hill, NC 27514

### Public Hearing

Yes  No

## Zoning Map



### Property

204 North Fifth Street  
Alamance County  
GPIN 9825145309

### Proposed Zoning

B-1(CD)

### Current Zoning

B-2

### Size

+/- 1.26 acres

### Surrounding Zoning

B-1, R-12, R-8

### Surrounding Land Uses

Commercial  
Residential, Self-Storage

### Utilities

Present

### Floodplain

No

### Watershed

Yes

### City Limits

Yes

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### Summary

Carreno Developers, LLC, is requesting a rezoning from B-2 (General Business) to B-1(CD) (Central Business, Conditional District) to bring the property into consistency with surrounding zoning and address existing nonconformities. Additionally, the applicant is applying for a Special Use Permit to allow for the existing Planned Multiple Occupancy Group, as specified in Section 4-7.14 (C) of the Mebane Unified Development Ordinance (UDO). The applicant is proposing a restricted menu of uses for this zoning district rather than requesting all by-right uses otherwise allowed in the B-1 district.

The applicant plans to renovate the existing structure and improve an underdeveloped and nonconforming parking lot. Two waivers from requirements of the Mebane UDO are requested:

- Waiver from the minimum required parking of 124 spaces, based upon the area of the retail and office space, with consideration for the provision of the Mebane UDO permitting deviations from parking requirements in the B-1 Central Business Zoning District
- Waiver from exterior building material standards to allow for the use of aluminum and steel on a portion of the building

No onsite amenities or dedications are proposed, though the applicant is pursuing an encroachment agreement with the City to address existing encroachments into the public right-of-way.

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### Financial Impact

N/A, though development of the property will enhance its assessed tax value.

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### Recommendation

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

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

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### Suggested Motion

1. Motion to approve the B-1(CD) zoning as presented;
2. Motion to approve the Special Use request for a Planned Multiple Occupancy Group as presented; and
3. Motion to find that the request is both reasonable and in the public interest because it finds that it:
  - a. Will not materially endanger the public health or safety;
  - b. Will not substantially injure the value of adjoining or abutting property;
  - c. Will be in harmony with the area in which it is located; and
  - d. Will be consistent with the objectives and goals in the City's adopted plans, including its *Downtown Vision Plan* and Comprehensive Land Development Plan *Mebane By Design*. Specifically, the request:



- Is for a property within the City's G-1 Downtown, Mixed-Use Growth Area and promotes the City's support of "...a mix of stores, restaurants, old industrial, institutional, and residential land uses..." in the Downtown District (Mebane CLP, p.68);
  - Satisfies Growth Management Goal 1.1: "Encourage a variety of uses in growth strategy areas and in the downtown, promote/encourage a village concept that supports compact and walkable environments." (pp.17, 82); and
  - Satisfies Growth Management Goal 1.2: "Continue to support historic Downtown Mebane's culture: aesthetics, walkability, bikeability, shopping, dining and housing options." (pp.17, 82).
4. Motion to **deny** the B-1(CD) rezoning as presented due to a lack of
- a. Harmony with the surrounding zoning
- OR**
- b. Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design* or any of the City's other adopted plans.
5. 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**)

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#### Attachments

1. Zoning Amendment Application
2. Special Use Permit Application
3. Zoning Map
4. Site Plan
5. Planning Project Report
6. Technical Memorandum – City Engineering Review



**APPLICATION FOR A ZONING AMENDMENT**

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

Name of Applicant: Carreno Developers, LLC

Address of Applicant: P.O. Box 2366, Chapel Hill NC 27514

Address and brief description of property to be rezoned: 204 North Fifth St

GPIN# 9825-14-5309, Parcel ID 168397

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 X

Type of re-zoning requested: B-1 CU

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

Reason for the requested re-zoning: To make the property more consistent with the adjacent zones.

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

Date: 10/06/2021

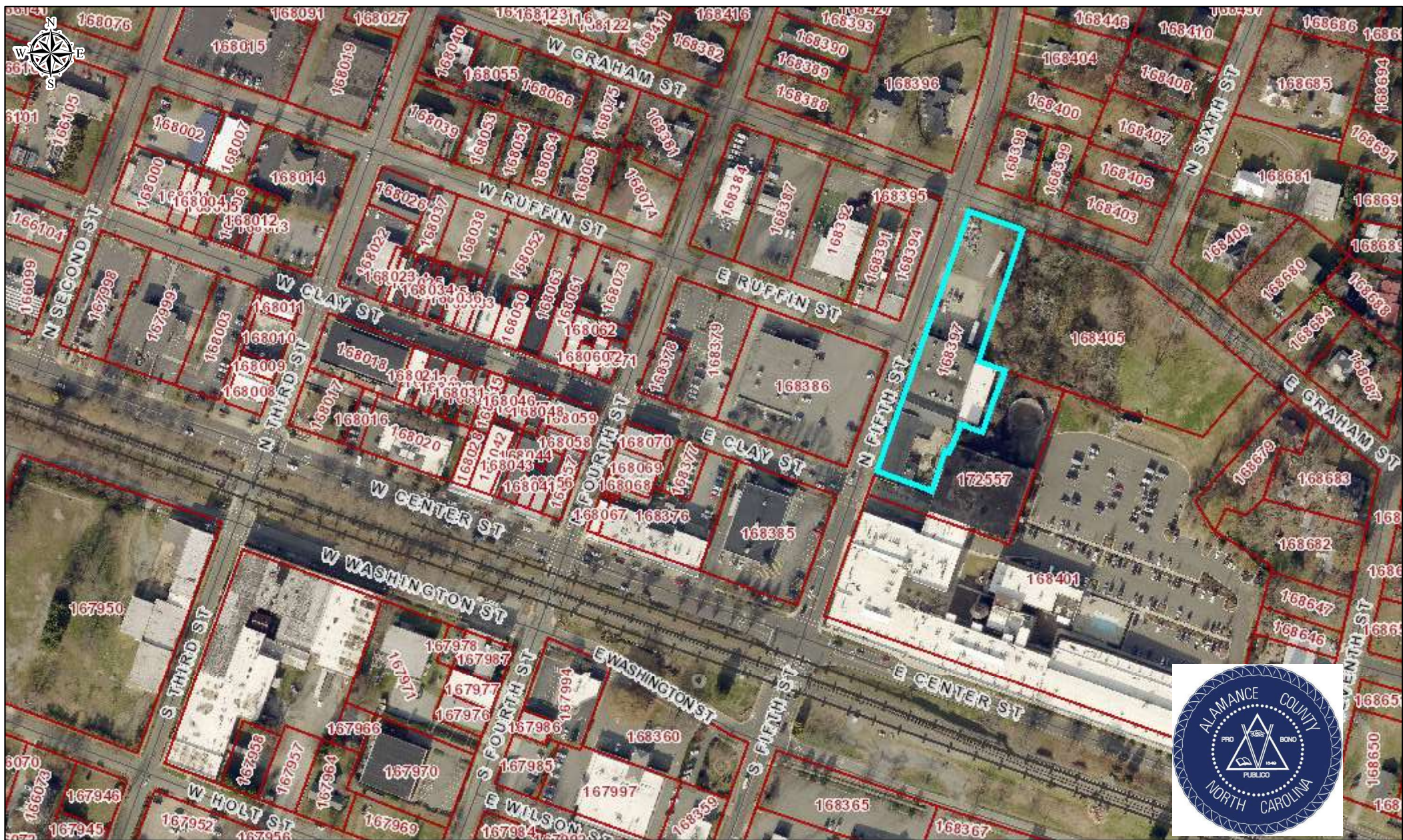
Action by Planning Board: \_\_\_\_\_

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

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

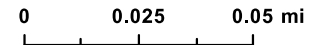
The following items should be included with the application for rezoning when it is returned:

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



Owner Name: CARRENO DEVELOPERS LLC

January 5, 2022



201 NORTH 4TH STREET SUITE 400  
 MEBANE, NC 27302  
 GPIN: 9825145309  
 PID: 202-797-1

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

Alamance County GIS  
 Alamance County Tax Department

**DISCLAIMER:**  
 The datasets and maps available are not survey grade or allegial document. They are a best approximation of what is on the ground, but do contain errors. The data comes from various sources nationally, the state of North Carolina, and here in Alamance County. Alamance County will not be held responsible for the misuse, misrepresentation, or misinterpretation of the data or maps. These maps and data are a service provided for the benefit for Alamance County citizens. We constantly strive to improve the quality and expand the amount of data and maps available.  
 ALAMANCE COUNTY shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused; or any decision made or 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: 1/5/2022

PRESENT AND FUTURE USES OF TENANT SPACES  
 AT 200, 202, AND 204 N. FIFTH STREET

Dec. 21, 2021

4-1-1 Permitted Use	Applicable Standards
RESIDENTIAL USE	
None	
ACCESSORY USES AND STRUCTURES	
Auytomatic Teller Machine	Z
Fence, Wall	Z
Satellite Dish Antenna	Z
Signs	Z
RECREATIONAL USES	
Billiard Parlor, Pool Hall	Z
Bingo Parlor	Z
Civic Social and Fraternal Clubs and Lodges	D
Coin-Operated Amusement, except Adult Arcade and Video Gaming Arcade	Z
Dance School, Music Instruction	Z
Physical Fitness Center, Training Center	Z
Private Club or Recreational Facility, Other	Z
Public Park or Recreational Facility, Other	Z
Sports and Recreation Club, Indoor	Z
EDUCATIONAL AND INSTITUTIONAL USES	
College, University, Technical Institute	Z
Day Care Center, Adult and Child, 5 or Less Clients (accessory use)	Z
Day Care Center, Adult and Child, 6-12 Clients (principal use)	Z
Day Care Center, Adult and Child, 13 or more Clients (principal use)	Z
Government Office	Z
Library	Z
Museum or Art Gallery	Z
Police Station	Z
Post Office	Z

PRESENT AND FUTURE USES OF TENANT SPACES  
 AT 200, 202, AND 204 N. FIFTH STREET

Dec. 21, 2021

4-1-1 Permitted Use	Applicable Standards
<b>BUSINESS, PROFESSIONAL, AND PERSONAL SERVICES</b>	
Bank, Savings and Loan, or Credit Union	Z
Barber Shop, Beauty Shop Cosmetic Tattoos	Z
Bicycle Repair	Z
Computer Maintenance and Repair	Z
Insurance Agency, no On-Site Claims Inspections	Z
Laundry or Dry Cleaning Retail Facility	Z
Locksmiths, Gunsmiths	Z
Martial Arts Instructional School	Z
Medical or Dental Laboratory	Z
Offices, General	Z
Office Uses not Listed Elsewhere	Z
Photocopying and Duplicating Services	Z
Photography, Commercial Studio	Z
Shoe Repair or Shoeshine Shop	Z
Stock, Security, and Commodity Brokers	Z
Watch, Clock , and Jewelry Repair	Z
<b>RETAIL TRADE</b>	
Antique Store	Z
Apparel and Accessory Store	Z
Appliance Store	Z
Arts and Crafts	Z
Bakery	Z
Tavern, Brewpub (Bar, Nightclub w/restricted hours)	Z
Bicycle Sales	Z
Bookstore	Z
Department, Variety, or General Merchandise	Z
Drugstore or Pharmacy	Z
Floor Covering, Drapery, or Upholstery	Z
Florist	Z
Food Stores	Z
Furniture Sales	Z
Hardware Store	Z
Home Furnishings, Miscellaneous	Z
Miscellaneous Shopping Goods Stores, not listed elsewhere	Z

PRESENT AND FUTURE USES OF TENANT SPACES  
 AT 200, 202, AND 204 N. FIFTH STREET

Dec. 21, 2021

4-1-1 Permitted Use	Applicable Standards
Newsstand	Z
Office Supplies and Equipment	Z
Optical Goods Sales	Z
Paint and Wallpaper Sales	Z
Used Merchandise Store	Z
Pet Store	Z
Radio, Television, Consumer Electronics, and Music Stores	Z
Retail Sales, Misc. not listed elsewhere	Z
Restaurant (w/o drive-through)	Z
<b>WHOLESALE TRADE</b>	
None	
<b>TRANSPORTATION, WAREHOUSING, AND UTILITIES</b>	
None	
<b>MANUFACTURING AND INDUSTRIAL USES</b>	
Jewelry and Silverware Fabrication, No Plating	Z
Printing and Publishing, incidental to a Newspaper Office	Z
<b>AGRICULTURAL USES</b>	
None	
<b>MINING USES</b>	
None	
<b>TEMPORARY USES</b>	
Arts and Crafts Show	Z
<b>MISCELLANEOUS USES</b>	

PRESENT AND FUTURE USES OF TENANT SPACES  
AT 200, 202, AND 204 N. FIFTH STREET

Dec. 21, 2021

4-1-1 Permitted Use	Applicable Standards
Planned Multiple Occupancy Group (Commercial, Office)	CC



**APPLICATION FOR A SPECIAL USE PERMIT**

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

Name of Applicant: Carreno Developers, LLC

Address of Applicant: P.O. Box 2366, Chapel Hill NC 27514

Address and brief description of property: 204 North Fifth St

GPIN# 9825-14-5309, Parcel ID 168397

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 X

Type of request: Special Use permit in conjunction with Re-zoning

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

Reason for the request: UDO table 4-1-1, Planned Multiple Occupancy

Groups require a special use permit from City Council

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

Date: 11/24/2021

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

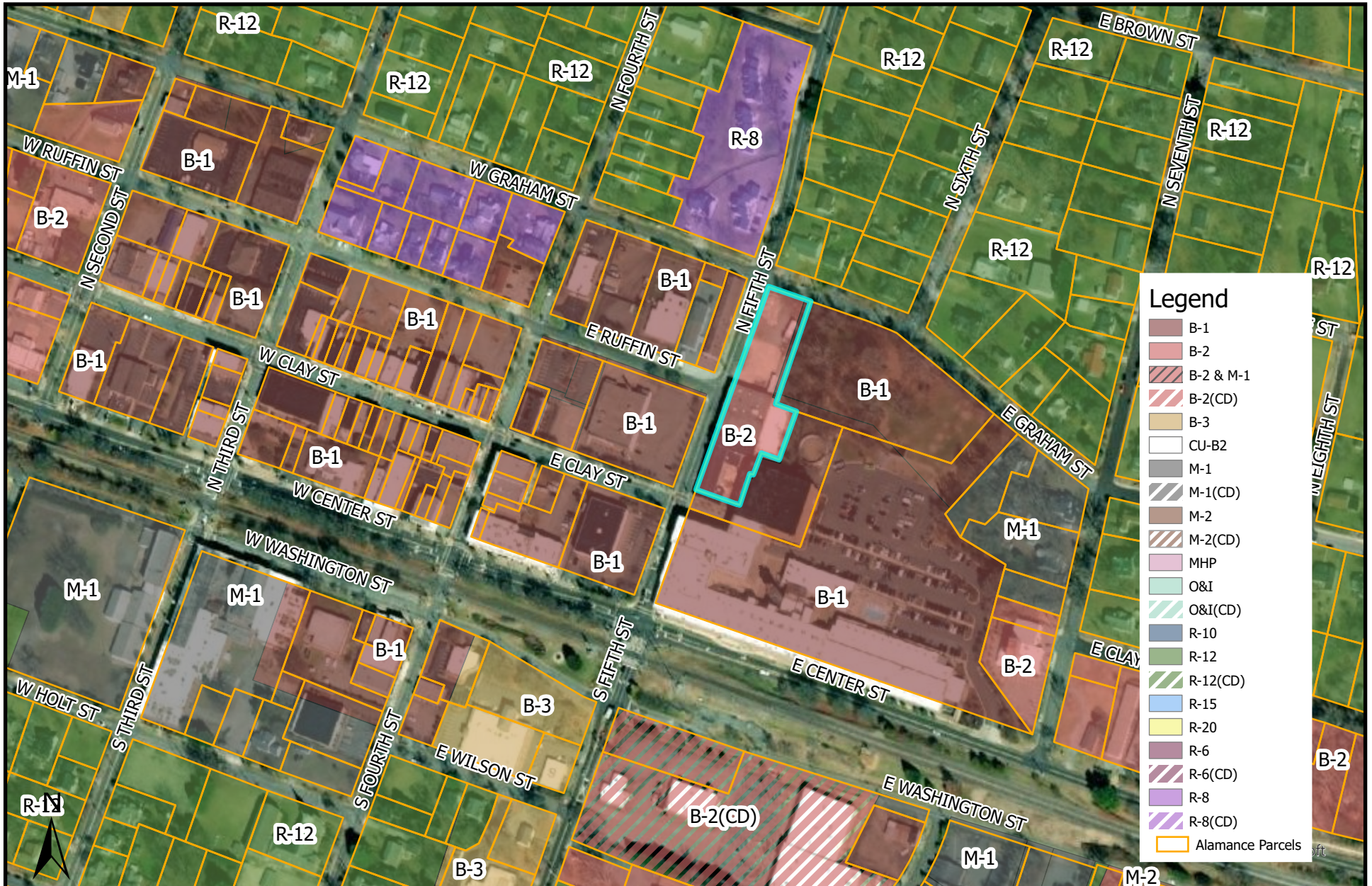
Public Hearing Date: \_\_\_\_\_ Action: \_\_\_\_\_

