



Mebane Planning Board  
In Person Regular Meeting  
March 14, 2022 - 6:30 PM

**PLEASE TAKE NOTICE** that the Mebane Planning Board's Regular Meeting is scheduled for Monday, March 14, 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 March 14, 2022**.
- Messages must contain commenter's name and address.
- Written comments will be read aloud by the Planning Staff.



Planning Board  
Regular Meeting Agenda  
March 14, 2022, 6:30 p.m.

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1. Call to Order
2. Approval of January 10, 2022, Meeting Minutes
3. City Council Actions Update
4. Special Use Permit request for a Special Purpose Lot for use as an Elevated Water Storage Tank, a Public Works Utility Facility, on +/-1.39 acres of a +/-5.16-acre property at 1500 South Third Street (GPIN 9814066338), by the City of Mebane
5. New Business
6. Adjournment



**Planning Board  
Minutes to the Meeting**  
January 10, 2022  
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=eEpxyBpayMI>

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

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

**1. Call to Order**

At 6:30 p.m. Chairman Edward Tulauskas called the meeting to order. The Chairman announced that the Planning Board would accept written public comment, following suit with the City Council’s guidance at the January 3<sup>rd</sup> Meeting.

**2. Approval of December 13, 2021, Minutes**

Larry Teague made a motion to approve the meeting minutes. Judy Taylor 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 January City Council meeting.

**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.**

Carreno Developers, LLC, is requesting a rezoning 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. 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. Two waivers 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

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.

Ashley Ownbey provided an overview and PowerPoint of the request.

Phil Koch, P.E. of EarthCentric Engineering and Anna Wirth of Flock Design & Architecture represented the applicant and provided a detailed presentation of the request. Mr. Koch explained the purpose of the request and described the modifications to the existing parking lot in detail. Anna Wirth provided a presentation on the building modifications. They reiterated that the project would not only remedy existing nonconformities and structural issues on the property, but also improve the appearance of the property and harmony with the surrounding downtown area.

During the presentation, Anna Wirth explained that the request would meet the following criteria for a special Use Permit:

- 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

Chairman Tulauskas asked if per the rendering provided in the PowerPoint, does the applicant plan to bury powerlines along 5<sup>th</sup> Street. Anna Wirth explained that the powerlines are "ghosted" in the rendering for visual effect, but they are not proposed to be buried. Mr. Koch added that a powerline would be buried for the parking lot renovation, but not the one in question.

Larry Teague asked if the on-street parking along 5<sup>th</sup> Street would remain. Mr. Koch confirmed that the parking would remain. Cy Stober clarified that this existing street parking is public, City-owned right-of-way.

Susan Semonite asked about the extent of the proposed parking lot with respect to the existing fence at the corner of 5<sup>th</sup> St and Graham St. Mr. Koch explained that the fence would be removed completely, and the parking lot would extend beyond the footprint of the existing parking area.

Judy Taylor asked if the number of ADA parking spaces provided was based on the amount of parking spaces required by the UDO, or the number of spaces provided on the plans per the waiver request. Mr. Koch responded that the ADA spaces were based on the 38 spaces provided but could be adjusted if deemed necessary. He also explained that there would be signage posted onsite directing visitors to additional public parking, and that the site simply is not big enough to provide more parking on site.



Larry Teague recommended that the City Council look into the on-street parking be made into handicap spaces. Mr. Koch responded that the slope/grade of the street would not allow ADA compliance but reiterated that more spaces in the on-site parking lot could be converted to handicap spaces.

Judy Taylor raised questions about parking along E Graham St, expressing concerns that the project may open the door to on-street parking on the already narrow residential street. She noted for the record that Council may want to consider restricting parking on that street.

Manley Palmer, 102 N. 6<sup>th</sup> Street, shared concerns about commercial traffic from the site emptying onto Graham St. He noted that the intersection of Graham and 5<sup>th</sup> is dangerous. He added that parking on Graham Street during the parades makes the road nearly impassable.

Lori Oakley asked about the landscaping onsite interfering with site distance. Mr. Koch responded that the landscaping will be worked out during the construction plan phase, and the site triangles would be maintained and unobstructed.

Kurt Pearson asked about proposed signage to direct patrons to overflow public parking. Mr. Koch indicated that it was something they would work with the City on, and anticipated a map style sign that displayed downtown destinations and historical features in addition to public parking.

Kurt Pearson asked how often Mr. Koch anticipated that overflow parking will be needed for the site. Mr. Koch explained that there will likely always be some demand for additional parking. The current site does not have any parking available, so the demand is already there. He said it is likely that patrons are currently parking at the Dollar General across the street, and their aim is to discourage that.

Susan Semonite added that pedestrians often need to cross 5<sup>th</sup> Street to access the site. Mr. Koch responded that the proposed site improvement would create an opportunity for better visibility for crossing and added that people parking in the overflow public parking would be able to come down Graham Street where it is easier to cross. Judy Taylor raised some questions about how pedestrians would travel to the site. Kurt Pearson requested that the City facilitate the process for activities in the public ROW that would improve site access and reduce the impact on Graham St.

Kurt Pearson made a motion to approve the B-1(CD) zoning as presented and to approve the Special Use request for a Planned Multiple Occupancy Group as presented; and to find that the request is both reasonable and in the public interest because it finds that it:

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



Judy Taylor seconded the motion, which passed unanimously. The request will go before the City Council on Monday, February 7th at 6:00 p.m.

**5. New Business**

- a. Audrey Vogel provided an update on the Planning Department’s public engagement efforts for revisions to the Mebane Unified Development Ordinance, including the informational webpage and public input surveys.
- b. Ashley Ownbey shared an announcement about the open positions on the Bike and Pedestrian Advisory Commission (BPAC).
- c. Cy Stober shared an announcement about the City’s Downtown Exterior Improvements Grant.
- d. Cy Stober provided an update on anticipated and ongoing transportation projects occurring in Mebane.
- e. Lori Oakley announced that she would be stepping down from the Planning Board after the meeting.

**6. Adjournment**

The meeting was adjourned at 7:20 p.m.



