



Planning Board
Regular Meeting Agenda
March 13, 2023, 6:30 p.m.

1. Call to Order
2. Approval of November 14, 2022, Meeting Minutes
3. City Council Actions Update
4. Text amendments to Sections 6-5 and 6-7 of the Mebane Unified Development Ordinance
5. Proposed Text Amendment to the City of Mebane Unified Development Ordinance Article 4 (“Use Regulations, Density, and Dimensional Standards, Development Standards for Individual Uses”), Table 4-1-1 (Table of Permitted Uses) and Section 4-7.7, D, to allow Equipment Rental and Leasing (with outside storage) by Special Use Permit in the B-2 General Business District by 3S Investments, LLC.
6. Request to rezone the +/- 6.19-acre property located on Wilson Road and Forest Oaks Lane (PIN 9824046036), from R-20 to B-2 (CD) to allow for a farm supplies and equipment retail use by Hendon Properties, LLC.
7. New Business
8. Adjournment



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. However, due to technical challenges the audio was not recorded on the video.

Planning Board Members Present:

Edward Tulauskas, Chair
Judy Taylor, Vice Chair
Jason VanBuren
Susan Semonite
William Chapman
Kurt Pearson

Members Absent:

Keith Hoover
Gale Pettiford

City Staff Present:

Ashley Ownbey, Development Director
Audrey Vogel, City Planner
Kirk Montgomery, IT Director

1. Call to Order

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

2. Approval of October 10, Meeting Minutes

Jason VanBuren made a motion to approve the meeting minutes. William Chapman seconded the motion which passed unanimously.

3. City Council Actions Update

Ashley Ownbey, Development Director, provided an update on the City Council's recent action at the November City Council meeting.

4. Request to rezone the +/- 0.74-acre parcel located at v (GPIN 9825231392) from HM (Heavy Manufacturing) to O&I (Office and Institutional) by TRG Capital, LLC.

TRG Capital, LLC is requesting to rezone the +/- 32,234.4 sf property addressed 304 E Washington St (Alamance County GPIN 9825231392), from HM, Heavy Manufacturing to O&I, Office and Institutional. The property is developed with one structure currently being used as an office building. The existing "General Office" use is not permitted in the HM zoning district and is considered nonconforming. Rezoning the property will bring the current use into conformity and enable the applicant to expand the use. The property meets the minimum lot area and lot width and can accommodate the minimum setbacks required for the O&I Zoning District.



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. Audrey Vogel provided an overview and PowerPoint presentation of the general rezoning request.

Shawn Sidener of EarthCentric Engineering, Inc. attended the meeting on behalf of the applicant and was available to answer any questions about the request.

Tom Boney of the Alamance News asked about the "big picture" of the rezoning request noting that the applicant has two other rezoning requests on the agenda.

Audrey Vogel responded that more information about the other two rezoning requests would be presented during the meeting and added that the existing zoning in the area is challenging because it does not align well with the underlying property lines and creates non-conforming lots or lots that are difficult to use.

Kurt Pearson made a motion to approve the request as follows:

*Motion to **approve** the O&I zoning as presented; and*

*Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design. Specifically, the request:*

- Is for a property within the City's G-1 Mixed Use Growth Area and provides a small business use in the Downtown District (Mebane CLP, p.68), and is consistent with Growth Management Goal 1.1 (p. 17 & 82) to encourage a variety of uses.*

Susan Semonite seconded the motion which passed unanimously. Mr. Tulauskas confirmed that the request would be scheduled for a public hearing before the Mebane City Council on December 5th.

- 5. Request to rezone a +/- 15,681 s.f. unaddressed parcel with frontage on Oakwood Street (GPIN 982523121) from HM (Heavy Manufacturing) and R-12 (Residential) to R-12 (Residential) by TRG Capital, LLC.**

Audrey Vogel informed the Board there are two R-12 rezoning requests from TRG Capital (agenda items 5 and 6). These requests are for two very similar, adjacent properties and for the sake of time and clarity Audrey would present these requests concurrently, but they would each require their own motion. See below item 6 for discussion and action on this item.

- 6. Request to rezone a +/- 12,632 s.f. unaddressed parcel with frontage on Oakwood Street (GPIN 9825232048) from HM (Heavy Manufacturing) and R-12 (Residential) to R-12 (Residential) by TRG Capital, LLC**

TRG Capital, LLC is requesting to rezone the +/- 12,632 s.f. unaddressed property with frontage on Oakwood Street (Alamance County GPIN 9825232048), from HM and R-12 to R-12, and to rezone the adjacent +/- 15,681 property (Alamance County GPIN 982523121) from HM and R-12 to R-12.



Both properties are currently vacant and located within the Mebane City Limits. The purpose of the R-12 zoning requests is to eliminate the HM split zoning on each property. Both lots meet the minimum lot area and lot width and can accommodate the minimum setbacks required for the R-12 zoning district. Sewer is available in the area. Water will require an extension or easements to serve each property. The applicant will be required to make any improvements at their own expense.

The Planning staff has reviewed the requests for harmony with the zoning of the surrounding area and consistency with the City's adopted plans and recommends approval for both rezonings. Audrey Vogel provided an overview and PowerPoint presentation of the general rezoning request.

Shawn Sidener of EarthCentric Engineering, Inc. attended the meeting on behalf of the applicant and was available to answer any questions about the request.

Kurt Pearson asked if the applicant had a plan of action for getting water to the properties. Mr. Sidener said that it has not been decided, but the applicant will explore potential options of an extension along Oakwood St or an easement through 304 E Washington St (the previous rezoning request).

Tom Boney of the Alamance News revisited his question about the "big picture" of the applicant's three rezoning requests on the agenda. Shawn Sidener answered that the overall goal is to clean up the zoning. The applicant has immediate plans to upgrade his office building at 304 E Washington St and plans in the future to build homes on the Oakwood lots.

Judy Taylor made a motion to approve the R-12 request for the Oakwood St Parcel ID 168644 as follows:

*Motion to **approve** the R-12 zoning as presented; and*

*Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design. Specifically, the request:*

- Is for a property within the City's G-1 Mixed Use Growth Area and provides a residential use in the Downtown Districts (Mebane CLP, p.68), and is consistent with Growth Management Goal 1.1 (p. 17 & 82) to encourage a variety of uses*

Kurt Pearson seconded the motion, which passed unanimously.

Judy Taylor made a motion to approve the R-12 request for the Oakwood St Parcel ID 168648 as follows:

*Motion to **approve** the R-12 zoning as presented; and*

*Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design. Specifically, the request:*

- Is for a property within the City's G-1 Mixed Use Growth Area and provides a residential use in the Downtown Districts (Mebane CLP, p.68), and is consistent with Growth Management Goal 1.1 (p. 17 & 82) to encourage a variety of uses*



Kurt Pearson seconded the motion, which passed unanimously. Chairman Tulauskas confirmed the requests would be scheduled for public hearings before the Mebane City Council on December 5th.

7. Request to rezone two parcels, GPIN 9804720640 and portion of GPIN 9804810638, totaling +/- 77.689 acres located at 1447 Trollingwood Hawfields Rd from LM (Light Manufacturing) and B-2 (General Business) to LM CD (Light Manufacturing Conditional District) to allow light-industrial development including three warehouse buildings by CHI Acquisitions, L.P

CHI/Acquisitions, L.P. is requesting approval to conditionally rezone two properties totaling +/- 77.69 acres located at 1447 Trollingwood Hawfields Road (GPIN 9804720640 and portion of GPIN 9804810638) from B-2 and LM to LM (CD) to allow for a light industrial development including three warehouse buildings. The property is located in Alamance County in the Extra-Territorial Jurisdiction (ETJ). A request for annexation has been submitted to the City and the public hearing is scheduled for the December City Council meeting. CHI/Acquisitions, L.P. has the property under contract to purchase, contingent upon approval of the conditional rezoning.

The site-specific plan, proposed onsite amenities, TIA roadway improvements, and staff report are included in the meeting agenda packet available [here](#).

Ashley Ownbey provided an overview and PowerPoint presentation of the request.

The following individuals attended the meeting to represent the zoning request:

- Nick Thornton – Crow Holdings, applicant
- Nathan Rhomberg– VHB, traffic consultant
- George Retschle– Ballentine Associates, civil engineer

Nick Thornton gave a detailed PowerPoint presentation, including information about Crow Holdings, the subject property, site plan, and building architecture.

Chairman Tulauskas asked how site lighting would impact surrounding properties. Mr. Thornton responded that the site will have light poles designed to guide light downward and that the layout of the site and buffers will cluster most of the lighting internally.

Kurt Pearson asked the applicant to elaborate on the expected building use/tenants, types of jobs to expect and why Mebane is seeing so much of this type of development. Mr. Thornton responded that the type of tenants would likely be in the light manufacturing category as opposed to warehouse distribution. He explained that some of the smaller-scale operations like to have showrooms for customers on site. Regarding jobs, Mr. Thornton estimated a range of light assembly type positions in addition to smaller amount of front office and managerial work. Mr. Thornton explained that Mebane is targeted for this type of development due to the business-friendly environment, geographic location between two metropolitan areas, education base, strong labor force, and proximity to I-40/85.



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Kurt Pearson explained that this information about economic growth is important because Mebane community members often only see the truck traffic on the road. Nick Thornton added that the proposed project would be a revenue positive development in that Crow Holdings and future tenants would pay taxes.

Judy Taylor asked if both driveways accessing Trollingwood-Hawfields Road shown on the site plan would be used for truck access. Mr. Thornton answered that the northern entrance would be intended for cars only and showed on the site plan how trucks would enter and exit the site.

Judy Taylor asked for more information about the stream on the property. Mr. Thornton highlighted the areas on the site that included the stream and stream buffer. He explained that the streams would not be disturbed and doing so would require additional, lengthy permitting through the Army Corps of Engineers.

Martin Shoffner, 1468 Trollingwood Hawfields Rd, commented that he owned a residential rental property across the street from the site and had concerns about the impact of the proposed development on the residential properties across the street. He specifically named truck traffic, especially noise at nighttime and "Jake Braking," as a concern. Additionally, Mr. Shoffner asked how the development would relate to the Lowes Blvd Corridor extension in the future and asked about the extension of utilities to serve the site.

George Retschle (Ballentine Associates, civil engineer for applicant) responded to Mr. Shoffner's question about utility service for the site and referenced the site plan to show how the project would connect to City utilities.

Ashley Ownbey responded that the extension of Lowes Boulevard would be constructed as the area is developed and the extension project has not been submitted to the NCDOT for consideration through the State's prioritization program.

Tom Boney asked about the proposed fire station dedication shown on the site plan. Nick Thornton answered that in collaboration with the City on the site planning process, it was determined that a fire station would be suitable in the area.

Tom Boney asked if the NCDOT approved the two driveways on Trollingwood-Hawfields Road as shown on the Plans.

Nathan Rhomberg (VHB, traffic consultant for applicant) answered that the NDOT has reviewed the plans and driveways as part of the TRC approval process. Mr. Rhomberg elaborated on the Traffic Impact Analysis which indicated that a traffic signal is not warranted on Trollingwood-Hawfields Road.

Judy Taylor expressed concern about truck traffic resulting from the project on Trollingwood-Hawfields Road, noting that trucks entering and exiting the site would increase congestion issues and could be potentially hazardous due to their size. She added that the North Carolina Commerce



Park is primarily accessed and contained on Senator Ralph Scott Pkwy and found it odd to see driveways on Trollingwood-Hawfields Road. Susan Semonite echoed these concerns.

Jason VanBuren asked if turn lanes would be provided and if the TIA considered UPS trucks.

Nathan Rhomberg answered that the site plan does feature turn lanes at all three entrances. He explained that the TIA does incorporate UPS in addition to other nearby projects in the area. Mr. Rhomberg added that the planned NC 119 widening project will help alleviate traffic concerns in the future. He also explained that TIAs do not separate trucks out in trip generation, but the proposed land use typically has a lower trip generation and truck traffic is not typically concentrated at peak hours.

Tom Boney asked if it would be possible to eliminate the driveways on Trollingwood-Hawfields Road all together and access the site exclusively from Senator Ralph Scott Parkway. Mr. Thornton answered that it would be possible, but not as feasible because it would require impacting the stream.

Kurt Pearson made a motion to approve the request as follows:

Motion to approve the LM(CD) zoning as presented.

*Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design. The request:*

- *Is for a property within the City's G-1 Industrial Growth Area, which "...supports industrial uses..." (Mebane CLP, p. 74);*
- *Serves Growth Management Goal 1.7 through the support [of] industrial development at existing industrial parks near I-40/85 (pp.17, 59 & 82)*

Jason VanBuren seconded the motion, which passed by a 4-2 vote. Judy Taylor and Susan Semonite did not vote in favor of the request. Ms. Taylor cited her truck traffic concerns as her reasoning. Ms. Semonite echoed these concerns and added that it would be possible to eliminate the driveways on Trollingwood-Hawfields Road by crossing the stream.

8. New Business

- Audrey Vogel shared that the application is open for the vacant Alamance ETJ seat on Planning Board.
- Ashley Ownbey shared information about public engagement for the Recreation and Parks Comprehensive Master Plan and an updated Bicycle and Pedestrian Transportation Plan.

9. Adjournment

Chairman Tulauskas adjourned the meeting at approximately 8:00 p.m.



AGENDA ITEM #4

Amendments to the Unified Development Ordinance

Presenter

Ashley Ownbey, Development Director

Public Hearing

Yes No

Summary

The Planning Board shall advise and comment on the request to amend portions of Article 6 of the Unified Development Ordinance (UDO). *Consideration of the amendments is designed for two Planning Board meetings. The information will be initially presented to the Planning Board at the March 13, 2023, meeting. Recommendations from the Planning Board are requested at the April 10, 2023, meeting.* The proposed amendments are the second phase of updates to the UDO and focus on minimum parking standards and the sign ordinance. Green Heron Consulting, LLC, assisted staff in updating the sign ordinance.

Background

The City of Mebane UDO regulates all development and land use in the City and extraterritorial jurisdiction. The City adopted the UDO in 2008 and has regularly amended it to reflect current and emerging needs. The most significant recent changes occurred in the summer of 2022, with the first phase of comprehensive UDO amendments. This second phase of proposed amendments are voluntary and reflective of public input, professional opinions of staff and the City consultant, or updates consistent with contemporary best practices.

Public engagement for the UDO amendments initiated with an open house in December 2021. Surveys for various topics, including parking and signs, were released the following month. Nearly 100 individuals responded to the surveys for parking and signs. The feedback of these surveys is summarized and included as an attachment. The results of the surveys guided staff recommendations on some of the proposed amendments.

Early in the process of updating the Mebane UDO, staff recognized that several of the proposed UDO amendments are likely to generate more discussion than others. To distribute comments and shepherd through amendments in a timely manner, staff opted to present changes to the UDO in phases. The first phase of amendments was considered by the Planning Board in May 2022 and approved by the Mebane City Council in June and July 2022. This first phase consisted of many changes, including amendments to the Table of Permitted Uses, dimensional standards, perimeter landscaping, streetscaping, definitions, and standards for fences and accessory structures. The second round of amendments features: 1) a new set of sign standards, and 2) new parking and stacking requirements. A third phase of UDO amendments will be presented in the coming months and will include minor revisions and new supporting illustrations to aid in public and staff interpretation of the UDO.

Summary of Proposed Amendments

Staff is proposing amendments to two sections of Article 6 of the UDO – Section 6-5: Parking, Stacking, and Loading and Section 6-7: Signs.

Section 6-5: Parking, Stacking, and Loading

Amendments are proposed to update the required number of parking and stacking spaces. Most of the proposed changes are to Table 6-5-1 and are aimed at making the Table simpler to read. City staff recommendations are as follows:

- 1) Increase the percentage by which a nonresidential development can exceed the minimum parking standards before a parking demand study is required from 120% to 150%. The recommendation comes as some of the minimum parking requirements are proposed to decrease and recent reviews by staff show 120% leaves less flexibility in considering development proposals.
- 2) Additional language to improve how staff consider the amount of required parking for uses not specified in Table 6-5-1.
- 3) All references to stacking requirements have been removed from Table 6-5-1 and relocated to a new section.
- 4) Consolidation of group residential uses into one category, with the elimination of specific standards for “Boarding and room house” and “Homeless shelter.”
- 5) Relocation of “Bed and Breakfast” from Residential Uses to Business, Professional, and Personal Services consistent with how the use is categorized in the Table of Permitted Uses.
- 6) Application of the same parking standard for one- and two-bedroom apartment units consistent with staff research of peer communities.
- 7) New standards proposed for certain amenity areas in residential developments and mail kiosks.
- 8) Elimination of parking requirements for specific recreational uses and a new requirement that all recreational uses provide a parking and loading study to establish the minimum required. As recreational uses are most often constructed by the City of Mebane, this would be incorporated into the planning for new parks and recreational facilities.
- 9) A basic standard is proposed for Educational and Institutional Uses, resulting in the elimination of the specific requirement for “Elementary and middle schools” and clarifications of other requirements.
- 10) Consolidation of government-related office uses and medical uses, with the elimination of specific standards for “Government offices, post offices” and “Nursing and convalescent homes.”

- 11) The requirement for “Vocational, business, or technical schools” has been relocated from the Business, Professional, and Personal Services category to the Educational and Institutional Uses category and renamed to “Career and education centers; technical institutes.” Parking requirements are updated to be more consistent with the basic standard proposed for educational uses.
- 12) Additional parking requirements are specified for places of worship that include fellowship halls or similar facilities.
- 13) A basic standard is proposed for Business, Professional, and Personal Services, resulting in the clarification of certain requirements and elimination of the specific requirements for the following uses:
 - Banks and financial institutions
 - Kennels or pet grooming
 - Laundromat (coin-operated)
 - Laundry and dry-cleaning plants or substation
 - Laboratories
 - Motion picture production
 - Offices not otherwise classified
 - Services and repairs not otherwise classified
- 14) New language and more uses have been added to the use previously identified as “Barber and beauty shops.”
- 15) Car and truck washes have been combined.
- 16) A new parking requirement is proposed for “Hotels and motels” to better align with standard requirements identified in peer communities. A need to evaluate this requirement was identified with review of the hotel development on Lowes Boulevard.
- 17) A new parking requirement is proposed for “Medical, dental, or related offices” to better align with standard requirements identified in peer communities. A need to evaluate this requirement was identified with review of the new medical office building by Duke Health on Gregory Poole Lane.
- 18) Additional parking requirements are specified for “Theaters (indoor)” that include a restaurant, bar, or event space.
- 19) The amount of parking required for “Veterinary service” is reduced consistent with staff’s research of the requirement for medical offices.
- 20) A basic standard is proposed for Retail Trade, resulting in the clarification of certain requirements and elimination of the specific requirements for the following uses:
 - Convenience stores

- Department stores, food stores
 - Retail sales not otherwise classified
 - Services stations, gasoline sales
- 21) “Restaurants” are proposed to use the same parking requirement as “Bars, night clubs, and taverns.”
- 22) Elimination of the specific requirements for “Furniture, floor covering sales” as the requirements for “Retail sales of bulky items” can be used.
- 23) A minor name change to “Vehicle sales/rentals” and specification that parking spaces are required for vehicles displayed for sale or rent.
- 24) A basic standard is proposed for Wholesale Trade, resulting in the elimination of specific requirements.
- 25) A basic standard is proposed for Transportation, Warehousing, and Utilities, resulting in the clarification of certain requirements.
- 26) A new parking requirement is proposed for “Self-storage warehouses” to recognize the limited parking needs of this use and be calculated based on the number of storage units.
- 27) Elimination of parking requirements for “Marinas; dry stack storage,” which are not specified uses in the Table of Permitted Uses.
- 28) A new parking requirement is proposed for Manufacturing and Industrial Uses that is calculated based on the square footage of a facility instead of the number of employees. The current calculation is difficult to apply when industrial site plans are proposed before an end user is known. Language is included with the new requirement to allow for consideration of the number of employees when known.
- 29) Elimination of parking requirements for “Flea markets; other open-air sales,” which are generally not allowed by the Table of Permitted Uses.
- 30) A new section has been added for stacking standards. Previously, stacking standards were incorporated into Table 6-5-1 with off-street parking requirements. The new section identifies standards for stacking spaces and more clearly identifies which uses requiring stacking spaces. Two new uses – “Gate house” and “Vehicle service stations” – have been identified.

Section 6-7: Signs

Amendments to the sign standards in the UDO largely serve to improve the readability of this section, incorporate findings from peer research and public engagement, and address changes in the evolving federal legal framework for this activity. Key revisions include a reorganization of the sign standards, selected revisions and additions to sign definitions, a reworking of the standards for temporary signs,

reformatting of the sign table, reduction in the allowable area, height, and location of freestanding pole signs, clarification of the standards for advertising in murals, and introduction of new sign types, such as gasoline canopy signs and window signs. City staff recommendations are as follows:

- 1) Add a statement to the Purpose and Intent section to recognize free speech protections.
- 2) The following changes are proposed for Sign Definitions:
 - Relocate sign definitions to Article 12 consistent with other sections of the UDO.
 - Amend definitions for the following sign types to remain content neutral: Banners; Construction Sign; Real Estate Sign; Temporary Signs.
 - Update the definition for Electronically Controlled Message Sign to reflect changes in illumination methods.
 - Removal of the definition for Identification Sign. This sign type has been eliminated and combined with ground or monument signs.
 - Update the definition for Marquee Sign to remove the definition for marquee, which is already defined in Article 12.
 - Add a new definition for Mural that clearly distinguishes works of art from advertising for commercial purposes.
 - Add a new definition for Snipe Sign, which is proposed to be prohibited.
 - Add a cross-reference to the definition for Warning Sign.
- 3) Reorganize the section to review prohibited and exempt signs before describing general sign standards. Descriptive headers have been added to all three sections to improve the organization of standards.
- 4) The following changes are proposed to Prohibited Signs:
 - Sign spinners are now identified as a prohibited sign type. This is a common prohibition in peer communities.
 - The description of the prohibition of signs extending above the roof line has been clarified. Additionally, a graphic has been added to assist in interpretation.
 - Clarifying language has been added to communicate about the need for encroachment agreements for certain signs allowed to project over the right-of-way.
 - A new prohibition is added for signs with certain types of electronic animation, which could create distractions for motorists.
 - A new prohibition is added for snipe signs to prevent unpermitted and unauthorized signs primarily in the right-of-way and on utility poles.
 - Clarifying language is added to the prohibition of string lighting to allow the use of non-flashing lighting for certain uses, such as outdoor seating for restaurants.
- 5) The following changes are proposed to Exempt Signs:
 - Clarifying language has been added to the description of approved banners to better communicate when approval from the NCDOT is required.
 - Consistent with North Carolina General Statutes, fence-wrap signs and political signs in the NCDOT right-of-way are listed as exempt.

- A description of hand-carried signs is now provided.
 - Incidental signs with limited display of company logos are now listed as exempt.
 - The description of legal notices has been revised to include broader language.
 - Temporary signage is now organized into a single section. Language has been revised to remain content neutral. New standards are included to better address the allowance for yard signs. Additionally, the number of construction signs for new development has been increased from one to two and specific standards have been added for temporary signage when properties are being renovated or redeveloped. Gas-filled figures are no longer allowed for signage associated with temporary events.
 - Exemptions for works of art and window signs have been removed. New standards have been added.
- 6) Minor revisions are proposed for General Sign Standards, largely the organization of all standards related to sign illumination into a single section. A new standard is included for neon signs, which is referenced in the sign illumination section.
- 7) A new section has been added to identify how sign area and height is calculated and measured. The current definitions for sign area and sign height are used in this section.
- 8) The following changes are proposed to Sign Placement, Size, Height, Setback, Separation, Clearance, and Construction by Sign Type:
- A new table is proposed, which includes example photos and a uniform list of standards.
 - Minor changes are proposed to the following sign types: Awning or Canopy Sign; Marquee Sign; Menu Board Sign; Portable Sign; Projecting Sign; Suspended Sign.
 - Separate standards are now proposed for Ground or Monument Sign and Freestanding Pole Sign. Standards for Identification Signs are now listed with Ground or Monument Sign.
 - Proposed changes to standards for Ground or Monument Sign include allowing the sign type in all zoning districts, distinguishing requirements for single tenant and multi-tenant signs, revisions to the maximum sign area for both, revisions to the maximum height for single tenant signs, and the requirement for landscaping at the base. The setback from property lines has been eliminated and clarification has been added regarding changeable copy as a sign face.
 - Proposed changes to standards for Freestanding Pole Sign including limiting the signs to the General Business, Light Manufacturing, and Heavy Manufacturing Zoning Districts, reducing the maximum sign area, reducing the maximum height, and prohibiting use of pole signs by multiple tenants. Internal illumination has been listed as the only illumination source and clarification has been added regarding changeable copy as a sign face.
 - Four new sign types are proposed: Gas Canopy Sign; Mural; Neon Sign; Window Sign. Staff reviewed requirements of peer communities in establishing these standards.
 - Proposed changes to Wall Sign include allowing for secondary signs on larger facades, clarifying allowable illumination methods, clarifying the calculation of wall sign area, increasing the maximum sign area for a single sign, accounting for height in the calculation of wall sign area and location, and including an incentive associated with the number of wall signs to encourage ground or monument signs over freestanding pole signs.

Financial Impact

N/A

Staff Recommendation

Staff recommends approval of the presented amendments for amendment of the Mebane UDO.

Suggested Motion

Motion to approve the amendments to the City of Mebane Unified Development Ordinance as presented. The amendments are consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan *Mebane By Design*.

Attachments

1. UDO Survey Report
2. Proposed text amendments to the Unified Development Ordinance
 - a. Section 6-5: Parking, Stacking, and Loading
 - b. Section 6-7: Signs

SUMMARY OF UDO SURVEY RESPONSES

As part of the Planning Department's efforts to revise the Mebane Unified Development Ordinance (UDO), we launched a series of surveys to gather input on the following topics:

- Fences and Accessory Structures
- Property Standards
- Open Space and Landscaping
- Parking
- Signs
- Table of Permitted Uses
- Nonconformities

These surveys were open from mid-January 2022 through the end of February. They were advertised on the City's website and Facebook page.

This report summarizes the responses from the following surveys:

- Parking Standards - Page 2
- Sign Standards - Page 3

Copies of each survey form are provided in a [separate appendix](#).

Prior to launching the surveys, the Planning Department held an open house and information session on December 13th, 2021. Posters on each topic were presented during the open house. These posters influenced the design of the public input surveys and are available on the City's Website: <https://cityofmebanenc.gov/udo-info-posters/>.

PARKING STANDARDS

WHAT DID WE ASK?

We asked respondents to consider where more parking is needed for bicycles, ADA spaces, electric vehicle charging stations, and compact cars.

We asked if there were any locations with too much or too little parking for standard motor vehicles.

WHO RESPONDED?

- 97 survey responses
- 96% of respondents live in or around Mebane
- 9% own a business in Mebane

WHAT DID WE LEARN?

Respondents would like to see MORE...

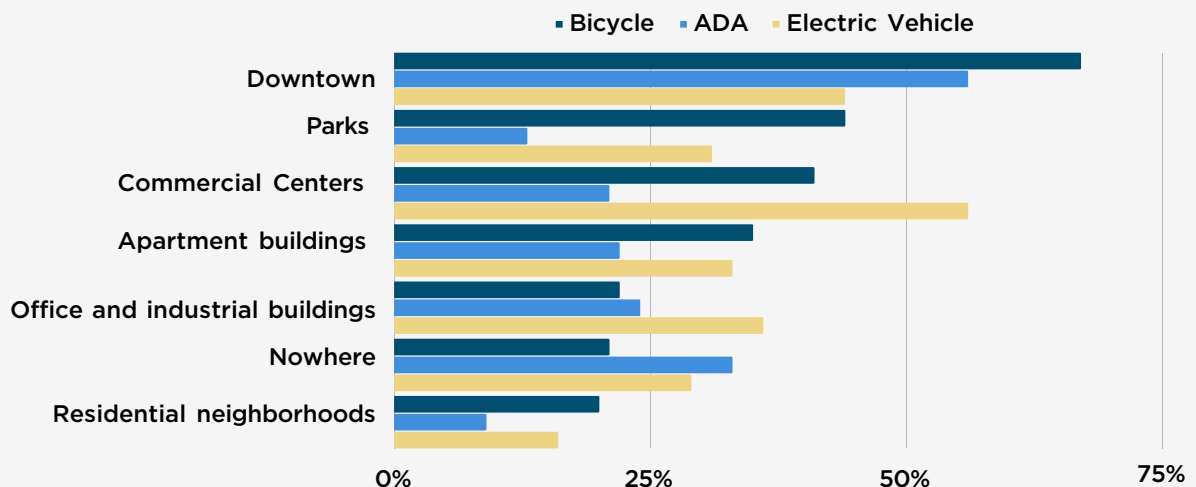
- Bike parking in Downtown, at Parks, and in Commercial Centers.
- ADA spaces in Downtown.
- Electric vehicle charging in Commercial Centers and Downtown.

A majority of respondents do not want dedicated compact car parking.

Large commercial sites were often mentioned as having too much parking for standard motor vehicles. While, Downtown was listed as having too little parking for standard motor vehicles.

WHERE IS MORE PARKING NEEDED?

Percentages are calculated from 97 unique responses. Respondents could select multiple options.



SIGN STANDARDS

WHAT DID WE ASK?

We asked respondents to consider the most important factors in sign regulations, the size of signs, the height of signs, the number of signs, and temporary signage.

WHO RESPONDED?

- 95 survey responses
- 98% of respondents live in or around Mebane
- 8% own a business in Mebane

WHAT DID WE LEARN?

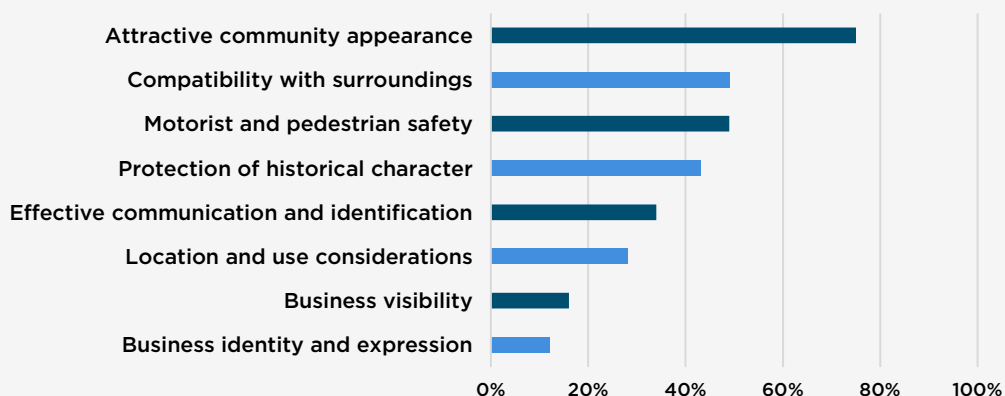
75% of respondents rated “Attractive community appearance” as one the most important factors to consider in sign regulations. The next two highest rated factors (49% of respondents) were “Compatibility with surroundings” and “Motorist and pedestrian safety.”

The majority of respondents expressed a preference for smaller signs (58%) and fewer signs (75%). A clear preference for height of signs did not emerge, with 46% of respondents indicating a preference for signs closer to the ground, 33% indicating a preference for taller signs, and 14% indicating no preference.

More than 60% of respondents expressed support for regulating the quantity, size, and time of display for temporary signage.

WHICH FACTORS ARE MOST IMPORTANT TO CONSIDER FOR REGULATING SIGNS IN MEBANE?

Percentages are calculated from 95 unique responses. Respondents could select multiple options.



6-5 Parking, Stacking, and Loading

A. General Requirements

1. Parking, Stacking and Loading Space Required

When any building or structure is erected, modified, enlarged or increased in capacity, or any open use is established, modified or enlarged, the requirements of this Section shall be met. For enlargements, modifications, or increase in capacity, the requirements of this Section shall apply only to such enlargements, modifications or increases in capacity. Parking requirements for uses in the B-1 Central Business District shall be reviewed on a case-by-case basis and deviations in the number of required parking spaces may be made in accordance with the provisions of Section 6-5.C, 5.

2. Required Number

The minimum number of required off-street parking, stacking and loading spaces is indicated in subsection 6-5.3 C (parking ~~and~~), subsection 6-5.D (stacking) and subsection 6-5.7 G (loading). In cases of mixed occupancy, the minimum number of off-street parking, stacking and loading spaces shall be the cumulative total of individual use requirements unless otherwise specified. Bicycle racks shall be required at a ratio of one bicycle rack for every dedicated handicapped space, as required by 6-5.A. 3.

Commented [AO1]: Updated references.

Amended June 6, 2022

3. Handicapped Spaces

Spaces for the physically handicapped shall be provided as required by the NC Building Code, Volume I-C and the Americans with Disabilities Act of 1990.

4. Minimum Number of Parking Spaces

In all instances, except for residential and accessory uses, where less than five off-street parking spaces is required by Table 6-5-1, a minimum of five automobile parking spaces and one bicycle rack shall be provided.

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5. Reduction of Minimum Requirements

Unless there is a change in use requiring fewer spaces, the number of spaces shall not be reduced below the minimum requirements of this Article.

6. Maintenance

All parking, stacking and loading facilities shall be permanently maintained by the owners or occupants as long as the use they serve exists.

7. Access

All parking, stacking and loading facilities shall have vehicular access to a public street or approved private street.

8. Use for No Other Purpose

Land used to provide required parking, stacking, and loading shall not be used for any other purposes, except for authorized temporary events. If such land is devoted to any other purpose, the Certificate of Occupancy of the affected principal use shall immediately become void.

9. Compliance with Air Quality Standards

The construction of or modification to (i) open parking lots containing 1,500 or more spaces or (ii) parking decks and garages containing 750 or more spaces shall comply with the concentrated air emissions standards of the NC Division of Environmental Management.

10. Parking of Vehicles in Residential Districts

Parking vehicles in excess of one ton rated capacity shall be prohibited in a residential zoning district except for loading and unloading purposes, for emergency home service, or for use in the conduct of a legal nonconforming use; and then parking of such vehicles shall be permitted only on the property occupied by the legal nonconforming use. In no case shall parking of such a vehicle be permitted on the street.

11. On-street Parking Restrictions

See Chapter 34 of the City of Mebane Code of Ordinances for specific regulations regarding parking restrictions on public streets, including prohibitions against the on-street parking or storage of certain types of motor vehicles and the on-street parking of oversized motor vehicles.

12. Electric Vehicle Charging Stations

Provision of an electric vehicle charging station shall be credited as the equivalent of two parking spaces for vehicles with combustion engines.

Amended June 6, 2022

B. Parking Requirements for Change in Use

If a change in use causes an increase in the required number of off-street parking, stacking or loading spaces, such additional spaces shall be provided in accordance with the requirements of this Ordinance; except that if the change in use would require an increase of less than five percent in the required number of parking spaces, no additional off-street parking shall be required.

C. Number of Parking and Stacking Spaces Required

1. The minimum number of required off-street parking ~~and stacking~~ spaces is indicated in Table 6-5-1. However, in no event shall a nonresidential use or the nonresidential component of a mixed-use development provide more than ~~420~~ **150** percent of the minimum parking spaces established in Table 6-5-1 except through the approval by the Zoning Administrator of a parking demand study, prepared by a qualified professional, which demonstrates the need for parking spaces in excess of ~~420~~ **150** percent of the minimum requirement established in Table 6-5-1.
2. Whenever the number of parking spaces required by Table 6-5-1 results in a requirement of a fractional space, any fraction of one-half or less may be disregarded while a fraction in excess of one-half shall be counted as one parking space.
3. For any use not specifically listed in Tables 6-5-1 or 6-5-2, the parking and stacking requirements shall be those of the most similar listed use, as determined by the Zoning Administrator. **The Zoning Administrator may also consider parking demand data from acceptable sources that report data for uses or a combination of uses that are the same or comparable to the proposed use.**
4. All developments in all zoning districts shall provide a sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question. The City recognizes that the B-1 zoning district serves the needs of a denser land use environment and that parking requirements may need to be reduced, as allowed by subsection 5.

Commented [A02]: Recent reviews by staff have revealed a need to increase this percentage before a parking demand study is requested.

Commented [A03]: This language is added to allow staff to consider reputable sources outside of the UDO.

Amended June 6, 2022

5. The City Council recognizes that, due to the particularities of any given development, the inflexible application of the parking standards set forth in Table 6-5-1 may result in a development either with inadequate parking space or parking space far in excess of its needs. Therefore, the permit-issuing authority may permit deviations from the requirements of Table 6-5-1 and may require more parking or allow less parking whenever it finds that such deviations are more likely to satisfy the general standard delineated in subsection 4 above.

The permit-issuing authority may allow deviations, for example, when it finds that a residential development is irrevocably oriented toward the elderly, disabled or other population that demonstrates a lesser parking need or when it finds that a

business or service is primarily oriented to walk-in trade. The permit-issuing authority may also, for example, require additional overflow or visitor parking in cases where the proposed lot sizes are such that anticipated parking needs for occasional visitors cannot be accommodated on individual lots. Whenever the permit-issuing authority allows or requires a deviation from the requirements of Table 6-5-1, it shall enter on the face of the permit the parking requirement that it imposes and the reasons for allowing or requiring the deviation.

Table 6-5-1
Off-Street Parking and Stacking Requirements
 Amended June 6, 2022

USE	MINIMUM SPACES REQUIRED
Residential Uses	
1) Boarding and rooming house; bed & breakfast	1/bedroom plus 2/3 employees on the largest shift
21) Group (i.e. homeless and temporary emergency shelter, Congregate care, boarding and rooming house, family care, or group care facilities)	1 per 4 beds plus 1 per 2 employees/volunteers and visiting specialist plus 1 per vehicle used in the operation
32) Multi-family dwellings (including condominiums)	
0 to 4 2 bedroom units	1.50/unit
2-bedroom units	1.75/unit
3 or more bedroom units	2.00/unit plus 0.5 per bedroom over 3 bedrooms
4) Homeless shelter	1/resident staff member, plus 2/3 nonresidential staff members and/or volunteers on the largest shift, plus 1/each vehicle used in the operation
53) Single-family detached & two-family dwellings; manufactured homes; townhouse dwellings; manufactured home parks; residential use in a nonresidential building	2/dwelling unit plus 0.5 per bedroom over 2 bedrooms
4) Pool, club house, meeting facility, or similar amenity in a residential or mixed-use development with more than 50 dwelling units	10 spaces plus 1 space for every 20 dwelling units farther than a half-mile from the amenity
5) Mail kiosk	Mail kiosks should be ADA accessible and accommodate off-street parking when possible.
Accessory Uses	
1) Accessory dwelling unit	1/attached unit, 2/detached unit
2) Caretaker dwelling	2/unit
3) Home occupation	1/each non-resident employee
Recreational Uses	
The minimum off-street parking requirements shall be established on the basis of a parking and loading study prepared by the applicant. Such a study must include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates as approved by the Zoning Administrator, and should include other reliable data collected from uses or combinations of uses that are the same as, or comparable with, the proposed use. The study must document the source of data used to develop the recommendations.	
1) Amusement parks; fairgrounds; skating rinks	1/200 square feet of activity area
2) Athletic fields	25/field
3) Auditorium; assembly hall; convention center; stadium	1/5 persons based upon the design capacity of the building

Commented [A04]: A new section is proposed for stacking standards.

Commented [A05]: Boarding and rooming house is now listed under "Group" for residential uses. Bed & breakfast has been moved to a the land use category consistent with Table of Permitted Uses.

Commented [A06]: Same standard of 1.5 spaces per unit is proposed to apply to both one- and two-bedroom units.

Commented [A07]: Combined into one group category

Commented [A08]: New standards for amenity and mail kiosk areas

Commented [A09]: Standards for specific recreational uses are eliminated. A parking demand study is proposed to be required for recreational uses.

USE	MINIMUM SPACES REQUIRED
4) Batting cages, golf driving ranges; miniature golf; shooting ranges	1/cage, tee, or firing point
5) Billiard parlors; tennis courts	3/table or court
6) Bowling centers	4/lane
7) Clubs; coin-operated amusement; physical fitness centers and similar indoor recreation	1/200 square feet of gross floor area
8) Riding academy	1/2 stalls
9) Go-cart raceways	1/go-cart plus 1/employee on the largest shift
10) Recreational vehicle park or campground	See development standards in Section 8.56.4-7.5(D)
11) Swimming pools, swim clubs	1/400 square feet of water and deck space
Educational and Institutional Uses shall provide parking according to the following standard(s) unless otherwise specified:	
<ul style="list-style-type: none"> Educational Land Uses: 5 spaces plus 1 space per employee Institutional Land Uses: 1 space per 300 square feet of floor area 	
1) Ambulance services; fire stations; law enforcement stations; government offices; post office	5 spaces plus 1/employee on the largest shift plus 1/vehicle used in operation
2) Career and education centers; technical institutes	1/300 square feet of office space plus 1/2 persons based upon the design capacity of the building
2-3) Churches or other places of worship	1/every 4 seats; in main chapel. Additional parking is required at a rate of 1 space for every 500 square feet of space dedicated as fellowship halls and similar areas.
3-4) Colleges and universities	7/classroom plus 1/4 beds in main campus dorms plus 1/250 square feet of office space plus 1/5 fixed seats in assembly halls and stadiums
4-5) Correctional institutions	1/10 inmates plus 2/3 employees on largest shift plus 1/vehicle used in the operation
5-6) Day care centers; day care homes	1/employee plus 1/10 clients plus stacking for 4 vehicles
6) Elementary and middle schools	5 spaces plus 1/employee
7) Government offices; post offices	1/150 square feet of public service area plus 2/3 employees on largest shift
8-6) Hospitals; nursing/convalescent homes; wellness center	1/4 in-patient or out-patient beds plus 2/3 employees on largest shift plus 1/staff doctor plus 1/vehicle used in the operation
<i>For doctor's office, please refer to 'Medical' land use under the Business, Professional, and Personal Service category.</i>	
9-7) Libraries; museums and art galleries	1/450 square feet of gross floor area for public use plus 2/3 employees on the largest shift
10) Nursing and convalescent homes	1/4 beds plus 1/employee and visiting specialist plus 1/vehicle used in the operation
11-8) Senior high schools	In addition to the required parking for educational land uses, 1/4 students plus 1/employee
Business, Professional and Personal Services shall provide parking according to the following standard(s) unless otherwise specified: 1 space for every 300 square feet of gross floor area.	
1) Automobile repair services	3/service bay plus 1/wrecker or service vehicle plus 2/3 employees on the largest shift

Commented [AO10]: A basic standard is proposed. Certain uses have been combined and others eliminated when the basic standard meets the current standard.

Commented [AO11]: The current requirement was incorrectly located under "Business, Professional, and Personal Services." A new standard and new name for the use is proposed.

Commented [AO12]: A new section has been created for stacking standards.

Commented [AO13]: A basic standard is proposed. Certain uses have been combined and others eliminated when the basic standard meets the current standard.

USE	MINIMUM SPACES REQUIRED
2) Banks and financial institutions	*1/200 square feet gross floor area plus stacking for 4 vehicles at each drive-through window or automatic teller machine
32) Barbers; salons; tattoo and body piercing studios and beauty shops	3/operator
43) Bed and breakfast	1/bedroom plus 2/3 employees on the largest shift
44) Car/truck washes	
a) Full-service	*stacking for 30 vehicles or 10/approach lane, whichever is greater plus 3 spaces in the manual drying area plus 2/3 employees on the largest shift
b) Self-service	*3 stacking spaces/approach lane plus 2 drying spaces/washing stall
5) Delivery services	2/3 employees on largest shift plus 1/vehicle used in the operation
6) Equipment rental and leasing	1/200 square feet gross floor area In addition to the minimum space for gross floor area, individual spaces will be devoted to parking/storage of automobiles and/or equipment.
7) Funeral homes or crematoria	1/4 seats in main chapel plus 2/3 employees on the largest shift plus 1/vehicle used in the largest operation
8) Hotels and motels containing...	5 spaces plus 1/room Restaurant/bar/meeting room space shall be calculated using 1 space per 300 square feet.
a) 5,000 square feet or less ancillary space, i.e. restaurant, meeting rooms, lounge or lobby or a restaurant/lounge containing 3,000 square feet or less	1.1/rental unit
b) more than 5,000 square feet of ancillary space, i.e. restaurant, meeting rooms, lounge or lobby or a restaurant/lounge containing over 3,000 square feet	1.25/rental unit
9) Kennels or pet grooming	1/300 square feet of sales, grooming or customer waiting area plus 2/3 employees on the largest shift
10) Laundromat (coin operated)	1/4 pieces of rental equipment
11) Laundry and dry-cleaning plants or substation	*2/3 employees on the largest shift plus 1/vehicle used in the operation plus stacking for 4 vehicles/pickup station
12) Laboratories	*2/3 employees on the largest shift plus 1/250 square feet of office space
139) Medical, dental, or related offices	1.253/examining room plus 1/employee including doctors
14) Motion picture production	1/1000 square feet of gross floor area
15) Offices not otherwise classified	1/250 square feet of gross floor area
169) Repair of bulky items (appliances, furniture, boats, etc.)	2/3 employees on largest shift plus 1/vehicle used in operation
1710) Theaters (indoor)	1/4 seats Restaurant/bar/event space shall be calculated using 1 space per 300 square feet.
18) Truck wash	3 stacking* spaces/stall
1911) Veterinary service (other)	2/4 doctor plus 1/employee including doctors

Commented [AO14]: All stacking is moved to a new section.

Commented [AO15]: This standard was evaluated by staff following reviews for the new hotel development on Lowes Blvd.

Commented [AO16]: This standard was evaluated by staff after site plan review for Duke Health.

Commented [AO17]: Proposal to reduce the minimum requirement similar to reduction for medical offices.