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





Legend	
	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)
	Alamance Parcels



**CITY OF MEBANE**  
**ZONING MAP**

**204 North Fifth Street**  
**RZ 22-02 & SUP 22-01**

1 inch = 300 feet

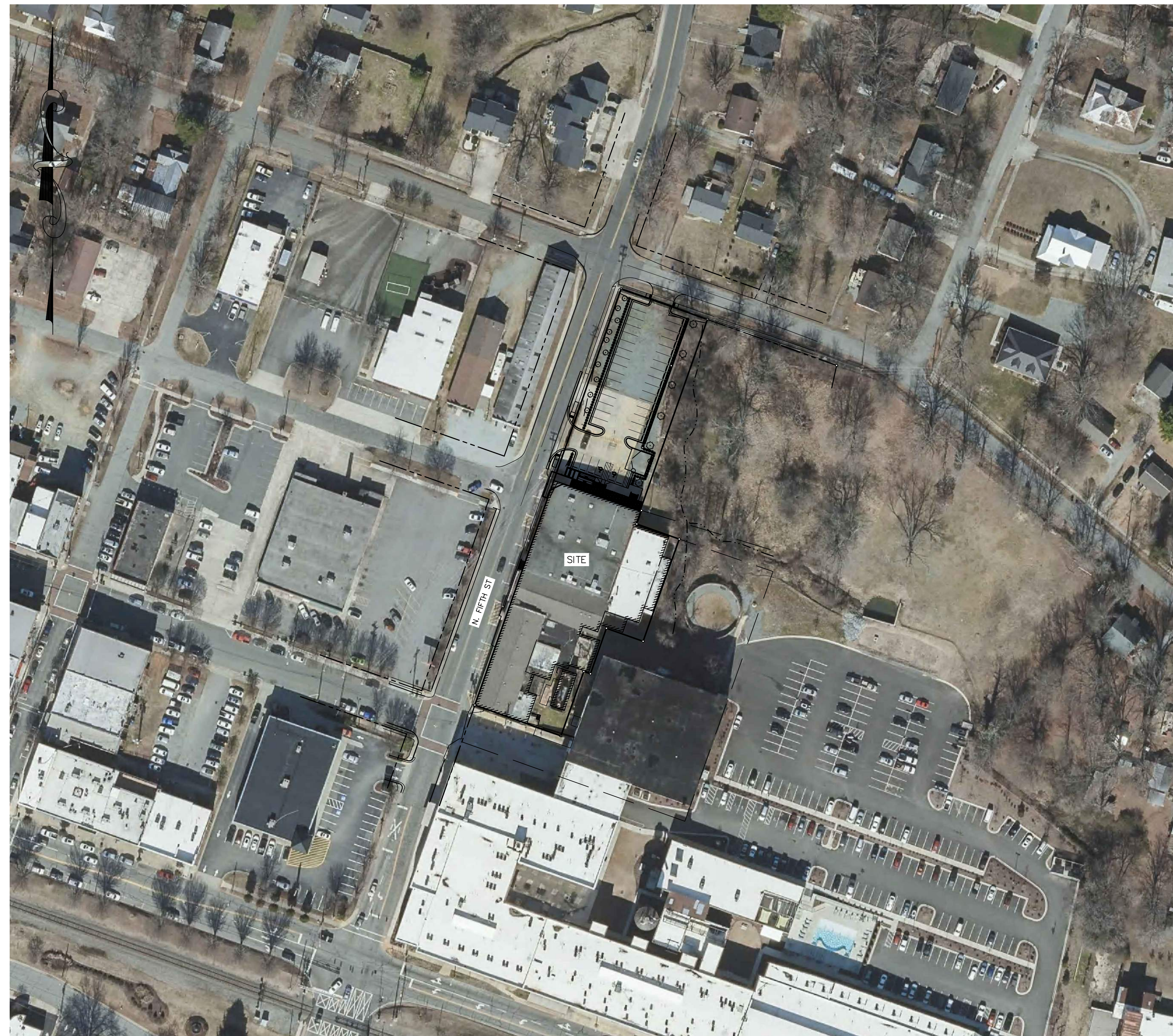
DATE: 01/05/2022

DRAWN BY: AO

# 204 NORTH FIFTH STREET

## MEBANE, NORTH CAROLINA 27302

ECE LEGEND	
NEW	EXISTING
PROPERTY LINE (P/L)	---
ADJACENT PROPERTY LINE	---
EASEMENT (ESMT)	---
SETBACK (S/B)	---
RIGHT-OF-WAY (R/W)	---
CENTERLINES (C/L)	---
CURB & GUTTER	---
EDGE OF PAVEMENT (EOP)	---
SIDEWALK	---
CREEK	---
CATCH BASIN (CB)	OR
YARD INLET (YI)	OR
STORM DRAINAGE JUNCTION BOX (JB)	OR
CURB INLET (CI)	OR
SANITARY SEWER MANHOLE (MH)	OR
SANITARY SEWER CLEANOUT (CO)	OR
METER BOX	OR
VALVE	OR
FIRE HYDRANT (FH)	OR
FIRE DEPARTMENT CONNECTION (FDC)	OR
LIGHT POLE (LP)	OR
UTILITY POLE (PP) & GUY WIRE	OR
CABLE TV LINE	OR
ELECTRIC LINE & TRANSFORMER	OR
FIBER OPTIC CABLE	OR
GAS LINE	OR
OVERHEAD UTILITY LINE	OR
SANITARY SEWER (SS)	OR
STORM DRAIN PIPE (SD)	OR
TELEPHONE	OR
WATER LINE (WL)	OR
GRADE CONTOUR	400
FINISHED GRADE SPOT ELEVATION	356.44
CLEARING LIMIT/TREE LINE	---
LIMITS OF DISTURBANCE	---
DITCH OR SWALE FLOWLINE	---
TREE PROTECTION FENCE (TPF)	---
SILT FENCE (SF)	---
FENCE	---
RIP RAP APRON	OR
CHECK DAM	OR
SEDIMENT FENCE OUTLET	OR
INLET PROTECTION	OR
CONCRETE MONUMENT / STONE FOUND	OR
	EXISTING IRON PIPE (EIP)
	EXISTING IRON ROD (EIR)
	IRON PIPE SET (IPS)
	PK NAIL SET (PKS)
	COMPUTED POINT (CP)



**INDEX OF DRAWINGS:**  
 C1.0 COVER SHEET  
 C1.1 COVER SHEET  
 C2.0 EXISTING CONDITIONS & DEMOLITION PLAN  
 C3.1 SITE & LANDSCAPE PLAN  
 C5.1 GRADING & STORM DRAINAGE PLAN  
 C7.1 LIGHTING PLAN

A-1 LOWER LEVEL PLAN  
 A-2 UPPER LEVEL PLAN  
 A-3 EXTERIOR ELEVATIONS

**PROJECT INFORMATION & NOTES:**

**SITE ADDRESS:** 204 NORTH FIFTH STREET  
**SITE OWNER:** MEABANE, NC 27302  
 CARRENO DEVELOPERS, LLC  
 PO BOX 2366  
 CHAPEL HILL, NC 27514  
 PEDRO CARRENO, 516-967-5294  
 PC@INFINITORESOURCES.COM

**PIN# & PARCEL ID:** 9825-14-5309 // 168397  
**TOWNSHIP & COUNTY:** 10, MELVILLE, ALAMANCE COUNTY  
**OLD TAX ID:** 202-797-1  
**DEED REF:** BK: 3430, PG: 0190  
**PLAT REF:** BK: 31, PG: 174 // BK: 73, PG: 150

**EXISTING ZONING CODE:** B-2  
**ADJACENT ZONES:** B-1 (WEST, EAST & SOUTH) / R-12 (NORTH)  
**PROPOSED ZONE:** B-1 CONDITIONAL USE  
**SIZE:** 1.26 ACRES (54,699 SF) BY SURVEY

**RIVER BASIN:** CAPE FEAR RIVER BASIN  
**WATERSHED:** BOW, BALANCE OF WATERSHED,  
 BACK CREEK, WS-II NSW  
**SOILS (2017):** CUc2, CULLEN-URBAN LAND, GROUP B  
 U, URBAN LAND, HYDROLOGIC GROUP N/A  
**FEMA:** MAP PANEL #3710982500L  
 EFFECTIVE 11/17/2017  
 NO FLOOD HAZARDS PRESENT

**CURRENT USE:** PLANNED MULTIPLE OCCUPANCY GROUP  
**PROPOSED USE:** PLANNED MULTIPLE OCCUPANCY GROUP  
**PROPOSED BUILDING SIZE:** 17,695 SF GROSS CONDITIONED LOWER FLOOR  
 14,003 SF GROSS CONDITIONED UPPER FLOOR

**SETBACKS, ALL SIDES (B-1):** 0' MINIMUM

**SURVEY DATA PROVIDED BY:** R.S. JONES AND ASSOCIATES INC.

**CALL BEFORE YOU DIG... IT'S THE LAW.**  
 CALL N.C. ONE-CALL(1-800-632-4949)  
 FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST  
 2 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.  
 NORTH CAROLINA GENERAL STATUTE 87-102

**APPROVAL STAMP**

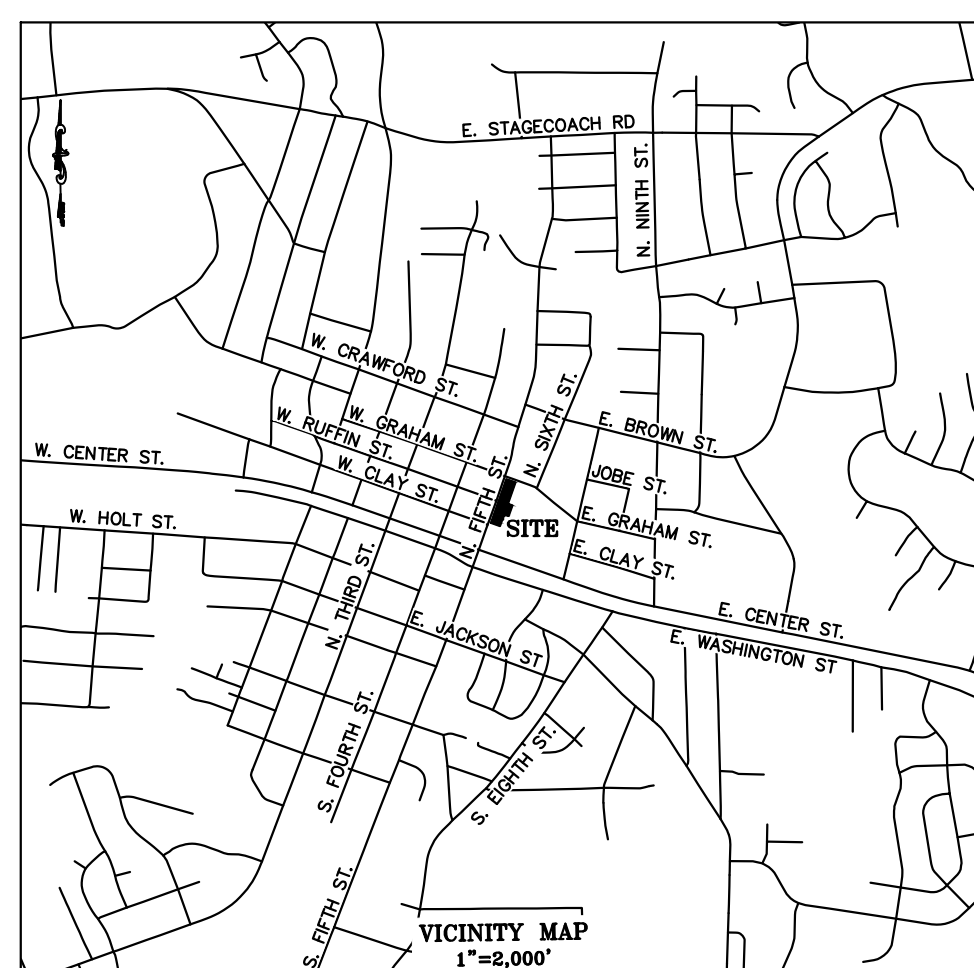
REV.	DATE	DESCRIPTION
1	10/11/2021	MINOR DECK REVISION
2	11/24/2021	PER CITY COMMENTS
3	12/20/2021	PER CITY COMMENTS

DATE: OCTOBER 08, 2021  
 HORIZONTAL SCALE: 1" = 70'  
 VERTICAL SCALE: N/A  
 PROJECT MANAGER: CPK  
 DRAWN BY: CPK  
 PROJECT NO.: 20-15  
 DRAWING NAME: 20-12 WORKING

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**SHEET NO.**  
**C1.0**  
 SITE PLAN



**CIVIL ENGINEER:**  
 CHARLES P. KOCH  
 EARTHCENTRIC ENGINEERING, INC.  
 204 WEST CLAY STREET  
 MEABANE, NC 27302  
 PHONE: 919-563-9041  
 FAX: 919-304-3234  
 PHIL.KOCH@EARTHCENTRIC.COM

**SURVEYOR:**  
 ROBERT S. JONES  
 R.S. JONES & ASSOCIATES, INC.  
 201 WEST CLAY STREET  
 MEABANE, NC 27302  
 PHONE: 919-563-3623  
 FAX: 919-563-0086  
 BOBBYJ@RSJONESANDASSOCIATES.COM

**ARCHITECT:**  
 ANNA WIRTH  
 FLOCK DESIGN & ARCHITECTURE  
 201 NORTH FOURTH STREET  
 SUITE 200  
 MEABANE, NC 27302  
 PHONE: 310-710-6758  
 ANNA@FLOCKDNA.COM

**OWNER/DEVELOPER:**  
 PEDRO CARRENO  
 CARRENO DEVELOPERS LLC  
 201 NORTH FOURTH STREET  
 SUITE 400  
 MEABANE, NC 27302  
 PHONE: 516-967-5294  
 PC@INFINITORESOURCES.COM

**EarthCentric Engineering, Inc.**  
 License # C-2638  
 204 W. Clay Street  
 Mebane, NC 27302  
 Phone: (919) 563-9041  
 Fax: (919) 304-3234  
 E-Mail: Phil.Koch@EarthCentric.com

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

PRINCIPAL ENGINEER  
 PHIL KOCH - NCEPE #22634

**204 NORTH FIFTH STREET**  
**MEABANE, NORTH CAROLINA 27302**

**COVER SHEET**

ECE LEGEND

Table with columns for NEW and EXISTING symbols for various infrastructure elements like PROPERTY LINE, ADJACENT PROPERTY LINE, EASEMENT, SETBACK, etc.