# AGENDA ITEM #3

## Special Use Request – City of Mebane Elevated Water Storage Tank

### Presenter

Cy Stober, Development Director

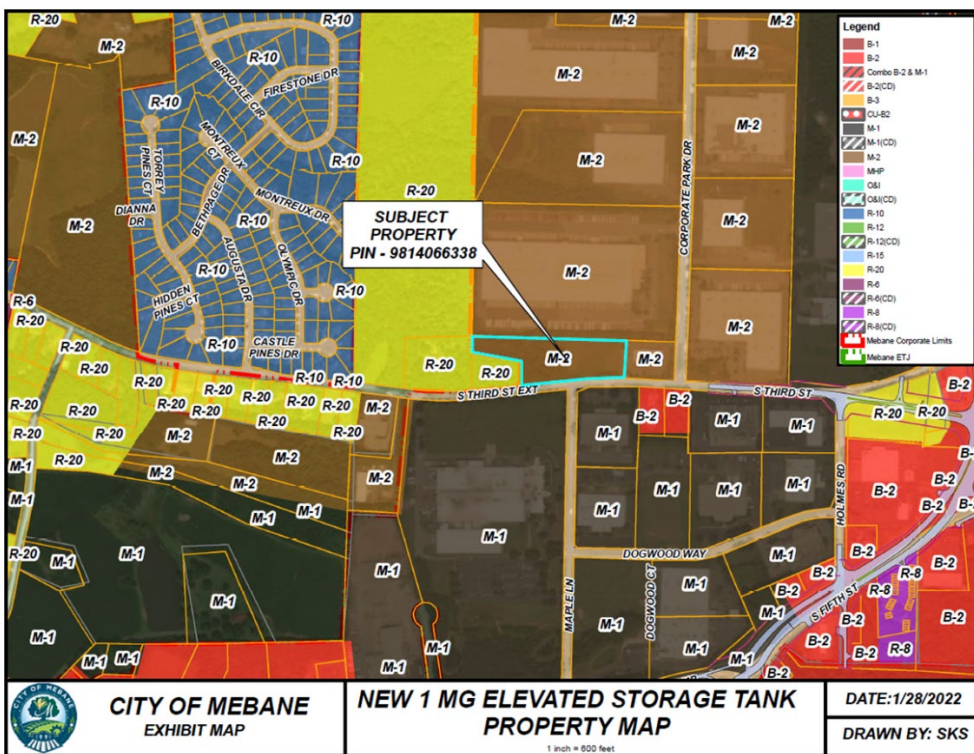
### Applicant

City of Mebane  
106 East Washington Street  
Mebane, NC 27302

### Public Hearing

Yes  No  (Quasi-Judicial)

### Zoning Map



### Property

1500 S. Third St.  
Alamance Co.  
GPIN# 9814066338

### Proposed Zoning

N/A

### Current Zoning

M-2

### Size

+/-5.16 acres

### Surrounding Zoning

M-1, M-2, R-20, B-2

### Surrounding Land Uses

Light & Heavy Industrial, Single-Family Residential, Vacant

### Utilities

Present

### Floodplain

No

### Watershed

No

### City Limits

Yes

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### Summary

The City of Mebane is requesting approval of a Special Use Permit to allow for an Elevated Water Storage Tank (EST) on a +/-1.39-acre parcel of the +/-5.16-acre property at 1500 South Third Street. The EST will store 1 million gallons of water and fulfill goals of the City's adopted Long-Range Utility Plan as well as enhance the City's public safety needs. Special Purpose Lots are detailed in Section 4-6 of the Mebane Unified Development Ordinance, where they are reserved for utility uses and all dimensional requirements (e.g. setbacks) are waived; the EST will be +/-200' tall. The 20' landscape buffer and driveway criteria apply. Additionally, the EST is subject to the development standards of Section 4-7.9.H ("Public Works and Public Utility Facilities Essential to the Immediate Area"), which requires fencing and has use-specific regulations regarding noise, dust, and outdoor storage.

The subject property lies at a transition area between the North Carolina Industrial Center (NCIC) to the north and east and the residential properties to the west. The properties to the south are outside the NCIC but have historically been used for heavy manufacturing. The subject property has a pending subdivision under staff review to separate the Special Purpose Lot for the EST on +/-1.39 acres, leaving +/-3.5 acres to separate the residential properties to the west, which is largely occupied by a constructed regional stormwater control measure.

The City submitted its site plans and supporting materials for review by the City Technical Review Committee and all materials reflect staff feedback on the application and supporting materials. Technical memoranda from both the consulting engineer on the project and the City Engineer are included with this item.

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### Financial Impact

The EST will realize the goals and objectives of the City's Long Range Utility Plan. Receipt of federal grant funds will reduce local municipal obligations to construct this public utility feature. Allocation of funds for this public utility will be discussed and determined in municipal budget meetings.

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### Recommendation

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

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### Suggested Motion

1. Motion to find that the request is both reasonable and in the public interest because it finds that it:
  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 of the City's Long Range Utility Plan and in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:



- Serves Mebane CLP Growth Management Goal 2.3 by “Develop[ing] community facilities with private sector and non-profit partners ” (pp.17 & 82);
- Serves Mebane CLP Growth Management Goal 2.4 by “...Provid[ing] residents equitable access to Mebane’s community service” (pp.17, 82, & 83); and
- Serves Mebane CLP Growth Management Goal 3.2 by “...Improv[ing] efforts to identify entrance corridors, streetscapes, wayfinding, and signage that consistently reflects the City’s “Positively Charming” brand,” (pp.17 & 84)

**OR**

2. 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. Special Use Permit Application
2. Zoning Map
3. Planning Project Report
4. Site Plan & Profile
5. Appraisal Letter
6. Technical Memorandum from City Engineer



## APPLICATION FOR A SPECIAL USE PERMIT

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

Name of Applicant: City of Mebane - Chris Rollins, City Manager

Address of Applicant: 106 E Washington Street, Mebane, NC 27302

Address and brief description of property: 1500 S Third St. Mebane, NC 27302

Vacant land zoned M-2 with stormwater retention pond on-site to serve adjacent properties.

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 NA Explain: Applicant is City of Mebane No \_\_\_\_\_

Type of request: Special use permit for an elevated water storage tank

Sketch attached:  Exhibit Map & Zoning Map No \_\_\_\_\_

Reason for the request: Construction of a 1 MG elevated water storage tank, currently the City does not have adequate storage for increasing demand and fire flows relying on surplus pump capacity at the water plant.