USE	MINIMUM SPACES REQUIRED
20) Vocational, business, or technical schools	1/100 square feet of classroom space plus 1/250 square feet of office space
21) Services and repairs not otherwise classified	1/250 square feet gross floor area plus 1/vehicle used in the operation
Drive-throughs not otherwise classified	Stacking* for 4 vehicles at each bay, window, lane, ordering station or machine in addition to the use requirement
Retail Trade shall provide parking according to the following standard(s) unless otherwise specified: 1 space for every 200 square feet of gross floor area.	
1) Bars, night clubs, taverns, and restaurants	1/3 persons based upon the design capacity of building plus 2/3 employees on the largest shift, located on the same zone lot
2) Convenience stores	1/200 square feet gross floor area plus 4 stacking* spaces at pump islands
3) Department stores, food stores	1/200 square feet gross floor area
4 2) Fuel oil sales	2/3 employees on largest shift plus 1/vehicle used in the operation
5) Furniture, floor covering sales	1/1,000 square feet gross floor area
7) Restaurants	1/4 seats plus 2/3 employees on the largest shift & 11 total stacking* spaces with minimum 5 spaces at or before ordering station
8) Retail sales not otherwise classified	1/200 square feet gross floor area
93) Retail sales of bulky items (appliances, building materials, furniture, etc.)	1/500 square feet of gross floor area
64) Vehicle sales/rentals (i.e., motor vehicle, motorcycle, or recreational vehicle sales or rental; manufactured homes sales, etc.)	5 spaces plus 1/unit displayed for sale or rent plus 1/10,000 square feet of display area plus 2/3 employees on the largest shift
10) Service stations, gasoline sales	3/service bay plus 1/wrecker or service vehicle plus 2/3 employees on largest shift plus 4 stacking* spaces at pump islands
Wholesale Trade shall provide parking according to the following standard(s) unless otherwise specified:	
<ul style="list-style-type: none"> • 1 space for every 2 employees on the largest shift • 1 space for every 200 square feet of retail sales or customer service area • 1 space per vehicle used in the operation 	
1) Market showroom	1/1,000 square feet gross floor area
2) Wholesale uses	2/3 employees on the largest shift plus 1/200 square feet of retail sales or customer service area plus 1/vehicle used in the operation
Transportation, Warehousing and Utilities shall provide parking according to the following standard(s) unless otherwise specified:	
<ul style="list-style-type: none"> • 1 space for every 2 employees on the largest shift • 1 space per vehicle used in the operation 	
1) Airport, bus and railroad terminals	In addition to employee and vehicle parking, 1/4 seats (i.e., passenger waiting area) plus 2/3 employees on the largest shift
2) Communications towers; demolition debris landfills; heliports; utility lines or substations	No required parking
3) Self-storage warehouses	1 space/5,000 square feet devoted to storage

Commented [AO18]: This has been renamed and moved to Educational and Institutional Uses consistent with the Table of Permitted Uses.

Commented [AO19]: A basic standard is proposed. Certain uses have been combined and others eliminated when the basic standard meets the current standard.

Commented [AO20]: Now included with retail sales of bulky items.

Commented [AO21]: Now included with bars, night clubs, and taverns.

Commented [AO22]: Proposal for a basic standard without any specific standards.

Commented [AO23]: A basic standard is proposed. Certain uses have been combined and others eliminated when the basic standard meets the current standard.

USE	MINIMUM SPACES REQUIRED
	Minimum of 5 parking spaces or 1 space per 100 storage units, whichever is greater plus 1 space per vehicle stored.
4) Marinas; dry stack storage	1 space/slip; 1 space/2 dry storage spaces
5) Transportation, warehousing and utility uses not otherwise classified	2/3 employees on the largest shift plus 1/vehicle used in the operation
Manufacturing and Industrial Uses	2/3 employees on the largest shift plus 1/200 square feet of retail sales or customer service area plus 1/vehicle used in the operation 1 space per 1,000 square feet of gross floor area for buildings less than 400,000 square feet. 1 space per 2,000 square feet of gross floor area for buildings over 400,000 square feet. Additional parking or reductions in parking may be considered in accordance with this ordinance and with consideration to the expected number of employees on the largest shift.
Other Uses	
Flea markets; other open air sales	1/1,000 square feet of lot area used for storage, sales, and display
Shopping Centers	
a) < 250,000 square feet gross floor area	1/200 square feet gross floor area in main building(s) (excluding theaters) plus parking as required for outparcels or theaters
b) > 250,000 square feet gross floor area	1,250 spaces plus 1/225 square feet gross floor area above 250,000 square feet

/ = per

* = NCDOT may require additional stacking spaces for uses abutting state or federal highways.

D. Stacking Standards

1. In addition to required parking and loading spaces, various land uses have vehicle stacking requirements designed to address internal vehicle queuing and staging needs. These regulations help ensure that there is adequate on-site maneuvering and circulation, that stacking vehicles do not impede the free flow of traffic on a parcel or on abutting streets, that provisions are made to separate stacking vehicles from loading areas and emergency vehicle lanes, that vehicular ingress/egress to a property is not impeded, and that stacking lanes will not have nuisance impacts on nearby land uses.
2. A stacking space:
 - i. Designated as a waiting area for vehicles whose occupants are queuing to make use of a service.
 - ii. Located outside of required drive-aisles, fire lanes, parking, and pedestrian areas to ensure vehicles do not impede the free flow of traffic through a property.
 - iii. Sized at 9 feet of width by 20 feet in length.

Commented [A024]: New standard is proposed to recognize minimal parking required of self-storage use

Commented [A025]: Given the number of industrial shell buildings, staff proposes to change this requirement to be calculated according to the square footage instead of the number of employees. Based on conversations with applicants, one space per 1,000 square feet is a typical industry standard.

Commented [A026]: Not a specified use in the Table of Permitted Uses

Commented [A027]: A new section has been added for stacking standards. Previously, these standards were included with minimum required parking. Two new uses have been added. Otherwise, the stacking standards meet what is currently required.

3. Stacking lanes shall be designed and laid out in accordance with applicable Ordinance requirements and engineering specifications and shall be clearly identified through such means as striping, landscaping, pavement design and/or signage.
4. Stacking lanes shall be separated from drive-aisles, parking and pedestrian areas using landscaped islands, decorative pavement, and/or painted lines.
5. The following land uses shall provide the following vehicular stacking space(s):

**Table 6-5-2
Stacking Requirements**

Bank, Dry Cleaner, Laundry Service, Pharmacy		8 stacking space per individual drive-thru lane, pneumatic tube system, or automated teller machine (ATM).
Car Wash	Full Service	Stacking for 30 vehicles or 10 stacking spaces approach lane, whichever is greater
	Self Service	3 stacking spaces outside of wash bay (either side of wash bay)
Gate house		3 stacking spaces at gate/guard house for residential communities (entrance and exit lanes) Industrial gate houses should accommodate stacking for at least one tractor trailer.
Fuel Sales		4 stacking spaces at pump islands
Restaurant with drive thru/pick up window service		11 total stacking spaces* with minimum 5 spaces at or before ordering station
Vehicle service stations (including oil changing services, tire services, vehicle repair, etc.)		2 stacking spaces per individual service bay entrance and 1 at the exit of the service bay.

*NCDOT may require additional stacking spaces for uses abutting state or federal highways.

D. E. Design Standards for Parking, Stacking and Loading Areas

Commented [A028]: Lettering updated throughout remainder of Section 6-5.

1. **Parking facilities shall be designed and constructed so as to:**
 - a. Allow unobstructed movement into and out of each parking space without interfering with fixed objects or vehicles;
 - b. Minimize delay and interference with traffic on public streets and access drives;
 - c. Maximize sight distances from parking lot exits and access drives; and

- d. Allow off-street parking spaces in parking lots to have access from parking lot driveways and not directly from streets.

2. Dimensional Requirements

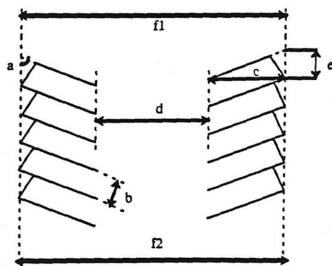
Parking facilities shall be designed and constructed to meet the minimum parking space dimensions, aisle dimensions and other standards found in Table 6-5-2.

Table 6-5-2-3
Parking Space Geometric Design Standards
Amended June 6, 2022

A	B	c	d
PARKING ANGLE (degrees)	STALL WIDTH (*)	STALL TO CURB (ft.)	AISLE WIDTH (ft.)
0	9'-0"	23'	12.0
45	9'-0"	20'	13.0
60	9'-0"	20'6"	18.0
90	9'-0"	18'	26'

(*) 9'-0", Minimum (*) 7'-6" Compact Cars Only, for non-required spaces only.

(1) Curb length for end space of 3 or more parallel spaces may be 20' in length with no obstruction at the end.
 (2) Parking spaces adjacent to landscaping and/or sidewalks may be allow for a vehicle overhang of up to 12 inches, provided that any walkways maintain a walking path compliant with ADA standards.
 (3) Spaces may be widened up to 10' and accordingly reduce the aisle width so that the curb-to-curb distance is unchanged.
 (4) Minimum width of painted lines shall be 4".
 (5) Depth of space is measured from face of curb. If provided, a concrete gutter is not required to be painted.
 (6) Stacking Space Geometric Design Standards: Stacking Spaces shall be ~~twelve nine~~ **twelve nine** feet (12-9) by twenty (20) feet.



3. Improvements

- a. Except as provided in subsection 3 below, required parking spaces, access drives, and loading areas shall be paved and maintained with concrete, asphalt, or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights.
- b. Access drives shall be paved and maintained from the curblineline or edge of pavement to a point at least ten feet beyond the public right-of-way line for all parking and loading facilities, whether paved or unpaved.
- c. Paving shall not be required for:
 - (1) Detached single-family residential dwellings.
 - (2) Parking areas for tracked heavy construction equipment, skid-mounted equipment and similar equipment, provided they are constructed with an all-weather surface.
- d. Parking lots containing 12 or more spaces shall also include curbing and storm drainage facilities. Driveway aprons shall be constructed to extend to the improved roadway. Provided, however, upon application the City may waive the requirement of curbing and/or storm drainage facilities where it is clearly demonstrated that curbing would be detrimental to the environment due to erosion or run off concerns or that the strict requirement of curbing and storm drainage would be unduly burdensome and financially not feasible, as reviewed and recommended by the City Engineer.

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- e. All facilities shall be graded, properly drained, stabilized and maintained to minimize dust and erosion.
- f. All parking spaces and stacking lanes shall be clearly identified with paint lines, bumper guards, curbs, or similar treatment.
- g. All parking spaces shall be provided with wheel guards or curbs located so that no part of the parked vehicle will extend beyond the property line or encroach more than two feet into a required planting area.
- h. Concrete pads for stationary refuse containers shall be provided beneath and in the approach to each container.
- i. Parking lots shall be designed and constructed such that walkways shall maintain a minimum unobstructed width of five feet (vehicle encroachment is calculated as two feet beyond curb).

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E. F. Location

1. Off-site Parking Lots
When required off-street parking is permitted to be located off-site, it shall begin within five hundred feet of the zone lot containing the principal use. Required off-street parking shall not be located across an intervening major or minor thoroughfare.
1. Parking in Nonresidential Districts
Automobile parking for any use may be provided in any nonresidential district.
2. Nonresidential Parking in Residential Districts
Surface parking in a residential zoning district for any use not permitted in that district is allowed under the following conditions:
 - a. Property on which the parking is located must abut the lot containing the use that the parking serves. The property must be under the same ownership or subject to a parking encumbrance agreement. All access to such property shall be through nonresidentially-zoned property;
 - b. Parking shall be used only during daylight hours;
 - c. Parking shall be used by customers, patrons, employees, guests, or residents of the use that the parking serves;
 - d. No parking shall be located more than one hundred twenty feet into the residential zoning district.
 - e. No parking shall be permitted closer than one hundred fifty feet to any public road right-of-way upon which the principal use would not be permitted driveway access; and
 - f. Long-term or dead storage, loading, sales, repair work or servicing of vehicles is prohibited.
 - g. The parking lot complies with the landscaping and screening requirements of Section 6-5.

F.-G. Combined Parking

1. Separate Uses
The required parking for separate or mixed uses may be combined in one facility.
2. Shared Parking
The parking spaces required for a church, theater, auditorium or assembly hall or other similar use may also serve as required spaces for another use located

on the same zone lot. Shared spaces may also be located off-site as allowed in Section 6-5.5, A, Off-site Parking Lots. In either case, the Zoning Administrator must determine that the various activities will have peak parking demand at different periods of the day or week. Otherwise, no off-street parking required for one building or use shall be applied toward the requirements of any other building or use. A shared parking plan shall be enforced through a written agreement between the owners of record of all properties involved. The agreement shall be submitted to the Zoning Administrator prior to the issuance of a building permit for any use served by the shared parking area.

Amended June 6, 2022

3. Reassignment
Required off-street parking spaces shall not be leased or otherwise assigned to another use except as provided in subsection B.

G-H. Loading Areas

1. General

Every building or structure used for business, trade or industry hereafter erected shall provide space as indicated in this subsection for the loading and unloading of vehicles off the street. The space shall have access to any alley, or if there is no alley, to a street.

2. Location

Off-street loading areas shall be located on the same zone lot as the use they serve.

3. Design Standards

- a. Minimum Number of Loading Spaces Required:
 - (1) Retail operations, including restaurant and dining facilities within hotels and office buildings:

Gross Floor Area (FT ²)	Number of Spaces
0 - 20,000	0
20,001 - 40,000	1
40,001 - 75,000	2
75,001 - 150,000	3
150,001 - 250,000	4
For each additional 250,000 square feet or fraction thereof	1

(2) Office buildings and hotels:

Gross Floor Area (FT ²)	Number of Spaces
0 - 100,000	0
For each additional 100,000 square feet or fraction thereof	1

(3) Industrial and wholesale operations:

Gross Floor Area (FT ²)	Number of Spaces
0 - 10,000	0
10,001 - 40,000	1
40,001 - 100,000	2
100,001 - 160,000	3
160,001 - 240,000	4
240,001 - 320,000	5
320,001 - 400,000	6
For each additional 90,000 square feet or fraction thereof	1

- b. Each loading space shall be at least twelve feet wide, sixty-five feet long, and fourteen feet in clearance.
- c. All off-street loading areas shall be arranged and marked to provide for orderly and safe unloading and loading, and shall not hinder the free movement of vehicles and pedestrians. All loading and unloading maneuvers shall take place on private property. No backing in from a road or maneuvering on the road right-of-way shall be permitted.

H. I. Parking and Loading Area Landscaping

Parking lots shall provide landscaping and screening in accordance with the standards delineated in Section 6-4, Landscaping for Parking Areas.

H. J. Excessive Illumination in Parking Lots and Loading Areas

Lighting within any parking and loading area that unnecessarily illuminates any other lot and substantially interferes with the use or enjoyment of such other lot is prohibited. Floodlights, spotlights, or any other similar lighting shall not be used to illuminate parking and loading areas.

All parking and loading area lighting shall be designed and located in accordance with the requirements of Section 6-6, Outdoor Lighting.

6-7 Signs

6-7.1 Purpose and Intent

The sign regulations, adopted and prescribed in this Section, are found by the City Council to be necessary and appropriate to:

- A. Recognize that signs serve a legitimate public service and that they complement and support trade, tourism, and investment within the City of Mebane;
- B. Encourage the effective use of signs as a means of visual communication;
- C. Promote a positive community appearance for the enjoyment of all citizens;
- D. Maintain and enhance the aesthetic environment and the community's ability to attract sources of economic development and growth;
- E. Protect the public from damage or injury attributable to distractions and/or obstructions caused by improperly designed or located signs; ~~and~~
- F. Protect existing property values in both residential and nonresidential areas; ~~and~~
- G. **Preserve the right of free speech and expression, while not condoning obscenity.**

Commented [AO1]: One addition is recommended to this section to recognize free speech protections.

6-7.2 Permit Required

All signs except those specifically exempted in Section 6-7.54 shall be erected, installed, or modified only in accordance with a duly issued and valid sign permit issued by the Zoning Administrator. Sign permits shall be issued in accordance with the zoning permit requirements and procedures of Section 2-15, and the submission requirements of Appendix A. If plans submitted for a zoning or special use permit include sign plans in sufficient detail that the permit issuing authority can determine whether the proposed sign(s) comply with the provisions of this Section, then issuance of the requested land use or special use permit shall constitute approval of the proposed sign(s).

~~6-7.3 Sign Definitions~~

~~Unless otherwise specifically provided, or unless clearly required by the context, the words and phrases defined in this subsection should have the meaning indicated when used throughout this Section.~~

Commented [AO2]: This section is being relocated to Article 12. For clarity of the update, the definitions are still shown in this article with changes identified in red.

A. Sign

Any words, lettering, numerals, parts of letters or numerals, figures, phrases, sentences, emblems, devices, designs, or trade names or trademarks by which anything is known (including any surface, fabric or other material or structure designed to carry such devices such as are used to designate or attract attention to an individual, firm, an association, a corporation, a profession, a business, or a commodity or product) which are exposed to public view and used to attract attention.

B. Advertising Signs (Billboards or Outdoor Advertising Signs)

A sign which publicizes and directs attention to a business, profession, commodity, activity, product, service or entertainment not conducted, sold or offered upon the premises where such sign is located. Billboards located within 660 feet of interstate or federally assisted primary highways are subject to the standards and permitting requirements of the Outdoor Advertising Control Act which is administered by the North Carolina Department of Transportation.

C. Animated Sign

Any sign which flashes, revolves, rotates or swings by mechanical means, or which uses a change of lighting to depict action, or to create a special effect or scene.

D. Banner

A temporary sign of light weight fabric or similar material that is rigidly mounted to a pole or a building by a rigid frame at two or more edges. ~~National, state or municipal flags, or the official flag of any institution or business shall not be considered banners. Banners do not include flags.~~

Commented [A03]: This change is to simplify the distinction between banners and flags and remain content neutral.

E. Building Marker

A sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface, or made of bronze or other permanent material.

F. Canopy or Awning Sign

Any sign which is painted, mounted, or attached to an awning, canopy or other fabric-like or plastic protective structure which is extended over a door, window, or entranceway. A marquee is not a canopy.

G. Changeable Copy Sign

Any sign on which copy is changed manually and copy is shown on the same sign face such as reader boards with changeable letters or changeable pictorial panels but not limited to the above. Poster panels and painted boards are not changeable copy signs.

H. Commercial Message

Any sign wording, logo, or other representation that directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity. This definition does not include company nameplates or logos on instructional signs.

~~**I. Construction Sign**~~

~~A sign on a construction site during the period of construction on which is printed or written the name of the owner, developer, contractor, architect, planner, engineer, or development title.~~

Commented [A04]: Removed to comply with content-neutral standards.

J. Electronically Controlled Message Sign

~~A sign on which the copy changes automatically on a lampbank, such that the message or display does not run continuously in the travel mode, and~~ The portion of a sign message made up of internally illuminated components capable of changing the message periodically, with any message or display ~~remains remaining~~ stationary for a minimum of two seconds. Any sign on which the message or display runs continuously in the travel mode and/or on which any message or display does not remain stationary for a minimum two seconds shall be considered a flashing sign.

Commented [A05]: The definition is updated to reflect changing illumination methods.

K. Flashing Sign

A type of animated sign which contains an intermittent, blinking, scintillating, or flashing light source, or which includes the illusion of intermittent or flashing light, or an externally mounted intermittent light source. An electronically controlled message sign is not a flashing sign.

L. Freestanding Sign

Any sign which is supported by structures or supports which are placed on, or anchored in the ground, and which structures or supports are independent from any building or other structure.

M. Governmental Sign

Any sign erected by or on behalf of a governmental body to post a legal notice, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic.

~~**N. Identification Sign**~~

~~A permanent sign announcing the name of a subdivision, manufactured home park, campground/RV park, multifamily or townhouse development, planned unit development, church, school, park or quasi-public structure or facility, and similar uses permitted in residential zoning districts. Identification signs may be pole or ground mounted.~~

Commented [A06]: Definition is no longer needed since standards for identification signs have been combined with ground or monument signs.

O. Incidental Sign

A sign that provides only information for the convenience and necessity of the public. Company logos may be displayed on such signs but must not occupy more than 25% of the sign area. Incidental signs include directories, entrance, exit and other necessary directional signs.

P. Marquee Sign

~~A sign attached to or made part of a marquee and generally designed to have changeable copy. A marquee is a permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of a building, usually above an entrance to provide protection from the weather.~~

Commented [A07]: Minor clarifications. A separate definition already exists for marquee in Article 12.

Any sign attached to a marquee for the purpose of identifying a use of property. Sign can be a changeable copy sign but shall not be an electronically controlled message sign.

Q. Menu Sign

A permanent on-premises sign located at businesses that provide drive-up or drive-through services such as fast food restaurants, banks, etc. Menu signs shall be located so as not to create vehicle stacking problems which will interfere with the flow of traffic.

R. Mural

Any hand-produced picture, scene, diagram, work, or visual art painted on any exterior wall of a building, fence, or wall, which does not serve as advertising, and is primarily intended to serve as a work of public art. The name of a business, logo, or other identifying information included with a mural or work of art is considered a sign, must meet the requirements for wall signs, and requires a permit.

Commented [A08]: New definition

R. Non-commercial Sign

A sign which has no commercial content, but instead involves only the expression of ideals, opinions, or beliefs.

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S. Nonconforming Sign

Any sign that does not conform to size, height, location, design, construction, or other requirements of this Ordinance. The nonconformity may result from adoption of this Ordinance or any subsequent amendment.

T. On-Premises Sign

A sign that publicizes and directs attention to a profession, commodity, activity, product, service or entertainment conducted, sold or offered upon the nonresidential premises where such sign is located. On-premises signs include freestanding pole and ground mounted signs.

U. Portable Sign

A sign not permanently attached to any surface.

V. Professional or Occupational Sign or Name Plate

A sign that publicizes and directs attention to a home occupation or to a profession.

W. Projecting Sign

Any sign that is end mounted or otherwise attached to an exterior wall of a building that forms an angle of 30 degrees or more with said wall.

~~X. Real Estate Sign~~

~~A sign that advertises the sale, rent, or lease of property.~~

Commented [AO9]: Removed to comply with content-neutral standards.

Y. Salvageable Sign Components

Components of the original sign structure prior to the damage that can be repaired or replaced on site by the use of labor only. If any materials, other than nuts, bolts, nails or similar hardware, are required in order to repair a component, the component is not considered to be salvageable.

Z. Sign Area

The area of a sign shall be measured in conformance with the following:

Commented [AO10]: The definitions for sign area and sign height will be included in Article 12 and also remain in Section 6-7 in a new section for calculation of sign area and height.

- (1) The area of the face of a sign shall be calculated to include the outermost part that forms the shape or display. Necessary supports and trim moldings shall not be included when calculating the area of the sign. Aprons below advertising signs shall not exceed 3 feet in height. Aprons serve an aesthetic function and shall not be used for any purposes other than to identify, by name, the sign company responsible for the sign.
- (2) In computing the area of a sign, standard mathematical formulas for common regular geometric shapes (triangle, parallelogram, circle and ellipse, or combinations thereof) shall be used.
- (3) In the case of an irregularly shaped sign or a sign with letters and/or symbols affixed to or painted, displayed or incorporated into or upon a wall, canopy, awning or decorative facade of a building, the area of the sign shall be the area within the singular continuous perimeter, outlining the limits of the writing, representation, emblem, or any figure of similar character.
- (4) A double-faced sign with an angle or a spacing between the sign backs shall be considered two separate signs except as otherwise allowed for outdoor advertising signs per Section 6-7.7, A., 5.(c). Outdoor advertising signs (billboards) shall not be stacked, horizontally or vertically.

AA. Sign Height

The vertical distance measured from the ground elevation where the sign is located, to the highest point of the sign except as follows: When the ground elevation is different from the elevation of an adjacent road, the height of a sign shall be measured from the road elevation of the adjacent road at the edge of the pavement.

AA. Snipe Sign

Any small sign, generally of a temporary nature, tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences, or other objects not erected, owned and maintained by the owner of the sign. Snipe signs include signs placed in the ground on public property or in the public right-of-way.

Commented [AO11]: New definition.

BB. Suspended Sign

A sign which is suspended from the underside of a horizontal plane surface such as a canopy or marquee and is supported by that surface.

CC. Temporary Signs

~~Temporary signs are those signs that relate to such events as elections, auctions, yard sales, agricultural products sales, annual charitable, civic or fraternal events, horse shows, festivals, bona fide grand openings and model home show openings.~~

Advertising display that appears to be intended, or is determined by the Zoning Administrator, to be displayed for a limited period.

Commented [AO12]: Definition revised to comply with content-neutral standards.

DD. Wall Sign

A sign which is attached to a wall or facade of a building or canopy.

EE. Warning Sign

Any sign with no commercial message that displays information pertinent to the safety or legal responsibilities of the public such as signs warning of 'high voltage', 'no trespassing', and similar directives. ~~Unauthorized and authorized warning signs are addressed in Sections 6-7.3 and 6-7.4.~~

Commented [AO13]: New cross-reference

6-7.66-7.3 Prohibited Signs

The following signs shall not be permitted, erected or maintained within the City of Mebane planning and zoning jurisdiction.

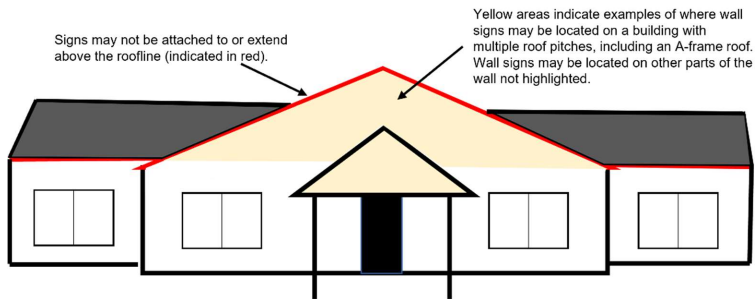
Commented [AO14]: This section has been relocated to improve the flow of the sign regulations.

Descriptive headers have been added to improve organization of the sign ordinance. The list of prohibited signs has been organized alphabetically according to the header.

- A. **Driver visual obstructions:** No sign may be located in such a manner as to obscure, or physically interfere with the effectiveness of an official traffic sign, signal or device, obstruct or physically interfere with the driver's view of approaching, merging or intersecting traffic.
- B. **Portable signs:** Portable signs, including signs painted on or displayed on vehicles or trailers used to serve primarily as a sign, except that portable signs used as temporary signs in accordance with Section 6-7.7, J are permitted.
- C. **Sign spinners:** Persons spinning, tossing, waving, or moving any device used as advertising signage.
- D. **Signs above the roof line:** ~~Signs that extend vertically above the highest portion of the roof of any structure.~~ No wall sign may be attached to a roofline and/or extended above the highest portion of the roof. The below illustration depicts an example of a building with an A-frame roof.

Commented [AO15]: This is a common prohibition in peer communities.

Commented [AO16]: Clarifying language and a new graphic to assist in the application to A-frame roofs.



- E. **Signs obstructing points of egress:** Signs which obstruct any fire escape, required exit, window, door opening, or wall opening intended as a means of ingress or egress or signs which interfere with any opening required for ventilation.
- F. **Signs on natural features:** Signs erected, maintained, painted or drawn on any tree, rock or other natural feature.
- G. **Signs projecting over the right-of-way:** Signs which project over a public right-of-way, except that the following are allowed with an encroachment agreement issued by the City of Mebane or the North Carolina Department of Transportation:
1. Wall signs may project up to 12 inches over a public street right-of-way in zoning districts which permit structures to be built at the property line adjoining the street;
 2. Signs suspended underneath a canopy or awning may be located over a public sidewalk provided that they are at least 9 feet above the sidewalk;
 3. Projecting signs that comply with the requirements of Section 6-7.7, K are allowed; and
 4. Street banners that comply with the requirements of Section 6-7.4, A are permissible.
- H. **Signs with electronic animation:** Signs with lights, electronic messages, or illuminations which flash, move, rotate, scintillate, blink, flicker, vary in intensity, vary in color, or use intermittent electrical pulsations. Notwithstanding the above, the following signs are allowed if they comply with all requirements of this ordinance: time, temperature, and/or date signs; traditional barber poles; and electronic changeable message signs with copy that changes at frequencies of once every two seconds or more.
- I. **Signs with moving parts:** Signs with moving, revolving or rotating parts, optical illusions or movement or mechanical movements by any description or other apparent movement achieved by electrical, electronic or mechanical means and signs with lights or illuminations which flash, move, rotate, scintillate, blink, flicker, vary in intensity, vary in color or use intermittent electrical pulsations, except for time, temperature, date signs; traditional barber poles; and electronically controlled message signs.
- J. **Snipe signs:** Snipe signs as defined in Article 12 unless expressly permitted as temporary signage.

Commented [AO17]: Clarifying language

Commented [AO18]: To prohibit signs that could create distractions for drivers

Commented [AO19]: To prohibit unpermitted and unauthorized signs in rights-of-way, on utility poles, etc.

K. **String lighting:** Strings of light bulbs used in connection with commercial premises for commercial purposes other than traditional holiday decorations. ~~Notwithstanding the above, restaurants, event venues, and similar uses may display non-flashing string lights in outdoor areas.~~

Commented [AO20]: A statement has been added to allow for string lighting in situations such as outdoor seating.

L. **Unauthorized traffic signs:** No sign shall be erected so that by its location, color, nature, or message it is likely to be confused with or obstruct the view of traffic signals or signs, or is likely to be confused with the warning lights of an emergency or public safety vehicle.

M. **Unauthorized warning signs:** No sign shall make use of the words 'STOP', 'SLOW', 'CAUTION', 'DANGER', or any other word, phrase, symbol, or character in such a manner as is reasonably likely to be confused with traffic directional and regulatory signs.

6-7.56-7.4 Exempt Signs

The following listed signs are ~~permitted in every district subject to all placement and dimensional requirements of this Ordinance~~ and shall comply with the North Carolina Department of Transportation ~~and City of Mebane~~ sight distance and road rights-of-way clearances. The following listed signs shall, however, be exempt from permit and fee requirements, except that any illuminated sign shall require an electrical permit. Exempt signs shall be maintained in good condition and shall not constitute a hazard to safety, health or public welfare. Exempt signs that are found to be in violation shall be ordered corrected or removed.

Commented [AO21]: This section has been relocated to improve the flow of the sign regulations.

Descriptive headers have been added to improve organization of sign ordinance. The list of exempt signs has been organized alphabetically according to the header.

A. **Approved banners:** Banners on or across public street rights-of-way that are expressly approved by the City of Mebane City Manager ~~or~~ and the North Carolina Department of Transportation, as applicable. ~~In addition to approval from the City of Mebane, approval from the North Carolina Department of Transportation is required for banners across public street rights-of-way maintained by the State of North Carolina.~~

Commented [AO22]: Clarifying language added

B. **Copy change-outs:** Changing copy of existing sign(s) without enlarging; however, a drawing of the new sign face must be submitted to the Zoning Administrator prior to changing the sign face.

C. **Directional signs:** Signs directing and guiding traffic and parking on private property, provided such signs bear no advertising matter other than company name, logo and do not exceed 4 square feet in area per display surface and off-premise directional or open house signs not to exceed 4 square feet.

D. **Fence-wrap signs:** Signs affixed to fences surrounding a construction site in accordance with NCGS 160D-908.

Commented [AO23]: Added to recognize State law

E. **Flags and insignia:** Flags and insignia of government, when not displayed in connection with a commercial promotion. Flags, emblems or insignia of corporate, political, professional, fraternal, civic, religious, or educational organizations.

F. **Governmental signage:** Any sign ~~that is required by law or~~ erected by the City of Mebane or other governmental agencies, such as street signs, public service signs, and historical markers, which contain no commercial advertising matter.

G. **Hand-carried signs:** Signs that are carried by a person by hand, if they are not displayed in a manner that constitutes a sign spinner as prohibited in Section 6-7.3, C.

Commented [AO24]: Hand-carried signs have previously been listed as exempt. More description has been added.

H. **Historical markers:** Historical or memorial signs or tablets, and names and construction dates of buildings when cut into any masonry surface.

I. **Holiday lights and decorations:** Lights and decorations with no commercial message temporarily displayed on traditionally adopted civic, patriotic or religious holidays.

J. **Incidental signs:** Signs with limited commercial messages that provide information for the convenience and necessity of the public. Company logos must not occupy more than 25% of the sign area.

Commented [AO25]: New addition to the list of exempt signs that is consistent with previous definition of incidental sign

K. **Interior signs:** Signs located on the interior of buildings, courts, lobbies, stadiums, or other structures that are not intended to be seen from the exterior of such structures

L. **Legal notices:** ~~Legal notices, bankruptcy, estate and legal sale signs, and traffic directional or regulatory signs erected by or on behalf of a governmental body.~~ Signs erected by, or on behalf of, a government body or judicial body carrying out required public duties including, but not limited to, traffic control devices, legal notices, official notices, or advertisements.

Commented [AO26]: Revised to include broader language

M. **Political signs authorized by N.C. General Statutes:** Political signs sited and maintained in accordance with NCGS 136-32.

Commented [AO27]: Added in recognition of State law

N. **Property identification:** Signs bearing only property identification numbers and names, post office box numbers of occupants of the premises, or other identification of premises not of a commercial nature, provided such signs are not illuminated and do not exceed 2 signs per zoning lot and 2 square feet in area per display surface.

O. **Religious symbols:** Religious symbols at a place of worship or at a church-owned or operated facility. Such symbols must meet all setbacks and lighting requirements for signs.

P. **Signs affixed to vehicles:** Signs affixed to vehicles and trailers used in the normal transport of goods or persons where the sign is incidental and accessory to the primary use of the vehicle or trailer.

Q. **Signs on dispensers:** Signs painted or attached to vending machines, gas pumps, ice machines, or similar devices which indicate the contents of the machine, name or logo of supplier, the price or operating instructions.

R. **Temporary signs:**

Commented [AO28]: This is a new section. Previously, multiple temporary signs were listed throughout the Exempt Sign section. More details have been added to this new section. Additionally, language has been revised to remain content neutral.

1. Temporary signs allowed at any time:

a. A property owner may place one sign with a sign face no larger than four (4) square feet on residential property at any time.

- b. A property owner may place two signs per street frontage, each no larger than four (4) square feet, on non-residential property at any time. A maximum of four temporary signs is allowed.
 - c. Multiple temporary signs no larger than nine (9) square feet in area, may be erected by a property owner on their property for a forty-five (45) day period prior to a primary or general election involving candidates for federal, state, or local offices.
- 2. Temporary signs may be located on a property when:
 - a. The property is being offered for sale or lease through a licensed real estate agent or by the owners.
 - b. The signs are removed within 72 hours after the sale, rental, or lease of the property.
 - c. Number: One sign per street frontage.
 - d. Size: Nine square feet in area per display surface. The Zoning Administrator may approve larger signs when needed for large tracts of land for sale, rental, or lease.
- 3. A maximum of two (2) temporary signs, each no greater than thirty-two (32) square feet in area, may be erected during development of a parcel of property. Such signs shall be removed within 72 hours after a request is submitted to the City of Mebane for a final inspection (zoning and/or building) of the property.
- 4. Two temporary signs, each no greater than nine (9) square feet in area, may be erected on a property under renovation or redevelopment. Signs shall be removed within 72 hours after the work is completed.
- 5. Pennants, banners, streamers, spinners, balloons, ~~gas-filled figures~~, and other similar devices are prohibited except as temporary signs advertising a temporary event, promotion, or announcement. Such temporary promotional signs may be erected 10 days prior to the event and must be removed within 5 days after the conclusion of the event or promotion advertised but in any event within 40 days after erection.

Temporary signs of this nature may only be utilized four times within any calendar year for any zoning lot or business within the City's zoning jurisdiction. Provided, however, automobile sales lots located in business or industrial districts shall be allowed to utilize pennants, banners, and streamers on an unlimited basis.

Permits are not required, however, the owner or occupant of the premises upon which said signs are located shall maintain a log or other record

indicating the date said sign or device was erected and removed. Said record shall be made available to the Zoning Administrator upon his request. Such log or record shall also include other temporary signage located on the premises. The Zoning Administrator may require the immediate removal of any sign or other device not listed within said record. In the event of a violation of the requirements of this section, including a failure to maintain the required record, no temporary signs to which this Ordinance applies may be utilized on the lot or business in question for a period of twelve months. Provided, however, the signs and devices referred to above may only be utilized in commercial and industrial zoning districts and may not be displayed in residential zoning districts.

- S. **Warning signs:** Any warning signs, utility sign, signs for public use, and no trespassing, no hunting, or neighborhood watch signs ~~shall contain with~~ no commercial message.

~~F. Real estate signs advertising the sale, rental, or lease of the premises on which said signs are located, provided such signs do not exceed one sign per street frontage or one sign per 400 feet of street frontage or six square feet in area per display surface.~~

Commented [A029]: Sections F-J have been relocated to a single section on temporary signage.

~~—The Zoning Administrator shall approve larger signs when needed for large tracts of land for sale, rental or lease. Any advertisement, sign, placard or other advertising device designed or intended to solicit offers for sale or purchase of unimproved real property in the City of Mebane or its extra territorial jurisdiction and which states or implies that the property is suitable for commercial, multi-family or industrial use shall prominently display the current zoning classification of the property.~~

~~G. All real estate signs are to be removed after sale, rental, or lease of the premises within 72 hours.~~

~~H. Construction site identification signs whose message is limited to identification of architects, engineers, contractors, and other individuals or firms involved with the construction, the name of the building, the intended purpose of the building, and the expected completion date, provided such signs do not exceed 32 square feet in area per display surface, are not erected before issuance of a building permit, and are removed within seven days of issuance of a Certificate of Occupancy, or when a development is 90 percent built out. Construction signs in residential zones shall not be illuminated or reflectorized.~~

~~I. Temporary political yard signs advertising candidates or issues, provided such signs do not exceed one sign per candidate per zone lot or 4 square feet in area per display surface, are not erected prior to 60 days before the appropriate election, and are removed within 4 days after the election. No sign shall be attached to utility poles, traffic regulatory signs, or other publicly maintained structures.~~

~~J. Public event announcements by public or non-profit organizations of special events or activities of interest to the general public, provided such signs do not exceed one sign per site of such events or activities or 12 square feet in area per display surface, and are removed within 14 days of erection.~~

~~N. Works of art with no commercial message.~~

Commented [A030]: New standards have been added to require permits for wall murals.

~~T. Window signs painted on the inside of a window.~~

Commented [A031]: New standards have been added to address window signage.

~~V. All other temporary signs not specified elsewhere in this Section shall not be placed on the premises more than 30 days prior to the temporary event and must be removed within 10 days following the temporary event. Such signs are limited to 12 square feet in area and 4 feet maximum height. Such temporary signs shall not be illuminated.~~

Commented [A032]: A new section has been added for temporary signage.

6-7.46-7.5 General Sign Standards

Commented [A033]: This section has been relocated to improve the flow of the sign regulations.

Descriptive headers have been added to improve organization of sign ordinance

A. **Wind Loads:** All signs, except for those attached flat against the wall of a building, shall be constructed to withstand minimum wind loads as specified by the North Carolina State Building Code. Sufficient documentation shall be submitted to the Zoning Administrator for review to assure that wind and stress requirements have been met prior to any permit being issued. Such documentation shall be signed and sealed by a registered North Carolina architect or engineer.

B. **Building & Electrical Code:** All signs shall be installed and maintained in compliance with the North Carolina State Building Code and the National Electrical Code and shall have appropriate permits and inspections. Electrical signs and fixtures shall bear labels of a nationally accepted testing laboratory.

C. **Sign Maintenance:** All signs shall be maintained in a state of good repair and shall present a neat, well-kept appearance.

D. **Sign Illumination:**

Commented [A034]: All standards relating to illumination have been organized into a single list.

1. All lights used for the illumination of a sign shall be shielded so that the light will not shine directly on surrounding areas or create a traffic hazard or distraction to operators of motor vehicles. ~~on the public thoroughfares~~

Commented [A035]: Removed to apply to all streets.

2. Illuminated signs may have either an exterior or interior source of illumination, unless otherwise prohibited herein. ~~All wiring, grounding, etc. for illuminated signs shall meet the requirements of the National Electric Code.~~

Commented [A036]: Removed since it duplicates information (See Section B)

3. Except as specifically provided for herein, externally illuminated signs shall be lighted from the top of the sign downward to reduce light pollution.

4. The maximum lamp wattage permitted for a sign with external illumination shall not exceed two watts per square foot of sign face area except that signs less than eight feet in height or less than 50 square feet in sign face area may be illuminated by ground mounted uplighting not exceeding 100 lamp watts per sign face. The Zoning Administrator is authorized to order a change in the illumination of any sign that becomes a hazard or a nuisance.

5. ~~The use of neon to illuminate a sign shall be evaluated according to the standards specified in Section 6-7.7, H.~~

Commented [A037]: New standards for signs using neon for illumination are provided.

6. Electronically controlled message signs shall include mechanisms, such as dimmer controls and photo cells, to

appropriately adjust display brightness as ambient light levels change.

7. Illuminated signs in O&I zoning districts within 200 feet of property zoned or used for residential purposes shall be turned off by 11:00 pm. provided the institution or business is not in operation at the time.

- G. **Number of Display Surfaces:** No sign shall have more than two display surfaces.
- H. **Repair of Hazardous Signs:** The Zoning Administrator or designee shall have the authority to order the painting, repair, alteration or removal of a sign, at the expense of the owner of such sign, which shall constitute a hazard to safety, health or public welfare by reasons of inadequate maintenance, dilapidation or obsolescence. The existence of a sign or its support structure with no message display for a period of 90 days shall be justification to declare the sign abandoned and require its removal.
- I. **Unpermitted Signs:** Any sign erected without proper permits or in violation of this Section shall be brought into compliance within 30 days of notification by the Zoning Administrator or said sign shall be removed immediately.
- J. **Sign Projection:** Any permitted sign projection over a public sidewalk shall be no lower than 9 feet above the level of the sidewalk or lower than 14 feet above the level of a vehicular driveway. An encroachment agreement must be obtained from the North Carolina Department of Transportation.
- K. **Vision Clearance:** No sign or sign structure shall be erected, constructed, or maintained so as to interfere with vision clearance along any street or highway or at any intersection of two or more streets or highways. No sign shall be located within a sight distance triangle of 10 feet x 70 feet at the intersection of public streets nor within a sight distance triangle of 10 feet x 35 feet at a point where driveways and private street rights-of-way intersect with public and private street rights-of-way. No sign or sign structure may be located within a street or street right-of-way except as allowed over sidewalks in subsection J above and in Section 6-7.5, W.
- L. **Noncommercial Speech:** Whenever the ordinance permits a commercial sign, a non-commercial message may be substituted for the commercial message. The right to substitute the non-commercial message does not waive any other requirement imposed by the UDO as to the number, size, type, construction, location, lighting, safety or other regulated attribute.

Amended June 6, 2022

6-7.6 Calculations and Measurements

- A. **Sign Area:** The area of a sign shall be measured in conformance with the following:
 1. The area of the face of a sign shall be calculated to include the outermost part that forms the shape or display. Necessary supports and trim moldings shall not be included when calculating the area of the sign. Aprons below advertising signs shall not exceed 3 feet in height. Aprons serve an aesthetic function and


Commented [A038]: This is proposed as a new section. No changes are proposed to the definitions or calculations of sign area and height.


shall not be used for any purposes other than to identify, by name, the sign company responsible for the sign.

2. In computing the area of a sign, standard mathematical formulas for common regular geometric shapes (triangle, parallelogram, circle and ellipse, or combinations thereof) shall be used.
 3. In the case of an irregularly shaped sign or a sign with letters and/or symbols affixed to or painted, displayed or incorporated into or upon a wall, canopy, awning or decorative facade of a building, the area of the sign shall be the area within the singular continuous perimeter, outlining the limits of the writing, representation, emblem, or any figure of similar character.
 4. A double-faced sign with an angle or a spacing between the sign backs shall be considered two separate signs except as otherwise allowed for outdoor advertising signs in Section 6-7.7, I. Outdoor advertising signs (billboards) shall not be stacked, horizontally or vertically.
- B. Sign Height:** The vertical distance measured from the ground elevation where the sign is located, to the highest point of the sign except as follows: When the ground elevation is different from the elevation of an adjacent road, the height of a sign shall be measured from the road elevation of the adjacent road at the edge of the pavement.

6-7.7 Sign Placement, Size, Height, Setback, Separation, Clearance, and Construction by Sign Type

Commented [A039]: Standards by sign type are reorganized in a table that includes example photos and uniform listing of standards.

SIGN TYPE	STANDARDS
<p>A. Awning or Canopy Sign 1. Where Permitted: O&I, B-1, B-2, B-3, LM, HM</p> <p>Example:</p> 	<p>2. Maximum Number: One sign for single-occupancy building. For a multiple occupancy building, one sign for each occupant entrance.</p> <p>3. Illumination Method: None permitted.</p> <p>4. Maximum Sign Area: 9 square feet</p> <p>5. Maximum Height: 12 inches</p> <p>6. Setbacks: N/A</p> <p>7. Clearance: Awnings shall clear sidewalks and pedestrian paths by a height of at least 9 ft.</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <ul style="list-style-type: none"> a) A sign attached to the underside of an awning or canopy is a suspended sign and subject to the those requirements of subsection E above.


SIGN TYPE	STANDARDS
<p>B. Ground or Monument Sign</p> <p>1. Where Permitted: All zoning districts</p> <p>Example:</p> 	<p>2. Maximum Number: One sign per adjoining street frontage, except residential subdivisions may have one sign per entrance.</p> <p>3. Illumination Method:</p> <ul style="list-style-type: none"> a) Residential: External only. b) Nonresidential: Internal or external <p>4. Maximum Sign Area:</p> <ul style="list-style-type: none"> a) Residential: 32 square feet b) Nonresidential, Single Tenant: 50 square feet c) Nonresidential, Multi-Tenant: 100 square feet <p>5. Maximum Height:</p> <ul style="list-style-type: none"> a) Residential: 8 feet b) Nonresidential, Single Tenant: 12 feet c) Nonresidential, Multi-Tenant: 35 feet <p>6. Setbacks: 10 ft. separation from right-of-way, property lines, and structures. Minimum separation from utility lines shall be in compliance with the requirements of the utility having jurisdiction.</p> <p>7. Clearance: Signs shall clear driveway and parking areas by a height of at least 14 ft. and shall clear sidewalks and pedestrian paths by a height of at least 9 ft.</p> <p>8. Landscaping: Base of sign shall be landscaped.</p> <p>9. Notes:</p> <ul style="list-style-type: none"> b) Freestanding signs are not permitted on the same street frontage of a building along which there is a projecting sign. c) No unfinished surfaces or structures shall be exposed on a sign. d) The zone lot on which a ground or monument freestanding sign is located shall have frontage on a public street be accessible by automobile and contain off-street parking for the principal use(s). e) Changeable copy (either electronic or manual) is a permitted sign face.

Commented [AO40]: The current ordinance distinguishes between monument signs and identification signs. This proposal is to combine those sign types into a single category. To present a cleaner markup, text from both existing standards is not included. The following pages include the current sign standards.