CITY OF MEBANE GENERAL NOTES:

- 1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT PLANS AND/OR SPECIFICATIONS... 2. A COPY OF THE CONSTRUCTION DRAWINGS BEARING THE APPROVAL STAMP...

ECE GENERAL NOTES

- 1. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY DATA SUPPLIED BY R.S. JONES AND ASSOCIATES, INC. AND SUPPLEMENTED WITH GIS DATA AND FIELD OBSERVATIONS.

CONTRACTOR SHALL NOT MAKE ANY MODIFICATIONS TO THE APPROVED DRAWINGS WITHOUT PRIOR APPROVAL OF BOTH THE DESIGN ENGINEER AND LOCAL INSPECTOR.

GRADING & STORM DRAINAGE NOTES:

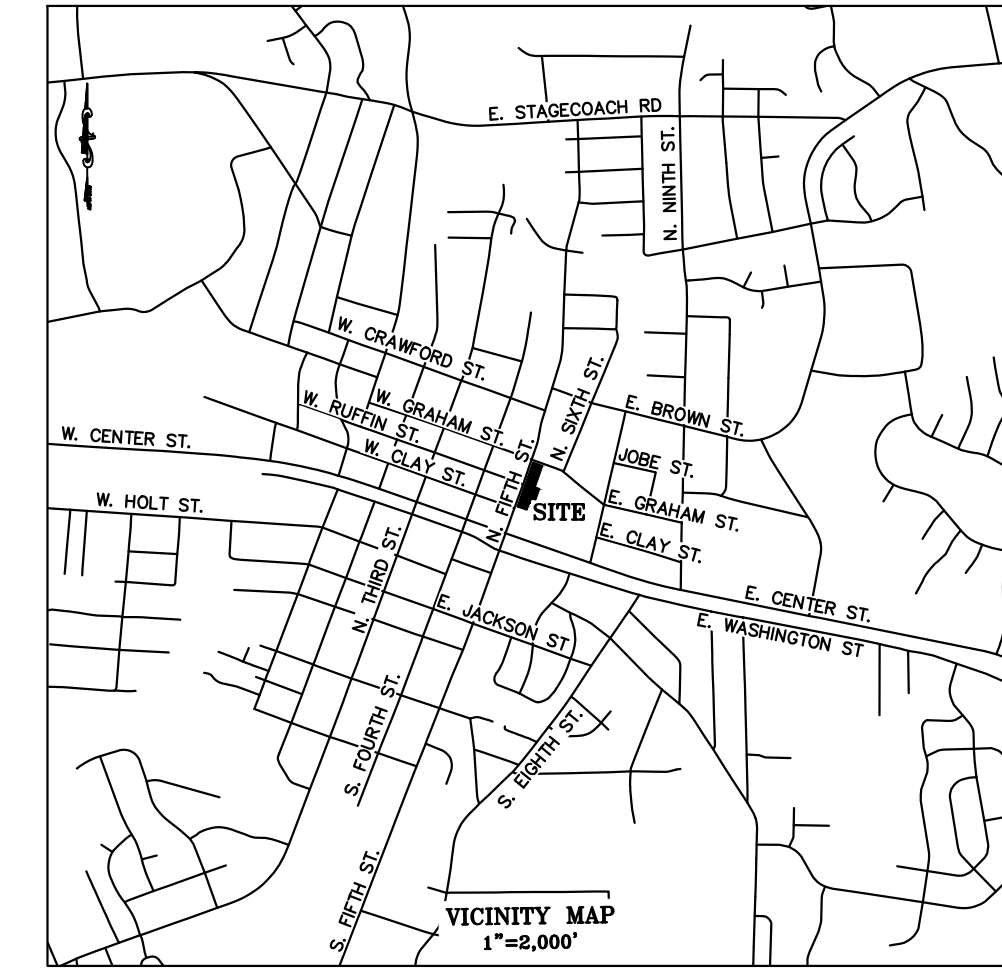
- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL CONSTRUCTION STANDARDS, SPECIFICATIONS, AND PROCEDURES AND THE NCDENR'S SEDIMENTATION AND EROSION CONTROL STANDARDS, SPECS., AND PROCEDURES.

Table for 20-11 Fifth Street (11/12/2021) showing Existing and Proposed values for Gross Land Area (GLA), Impervious Area, and Pervious Area.

BUILDING AND COURTYARD IMPERVIOUS DATA TAKEN FROM ARCHITECTURAL DRAWINGS. ENTIRE COURTYARD ASSUMED TO BE IMPERVIOUS SURFACE IN THESE CALCULATIONS.

PROJECT INFORMATION & NOTES:

SITE ADDRESS: 204 NORTH FIFTH STREET, MEBANE, NC 27302. SITE OWNER: CARRENO DEVELOPERS, LLC. PIN# & PARCEL ID: PC09NF10RESOURCES.COM. EXISTING ZONING CODE: B-2.



200 - 204 N Fifth Street

TENANT LIST AND PARKING REQUIREMENTS. CURRENT STRIPED PARKING: 10 SPACES. PROJECTED ON-SITE PARKING: 38 SPACES.

Table listing current tenants as of 10/2021 with columns for ADDRESS, TENANT NAME, USE PER TABLE 6-4-1, CODE, SF, and REQ'D.

Table listing projected tenants (full capacity) with columns for ADDRESS, TENANT NAME, USE PER TABLE 6-4-1, CODE, SF, and REQ'D.

WAIVERS REQUESTED:

- 1. A WAIVER FROM UDO TABLE 6-4-1 IS REQUESTED FOR THIS PROJECT TO MAINTAIN THE PARKING DEFICIENCY ON SITE... 2. A WAIVER FROM UDO 6-1 F.4(a), PREDOMINANT EXTERIOR BUILDING MATERIALS, IS REQUESTED FOR THIS PROJECT...

CALL BEFORE YOU DIG... IT'S THE LAW. CALL N.C. ONE-CALL(1-800-632-4949) FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.

OWNER/DEVELOPER: ANNA WIRTH, CARRENO DEVELOPERS LLC, 201 NORTH FOURTH STREET SUITE 400, MEBANE, NC 27302. PHONE: 516-967-5294. PC@INFINITORESOURCES.COM

ARCHITECT: ANNA WIRTH, FLOCK DESIGN & ARCHITECTURE, 201 NORTH FOURTH STREET SUITE 200, MEBANE, NC 27302. PHONE: 310-710-6758. ANNA@FLOCKDNA.COM

SURVEYOR: ROBERT S. JONES, R.S. JONES & ASSOCIATES, INC., 201 WEST CLAY STREET, MEBANE, NC 27302. PHONE: 919-563-3623. FAX: 919-563-0086. BOBBYJ@RSJONESANDASSOCIATES.COM

CIVIL ENGINEER: CHARLES P. KOCH, EARTHCENTRIC ENGINEERING, INC., 204 WEST CLAY STREET, MEBANE, NC 27302. PHONE: 919-563-9041. FAX: 919-304-3234. PHIL.KOCH@EARTHCENTRIC.COM

EarthCentric Engineering, Inc. License # C-2638. 204 W. Clay Street, Mebane, NC 27302. Phone: (919) 563-9041. Fax: (919) 304-3234. E-Mail: Phil.Koch@EarthCentric.com

PRELIMINARY NOT FOR CONSTRUCTION. PRINCIPAL ENGINEER: PHIL KOCH - NCP# 262634.

204 NORTH FIFTH STREET, MEBANE, NORTH CAROLINA 27302. COVER SHEET.

Table for revision tracking with columns for REV., DATE, DESCRIPTION, and initials for SCS and JCS.

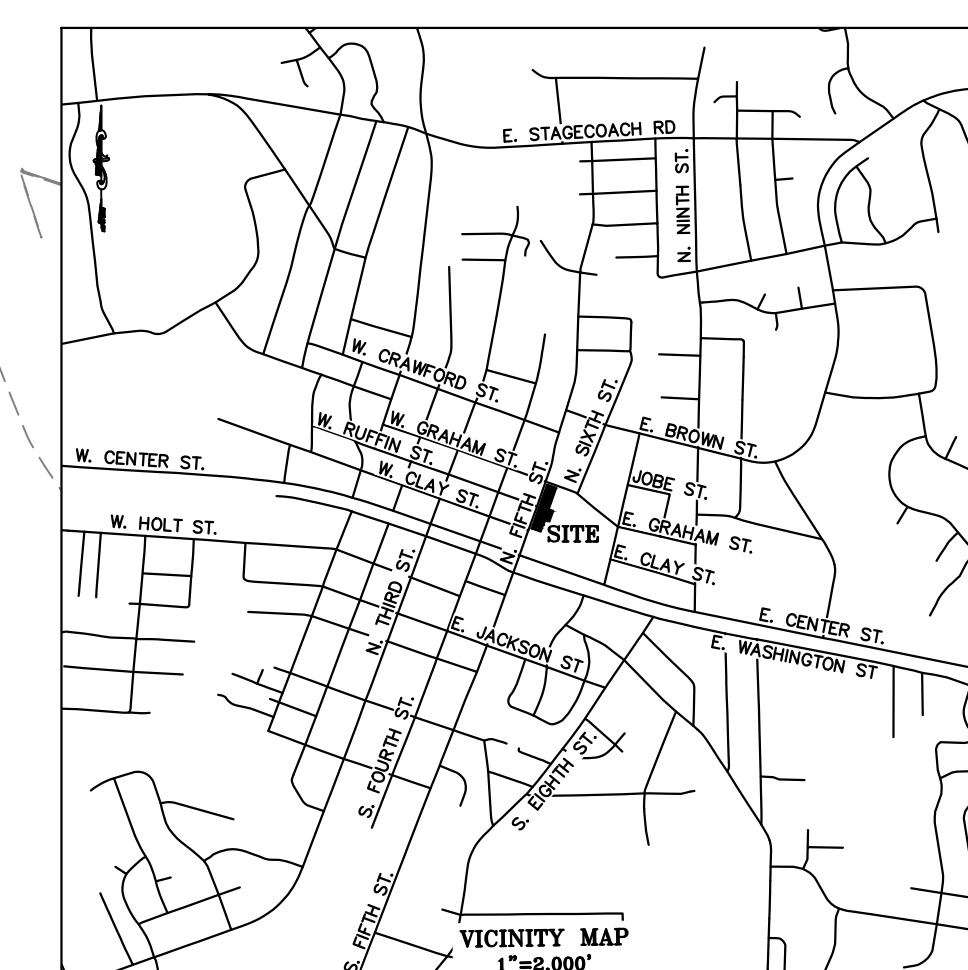
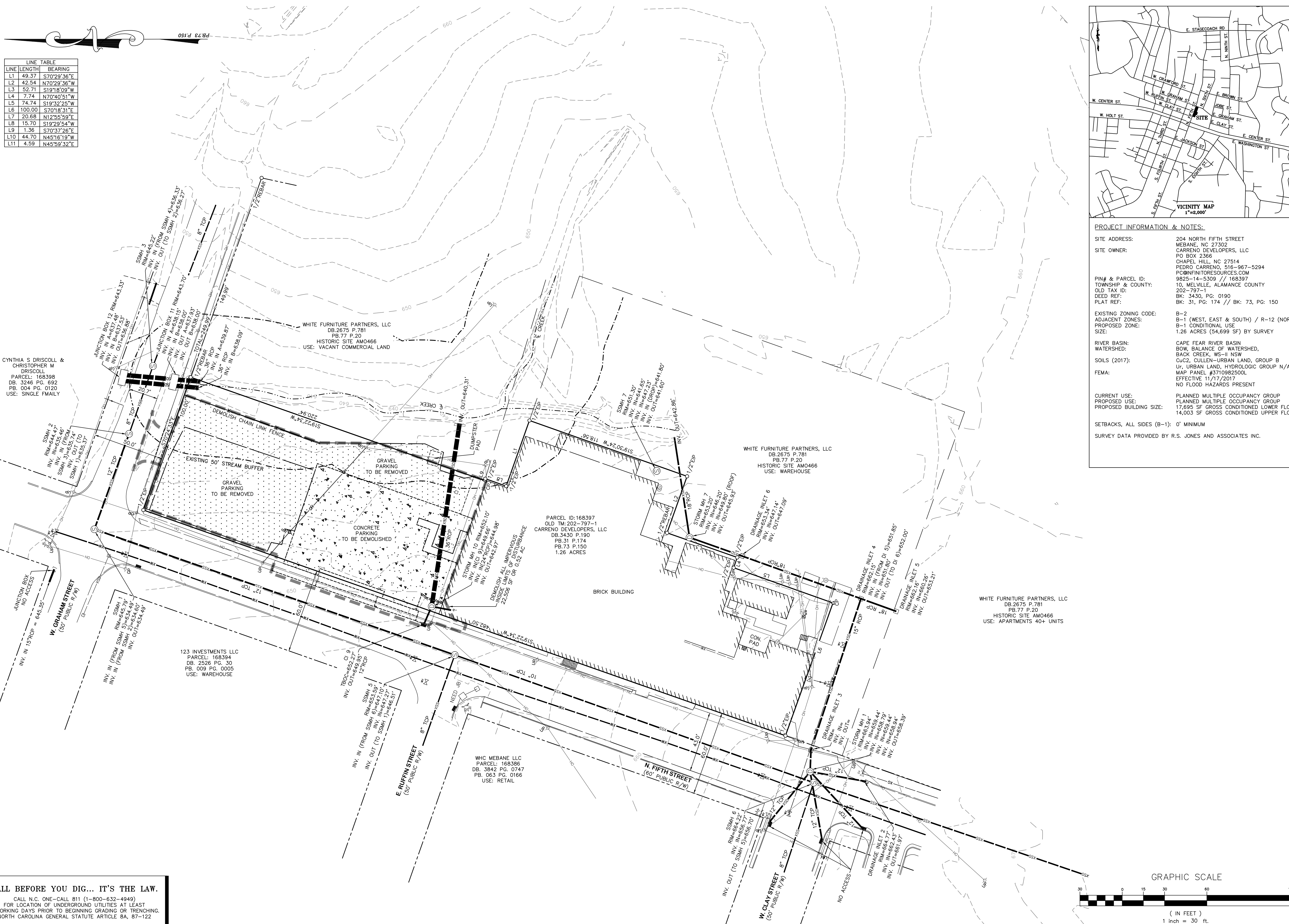
DATE: OCTOBER 08, 2021. HORIZONTAL SCALE: 1" = 70'. VERTICAL SCALE: N/A. PROJECT MANAGER: CPK. DRAWN BY: CPK. PROJECT NO.: 20-12. DRAWING NAME: 20-12 WORKING.