Signed: 

Date: 2/8/22

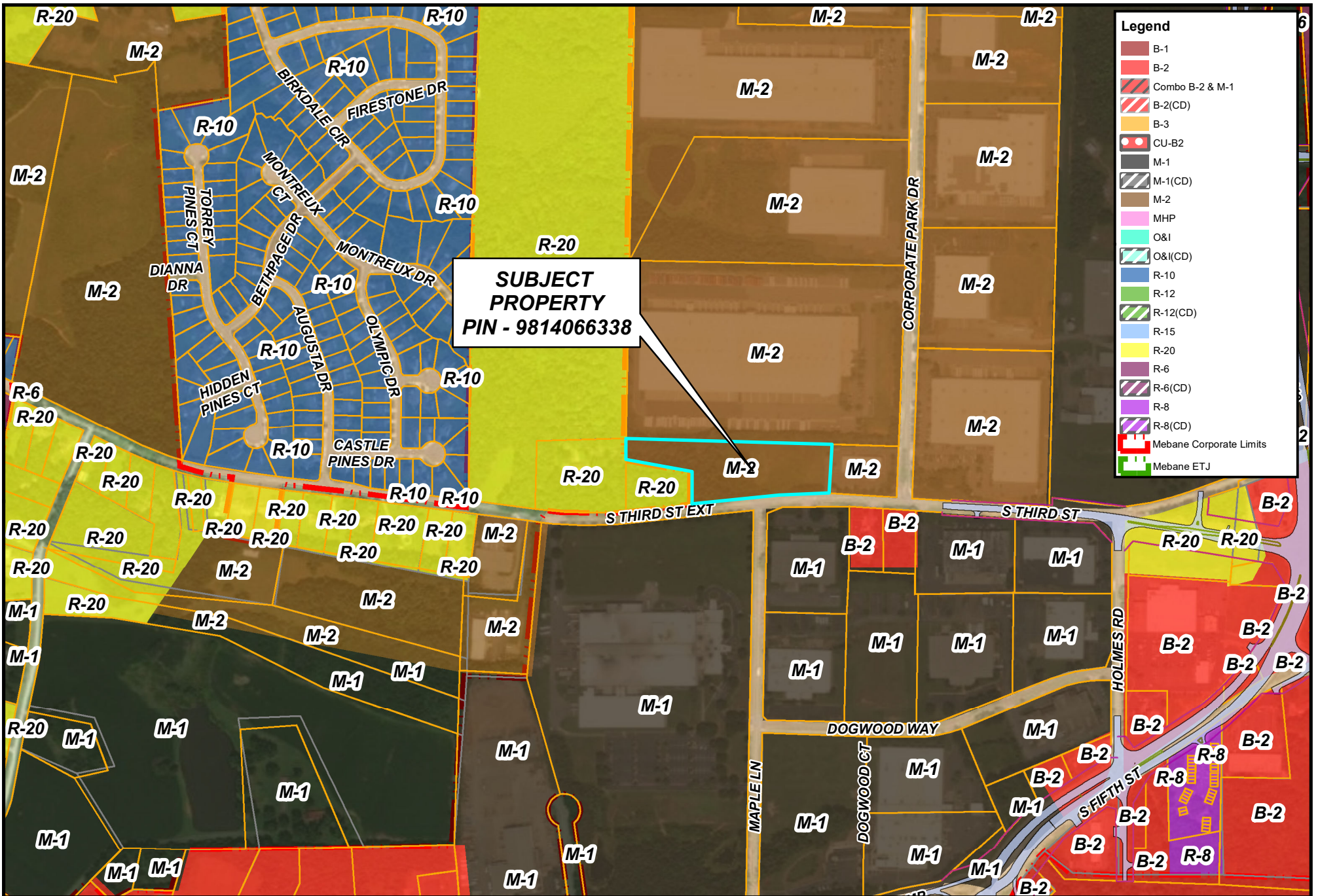
Action by Planning Board: \_\_\_\_\_

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	
[Red Box]	B-1
[Red Box]	B-2
[Red/White Diagonal Lines]	Combo B-2 & M-1
[Red/White Diagonal Lines]	B-2(CD)
[Yellow Box]	B-3
[Red/White Circle]	CU-B2
[Dark Grey Box]	M-1
[Dark Grey/White Diagonal Lines]	M-1(CD)
[Brown Box]	M-2
[Pink Box]	MHP
[Light Green Box]	O&I
[Light Green/White Diagonal Lines]	O&I(CD)
[Blue Box]	R-10
[Light Green Box]	R-12
[Light Green/White Diagonal Lines]	R-12(CD)
[Light Blue Box]	R-15
[Yellow Box]	R-20
[Purple Box]	R-6
[Purple/White Diagonal Lines]	R-6(CD)
[Purple Box]	R-8
[Purple/White Diagonal Lines]	R-8(CD)
[Red/White Box]	Mebane Corporate Limits
[Green/White Box]	Mebane ETJ



**CITY OF MEBANE**  
EXHIBIT MAP

**NEW 1 MG ELEVATED STORAGE TANK  
PROPERTY MAP**

1 inch = 600 feet

DATE: 1/28/2022

DRAWN BY: SKS



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# PLANNING PROJECT REPORT

DATE	02/24/22
PROJECT NAME	City of Mebane Elevated Water Storage Tank
APPLICANTS	City of Mebane 106 East Washington Street Mebane, NC 27302