Commented [AO41]: Current standards use the same sign area and height calculations for ground/monument signs and pole signs. Smaller sign areas are proposed for nonresidential ground/monument signs and a height reduction is proposed for signs used for a single business.

Commented [AO42]: Landscaping is proposed to be required for ground/monument signs.

Commented [AO43]: This is currently allowed and language has been included to communicate this better.

SIGN TYPE	STANDARDS
<p>C. Freestanding Pole Sign</p> <p>1. Where Permitted: B-2, LM, HM, O&I, B-3, Permissible in B-1 districts only if off-street parking is available on-site.</p> <p>Example:</p> 	<p>2. Maximum Number: One sign per adjoining street frontage for each zone lot.</p> <p>3. Illumination Method: Internal only.</p> <p>4. Maximum Sign Area: 100 200 square feet, except that within 400 feet of the right-of-way of interstate highways and interchanges, the maximum sign area shall be 200 300 square feet.</p> <p>5. Maximum Height: 20 35 feet, except that within 400 feet of the right-of-way of interstate highways and interchanges, the maximum height shall be 35 60 feet.</p> <p>6. Setbacks: 10 ft. separation from right-of-way, property lines, and structures. Minimum separation from utility lines shall be in compliance with the requirements of the utility having jurisdiction.</p> <p>7. Clearance: Signs shall clear driveway and parking areas by a height of at least 14 ft. and shall clear sidewalks and pedestrian paths by a height of at least 9 ft.</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <ol style="list-style-type: none"> Freestanding signs are not permitted on the same street frontage of a building along which there is a projecting sign. No unfinished surfaces or structures shall be exposed on a sign. The zone lot on which a pole freestanding sign is located shall have frontage on a public street be accessible by automobile and contain off-street parking for the principal use(s). Changeable copy (either electronic or manual) is a permitted sign face. Multiple tenant sign faces are not permitted on a pole sign.

Commented [AO44]: O&I Zoning supports more professional uses that are less likely to use a pole sign (e.g. medical offices on S Fifth).


B-3 Zoning is neighborhood business. Pole signs in an area mixed with residential and business uses would be less harmonious.

B-1 Zoning is used in Downtown Mebane. As a walkable area, other types of signs are better suited to the pedestrian-oriented environment.



Commented [AO45]: Mebane currently allows some of the highest and largest pole signs among communities in Alamance County. A reduction in height and area is proposed.

Commented [AO46]: This is currently allowed and language has been included to communicate this better.



Commented [AO47]: This language is added to discourage large pole signs advertising multiple tenants.

SIGN TYPE	STANDARDS
<p>D. Gas Canopy Sign</p> <p>1. Where Permitted: B-1, B-2, B-3, LM, HM</p> <p>Example:</p> 	<p>2. Maximum Number: One sign per canopy face</p> <p>3. Illumination Method: Internal only</p> <p>4. Maximum Sign Area: 9 square feet</p> <p>5. Maximum Height: Sign shall be erected on the canopy covering individual gas pumps. Sign shall not extend above the canopy.</p> <p>6. Setbacks: N/A</p> <p>7. Clearance: N/A</p> <p>8. Landscaping: N/A</p>

Commented [A048]: This is a new sign type.


SIGN TYPE	STANDARDS
<p>E. Marquee Sign 1. Where Permitted: O&I, B-1, B-2, B-3, LM, HM</p> <p>Example:</p> 	<p>2. Maximum Number: One sign per premises</p> <p>3. Illumination Method: Internal only.</p> <p>4. Maximum Sign Area: The allowable sign area is calculated at one square foot of sign area per linear foot of building frontage. The maximum allowed sign area is 200 square feet.</p> <p>5. Maximum Height: The height of a marquee sign shall not exceed the height of the marquee.</p> <p>6. Setbacks: N/A</p> <p>7. Clearance: N/A</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <ul style="list-style-type: none"> a) A marquee sign may be substituted for a standard wall sign but in no case shall there be both a marquee and wall sign on the same building wall.
<p>F. Menu Board Sign 1. Where Permitted: O&I, B-1, B-2, B-3, LM, HM</p> <p>Example:</p> 	<p>2. Maximum Number: Two</p> <p>3. Illumination Method: Internal only.</p> <p>4. Maximum Sign Area: 32 square feet per sign</p> <p>5. Maximum Height: 6 feet</p> <p>6. Setbacks: 10 ft. from all property lines</p> <p>7. Clearance: Minimum of 12 inches from ground level.</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <ul style="list-style-type: none"> a) Menu board signs shall be located so as not to be legible from a public street right-of-way or adjacent property.


Commented [AO49]: Updated to match with new maximum for wall signs.

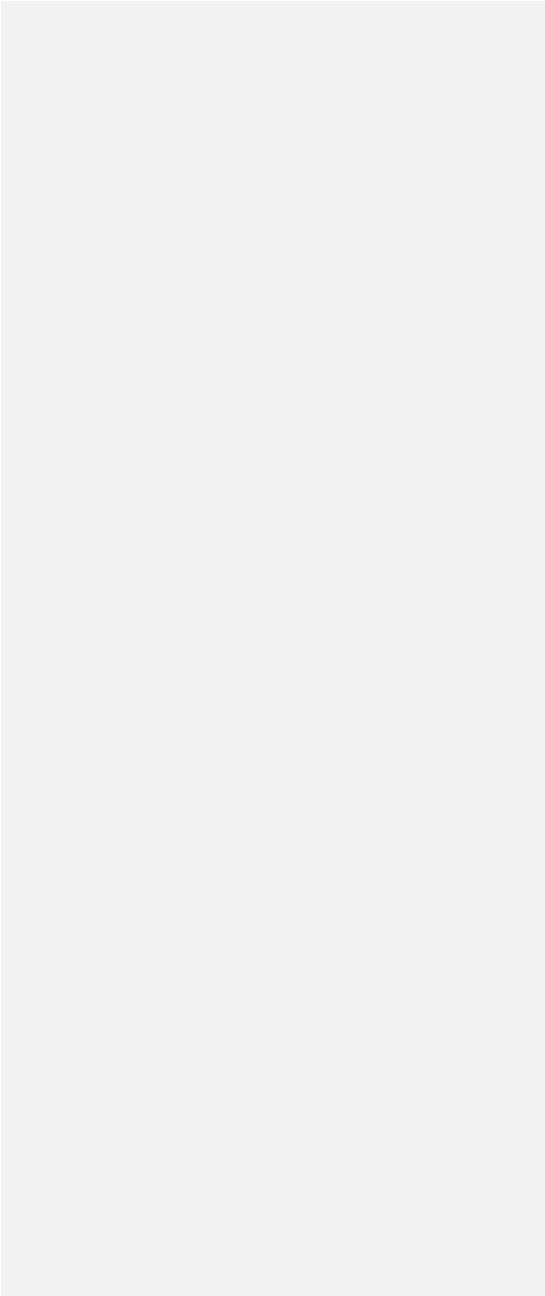
SIGN TYPE	STANDARDS
<p>G. Mural</p> <p>1. Where Permitted: B-1, B-2</p> <p>Example:</p> 	<p>2. Maximum Number: One wall mural on one façade is allowed per structure</p> <p>3. Illumination Method: No illumination is allowed.</p> <p>4. Maximum Sign Area: N/A</p> <p>5. Maximum Height: N/A</p> <p>6. Setbacks: N/A</p> <p>7. Clearance: N/A</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <ul style="list-style-type: none"> a) The materials used should be appropriate for outdoor use. b) The colors used should be harmonious with the exterior colors of the building and general area. Neon, fluorescent, or reflective colors or materials are not permitted. c) The name of a business, logo, or other identifying information included with a mural or work of art must meet the requirements for wall signs.
<p>H. Neon Sign</p> <p>1. Where Permitted: B-1, B-2</p> <p>Example:</p> 	<p>2. Maximum Number: One neon sign per structure.</p> <p>3. Illumination Method: No more than three colors may be used.</p> <p>4. Maximum Sign Area, Height, Setbacks, Clearance: Refer to the applicable standards (i.e., freestanding sign, wall sign, etc.)</p> <p>5. Notes:</p> <ul style="list-style-type: none"> a) Neon is prohibited on property within 150 feet of residentially-used or -zoned property.


Commented [A050]: This is a new set of standards.


Commented [A051]: This is a new set of standards.

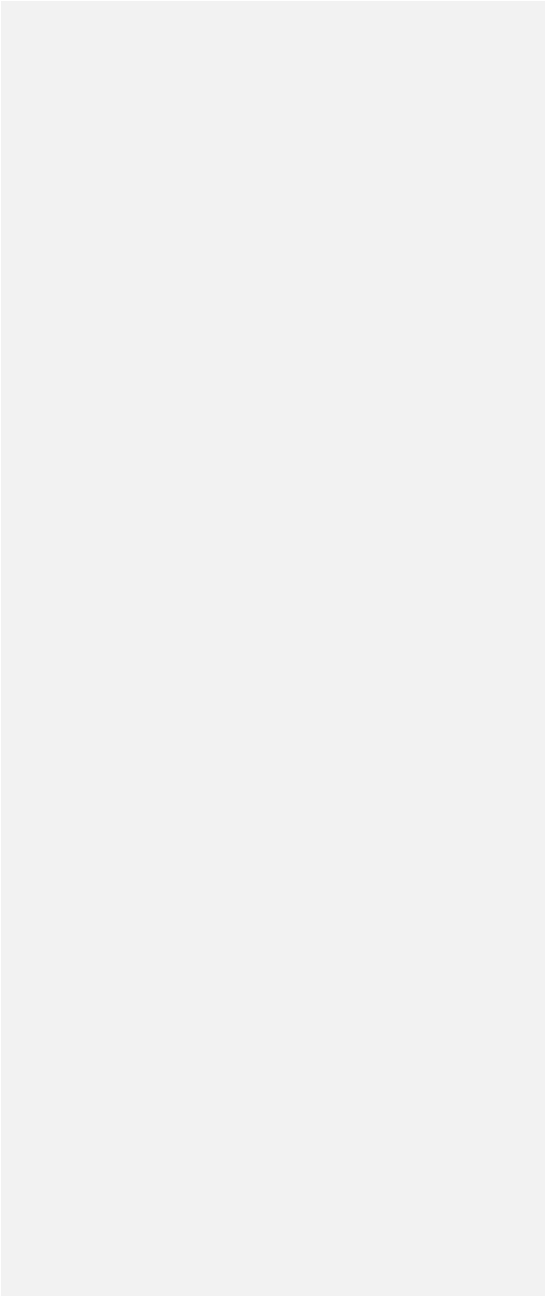
SIGN TYPE	STANDARDS
<p>I. Outdoor Advertising Sign (Billboards)</p> <p>1. Where Permitted: LM, HM, if located within 400 feet of on/off ramps of an Interstate Highway</p> <p>Example:</p> 	<p>2. Maximum Number: One</p> <p>3. Illumination Method: Outdoor advertising signs may be illuminated provided such illumination is placed and shielded so as to prevent direct rays of illumination from being cast on nearby properties and/or motor vehicles approaching on a public way from any direction. All externally illuminated outdoor advertising signs shall be lighted from the top of the sign downward to reduce light pollution. No rotating, revolving, flashing, or intermittent lighting devices shall be attached to or made a part of any billboard.</p> <p>4. Maximum Sign Area: 400 square feet</p> <ul style="list-style-type: none"> a) Top outs and side outs are permitted in addition to the above sign area dimensions. Top outs and side outs shall be confined to the immediate plane of the sign and may extend above and/or to the side of the sign face a maximum of two feet. Top outs and side outs shall not exceed a total of 32 square feet in area. b) Double-faced, back-to-back signs may be permitted provided that each individual sign face does not exceed the maximum display area requirements in subsection (a) above. A double-faced sign with an angle or spacing between the sign backs shall be considered as one sign (amended April 7, 2008). <p>5. Maximum Height: 60 feet</p> <p>6. Setbacks: Front and rear setbacks shall be the same as required in Table 4-2-1 for a principal building in the zoning district in which located. Billboards shall be set back a minimum of 25 from a side property line and 100 feet from an adjoining residentially-used or -zoned side property line.</p> <p>9. Notes:</p> <ul style="list-style-type: none"> a) Minimum separation from another billboard: 1,000 feet radius of another billboard. b) Construction: Billboards shall be constructed of metal with only one pole. Billboards shall not be stacked, horizontally or vertically. c) Minimum separation from utility lines shall be in compliance with the requirements of the utility provider having jurisdiction. d) Minimum requirements contained within the North Carolina Outdoor Advertising Control Act (North Carolina General Statute 136-126 et seq.) which are more stringent or in addition to those contained in this Section shall apply. e) Dilapidated and Abandoned Signs: If at any time a billboard falls into a state of dilapidation, disrepair, or becomes abandoned or discontinued as defined by the latest edition of Regulations for the Control of Outdoor Advertising in North Carolina by the North Carolina Department of Transportation, the permits for such sign shall be revoked.


SIGN TYPE	STANDARDS
<p>J. Portable Sign (A- and T-shaped signs) 1. Where Permitted: B-1</p> <p>Example:</p> 	<p>2. Maximum Number: One per street frontage or business</p> <p>3. Illumination Method: No illumination is allowed.</p> <p>4. Maximum Sign Area: 8 square feet</p> <p>5. Maximum Height: 4 feet</p> <p>6. Setbacks: Shall not impede vehicular view or pedestrian circulation along public streets or sidewalks</p> <p>7. Clearance: N/A</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <ul style="list-style-type: none"> a) Portable signs can only be displayed in the B-1 Zoning District during normal business hours. b) Portable signs may be displayed in other zoning districts to announce public events or as temporary signage in accordance with this ordinance. c) The Zoning Administrator shall require the removal of portable signs found to be in violation.



SIGN TYPE	STANDARDS
<p>K. Projecting Sign 1. Where Permitted: O&I, B-1, B-2, B-3, LM, HM</p> <p>Example:</p> 	<p>2. Maximum Number: One sign per street frontage or business. No projecting sign shall be located closer than 50 feet to any other projecting sign.</p> <p>3. Illumination Method: No illumination is allowed.</p> <p>4. Maximum Sign Area: 16 square feet</p> <p>5. Maximum Height: No projecting sign shall extend above the soffit, parapet, or eave line, as appropriate, of the building to which it is attached.</p> <p>6. Setbacks: Projecting signs shall project no more than 5 feet from the building to which they are attached and shall not extend beyond the inner edge of the curb line.</p> <p>7. Clearance: Projecting signs shall clear sidewalks and pedestrian paths by a height of at least 9 feet.</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <ol style="list-style-type: none"> The building to which a projecting sign is attached shall be 20 feet or more in width. No projecting sign shall be permitted on the same street frontage along which there is a freestanding sign. Projecting signs shall not be located at the intersection of building corners except at right angles to a building façade. The message of projecting signs shall be limited to the name(s) of the establishment(s) located on the zone lot and/or the name of a multi-use development located thereon.

SIGN TYPE	STANDARDS
<p>L. Suspended Sign 1. Where Permitted: O&I, B-1, B-2, B-3, LM, HM</p> <p>Example:</p> 	<p>2. Maximum Number: One sign for a single-occupancy building. For a multiple occupancy building, one sign for each occupant entrance.</p> <p>3. Illumination Method: No illumination is allowed.</p> <p>4. Maximum Sign Area: Where there are none, new suspended signs shall be no more than 10 inches high and 3 feet long.</p> <p>5. Maximum Height: 10 inches</p> <p>6. Setbacks: N/A</p> <p>7. Clearance: Suspended signs shall clear the ground and sidewalk by at least 9 feet.</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <ul style="list-style-type: none"> a) Suspended signs shall conform in size and appearance to existing signs under the same marquee or awning.




SIGN TYPE	STANDARDS
<p>M. Wall Sign</p> <p>1. Where Permitted: B-1, B-2, B-3, LM, HM. Permissible in O&I districts only on the front wall of buildings.</p> <p>Example:</p> 	<p>2. Maximum Number: One primary sign per building or unit façade. Secondary signs are allowed as described.</p> <p>3. Illumination Method: Internal illumination is allowed. External illumination is allowed if directed downward.</p> <p>4. Maximum Sign Area: One square foot of sign area for every linear foot of building façade or 32 square feet, whichever is greater. In no case shall the area of a single wall sign exceed 200 square feet. For buildings of four or more stories, the allowable sign area increases to 1.5 square feet of sign area for every linear foot of building façade.</p> <p>5. Maximum Height: No wall sign shall extend above the soffit, parapet, or eave, as appropriate of the building wall to which it is attached. If the building consists of more than two stories, wall signs shall not extend above the second story.</p> <p>6. Setbacks: N/A</p> <p>7. Clearance: N/A</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <ol style="list-style-type: none"> No wall sign shall protrude more than 12 inches from the wall to which it is attached. Wall signs, or portions thereof, placed between window spandrels shall not exceed in height two-thirds (2/3) of the height of the spandrels. Wall signs shall not cover or interrupt major architectural features. In industrial zoning districts, wall signs on the side of buildings adjacent to lots zoned residential are permitted only when the building is at least 50 feet from the side lot line of the residential lot. A maximum of two secondary signs are allowed for building facades of more than 75 linear feet. Secondary signs must be at least 15 feet from the primary sign and are limited to 50% of the sign area for the primary sign.

Commented [A052]: Clarification that wall signs are allowed per unit. New standards are included for secondary signs.

Commented [A053]: New language to better clarify minimum and maximum sign areas. The maximum for a single sign has increased to 200 square feet. Additional language has been added to allow buildings of four or more stories additional sign area.

Commented [A054]: This standard is deleted to allow for signs above the second story.

Commented [A055]: New language is proposed to allow for smaller, secondary signs on larger facades.

SIGN TYPE	STANDARDS
<p>N. Window Sign</p> <p>1. Where Permitted: O&I, B-1, B-2, B-3, LM, HM.</p> <p>Example:</p> 	<p>f) Two additional wall signs, conforming with the allowable sign area established for secondary signs, will be permitted on a structure if a property owner elects to install a ground sign instead of a freestanding pole sign or to replace an existing freestanding pole sign with a ground sign.</p> <p>2. Maximum Number: See sign area.</p> <p>3. Illumination Method: Neon signs and LED signs may only cover 10% of the window area of a building façade.</p> <p>4. Maximum Sign Area: Signage applied to the inside or outside of windows and visible from the exterior of the building shall not cover more than 30% of the window area of a building façade.</p> <p>5. Maximum Height: Window signs are only permitted on the ground level.</p> <p>6. Setbacks: N/A</p> <p>7. Clearance: N/A</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <p>a) Door and window signs less than 10% of the window area do not require permitting.</p>

Commented [A056]: Incentive language is proposed to encourage ground and monument signs.

Commented [A057]: These are new sign standards.

6-7.8 Nonconforming Signs

It is the intent of this Ordinance to permit signs that were lawful before the effective date of this Ordinance to remain in service. Specific provisions regarding nonconforming signs are delineated in Section 10-7, Nonconforming Signs.

~~A. Outdoor Advertising Signs (Billboards)~~

- ~~1. Permissible Zoning Districts: HM and LM within 400 feet of the on and off ramps of an interstate highway (amended April 7, 2008).~~
- ~~2. Maximum height: 60 feet.~~
- ~~3. Minimum separation from another billboard: 1,000 feet radius of another billboard.~~
- ~~4. Minimum setback: Front and rear setbacks shall be the same as required in Table 4-2-1 for a principal building the zoning district in which located. Billboards shall be set back a minimum of 25 from a side property line and 100 feet from an adjoining residentially used or zoned side property line.~~
- ~~5. Maximum sign display area:
 - ~~(a) 400 square feet in area.~~
 - ~~(b) Top outs and side outs are permitted in addition to the above sign area dimensions. Top outs and side outs shall be confined to the immediate plane of the sign and may extend above and/or to the side of the sign face a maximum of two feet. Top outs and side outs shall not exceed a total of 32 square feet in area.~~
 - ~~(c) Double faced, back to back signs may be permitted provided that each individual sign face does not exceed the maximum display area requirements in subsection (a) above. A double faced sign with an angle or spacing between the sign backs shall be considered as one sign (amended April 7, 2008).~~~~
- ~~6. Construction: Billboards shall be constructed of metal with only one pole. Billboards shall not be stacked, horizontally or vertically.~~
- ~~7. Minimum separation from utility lines shall be in compliance with the requirements of the utility provider having jurisdiction.~~
- ~~8. All structures, blank surfaces, backs and supports shall be uniformly painted in a neutral finish when exposed to any road and shall be maintained in good repair.~~

Commented [A058]: Previous format of sign standards. The standards have been incorporated into a new table and edits to those standards are denoted in the table.

- ~~9. Minimum requirements contained within the North Carolina Outdoor Advertising Control Act (North Carolina General Statute 136-126 et seq.) which are more stringent or in addition to those contained in this Section shall apply.~~
- ~~10. Outdoor advertising signs may be illuminated provided such illumination is placed and shielded so as to prevent direct rays of illumination from being cast on nearby properties and/or motor vehicles approaching on a public way from any direction. All externally illuminated outdoor advertising signs shall be lighted from the top of the sign downward to reduce light pollution. No rotating, revolving, flashing, or intermittent lighting devices shall be attached to or made a part of any billboard.~~
- ~~11. Dilapidated and Abandoned Signs: If at any time a billboard falls into a state of dilapidation, disrepair, or becomes abandoned or discontinued as defined by the latest edition of *Regulations for the Control of Outdoor Advertising in North Carolina* by the North Carolina Department of Transportation, the permits for such sign shall be revoked.~~

~~B. On-Premises Signs (freestanding pole or ground mounted on-premises signs unless otherwise specified)~~

- ~~1. Permissible Zoning Districts: O&I, B-2, B-3, HM and LM districts. Permissible in B-1 districts only if off-street parking is available on-site.~~
- ~~2. Maximum height:
 - ~~(a) In B-1 and O&I zoning districts: 12 feet.~~
 - ~~(b) In B-3 zoning districts: 20 feet.~~
 - ~~(c) In B-2, HM, and LM zoning districts: 35 feet except that within 400 feet of the right-of-way of interstate highways and interchanges, the maximum height shall be 60 feet.~~~~
- ~~3. Maximum sign area:
 - ~~(a) In B-1 zoning districts: 48 square feet.~~
 - ~~(b) In B-3 zoning districts: 60 square feet.~~
 - ~~(c) In O&I, B-2, HM, and LM zoning districts: 200 square feet except that within 400 feet of the right-of-way of interstate highways and interchanges, the maximum sign area shall be 300 square feet.~~~~

4. ~~Maximum number of freestanding or ground-mounted on-premises signs per parcel: one sign per adjoining public street frontage for each zone lot.~~
5. ~~Freestanding signs are not permitted on the same street frontage of a building along which there is a projecting sign.~~
6. ~~Minimum separation from rights of way, property lines and structures: 10 feet.~~
7. ~~Minimum separation from utility lines shall be in compliance with the requirements of the utility having jurisdiction.~~
8. ~~No unfinished surfaces or structures shall be exposed on on-premises signs.~~
9. ~~The zone lot on which a freestanding sign is located shall be accessible by automobile and contain off-street parking for the principal uses(s).~~
10. ~~Freestanding signs shall clear driveway and parking areas by a height of at least 14 feet and shall clear sidewalks and pedestrian paths by a height of at least 9 feet.~~

C. Wall Signs

1. ~~Permissible Zoning Districts: B-1, B-2, B-3, HM, and LM districts. Permissible in O&I districts only on the front wall of buildings.~~
2. ~~Maximum sign area: One square foot of sign area per linear foot of building per building side or a maximum of 160 square feet per building wall. Sign footage permitted per building side may not be used on other than that building side (no transfers or cumulative totals). The minimum guaranteed wall signage area at any individual premises is 32 square feet.~~
3. ~~No wall sign shall protrude more than 12 inches from the wall to which it is attached.~~
4. ~~No wall sign shall extend above the soffit, parapet, or eave line, as appropriate of the building to which it is attached. If the building consists of more than two stories, wall signs shall not extend above the second story.~~
5. ~~Wall signs, or portions thereof, placed between window spandrels shall not exceed in height two thirds (2/3) of the height of the spandrels.~~
6. ~~Wall signs shall not cover or interrupt major architectural features.~~

~~7. In industrial zoning districts, wall signs on the side of buildings adjacent to lots zoned residential are permitted only when the building is at least 50 feet from the side lot line of the residential lot.~~

~~8. Wall signs on the side of buildings in O & I zoning districts are not permitted.~~

D. Projecting Signs

~~1. Permissible Zoning Districts: O&I, B-1, B-2, B-3, HM, and LM districts.~~

~~2. Maximum sign area: 16 square feet.~~

~~3. Projecting signs shall be limited to one sign per street frontage, and shall not be located closer than 50 feet to any other projecting sign.~~

~~4. Projecting signs shall clear sidewalks and pedestrian paths by a height of at least 9 feet and shall project no more than 5 feet from the building to which they are attached, and shall not extend beyond the inner edge of the curb line.~~

~~5. The building to which a projecting sign is attached shall be 20 feet or more in width.~~

~~6. No projecting sign shall be permitted on the same street frontage along which there is a freestanding sign.~~

~~7. No projecting sign shall extend above the soffit, parapet, or eave line, as appropriate, of the building to which it is attached.~~

~~8. Projecting signs shall not be located at the intersection of building corners except at right angles to a building façade.~~

~~9. The message of projecting signs shall be limited to the name(s) of the establishment(s) located on the zone lot and/or the name of a multi-use development located thereon.~~

E. Suspended Signs

~~1. Permissible Zoning Districts: O&I, B-1, B-2, B-3, HM, and LM districts.~~

- ~~2. Suspended signs shall conform in size and appearance to existing signs under the same marquee or awning. Where there are none, new suspended signs shall be no more than 10 inches high and 3 feet long.~~
- ~~3. Maximum number of signs: one sign for a single occupancy building. For a multiple occupancy building, one sign for each occupant entrance.~~
- ~~4. Suspended signs shall clear the ground or sidewalk by at least nine feet.~~
- ~~5. Suspended signs shall not be illuminated.~~

F. Identification Signs

- ~~1. Permissible Zoning Districts: All residential zoning districts.~~
- ~~2. Maximum sign area: 32 square feet.~~
- ~~3. Maximum height: 8 feet.~~
- ~~4. Minimum setback: 10 feet from all property lines, except as authorized in subsection 5 below.~~
- ~~5. Ground mounted signs with the name of the residential or nonresidential subdivision or development may be located within a public road right-of-way on one side of the roadway entrance or in the roadway median provided that an encroachment agreement is obtained from the City or the North Carolina Department of Transportation and the sign does not exceed 42 inches in height.~~
- ~~6. Maximum number of signs: 1 per premises except that subdivisions may have one sign per vehicular entrance to the subdivision.~~
- ~~7. An identification sign may be mounted on a fence or wall that does not exceed 6 feet in height provided that the sign itself may not exceed the maximum sign area specified in subsection 2 above and the sign must be only an incidental part of the fence or wall.~~
- ~~8. Identification signs for residential subdivision and residential developments, if illuminated, shall be externally illuminated.~~

G. Menu Signs

1. ~~Permissible Zoning Districts: O&I, B-1, B-2, B-3, HM, and LM districts.~~
2. ~~Maximum sign area: 32 square feet.~~
3. ~~Maximum height if ground-mounted: 6 feet.~~
4. ~~Minimum setback from all property lines: 10 feet.~~
5. ~~Maximum number of signs per business establishment: 2.~~
6. ~~Menu signs shall be located so as not to be legible from a public street right-of-way or adjacent property.~~

H. ~~Awning and Canopy Signs~~

1. ~~Permissible Zoning Districts: O&I, B-1, B-2, B-3, HM and LM districts.~~
2. ~~Maximum sign area: 9 square feet.~~
3. ~~Maximum sign height: 12 inches.~~
4. ~~Maximum number of signs: one sign for a single-occupancy building. For a multiple-occupancy building, one sign for each occupant entrance.~~
5. ~~A sign attached to the underside of an awning or canopy is a suspended and subject to the requirements of subsection E above.~~

I. ~~Marquee Signs~~

1. ~~Permissible Zoning Districts: O&I, B-1, B-2, B-3, HM and LM districts.~~
2. ~~Maximum sign area: one square foot of sign area per linear foot of building frontage or a maximum of 160 square feet.~~
3. ~~Maximum number of signs: one marquee sign per premises. A marquee sign may be substituted for a standard wall sign but in no case shall there be both a marquee and wall sign on the same building wall.~~

4. ~~The height of a marquee sign shall not exceed the height of the marquee.~~

J. ~~Mobile or Portable Signs~~

1. ~~Mobile or portable signs (including A- and T-shaped signs) are prohibited except for the following:~~

(a) ~~Public event announcement signs in accordance with the requirements of Section 6-7.5, J.~~

(b) ~~Temporary signs announcing the grand opening of a new business and that comply with the requirements of Section 6-7.5, V.~~

(c) ~~In the B-1, Central Business District a mobile or portable A-shaped signs such as 'sandwich boards'/'A frame' shall be permitted, provided such signs shall not:~~

(1) ~~exceed 8 square feet (4 square feet per side) in total area per display surface with a maximum height of 48 inches,~~

(2) ~~exceed one sign per street frontage per business, displayed during normal business hours, and shall not impede vehicular view or pedestrian circulation along public streets or sidewalks.~~

2. ~~The Zoning Administrator shall require the removal of mobile or portable signs found to be in violation.~~

K. ~~Professional or Occupational Signs or Name Plates; Incidental Signs~~

1. ~~Permissible Zoning Districts: All zoning districts.~~

2. ~~Maximum sign area: 3 square feet.~~

3. ~~Maximum height: 30 inches if ground mounted, signs in this category may also be mounted flush against the structure.~~

4. ~~Minimum setback: No sign shall be located within a street right-of-way. However, in any area in which a curb or the edge of the street pavement lies less than 5 feet from a street right-of-way, no on-premises sign shall be located closer than 5 feet to such right-of-way.~~

~~5.—Maximum number of signs per establishment: 4~~

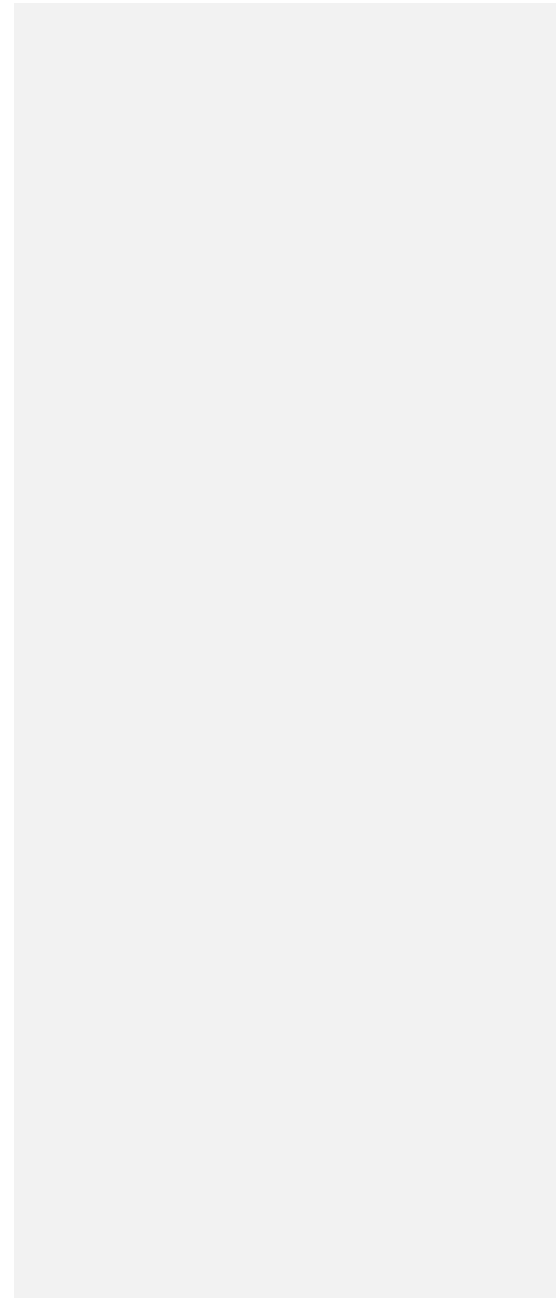


Table 6-7.1 Summary Table of Sign Requirements by Type of Sign
(amended July 7, 2019)

Sign Type	Permissible Zoning Districts	Maximum Number of Signs	Maximum Sign Area	Maximum Sign Height
Outdoor Advertising (Billboards)*	HM, LM, within 400' of an interstate	1,000 ft. minimum separation required	400 sq. ft.	60 ft.
On-premises	O&I, B-2, B-3, HM, & LM B-1 only if off-street parking is available on-site	1 per street frontage	B-1: 48 sq. ft. B-3: 60 sq. ft. O&I, B-2, HM, & LM: 200 sq. ft. or 300 sq. ft. if within 400 ft. of interstate	B-1 & O&I: 12 ft. B-3: 20 ft. B-2, HM, & LM: 35 ft. or 60 ft. if within 400 ft. of interstate
Wall	O&I, B-1, B-2, B-3, HM, & LM	1 per building wall O&I: only on the front wall	1 sq. ft. of sign area per linear ft. of building wall or a maximum of 160 sq. ft.	May not exceed the building height
Projecting	O&I, B-1, B-2, B-3, HM, & LM	1 per street frontage	16 sq. ft.	n/a
Suspended	O&I, B-1, B-2, B-3, HM, & LM	1 per occupant entrance	2.5 sq. ft.	10 inches
Identification	All residential zoning districts	1 per premises or 1 per subdivision entrance	32 sq. ft.	8 ft.
Menu	O&I, B-1, B-2, B-3, HM, & LM	2 per business establishment	32 sq. ft.	6 ft.
Awning or canopy	O&I, B-1, B-2, B-3, HM, & LM	1 per occupant entrance	9 sq. ft.	12 inches
Marquee	O&I, B-1, B-2, B-3, HM, & LM	1 per premises; may be substituted for a wall sign	1 sq. ft. of sign area per linear ft. of building frontage or a maximum of 160 sq. ft.	May not exceed the building height
Mobile or portable	O&I, B-1, B-2, B-3, HM, & LM	1 per premises	12 sq. ft.	4 ft.
Professional or Occupational Signs and Nameplates; Incidental Signs	All zoning districts	1 per establishment	3 sq. ft.	30 inches

* Advertising signs shall also comply with the permit procedures and standards contained in Section 6-7.7, A and the current edition of the North Carolina Department of Transportation outdoor advertising manual.



AGENDA ITEM # 5

Proposed Amendment to Article 4 of the Unified Development Ordinance

Presenter

Ashley Ownbey, Development Director

Public Hearing

Yes No

Summary

The Planning Board shall advise and comment on the Proposed Text Amendments to the City of Mebane Unified Development Ordinance Article 4 (“Use Regulations, Density, and Dimensional Standards, Development Standards for Individual Uses”). The applicant 3S Investments, LLC, proposes to amend Table 4-1-1 (Table of Permitted Uses) to allow Equipment Rental and Leasing (with outside storage) use in the B-2, General Business District with a Special Use request considered by the Mebane City Council. Currently, Equipment Rental and Leasing (with outside storage) is permitted with development standards in the LM, Light Manufacturing District and HM, Heavy Manufacturing District. A minor revision is proposed to Section 4-7.7, D. to reflect the application of the development standards in the B-2 Zoning District.

Staff finds the proposed text amendment would allow for future commercial growth opportunities and still afford protections as a Special Use request in the B-2 Zoning District. Currently “Outside Storage” is permitted as a standalone use in the B-2 Zoning District with a Special Use Permit.

Financial Impact

N/A

Staff Recommendation

Staff advises an in-favor recommendation of the proposed amendment, as presented, to be reviewed by the Mebane City Council at the April 3, 2023, Public Hearing.

Suggested Motion

Motion to approve the amendment to the City of Mebane Unified Development Ordinance as presented. The amendment is consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan.

Attachments

1. Pages from Article 4 of the Unified Development Ordinance with proposed text amendments in red
2. Text Amendment Application

4-1-1 Table of Permitted Uses														
02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13, 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19; 06/01/20; 10/04/21; 06/06/22; 07/11/22	Ref.	Development												
	SIC	Standards	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	LM	HM
RESIDENTIAL USES														
Single Unit Residential														
Single-Family Detached Dwelling	0000		P	P	P	P	P	P						
Modular Home	0000		P	P	P	P	P	P						
Manufactured Home, on individual lot (within MH Overlay District Only)	0000	Sec. 4-7.3 A				S								
Patio Home Dwelling	0000	Sec. 4-7.3 B					D	D						
Multiple Unit Residential														
Condominium, less than 2 acres in area	0000	Sec. 4-7.3 C					D	D		D				
Condominium, 2 or more acres in area	0000	Sec. 4-7.3 C					D	D		D				
Manufactured Home Park (within MH Overlay District Only)	0000	Sec. 4-7.3 D				S								
Multifamily Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 E					D	D		D				
Multifamily Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 E					D	D		D				
Townhouse Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 F				D	D	D		D				
Townhouse Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 F				D	D	D		D				
Two-Family Dwelling (duplex)	0000						P	P						
Group Residential														
Boarding and Rooming House	7021	Sec. 4-7.3 G								D	D			
Family Care Home	8361	Sec. 4-7.3 H	D	D	D	D	D	D						
Group Care Facility	8361	Sec. 4-7.3 I							D		D			
Temporary Emergency Shelter	0000	Sec. 4-7.3 L	D	D	D	D	D	D	D	D	D	D	D	D
Innovative Residential Developments														
Live/Work Combination Dwelling & Nonresidential Use	0000	Sec. 4-7.3 M					D	D	D	D	D	D		
Planned Unit Development	0000	Sec. 4-7.3 N	D	D	D	D	D	D	D	D				
Residential Cluster Development	0000	Sec. 4-7.3 O	D	D	D	D	D	D						
Traditional Neighborhood Development	0000	Sec. 4-7.3 P	D	D	D	D	D	D						
ACCESSORY USES AND STRUCTURES														
Accessory Dwelling Unit (on single-family lots)	0000	Sec. 4-7.4 A	D	D	D	D	D	D						
Accessory Dwelling Unit to an Office Use	0000	Sec. 4-7.4 B							D	P	D			
Accessory Uses and Structures (customary)	0000	Sec. 4-1 G	D	D	D	D	D	D	P	D	P	P	P	P
Caretaker Dwelling	0000	Sec. 4-7.4 C	D	D	D	D	D	D	D	D	D	D	D	D
Communication Tower Under 50' in Height	0000	Sec. 4-7.4 D	D	D	D	D	D	D		P	P	P	P	P
Home Occupation	0000	Sec. 4-7.4 E	D	D	D	D	D	D		D				
Satellite Dish Antenna	0000	Sec. 4-7.4 F	D	D	D	D	D	D	P	P	P	P	P	P
RECREATIONAL USES														
Amusement or Water Parks, Fairgrounds	7996													
Athletic Fields	0000	Sec. 4-7.5 A	S	S	S	S	S	S			S		S	S

P = Permitted by right

D = Development standards must be met

E = Exempt from UDO regulation

BA = Special Use request, Board of Adjustment

S = Special Use request, City Council

4-1-1 Table of Permitted Uses

02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13, 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19; 06/01/20; 10/04/21; 06/06/22; 07/11/22	Ref. SIC	Development Standards													
			R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	LM	HM	
Auditorium, Coliseum or Stadium	0000	Sec. 4-7.5 B										S		S	S
Batting Cages, Outdoor	7999	Sec. 4-7.5 C										D		D	
Batting Cages, Indoor	7999											P			
Billiard Parlor, Pool Hall	7999										P	P	P		
Bowling Center	7933											P		P	P
Campground/RV Park	7033	Sec. 4-7.5 D	BA											BA	
Civic, Social and Fraternal Clubs and Lodges	8641	Sec. 4-7.5 E	BA	BA	BA	BA	BA	BA	BA	BA	D	D	D		
Indoor Recreation featuring Coin-Operated Amusements and similar entertainment, except Adult Arcade & Video Gaming Arcade	7993										P	P	P		
Community Center	7999	Sec. 4-7.5 F	BA	BA	BA	BA	BA	BA	BA						
Country Club with Golf Course	7997	Sec. 4-7.5 G	BA	BA	BA					BA		BA	BA		
School for the Arts	7911										P	P	P		
Fortune Tellers, Astrologers	7999										P	P	P		
Go-Cart Raceway	7999														P
Golf Course, Outdoor	7992	Sec. 4-7.5 H	BA	BA	BA							BA		BA	BA
Golf Course, Miniature	7999											P	P	P	
Golf Driving Range	7999											P		P	
Health Club or Gym	7991										P	P	P		
Private Club or Recreational Facility, Outdoor	7997	Sec. 4-7.5 I	D	D	D	D	D	D	D	D	D	P	D		P
Public Park	7990		P	P	P	P	P	P	P	P	P	P	P	P	P
Race Track Operation	7948	Sec. 4-7.5 J													S
Riding Academy, Riding Stables, Equestrian Facility	7999	Sec. 4-7.5 H	S	S											S
Shooting Range, Indoor	7999	Sec. 4-7.5 L												D	D
Skating Rink	7999											P		P	
Sports and Recreation Club, Indoor	7997									P	P	P	P	P	
Swim and Tennis Club	7997	Sec. 4-7.5 N	BA	BA	BA	BA	BA	BA	BA		D	P	D	P	P
EDUCATIONAL AND INSTITUTIONAL USES															
Ambulance Service	4119									P		P		P	P
Cemetery, Columbarium or Mausoleum (Principal Use)	0000	Sec. 4-7.6 A	S	S	S	S						D		P	P
Cemetery, Columbarium or Mausoleum on Same Property as Church or Other Place of Worship	0000	Sec. 4-7.6 B	D	D	D	D	D	D	D	D	D	D	D	P	P
Church Or Other Place of Worship	8661	Sec. 4-7.6 C	D	D	D	D	D	D	D	D		P		S	S
College, University, Technical Institute	8220	Sec. 4-7.6 D								S	S	S		D	D
Crematorium												S		P	
Day Care Center, Adult and Child, 5 or Less Clients (accessory use)	8322	Sec. 4-7.6 F	D	D	D	D	D	D	D	P	P	P	P	P	P
Day Care Center, Adult and Child, 6 -12 Clients (principal use)	8322	Sec. 4-7.6 G	S	S	S	S	S	S	S	P	P	P	P	P	P

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			R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	LM	HM		
Day Care Center, Adult and Child, 13 or More Clients (principal use)	8322	Sec. 4-7.6 G.1	S	S							D	D	P	D	S	S
Elementary or Secondary School	8211	Sec. 4-7.6 H	BA	BA	BA	BA	BA	BA			BA		BA	BA		
Fire Station/Emergency Medical Service	9224	Sec. 4-7.6 I	D	D	D	D	D	D			P	D	P	D	P	P
Government Office	9000										P				P	P
Hospital	8062										P					
Library	8231	Sec. 4-7.6 J	D	D	D	D	D	D			P	D	P	D		
Museum or Art Gallery	8412										P	P	P	P		
National Guard /Military Reserve Center	0000										P	P			P	P
Nursing and Convalescent Home, Rest Home	8050	Sec. 4-7.6 K	S	S	S	S	S	S			S		S	S		
Police Station	9221										P	P	P	P	P	P
Post Office	0000										P	P	P	P	P	P
Retreat/Conference Center	0000	Sec. 4-7.6 M									P		P		D	
School Administration Facility	9411										P		P		P	P
Urgent Care Facility	8093										P		P		P	
Vocational, Business or Technical School	8240										P		P		P	
Wellness Center	8052										P	BA	P	BA	P	
BUSINESS, PROFESSIONAL and PERSONAL SERVICES																
Advertising, Outdoor Services	7312												P	P	P	P
Parking Lot	7521										P	P	P		P	P
Automobile Rental or Leasing	7510											S	P		P	P
Automobile, ATV, and Motorcycle Repair Services, Minor	0000	Sec. 4-7.7 A										S	D	S	D	P
Automobile Repair Services, Major	0000	Sec. 4-7.7 A													S	S
Automobile Towing and Storage Services	7549														P	P
Bank, Savings and Loan, or Credit Union, inc. ATMs	6000										P	P	P	P		
Barber Shop, Beauty Shop, Cosmetic Tattoos	7241	Sec. 4-1.G									P	P	P	P		
Bed and Breakfast	7011	Sec. 4-7.7 B	D	D	D	D					P	D	P	D		
Bicycle Repair	3751											P	P	P	P	
Boat Repair	3730														P	P
Car Wash, Auto Detailing	7542												P			P
Clothing Alteration or Repair	0000											P	P	P		
Contractor Office with Outside Storage Yard	0000	Sec. 4-7.7 C													D	D
Computer Maintenance and Repair	7378											P	P	P		
Craft Studio												P	P	S	P	
Equipment Rental and Leasing (no outside storage)	7350												P		P	P
Equipment Rental and Leasing (with outside storage)	7350	Sec. 4-7.7 D											S		D	D
Equipment Repair	7690												P		P	
Funeral Home, Crematorium	7261										P	P	P			

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			R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	LM	HM		
Furniture Refinishing and Repair, Upholstery Shops	7641														P	P
Furniture Display and Showrooms	0000										P		P			
Hotel or Motel, except Adult Motel**	7011										P	P	P			
Insurance Agency, no On-site Claims Inspections	6411										P	P	P	P		
Insurance Agency, with On-site Claims Inspections	6411												P		P	
Kennels, with Outside Runs	0752		S	S											S	S
Kennels, with No Outside Runs	0752	Sec. 4-7.7 E	S	S											P	P
Landscape and Horticultural Services	0780												P		P	
Laundromat, Coin-Operated	7215											P	P	P		
Laundry or Dry Cleaning Plant	7211															P
Laundry or Dry Cleaning, Retail Facility	7212										P	P	P	P		
Locksmiths, Gunsmiths	7699											P	P	P		
Makerspace												P	P	S	P	
Martial Arts Instructional School	7999										P	P	P	P		
Medical or Dental Laboratory	8071											P	P		P	
Medical or Dental Offices	8021										P	P	P	P		
Medical Office Park	8011										P		P		P	
Offices, General	0000										P	P	P	P		
Office Uses Not Listed Elsewhere	0000										P	P	P			
Pest or Termite Control Services	7342												P		P	
Photography, Commercial Studio	7335										P	P	P	P		
Appliance Repair	7623														P	P
Services, Miscellaneous Not Listed Elsewhere	7699										BA		P		P	
Shoe Repair or Shoeshine Shop	7251											P	P	P		
Stock, Security, and Commodity Brokers	62										P	P	P	P		
Tattoo Parlor & Body Piercing												P	P	S		
Television, Radio or Electronics Repair	7620												P		P	P
Theater (indoor), except Adult Theater**	7832										P	P	P			
Theater (outdoor)	7833										P		P			
Tire Recapping	7534														P	P
Truck Driving School	8249														P	P
Truck and Utility Trailer Rental and Leasing	0000														P	P
Truck Washing	7542															S
Veterinary Clinic	0742										P		P		P	
Watch, Clock, and Jewelry Repair	7631										P	P	P	P		
Welding Shop	0000															P
RETAIL TRADE																
ABC Store (packaged liquor)	5921											P	P			