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LINE	LENGTH	BEARING
L1	49.37	S70°29'36"E
L2	42.54	N70°29'36"W
L3	52.71	S19°18'09"W
L4	7.74	N70°40'51"W
L5	74.74	S19°32'25"W
L6	100.00	S70°18'31"E
L7	20.68	N12°55'59"E
L8	15.70	S19°29'54"W
L9	1.36	S70°37'26"E
L10	44.70	N45°16'19"W
L11	4.59	N45°59'32"E

CYNTHIA S DRISCOLL & CHRISTOPHER M DRISCOLL  
 PARCEL: 168398  
 DB: 3246 PG: 692  
 PB: 004 PG: 0120  
 USE: SINGLE FAMILY



**PROJECT INFORMATION & NOTES:**

**SITE ADDRESS:** 204 NORTH FIFTH STREET  
 MEBANE, NC 27302

**SITE OWNER:** CARRENO DEVELOPERS, LLC  
 PO BOX 2366  
 CHAPEL HILL, NC 27514  
 PEDRO CARRENO, 516-967-5294  
 PC@FINITORESOURCES.COM  
 9825-14-5309 // 168397

**PIN# & PARCEL ID:** 9825-14-5309 // 168397

**TOWNSHIP & COUNTY:** 10, MELVILLE, ALAMANCE COUNTY

**DEED REF:** 202-797-1

**PLAT REF:** BK: 3430, PG: 0190  
 BK: 31, PG: 174 // BK: 73, PG: 150

**EXISTING ZONING CODE:** B-2

**ADJACENT ZONES:** B-1 (WEST, EAST & SOUTH) / R-12 (NORTH)

**PROPOSED ZONE:** B-1 CONDITIONAL USE

**SIZE:** 1.26 ACRES (54,699 SF) BY SURVEY

**RIVER BASIN:** CAPE FEAR RIVER BASIN

**WATERSHED:** SOW, BALANCE OF WATERSHED, BACK CREEK, WS-II NSW

**SOILS (2017):** CuC2, CULLEN-URBAN LAND, GROUP B  
 Uf, URBAN LAND, HYDROLOGIC GROUP N/A

**FEMA:** MAP PANEL #37082500L  
 EFFECTIVE 11/17/2017  
 NO FLOOD HAZARDS PRESENT

**CURRENT USE:** PLANNED MULTIPLE OCCUPANCY GROUP

**PROPOSED USE:** PLANNED MULTIPLE OCCUPANCY GROUP

**PROPOSED BUILDING SIZE:** 17,695 SF GROSS CONDITIONED LOWER FLOOR  
 14,003 SF GROSS CONDITIONED UPPER FLOOR

**SETBACKS, ALL SIDES (B-1):** 0' MINIMUM

**SURVEY DATA PROVIDED BY:** R.S. JONES AND ASSOCIATES INC.

**EarthCentric Engineering, Inc.**  
 License # C-2638

204 W. Clay Street  
 Mebane, NC 27302  
 Phone: (919) 563-9041  
 Fax: (919) 304-3234  
 E-Mail: Phil.Koch@EarthCentric.com

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

PRINCIPAL ENGINEER  
 PHIL KOCH - NCPE #22634

**204 NORTH FIFTH STREET**  
 MEBANE, NORTH CAROLINA 27302

**EXISTING CONDITIONS  
 & DEMOLITION PLAN**

REV.	DATE	DESCRIPTION	SCS	SCS
1	10/11/2021	MINOR DECK REVISION	SCS	SCS
2	11/24/2021	PER CITY COMMENTS	SCS	SCS
3	12/20/2021	PER CITY COMMENTS	SCS	SCS

DATE: OCTOBER 08, 2021

HORIZONTAL SCALE: 1" = 30'

VERTICAL SCALE: N/A

PROJECT MANAGER: CPK

DRAWN BY: CPK

PROJECT NO: 20-15

DRAWING NAME: 20-12 WORKING

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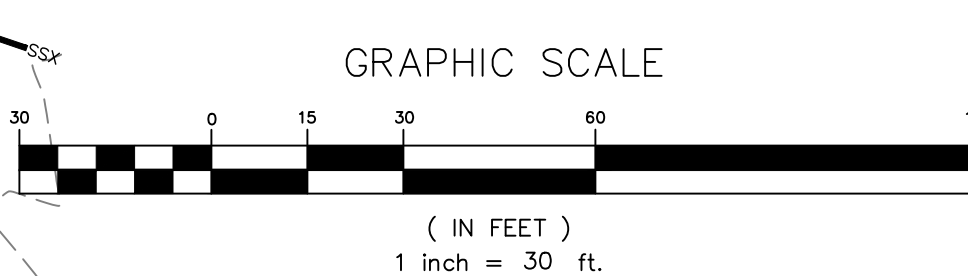
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SHEET NO.  
**C2.0**

SITE PLAN

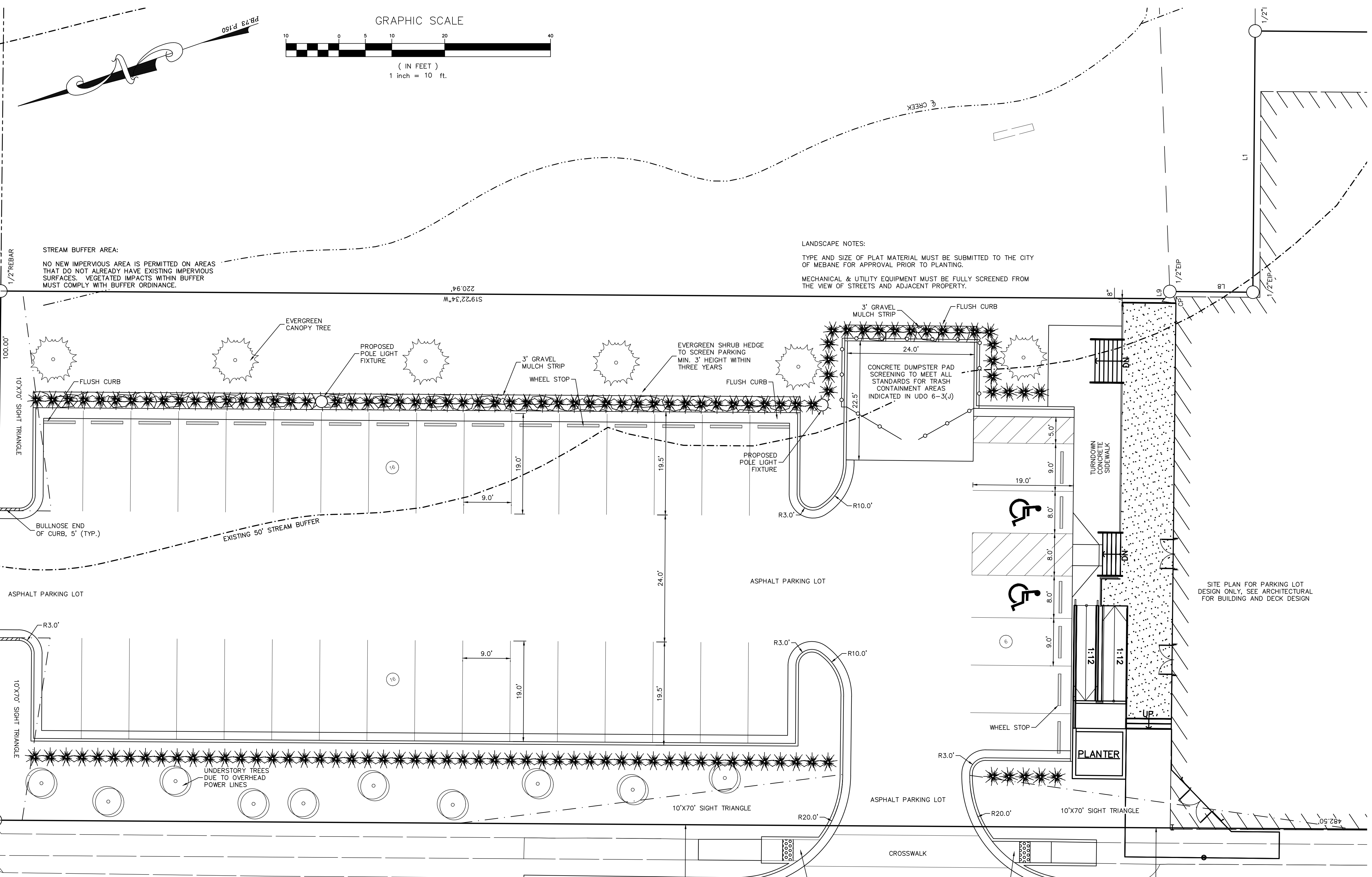
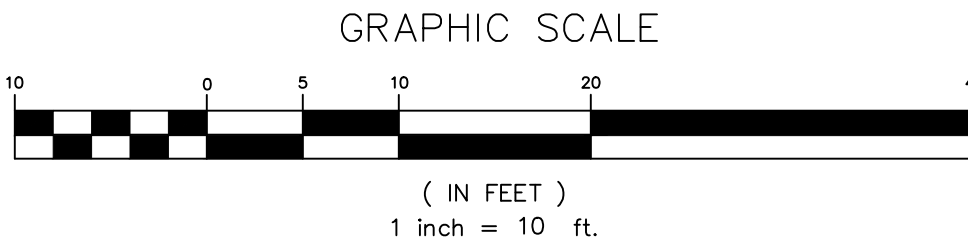
**CALL BEFORE YOU DIG... IT'S THE LAW.**

CALL N.C. ONE—CALL 811 (1-800-632-4949)  
 FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST  
 3 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.  
 NORTH CAROLINA GENERAL STATUTE ARTICLE 8A, 87-122



CALL BEFORE YOU DIG... IT'S THE LAW.

CALL N.C. ONE-CALL 811 (1-800-632-4949) FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING. NORTH CAROLINA GENERAL STATUTE ARTICLE 8A, 87-122

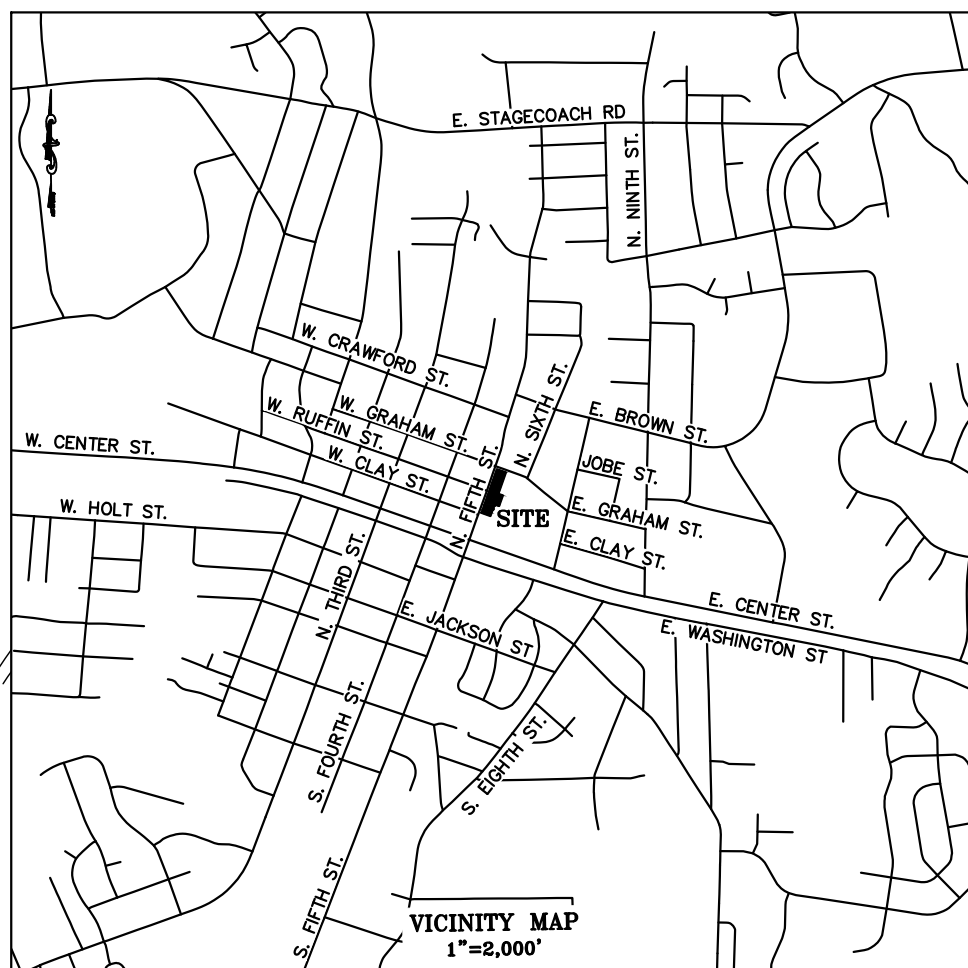


STREAM BUFFER AREA:  
NO NEW IMPERVIOUS AREA IS PERMITTED ON AREAS THAT DO NOT ALREADY HAVE EXISTING IMPERVIOUS SURFACES. VEGETATED IMPACTS WITHIN BUFFER MUST COMPLY WITH BUFFER ORDINANCE.

LANDSCAPE NOTES:  
TYPE AND SIZE OF PLANT MATERIAL MUST BE SUBMITTED TO THE CITY OF MEBANE FOR APPROVAL PRIOR TO PLANTING.  
MECHANICAL & UTILITY EQUIPMENT MUST BE FULLY SCREENED FROM THE VIEW OF STREETS AND ADJACENT PROPERTY.

W. GRAHAM STREET (50' PUBLIC R/W)

N. FIFTH STREET (60' PUBLIC R/W)



PROJECT INFORMATION & NOTES:  
SITE ADDRESS: 204 NORTH FIFTH STREET, MEBANE, NC 27302  
SITE OWNER: CARRENO DEVELOPERS, LLC  
PIN# & PARCEL ID: PEDRO CARRENO, 516-967-5294  
EXISTING ZONING CODE: B-2  
PROPOSED ZONE: B-1 (WEST, EAST & SOUTH) / R-12 (NORTH)  
RIVER BASIN: CAPE FEAR RIVER BASIN  
SOILS (2017): CU2Z, CULLEN-URBAN LAND, GROUP B  
CURRENT USE: PLANNED MULTIPLE OCCUPANCY GROUP  
PROPOSED BUILDING SIZE: 17,695 SF GROSS CONDITIONED LOWER FLOOR, 14,003 SF GROSS CONDITIONED UPPER FLOOR

FOR ALL AREAS OF EXISTING IMPERVIOUS SURFACE THAT WILL BE CONVERTED TO PERVIOUS SURFACE:  
SCARIFY SUBGRADE TO A DEPTH OF 6", SEED AND STRAW TO ESTABLISH AS PERVIOUS SURFACE.  
DISPOSE OF ALL DEMOLISHED IMPERVIOUS SURFACES PROPERLY.