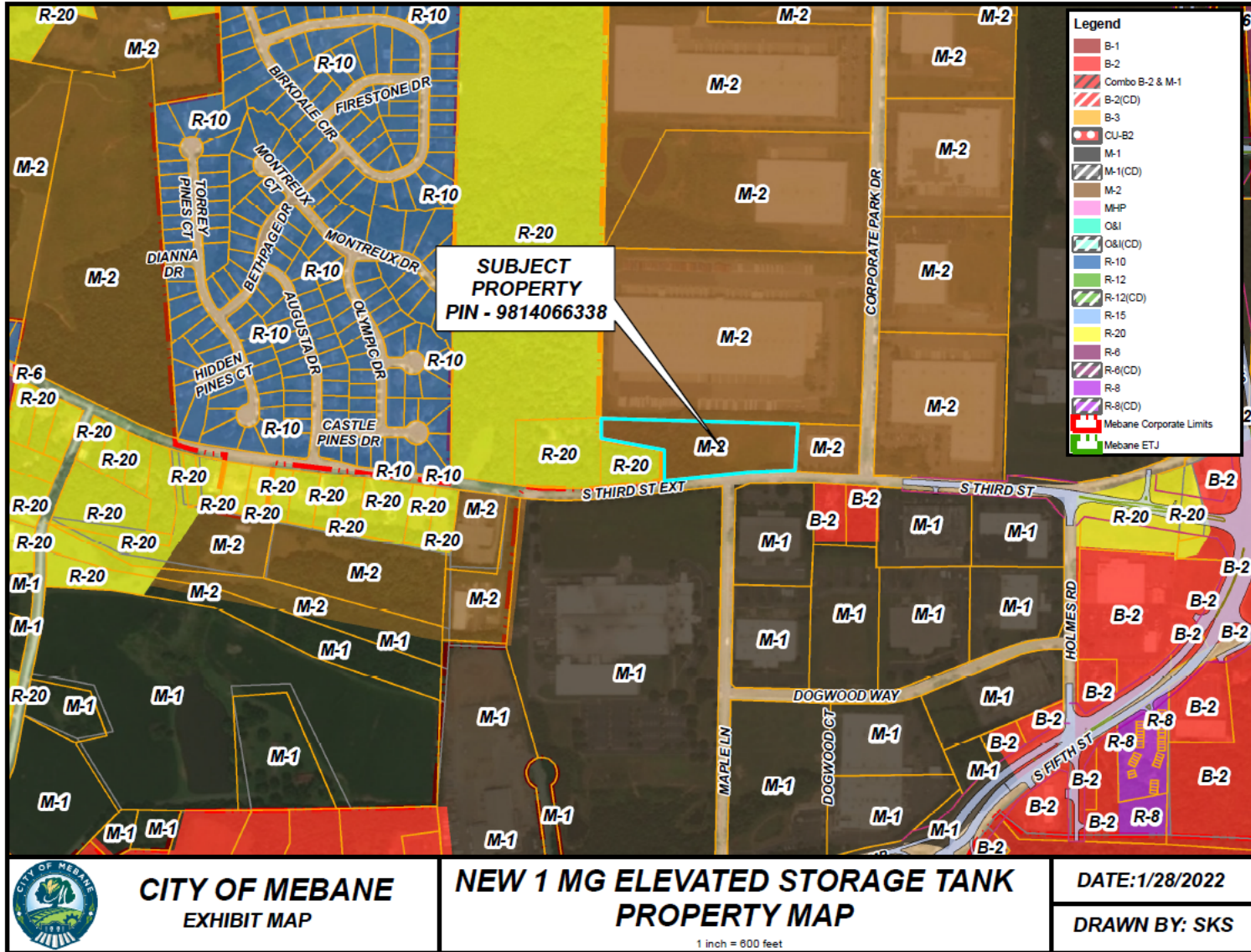
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## ZONING REPORT

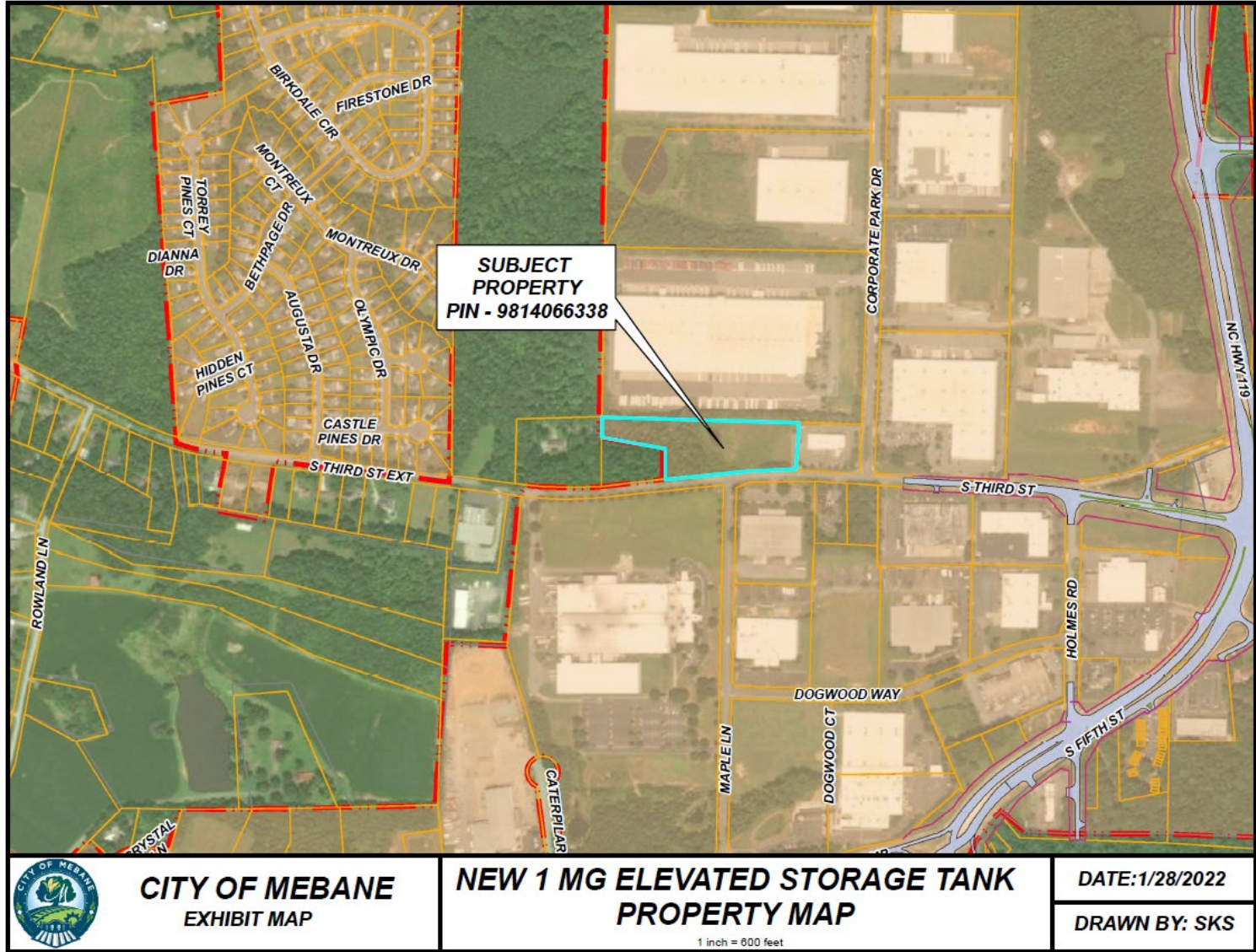
EXISTING ZONE	M-2 (“Light Manufacturing”)
REQUESTED ACTION	Special Use request for a Special Purpose Lot for a Public Utility
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CURRENT LAND USE	Vacant
PARCEL SIZE	+/-5.16 acres; proposed to be subdivided to a +/-1.394 acre parcel
PROPERTY OWNERS	SST Properties, LLC 309 Gallimore Dairy Road Suite 102 Greensboro, NC 27409 GPIN 9814066338
LEGAL DESCRIPTION	One property at 1500 South Third Street totaling +/-5.16 acres that is currently vacant and proposed for a Special Purpose Lot to accommodate a 200’-tall 1-million gallon (1 MG) Elevated Water Storage Tank (EST) (“Public Utility Facility Essential to the Immediate Area”). The City of Mebane has the property under option to purchase from SST Properties.
AREA ZONING & DISTRICTS	The property is within the North Carolina Industrial Center (NCIC) and all properties to the north and east are zoned M-2. All properties to the south across South Third Street are zoned M-1 (“Heavy Manufacturing”). Two properties to the southeast and across the driveway to the NCIC are zoned B-2 (“General Business”). There are three properties to the west under single ownership that are zoned R-20. The proposed subdivision of the property will create a 3.5+-acre separation between the EST and these residents.
SITE HISTORY	Properties historically vacant and the onsite wetlands used for stormwater treatment by properties in the NCIC.
<b>STAFF ANALYSIS</b>	
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	No rezoning is proposed. The proposed Special Purpose Lot will address citywide utility and safety needs and the tower will be nearly surrounded by manufacturing zones.