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			R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	LM	HM	
Antique Store	5932										P	P	P		
Apparel and Accessory Store	5600										P	P	P		
Appliance Store	5722										P	P	P		
Arts and Crafts	0000										P	P	P		
Auto Supply Sales	5531										P	P			
Bakery	5461										P	P	P		
Bar, Night Club, Tavern, Brewpub	5813	Sec. 4-7.8 A									P	D	D		
Bicycle Sales	5571										P	P		P	
Boat Sales	5551											P		P	
Bookstore, except Adult Bookstore**	5942									P	P	P	P		
Building Supply Sales	5211	Sec. 4-7.8 B										D		D	D
Convenience Store, no Gas Pumps	5411										P	P	P	P	P
Convenience Store, with Gas Pumps	5411	Sec. 4-7.8 C									BA	P	BA	P	P
Department, Variety or General Merchandise	5300										P	P			
Drugstore or Pharmacy	5912									P	P	P	P		
Farm Supplies and Equipment	0000	Sec. 4-7.8 H										D		P	P
Interior Decorating	5710										P	P	P	P	
Florist	5992									P	P	P	P		
Food Stores	54	Sec. 4-7.8 D									D	P	D	P	
Fuel Oil Sales	5980											P		P	P
Furniture Sales	5712									P	P	P			
Garden Center or Retail Nursery	5261											P	P	P	
Hardware Store	5251										P	P	P	P	
Home Furnishings, Miscellaneous	5719										P	P	P		
Manufactured Home Sales	5271	Sec. 4-7.8 E										S		S	
Motor Vehicle Sales (new and used)	5511										BA	P		P	P
Office Supplies and Equipment	5999									P	P	P	P	P	
Optical Goods Sales	5995									P	P	P	P		
Paint and Wallpaper Sales	5231										P	P	P	P	
Pawnshop or Used Merchandise Store	5932										P	P	P		
Pet Store	5999										P	P	P		
Radio, Television, Consumer Electronics, and Music Stores	5731										P	P	P		
Retail Sales, Miscellaneous not listed elsewhere	5999										P	P	P		
Recreational Vehicle Sales	5561											P		P	P
Restaurant (drive-in or take out window only)	5812	Sec. 4-7.8 F									D	D	D	P	P
Restaurant (with drive-through)	5812	Sec. 4-7.8 G									D	D	D	P	P
Restaurant (without drive-through)	5812									S	P	P	S	P	P
Service Station, Gasoline Sales	5541	Sec. 4-7.8 I									BA	P	BA	P	P

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4-1-1 Table of Permitted Uses															
02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13, 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19; 06/01/20; 10/04/21; 06/06/22; 07/11/22	Ref.	Development													
	SIC	Standards	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	LM	HM	
Shopping Center	0000	Sec. 4-7.8 J									D				
Superstore	0000	Sec. 4-7.8 K									D		D		
Tire Sales	5531										S		P	P	
Truck Stop, Travel Plazas	5541	Sec. 4-7.8 L												S	
Retail Stores <3,000 square feet (s.f.)										P	P	P			
Retail Stores 3,000 s.f. - 20,000 s.f.										P	P				
Retail Stores 20,000 s.f. - 50,000 s.f.											P				
WHOLESALE TRADE															
Farm Product Raw Materials	515													P	
Hardware	5072								S		P		P	P	
Petroleum and Petroleum Products, Bulk Storage	517	Sec. 4-7.9 B												BA	
Other Hazardous Materials Trade and Storage	4953													BA	
Wholesale Trade, not listed elsewhere	0000												P	P	
TRANSPORTATION, WAREHOUSING AND UTILITIES															
Airport or Air Transportation Facility	4500	Sec. 4-7.9 A												S	
Bulk Mail and Packaging	4212												P	P	
Bus Terminal	4100								S				P	P	
Broadcast Station	4800										P		P	P	
-Broadcast Studio	4800									P	P		P	P	
Communications Tower, Public Safety	0000	Sec. 4-7.9 C	D	D	D	D	D	D	D	D	D	D	D	D	
Communications Tower and All Other Radio, Television Towers Over 50' In Height	0000	Sec. 4-7.9 D											S	S	
Composting Facility															
Courier Service	4215										P		P	P	
Data Center													S	P	
Distribution Center	4220												P	P	
Farm Product Warehousing and Storage	4221												P	P	
Junkyard or Recycling Facility	5093														
Landfill, Construction & Demolition Debris	5093														
Landfill, Municipal Waste															
Landfill, Land Clearing & Inert Debris	4953														
Moving and Storage Service	4214										S		P	P	
Outside Storage	0000										S		P	P	
Public Works and Public Utility Facilities Essential to the Immediate Area	0000	Sec. 4-7.9 H	S	S	S	S	S	S	S	S	S	S	S	S	
Railroad Station	4010								S	S	S		P	P	
Railyard													S	P	
Recycling Collection Station or Point	0000												P	P	

P = Permitted by right

D = Development standards must be met

E = Exempt from UDO regulation

BA = Special Use request, Board of Adjustment

S = Special Use request, City Council

4-1-1 Table of Permitted Uses

02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13, 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19; 06/01/20; 10/04/21; 06/06/22; 07/11/22	Ref. SIC	Development Standards													
			R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	LM	HM	
Wastewater Treatment Plant (Water Resource Recovery Facility)	4952	Sec. 4-7.9 I												S	S
Small Wireless Facility	23713	Sec. 4-7.9.F	D	D	D	D	D	D	D	D	D	D	D	D	D
Solar Farms		Sec. 4-7.9 G												S	S
Taxi Terminal	4121										P	P			
Telephone Exchange, Transformer Stations	0000	Sec. 4-7.9 K	BA	BA	BA	BA	BA	BA			BA	BA		BA	BA
Transfer Station, Municipal Solid Waste	4953														BA
Transformer Stations	0000	Sec. 4-7.9 K	BA	BA	BA	BA	BA	BA	BA		BA			BA	BA
Trucking or Freight Terminal	4213														P
Warehousing, Assembly & Distribution	4220													P	P
Indoor Warehouse (self-storage)	4225	Sec. 4-7.9 L										D		P	P
Water Treatment Plant	0000	Sec. 4-7.9 M												S	S
Wireless Communications Facility	23713	Sec. 4-7.9.E	D	D	D	D	D	D	D	D	D	D	D	D	D
MANUFACTURING and INDUSTRIAL USES															
Apparel and Finished Fabric Products	2300													P	P
Bakery Products	2050											S		P	P
Batteries	3691														S
Beverage Products	2086											P		P	P
Cabinet and Woodworking Shops	2434											S		P	P
Carpets, Bedding	0000													S	P
Chemicals, Paints and Allied Products	2800														S
Computer and Office Equipment	3570													P	P
Asphalt, Concrete, Cut Stone and Clay Products	3200														S
Dairy Products	2020														P
Drugs and Pharmaceuticals	283													P	P
Electronic and Other Electrical Equipment	36														P
Food Preparation and Related Products, Miscellaneous	209													P	P
Furniture and Fixtures	2500													S	P
Glass	3200														P
Hardware and Housewares	0000													S	P
Heating, Equipment and Plumbing Fixtures	3430														P
Ice	2097											P		P	P
Industrial and Commercial Machinery	3500														P
Jewelry and Silverware Fabrication, No Plating	3915										P	P		P	P
Machine Shop	3599											S		P	P
Manufactured Housing and Wood Buildings	2450													S	P
Metal Fabricating	0000														P
Microbrewery/Microdistillery											S	S		P	P

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4-1-1 Table of Permitted Uses															
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	SIC	Standards	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	LM	HM	
Millwork, Plywood and Veneer	2430													P	
Paper Products	2670												S	P	
Printing and Publishing	2700										S		P	P	
Research & Development	8730									S	S		P	P	
Rubber and Plastics, Miscellaneous	3000													S	
Sheet Metal Shop	0000													P	
Signs	3993										P		P	P	
Soaps and Cosmetics	2840												P	P	
Sporting Goods and Toys	3940												P	P	
Textiles	2200													P	
Tobacco Products	2110													S	
Industry, Light	0000												S	P	
Industry, Heavy	0000													S	
AGRICULTURAL USES															
Bona fide farm operation except commercial feeder/breeder operation	0000	Sec. 1-5	E	E	E	E	E	E	E	E	E	E	E	E	E
MINING USES															
Mining, Quarrying, Sand Pits, Clay and Mineral Extraction	1000	Sec. 4-7.12 A													
TEMPORARY USES															
Arts and Crafts Show	0000								P	P	P	P			
Carnivals and Fairs	7999	Sec. 4-7.13 A							S		D		D	D	
Farm Products, Christmas Tree, Pumpkin, Seafood, Firework Stand and Similar Outdoor Seasonal Sales	0000	Sec. 4-7.13 D							D	D	D	D	P	P	
Concerts, Stage Show	7920	Sec. 4-7.13 B								D	D				
Convention, Trade Show	0000									P	P	P	P	P	
Agritourism	0000	Sec. 4-7.13 C	D												
Health Care Structure		Sec. 4-7.13 F	D	D	D	D	D	D							
Horse Show, Rodeo	7999		S										P	P	
Farmers Market	5431	Sec. 4-7.13 E	D	D						D	D	D	D		
Outdoor Religious Event	0000	Sec. 4-7.13 G	S						S	S D	S D		D	D	
Temporary Debris Storage and Reduction Sites		Sec. 4-7.13 L	D						D	D	D	D	D	D	
Temporary Real Estate Sales or Rental Office (with concurrent building permit for permanent building)	0000		P	P	P	P	P	P	P	P	P	P	P	P	
Temporary Construction Office or Security Residence	0000	Sec. 4-7.13 H	D	D	D	D	D	D	D		D		P	P	
Temporary Portable Storage Containers	0000	Sec. 4-7.13 K	D	D	D	D	D	D	D	D	D	D	D	D	
Temporary and Special Events not Listed Elsewhere	0000	Sec. 4-7.13 I							D	D	D	D	D	D	
Turkey Shoot	0000	Sec. 4-7.13 J											D	D	
Yard Sale	0000		P	P	P	P	P	P							

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4-1-1 Table of Permitted Uses

02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13, 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19; 06/01/20; 10/04/21; 06/06/22; 07/11/22	Ref. SIC	Development Standards	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	LM	HM
MISCELLANEOUS USES														
Adult Establishment**	0000	Sec. 4-7.14 B												S
Animal Shelter	0752												P	P
Video Gaming Arcade	0000	Sec. 4-7.14 D									S			

*** Chapter 4 of the City of Mebane Ordinances regulates the keeping of certain animals within the corporate limits of the City of Mebane. Consequently, some animal operations may not be permissible within Zoning districts that are located within the corporate limits.**

**** Adult Establishment includes adult arcade, adult bookstore, adult video store, adult cabaret, adult motel, massage parlor, adult motion picture theater, adult theater, escort agency, sexual encounter studio, or any combination of the foregoing. See Definition in Article 12**

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HM and LM districts.

Amended June 6, 2022

2. General Requirements:

- (a) Use Separation: The active uses and all structures shall be separated from surrounding the side or rear property line of any residentially-zoned or used lot according the following table:

Contractor Yard Area (acres)	Separation (feet)
0 – 2	50
2 – 5	75
5 – 10	100
10 or greater	150

Amended June 6, 2022

- (b) Security Fencing: Security fencing, a minimum of 6 feet in height, shall be provided around all outside storage areas.
- (c) Screening: Whenever the use abuts a residential district, a minimum six-foot high fence and landscaping shall be provided in accordance with Section 6-4.

D. Equipment Rental and Leasing (with outside storage)

1. Where Development Standards are Required:

B-2, HM, and LM districts.

Amended June 6, 2022

2. General Requirements:

- (a) Use Separation: Fifty feet minimum from any side or rear property line of any residentially-zoned or used lot.
- (b) Security Fencing: Security fencing, a minimum of 6 feet in height, shall be provided around all outside storage areas.
- (c) Screening: Whenever the use abuts a residential district, a minimum six-foot high fence and landscaping shall be provided in accordance with Section 6-4.

- (d) Vehicular Access: Principal access shall be from a collector or higher capacity road.

E. Kennels with Outside Runs

1. Where Development Standards are Required:

R-20, R-15, and HM districts.

Amended June 6, 2022

2. General Requirements:

- (a) Minimum Lot Area: The minimum lot area shall be one acre.
- (b) Outside Pens and Runs: Pens and runs located outdoors shall be located a minimum of 100 feet from any residentially-zoned or used lot and shall be screened in accordance with the standards of Section 6-4. Outdoor runs shall have a concrete floor, drains shall be provided every 10 feet, and drains shall be connected to an approved sanitary facility. Three sides of each run must have four foot high walls of block or concrete. The open side of the run must be screened from the view of the public.
- (c) Noise: The amount of noise generated by the use shall not disrupt the activities of the adjacent land uses and in no case shall noise-generated activities be conducted between the hours of 6:00 pm and 8:00 am.
- (d) Outdoor storage areas shall comply with the screening requirements of Section 6-4.
- (e) The facility's waste treatment plan must be approved by the city.

4-7.8 Development Standards for Retail Trade Uses

Development standards applicable to particular retail trade uses identified in Table 4-1-1, Table of Permitted Uses include:

A. Bar, Night Club, Tavern, Brewpub

1. Where Development Standards are Required:

B-2 and B-3 districts.



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: BS Investments, LLC

Address of Applicant: Po Box 423, Mebane, Nc 27302

Address and brief description of property to be rezoned: 1301 S. Third Street Mebane Nc Po 163673

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: Text AMENDMENT

Sketch attached: Yes X No SUPPORTING DOCUMENTS

Reason for the requested re-zoning: Text AMENDMENT

Signed: Clara D. Hall, PE

Date: 2-13-2023

Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

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

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

Date: 2-13-23

Project Manager: CDH

TRANSMITTAL SHEET

Attn: Planning Dept.

L.E.A.D.S. GROUP, P.A.

LAND ENGINEERING AND DEVELOPMENT SERVICES



City of Mebane—Zoning Administrator

Enclosed:

1 Copy - Petition for Text amendment to the UDO
This sheet

Thank you,
The L.E.A.D.S. Group, PA
Chad Huffine
336-227-8724

CITY OF MEBANE

Please let us know if you have any questions.

L.E.A.D.S. GROUP, P.A.

505 E. Davis Street
Burlington, NC 27215

Phone: 336-227-8724
Fax: 336-222-9917

February 13, 2023

505 East Davis Street
Burlington, N.C. 27215
Phone: (336) 227-8724
Fax: (336) 222-9917

City of Mebane
Attention: City of Mebane – Zoning Administrator
106 East Washington Street
Mebane, North Carolina 27302

Reference: Amendment to the Unified Development Ordinance
Article 9 Amendments to Text
Article 4.1 Permitted Uses and Associate Table 4-1-1

Petitioner: Person or Organization:
The L.E.A.D.S. Group, PA.
505 E. Davis Street
Burlington, NC 27215

Charles D. “Chad” Huffine, PE

The L.E.A.D.S. Group, PA., respectfully requests an amendment to the current City of Mebane Unified Development Ordinance in accordance with the process and procedures set forth within the City of Mebane Unified Development Ordinance, Article 9 – Amendments.

Summary of the specific objective of the proposed change in the text of the Ordinance:

The objective of the proposed amendment is to create a provision within the Unified Development Ordinance for outdoor storage at an equipment rental and leasing use to be located within the B2 zoning district.

The specific use would be subject to the special use request process and any applicable development standards already in effect for the same use in other zoning districts.

The amendment to Table 4-4-1 of permitted uses, specific to use code 7350, under the B2 column inserts the letter “S”.

This amendment provides a process to consider the above referenced use 7350 within the B2 zoning district, while affording the City Staff and City Council the site specific review and public input required of similar uses in other zoning districts.

Specific Ordinance section or article referenced: 4-1-1 Table of Permitted Uses (ver. 7/11/2022)

1. Description of Current Ordinance:

Page 4-4 found at the bottom of Table 4-1-1 – Use code 7350 Equipment Rental and Leasing (with outside storage)

Ref. Development Standards	4-1-1 Table of Permitted Uses												
	R20	R15	R12	R10	R8	R6	CU	B1	B2	B3	LW	ISM	
Day Care Center, Adult and Child, 13 or More Clients (principal use)													
Elementary or Secondary School													
Fire Station/Emergency Medical Service													
Government Office													
Hospital													
Library													
Museum or Art Gallery													
National Guard/Military Reserve Center													
Nursing and Convalescent Home, Rest Home													
Police Station													
Post Office													
Retreat/Conference Center													
School Administration Facility													
Night Care Facility													
Vocational, Business or Technical School													
Wellness Center													
BUSINESS, PROFESSIONAL and PERSONAL SERVICES													
Advertising, Outdoor Services													
Parking Lot													
Automobile Rental or Leasing													
Automobile, ATV, and Motorcycle Repair Services, Minor													
Automobile Repair Services, Major													
Automobile Towing and Storage Services													
Bank, Savings and Loan, or Credit Union, Inc. ATMs													
Barber Shop, Beauty Shop, Cosmetic Tonsors													
Bed and Breakfast													
Bicycle Repair													
Boat Repair													
Car Wash, Auto Detailing													
Contractor Office with Outside Storage Yard													
Computer Maintenance and Repair													
Craft Studio													
Equipment Rental and Leasing (no outside storage)													
Equipment Rental and Leasing (with outside storage)													
Equipment Repair													
Funeral Home, Crematorium													

2. Description of amended Ordinance as proposed:

Page 4-4 found at the bottom of Table 4-1-1 – Use code 7350 Equipment Rental and Leasing (with outside storage) – Allowable in B-2 zoning district with a Special Use request

Ref. Development Standards	4-1-1 Table of Permitted Uses												
	R20	R15	R12	R10	R8	R6	CU	B1	B2	B3	LW	ISM	
Day Care Center, Adult and Child, 13 or More Clients (principal use)													
Elementary or Secondary School													
Fire Station/Emergency Medical Service													
Government Office													
Hospital													
Library													
Museum or Art Gallery													
National Guard/Military Reserve Center													
Nursing and Convalescent Home, Rest Home													
Police Station													
Post Office													
Retreat/Conference Center													
School Administration Facility													
Night Care Facility													
Vocational, Business or Technical School													
Wellness Center													
BUSINESS, PROFESSIONAL and PERSONAL SERVICES													
Advertising, Outdoor Services													
Parking Lot													
Automobile Rental or Leasing													
Automobile, ATV, and Motorcycle Repair Services, Minor													
Automobile Repair Services, Major													
Automobile Towing and Storage Services													
Bank, Savings and Loan, or Credit Union, Inc. ATMs													
Barber Shop, Beauty Shop, Cosmetic Tonsors													
Bed and Breakfast													
Bicycle Repair													
Boat Repair													
Car Wash, Auto Detailing													
Contractor Office with Outside Storage Yard													
Computer Maintenance and Repair													
Craft Studio													
Equipment Rental and Leasing (no outside storage)													
Equipment Rental and Leasing (with outside storage)													
Equipment Repair													
Funeral Home, Crematorium													

Computer Maintenance and Repair													
Craft Studio													
Equipment Rental and Leasing (no outside storage)													
Equipment Rental and Leasing (with outside storage)													
Equipment Repair													
Funeral Home, Crematorium													

P = Permitted by right
D = Development standards must be met
E = Exempt from UDO regulation

BA = Special Use request, Board of Adjustment
S = Special Use request, City Council

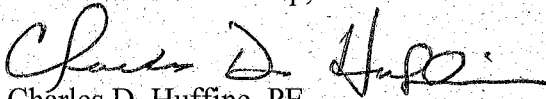
3. Name and Address of the Applicant:

The L.E.A.D.S. Group, P.A.
505 E. Davis Street
Burlington, NC 27215

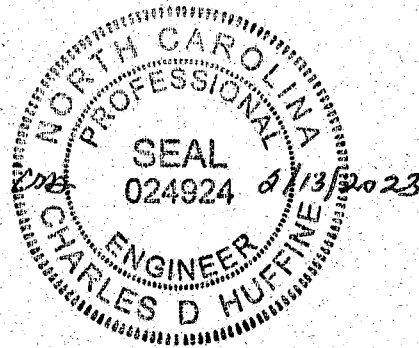
Charles D. "Chad" Huffine, PE
Phone: 336-227-8724

Please contact our office if you should have any questions or comments regarding this request.

Very Truly Yours;
The L.E.A.D. S. Group, P.A.



Charles D. Huffine, PE
Project Design Engineer
N.C. Reg. No. 24924



CDH/cdh
Cc: file
Attch. Art. 4, Art.9 Meb UDO

4-1-1 Table of Permitted Uses

02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13, 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19; 06/01/20; 10/04/21; 06/06/22; 07/11/22

	Ref.	Development Standards	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	LM	HM
RESIDENTIAL USES														
Single Unit Residential														
Single-Family Detached Dwelling	0000		P	P	P	P	P	P						
Modular Home	0000		P	P	P	P	P	P						
Manufactured Home, on individual lot (within MH Overlay District Only)	0000	Sec. 4-7.3 A			S									
Patio Home Dwelling	0000	Sec. 4-7.3 B				D	D							
Multiple Unit Residential														
Condominium, less than 2 acres in area	0000	Sec. 4-7.3 C				D	D	D	D					
Condominium, 2 or more acres in area	0000	Sec. 4-7.3 C					D	D						
Manufactured Home Park (within MH Overlay District Only)	0000	Sec. 4-7.3 D				S								
Multifamily Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 E					D	D	D	D				
Multifamily Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 E					D	D	D	D				
Townhouse Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 F				D	D	D	D	D				
Townhouse Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 F				D	D	D	D	D				
Two-Family Dwelling (duplex)	0000						P	P						
Group Residential														
Boarding and Rooming House	7021	Sec. 4-7.3 G								D	D			
Family Care Home	8361	Sec. 4-7.3 H	D	D	D	D	D	D						
Group Care Facility	8361	Sec. 4-7.3 I							D	D	D			
Temporary Emergency Shelter	0000	Sec. 4-7.3 L	D	D	D	D	D	D	D	D	D	D	D	D
Innovative Residential Developments														
Live/Work Combination Dwelling & Nonresidential Use	0000	Sec. 4-7.3 M					D	D	D	D	D	D		
Planned Unit Development	0000	Sec. 4-7.3 N	D	D	D	D	D	D	D	D				
Residential Cluster Development	0000	Sec. 4-7.3 O	D	D	D	D	D	D						
Traditional Neighborhood Development	0000	Sec. 4-7.3 P	D	D	D	D	D	D						
ACCESSORY USES AND STRUCTURES														
Accessory Dwelling Unit (on single-family lots)	0000	Sec. 4-7.4 A	D	D	D	D	D	D						
Accessory Dwelling Unit to an Office Use	0000	Sec. 4-7.4 B							D	P	D			
Accessory Uses and Structures (customary)	0000	Sec. 4-1 G	D	D	D	D	D	D	D	P	D	P	P	P
Caretaker Dwelling	0000	Sec. 4-7.4 C	D	D	D	D	D	D		D	D	D	D	D
Communication Tower Under 50' in Height	0000	Sec. 4-7.4 D	D	D	D	D	D	D		P	P	P	P	P
Home Occupation	0000	Sec. 4-7.4 E	D	D	D	D	D	D		D				
Satellite Dish Antenna	0000	Sec. 4-7.4 F	D	D	D	D	D	D		P	P	P	P	P
RECREATIONAL USES														
Amusement or Water Parks, Fairgrounds	7996	Sec. 4-7.5 A	S	S	S	S	S	S	S	S	S	S	S	S
Athletic Fields	0000													

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4-1-1 Table of Permitted Uses

02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13, 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19; 06/01/20; 10/04/21; 06/06/22; 07/11/22

	Ref.	Development Standards	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	LM	HIM
Auditorium, Coliseum or Stadium	SIC 0000	Sec. 4-7.5 B									S		S	S
Battling Cages, Outdoor	7999	Sec. 4-7.5 C									D		D	
Battling Cages, Indoor	7999										P		P	
Billiard Parlor, Pool Hall	7999									P	P	P		
Bowling Center	7933										P		P	P
Campground/RV Park	7033	Sec. 4-7.5 D	BA										BA	
Civic, Social and Fraternal Clubs and Lodges	8641	Sec. 4-7.5 E	BA	BA	BA	BA	BA	BA	BA	D	D	D		
Indoor Recreation featuring Coin-Operated Amusements and similar entertainment, except Adult Arcade & Video Gaming Arcade	7993									P	P	P		
Community Center	7999	Sec. 4-7.5 F	BA	BA	BA	BA	BA	BA	BA					
Country Club with Golf Course	7997	Sec. 4-7.5 G	BA	BA	BA				BA			BA	BA	
School for the Arts	7911									P	P	P		
Fortune Tellers, Astrologers	7999									P	P	P		
Go-Cart Raceway	7999													P
Golf Course, Outdoor	7992	Sec. 4-7.5 H	BA	BA	BA						BA		BA	BA
Golf Course, Miniature	7999									P	P	P		
Golf Driving Range	7999									P	P	P		
Health Club or Gym	7991									P	P	P		
Private Club or Recreational Facility, Outdoor	7997	Sec. 4-7.5 I	D	D	D	D	D	D	D	D	D	D		P
Public Park	7990		P	P	P	P	P	P						P
Race Track Operation	7948	Sec. 4-7.5 J												S
Riding Academy, Riding Stables, Equestrian Facility	7999	Sec. 4-7.5 H	S	S										S
Shooting Range, Indoor	7999	Sec. 4-7.5 L											D	D
Skating Rink	7999										P		P	
Sports and Recreation Club, Indoor	7997									P	P	P	P	P
Swin and Tennis Club	7997									P	P	P	P	P
EDUCATIONAL AND INSTITUTIONAL USES														
Ambulance Service	4119										P			P
Cemetary, Columbarium or Mausoleum (Principal Use)	0000	Sec. 4-7.6 A	S	S	S	S					D		P	P
Cemetary, Columbarium or Mausoleum on Same Property as Church or Other Place of Worship	0000	Sec. 4-7.6 B	D	D	D	D	D	D	D	D	D	D	P	P
Church Or Other Place of Worship	8661	Sec. 4-7.6 C	D	D	D	D	D	D	D	D	D	D	S	S
College, University, Technical Institute	8220	Sec. 4-7.6 D								S	S	S	D	D
Crematorium											S			P
Day Care Center, Adult and Child, 5 or Less Clients (accessory use)	8322	Sec. 4-7.6 F	D	D	D	D	D	D	D	D	P	P	P	P
Day Care Center, Adult and Child, 6 -12 Clients (principal use)	8322	Sec. 4-7.6 G	S	S	S	S	S	S	S	S	P	P	P	P

P = Permitted by right
 D = Development standards must be met
 E = Exempt from UDO regulation

BA = Special Use request, Board of Adjustment
 S = Special Use request, City Council

4-1-1 Table of Permitted Uses

02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13, 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19; 06/01/20; 10/04/21; 06/06/22; 07/11/22

	Ref.	Development Standards	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	LM	HM
Day Care Center, Adult and Child, 13 or More Clients (principal use)	8322	Sec. 4-7.6 G.1	S	S					D	D	P	D	S	S
Elementary or Secondary School	8211	Sec. 4-7.6 H	BA	BA	BA	BA	BA	BA	BA	D	BA	BA	P	P
Fire Station/Emergency Medical Service	9224	Sec. 4-7.6 I	D	D	D	D	D	D	P	D	P	D	P	P
Government Office	9000								P				P	P
Hospital	8062								P					
Library	8231	Sec. 4-7.6 J	D	D	D	D	D	D	P	D	P	D		
Museum or Art Gallery	8412								P	P	P	P		
National Guard /Military Reserve Center	0000								P	P			P	P
Nursing and Convalescent Home, Rest Home	8050	Sec. 4-7.6 K	S	S	S	S	S	S	S	S	S	S	P	P
Police Station	9221								P	P	P	P	P	P
Post Office	0000								P	P	P	P	P	P
Retreat/Conference Center	0000	Sec. 4-7.6 M							P		P	D	D	
School Administration Facility	9411								P		P	P	P	P
Urgent Care Facility	8093								P		P	P	P	P
Vocational, Business or Technical School	8240								P	P	P	P	P	P
Wellness Center	8052								P	BA	P	BA	P	
BUSINESS, PROFESSIONAL and PERSONAL SERVICES														
Advertising, Outdoor Services	7312												P	P
Parking Lot	7521								P	P	P	P	P	P
Automobile Rental or Leasing	7510								P	S	P	P	P	P
Automobile, ATV, and Motorcycle Repair Services, Minor	0000	Sec. 4-7.7 A								S	D	S	D	P
Automobile Repair Services, Major	0000	Sec. 4-7.7 A											S	S
Automobile Towing and Storage Services	7549												P	P
Bank, Savings and Loan, or Credit Union, inc. ATMs	6000								P	P	P	P		
Bank, Savings and Loan, or Credit Union, inc. ATMs	6000								P	P	P	P		
Barber Shop, Beauty Shop, Cosmetic Tattoos	7241	Sec. 4.1.G							P	P	P	P		
Bed and Breakfast	7011	Sec. 4-7.7 B	D	D	D	D			P	D	P	D		
Bicycle Repair	3751								P	P	P	P	P	
Boat Repair	3730												P	P
Car Wash, Auto Detailing	7542												P	P
Clothing Alteration or Repair	0000													
Contractor Office with Outside Storage Yard	0000	Sec. 4-7.7 C											D	D
Computer Maintenance and Repair	7378													
Craft Studio														
Equipment Rental and Leasing (no outside storage)	7350												P	P
Equipment Rental and Leasing (with outside storage)	7350	Sec. 4-7.7 D											D	D
Equipment Repair	7690												P	
Funeral Home, Crematorium	7261								P	P	P			

P = Permitted by right
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 E = Exempt from UDO regulation

BA = Special Use request, Board of Adjustment
 S = Special Use request, City Council



AGENDA ITEM #6

RZ 23-01

Conditional Rezoning – Tractor Supply

Presenter

Rachel Gaffney, City Planner

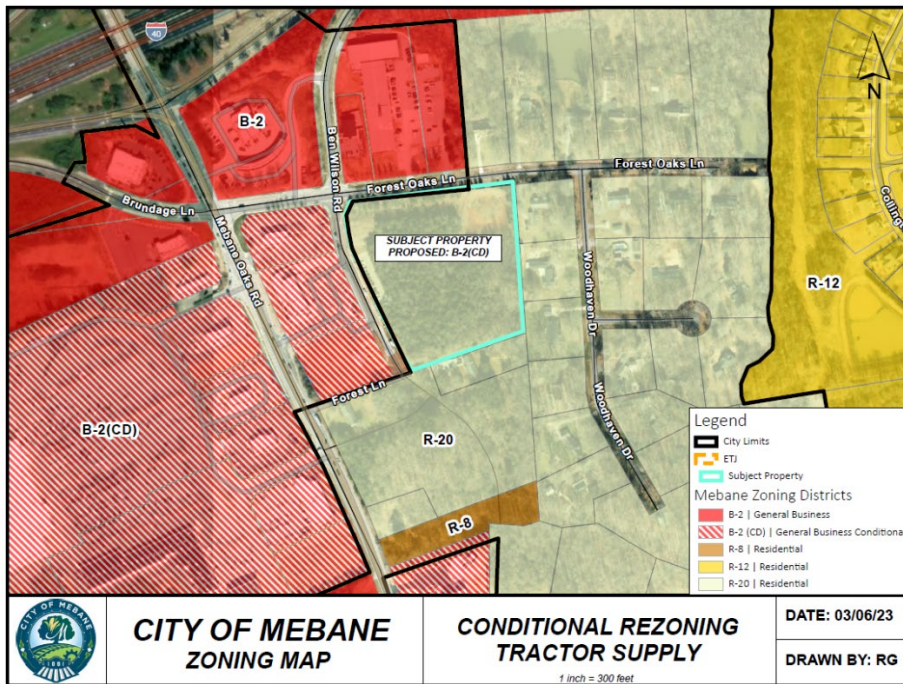
Applicant

Hendon Properties, LLC
Attn. Mark Tiller
3445 Peachtree Rd NE #465
Atlanta, GA 30326

Public Hearing

Yes No

Zoning Map



Property

Unaddressed
Alamance County GPIN:
9824046036

Proposed Zoning

B-2 (CD)

Current Zoning

R-20

Size

+/-6.19 acres

Surrounding Zoning

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

Surrounding Land Uses

Commercial, Residential

Utilities

Available

Floodplain

No

Watershed

No

City Limits

No

Application Brief

See Planning Project Report for more details.

Recommendations	
Technical Review Committee:	The Technical Review Committee (TRC) has reviewed the site plan four times and the applicant has revised the plan to reflect the comments.
Planning Staff:	The proposed development “Tractor Supply” is consistent with the guidance provided within Mebane By Design, the Mebane Comprehensive Land Development Plan.
Zoning & Land Use Report	
Jurisdiction:	Mebane Extraterritorial Jurisdiction (ETJ)
Proposed Use By-Right (Yes/No):	No
Type of Rezoning Request:	Conditional
Special Use Request (Yes/No):	No
Consistency with Mebane By Design (Yes/No):	Yes
Utilities Report	
Available Utilities (Yes/No):	Yes
Adequate Stormwater Control (Yes/No):	Yes
Innovative Stormwater Control (Yes/No):	No
Consistency with Long-Range Utility Plan (Yes/No):	Yes
Transportation Report	
Traffic Impact Analysis Required (Yes/No):	See conditions on next page
Multi-Modal Improvements (Yes/No):	Yes
Consistency with Bike/Ped Transportation Plan (Yes/No):	Yes

Summary

Hendon Properties, LLC is requesting approval to conditionally rezone the +/- 6.19-acre property located on Wilson Road and Forest Oaks Lane (GPIN 9824046036), from R-20 to B-2 (CD) to allow for a farm supplies and equipment retail use. The property is located in Alamance County in the Extra-Territorial Jurisdiction (ETJ). The applicant must petition for annexation before connecting to City water and sewer.

The site-specific plan features a subdivision of the +/- 6.19-acre lot into three lots. Lot 1 will be developed as the farm supplies and equipment retail use, Lot 2 will be reserved for future commercial development, and Lot 3 will be primarily utilized as a stormwater management area. The site plan shows three driveways, with two on Forest Oaks Lane and one on Wilson Road. The driveway on Wilson Road will provide shared access for the proposed Lot 1 and Lot 2. The site plan also indicates that an overflow parking lot for Chick-Fil-A (located on the West side of Wilson Road) may be developed on Lot 2. The following conditions are proposed with the conditional rezoning request:

Proposed Conditions of Zoning District	Mebane UDO Requirements
<p>Before City staff approve construction plans or release any building permits, the developer will be required to secure and record right-of-way for the section of Wilson Road (Extension) shown outside of his property boundaries. The developer is required to construct this new section of road before any certificates of occupancy are released for the proposed structure. All typical bonding requirements would remain in place once the right-of-way is recorded. If the developer is unable to secure this right-of-way, he will be required to complete a Traffic Impact Analysis (TIA) and return to the Planning Board and City Council to amend the conditions of the zoning district for the property.</p>	<p>Section 4-7.8, Part H-2(e) states a Traffic impact analysis shall be provided in accordance with Article 7, Section 6.10. The proposed land use did not generate enough daily or peak hour trips to warrant a TIA by the NCDOT. Prior to the applicant showing the extension of Wilson Road, City staff requested a TIA in accordance with Section 7-6.10 due to roads in the area “experiencing congestion or safety concerns.” City staff find the new connection to Mebane Oaks Road will exceed any transportation improvements resulting from TIA recommendations.</p>
<p>The stormwater pond shall be constructed for a 100-year storm event. As noted on Sheet C4.0, the current design is considered by staff to be conceptual and additional design details are required with construction plans.</p>	<p>Section 5-1 of the Mebane UDO requires development to comply with applicable stormwater management requirements. Stormwater review and permitting typically occurs during construction plan review.</p>

Financial Impact

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

Suggested Motion

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

OR

3. Motion to **deny** the B-2(CD) rezoning as presented due to a lack of
 - a. Harmony with the surrounding zoning or land use

OR

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

Attachments

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



Rachel Gaffney, City Planner

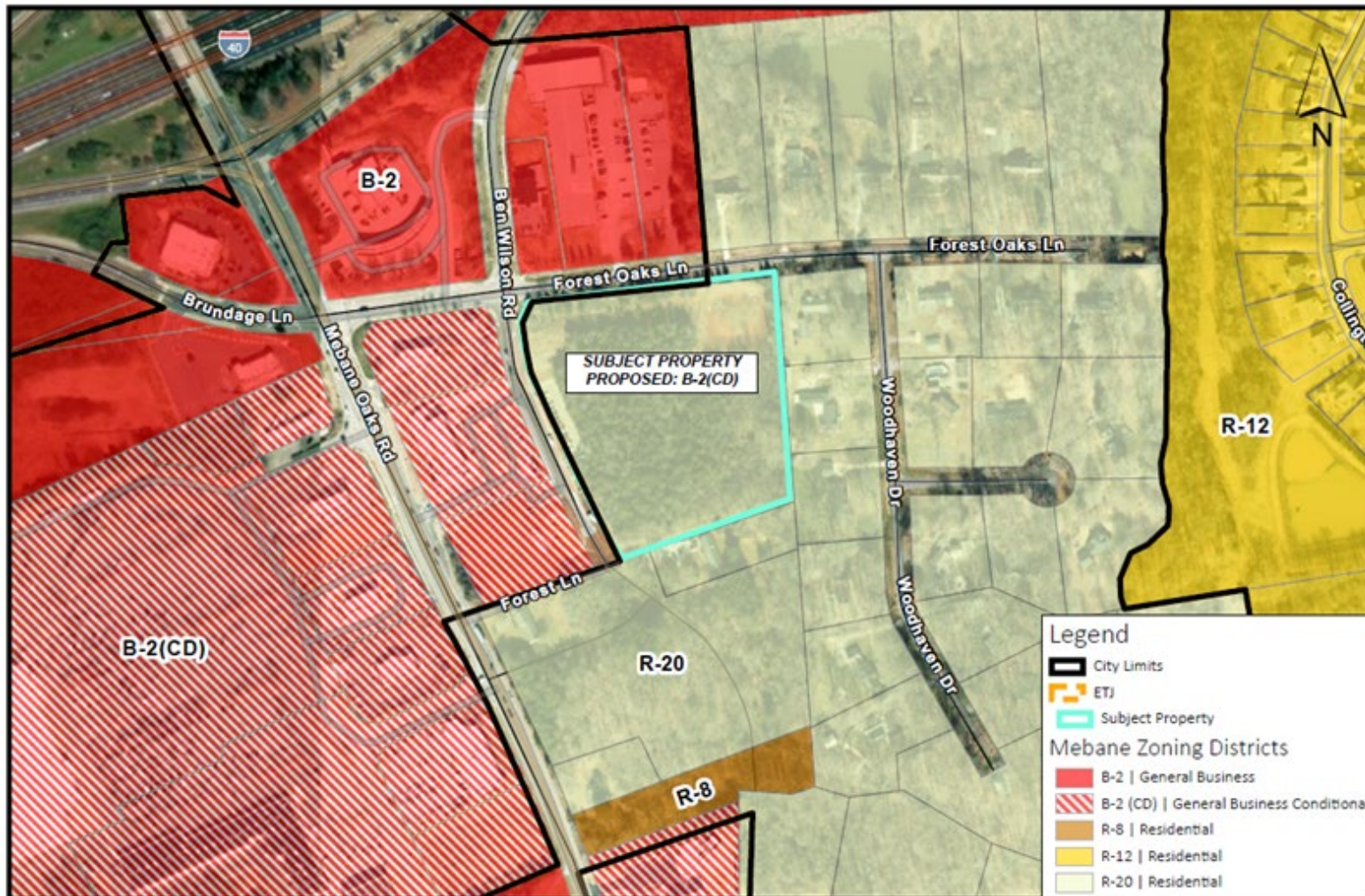
Rezoning Request: R-20 to B-2 (CD)
by Hendon Properties, LLC



Tractor Supply

Conditional Zoning Request

- Request by Hendon Properties, LLC
- +/- 6.19 acre lot
- Existing zoning: R-20
- Requested zoning: B-2 (CD)



Legend

- City Limits
- ETJ
- Subject Property
- Mebane Zoning Districts
 - B-2 | General Business
 - B-2 (CD) | General Business Conditional
 - R-8 | Residential
 - R-12 | Residential
 - R-20 | Residential



CITY OF MEBANE
ZONING MAP

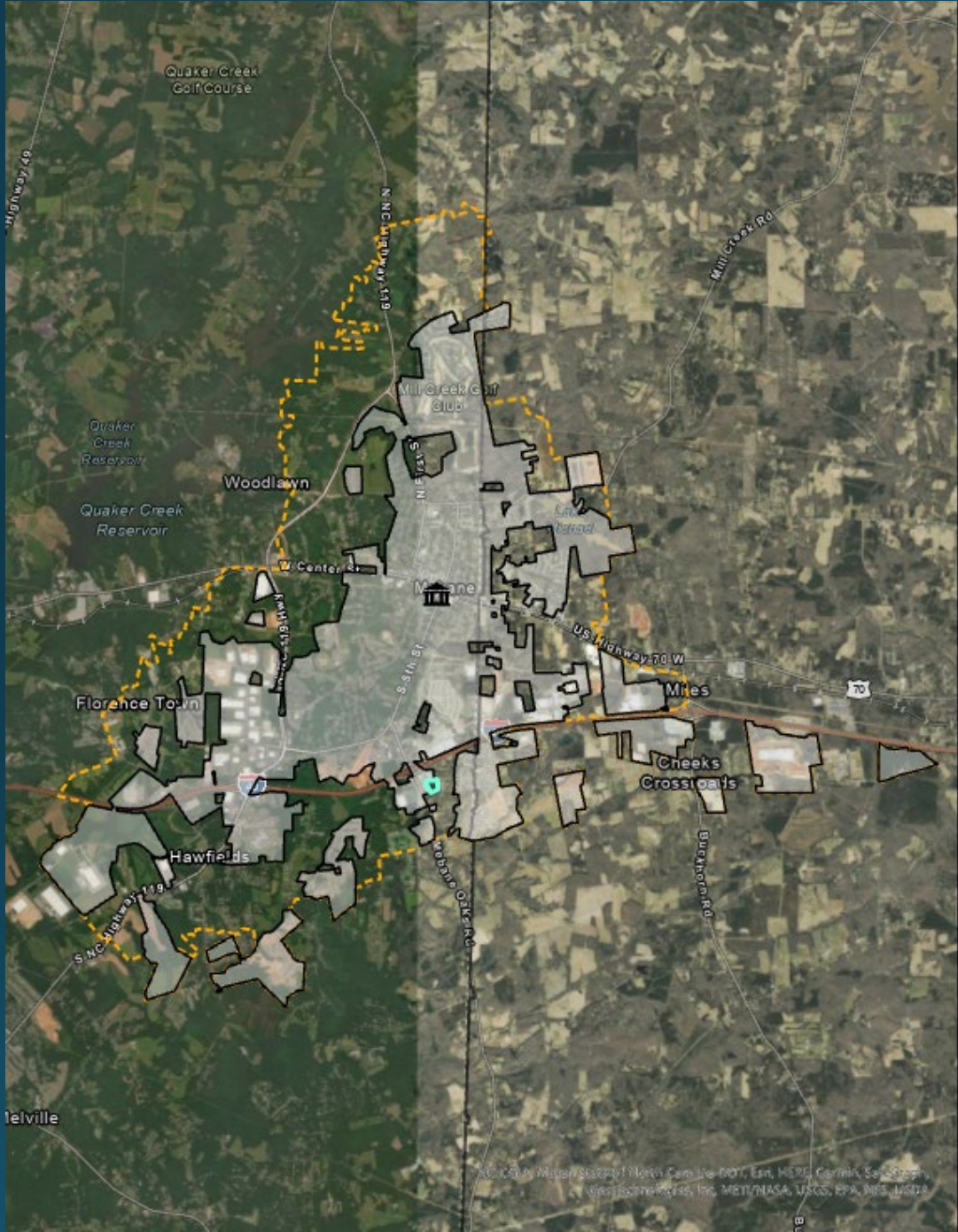
CONDITIONAL REZONING
TRACTOR SUPPLY

1 inch = 300 feet

DATE: 03/06/23

DRAWN BY: RG





Tractor Supply

Conditional Zoning Request

- Mebane ETJ
- Applicant must petition for annexation before connecting to City water and sewer.