EarthCentric Engineering, Inc.  
License # C-2638



204 W. Clay Street  
Mebane, NC 27302  
Phone: (919) 563-9041  
Fax: (919) 304-3234  
E-Mail: Phil.Koch@EarthCentric.com

PRELIMINARY NOT FOR CONSTRUCTION

PRINCIPAL ENGINEER  
PHIL KOCH - NCPPE #22634

204 NORTH FIFTH STREET  
MEBANE, NORTH CAROLINA 27302

SITE & LANDSCAPE PLAN

Table with columns: REV., DATE, DESCRIPTION, SCS, MINOR DECK REVISION, PER CITY COMMENTS, PER CITY COMMENTS. Includes drawing name: 20-12 WORKING.

DATE: OCTOBER 08, 2021  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: N/A  
PROJECT MANAGER: CPK  
DRAWN BY: CPK  
PROJECT NO: 20-12  
DRAWING NAME: 20-12 WORKING

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SHEET NO. C3.1  
SITE PLAN

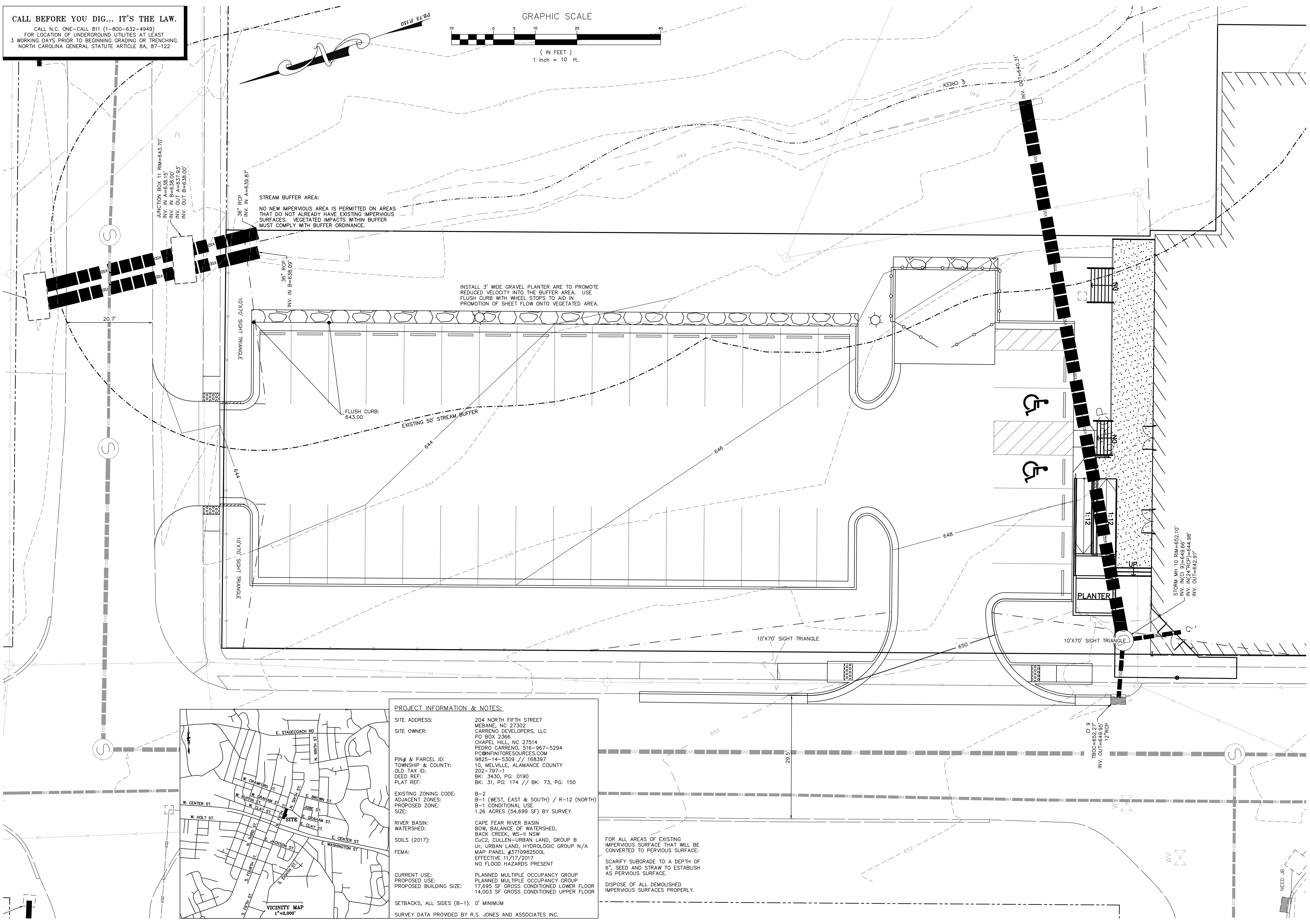
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FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST  
3 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.  
NORTH CAROLINA GENERAL STATUTE ARTICLE 8A, 87-122

GRAPHIC SCALE



( IN FEET )  
1 inch = 10 ft.



STREAM BUFFER AREA:  
NO NEW IMPERVIOUS AREA IS PERMITTED ON AREAS THAT DO NOT ALREADY HAVE EXISTING IMPERVIOUS SURFACES. VEGETATED IMPACTS WITHIN BUFFER MUST COMPLY WITH BUFFER ORDINANCE.

INSTALL 3' WIDE GRAVEL PLANTER AREA TO PROMOTE REDUCED VELOCITY INTO THE BUFFER AREA. USE FLUSH CURB WITH WHEEL STOPS TO AID IN PROMOTION OF SHEET FLOW ONTO VEGETATED AREA.

JUNCTION BOX 11 RIM=643.70'  
INV. IN A=638.15'  
INV. IN B=638.00'  
INV. OUT B=638.90'

36" RCP  
INV. IN A=639.87'

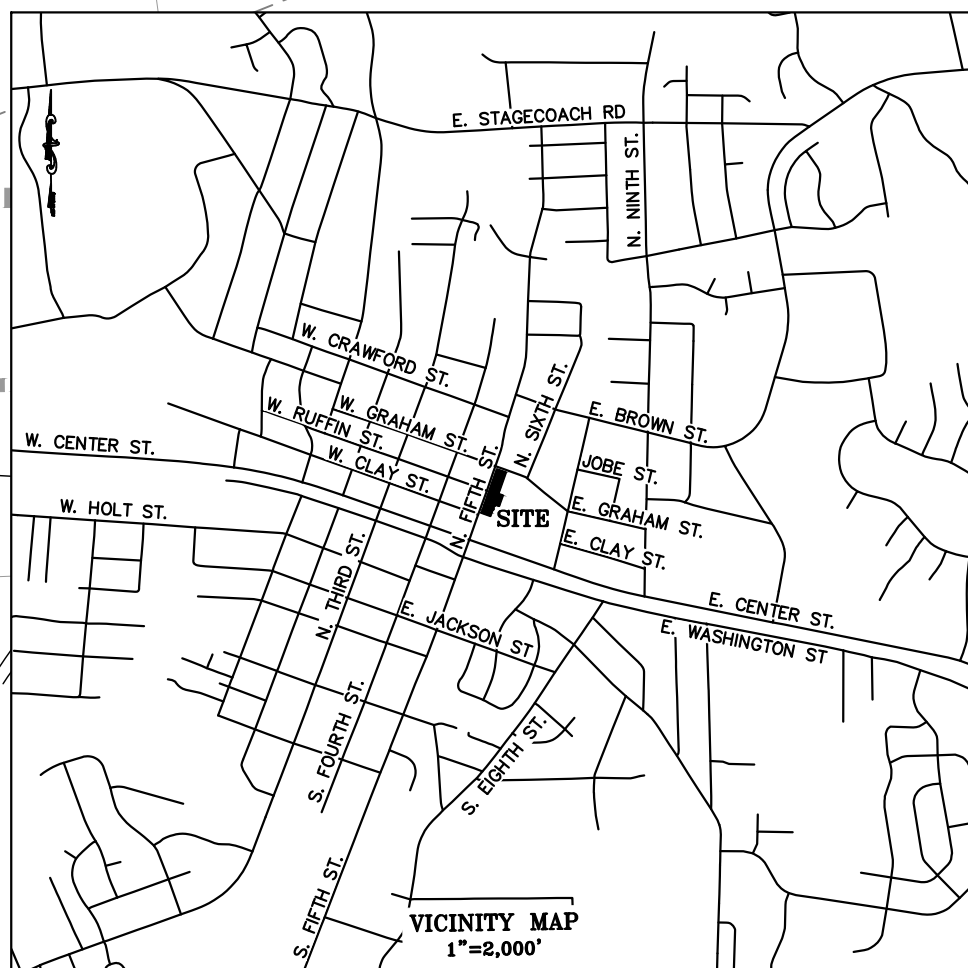
36" RCP  
INV. IN B=638.09'

FLUSH CURB:  
643.00'

EXISTING 50' STREAM BUFFER

STORM MH 10 RIM=652.10'  
INV. IN (CI 9)=649.66'  
INV. IN (24" RCP)=644.98'  
INV. OUT=642.97'

PLANTER



**PROJECT INFORMATION & NOTES:**

SITE ADDRESS: 204 NORTH FIFTH STREET  
MEBANE, NC 27302

SITE OWNER: CARRENO DEVELOPERS, LLC  
PO BOX 2366  
CHAPEL HILL, NC 27514  
PEDRO CARRENO, 516-967-5294  
PC@INFINTORESOURCES.COM  
9825-14-5309 // 168397

PIN# & PARCEL ID: 10, MELVILLE, ALAMANCE COUNTY  
TOWNSHIP & COUNTY: 202-797-1  
DEED REF: BK: 3430, PG: 0190  
PLAT REF: BK: 31, PG: 174 // BK: 73, PG: 150

EXISTING ZONING CODE: B-2  
ADJACENT ZONES: B-1 (WEST, EAST & SOUTH) / R-12 (NORTH)  
PROPOSED ZONE: B-1 CONDITIONAL USE  
SIZE: 1.26 ACRES (54,699 SF) BY SURVEY

RIVER BASIN: CAPE FEAR RIVER BASIN  
WATERSHED: BOW, BALANCE OF WATERSHED, BACK CREEK, WS-II NSW

SOILS (2017): CU2Z, CULLEN-URBAN LAND, GROUP B  
FEMA: U1, URBAN LAND, HYDROLOGIC GROUP N/A  
MAP PANEL #3710982500L  
EFFECTIVE 11/17/2017  
NO FLOOD HAZARDS PRESENT

CURRENT USE: PLANNED MULTIPLE OCCUPANCY GROUP  
PROPOSED USE: PLANNED MULTIPLE OCCUPANCY GROUP  
PROPOSED BUILDING SIZE: 17,695 SF GROSS CONDITIONED LOWER FLOOR  
14,003 SF GROSS CONDITIONED UPPER FLOOR

SETBACKS, ALL SIDES (B-1): 0' MINIMUM

SURVEY DATA PROVIDED BY R.S. JONES AND ASSOCIATES INC.

FOR ALL AREAS OF EXISTING IMPERVIOUS SURFACE THAT WILL BE CONVERTED TO PERVIOUS SURFACE:  
SCARIFY SUBGRADE TO A DEPTH OF 6", SEED AND STRAW TO ESTABLISH AS PERVIOUS SURFACE.  
DISPOSE OF ALL DEMOLISHED IMPERVIOUS SURFACES PROPERLY.

EarthCentric Engineering, Inc.  
License # C-2638



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PRELIMINARY  
NOT FOR  
CONSTRUCTION

PRINCIPAL ENGINEER  
PHIL KOCH - NCPCE #22634

204 NORTH FIFTH STREET  
MEBANE, NORTH CAROLINA 27302

GRADING & STORM  
DRAINAGE PLAN

REV.	DATE	DESCRIPTION	BY
1	10/11/2021	MINOR DECK REVISION	SCS
2	11/24/2021	PER CITY COMMENTS	SCS
3	12/20/2021	PER CITY COMMENTS	SCS

DATE: OCTOBER 08, 2021

HORIZONTAL SCALE: 1" = 10'

VERTICAL SCALE: N/A

PROJECT MANAGER: CPK

DRAWN BY: CPK

PROJECT NO: 20-12

DRAWING NAME: 20-12 WORKING

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SHEET NO.  
**C5.1**  
SITE PLAN

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 NORTH CAROLINA GENERAL STATUTE ARTICLE 8A, 87-122

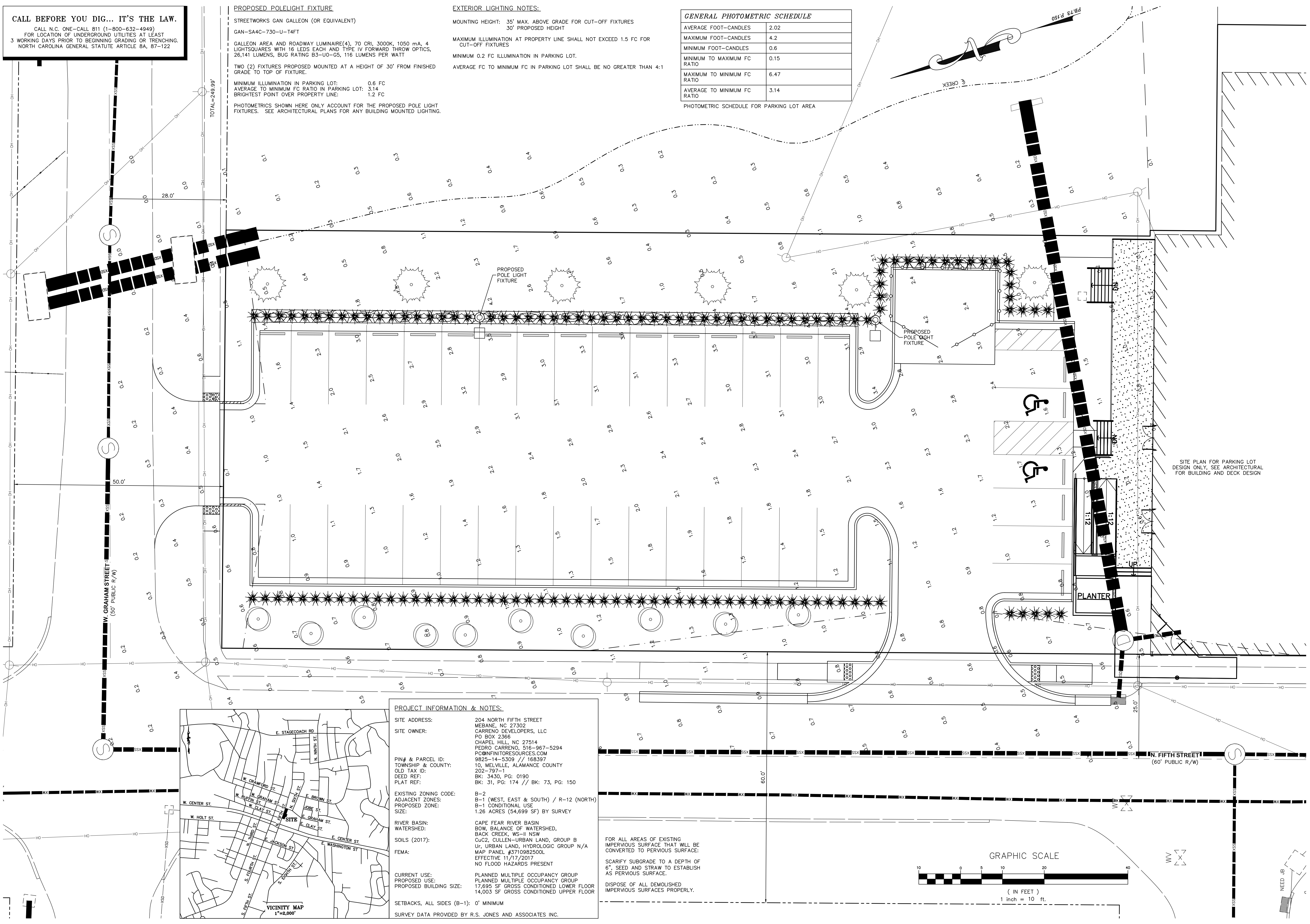
**PROPOSED POLELIGHT FIXTURE**  
 STREETWORKS GAN GALLEON (OR EQUIVALENT)  
 GAN-SA4C-730-U-TAFT  
 GALLEON AREA AND ROADWAY LUMINAIRE(4), 70 CRI, 3000K, 1050 mA, 4 LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS, 26,141 LUMENS, BUG RATING B3-UO-G5, 116 LUMENS PER WATT  
 TWO (2) FIXTURES PROPOSED MOUNTED AT A HEIGHT OF 30' FROM FINISHED GRADE TO TOP OF FIXTURE.  
 MINIMUM ILLUMINATION IN PARKING LOT: 0.6 FC  
 AVERAGE TO MINIMUM FC RATIO IN PARKING LOT: 3.14  
 BRIGHTEST POINT OVER PROPERTY LINE: 1.2 FC  
 PHOTOMETRICS SHOWN HERE ONLY ACCOUNT FOR THE PROPOSED POLE LIGHT FIXTURES. SEE ARCHITECTURAL PLANS FOR ANY BUILDING MOUNTED LIGHTING.