## LAND USE REPORT

<b>EXISTING LAND USE</b>	Vacant
<b>PROPOSED LAND USE &amp; REQUESTED ACTION</b>	One property at 1500 South Third Street totaling +/-5.16 acres that is currently vacant and proposed for a Special Purpose Lot to accommodate a 200'-tall, 1 MG EST ("Public Utility Facility Essential to the Immediate Area"). Dedicated as a Special Purpose Lot, the use is exempt from all City dimensional standards excepting landscape buffering and provision of an access driveway. The City also requires that a fence be erected around the site, outdoor storage be prohibited, and noise and dust be controlled.
<b>PROPOSED ZONING</b>	N/A
<b>PARCEL SIZE</b>	+/-5.16 acres; proposed to be subdivided to a +/-1.394 acre parcel
<b>AREA LAND USE</b>	The properties to the north, east, and south are all used for manufacturing and similar practices. Two of the three residentially-zoned properties to the west are vacant and the other is a large single-family residential property; all properties have the same owners. A proposed subdivision currently under staff review will provide a 3.5+-acre separation between these properties and the EST. There are two properties to the southeast zoned for business: one is vacant and the other is occupied by an ABC store.
<b>ONSITE AMENITIES &amp; DEDICATIONS</b>	Site proposed to have two sheds to hold equipment and supporting technology.
<b>WAIVER REQUESTED</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>DESCRIPTION OF REQUESTED WAIVER(S)</b>	
<b>CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY</b>	
<b>LAND USE GROWTH STRATEGY DESIGNATION(S)</b>	G-4 Secondary Growth Area
<b>OTHER LAND USE CONSIDERATIONS</b>	Special Purpose Lot for an Essential Public Utility Facility
<b><i>MEBANE BY DESIGN</i> GOALS &amp; OBJECTIVES SUPPORTED</b>	<p><b>PUBLIC FACILITIES AND INFRASTRUCTURE 2.3</b> Develop community facilities with private sector and non-profit partners.</p> <p><b>PUBLIC FACILITIES AND INFRASTRUCTURE 2.4</b> Provide residents equitable access to Mebane's community service.</p> <p><b>COMMUNITY APPEARANCE 3.2</b> Improve efforts to identify entrance corridors, streetscapes, wayfinding, and signage that consistently reflects the City's "Positively Charming" brand.</p>
<b><i>MEBANE BY DESIGN</i> GOALS &amp; OBJECTIVES <u>NOT</u> SUPPORTED</b>	







## UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	N/A – site will provide municipal water service
UTILITIES PROVIDED BY APPLICANT	A 1 MG EST will be constructed to provide the City with improved water service.
MUNICIPAL CAPACITY TO ABSORB PROJECT	Project will enhance municipal water service and fire services.
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	South Third Street is a NC DOT secondary route and thoroughfare that has an average of 7,000 trips per day (TPD) and a level of service (LOS) D. The LOS is anticipated to improve with the completion of the NC 119 Bypass project, scheduled for delivery in 2022. It has a Safety Score of 55.6 with 8 automobile crashes, two resulting in minor injury, between 2016 and 2020. There is no sidewalk nor bicycle infrastructure at this location. The proposed project will generate very little traffic.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	N/A
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	N/A



**STAFF RECOMMENDATION**

**STAFF ZONING RECOMMENDATION**     APPROVE     DISAPPROVE

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

**RATIONALE**

The proposed development “City of Mebane Elevated Water Storage Tank” is in harmony with the area zoning and land use and is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. In particular, it is consistent with Growth Management Goals 2.3, 2.4, and 3.2. It also is consistent with the goals and objectives of the City’s adopted Long Range Utility Plan.