Tractor Supply

Conditional Zoning Request

- Vacant except for gravel parking, forested
- Surrounding uses include:
 - Restaurants
 - Retail
 - Medical and Veterinary offices, Fitness Gym, and Other Professional Service Uses
 - Residential

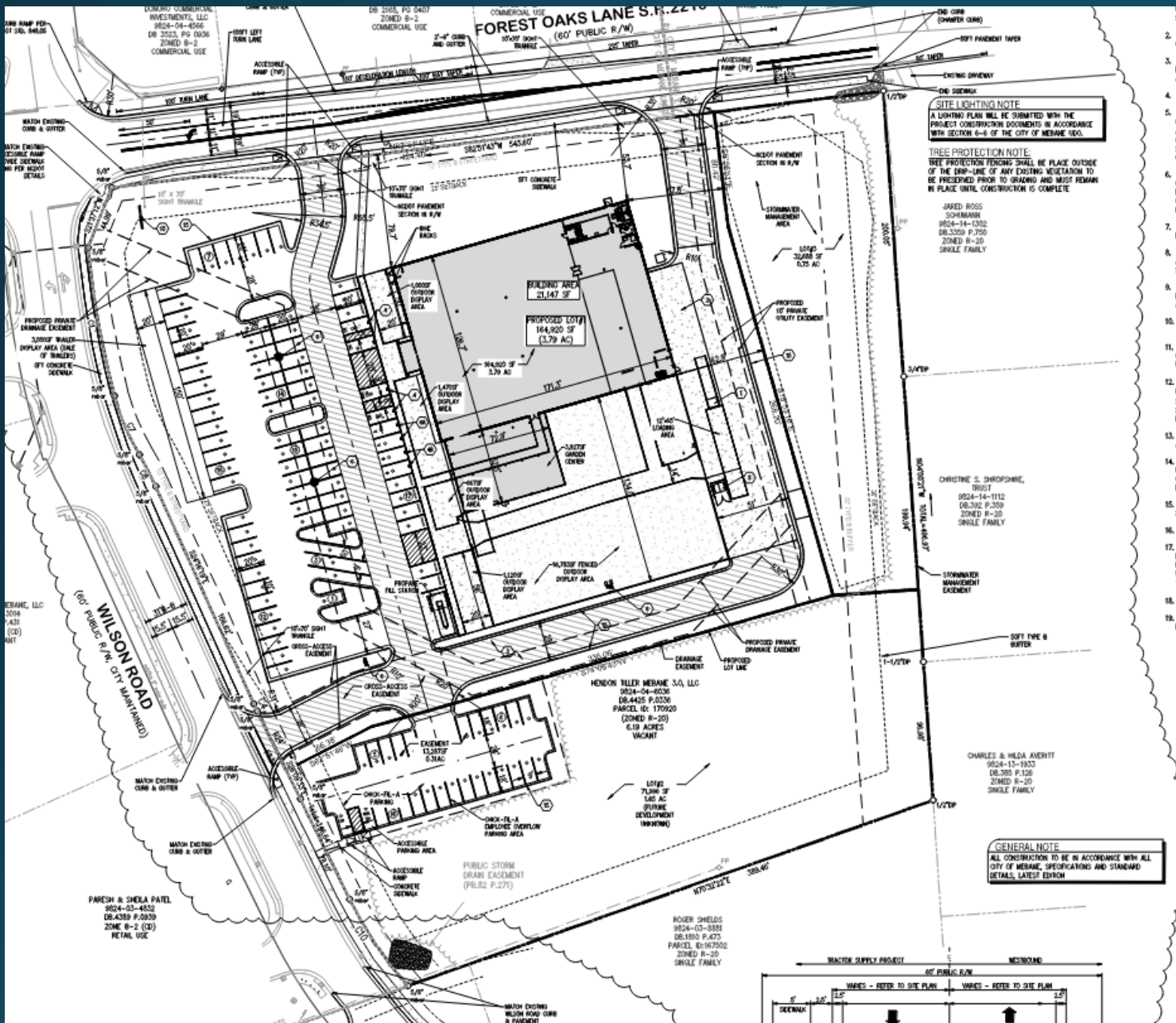




Tractor Supply Conditional Rezoning Request

- Mebane By Design Primary Industrial Growth Strategy Area & Conservation Area





Tractor Supply

Conditional Zoning Request

B-2(CD) zoning requested to allow for a farm supplies and equipment retail use as shown on site-specific plan.

Multi-modal Improvements:

- Construction of a 5-foot sidewalk on the east side of Wilson Road and on the south side of Forest Oaks Lane.
- Construction of curb and gutter on sections of Forest Oaks Lane.

Proposed Conditions:

- Extension of Wilson Road to the end of NCDOT's "stub" roadway improvements associated with the I-5711 Mebane Oaks Road Interchange and Roadway Improvements.
- Stormwater pond constructed for a 100-year storm event.





APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: HENDON PROPERTIES

Address of Applicant: 3445 PEACHTREE RD NE STE 465 ATLANTA, GA. 30326

Address and brief description of property to be rezoned: APPROXIMATELY 6 ACRES +/-

ALONG WILSON ROAD EXTENSION IMMEDIATELY BEHIND WENDY/CFA/VERIZON

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

HAS A CONTRACT TO PURCHASE THE PROPERTY. The applicant is now the owner of the property, purchasing it on December 20, 2022 after submitting this application.

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

Yes Explain: _____ No

Type of re-zoning requested: WE REQUEST REZONING TO - B-2 CONDITIONAL

Sketch attached: Yes No

Reason for the requested re-zoning: TO ALLOW FOR A RETAIL BUSINESS

Signed: 

Date: 6-17-22

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:

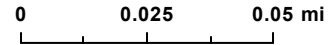
1. Tax Map showing the area that is to be considered for rezoning.
2. Names and addresses of all adjoining property owners within a 300' radius (Include those that are across the street).
3. \$300.00 Fee to cover administrative costs.
4. The information is due 15 working days prior to the Planning Board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



Owner Name: HENDON TILLER MEBANE 3.0 LLC

March 8, 2023

TWO LIVE OAK CENTER
 ATLANTA, GA 30326
 GPIN: 9824046036
 PID: 10-23-254

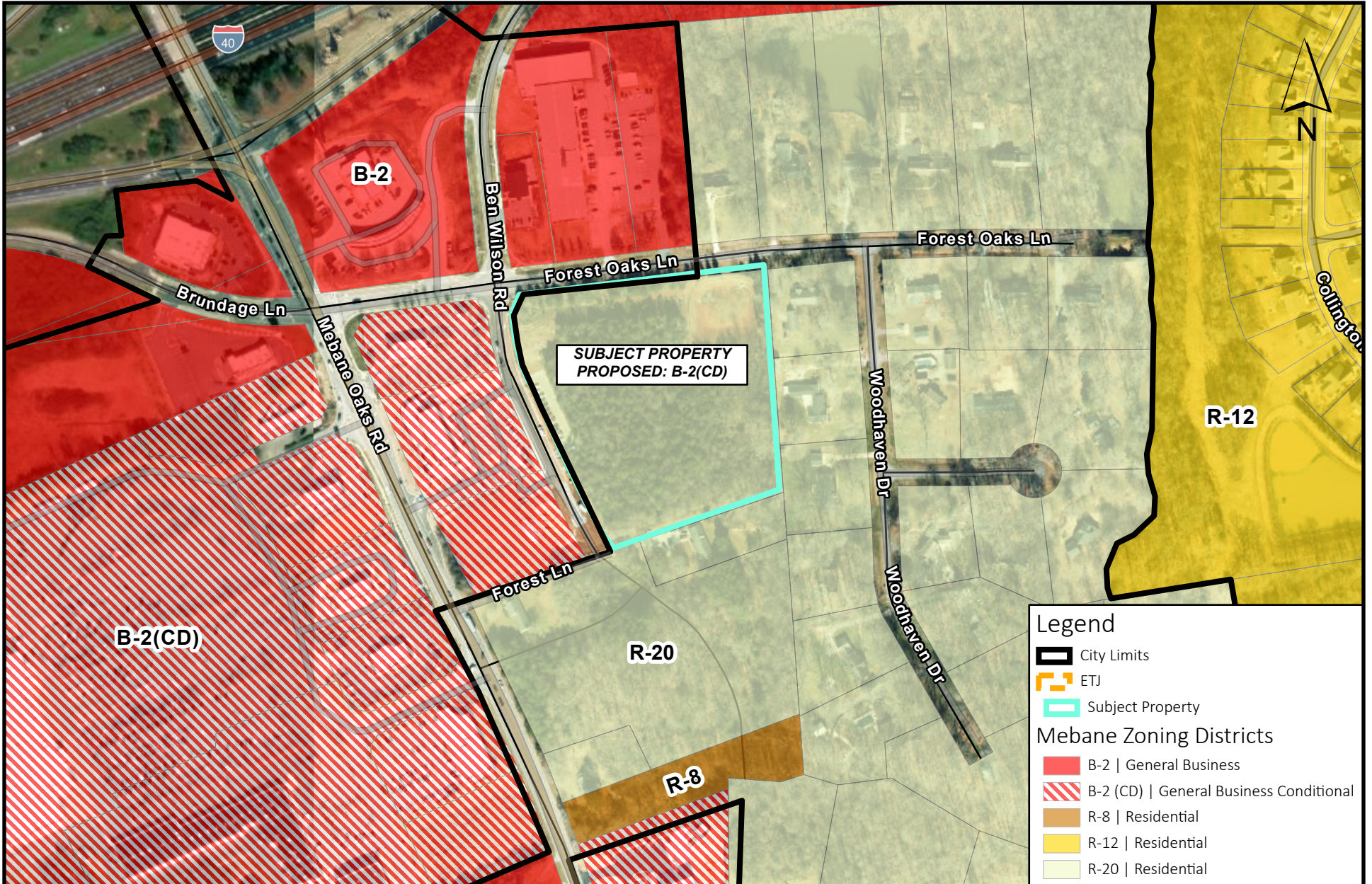


- | | | | | |
|-----------------------|---------------------|-------------------|-------------|-------------|
| Address Points | Preliminary Address | Preliminary Roads | 391 - TRAIL | 394 - TRAIL |
| Address | Streets | Private Roads | 392 - TRAIL | 395 - TRAIL |
| Tax Address | Roads | 390 - TRAIL | 393 - TRAIL | Railroads |

Alamance County GIS
 Alamance County GIS Department

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

ALAMANCE COUNTY shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused; or any decision made or act on taken or not taken by user in reliance upon any information or data furnished hereunder. The user knowingly waives any and all claims for damages against any and all of the entities comprising the Alamance County GIS System that may arise from the mapping data. Date: 3/8/2023



Legend

- City Limits
- ETJ
- Subject Property

Mebane Zoning Districts

- B-2 | General Business
- B-2 (CD) | General Business Conditional
- R-8 | Residential
- R-12 | Residential
- R-20 | Residential



**CITY OF MEBANE
ZONING MAP**

**CONDITIONAL REZONING
TRACTOR SUPPLY**

DATE: 03/06/23

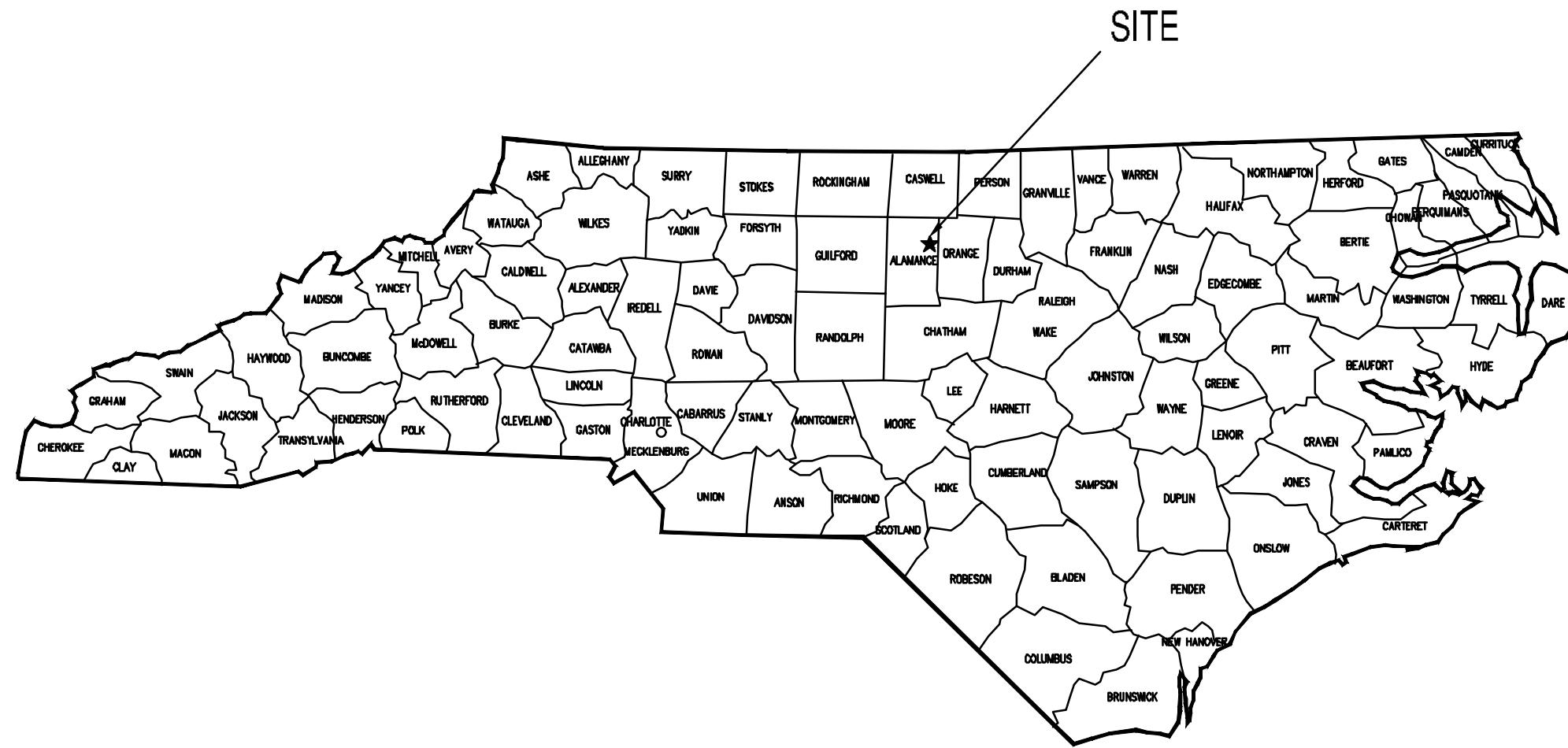
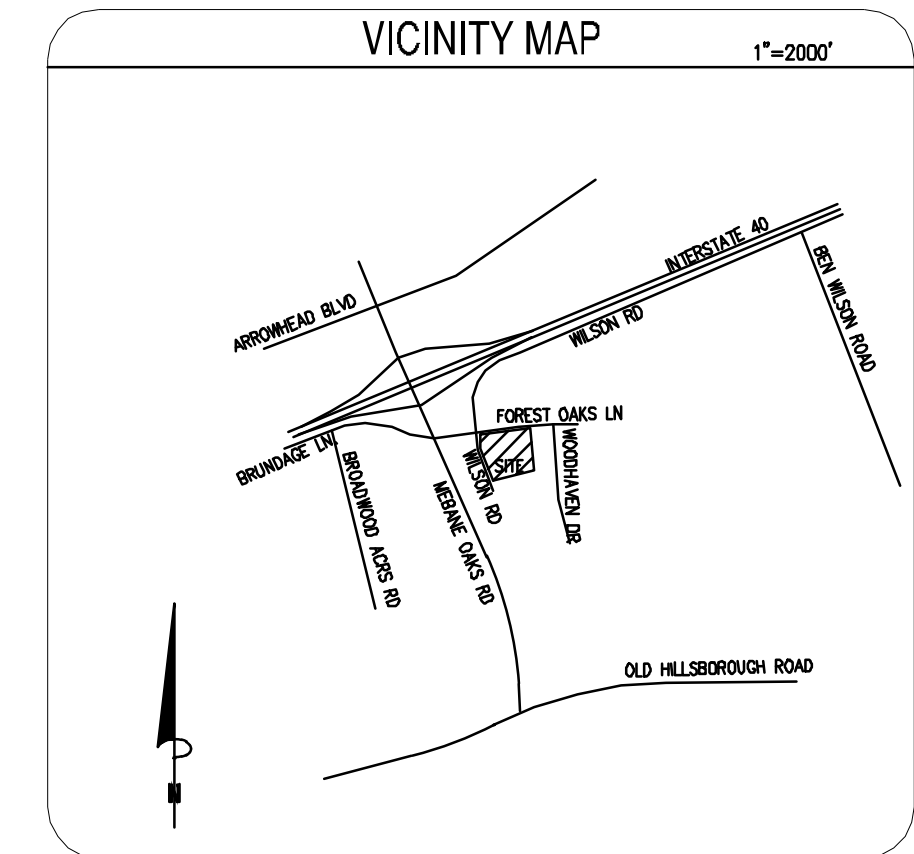
DRAWN BY: RG

1 inch = 300 feet

GENERAL NOTE
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF MEBANE, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION

PRELIMINARY SITE PLAN

Proposed Tractor Supply Wilson Road Mebane, North Carolina Alamance County



DEVELOPER
Hendon Properties, LLC
Attn. Mark Tiller
3445 Peachtree Rd NE #465
Atlanta, GA 30326
404-262-7400
mtiller@hendonproperties.com

CIVIL ENGINEER
Bowman North Carolina, Ltd.
4006 Barrett Drive, Suite 104
Raleigh, NC 27609
(919) 553-6570
mlowder@bowman.com
FIRM# F-1445



Know what's below.
Call before you dig.

DEVELOPMENT DATA	
DEVELOPMENT NAME:	TRACTOR SUPPLY
STREET ADDRESS:	WILSON ROAD MEBANE, NC
OWNER:	ALAMANCE COUNTY HENDON TILLER MEBANE 3.0, LLC
PROPERTY IDENTIFICATION # (PIN):	9824-04-6036 (PORTION OF PRIOR TO SUBDIVISION)
PROPERTY #:	170920
DEED BOOK/PAGE:	4425 / 0336
PLAT BOOK/PAGE:	081 / 0385
EXISTING ZONING:	R-20 RESIDENTIAL
PROPOSED ZONING:	B-2(CD) - GENERAL BUSINESS, CONDITIONAL DISTRICT
WATERSHED:	N/A
FLOOD ZONE:	NONE
LATITUDE & LONGITUDE	N36.068594, W-79.268823
TOTAL SITE ACRES:	164,920 SF (3.786 AC) PROPOSED TRACTOR SUPPLY EXISTING PROPERTY AREA = 269,606 SF (6.19 AC)
WATER SERVICE:	PUBLIC - CITY OF MEBANE PUBLIC UTILITIES
SANITARY SEWER SERVICE:	PUBLIC - CITY OF MEBANE PUBLIC UTILITIES
INSIDE TOWN LIMITS:	NO - ANNEXATION REQUIRED
EXISTING USE:	VACANT
PROPOSED BUILDING USE:	21,147 SF TRACTOR SUPPLY RETAIL STORE + 3,827 SF GARDEN CENTER
FLOOD ZONE:	NONE
B-2(CD) GENERAL BUSINESS, CONDITIONAL DISTRICT ZONING REQUIREMENTS	
MIN LOT AREA:	12,000 SF
MIN LOT WIDTH:	50 FT
FRONT YARD SETBACK:	25 FT
SIDE SETBACK (STREET):	25 FT
SIDE SETBACK (INTERIOR):	0; 5 FT IF PROVIDED
REAR SETBACK:	30 FT
MAXIMUM BUILDING HEIGHT:	70 FT
OUTDOOR DISPLAY AREA:	MAX OUTDOOR DISPLAY AREA = 15% OF SITE 24,040 SF OUTDOOR DISPLAY AREA/164,920 SF SITE AREA PROPOSED OUTDOOR DISPLAY AREA = 14.58% OF SITE MIN LANDSCAPE OPEN SPACE AREA = 20% OF SITE OPEN SPACE PROVIDED = 44,151 SF OPEN SPACE PROVIDED = 44,151 SF/164,920SF = 26.77%
OPEN SPACE:	
PARKING REQUIREMENTS:	
RETAIL SALES OF BULKY ITEMS - 1 SPACE PER 500 SF 24,974 SF TOTAL BUILDING AREA: 24,974 SF RETAIL SALES OF BULKY ITEMS / 500 = 50 SPACES 16,783 SF FENCED OUTDOOR DISPLAY AREA / 500 = 34 SPACES TOTAL SPACES REQUIRED = 84 4 BIKE PARKING SPACES PROVIDED	
TOTAL SPACES PROVIDED:	84
PARKING SPACE DIMENSIONS	9' X 18' MIN (CITY REQUIREMENT) 10' X 20' SPACES PROVIDED
MIN DRIVE AISLE	26 FT TWO-WAY
ACCESSIBLE SPACES PROVIDED:	4
LOADING SPACES:	1 SPACE PROVIDED (12'X65')

IMPERVIOUS SUMMARY TABLE			
TRACTOR SUPPLY - ON-SITE AREA = 164,920 SF (3.79 AC)			
BUILDINGS	24,974 SF	0.57 ACRES	15.14% OF AREA
PAVEMENT	88,937 SF	2.04 ACRES	53.93% OF AREA
SIDEWALK	6,858 SF	0.16 ACRES	4.16% OF AREA
TOTAL IMPERVIOUS AREA	120,769 SF	2.77 ACRES	73.23% OF AREA
GREEN/OPEN SPACE	44,151 SF	1.01 ACRES	26.77% OF AREA
EXISTING IMPERVIOUS AREA	7,760 SF	0.18 ACRES	4.71% OF AREA
INCREASE IN IMPERVIOUS AREA	113,009 SF	2.59 ACRES	68.52% OF AREA

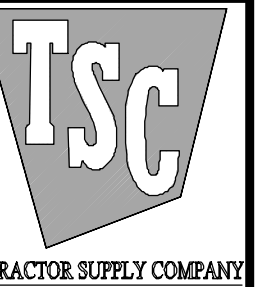
CURRENT PROPERTY OWNERS
Hendon Tiller Mebane 3.0, LLC
Attn. Mark Tiller
3445 Peachtree Rd NE #465
Atlanta, GA 30326
404-262-7400
mtiller@hendonproperties.com

Index of Drawings	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C3.1	PAVEMENT MARKING PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	CONSTRUCTION DETAILS
C7.0	LANDSCAPE PLAN
1 of 1	BOUNDARY SURVEY
1 of 1	PRELIMINARY SUBDIVISION PLAT
1 of 1	BUILDING FLOOR PLAN
1 of 1	BUILDING ELEVATIONS

FEE TABLE	
FEE TYPE	FEE AMOUNT
PLANNING REVIEW FEE	\$300.00
ENGINEERING REVIEW FEE (\$10 PER 100 SF BUILDING)	\$2,500.00
24,974 SF/100 = 249.84 * \$10	
STORMWATER CONTROL FACILITY REVIEW FEE	\$
ENGINEERING CONSTRUCTION PLAN REVIEW FEE	\$
INSPECTION FEE	\$

Bowman

Bowman North Carolina Ltd.
4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919) 553-6570
bowman.com
Bowman North Carolina Ltd.



COVER SHEET

Tractor Supply
Wilson Road

Mebane, NC Melville Township Alamance County

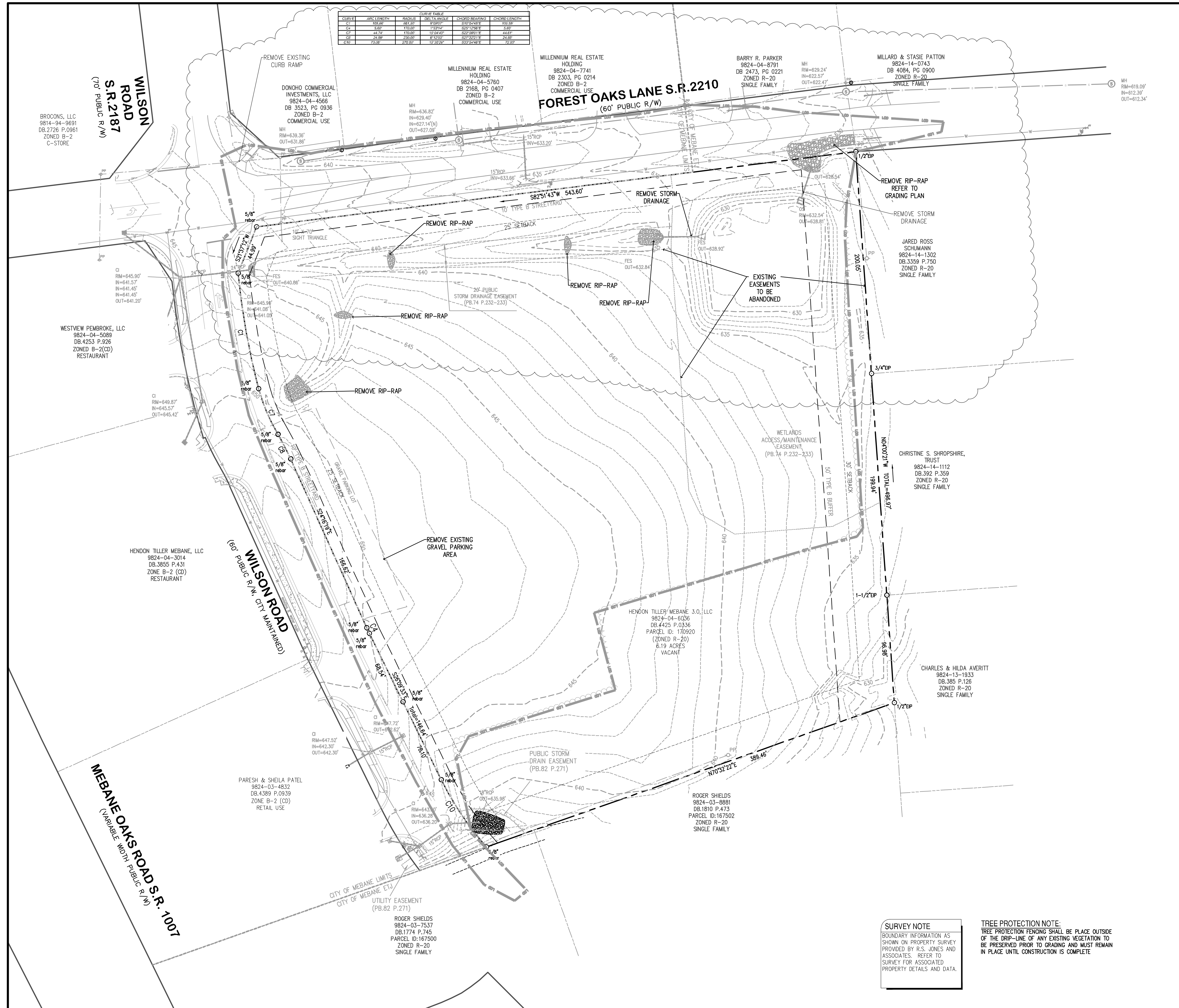


PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
1/12/23	PER TRC REVIEW
2/17/23	PER TRC REVIEW
2/28/23	PER TRC REVIEW

DATE	DESCRIPTION
JP DESIGN	JP DRAWN
SCALE	CHKD
JOB No.	220159-01-001
DATE	October 17, 2022
FILE No.	

SHEET C1.0

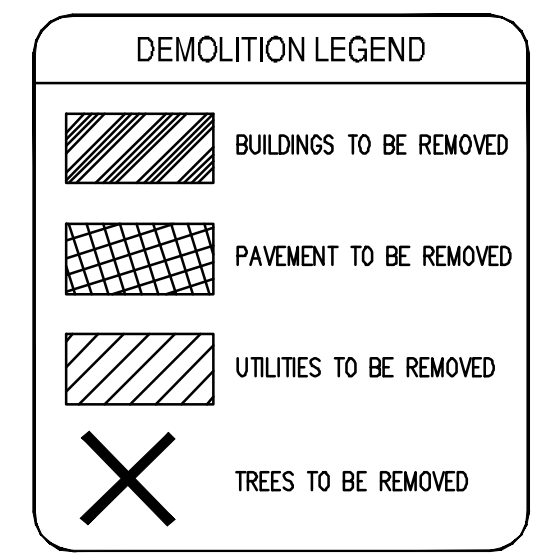


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	106.69'	483.60'	49.00°	S153°04'18\"/>	

- DEMOLITION NOTES:**
1. THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION.
 2. THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS AND AS DIRECTED BY THE OWNER.
 3. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS AND PAY FEES REQUIRED FOR DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES.
 4. THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED PRIOR TO THE COMMENCEMENT OF DEMOLITION.
 5. THE DEMOLITION PLAN IS INTENDED TO DEPICT GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO WORK.
 6. CONTRACTOR TO COMPLETELY DEMOLISH AND DISPOSE OF OFFSITE IN A LAWFUL MANNER EXISTING BUILDINGS, INCLUDING FOUNDATIONS AND ALL APPURTENANCES LOCATED ON AND AROUND THE PROPERTY INCLUDING BUT NOT LIMITED TO BOLLARDS, GAS METERS, AIR CONDITIONING UNITS, SIGNS, CURBS, SIDEWALKS, ELECTRIC METERS, FENCING, ETC.
 7. REMOVE AND DISPOSE OF ANY SIDEWALK, FENCES, STAIRS, WALLS, FOUNDATIONS, CONDUITS, LIGHT POLE BASES, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED LANDFILL.
 8. REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.
 9. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.
 10. THE CONTRACTOR SHALL ARRANGE FOR RESETTling OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND POLES WITH THE APPROPRIATE UTILITY COMPANY.
 11. INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PRIOR TO BEGINNING DEMOLITION WORK.
 12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.
 13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD SURFACE. FINISH SURFACE TO BE REMOVED OR DEMOLISHED SHALL BE CUT ALONG LINES OF JOINTS WHICH WILL PERMIT A NEAT SURFACE WHEN RESTORED.
 14. SAWCUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAWCUT EXISTING PAVEMENT.
 15. ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.
 16. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
 17. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, ACCESS THE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
 18. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR.
 19. THE PROPERTY SELLER SHALL PUMP OUT BUILDING FUEL, GREASE TRAPS, AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY AN APPROPRIATELY LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH FEDERAL AND STATE REQUIREMENTS BEFORE CONSTRUCTION BEGINS.
 20. THE CONTRACTOR SHALL PROPERLY AND LEGALLY DISPOSE OF ALL DEMOLITION DEBRIS OFF OF THE SITE.

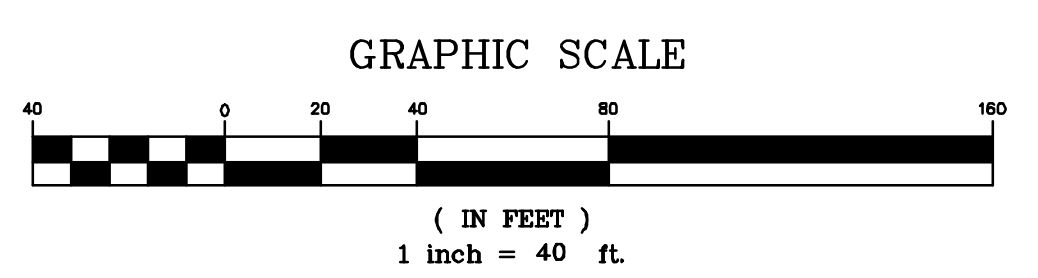
UTILITY STATEMENT
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAUTIONARY NOTE
 THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION CATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE. ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.



SURVEY NOTE
 BOUNDARY INFORMATION AS SHOWN ON PROPERTY SURVEY PROVIDED BY R.S. JONES AND ASSOCIATES. REFER TO SURVEY FOR ASSOCIATED PROPERTY DETAILS AND DATA.

TREE PROTECTION NOTE:
 TREE PROTECTION FENCING SHALL BE PLACE OUTSIDE OF THE DRIP-LINE OF ANY EXISTING VEGETATION TO BE PRESERVED PRIOR TO GRADING AND MUST REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE



Bowman

Bowman North Carolina Ltd.
 4006 BARRETT DR
 Suite 104
 RALEIGH, NC 27609
 Phone: (919) 555-6570
 bowman.com



DEMOLITION PLAN
 Tractor Supply
 Wilson Road
 Mebane, NC Melville Township Alamance County



PRELIMINARY
 DO NOT
 USE FOR
 CONSTRUCTION

PLAN STATUS

1/12/23	PER TRC REVIEW
2/17/23	PER TRC REVIEW
2/28/23	PER TRC REVIEW

DATE	DESCRIPTION	JP DESIGN	JP DRAWN	XXX CHKD
JOB No.	220159-01-001			
DATE	October 17, 2022			
FILE No.				
SHEET	C2.0			

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	168.69	441.50	9.9737	S101°14'43"E	168.69
C2	44.74	170.00	15.3114	S82°51'43"E	44.74
C3	74.89	230.00	9.7235	S74°06'43"W	74.89
C10	73.08	270.00	15.3026	S33°54'48"E	73.08

BRACOONS, LLC
9814-94-9691
DB.2726 P.0961
ZONED B-2
C-STORE

WESTVIEW PEMBROKE, LLC
9824-04-5089
DB.4253 P.926
ZONED B-2(CD)
RESTAURANT

HENDON TILLER MEBANE, LLC
9824-04-3014
DB.3855 P.431
ZONE B-2 (CD)
RESTAURANT

PARESH & SHEILA PATEL
9824-03-4832
DB.4389 P.0939
ZONE B-2 (CD)
RETAIL USE

ROGER SHIELDS
9824-03-7537
DB.1774 P.745
PARCEL ID:167500
ZONED R-20
SINGLE FAMILY

ROGER SHIELDS
9824-03-8881
DB.1810 P.473
PARCEL ID:167502
ZONED R-20
SINGLE FAMILY

HENDON TILLER MEBANE 3.0, LLC
9824-04-6036
DB.4425 P.0336
PARCEL ID: 170920
6.19 ACRES
VACANT

CHRISTINE S. SHROPSHIRE, TRUST
9824-14-1112
DB.3392 P.359
ZONED R-20
SINGLE FAMILY

JARED ROSS SCHUMANN
9824-14-1302
DB.3359 P.750
ZONED R-20
SINGLE FAMILY

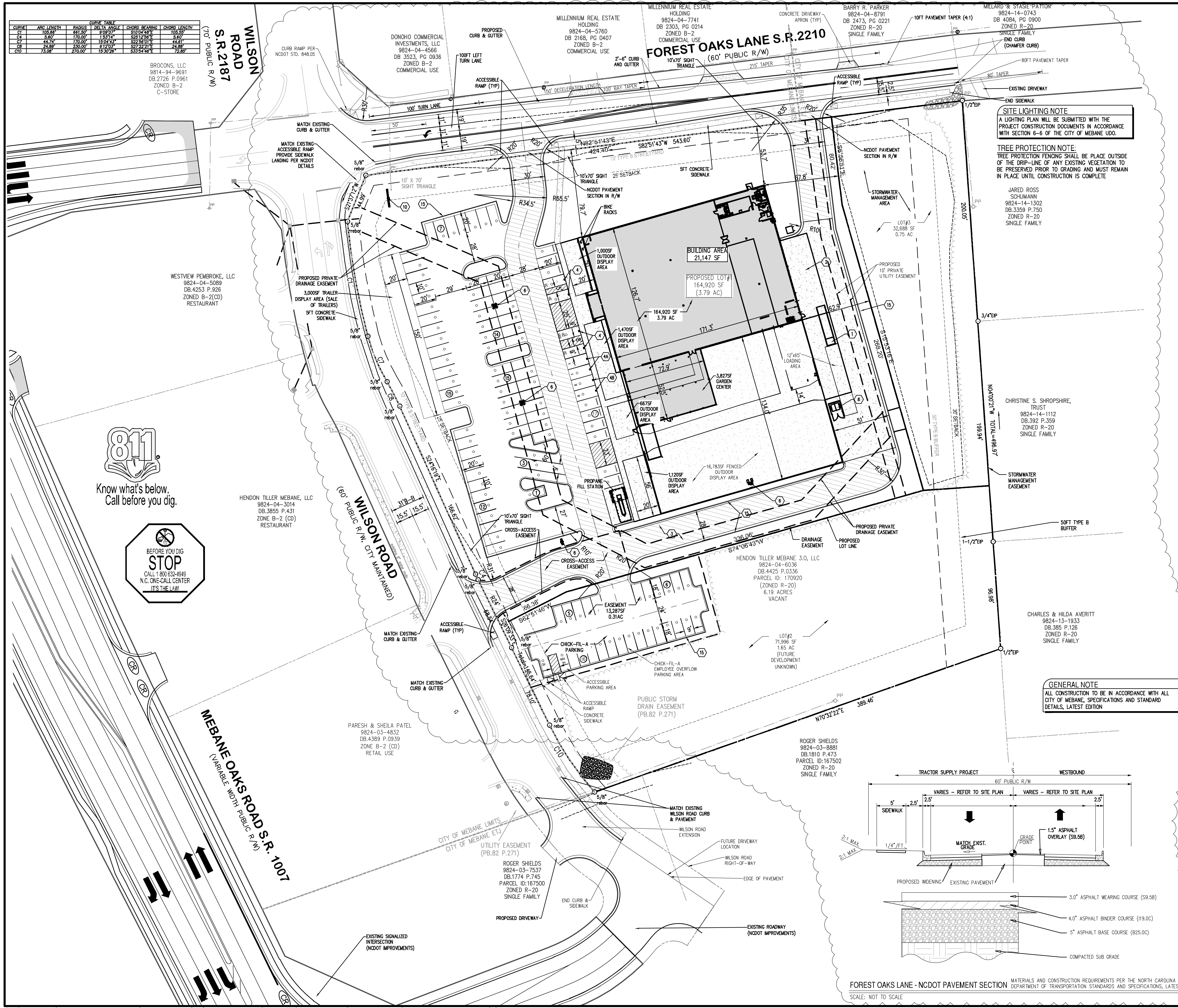
BARRY R. PARKER
9824-04-8791
DB.2473, PG.0221
ZONED R-20
SINGLE FAMILY

MILLARD & STASIE PATTON
9824-14-0743
DB.4084, PG.0900
ZONED R-20
SINGLE FAMILY

MILLENNIUM REAL ESTATE HOLDING
9824-04-7741
DB.2303, PG.0214
ZONED B-2
COMMERCIAL USE

DONOHU COMMERCIAL INVESTMENTS, LLC
9824-04-4566
DB.3523, PG.0936
ZONED B-2
COMMERCIAL USE

FOREST OAKS LANE S.R.2210 (60' PUBLIC R/W)



SITE LIGHTING NOTE
A LIGHTING PLAN WILL BE SUBMITTED WITH THE PROJECT CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH SECTION 6-6 OF THE CITY OF MEBANE UDO.

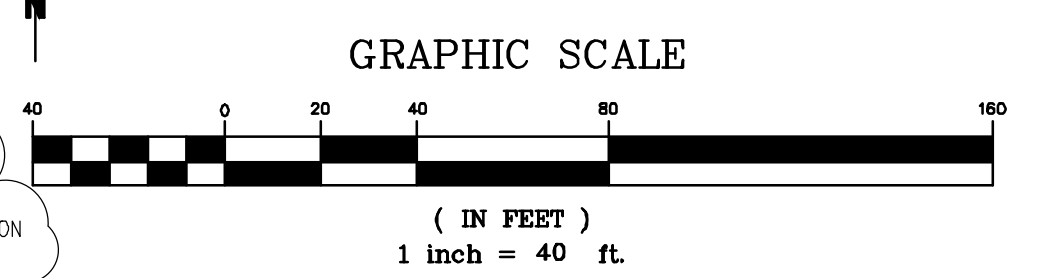
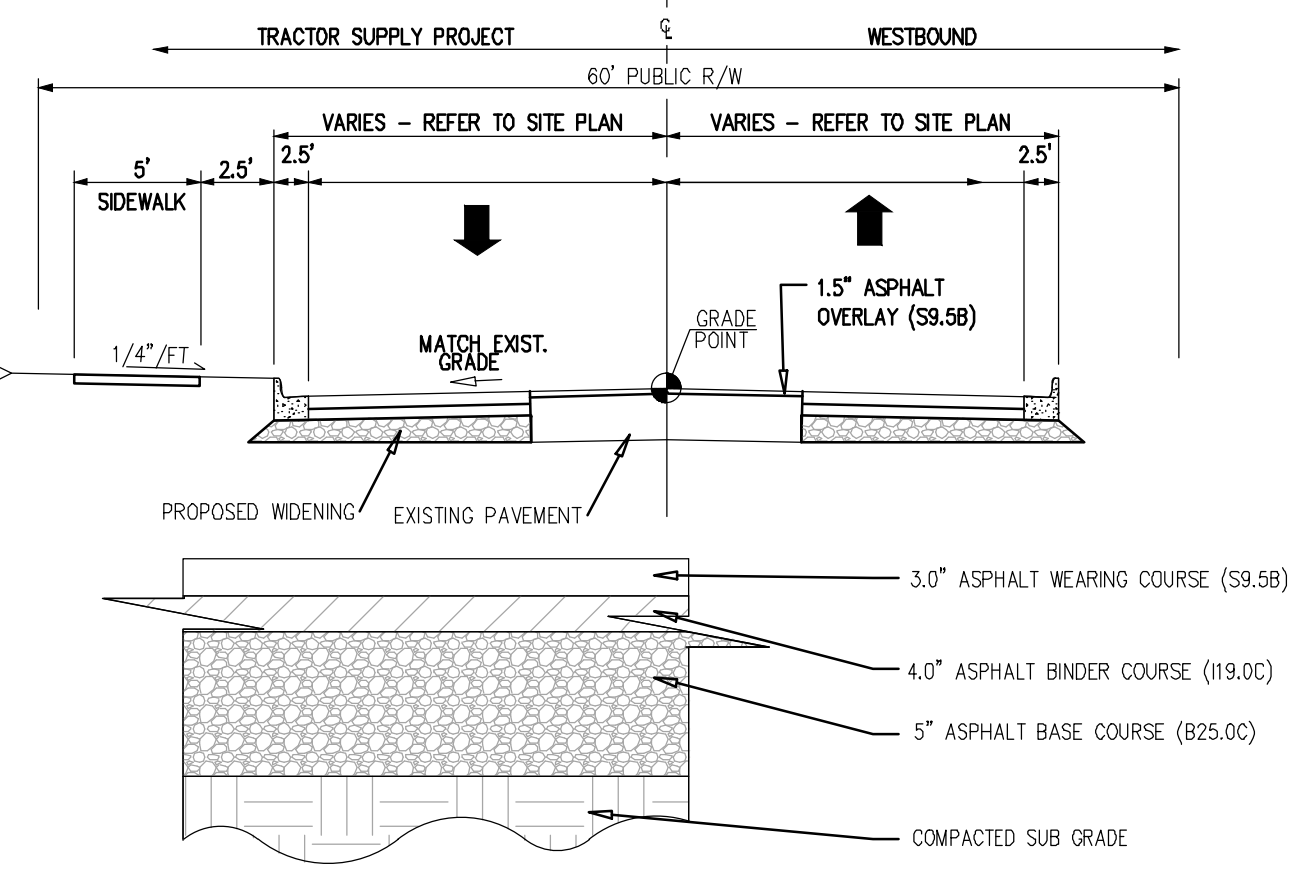
TREE PROTECTION NOTE
TREE PROTECTION FENCINGS SHALL BE PLACED OUTSIDE OF THE DRIP-LINE OF ANY EXISTING VEGETATION TO BE PRESERVED PRIOR TO GRADING AND MUST REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE

GENERAL NOTE
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF MEBANE, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION

- GENERAL NOTES:**
1. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, FLAGMEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY CITY OF MEBANE AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND DEVICES.
 2. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
 3. APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
 4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
 5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION "STANDARD DETAILS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND APPLICABLE CITY OF MEBANE CODES AND ORDINANCES. THE CONTRACTOR SHALL MAINTAIN A CURRENT EDITION OF THE STATE AND LOCAL CODES, ORDINANCES, STANDARD SPECIFICATION AND STANDARD DETAILS ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
 6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
 7. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
 8. THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
 9. THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
 10. ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
 11. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TRUCK DOORS, EXIT DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 12. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 13. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
 14. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE CITY OF MEBANE PUBLIC UTILITIES DEPARTMENTS FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
 15. ACCESSIBLE RAMPS TO BE PROVIDED IN ACCORDANCE WITH NCDOT AND CITY OF MEBANE STANDARDS.
 16. ALL PLANTING ISLANDS WITH A SHADE TREE SHALL BE A MINIMUM OF 350 SQUARE FEET.
 17. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 18. ANNEXATION OF THE PROPERTY INTO THE CITY OF MEBANE WILL BE REQUIRED
 19. A EXEQUITED SHARED PARKING AGREEMENT WILL BE REQUIRED FOR THE PROPOSED CHICK-FIL-A PARKING AREA PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

KEYNOTES

- 1 STEEL DOCK/RAMP - REFER TO ARCHITECTURAL DRAWINGS FOR DETAIL
- 2 CONCRETE PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS - SEE DETAIL SHEET C1.4 EXPANSION AND CONTROL JOINTS - SEE DETAILS SHEET
- 3 ASPHALT PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS - SEE DETAIL SHEET
 - STANDARD DUTY PAVEMENT
 - HEAVY DUTY PAVEMENT
 - NCDOT PAVEMENT SECTION
- 4 HANDICAP PARKING SIGN - SEE DETAIL SHEET
- 4A VETERANS PARKING SIGN - SEE DETAIL SHEET
- 4B ON-LINE PARKING SIGN - SEE DETAIL SHEET
- 5 BOLLARD - SEE DETAIL SHEET
- 6 CONCRETE LIGHT POLE BASE
- 7 CONCRETE SIDEWALK - SEE DETAIL SHEET FOR SIDEWALKS AROUND BUILDING.
- 8 DUMPSTER ENCLOSURE - REFER TO SHEET
- 9 6'-0" LONG CONCRETE WHEEL STOP, PINNED TO PAVEMENT - SEE DETAIL SHEET. LOCATE 2'-6" FROM FACE OF CURB OR SIDEWALK.
- 10 SIGN (UNDER SEPARATE PERMIT)
- 11 4" WIDE PARKING STRIPE PAINTED WHITE (TYP)
- 12 4" WIDE PARKING DIAGONAL STRIPES
- 13 ACCESSIBLE PARKING AREA - (PER A.D.A. REQUIREMENTS)
- 14 NEW GRASS/LANDSCAPE AREA
- 15 CONCRETE CURB AND GUTTER - SEE DETAIL SHEET
- 16 STOP SIGN - SEE DETAIL SHEET
- 17 PAVEMENT MARKINGS
- 18 NEW CURB CUT, MATCH EXISTING EOP & APPROACH PER LOCAL CODES & SPECS.
- 19 CONCRETE FLUME - REFER TO DETAIL ON SHEET (NOT USED)
- 5 PROPOSED PARKING COUNT



FOREST OAKS LANE - NCDOT PAVEMENT SECTION MATERIALS AND CONSTRUCTION REQUIREMENTS PER THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, LATEST EDITION SCALE: NOT TO SCALE

Bowman

Bowman North Carolina Ltd.
4006 BARRIETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919) 555-6570
bowman.com
Bowman North Carolina Ltd.