**EXTERIOR LIGHTING NOTES:**  
 MOUNTING HEIGHT: 35' MAX. ABOVE GRADE FOR CUT-OFF FIXTURES  
 30' PROPOSED HEIGHT  
 MAXIMUM ILLUMINATION AT PROPERTY LINE SHALL NOT EXCEED 1.5 FC FOR CUT-OFF FIXTURES  
 MINIMUM 0.2 FC ILLUMINATION IN PARKING LOT.  
 AVERAGE FC TO MINIMUM FC IN PARKING LOT SHALL BE NO GREATER THAN 4:1

**GENERAL PHOTOMETRIC SCHEDULE**

AVERAGE FOOT-CANDLES	2.02
MAXIMUM FOOT-CANDLES	4.2
MINIMUM FOOT-CANDLES	0.6
MINIMUM TO MAXIMUM FC RATIO	0.15
MAXIMUM TO MINIMUM FC RATIO	6.47
AVERAGE TO MINIMUM FC RATIO	3.14

PHOTOMETRIC SCHEDULE FOR PARKING LOT AREA

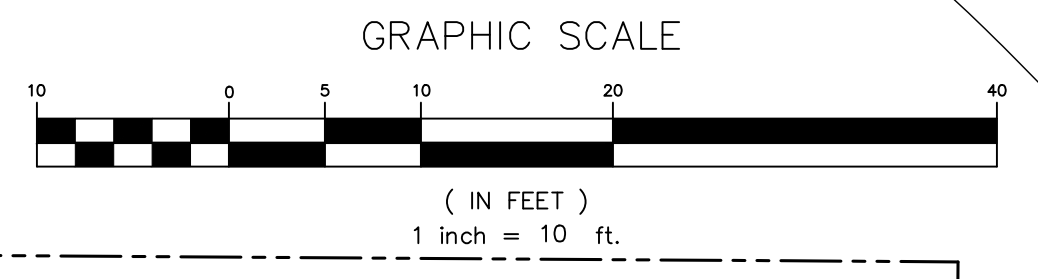


SITE PLAN FOR PARKING LOT DESIGN ONLY. SEE ARCHITECTURAL FOR BUILDING AND DECK DESIGN



**PROJECT INFORMATION & NOTES:**  
 SITE ADDRESS: 204 NORTH FIFTH STREET  
 SITE OWNER: CARRENO DEVELOPERS, LLC  
 PIN# & PARCEL ID: PEDRO CARRENO, 516-967-5294  
 TOWNSHIP & COUNTY: P02NFNIT0RESOURCES.COM  
 OLD TAX ID: 9825-14-5309 // 168397  
 DEED REF: 10, MELVILLE, ALAMANCE COUNTY  
 PLAT REF: 202-797-1  
 BK: 3430, PG: 0190  
 BK: 31, PG: 174 // BK: 73, PG: 150  
 EXISTING ZONING CODE: B-2  
 ADJACENT ZONES: B-1 (WEST, EAST & SOUTH) / R-12 (NORTH)  
 PROPOSED ZONE: B-1 CONDITIONAL USE  
 SIZE: 1.26 ACRES (54,699 SF) BY SURVEY  
 RIVER BASIN: CAPE FEAR RIVER BASIN  
 WATERSHED: BOW, BALANCE OF WATERSHED, BACK CREEK, WS-II NSW  
 SOILS (2017): CU2C, CULLEN-URBAN LAND, GROUP B  
 FEMA: U1, URBAN LAND, HYDROLOGIC GROUP N/A  
 MAP PANEL #3710982500L  
 EFFECTIVE 11/17/2017  
 NO FLOOD HAZARDS PRESENT  
 CURRENT USE: PLANNED MULTIPLE OCCUPANCY GROUP  
 PROPOSED USE: PLANNED MULTIPLE OCCUPANCY GROUP  
 PROPOSED BUILDING SIZE: 17,695 SF GROSS CONDITIONED LOWER FLOOR  
 14,003 SF GROSS CONDITIONED UPPER FLOOR  
 SETBACKS, ALL SIDES (B-1): 0' MINIMUM  
 SURVEY DATA PROVIDED BY R.S. JONES AND ASSOCIATES INC.

FOR ALL AREAS OF EXISTING IMPERVIOUS SURFACE THAT WILL BE CONVERTED TO PERVIOUS SURFACE:  
 SCARIFY SUBGRADE TO A DEPTH OF 6", SEED AND STRAW TO ESTABLISH AS PERVIOUS SURFACE.  
 DISPOSE OF ALL DEMOLISHED IMPERVIOUS SURFACES PROPERLY.



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 Mebane, NC 27302  
 Phone: (919) 563-9041  
 Fax: (919) 304-3234  
 E-Mail: Phil.Koch@EarthCentric.com

**PRELIMINARY NOT FOR CONSTRUCTION**  
 PRINCIPAL ENGINEER  
 PHIL KOCH - NCPPE #22634

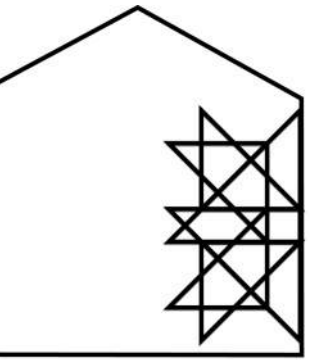
**204 NORTH FIFTH STREET**  
 MEBANE, NORTH CAROLINA 27302  
**LIGHTING PLAN**

REV.	DATE	DESCRIPTION	BY
1	10/11/2021	MINOR DECK REVISION	SCS
2	11/24/2021	PER CITY COMMENTS	SCS
3	12/20/2021	PER CITY COMMENTS	SCS

DATE: OCTOBER 08, 2021  
 HORIZONTAL SCALE: 1" = 10'  
 VERTICAL SCALE: N/A  
 PROJECT MANAGER: CPK  
 DRAWN BY: CPK  
 PROJECT NO: 20-13  
 DRAWING NAME: 20-12 WORKING

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**SHEET NO. C7.1**  
 SITE PLAN



**flock**  
design & architecture  
202 north seventh street  
m e b a n e, n c 27302  
phone: 310.710.6758  
email: anna@flockdna.com

Consultant:

Consultant Stamp:

**NOT FOR  
CONSTRUCTION**

**220-204 FIFTH ST.  
REPAIRS AND RENOVATION**

204 FIFTH STREET,  
Mebane, North Carolina 27302

Mark Date

PROJECT NO. 1801  
DRAWN BY: AAW  
DATE: 11/15/21

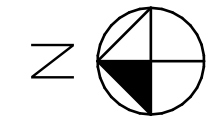
SUP  
APPLICATION

Lower Level  
Plan

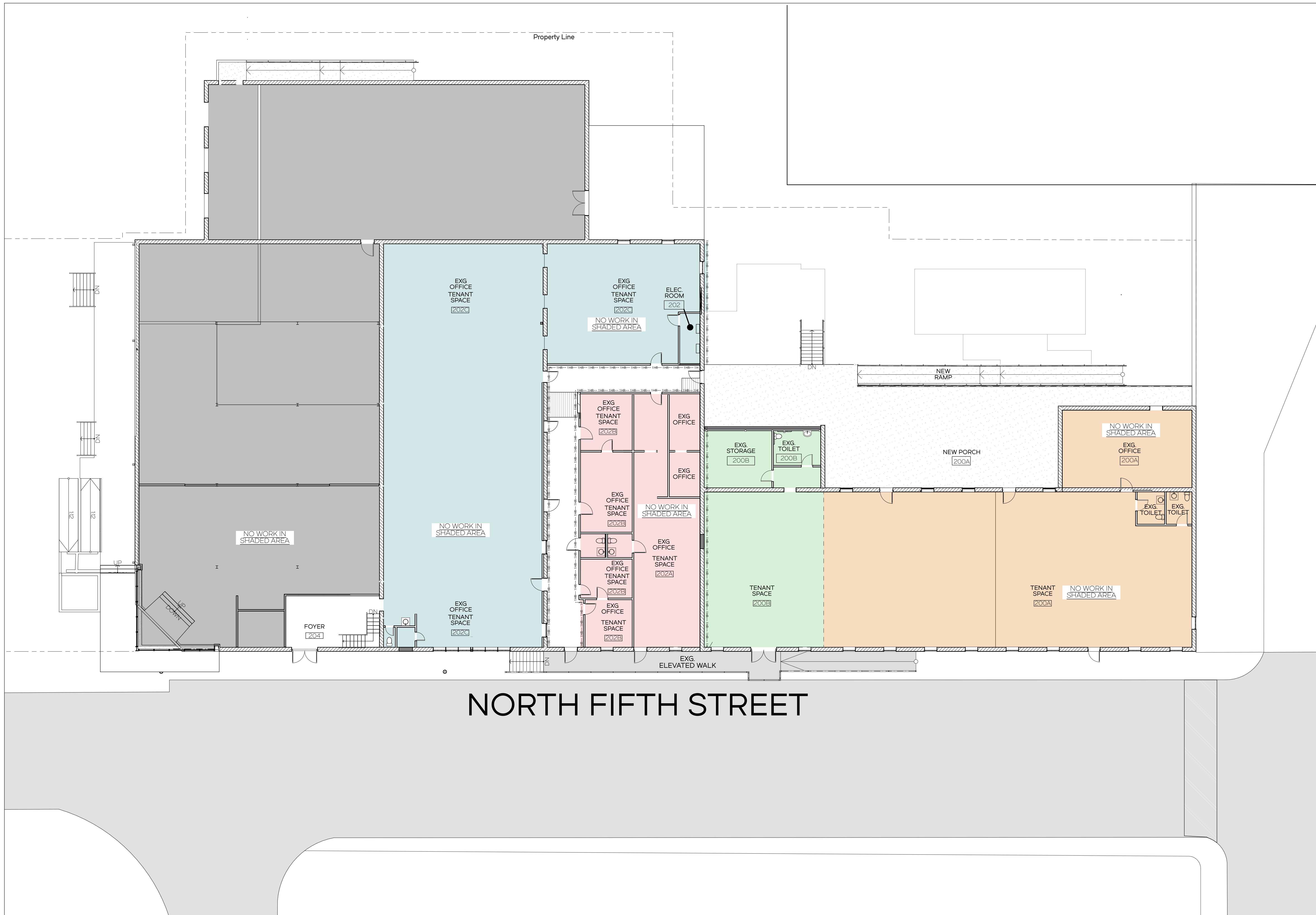
**A-1**



① Lower Level Plan  
SCALE: 3/32" = 1'-0"

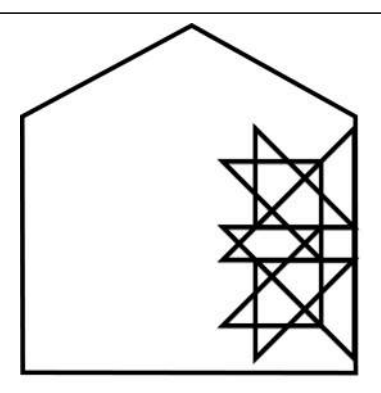
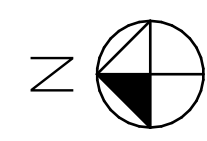






NORTH FIFTH STREET

① Upper Level Plan  
SCALE 3/32" = 1'-0"



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design & architecture  
202 north seventh street  
m e b a n e, NC 27302  
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220-204 FIFTH ST.  
REPAIRS AND RENOVATION  
204 FIFTH STREET,  
Mebane, North Carolina 27302