**PUBLIC INTEREST CONFORMANCE?**

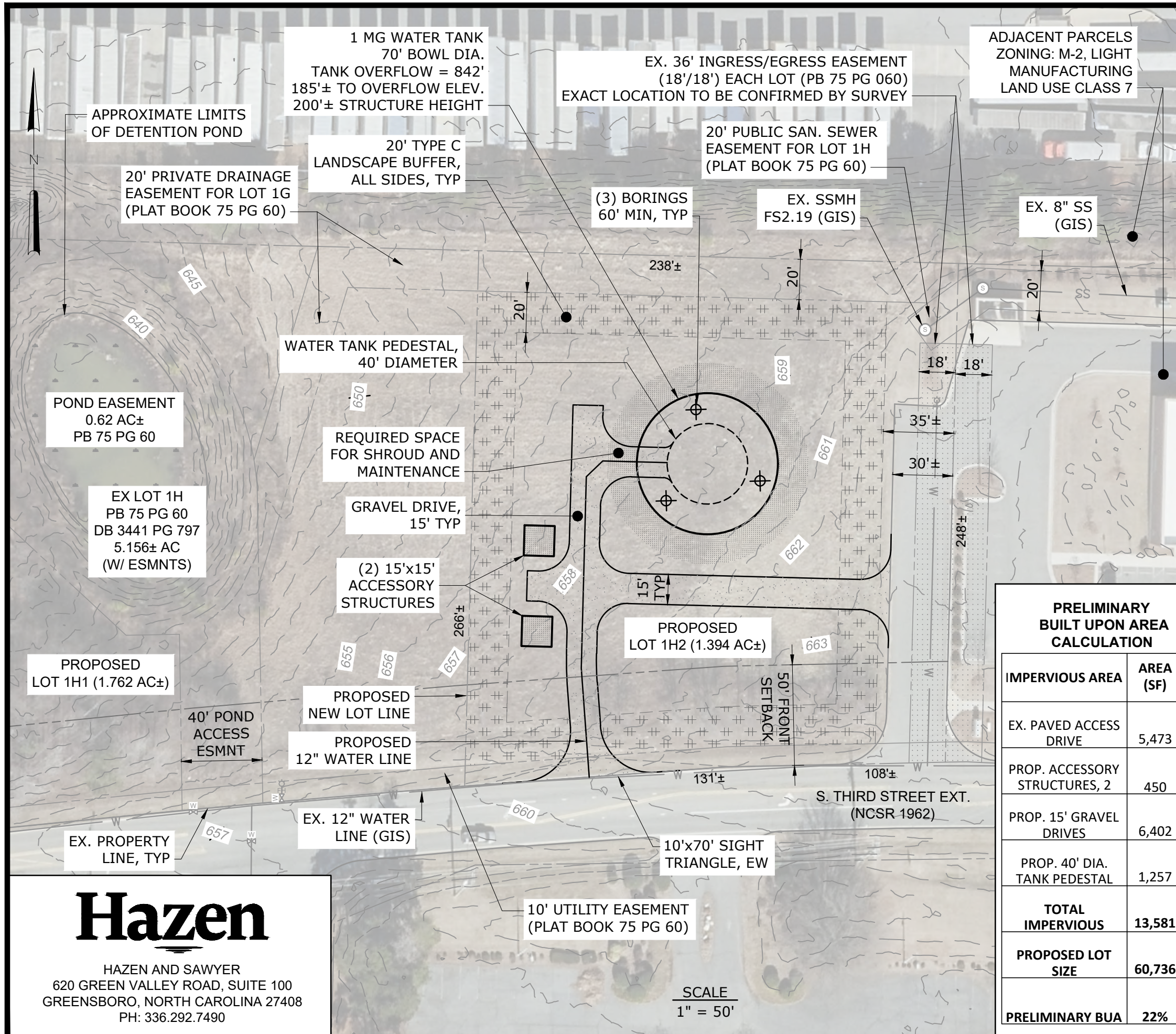
**ENDANGER PUBLIC HEALTH OR SAFETY?**     YES     NO

**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 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.



**SITE NOTES:**

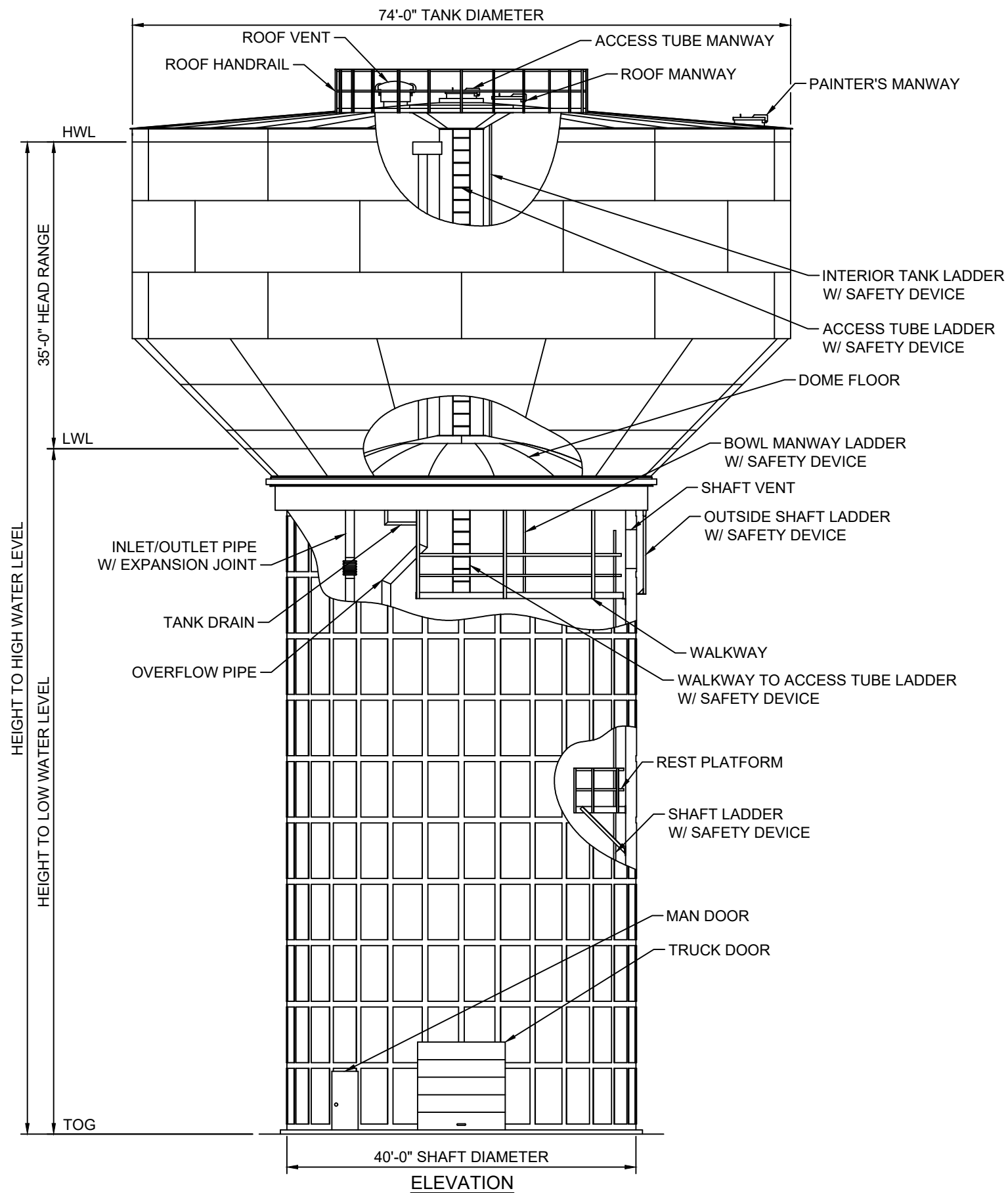
- DRAWING INFORMATION IS BASED ON AVAILABLE GIS AND RECORD DOCUMENTS. ACTUAL SITE CONDITIONS MAY VARY.
- GENERAL SITE INFORMATION:
  - PROPERTY OWNER:  
SST PROPERTIES, LLC  
309 GALLIMORE DAIRY RD, STE 102  
GREENSBORO, NC 27409  
PH: 336.544.2600
  - PROPERTY LOCATION AND ADDRESS:  
1500 S THIRD ST EXT  
MEBANE, NC 27302  
ALAMANCE COUNTY
  - GPIN # 9814066338
  - DB 3441 PG 797 & PB 75 PG 60 (LOT 1H)
  - 5.165± ACRES, INCLUDING EASEMENTS
  - ZONING: M-2 LIGHT MANUFACTURING
  - PROPOSED LAND USE CLASS (TABLE 6-3-2): 6
  - PROPERTY SETBACKS (TABLE 4-2-1):  
50' / 20' / 20' FRONT/ SIDE/ REAR
  - LANDSCAPE BUFFER (TABLE 6-3-1):  
VACANT, M-2 ADJACENT; 20' TYPE C
  - PRELIMINARY BUILT UPON AREA (BUA):  
22%, LOW DENSITY
- WATERSHED INFORMATION:
  - WATERSHED NAME AND CLASSIFICATION:  
MOADAMS CREEK (LATHAM LAKE); WS-V, NSW
  - STREAM INDEX: 16-18-7
  - FEMA FLOOD ZONE X (MINIMAL FLOOD RISK)
- A SPECIAL PURPOSE LOT ASSIGNMENT (MEBANE UDO SEC. 4-6) COULD BE REQUIRED TO CONSTRUCT A NEW ELEVATED WATER STORAGE TANK ON THE SUBJECT PROPERTY. DIMENSIONAL STANDARDS AND SETBACKS WOULD CEASE TO APPLY ONCE THIS DESIGNATION IS ESTABLISHED. THE ONLY REQUIREMENTS THAT WOULD REMAIN FOLLOWING THIS DESIGNATION WOULD BE FENCING AND LANDSCAPING REQUIREMENTS PROVIDED IN THE CITY'S UDO. HOWEVER, A SPECIAL USE PERMIT MAY ALLOW WAIVERS FROM THE CITY'S STANDARDS BASED ON COUNCIL APPROVAL.
- PER REVIEW OF AVAILABLE GIS AND AERIAL IMAGERY, THE ADJACENT PARKING LOT ACCESS DRIVE FOR THE EASTERN PROPERTY (LOT 1G) APPEARS TO HAVE ENCROACHED ON THE SUBJECT PROPERTY AS NOTED.