SITE PLAN
Tractor Supply
Wilson Road
Mebane, NC Melville Township Alamance County



PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS		
1/12/23	PER TRC REVIEW	
2/17/23	PER TRC REVIEW	
2/28/23	PER TRC REVIEW	
DATE	DESCRIPTION	
JP DESIGN	JP DRAWN	XXX CHKD
SCALE	H: 1" = 40' V: 1" = XX'	
JOB No.	220159-01-001	
DATE	October 17, 2022	
FILE No.		
SHEET	C3.0	

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	158.89	441.50	7.9973°	S101°14'32"	158.89
C2	5.49	170.00	1.8314°	S82°51'43"	5.49
C3	44.74	170.00	15.9443°	S22°35'01"	44.74
C4	74.89	230.00	9.7232°	S72°22'11"	74.89
C5	73.08	270.00	15.3026°	S33°54'48"	73.08

BROOKS, LLC
9814-04-9691
DB.2726 P.0961
ZONED B-2
C-STORE

WESTVIEW PEMBROKE, LLC
9824-04-5089
DB.4253 P.926
ZONED B-2(CD)
RESTAURANT

HENDON TILLER MEBANE, LLC
9824-04-3014
DB.3855 P.431
ZONE B-2 (CD)
RESTAURANT

PARESH & SHEILA PATEL
9824-03-4832
DB.4389 P.0939
ZONE B-2 (CD)
RETAIL USE

ROGER SHIELDS
9824-03-8881
DB.1810 P.473
PARCEL ID:167502
ZONED R-20
SINGLE FAMILY

CHICK-FIL-A
PARKING

HENDON TILLER MEBANE 3.0, LLC
9824-04-6036
DB.4425 P.0336
PARCEL ID: 170920
(ZONED R-20)
6.19 ACRES
VACANT

ROGER SHIELDS
9824-03-8881
DB.1810 P.473
PARCEL ID:167502
ZONED R-20
SINGLE FAMILY

CHARLES & HILDA AVERITT
9824-13-1933
DB.385 P.126
ZONED R-20
SINGLE FAMILY

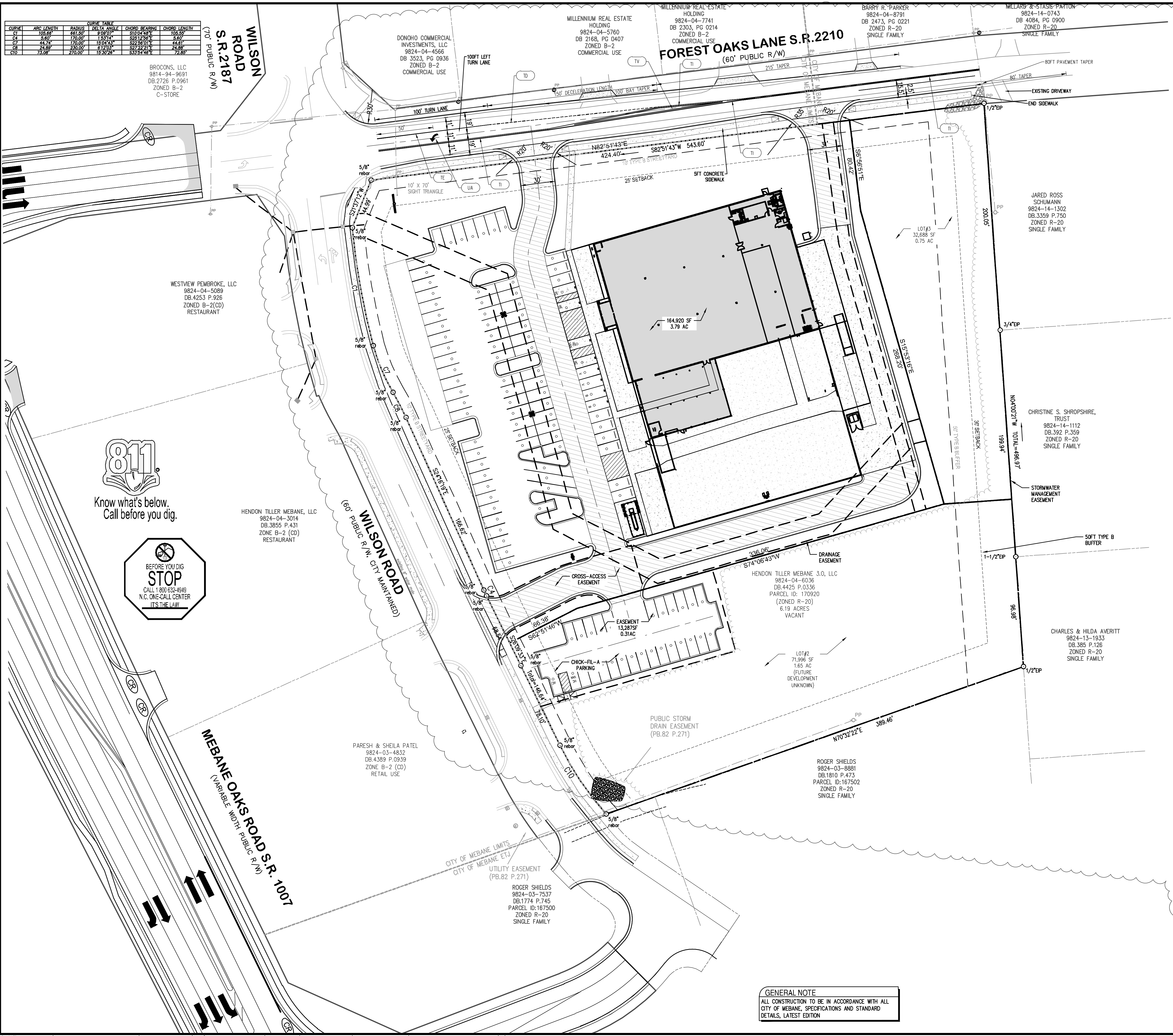
CHRISTINE S. SHROPSHIRE,
TRUST
9824-14-1112
DB.392 P.359
ZONED R-20
SINGLE FAMILY

JARED ROSS
SCHUMANN
9824-14-1302
DB.3359 P.750
ZONED R-20
SINGLE FAMILY

MILLENNIUM REAL ESTATE
HOLDING
9824-04-7741
DB 2303, PG 0214
ZONED B-2
COMMERCIAL USE

BARRY R. PARKER
9824-04-8791
DB 2473, PG 0221
ZONED R-20
SINGLE FAMILY

MILKAMP & STASIS PATTON
9824-14-0743
DB 4084, PG 0900
ZONED R-20
SINGLE FAMILY



Know what's below.
Call before you dig.



GENERAL NOTE
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF MEBANE, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION

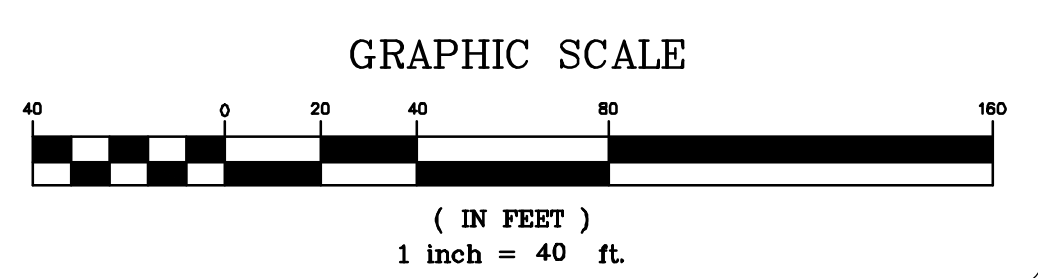
TRAFFIC CONTROL NOTES:
THE DISTRICT OFFICE OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION.
TRAFFIC MUST BE MAINTAINED AT ALL TIMES AND TRAFFIC CONTROL MUST COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND WITH THE CURRENT EDITION OF THE NCDOT STANDARDS AND SPECIFICATIONS.
ALL LANES OF TRAFFIC ARE TO BE OPEN DURING THE HOURS OF 6:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM. A MINIMUM OF ONE 12-FOOT LANE SHALL BE MAINTAINED AT ALL TIMES.
ALL ROADWAY SIGNS WHICH ARE TO BE REMOVED DURING CONSTRUCTION ARE TO BE REINSTALLED AS SOON AS POSSIBLE.
DURING NON-WORKING HOURS, EQUIPMENT IS TO BE PARKED AS CLOSE TO THE RIGHT OF WAY LINE AS POSSIBLE AND BE PROPERLY BARRICADED IN ORDER TO PREVENT ANY EQUIPMENT OBSTRUCTION WITHIN THE TRAVEL LANE.
ALL CONTRACTORS DOING WORK WITHIN STATE RIGHT OF WAY ARE TO HAVE A COPY OF THESE PLANS ON THE JOB SITE.
WHEN PERSONNEL AND/OR EQUIPMENT ARE WITHIN 5' OF AN OPEN TRAVEL LANE, THE CONTRACTOR SHALL CLOSE THE OPEN TRAVEL LANE ADJACENT TO THE WORK AREA USING APPROPRIATE TRAFFIC CONTROL MEANS AND METHODS UNLESS WORK IN THAT AREA IS PROTECTED BY BARRIER OR GUARDRAIL.
THE CONTRACTOR SHALL NOT WORK SIMULTANEOUSLY ON BOTH SIDES OF AN OPEN TRAVEL WAY WITHIN THE SAME LOCATION ON A TWO-LANE, TWO-WAY ROAD.
THE MAXIMUM LENGTH OF A LANE CLOSURE ON THE PROJECT SHALL BE ONE MILE, MEASURED FROM THE BEGINNING OF THE MERGE TAPER TO THE END OF THE LANE CLOSURE.
THE CONTRACTOR SHALL BACKFILL AT 6:1 SLOPE UP TO THE EDGE AND ELEVATION OF EXISTING PAVEMENT IN AREAS ADJACENT TO AN OPENED TRAVEL LANE THAT HAS A DROP-OFF OF MORE THAN 3".
WHEN BACKFILL IS REQUIRED, IT SHALL BE AT NO EXPENSE TO THE OWNER.
THE MAXIMUM DIFFERENCE IN ELEVATION BETWEEN OPEN LANES OF TRAFFIC SHALL BE 2".
WHEN LANE CLOSURES ARE NOT IN EFFECT, CHANNELIZING DEVICES IN WORK AREAS SHALL BE SPACED NO GREATER THAN TWICE THE POSTED SPEED LIMIT, EXCEPT 10' ON-CENTER IN RADII, AND SHALL BE SET 3' OFF THE EDGE OF AN OPEN TRAVEL WAY.
DURING INSTALLATION, PROPER TRAFFIC CONTROL DEVICES, SIGNS, ETC. BE INSTALLED TO ENSURE PUBLIC SAFETY IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION'S STANDARDS AND SPECIFICATIONS
ALL DISTURBED AREAS ARE TO BE FULLY RESTORED TO NCDOT MINIMUM ROADWAY STANDARDS. MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE NCDOT ROADWAY STANDARDS AND SPECIFICATIONS (LATEST EDITION).

NCDOT ROADWAY STANDARD DRAWINGS TO REFERENCE

- 200.02 METHOD OF CLEARING - METHOD II
- 225.02 GUIDE FOR GRADING SUBGRADE - SECONDARY & LOCAL
- 300.01 METHOD OF PIPE INSTALLATION - METHOD "A"
- 840.71 CONCRETE AND BRICK PIPE PLUG
- 846.01 CONCRETE CURB, GUTTER AND CURB & GUTTER
- 848.01 CONCRETE SIDEWALK
- 848.05 WHEELCHAIR RAMP - CURB CUT
- 852.01 CONCRETE ISLANDS
- 876.02 GUIDE FOR R/R RAP AT PIPE OUTLETS
- 1101.01 WORK ZONE ADVANCE WARNING SIGNS
- 1101.02 TEMPORARY LANE CLOSURES
- 1101.04 TEMPORARY SHOULDER CLOSURES
- 1101.05 WORK ZONE VEHICLE ACCESSSES
- 1101.11 TRAFFIC CONTROL DESIGN TABLES
- 1110.02 PORTABLE WORK ZONE SIGNS - MOUNTING HEIGHT & LATERAL CLEARANCE
- 1115.01 FLASHING ARROW PANELS
- 1130.01 DRUMS
- 1135.01 CONES
- 1145.01 BARRICADES - TYPES I, II, III AND PERMANENT
- 1150.01 FLAGGERS
- 1205.01 PAVEMENT MARKINGS - LINE TYPES & OFFSETS
- 1205.02 PAVEMENT MARKINGS - DIVIDED & UNDIVIDED ROADWAYS
- 1205.04 PAVEMENT MARKINGS - INTERSECTIONS
- 1205.05 PAVEMENT MARKINGS TURN LANES
- 1205.07 PAVEMENT MARKINGS PEDESTRIAN CROSSWALKS

PAVEMENT MARKING SCHEDULE	
TA	WHITE EDGE LINE (4", 90MIL) NCDOT STD DETAIL 1205.01
TB	DOUBLE YELLOW CENTERLINE (4", 90MIL) NCDOT STD DETAIL 1205.01
TC	YELLOW LANE LINE (4", 90MIL) NCDOT STD DETAIL 1205.01
TD	3" WHITE MINI-SKIP LINE (4", 90MIL) NCDOT STD DETAIL 1205.01
TE	10' WHITE SKIP LINE (4", 90MIL) NCDOT STD DETAIL 1205.01
TF	WHITE SOLID LANE LINE (4", 90MIL) NCDOT STD DETAIL 1205.01
UA	LEFT TURN LANE ARROW (90MIL) NCDOT STD DETAIL 1205.08
UB	RIGHT TURN LANE ARROW (90MIL) NCDOT STD DETAIL 1205.08
UC	STRAIGHT ARROW (90MIL) NCDOT STD DETAIL 1205.08
UD	COMBO LEFT/STRAIGHT TURN LANE ARROW (90MIL) NCDOT STD DETAIL 1205.08
UE	COMBO RIGHT/STRAIGHT TURN LANE ARROW (90MIL) NCDOT STD DETAIL 1205.08
TV	YELLOW DIAGONAL LINES (4", 90MIL) NCDOT STD DETAIL 1205.09
TB	3" YELLOW MINI-SKIP LINES (4", 90MIL) NCDOT STD DETAIL 1205.01
TF	YELLOW SKIP CENTER LINES (4", 90MIL) NCDOT STD DETAIL 1205.01
TZ	STOP BAR (24", 90MIL) NCDOT STD DETAIL 1205.01
I	12" YIELD LINE SYMBOL (90MIL) NCDOT STD DETAIL 1205.08 (THIS SHEET)

ALL PERMANENT PAVEMENT MARKINGS SHALL BE THERMOPLASTIC PER NCDOT REQUIREMENTS
CONTRACTOR TO INSTALL MARKINGS PER NCDOT STANDARD MANUALS AND LOCATIONS TO BE COORDINATED WITH THESE DEPARTMENTS PRIOR TO FINAL INSTALLATION.



Bowman

Bowman North Carolina Ltd.
4006 BARRIETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919) 555-6570
bowman.com
Bowman North Carolina Ltd.



PAVEMENT MARKING PLAN
Tractor Supply
Wilson Road
Mebane, NC Melville Township Alamance County

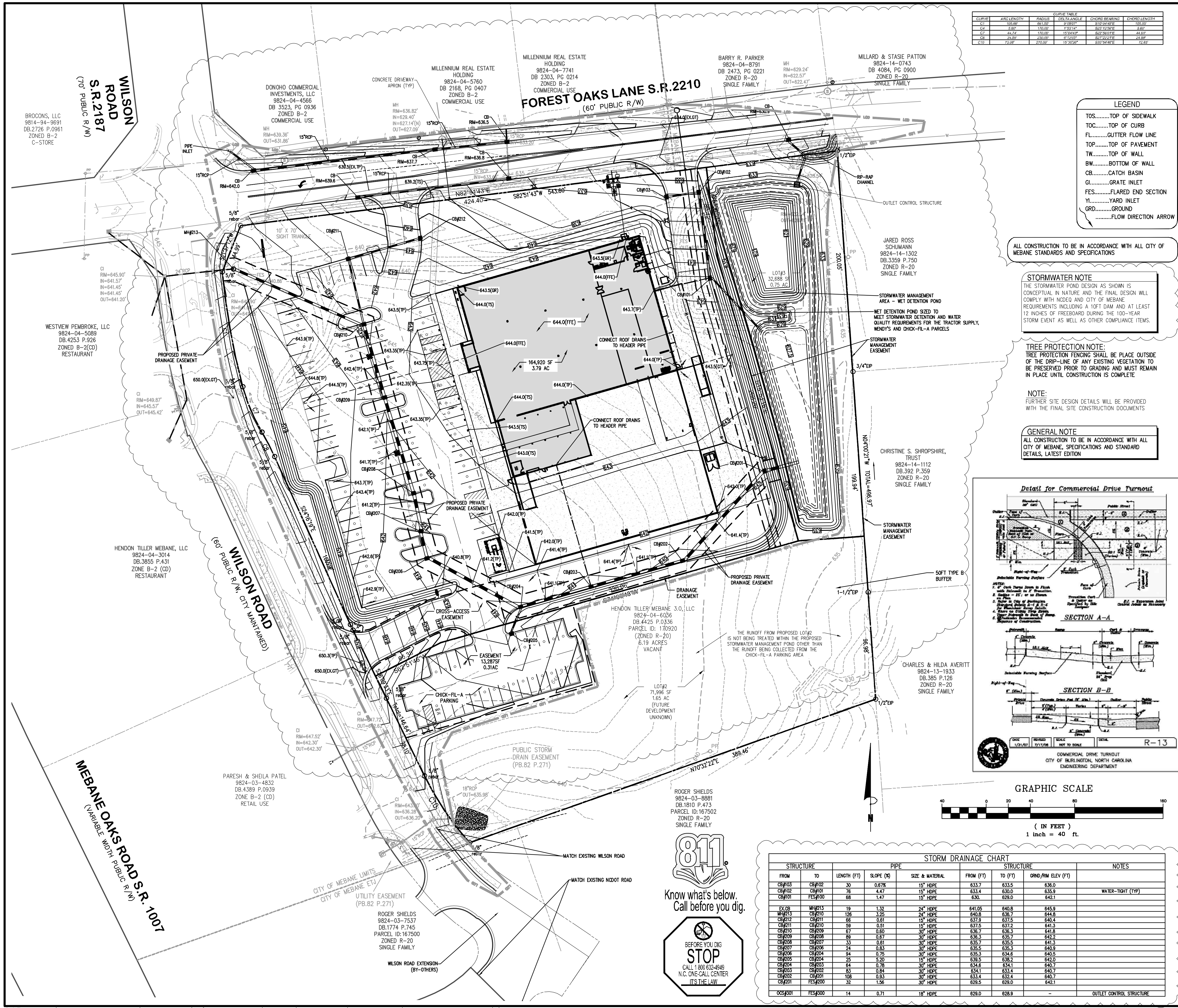


PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
1/12/23	PER TRC REVIEW
2/17/23	PER TRC REVIEW
2/28/23	PER TRC REVIEW

DATE	DESCRIPTION
JP	JP XXX
DESIGN	DRAWN CHKD
SCALE	H: 1" = 40'
	V: 1" = XX'
JOB No.	220159-01-001
DATE	October 17, 2022
FILE No.	

SHEET C3.1



CLIFF	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CL1	105.00'	651.57'	9.3014°	S 89.6414° E	105.00'
CL2	1.67'	130.00'	1.3014°	S 89.6414° E	1.67'
CL3	44.74'	130.00'	15.9149°	S 89.6414° E	44.74'
CL4	24.85'	230.00'	6.2323°	S 89.6414° E	24.85'
CL5	73.00'	270.00'	15.3070°	S 89.6414° E	73.00'

LEGEND
TOS.....TOP OF SIDEWALK
TOC.....TOP OF CURB
FL.....GUTTER FLOW LINE
TOP.....TOP OF PAVEMENT
TW.....TOP OF WALL
BW.....BOTTOM OF WALL
CB.....CATCH BASIN
GI.....GRATE INLET
FES.....FLARED END SECTION
YI.....YARD INLET
CRD.....GROUND
.....FLOW DIRECTION ARROW

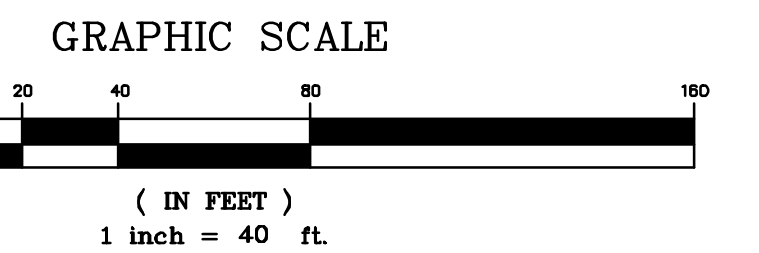
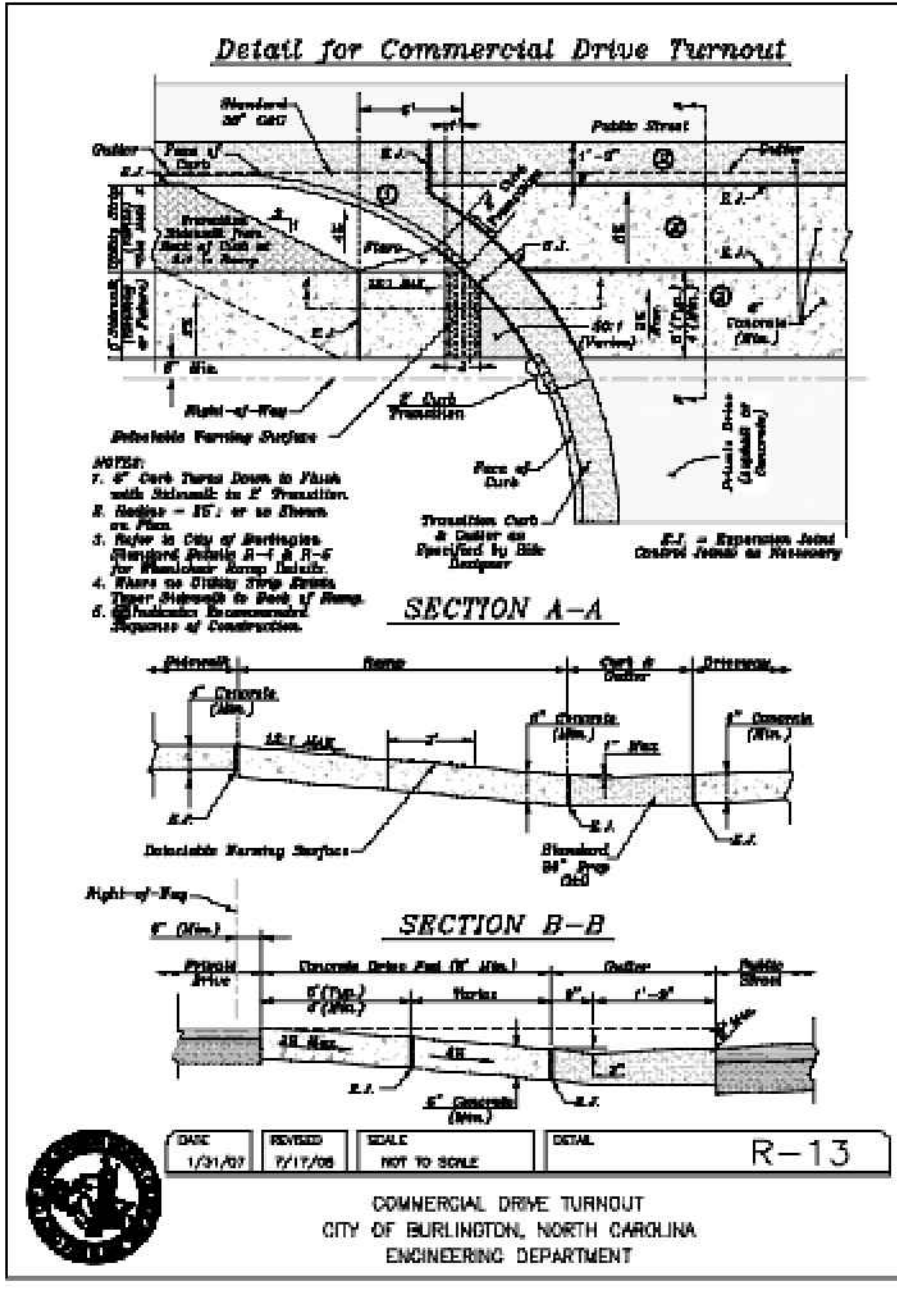
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF MEBANE STANDARDS AND SPECIFICATIONS

STORMWATER NOTE
THE STORMWATER POND DESIGN AS SHOWN IS CONCEPTUAL IN NATURE AND THE FINAL DESIGN WILL COMPLY WITH NCEQ AND CITY OF MEBANE REQUIREMENTS INCLUDING A 10FT DAM AND AT LEAST 12 INCHES OF FREEBOARD DURING THE 100-YEAR STORM EVENT AS WELL AS OTHER COMPLIANCE ITEMS.

TREE PROTECTION NOTE:
TREE PROTECTION FENCING SHALL BE PLACED OUTSIDE OF THE DRIP-LINE OF ANY EXISTING VEGETATION TO BE PRESERVED PRIOR TO GRADING AND MUST REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

NOTE:
FURTHER SITE DESIGN DETAILS WILL BE PROVIDED WITH THE FINAL SITE CONSTRUCTION DOCUMENTS

GENERAL NOTE
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF MEBANE, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION



STORM DRAINAGE CHART									
STRUCTURE			PIPE		STRUCTURE		NOTES		
FROM	TO	LENGTH (FT)	SLOPE (%)	SIZE & MATERIAL	FROM (FT)	TO (FT)	GRD./RM. ELEV (FT)		
CB#103	CB#102	30	0.67%	15" HDPE	633.5	633.5	636.0		
CB#102	CB#101	76	4.47	15" HDPE	633.4	630.0	635.9		
CB#101	FES#100	68	1.47	15" HDPE	630.	629.0	642.1		WATER-TIGHT (TYP)
EX CB	MH#213	19	1.32	24" HDPE	641.05	640.8	645.9		
MH#213	CB#210	126	3.25	24" HDPE	640.8	638.7	644.8		
CB#210	CB#211	86	0.81	15" HDPE	637.9	637.5	640.4		
CB#211	CB#212	59	0.91	15" HDPE	637.5	637.2	641.3		
CB#212	CB#209	67	0.60	30" HDPE	636.7	636.3	641.8		
CB#209	CB#208	89	0.67	30" HDPE	636.3	635.7	642.2		
CB#208	CB#207	33	0.61	30" HDPE	635.7	635.5	643.3		
CB#207	CB#206	24	0.83	30" HDPE	635.5	635.3	640.9		
CB#206	CB#204	94	0.75	30" HDPE	635.3	634.8	640.5		
CB#205	CB#204	25	5.20	15" HDPE	635.5	635.2	642.0		
CB#204	CB#203	64	0.78	30" HDPE	634.8	634.1	640.7		
CB#203	CB#202	83	0.84	30" HDPE	634.1	633.4	640.7		
CB#202	CB#201	108	0.83	30" HDPE	633.4	632.4	640.7		
CB#201	FES#200	32	1.56	30" HDPE	629.0	629.0	642.1		
OC#301	FES#300	14	0.71	18" HDPE	629.0	628.9	-		OUTLET CONTROL STRUCTURE

- GRADING NOTES:**
- REFER TO THE SITE PLAN FOR RELATED NOTES.
 - ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
 - ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
 - THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
 - LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
 - THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
 - THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.
 - ANY GRADING, BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN, IS PROHIBITED.
 - LAND DISTURBANCE WITHOUT AN APPROVED ESC PLAN IS PROHIBITED.
 - STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON EXPOSED AREAS AND ESPECIALLY WHEN THE CONSTRUCTION SEQUENCE REQUIRES IT.
 - ALL GRADED AREAS ARE TO BE STABILIZED (SEEDED OR LANDSCAPED) WITHIN 14 DAYS OF HAVING REACHED FINAL GRADE.
 - EXISTING GRADES, CONTOURS, UTILITIES AND OTHER EXISTING FEATURES FROM FIELD RUN SURVEY.
 - THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.
 - THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION, ELEVATION, AND DIMENSIONS OF EXIT DOORS, RAMPS, BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL FILL MATERIALS, EXISTING BUILDING FOUNDATIONS, PAVEMENT AND UTILITY STRUCTURES, TOPSOIL, AND ANY OTHER DELETERIOUS MATERIALS SHALL BE COMPLETELY REMOVED FROM WITHIN THE BEARING ZONE BELOW THE STRUCTURE.
 - ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNSUITABLE MATERIAL SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.
 - ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED OR DEPICTED.
 - THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
 - ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE A 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER.
 - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- DRAINAGE NOTES:**
- A MINIMUM GRADE OF 0.50 % SHALL BE MAINTAINED ON ALL PIPES, UNLESS OTHERWISE NOTED.
 - PIPE LENGTHS AND SLOPES INDICATED ON THE PLANS ARE APPROXIMATE ONLY.
 - UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
 A. NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME.
 B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
 C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
 D. MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 E. RE-STABILIZATION SHALL BE ACCOMPLISHED IN COMPLIANCE WITH THE EROSION AND SEDIMENT CONTROL REGULATIONS.
 F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
 - CATCH BASINS, MANHOLES, FRAMES, GRATES, ETC. SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS. REFERENCE THE FOLLOWING STANDARD DETAILS:
 840.02 - CONCRETE CATCH BASIN
 840.03 - FRAME, GRATES, AND HOOD FOR CATCH BASINS
 840.14 - CONCRETE DROP INLET
 840.04 - CONCRETE OPEN THROAT CATCH BASIN
 840.14 - CONCRETE DROP INLET
 840.16 - DROP INLET FRAME AND GRATES
 840.31 - CONCRETE JUNCTION BOX
 840.36 - TRAFFIC BEARING GRATED DROP INLET
 840.52 - PRECAST MANHOLE
 840.45 - PRECAST DRAINAGE STRUCTURE
 838.80 - PRECAST CONCRETE ENDWALL
 - ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
 - STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
 TYPE 1: RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.
 TYPE 2: HIGH DENSITY POLYETHYLENE PIPE (HDPE) - AASHTO DESIGNATION M252 TYPE S, M254 TYPE S, AND MPE-97 TYPE S, SMOOTH INTERIOR/ANULAR EXTERIOR. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON THE CONSTRUCTION DRAWINGS. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION GUIDELINES. PIPE JOINTS AND FITTINGS SHALL BE WATER-TIGHT.
 - ALL STORM DRAINAGE WITHIN THE PUBLIC ROADS SHALL BE CLASS III REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
 - EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE SILT AND DEBRIS.
 - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 - ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUDED TO ASSURE CONNECTION AT STRUCTURE IS WATER-TIGHT.
 - PRECAST STRUCTURES MAYBE USED AT CONTRACTORS OPTION.
 - ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
 - STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.
 - RM ELEVATIONS AS NOTED ARE TO THE GUTTER FLOW LINE.

Bowman

Bowman North Carolina Ltd.
4006 BARRIETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919) 555-6570
bowman.com

TSC
TRACTOR SUPPLY COMPANY

GRADING PLAN
Tractor Supply
Wilson Road
Mebane, NC Melville Township Alamance County

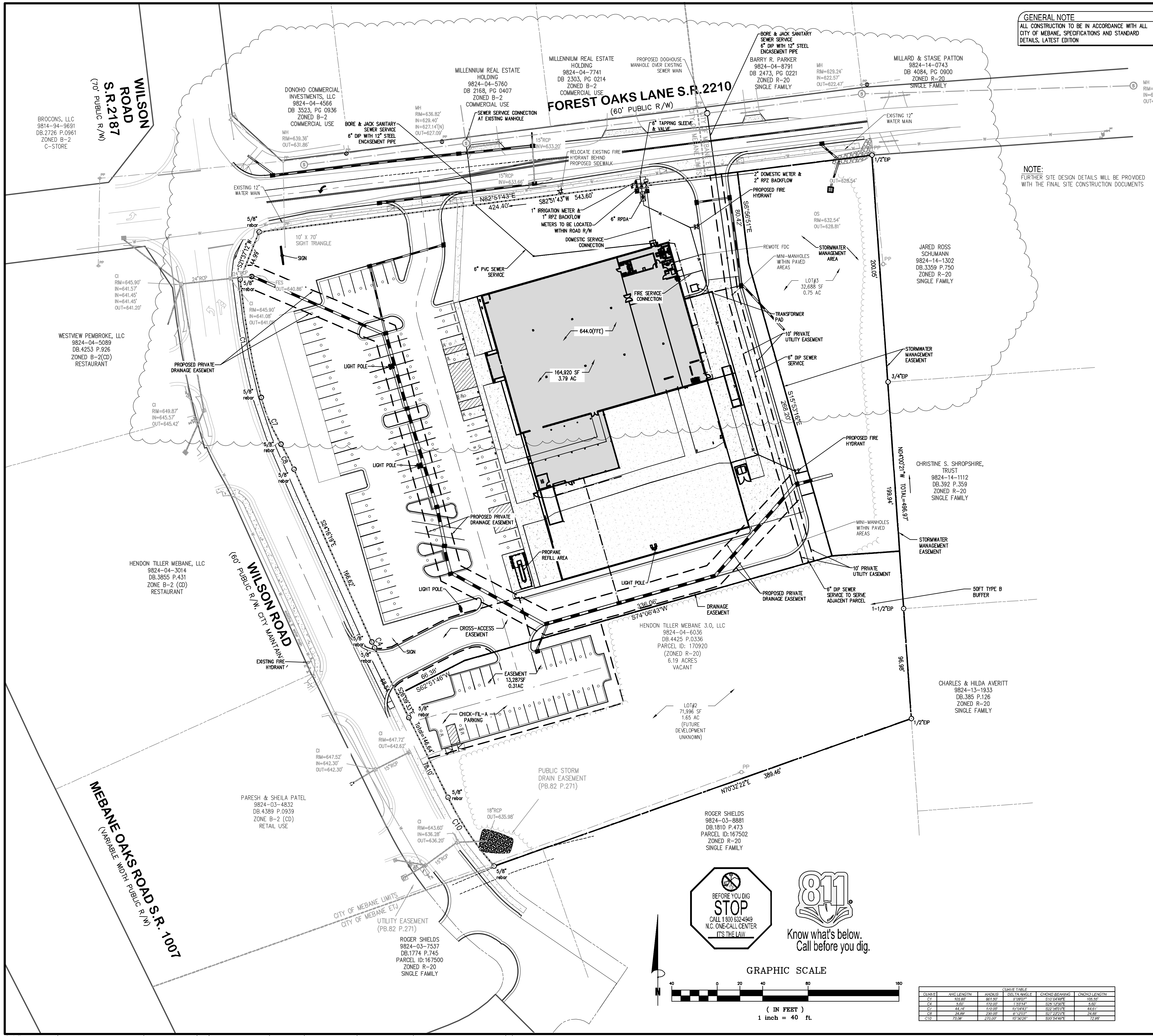
HENDON PROPERTIES
CREATING GREATER VALUE

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS
1/12/23 PER TRC REVIEW
2/17/23 PER TRC REVIEW
2/28/23 PER TRC REVIEW

DATE	DESCRIPTION
JP DESIGN	JP DRAWN
SCALE	H: 1" = 40' V: 1" = XX'

JOB No. 220159-01-001
DATE October 17, 2022
FILE No.
SHEET C4.0



GENERAL NOTE
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF MEBANE, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION

- UTILITY NOTES:**
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH CITY OF MEBANE STANDARD DRAWINGS AND SPECIFICATIONS.
 - IN THE EVENT THAT A UTILITY ITEM IS NOT COVERED BY THESE PLANS, THEN THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE CITY OF MEBANE PUBLIC UTILITIES DEPARTMENT HANDBOOK COVERING SUCH ITEMS SHALL APPLY.
 - WATER SERVICES 3/4-INCH TO 2-INCH SHALL BE TYPE "K" SOFT COPPER. ALL OTHER WATER MAINS, SERVICES, AND FITTINGS SHALL BE CEMENT-LINED DUCTILE IRON PIPE PER CITY OF MEBANE STANDARDS AND SPECIFICATIONS.
 - GRAVITY SANITARY SEWER MAINS SHALL BE DUCTILE IRON PIPE OR PVC PIPE, AS SPECIFIED IN THESE PLANS AND CITY OF MEBANE STANDARDS AND SPECIFICATIONS. SANITARY SEWER SERVICES SHALL BE SCHEDULE 40 PVC.
 - CLEAN-OUT SYMBOLS SHOWN ON THESE PLANS REPRESENT LOCATION OF SURFACE ACCESS POINT. CONTRACTOR SHALL LOCATE WYE APPROPRIATELY BASED ON PIPE DEPTH.
 - ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MEBANE STANDARDS. MANHOLE DIAMETER SHALL VARY DEPENDING ON PIPE DIAMETER AND DEPTH, PER CITY OF MEBANE STANDARDS.
 - LOCATIONS AND SIZES OF EXISTING UTILITIES SHOWN ON THESE PLANS WERE TAKEN FROM MAPS PREPARED BY OTHERS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES AND FOR DAMAGES RESULTING FROM FAILURE TO DO SO.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING RECORD DRAWINGS TO THE ENGINEER SHOWING THE LOCATION OF WATER AND SEWER SERVICES AND ANY DEVIATIONS FROM PLANS DURING CONSTRUCTION. THE ENGINEER WILL PROVIDE THESE RECORD DRAWINGS TO THE OWNER.
 - WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" BELOW PROPOSED GRADE.
 - ALL UNDERGROUND UTILITIES AND FIRE HYDRANTS MUST BE FUNCTIONALLY APPROVED PRIOR TO STRUCTURAL CONSTRUCTION.
 - THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
 - DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
 - ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
 - ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
 - GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
 - ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 - CONTRACTOR SHALL NOTIFY THE WATER AUTHORITY INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
 - ALL UTILITIES SHOULD BE KEPT TEN (10) FEET (PARALLEL) OR WHEN CROSSING 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
 - PRESSURE REDUCING VALVES WILL BE REQUIRED ON THE DOMESTIC WATER MAINS IF THE STATIC PRESSURE AT THE BUILDING EXCEEDS 80PSI.
 - IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
 - DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF MEBANE WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES OR UTILITIES BY OTHERS AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - ALL CONSTRUCTION METHODS & MATERIALS SHALL CONFORM WITH THE CURRENT SPECIFICATIONS AND STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA). THE AWWA CONSTRUCTION STANDARDS ARE SET FORTH IN THEIR CONSTRUCTION SPECIFICATIONS AND STANDARD FOR WATER AND SANITARY SEWERAGE FACILITIES, A COPY OF WHICH MUST BE PURCHASED FROM THE AWWA BY THE CONTRACTOR AND KEPT AT THE JOB SITE AT ALL TIMES. REFERENCE TO NCCODT SHALL MEAN THE CURRENT STANDARDS AND/OR SPECIFICATIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 - THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE BELOW PLAN GRADE ANY MATERIALS WHICH ARE UNSUITABLE FOR FOUNDATIONS, SUB GRADES, PIPE TRENCH BOTTOMS OR OTHER PURPOSES AND BACKFILL THESE AREAS WITH AN APPROVED MATERIAL. THE EXTENT OF UNDERCUTTING AND BACKFILLING SHALL BE DETERMINED BY THE CITY OF MEBANE AS TO AREAS WITHIN STREET RIGHT-OF-WAY AND THE ENGINEER IN OTHER AREAS. COMPENSATION SHALL BE AS SET FORTH IN THE CONTRACT DOCUMENTS.
 - A MINIMUM VERTICAL SEPARATION OF 24" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & WATER LINES AND A FULL JOINT OF WATER LINE PIPE SHALL BE CENTERED WHERE WATER LINE CROSSES OVER SANITARY SEWER. WHERE CLEARANCE IS LESS THAN 18" BUT GREATER THAN 12", SANITARY SEWER SHALL BE PRESSURE TESTED DUCTILE IRON PIPE 10' FROM WATER-MAN. WHEN WATER LINE CROSSES UNDER SANITARY SEWER, 18" MINIMUM CLEARANCE MUST BE MAINTAINED, AND SANITARY SEWER SHALL BE PRESSURE TESTED DUCTILE IRON PIPE 10' FROM WATER-MAN.
 - ALL WATERLINES SHALL HAVE BURIED WITH THE PIPE # 12 COATED ELECTRIC WIRE AND BROUGHT UP INTO THE METER BOXES.
 - THE CONTRACTOR SHALL PROVIDE A SURVEY AS-BUILT RECORD DRAWING OF THE SANITARY SEWER SYSTEM AND THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MEBANE UTILITY DEPARTMENT.

NOTE:
 FURTHER SITE DESIGN DETAILS WILL BE PROVIDED WITH THE FINAL SITE CONSTRUCTION DOCUMENTS

Bowman

Bowman North Carolina Ltd.
 4006 BARRIETT DR
 Suite 104
 RALEIGH, NC 27609
 Phone: (919) 555-6570
 bowman.com
 Bowman North Carolina Ltd.