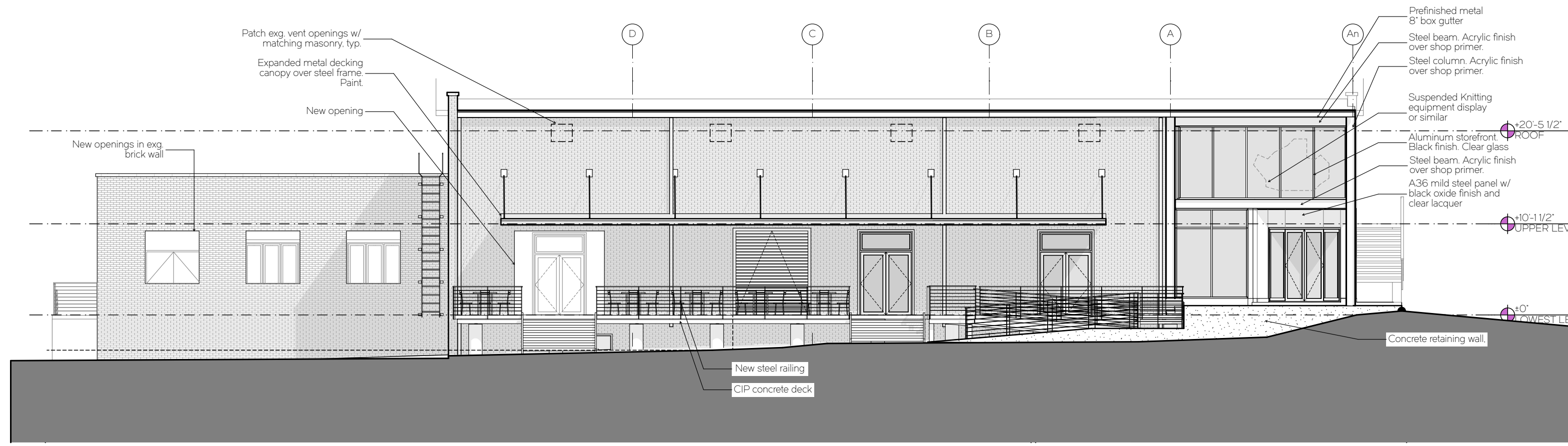
Mark	Date

PROJECT NO. 1801  
DRAWN BY: AAW  
DATE: 11/15/21

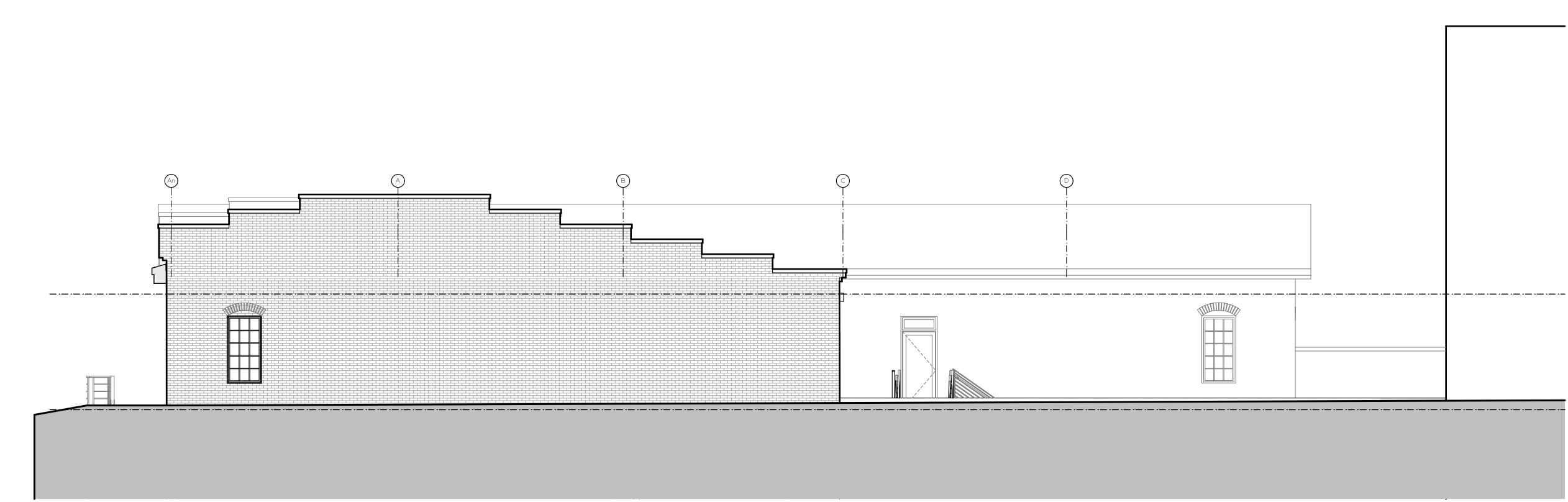
SUP APPLICATION

Upper Level Plan

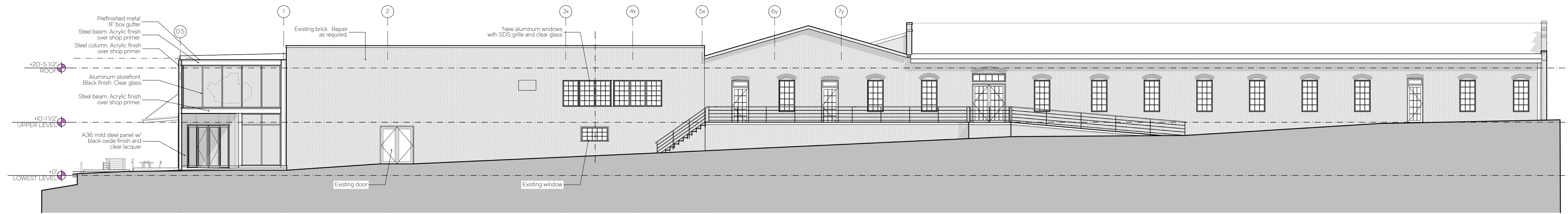
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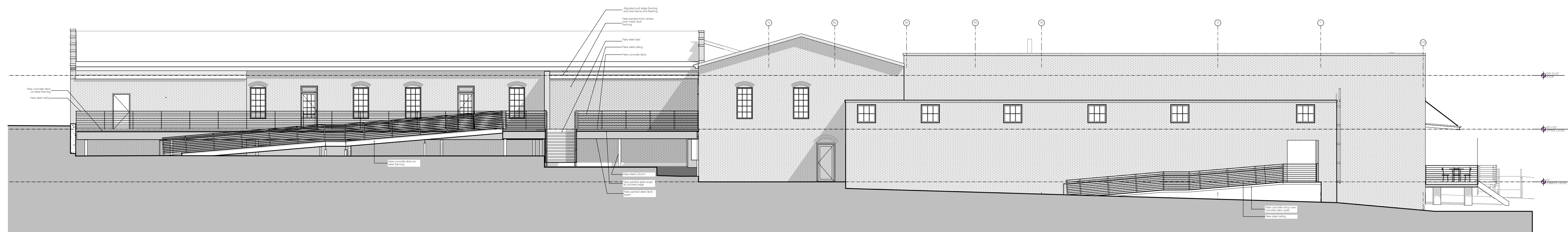
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SCALE: 3/32" = 1'-0"



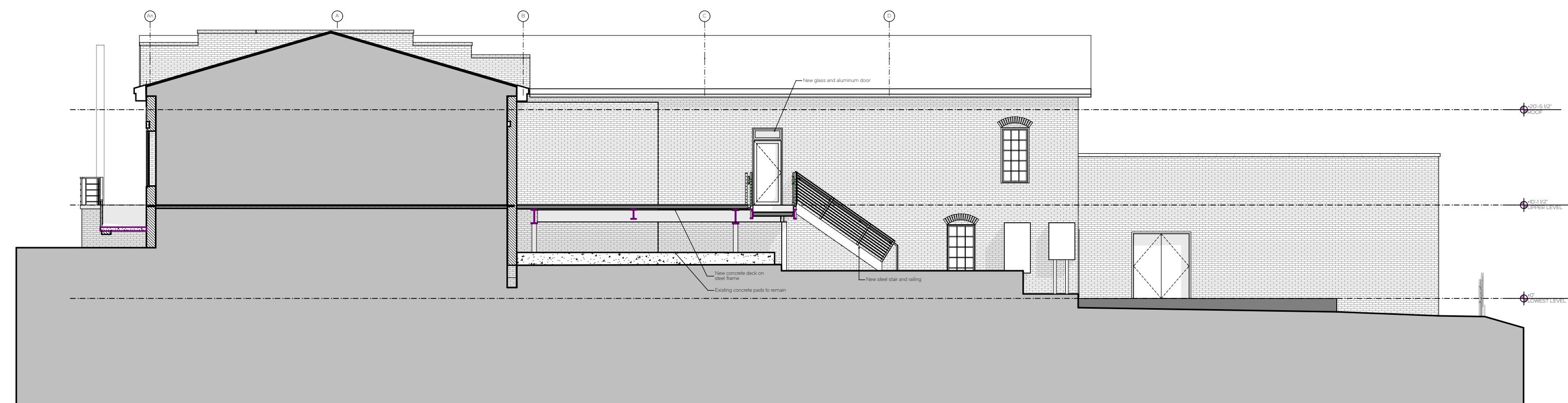
2 South Elevation  
SCALE: 3/32" = 1'-0"



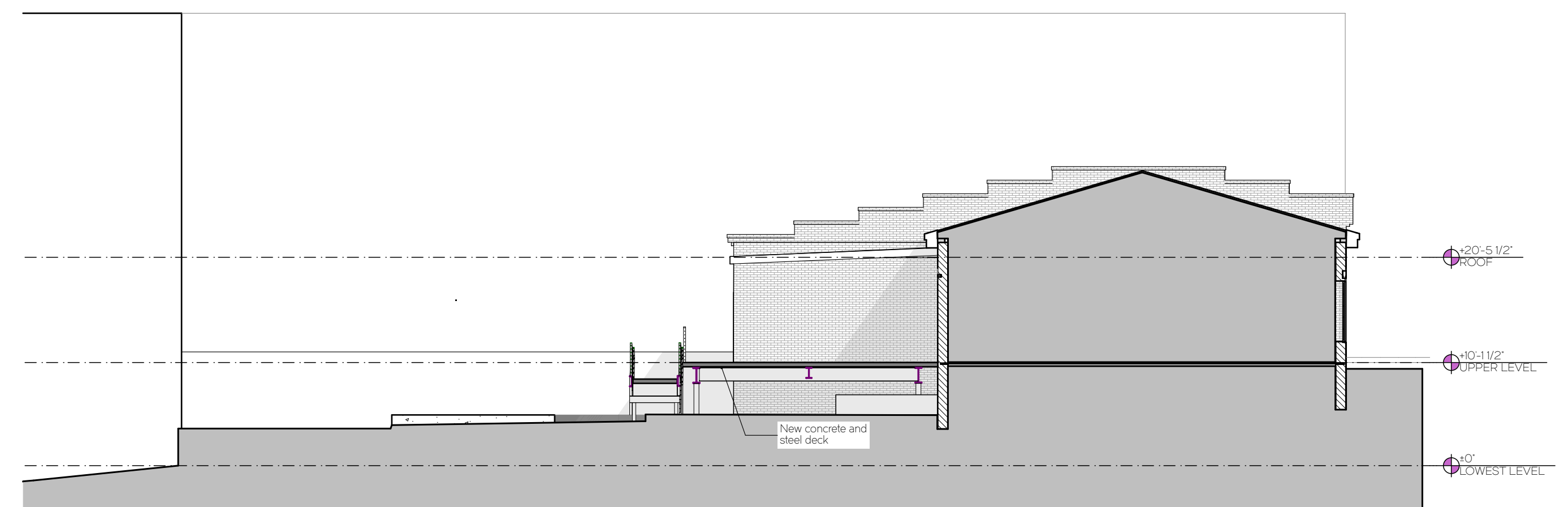
3 West Elevation  
SCALE: 3/32" = 1'-0"



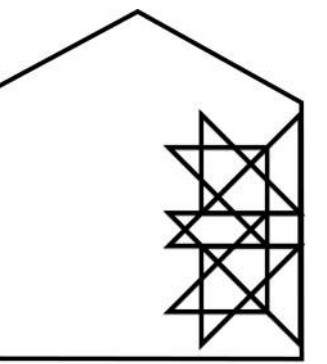
4 East Elevation  
SCALE: 3/32" = 1'-0"



5 Courtyard Elevation - Looking North  
SCALE: 3/32" = 1'-0"



6 Courtyard Elevation - Looking South  
SCALE: 3/32" = 1'-0"



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202 north seventh street  
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220-204 FIFTH ST.  
REPAIRS AND RENOVATION

204 FIFTH STREET,  
Mebane, North Carolina 27302

Mark	Date

PROJECT NO. 1801  
DRAWN BY: AAW  
DATE: 11/15/21

SUP APPLICATION

Exterior Elevations

**A-3**



---

# PLANNING PROJECT REPORT

DATE	01/04/2022
PROJECT NAME	204 North Fifth Street
PROJECT NUMBER	RZ 22-02; SUP 22-01
APPLICANT	Carreno Developers, LLC P.O. Box 2366 Chapel Hill, NC 27514

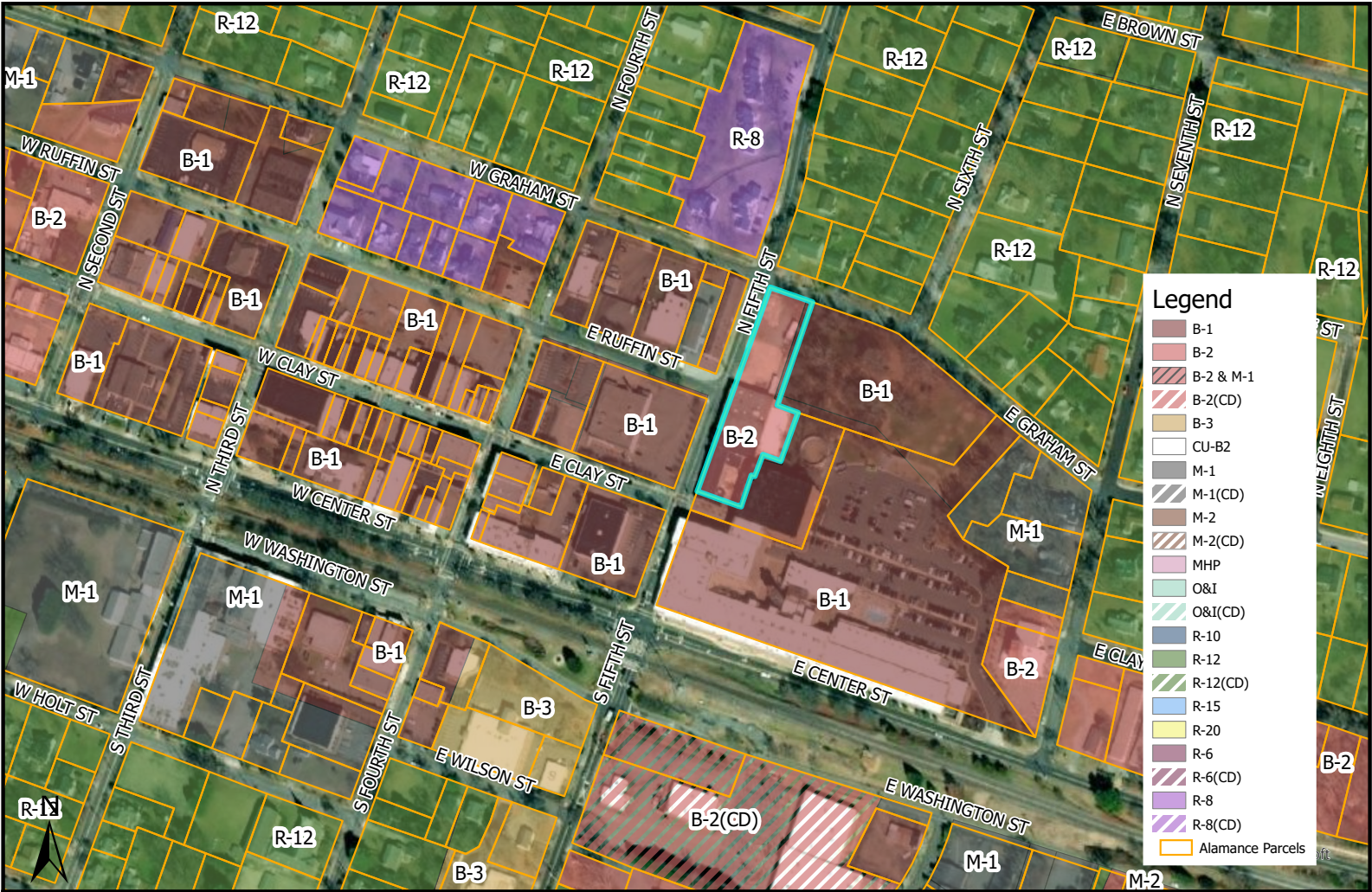
## CONTENTS

PROJECT NAME & APPLICANT .....	PAGE 1
ZONING REPORT .....	PAGE 2
LAND USE REPORT .....	PAGE 4
UTILITIES REPORT .....	PAGE 7
STAFF ZONING REQUEST RECOMMENDATION .....	PAGE 8