PRELIMINARY BUILT UPON AREA CALCULATION	
IMPERVIOUS AREA	AREA (SF)
EX. PAVED ACCESS DRIVE	5,473
PROP. ACCESSORY STRUCTURES, 2	450
PROP. 15' GRAVEL DRIVES	6,402
PROP. 40' DIA. TANK PEDESTAL	1,257
<b>TOTAL IMPERVIOUS</b>	<b>13,581</b>
<b>PROPOSED LOT SIZE</b>	<b>60,736</b>
<b>PRELIMINARY BUA</b>	<b>22%</b>

CITY OF MEBANE  
WATER TANK SITE EVALUATION  
  
CONCEPTUAL SITE LAYOUT

**Hazen**  
HAZEN AND SAWYER  
620 GREEN VALLEY ROAD, SUITE 100  
GREENSBORO, NORTH CAROLINA 27408  
PH: 336.292.7490

SCALE  
1" = 50'



1. DESIGN CRITERIA

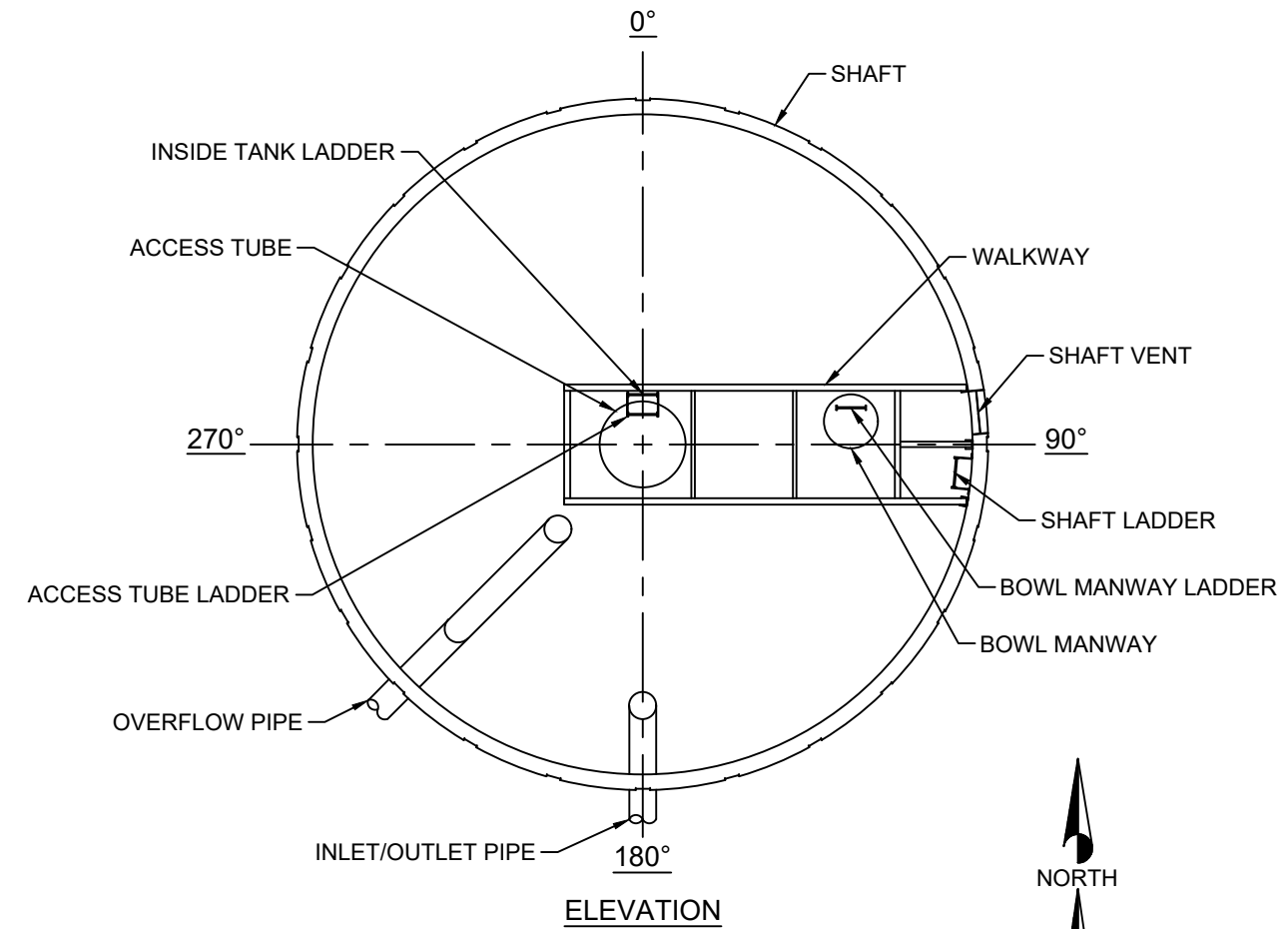
- 1.A. THE TANK AND SUPPORT STRUCTURE SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH AWWA D107-10 AND THE PROJECT SPECIFICATIONS.
- 1.B. LOADING CRITERIA:
  - 1.B.A. DESIGN WIND VELOCITY - \_\_\_\_\_ MPH
  - 1.B.B. DESIGN SNOW LOAD - \_\_\_\_\_ PSF
  - 1.B.C. MCE SPECTRAL RESPONSE ACCELERATION - 0.2 - SEC PERIOD ( $S_s$ ) - \_\_\_\_\_
  - 1.B.D. MCE SPECTRAL RESPONSE ACCELERATION - 1.0 - SEC PERIOD ( $S_1$ ) - \_\_\_\_\_