UTILITY PLAN
 Tractor Supply
 Wilson Road
 Mebane, NC Melville Township Alamance County



PRELIMINARY
 DO NOT
 USE FOR
 CONSTRUCTION

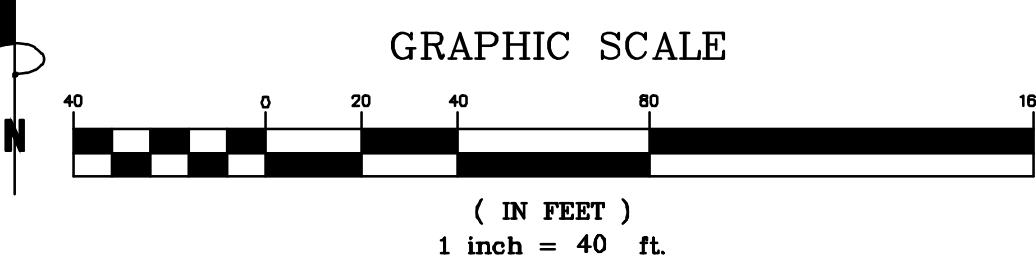
PLAN STATUS

1/12/23	PER TRC REVIEW
2/17/23	PER TRC REVIEW
2/28/23	PER TRC REVIEW

DATE	DESCRIPTION
JP DESIGN	JP DRAWN XXX CHKD
SCALE	H: 1" = 40' V: 1" = XX'

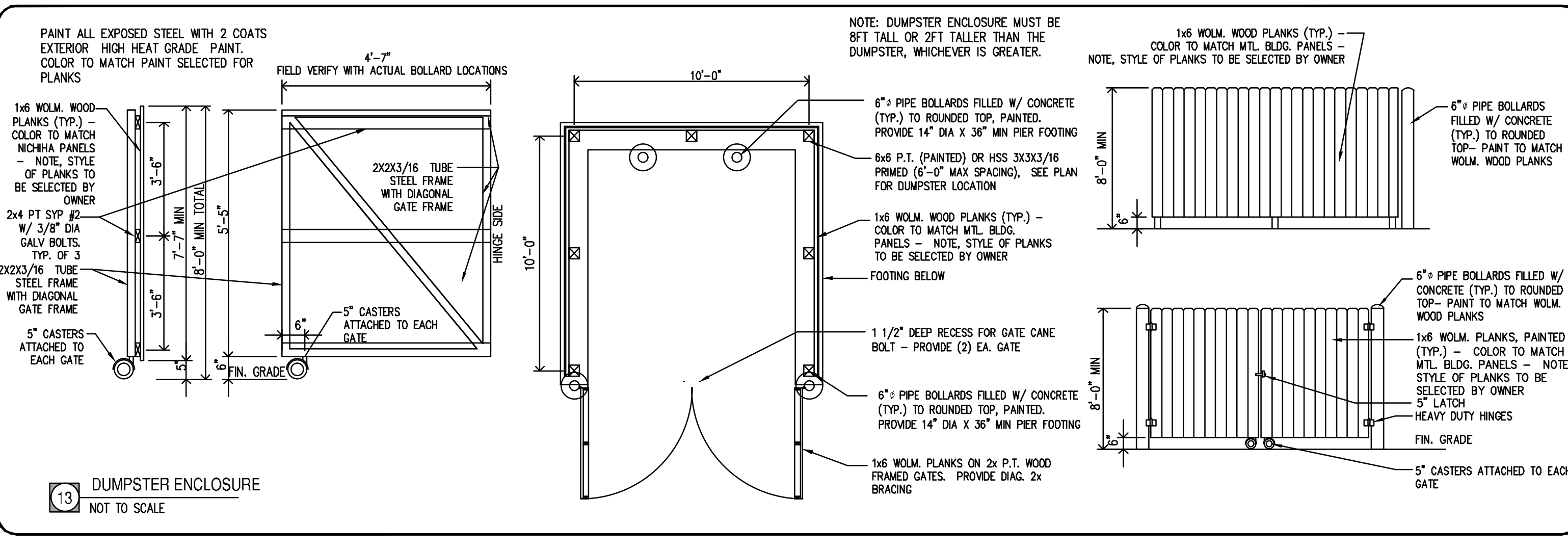
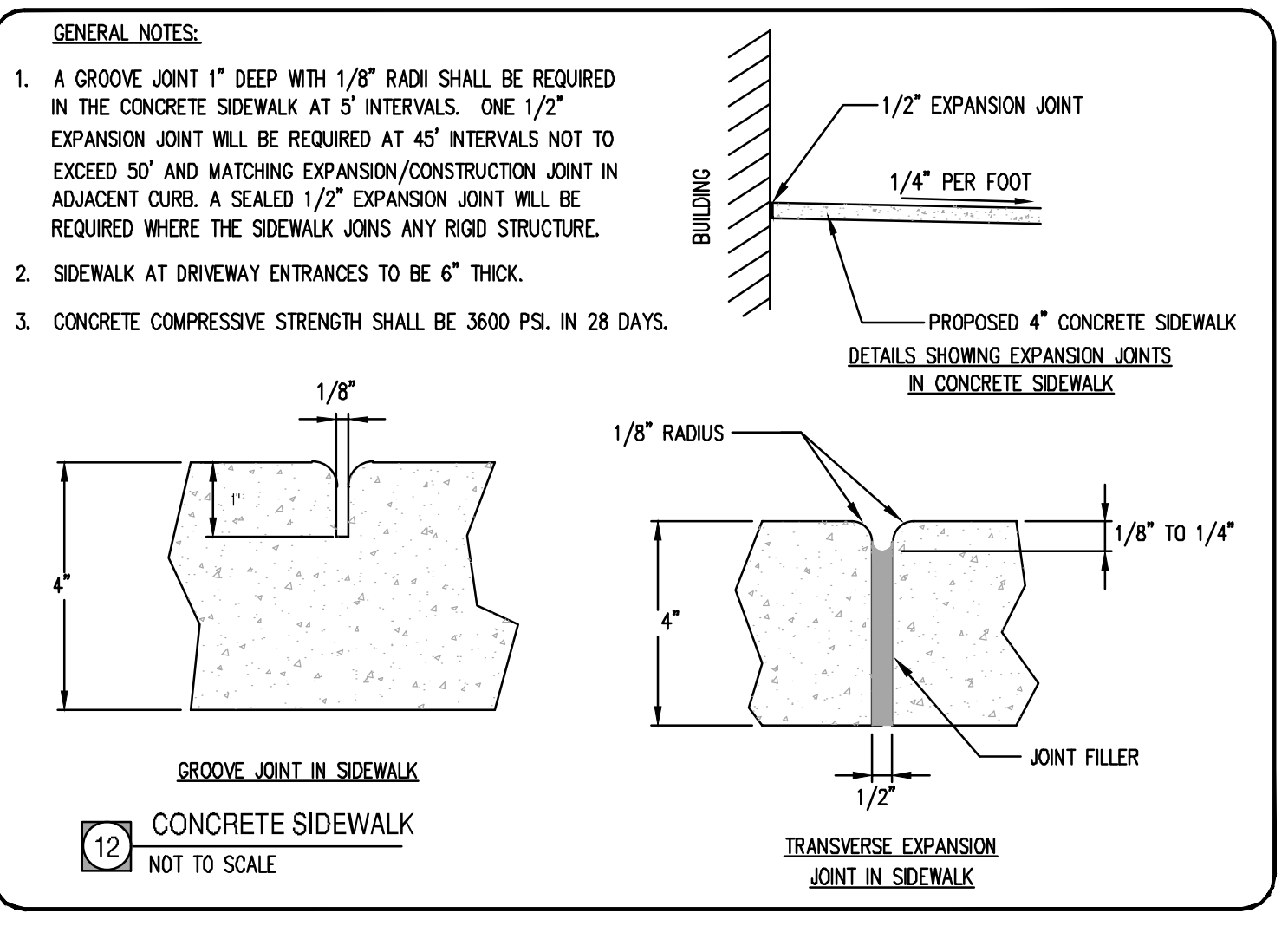
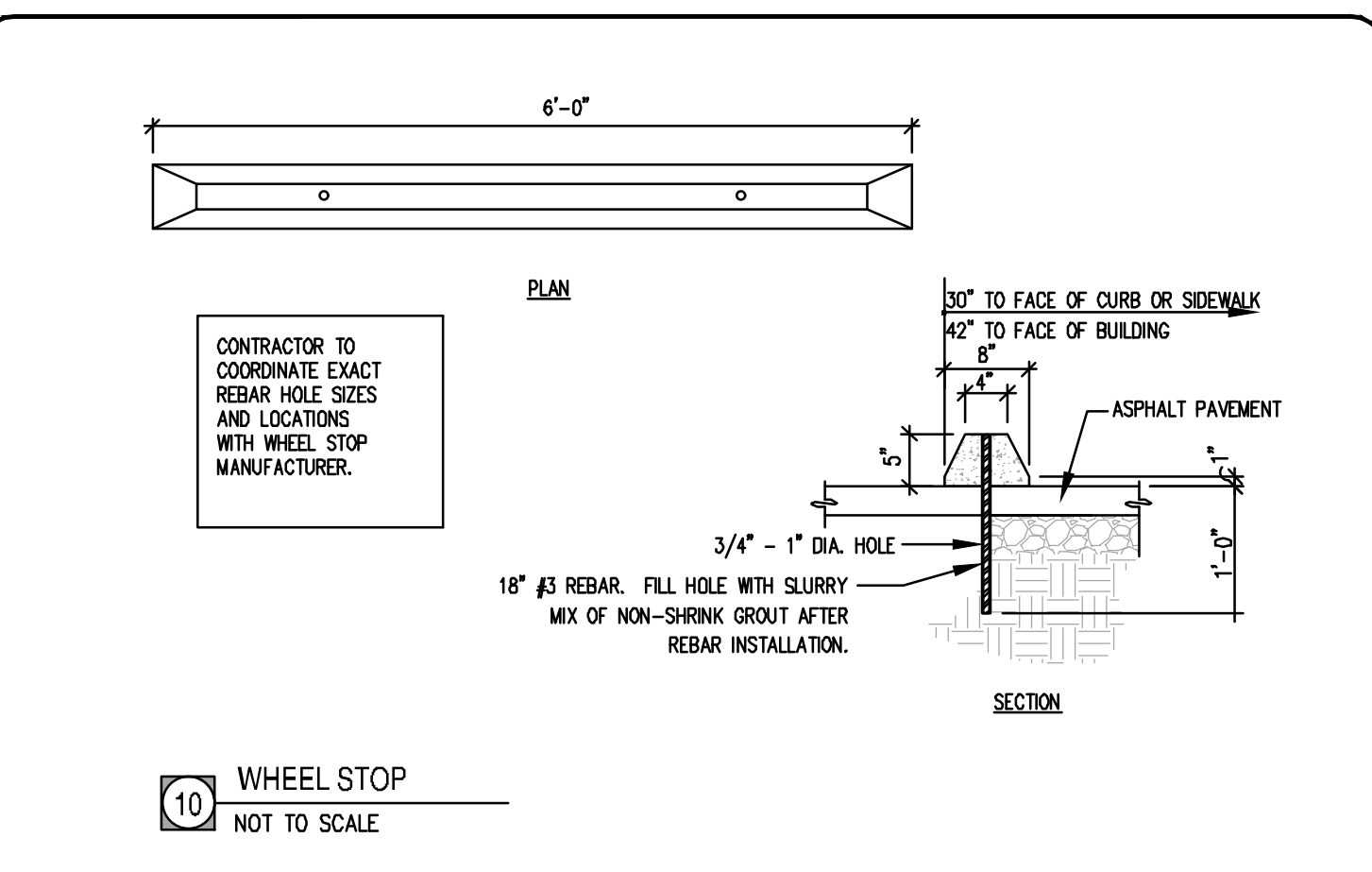
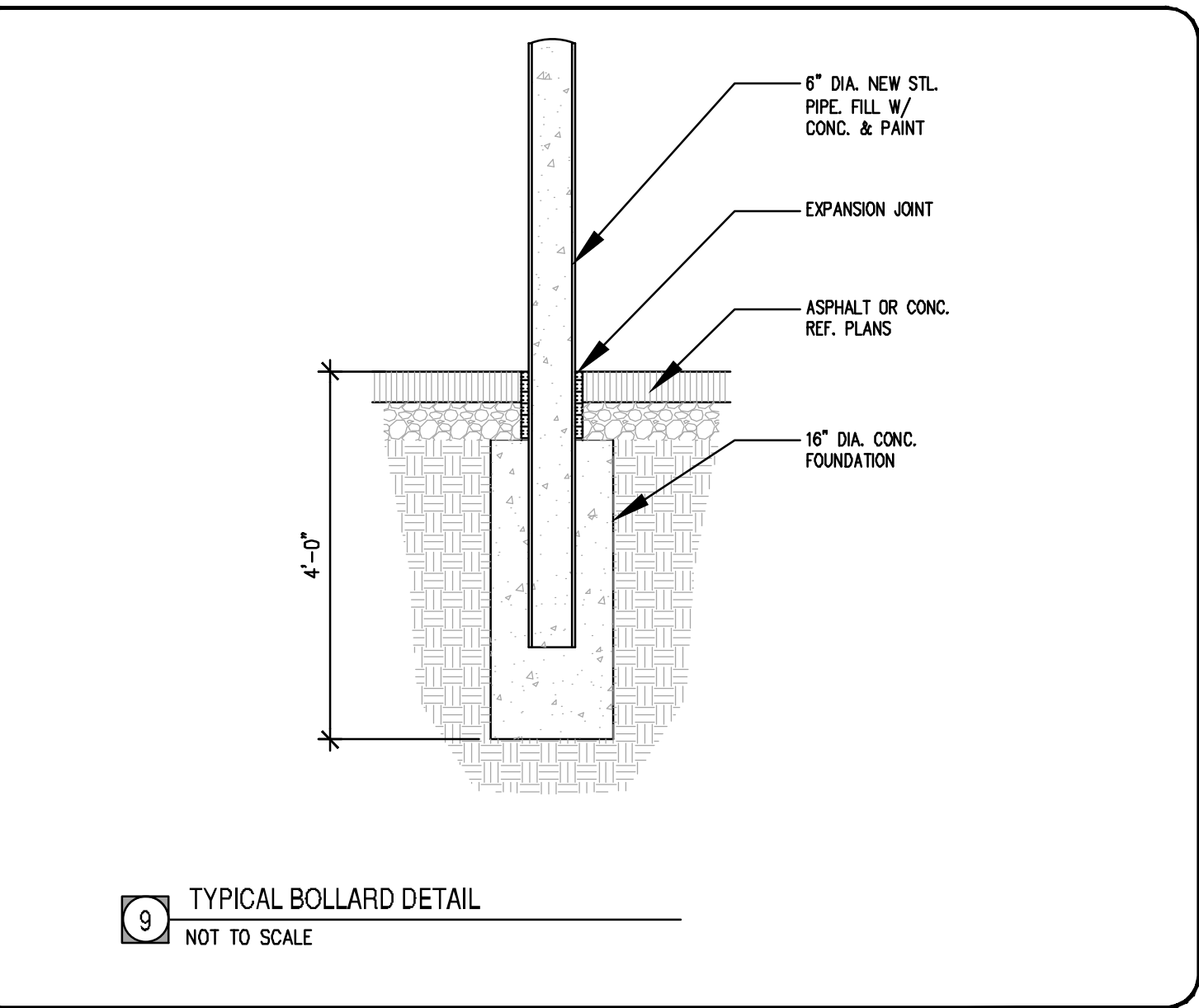
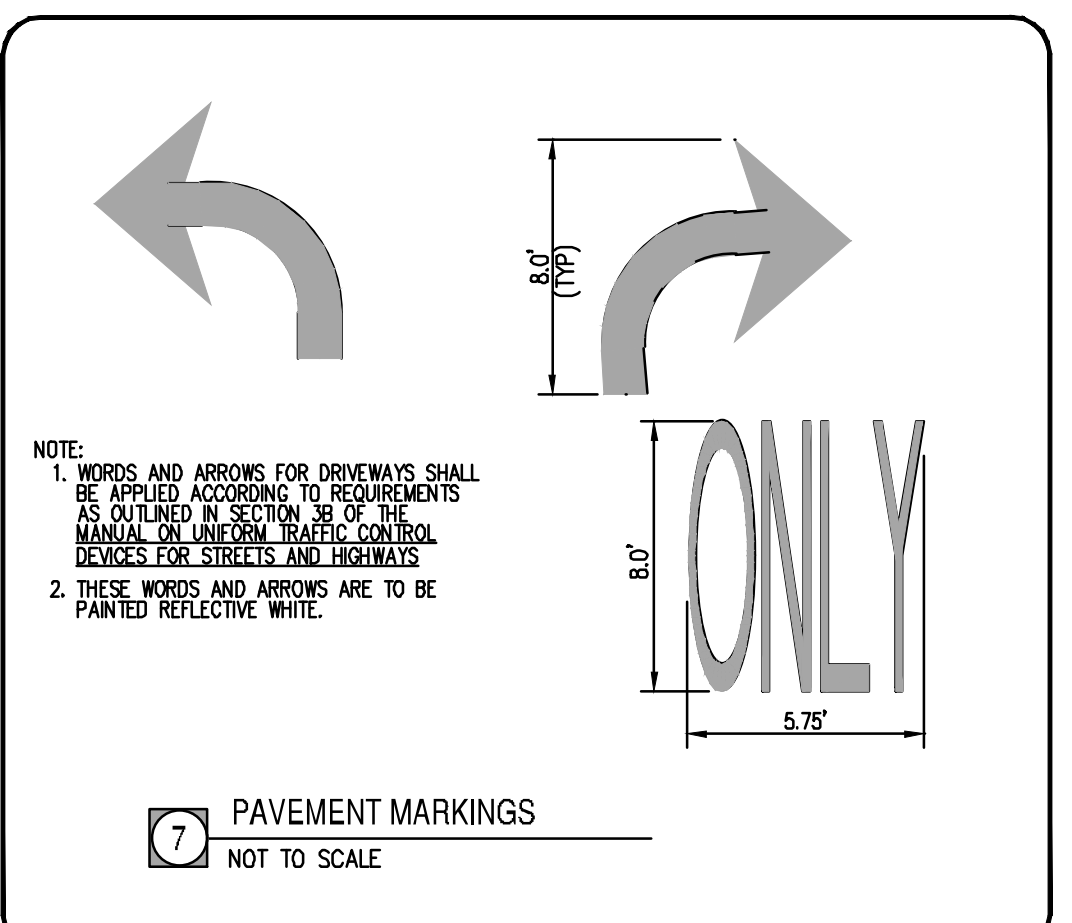
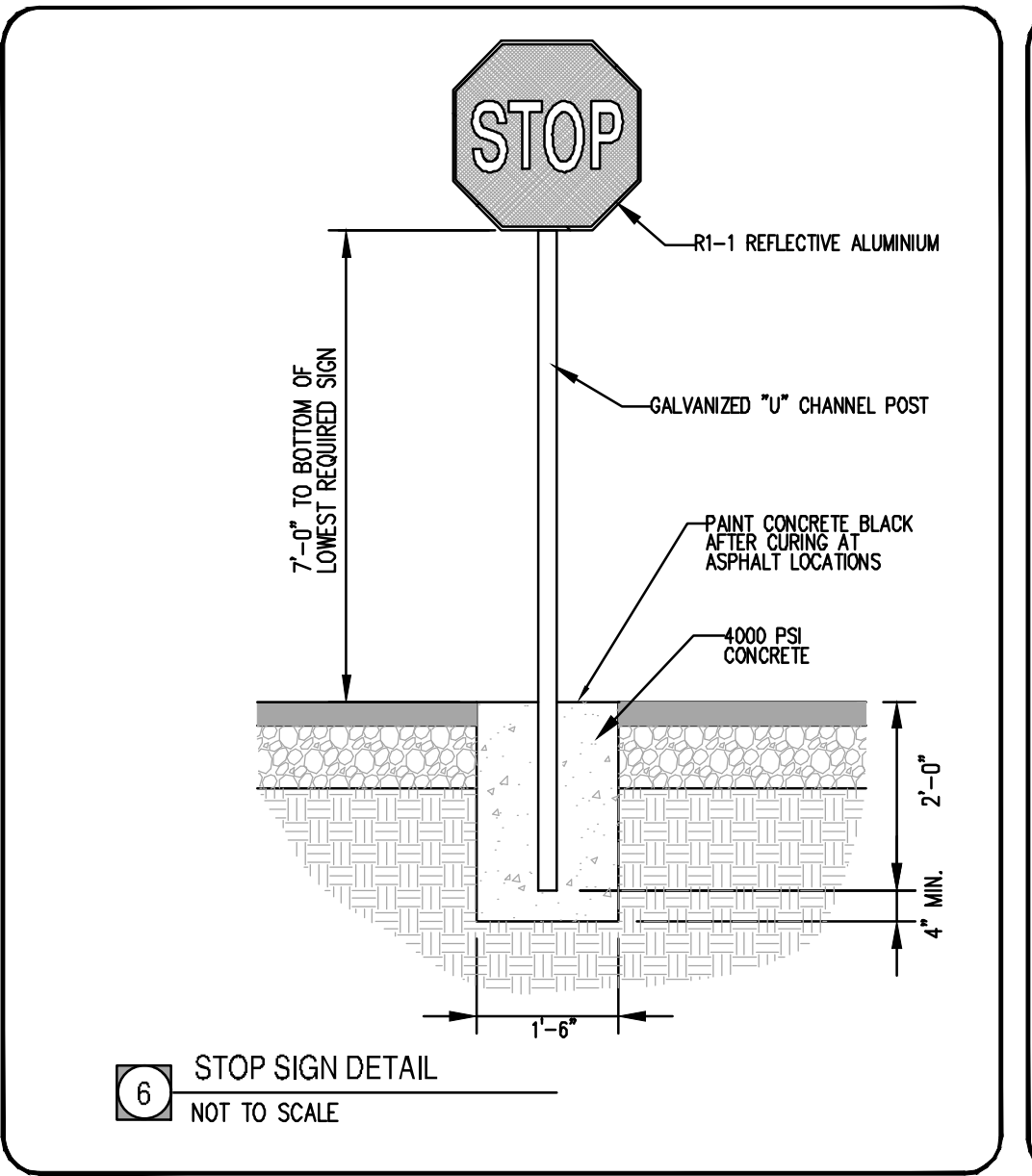
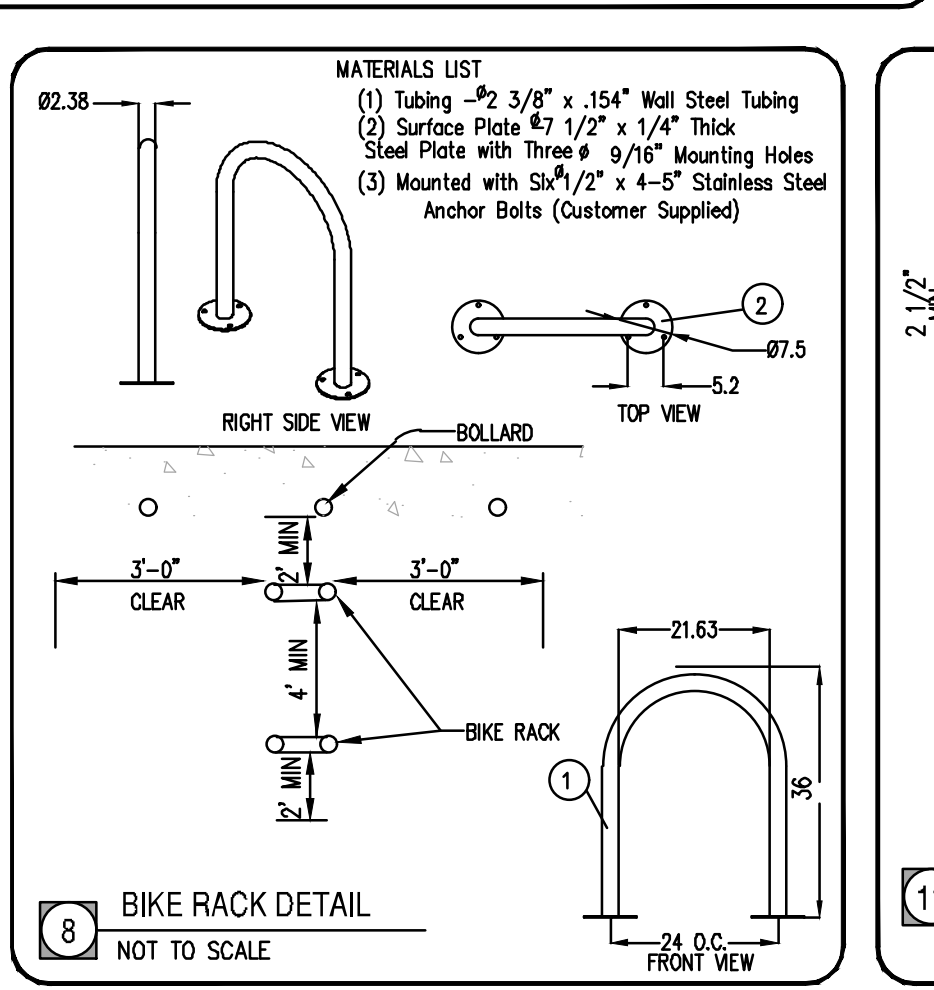
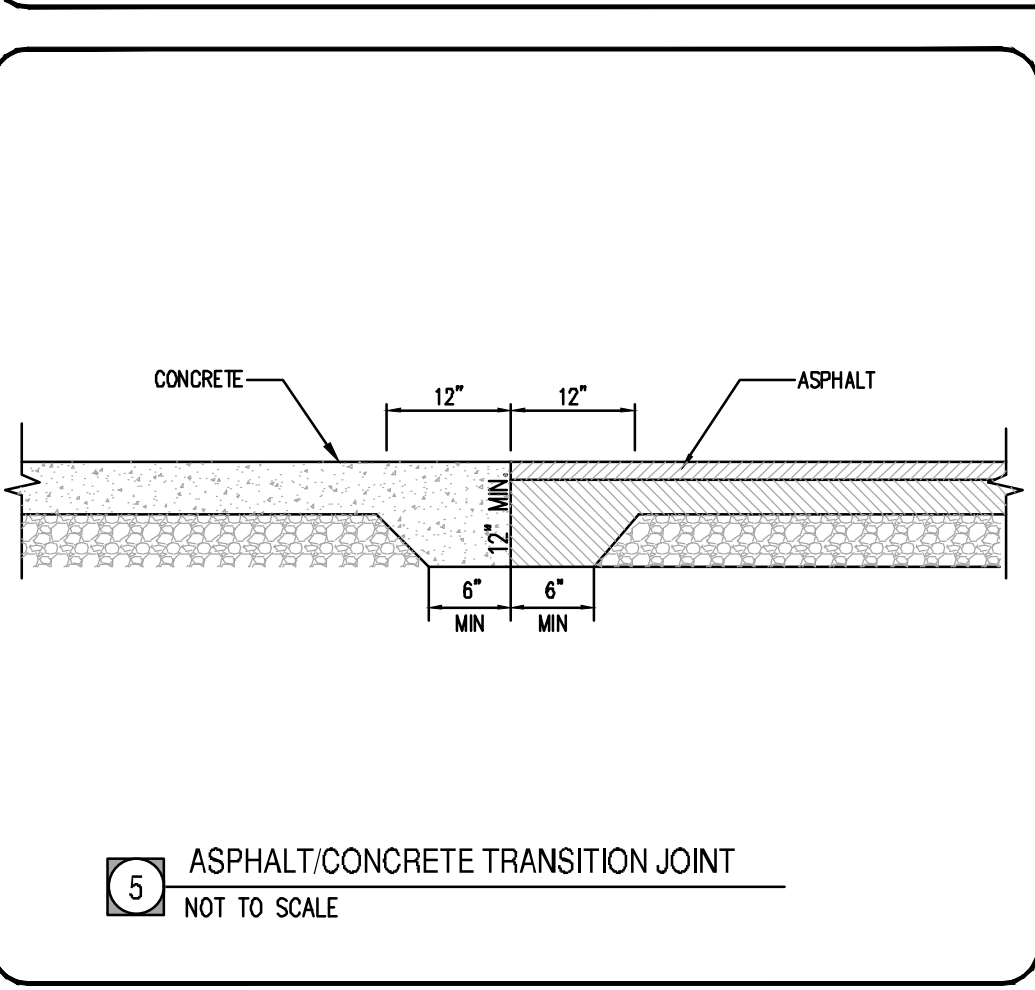
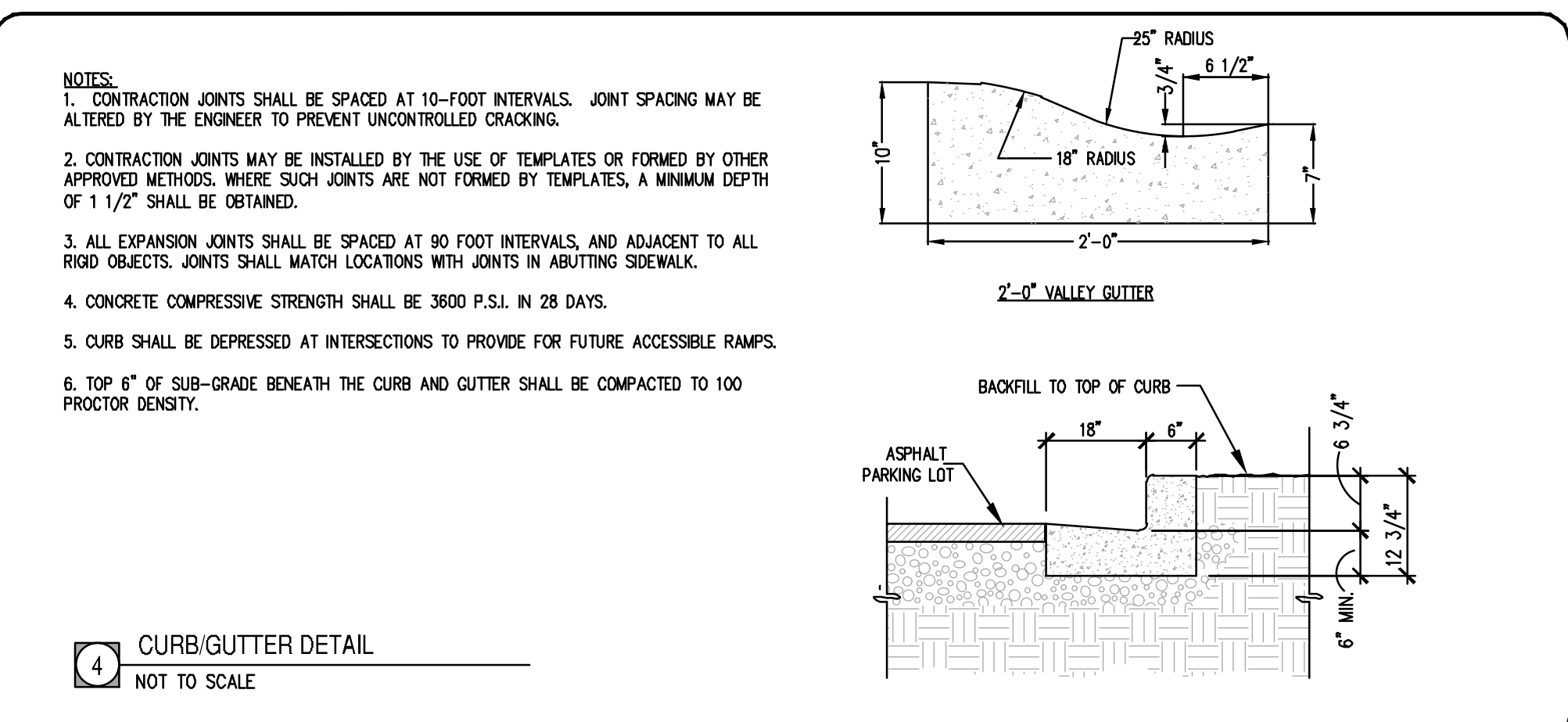
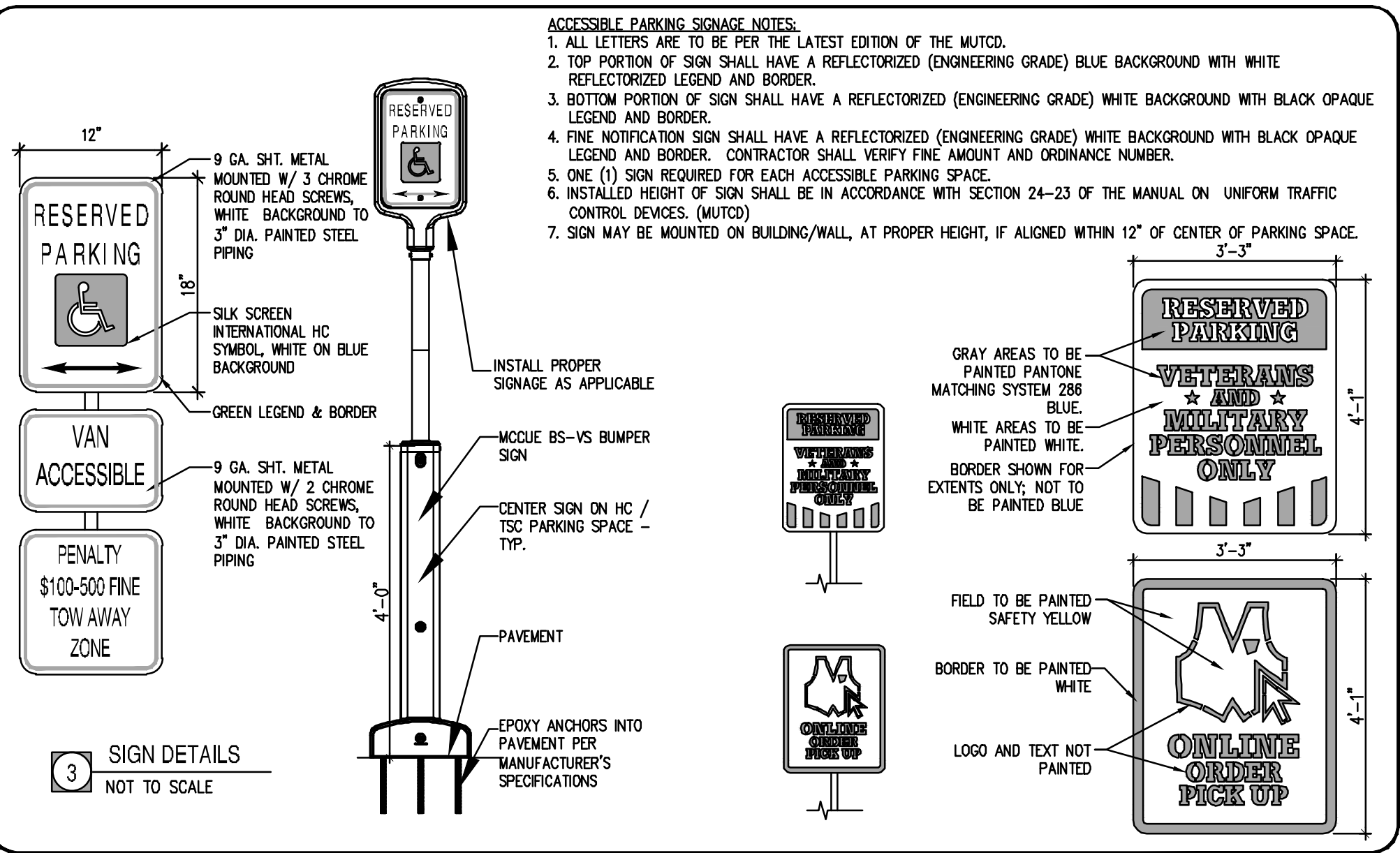
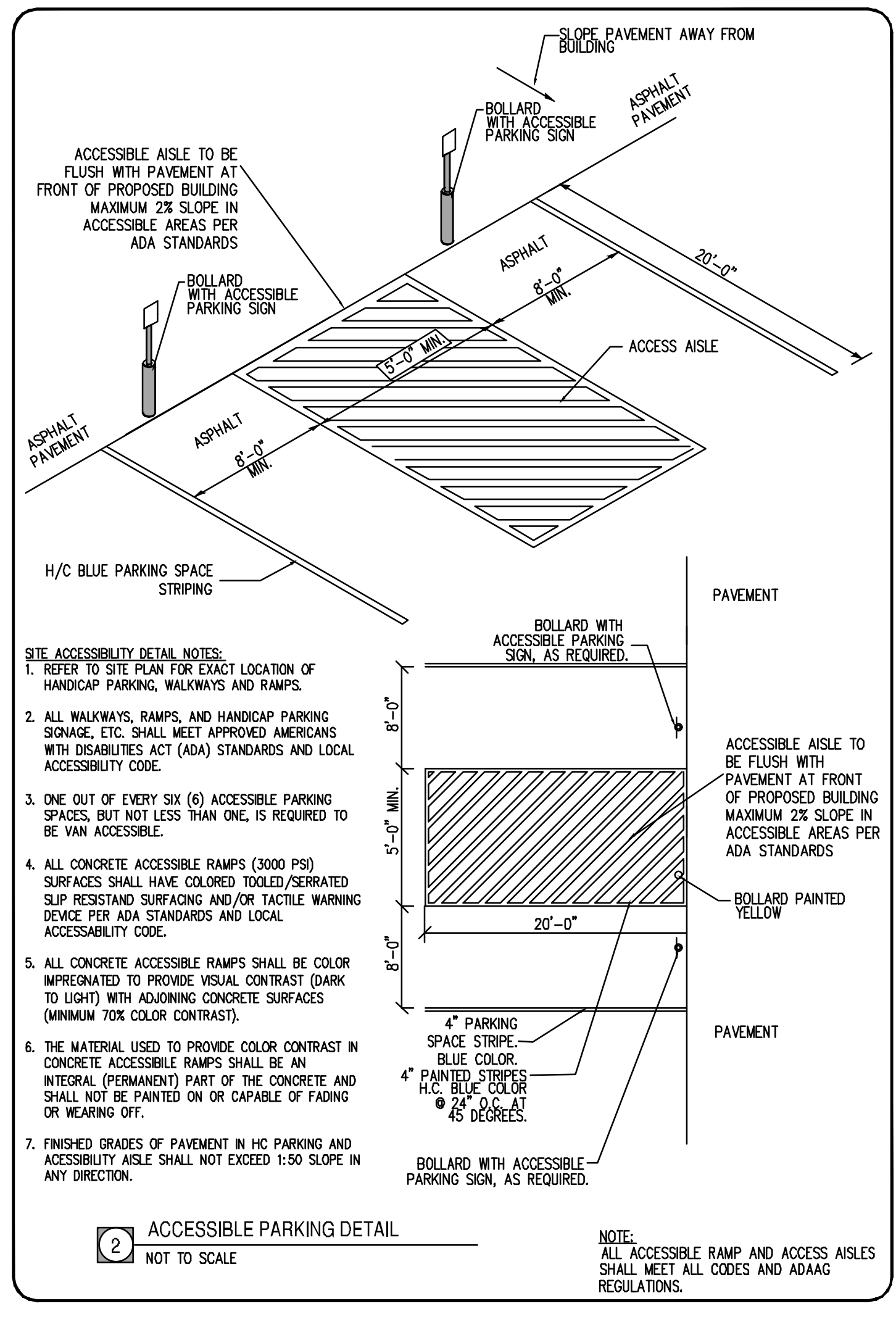
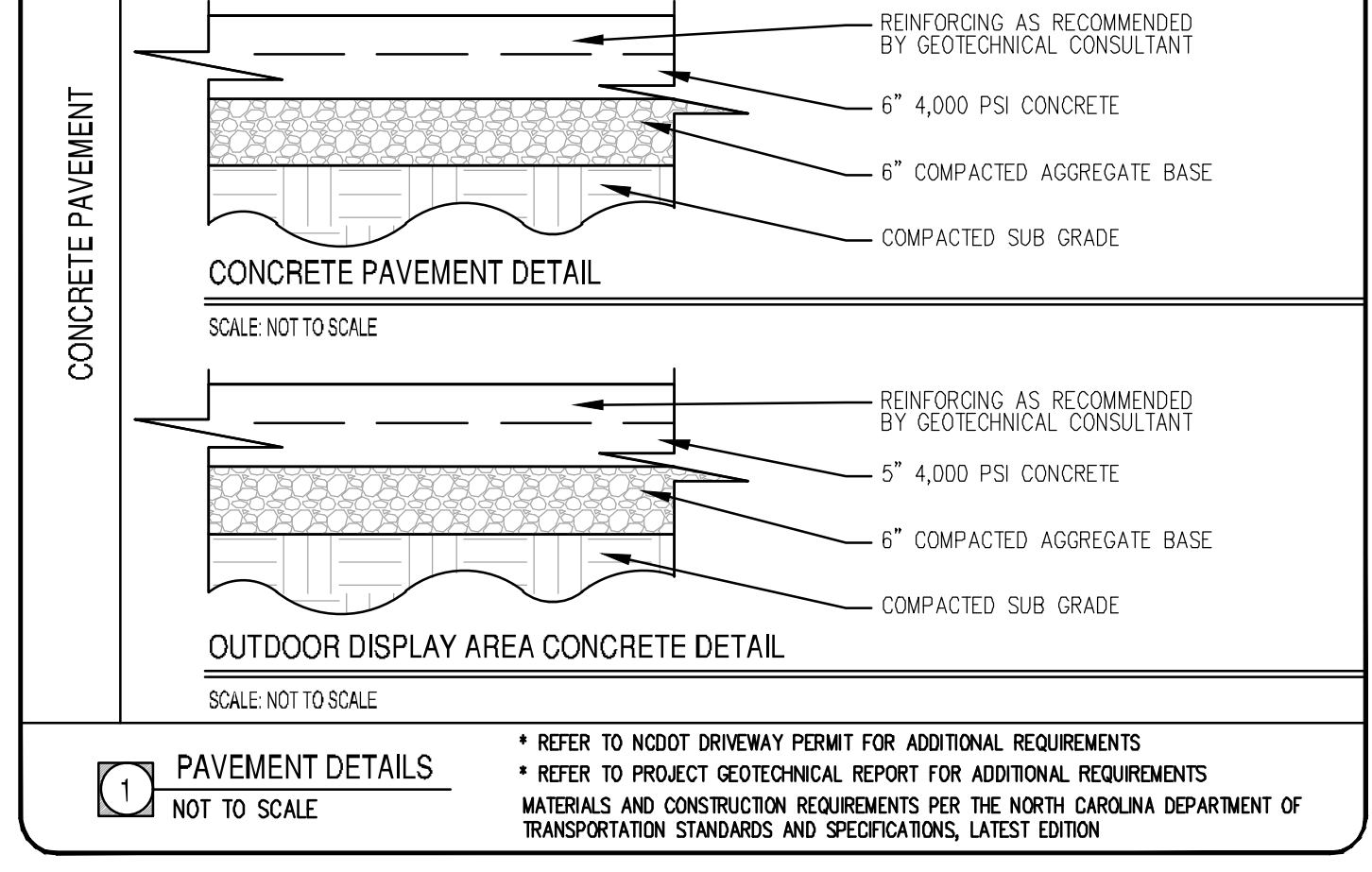
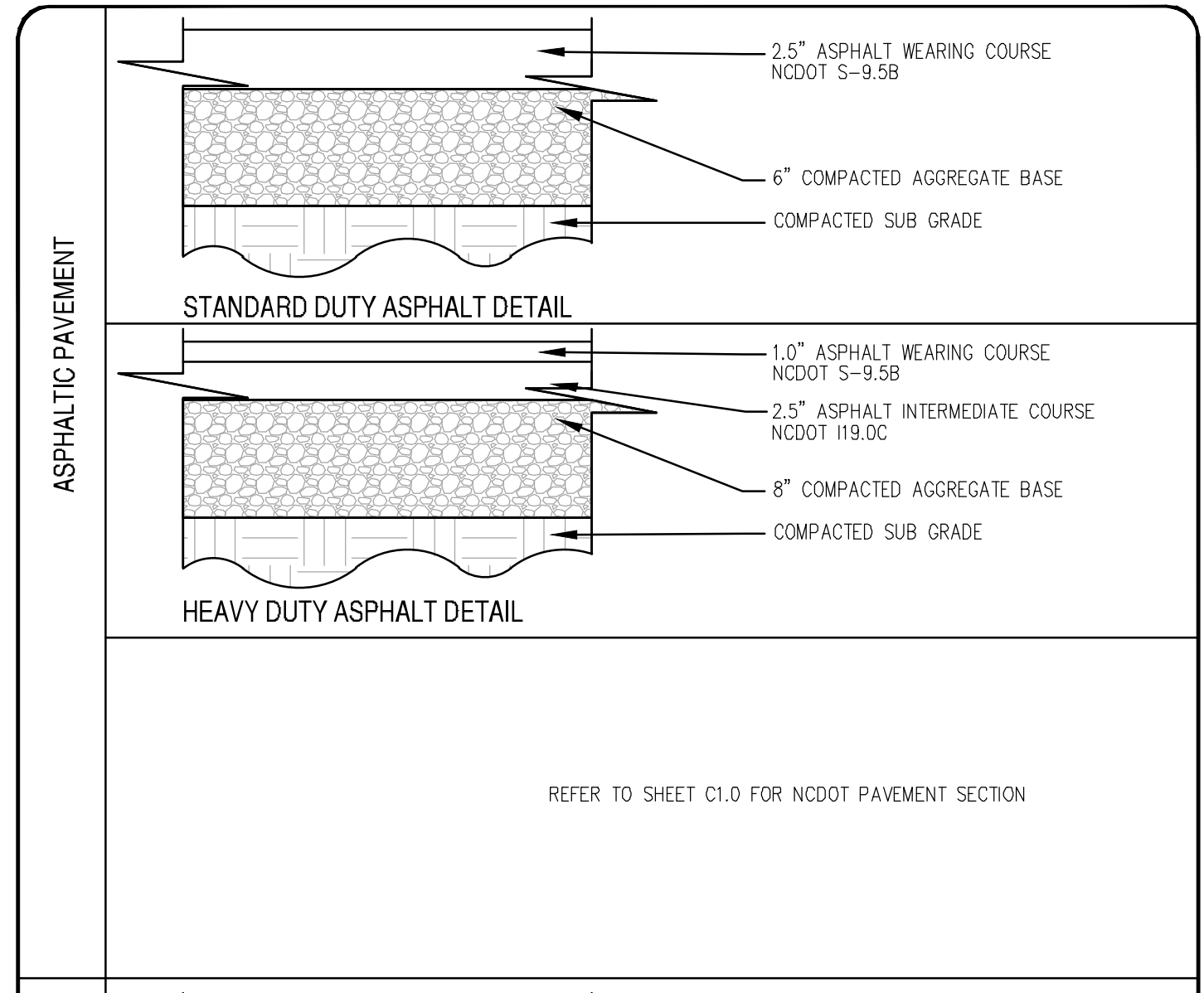
JOB No. 220159-01-001
 DATE October 17, 2022

FILE No.
 SHEET C5.0



SHAPE TABLE

SHAPE	ANG LENGTH	W/450R	W/600R	W/800R	W/1000R	W/1200R
CT	100.00'	86.50'	110.00'	130.00'	150.00'	170.00'
CE	44.44'	37.00'	45.00'	54.00'	63.00'	72.00'
CS	24.00'	20.00'	24.00'	28.00'	32.00'	36.00'
CO	22.00'	18.00'	22.00'	26.00'	30.00'	34.00'



PLAN STATUS		
1/12/23	PER TRC REVIEW	
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	106.68'	61.50'	179.91°	S10°24'48"E	106.68'
C2	8.00'	110.20'	17.91°	S89°12'36"E	2.00'
C3	48.25'	110.20'	17.91°	S79°26'00"E	22.00'
C4	24.00'	220.20'	47.72°	S87°22'12"E	24.00'
C5	24.00'	220.20'	47.72°	S10°24'48"E	24.00'

MILLENNIUM REAL ESTATE HOLDING
 9824-04-5760
 DB 2168, PG 0407
 ZONED B-2
 COMMERCIAL USE

MILLENNIUM REAL ESTATE HOLDING
 9824-04-7741
 DB 2303, PG 0214
 ZONED B-2
 COMMERCIAL USE

BARRY R. PARKER
 9824-04-8791
 DB 2473, PG 0221
 ZONED R-20
 SINGLE FAMILY

MILLARD & STASIE PATTON
 9824-14-0743
 DB 4084, PG 0900
 ZONED R-20
 SINGLE FAMILY

JARED ROSS SCHUMANN
 9824-14-1302
 DB 3359 P.750
 ZONED R-20
 SINGLE FAMILY

CHRISTINE S. SHROPSHIRE, TRUST
 9824-14-1112
 DB.392 P.359
 ZONED R-20
 SINGLE FAMILY

CHARLES & HILDA AVERITT
 9824-13-1933
 DB.385 P.126
 ZONED R-20
 SINGLE FAMILY

ROGER SHIELDS
 9824-03-8081
 DB.1810 P.473
 PARCEL ID:167502
 ZONED R-20
 SINGLE FAMILY

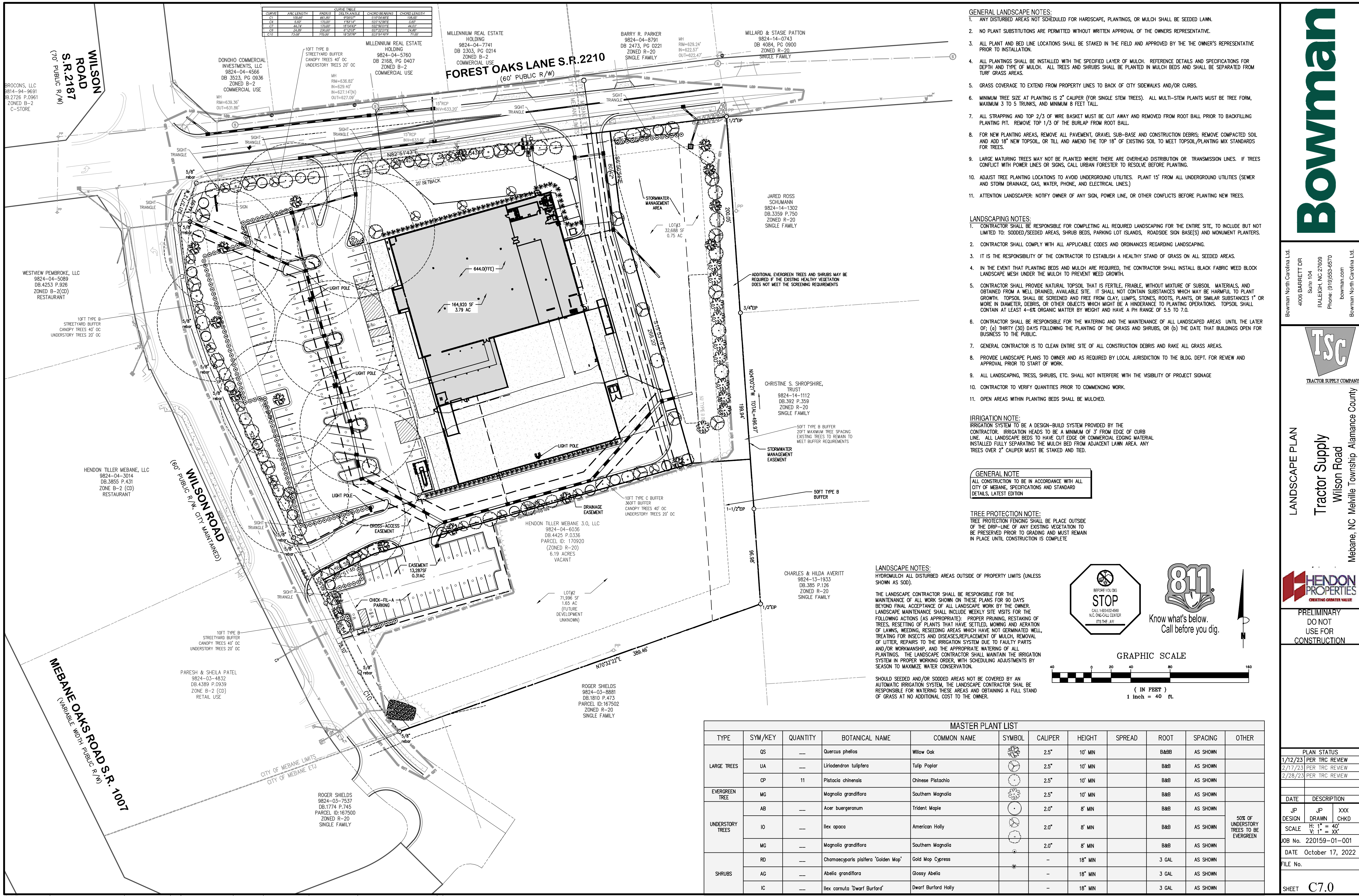
ROGER SHIELDS
 9824-03-7537
 DB.1774 P.745
 PARCEL ID:167500
 ZONED R-20
 SINGLE FAMILY

PARESH & SHEILA PATEL
 9824-03-4832
 DB.4369 P.0939
 ZONE B-2 (CO)
 RETAIL USE

HENDON TILLER MEBANE, LLC
 9824-04-3014
 DB.3855 P.431
 ZONE B-2 (CO)
 RESTAURANT

WESTMEW PEMBROKE, LLC
 9824-04-5089
 DB.4253 P.926
 ZONED B-2(CO)
 RESTAURANT

BROOKS, LLC
 9814-94-9691
 B.2726 P.0961
 ZONED B-2
 C-STORE



- GENERAL LANDSCAPE NOTES:**
- ANY DISTURBED AREAS NOT SCHEDULED FOR HARDSCAPE, PLANTINGS, OR MULCH SHALL BE SEEDED LAWN.
 - NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL OF THE OWNERS REPRESENTATIVE.
 - ALL PLANT AND BED LINE LOCATIONS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - ALL PLANTINGS SHALL BE INSTALLED WITH THE SPECIFIED LAYER OF MULCH. REFERENCE DETAILS AND SPECIFICATIONS FOR DEPTH AND TYPE OF MULCH. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS AND SHALL BE SEPARATED FROM TURF GRASS AREAS.
 - GRASS COVERAGE TO EXTEND FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND/OR CURBS.
 - MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
 - ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
 - FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
 - LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
 - ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAINAGE, GAS, WATER, PHONE, AND ELECTRICAL LINES.)
 - ATTENTION LANDSCAPER: NOTIFY OWNER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.