## ZONING REPORT

<b>EXISTING ZONE</b>	B-2 (General Business District) Rezoning to B-1(CD) (Central Business Conditional District)
<b>REQUESTED ACTION</b>	Application for a Special Use Permit for existing Planned Multiple Occupancy Group, per Section 4-7.14 (C) of the Mebane Unified Development Ordinance (UDO)
<b>CONDITIONAL ZONE?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>CURRENT LAND USE</b>	Planned Multiple Occupancy Group
<b>PARCEL SIZE</b>	+/-1.26 acres
<b>PROPERTY OWNERS</b>	Carreno Developers, LLC P.O. Box 2366 Chapel Hill, NC 27514 GPIN 9825145309
<b>LEGAL DESCRIPTION</b>	The applicant proposes to rezone the +/- 1.26-acre property addressed 204 N Fifth Street (PIN 9825145309) from B-2 (General Business District) to B-1(CD) (Central Business Conditional District). Additionally, the applicant is applying for a Special Use Permit to allow for a Planned Multiple Occupancy Group.
<b>AREA ZONING &amp; DISTRICTS</b>	Surrounding properties are primarily zoned B-1 (Central Business District). Residential properties to the north of the site are zoned R-8 and R-12 (Residential Districts).
<b>SITE HISTORY</b>	The structure on the property was built in 1952. The parking lot on the property is currently underdeveloped and nonconforming to City standards. Stream buffer is present on the property.
<b>STAFF ANALYSIS</b>	
<b>CITY LIMITS?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>PROPOSED USE BY-RIGHT?</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>SPECIAL USE?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>EXISTING UTILITIES?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>POTENTIAL IMPACT OF PROPOSED ZONE</b>	A rezoning to B-1 is consistent with surrounding zoning and is better designed to provide appropriate setbacks, uses, and standards for property in Downtown Mebane, as recommended in both the City's <i>Downtown Vision Plan</i> and Comprehensive Land Development Plan <i>Mebane By Design</i> .



Legend	
[Solid Brown]	B-1
[Solid Red]	B-2
[Diagonal Lines]	B-2 & M-1
[Diagonal Lines]	B-2(CD)
[Solid Tan]	B-3
[White]	CU-B2
[Solid Grey]	M-1
[Diagonal Lines]	M-1(CD)
[Solid Brown]	M-2
[Diagonal Lines]	M-2(CD)
[Solid Pink]	MHP
[Solid Green]	O&I
[Diagonal Lines]	O&I(CD)
[Solid Blue]	R-10
[Solid Green]	R-12
[Diagonal Lines]	R-12(CD)
[Solid Yellow]	R-15
[Solid Yellow]	R-20
[Solid Purple]	R-6
[Diagonal Lines]	R-6(CD)
[Solid Purple]	R-8
[Diagonal Lines]	R-8(CD)
[Yellow Outline]	Alamance Parcels



**CITY OF MEBANE  
ZONING MAP**

**204 North Fifth Street  
RZ 22-02 & SUP 22-01**

1 inch = 300 feet

DATE: 01/05/2022

DRAWN BY: AO



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## LAND USE REPORT

<b>EXISTING LAND USE</b>	Planned Multiple Occupancy Group
<b>PROPOSED LAND USE &amp; REQUESTED ACTION</b>	The applicant is proposing to renovate the existing structure and improve a nonconforming parking lot. Use of the tenant spaces in the building will be limited to the uses specified in the attachment, which is more restrictive than what is permitted in the B-1 Zoning District.
<b>PROPOSED ZONING</b>	B-1(CD)
<b>PARCEL SIZE</b>	+/-1.26 ac
<b>AREA LAND USE</b>	<p>Residential uses neighbor the property to the north and south. The Lofts at White Furniture (apartments) are to the south, while single-family residential is to the north across E Graham Street. The core of Downtown Mebane is to the west. Immediate neighbors include a self-storage building, Dollar General, and furniture store. Vacant commercial land is to the east and includes a stream.</p> <p>The property is between two historic districts as recognized by the North Carolina State Historic Preservation Office. The Lofts at White Furniture along with the vacant land neighboring the subject property's parking lot is in one historic district. Additionally, much of Downtown Mebane between N Third and N Fourth is in a commercial historic district.</p>
<b>ONSITE AMENITIES &amp; DEDICATIONS</b>	No onsite amenities or dedications are proposed. The applicant will need to execute an encroachment agreement with the City to address existing encroachments into the public right-of-way.
<b>WAIVER REQUESTED</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>DESCRIPTION OF REQUESTED WAIVER(S)</b>	<p>The applicant is requesting two waivers from requirements of the Mebane UDO.</p> <p>First, the applicant is seeking a waiver from the parking requirements specified in Table 6-4-1. A parking deficiency already exists for the multi-tenant building. The proposal to improve the parking lot will provide 38 parking spaces, falling short of the estimated 124 required spaces. Section 6-4.1 of the Mebane UDO specifies parking requirements for uses in the B-1 Central Business District are to be reviewed on a case-by-case basis and deviations may be allowed.</p> <p>Second, the applicant is seeking a waiver from Section 6-1, F.4(a) to allow for the use of aluminum and steel on a portion of the building.</p>



---

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

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

G-1 Downtown Mixed-Use

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

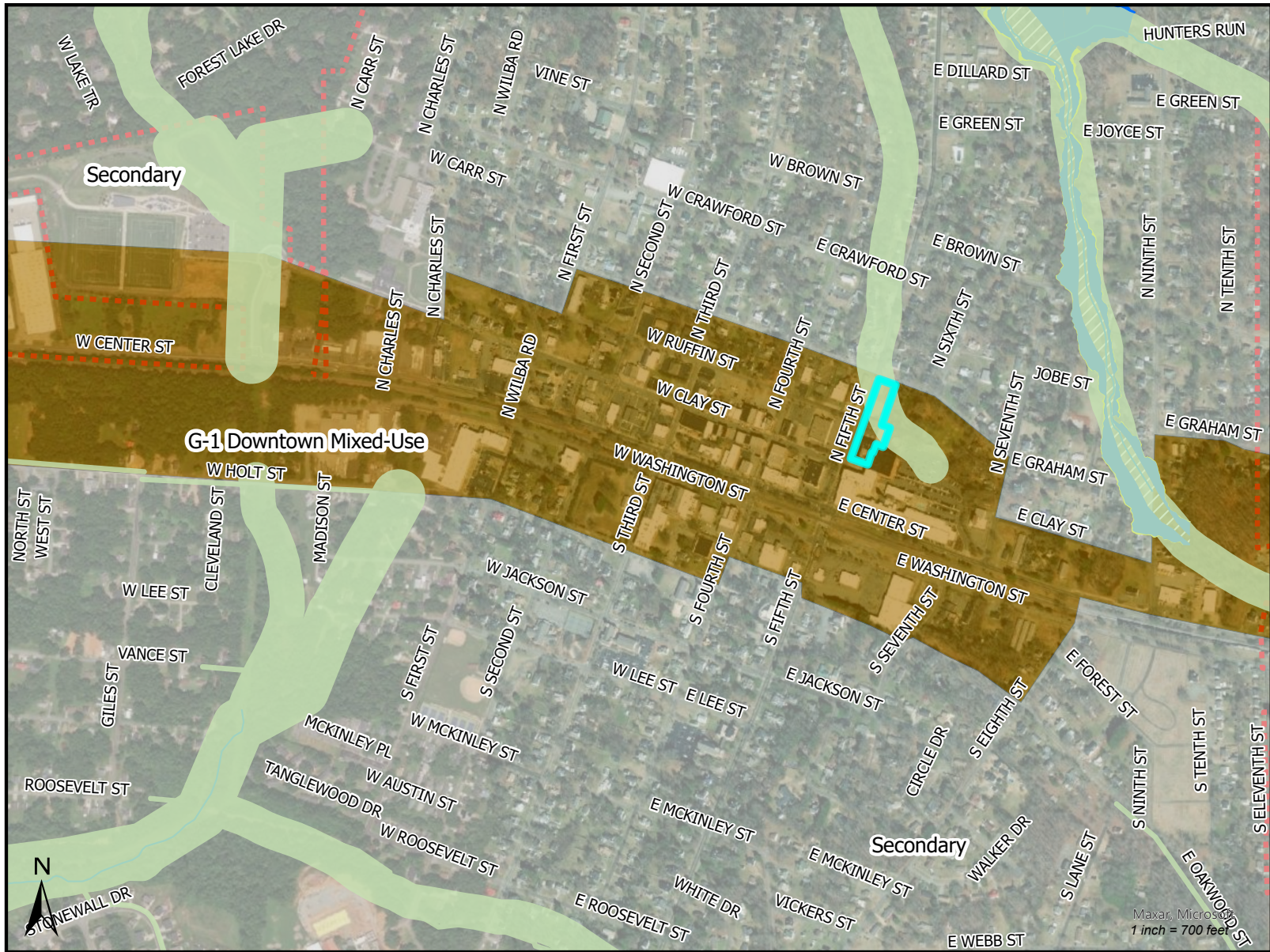
GROWTH MANAGEMENT 1.1

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

GROWTH MANAGEMENT 1.2

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

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







## UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	No new utilities are proposed.
UTILITIES PROVIDED BY APPLICANT	N/A
MUNICIPAL CAPACITY TO ABSORB PROJECT	N/A
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A

**ADEQUATE STORMWATER CONTROL?** The property is in the General Watershed Area Overlay District and stream buffer is present. The proposed improvements will reduce the impervious area coverage from 90.3% to 83.8%.

**INNOVATIVE STORMWATER MANAGEMENT?**  YES  NO  N/A

### TRANSPORTATION NETWORK STATUS

**CURRENT CONDITIONS** North Fifth Street is a two-lane, City-maintained street connecting E Stagecoach Road and E Center Street (US 70). It operates as a bicycle boulevard with shared-lane pavement markings and signage.

Average daily traffic counts are not available for N Fifth Street. Counts are available for the southern stretch of Fifth Street, which is maintained by the NCDOT. In 2020, the annual average daily traffic count was 13,000 on the stretch of S Fifth Street between Mebane Oaks Road and E Center Street. There have been 18 crashes at the intersection of North Fifth Street and E Center Street or the NC Railroad line. One of the crashes resulted in minor injuries.

**TRAFFIC IMPACT ANALYSIS REQUIRED?**  YES  NO

**DESCRIPTION OF RECOMMENDED IMPROVEMENTS** N/A

**CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?**  YES  NO

**MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?**  YES  NO

**DESCRIPTION OF MULTIMODAL IMPROVEMENTS** Sidewalks already exist along N Fifth Street and E Graham Street. The applicant will provide handicap ramps and crosswalks at both parking lot entrances – one on N Fifth and one on E Graham.



**STAFF RECOMMENDATION**

**STAFF ZONING RECOMMENDATION**     APPROVE     DISAPPROVE

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

**RATIONALE**

The proposed development “204 North Fifth Street” is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. In particular, it meets the description and goals of the Downtown, Mixed-Use Growth Area and is consistent with Growth Management Goals 1.1 and 1.2, as well as the goals and objectives of the *Mebane Downtown Vision Plan*. The project will bring an existing parking lot into conformance with City standards and improve the Downtown environment.

**PUBLIC INTEREST CONFORMANCE?**

**ENDANGER PUBLIC HEALTH OR SAFETY?**     YES     NO

**SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?**     YES     NO

**HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED?**     YES     NO

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

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



## Technical Memorandum

Date: January 5, 2022

To: Cy Stober, Development Director

From: Franz K. Holt, City Engineer

Subject: Proposed Parking Lot Improvements at 204 North Fifth Street – City Engineering review

The site plans for the subject improvements dated December 20<sup>th</sup>, 2021 and prepared by Charles P. Koch with EarthCentric Engineering Inc. in Mebane, NC, have been reviewed by the Engineering Department as a part of the TRC plan review process. Our technical review comments are as follows:

- A. General – Carreno Developers LLC proposes to make improvements to its current concrete and gravel parking lot which serves a planned renovation of the existing building on the 1.26 acre site. The site plans include thirty eight (38) new paved parking spaces to be installed to City of Mebane standards including meeting dimension requirements and abutting curb and gutter or raised sidewalk with added wheel stops where needed.
- B. Section 5 of the UDO - Stormwater Management, Phase 2 Stormwater New Development Regulations, Watershed Overlay District Requirements, and Jordan Lake Riparian Buffer Regulations.
  1. Stormwater Management requirements are provided under Sec. 5-2 of the UDO.

Section 5-2 includes general design requirements for new development projects within the City limits. The site parking lot currently has an existing storm drainage pipe running through it which carries North Fifth Street stormwater runoff to the creek. The proposed new parking lot will have a similar sheet flow drainage pattern to what currently exists with the runoff being captured in a gravel planter to promote reduced velocity into the stream buffer. The need for a possible driveway pipe at Graham Street will be evaluated further at the construction drawing submittal.
  2. Phase 2 Stormwater New Development Regulation requirements are provided under Sec. 5-3 of the UDO.

Sec. 5-3 in the UDO provides standards for water quality in compliance with the City's Phase 2 Stormwater regulations. Projects disturbing greater than 1.0 acres with increased impervious area are subject to water quality standards in Section 5-3 that include treatment of the first 1" of runoff and predevelopment runoff rate matching for at least the 10 year storm event. Section 5-3 does not apply to this project as it disturbs less than 1 acre of land and has a net reduction in impervious area.
  3. Watershed Overlay District requirements are provided under Sec. 5-4 of the UDO.

These requirements in the UDO are for the water supply watersheds within the City's planning jurisdictions, including the Back-Creek Watershed, which includes the Graham-Mebane Lake. The proposed parking lot improvements are within the Balance of Watershed with limitations on built upon area of 12% for new non-residential development without engineered storm water controls. The project proposes to meet these requirements with a net reduction in built upon area.
  4. Jordan Lake Riparian Buffer requirements are provided under Sec. 5-6 of the UDO.

These requirements in the UDO regulate 50' stream buffers along regulated streams within the City's planning jurisdiction. This project includes elements that are within the stream buffer. The project is exempt from the buffer regulations through no new impervious area being permitted on areas that do not already have existing impervious surfaces. Vegetated impacts within the buffer will comply with the buffer ordinance.

- C. Access – The proposed parking lot will have one entrance off of North Fifth Street (current and doing away with second northern entrance) and a new entrance off of Graham Street with ingress and egress allowed at each entrance. Sidewalks exist along the frontage of North Fifth Street and Graham St. and will be reworked as needed at the new constructed entrances with HC ramps/domes at each location.
- D. Permits – No stormwater or stream buffer permits associated with the parking lot improvements are required based on the existing site conditions and proposed improvements.
- E. Construction Plans – Final site construction plans in greater detail will need to be submitted to TRC for approval.