2. MATERIALS

- 2.A. STEEL PLATE: ASTM A283 OR ASTM A36
- 2.B. STRUCTURAL SHAPES: ASTM A36
- 2.C. LADDER RUNGS: ASTM A706

3. GENERAL

- 3.A. ALL ACCESSORIES SHOWN ON THE ELEVATION DRAWING ARE ROTATED FOR CLARITY.
- 3.B. ALL LADDERS, LADDER SAFETY DEVICES, PLATFORMS, HANDRAILS, ETC. SHALL CONFORM TO CURRENT OSHA REGULATIONS.
- 3.C. SURFACE PREPARATION AND COATING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- 3.D. THE TANK SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C652-02.



1,000,000 GALLON ELEVATED COMPOSITE TANK	GENERAL ELEVATION	ENGINEER	DRAWN BY	CHECKED BY	DATE	REVISION	DESCRIPTION	BY	DATE
 Avon, Indiana - Sebree, Kentucky									
Copyright © 2017 by Phoenix Fabricators & Erectors, LLC. All rights reserved.									
JOB. No. _____									
SHEET _____									



J. Thomas Taylor, MAI, SRA  
Tanya Self  
Wes Rankin  
Chelsea Polk  
Travis Matherly

409-D Parkway Dr.  
P.O. Box 38426  
Greensboro, NC 27438  
Telephone 336-282-8088  
Fax 336-282-9484  
Tax ID# 56-1653450

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March 4, 2022

City of Mebane, NC  
C/O Mr. Cy Stober, Planning Director  
106 E. Washington St.  
Mebane, NC 27302

RE: Proposed New Water Tower  
1500 S. Third Street  
Mebane, NC

Dear Mr. Stober:

I understand that a new “bulb” type water tower of one million gallon capacity is proposed for the above captioned 5.16 acre site. The purpose of this letter is to express my opinion as to any potential impact on values of surrounding properties as a result of this tower.

The proposed tower will be on a lot within the NC Industrial Center which was developed by Samet Development. This neighborhood is popular for manufacturing and distribution facilities and the Industrial Park has been very successful. Some of the immediately adjoining and nearby uses include Badcock and More, Fresenius Medical Care, Ligette Group, Sports Endeavors and numerous other industrial properties. Adjoining the site to the west is a vacant lot and an older residence. To the west of that is the residential subdivision known as The Governors Green. The proposed tower will be approximately 1,500 feet from the closest house in that subdivision.

Considering the type of industrial development located in this neighborhood and the limited amount of residential development in close proximity, **it is my opinion that the proposed water tower will be compatible with nearby development and will not have any adverse effect on the value of abutting or surrounding properties.** The water tower is needed to keep proper pressure on the water lines which is of value to all surrounding property owners.

I appreciate the opportunity to be of service to you in this matter. If you have any questions or need additional information, please feel free to call.

Respectfully submitted,


J. Thomas Taylor, MAI, SRA



Technical Memo

Date: 3-10-22

From: Franz Holt, City Engineer

To: Cy Stober, Development Director

Subject: New 1 Million Gallon Elevated Water Storage Tank at 1500 S. Third Street Extension

A Water Storage Siting Study was completed by Hazen and Sawyer (Hazen) of Greensboro NC in July, 2021 on behalf of the City of Mebane. A previous evaluation by Hazen concluded that while the City met regulatory requirements for water storage the existing tank was too small to equalize projected future peak water demands and sustain fire flows for longer durations. The water plant currently compensates for the lack of elevated storage by using available ground storage and surplus pumping capacity at the water plant. As the City continues to grow this will eventually become problematic during high peak future demands. Hazen recommends a new 1 million gallon elevated storage tank be completed by 2025 and adding pump capacity at the water plant in 2030. The addition of this new water tank will provide the City with a total of 1.3 million gallons of elevated water storage.

The siting study included reviewing four (4) potential sites all in the same vicinity along S. Third Street Extension. The chosen site needs to be on high ground, near large water mains, and between the existing tank and water plant. All 4 sites being considered met this criteria. The selected site is within the North Carolina Industrial Center (NCIC), vacant, and for sale. The City has started its due diligence for possible purchase.

A site plan for the elevated water storage tank was reviewed by the Technical Review Committee.

1. The site plan shows required setbacks, buffer requirements, and existing easements.
2. The site will require fencing and landscaping meeting the requirements of the UDO.
3. While there is an existing driveway with cross access easement serving the adjacent property the City will install its own new driveway connection to S. Third Street Extension requiring a NCDOT permit and possible encroachment agreement for related utility improvements.
4. The site will be subdivided from a larger tract (5.156 acres) with the City owning and maintaining both lots.
5. The site will require a storm water permit. There is currently an existing storm water pond that will need to be brought into compliance. The City will own and maintain this storm water pond for the purposes of treating and detaining runoff from the proposed and adjacent site.
6. A special use permit from City Council is required for this proposed facility.