- LANDSCAPING NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL REQUIRED LANDSCAPING FOR THE ENTIRE SITE, TO INCLUDE BUT NOT LIMITED TO: SOODED/SEEDED AREAS, SHRUB BEDS, PARKING LOT ISLANDS, ROADSIDE SIGN BASE(S) AND MONUMENT PLANTERS.
 - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED AREAS.
 - IN THE EVENT THAT PLANTING BEDS AND MULCH ARE REQUIRED, THE CONTRACTOR SHALL INSTALL BLACK FABRIC WEED BLOCK LANDSCAPE MESH UNDER THE MULCH TO PREVENT WEED GROWTH.
 - CONTRACTOR SHALL PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDERANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND THE MAINTENANCE OF ALL LANDSCAPED AREAS UNTIL THE LATER OF: (a) THIRTY (30) DAYS FOLLOWING THE PLANTING OF THE GRASS AND SHRUBS, OR (b) THE DATE THAT BUILDINGS OPEN FOR BUSINESS TO THE PUBLIC.
 - GENERAL CONTRACTOR IS TO CLEAN ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND RAKE ALL GRASS AREAS.
 - PROVIDE LANDSCAPE PLANS TO OWNER AND AS REQUIRED BY LOCAL JURISDICTION TO THE BLDG. DEPT. FOR REVIEW AND APPROVAL PRIOR TO START OF WORK.
 - ALL LANDSCAPING, TRESS, SHRUBS, ETC. SHALL NOT INTERFERE WITH THE VISIBILITY OF PROJECT SIGNAGE
 - CONTRACTOR TO VERIFY QUANTITIES PRIOR TO COMMENCING WORK.
 - OPEN AREAS WITHIN PLANTING BEDS SHALL BE MULCHED.

IRRIGATION NOTE:
 IRRIGATION SYSTEM TO BE A DESIGN-BUILD SYSTEM PROVIDED BY THE CONTRACTOR. IRRIGATION HEADS TO BE A MINIMUM OF 3" FROM EDGE OF CURB LINE. ALL LANDSCAPE BEDS TO HAVE CUT EDGE OR COMMERCIAL EDGING MATERIAL INSTALLED FULLY SEPARATING THE MULCH BED FROM ADJACENT LAWN AREA. ANY TREES OVER 2" CALIPER MUST BE STAKED AND TIED.

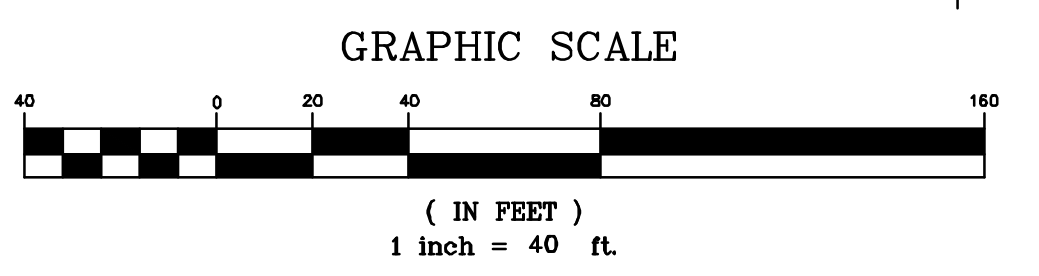
GENERAL NOTE
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF MEBANE, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION

TREE PROTECTION NOTE:
 TREE PROTECTION FENCING SHALL BE PLACE OUTSIDE OF THE DRIP-LINE OF ANY EXISTING VEGETATION TO BE PRESERVED PRIOR TO GRADING AND MUST REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE

LANDSCAPE NOTES:
 HYDRONULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTRAINTS OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

SHOULD SEEDED AND/OR SOODED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.



MASTER PLANT LIST											
TYPE	SYM/KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SYMBOL	CALIPER	HEIGHT	SPREAD	ROOT	SPACING	OTHER
LARGE TREES	QS	---	Quercus phellos	Willow Oak		2.5"	10' MIN		B&B	AS SHOWN	
	UA	---	Liriodendron tulipifera	Tulip Poplar		2.5"	10' MIN		B&B	AS SHOWN	
	CP	11	Pistacia chinensis	Chinese Pistachio		2.5"	10' MIN		B&B	AS SHOWN	
EVERGREEN TREE	MG	---	Magnolia grandiflora	Southern Magnolia		2.5"	10' MIN		B&B	AS SHOWN	
UNDERSTORY TREES	AB	---	Acer buergerianum	Trident Maple		2.0"	8' MIN		B&B	AS SHOWN	
	IO	---	Ilex opaca	American Holly		2.0"	8' MIN		B&B	AS SHOWN	50% OF UNDERSTORY TREES TO BE EVERGREEN
SHRUBS	MG	---	Magnolia grandiflora	Southern Magnolia		2.0"	8' MIN		B&B	AS SHOWN	
	RD	---	Chamaecyparis platifera 'Golden Mop'	Gold Mop Cypress		-	18" MIN		3 GAL	AS SHOWN	
	AG	---	Abelia grandiflora	Glossy Abelia		-	18" MIN		3 GAL	AS SHOWN	
	IC	---	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly		-	18" MIN		3 GAL	AS SHOWN	

Bowman

Bowman North Carolina Ltd.
 4006 BARRETT DR
 Suite 104
 RALEIGH, NC 27609
 Phone: (919) 555-6570
 bowman.com



LANDSCAPE PLAN
 Tractor Supply
 Wilson Road
 Mebane, NC Melville Township Alamance County



PRELIMINARY
 DO NOT
 USE FOR
 CONSTRUCTION

PLAN STATUS	
1/12/23	PER TRC REVIEW
2/17/23	PER TRC REVIEW
2/28/23	PER TRC REVIEW

DATE	DESCRIPTION
JP DESIGN	JP DRAWN
SCALE	H: 1" = 40'
	V: 1" = XX'
JOB No.	220159-01-001
DATE	October 17, 2022
FILE No.	

SHEET **C7.0**

SURVEYOR'S CERTIFICATE
 I, ROBERT S. JONES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4425, PAGE 338); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 66.1600). THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

AND THAT:
 NC GS 47-30 (f)(1)(g) THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS _____ TH DAY OF _____, 2023.

PROFESSIONAL LAND SURVEYOR
 L-3939
 REGISTRATION NUMBER

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCE, OR SALES.

CERTIFICATE OF OWNERSHIP AND DEDICATION (MAJOR SUBDIVISION)

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

PROVIDED, HOWEVER, THE "COMMON ELEMENTS" SHOWN HEREON EXPRESSLY ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE CONVEYED BY _____ TO _____ HOMEOWNERS ASSOCIATION, INC. FOR THE USE AND ENJOYMENT OF THE MEMBERS THEREOF PURSUANT TO THE TERMS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR _____ RECORDED IN BOOK _____ PAGE _____ COUNTY REGISTRY, THE TERMS AND PROVISIONS OF WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE. _____ BY THE RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO A UTILITY AND THE CITY OF MEBANE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RIGHTS-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS, AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE "COMMON ELEMENTS" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND UPON SAID "COMMON ELEMENTS" FOR THE PURPOSE OF MAINTAINING AND SERVICING WIRES, LINES, CONDUITS, AND PIPES.

BOOK NO. _____ PAGE NO. _____

OWNER _____ DATE _____

OWNER _____ DATE _____

NORTH CAROLINA _____ COUNTY _____

I, _____ A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL AND ACCEPTANCE OF DEDICATION

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

DATE _____ CITY CLERK _____

STATE OF NORTH CAROLINA
 COUNTY OF ALAMANCE

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

REVIEW OFFICER _____ DATE _____
 ALAMANCE COUNTY

LEGEND

- These standard symbols will be found in the drawing.
- UTILITY POLE.....○
 - EXISTING IRON ROD.....●
 - PK NAIL.....⊙
 - EXISTING IRON PIPE.....○
 - 5/8" REBAR SET.....⊙
 - STONE FOUND.....■
 - CONCRETE MONUMENT.....□
 - COMPUTED POINT.....△
 - OVERHEAD ELECTRIC.....— E — E —
 - RIGHT OF WAY.....— — — —

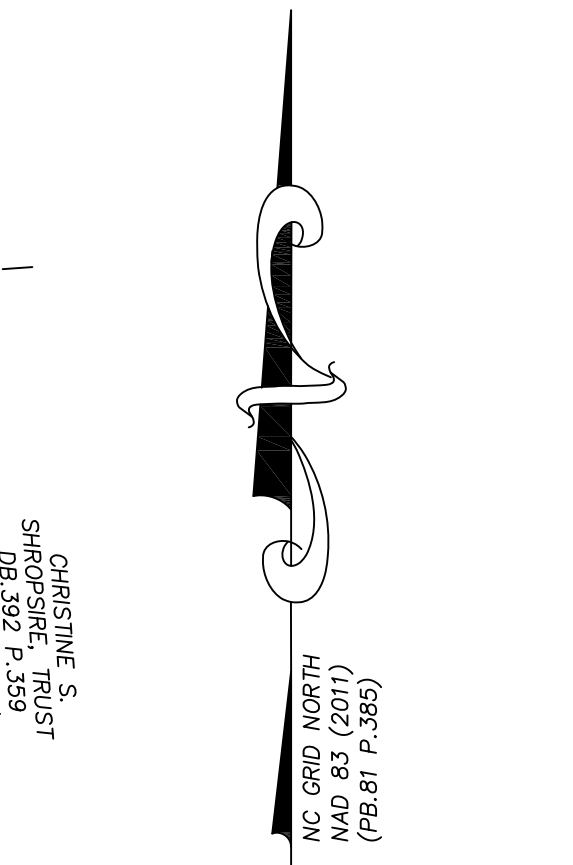
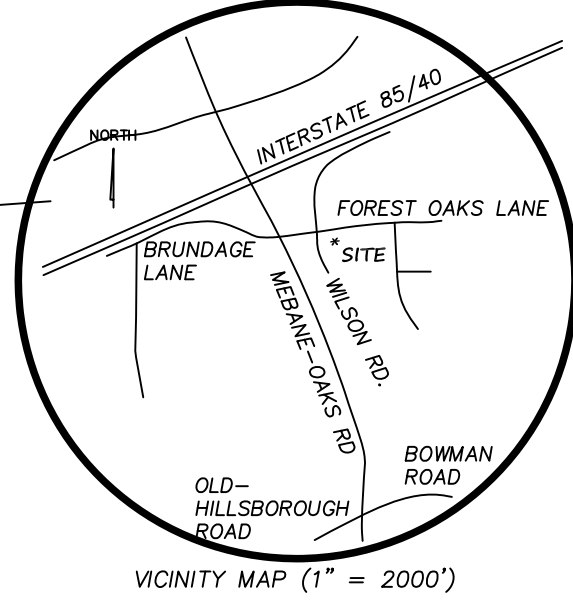
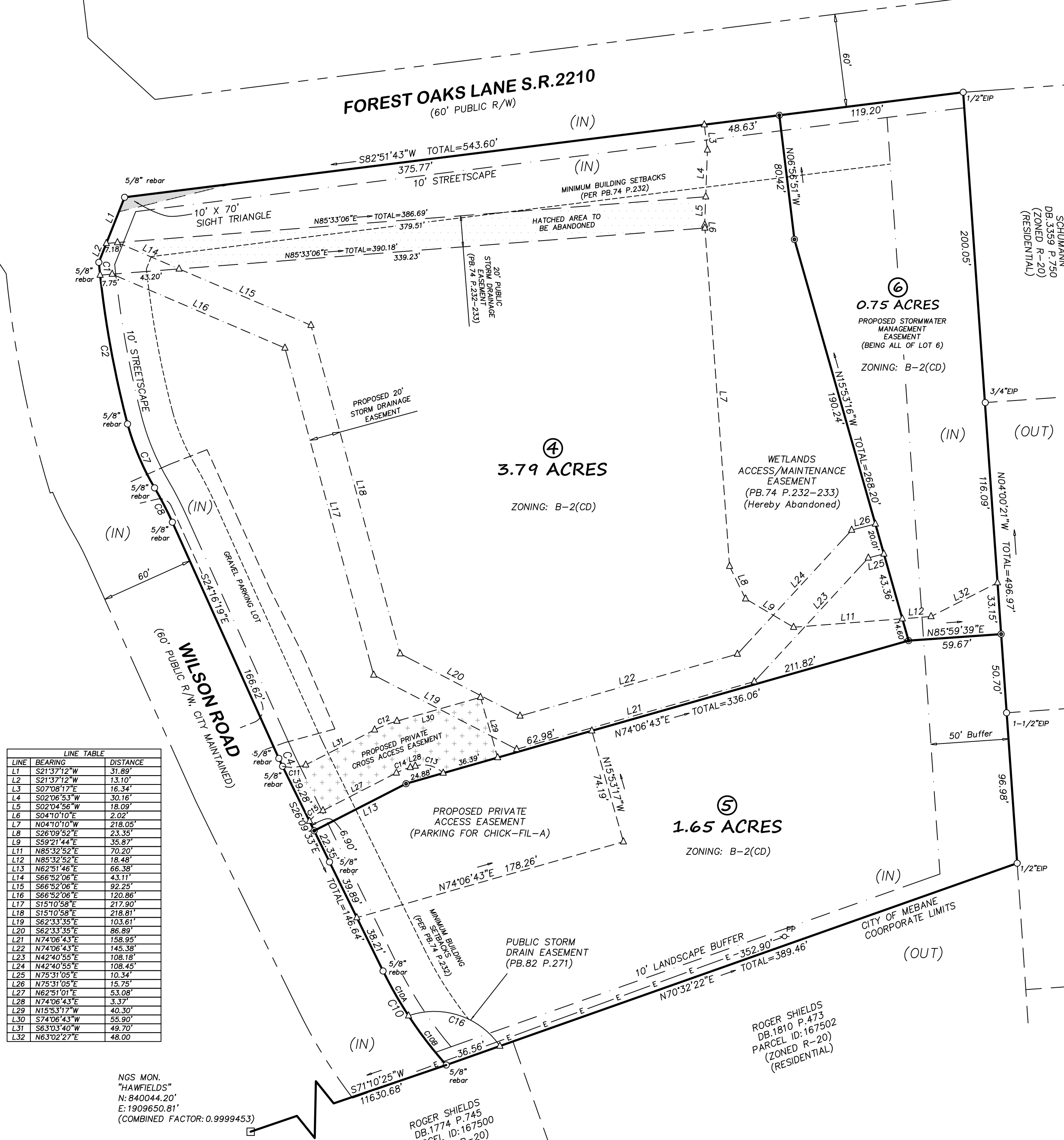


LINE	BEARING	DISTANCE
L1	S21°37'12"W	31.89'
L2	S21°37'12"W	13.10'
L3	S07°08'17"E	16.34'
L4	S02°06'53"W	30.16'
L5	S02°04'56"W	18.09'
L6	S04°10'10"E	2.02'
L7	N04°10'10"W	218.05'
L8	S26°09'52"E	23.35'
L9	S59°21'44"E	35.87'
L11	N85°32'52"E	70.20'
L12	N85°32'52"E	18.48'
L13	N62°51'46"E	66.38'
L14	S66°52'06"E	43.11'
L15	S66°52'06"E	92.25'
L16	S66°52'06"E	120.86'
L17	S15°10'58"E	217.90'
L18	S15°10'58"E	218.81'
L19	S62°33'35"E	103.61'
L20	S62°33'35"E	86.89'
L21	N74°06'43"E	158.95'
L22	N74°06'43"E	145.38'
L23	N42°40'55"E	108.18'
L24	N42°40'55"E	108.45'
L25	N75°31'05"E	10.34'
L26	N75°31'05"E	15.75'
L27	N62°51'01"E	53.08'
L28	N74°06'43"E	3.37'
L29	N15°53'17"W	40.30'
L30	S74°06'43"W	55.90'
L31	S63°03'40"W	49.70'
L32	N63°02'27"E	48.00'

NGS MON.
 "HAWFIELDS"
 N: 840044.20'
 E: 1909650.81'
 (COMBINED FACTOR: 0.9999453)

- NOTES:
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - NO NCGS MONUMENTS FOUND WITHIN 2000' OF THIS PROPERTY
 - NOTHING OBSERVED IN THE COURSE OF THIS SURVEY DEPICTING CEMETERIES, WETLANDS, HAZARDOUS MATERIALS SITES, UNDERGROUND UTILITIES, OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.
 - ALL AREAS BY COORDINATE COMPUTATION.
 - NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FIRM PANEL 9824
 MAP NUMBER: 3710982400L REVISED 11/17/2017. PROPERTY IS IN ZONE X (MINIMAL FLOOD RISK)
 - LOTS 1-3 WERE PREVIOUSLY RECORDED IN PB.74 P.233, PB.80 P.31, AND PB.81 P.385

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.24'	661.50'	0°42'48"	S05°51'39"E	8.24'
C2	97.43'	661.50'	8°26'19"	S10°26'12"E	97.34'
C4	5.60'	170.00'	1°53'14"	S25°12'56"E	5.60'
C7	44.74'	170.00'	15°04'43"	S22°56'01"E	44.61'
C8	24.89'	230.00'	6°12'03"	S27°22'21"E	24.88'
C10	73.08'	270.00'	15°30'26"	S33°54'46"E	72.85'
C11	15.14'	26.84'	32°19'32"	N86°29'06"E	14.94'
C12	15.44'	80.09'	11°02'41"	N68°35'01"E	15.41'
C13	19.43'	18.50'	60°11'26"	N75°47'34"W	18.55'
C14	9.63'	49.00'	11°15'42"	S68°28'52"W	9.62'
C15	11.10'	23.67'	26°51'16"	S51°54'30"W	10.99'
C10A	33.15'	270.00'	7°02'05"	S29°40'36"E	33.13'
C10B	39.93'	270.00'	8°28'21"	S37°23'49"E	39.89'
C16	66.49'	50.95'	74°46'10"	S71°38'05"E	61.87'



FINAL PLAT SURVEY FOR:
**HENDON TILLER
 MEBANE 3.0, LLC**

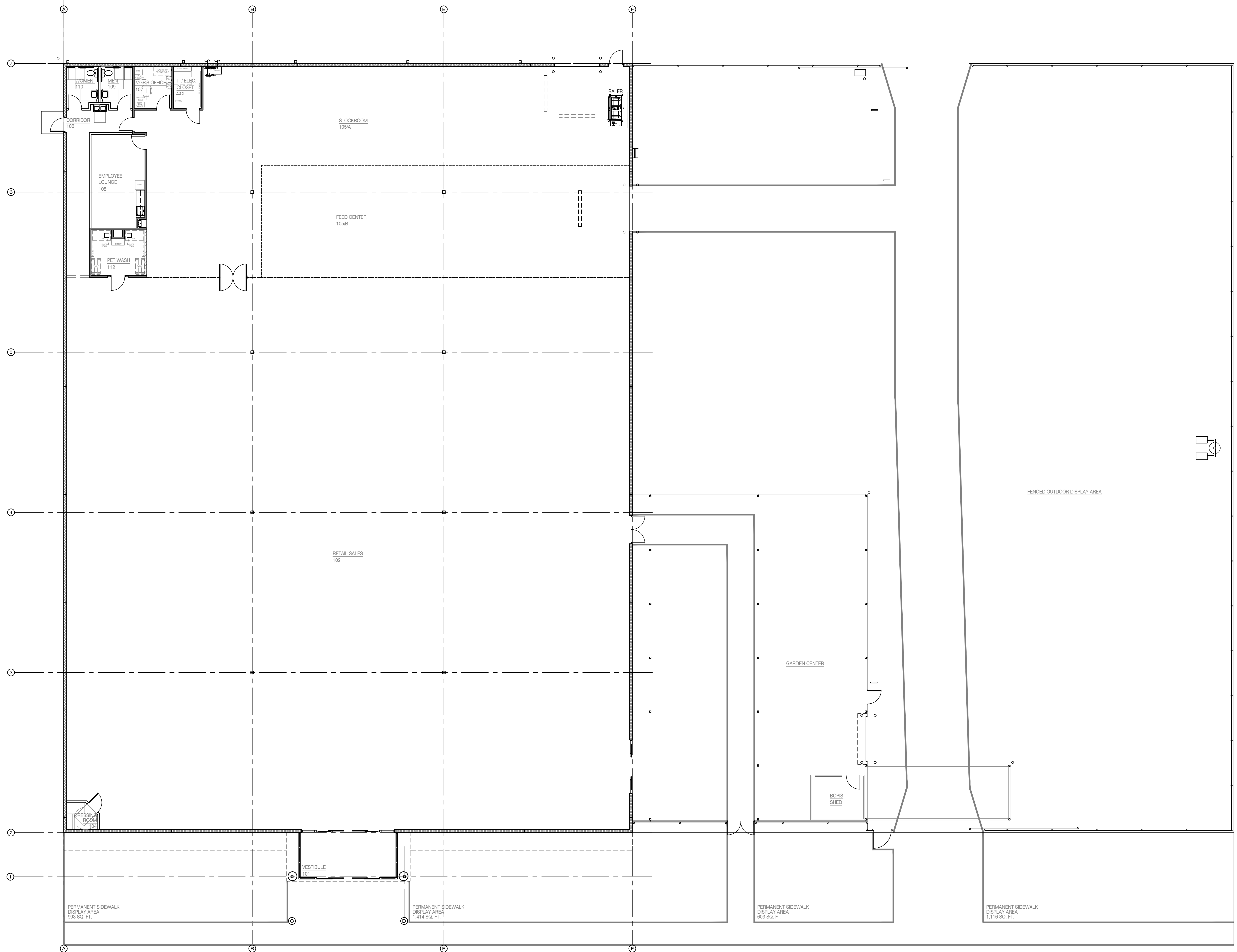
SCALE: 1" = 50'
 MELVILLE TOWNSHIP-ALAMANCE COUNTY, NC
 DATE: DECEMBER 9, 2022

**R.S. JONES &
 ASSOCIATES, INC.**

LAND SURVEYORS
 LICENSE NO.: C-2565
 P.O. BOX 1700
 204 NORTH FIFTH ST., SUITE I, MEBANE, N.C. 27302
 PH.: (919)563-3623

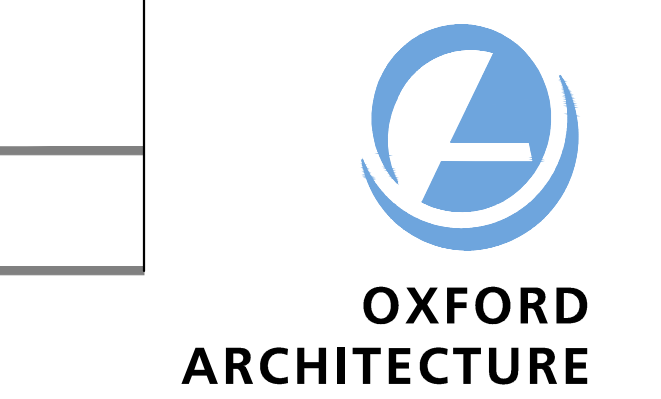
REFERENCES:
 DB.4425 P.336
 PB.81 P.385
 GPIN: 9824046036

CURRENT OWNER:
 HENDON TILLER MEBANE 3.0, LLC
 3445 PEACHTREE ROAD, SUITE 465
 ATLANTA, GA 30326

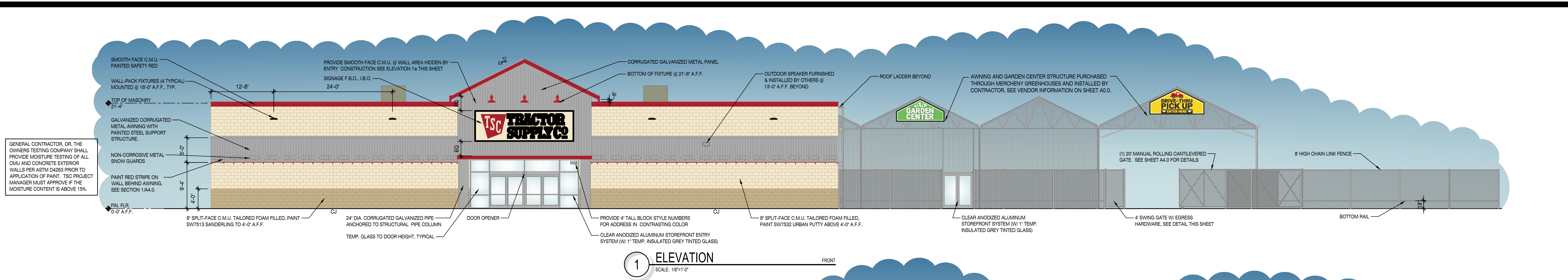


TRACTOR SUPPLY COMPANY - MEBANE, NORTH CAROLINA

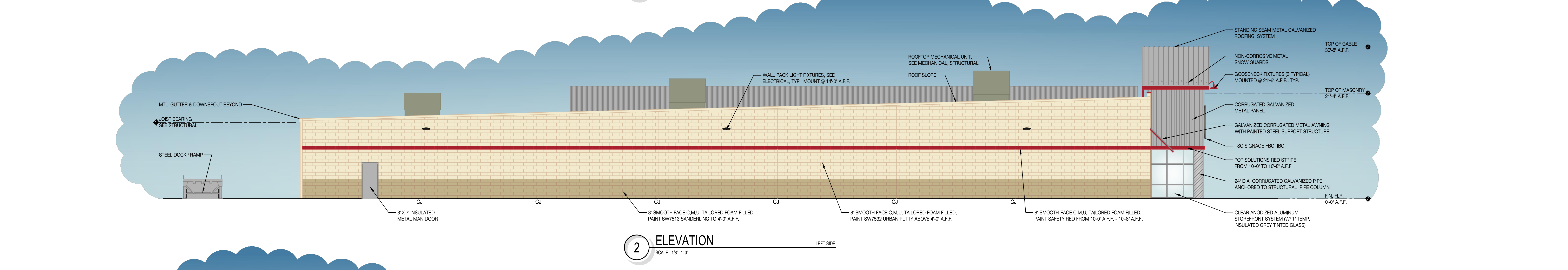
08.10.2022



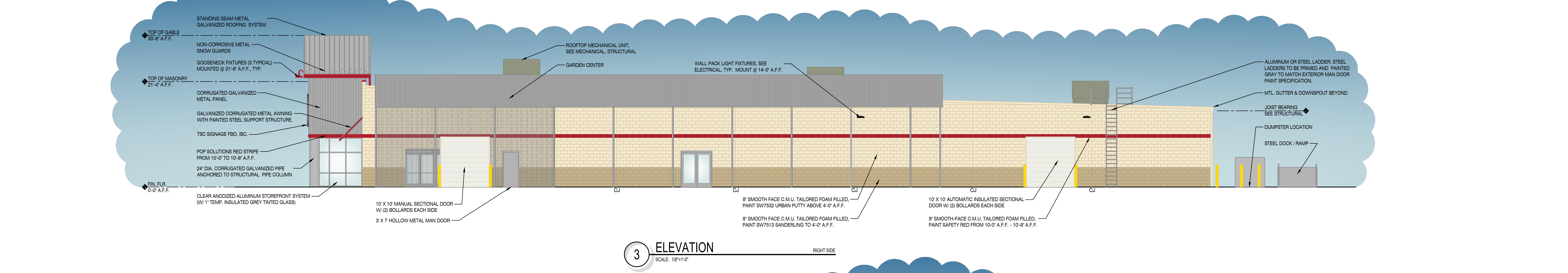
2934 Sidco Drive
Suite 120
Nashville, TN 37204
Architecture
Planning
Interior Architecture



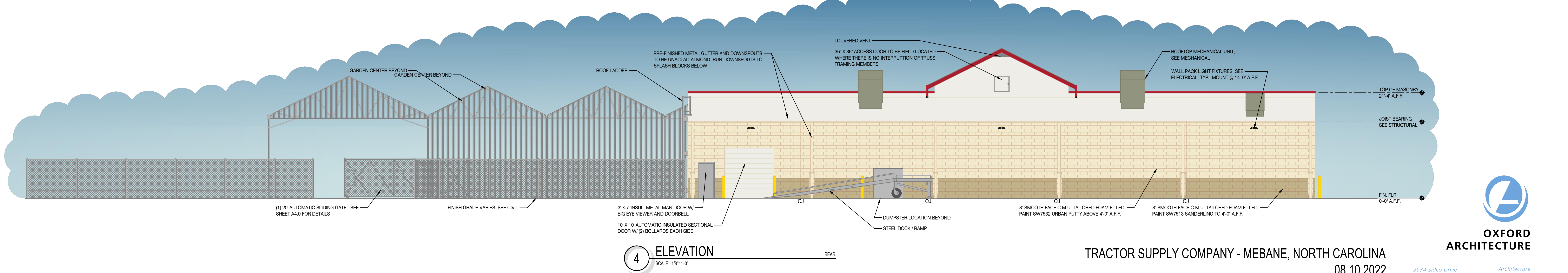
1 ELEVATION
SCALE: 1/8"=1'-0"
FRONT



2 ELEVATION
SCALE: 1/8"=1'-0"
LEFT SIDE



3 ELEVATION
SCALE: 1/8"=1'-0"
RIGHT SIDE



4 ELEVATION
SCALE: 1/8"=1'-0"
REAR

TRACTOR SUPPLY COMPANY - MEBANE, NORTH CAROLINA

08.10.2022



OXFORD ARCHITECTURE

2934 Sidco Drive
Suite 120
Nashville, TN 37204

Architecture
Planning
Interior Architecture

PLANNING PROJECT REPORT

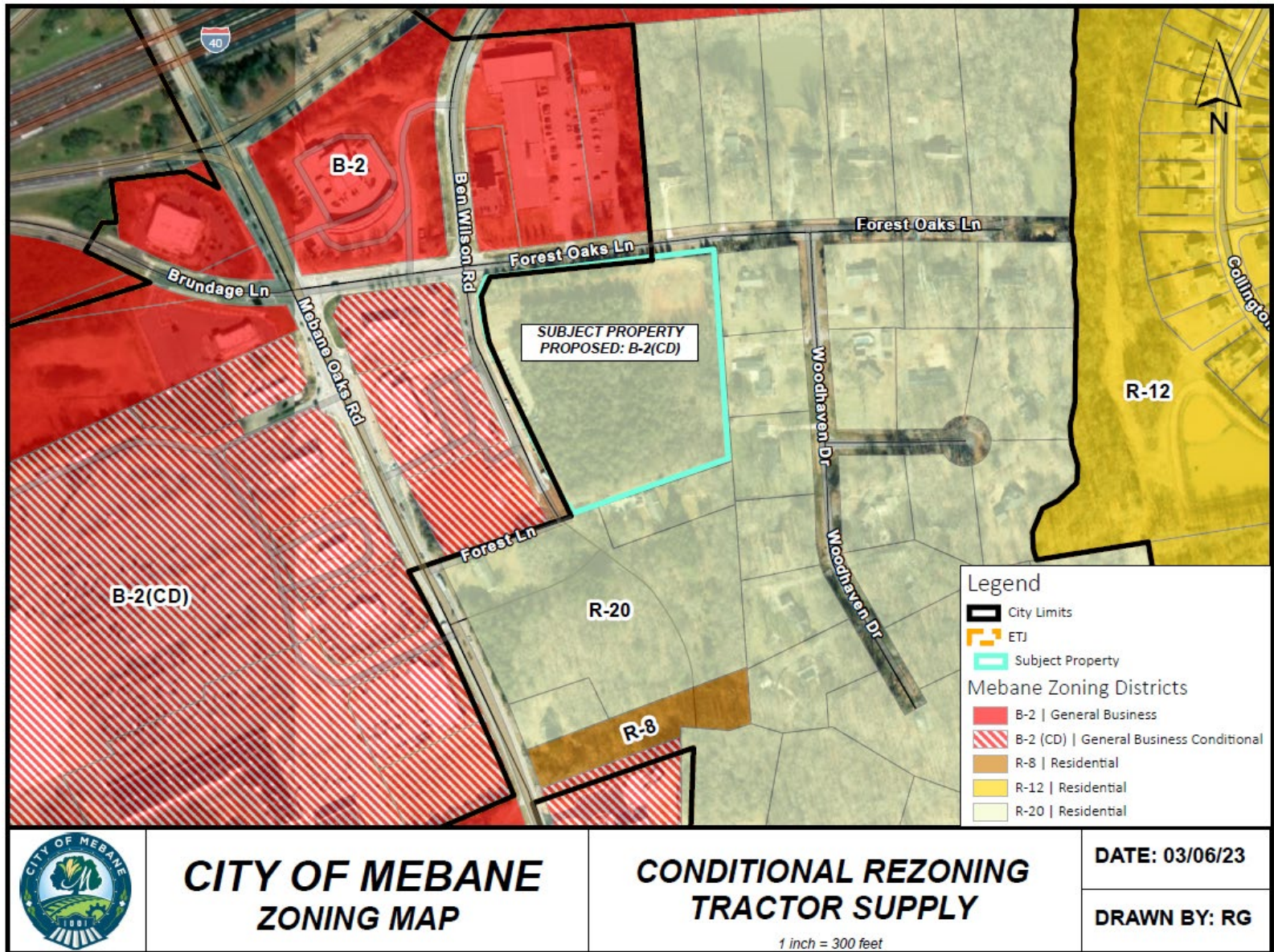
DATE	03/06/2023
PROJECT NUMBER	RZ 23-01
PROJECT NAME	Tractor Supply
	Hendon Properties, LLC
APPLICANT	Attn. Mark Tiller
	3445 Peachtree Rd NE #465
	Atlanta, GA 30326

CONTENTS

PROJECT NAME & APPLICANT	PAGE 1
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UTILITIES REPORT	PAGE 7
STAFF ZONING REQUEST RECOMMENDATION	PAGE 8

ZONING REPORT

EXISTING ZONE	R-20, Residential
REQUESTED ACTION	B-2 (CD) (General Business Conditional District)
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	Vacant, Gravel Parking Lot, Forested
PARCEL SIZE	+/- 6.19 acres
PROPERTY OWNERS	Hendon Tiller Mebane 3.0 LLC 3445 Peachtree Rd NE #465 Atlanta, GA 30326 GPIN: 9824046036
LEGAL DESCRIPTION	Request to rezone the +/- 6.19-acre property located on Wilson Road and Forest Oaks Lane (GPIN 9824046036), from R-20 to B-2 (CD) to allow for a farm supplies and equipment retail use by Hendon Properties, LLC.
AREA ZONING & DISTRICTS	The properties to the west, across Wilson Road, are zoned B-2 (CD), General Business Conditional District. The properties to the north, across Forest Oaks Lane, are a mix of B-2, General Business and R-20, Residential. The properties to the east and south are all zoned R-20, Residential.
SITE HISTORY	The property has historically been sparsely forested although it is currently taxed as vacant commercial land. The gravel parking lot, utilized by Chick-Fil-A, was added between 2018 and 2020. A stormwater pond, currently serving the Wendy's and Chick-fil-A developments, is also on the property.
STAFF ANALYSIS	
CITY LIMITS?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PROPOSED USE BY-RIGHT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SPECIAL USE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
EXISTING UTILITIES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
POTENTIAL IMPACT OF PROPOSED ZONE	The proposed rezoning is consistent with the B-2 (CD) and B-2 zoning of the properties to the north and west of the subject property. The proposed development will introduce a commercial use in close proximity to an existing residential neighborhood. However, the proposed site plan includes a stormwater control area on the east side of the property and a semi-opaque buffer.



LAND USE REPORT

EXISTING LAND USE	Vacant, Gravel Parking Lot, Forested
PROPOSED LAND USE & REQUESTED ACTION	The applicant is requesting a rezoning to develop a +/- 6.19 acre lot with frontages on Wilson Road and Forest Oaks Lane (GPIN 9824046036) for a farm supplies and equipment retail use. The applicant intends to subdivide the lot into three lots. Lot 1 will be utilized for the farm supplies and equipment retail use, Lot 2 will be reserved for future commercial development, and Lot 3 will be utilized as a stormwater management area.
PROPOSED ZONING	B-2 (CD) (General Business Conditional District)
PARCEL SIZE	+/- 6.19 acres
AREA LAND USE	<p>The subject property is located just east of an arterial commercial strip along Mebane Oaks Road. The properties to the west are developed with a Wendy's, Chick-Fil-A, and Aspen Dental. The properties to the north include Southern Animal Hospital and a multi-use commercial building that includes a gym, insurance office, and other similar uses. There are developed residential lots to the south, east, and northeast of the subject property.</p> <p>The applicant proposes a 5' sidewalk on the east side of Wilson Road and on the south side of Forest Oaks Lane. Curb and gutter will be constructed on Forest Oaks Lane as shown on the site plan and approved by the NCDOT.</p>
ONSITE AMENITIES & DEDICATIONS	<p>The applicant proposes to extend Wilson Road from where it currently ends to the end of NCDOT's "stub" roadway improvements associated with the I-5711 Mebane Oaks Road Interchange and Roadway Improvements. The roadway "stub" is located at the signalized intersection which serves Garrett Crossing Shopping Center (Walmart Supercenter and others). This will create a second access point in addition to the Forest Oaks Lane signalized intersection with Mebane Oaks Road, consistent with the City's adopted Mebane Oaks Small Area Plan.</p>
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF PROPOSED CONDITIONS	<p>Prior to the applicant showing the extension of Wilson Road, City staff requested a TIA in accordance with Section 7-6.10 due to roads in the area "experiencing congestion or safety concerns." City staff find the new connection to Mebane Oaks Road will exceed any transportation improvements resulting from TIA recommendations. The developer will be required to secure and record right-of-way for the section of Wilson Road (Extension) shown outside of his property boundaries. The developer is required to construct this new section of road before any certificates of occupancy are released for the proposed structure. All typical bonding requirements would remain in place once the right-of-way is recorded. If the developer is unable to secure this right-of-way, he will be required to complete a Traffic Impact Analysis (TIA) and return to the Planning Board</p>

and City Council to amend the conditions of the zoning district for the property.

The applicant has offered to construct the stormwater pond for a 100-year storm event. As noted on Sheet C4.0, the current design is considered by staff to be conceptual and additional design details are required with construction plans.

CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-4 Secondary
OTHER LAND USE CONSIDERATIONS	Mebane Oaks Road Small Area Plan
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	



UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	<p>Per the memorandum from Franz Holt of AWCK, the anticipated water use for the proposed development is 2,500 gallons per day and the anticipated wastewater use is less than 2,500 gallons per day. The development will be served by connecting to Mebane’s existing 12-inch water line on Forest Oaks Lane. The project will also be connected to the existing sewer system by extending a new 6-inch private sewer service line from an existing manhole located at Forest Oaks Lane. Additionally, a 6-inch private sewer service will be extended from a newly set manhole over Mebane’s 8-inch gravity line in Forest Oaks Lane, through Lot 1 and ending at the Lot 2 property line with a private easement dedicated over the service line.</p>
UTILITIES PROVIDED BY APPLICANT	Applicant has pledged to provide all on-site utilities, as described in AWCK’s Technical Memo.
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City has adequate water & sewer supply to meet the domestic and fire flow demands of the project.
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

TRANSPORTATION NETWORK STATUS

CURRENT CONDITIONS	<p>The subject property is situated south of Forest Oaks Lane and east of Wilson Road. The site plan features two proposed driveway entrances from Forest Oaks Lane and one proposed driveway entrance from Wilson Road. The driveway from Wilson Road is proposed to provide access to both Lot 1 and Lot 2 of the proposed subdivision. Both Forest Oaks Lane and Wilson Road are NCDOT maintained roads.</p> <p>NCDOT does not provide traffic count data for Forest Oaks Lane or Wilson Road. Mebane Oaks Road, to the west of the site, had an average daily traffic volume of 26,000 trips in 2021.</p> <p>The section of Forest Oaks Lane adjacent to the subject property has a safety score of 0, being the best possible score, in 2022. However, from 2017 to 2021 there were 42 crashes at the</p>
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	intersection of Forest Oaks Lane and Mebane Oaks Road. This section of Wilson Road does not have a safety score.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF RECOMMENDED IMPROVEMENTS	A TIA was not submitted for the project. The applicant proposes to extend Wilson Road from where it currently ends to the end of NCDOT's "stub" roadway improvements associated with the I-5711 Mebane Oaks Road Interchange and Roadway Improvements. The roadway "stub" is located at the signalized intersection which serves Garrett Crossing Shopping Center (Walmart Supercenter and others).
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	The applicant proposes to construct a sidewalk for the length of the property on the south side of Forest Oaks Lane and on the east side of Wilson Road. Bike racks will also be provided in accordance with UDO requirements.

STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION	<input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> DISAPPROVE
STAFF SPECIAL USE FINDING	<input type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT.....WITH <i>MEBANE BY DESIGN</i>
RATIONALE	The proposed development "Tractor Supply" is consistent with the guidance provided within Mebane By Design, the Mebane Comprehensive Land Development Plan. The project shows an extension of Wilson Road consistent with the Mebane Oaks Road Small Area Plan and is in harmony with surrounding commercial uses.



March 7, 2023

Mr. Matt Lowder, PE
Bowman North Carolina, Ltd.
4006 Barrett Drive, Suite 104
Raleigh, NC 27609

Subject: Tractor Supply – Water and Sewer System Layout

Dear Mr. Lowder:

Regarding the Preliminary Site Plans for Tractor Supply and in accordance with the UDO, this memo is provided to indicate that I have reviewed the preliminary water and sewer system layout and find it acceptable and meets City standards based on the following:

- A. Water system – The project is proposed to be served by connecting to Mebane’s existing 12-inch water line on Forest Oaks Lane. Extension of private domestic (2-inch), irrigation service (1-inch) and fire line (6-inch) are shown with appropriate backflow prevention and fire hydrant locations. The estimated water use is 2,500 gallons per day (100 gallons/1,000 square feet per State 2T rules). The City has adequate water capacity available to meet the project’s domestic demand and fire flow requirements.
- B. Sanitary Sewer system – The project is proposed to be served by extending a new 6-inch private sewer service line from an existing manhole located at Forest Oaks Lane to the new building by steel encasement fore and jack under Forest Oaks Lane. Additionally, a 6-inch private sewer service will be extended from a newly set manhole over Mebane’s 8-inch gravity line in Forest Oaks Lane, through lot 1 and ending at the lot 2 property line with a private easement being over the service line by steel encasement bore and jack under Forest Oaks Lane. The estimated wastewater from this project is less than 2,500 gallons per day (100 gallons/1,000 square feet per State 2T rules). The City has adequate wastewater capacity available at the downstream Southeast Regional Pump Station and at the WRRF to meet this demand.

If there are any questions, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Franz K. Holt".

Franz K. Holt, P.E. City Engineer

CC: Ashley Ownbey, Dev. Director
Kyle Smith, Utilities Director



Technical Memorandum

Date: March 7, 2023

To: Ashley Ownbey, Development Director

From: Franz K. Holt, P.E.

Subject: Tractor Supply – City Engineering review

City Engineering has reviewed Site Plans submitted for Tractor Supply on Wilson Road (Extension) dated February 28, 2023 prepared by Matt Lowder, P.E. with Bowman North Carolina, Ltd. Of Raleigh, NC. Our technical review comments are as follows:

A. General Summary

1. The Tractor Supply includes a 21,147 square foot facility (one story) and 3,827 square foot garden center on a newly created lot no. 1 (3.79 acres), with lot no. 2 (1.65 acres) designated for Chick-Fil-A employee overflow parking and lot no. 3 (0.75 acres) designated as a stormwater management lot. The 3-lot subdivision is along City owned/maintained Wilson Road (Extension) and NCDOT owned/maintained Forest Oaks Lane S.R. 2210.
2. On-site stormwater controls are proposed that treat the runoff from a 1-inch rain and reduce the peak stormwater discharge rates for post construction runoff is no more than the pre-development rates for up to a 100-year storm event.
3. City of Mebane public water and sewer lines are available for service extensions to the facility. Additionally, a private sewer extension will be made to lot no. 2 through lot no. 1.
4. Street Access is with one proposed driveway connection to Wilson Road (Extension) and two connections to Forest Oaks Lane with a proposed left turn lane onto Wilson Road (Extension) from Forest Oaks Lane.
5. The plans include sidewalk along the south side of Forest Oaks Lane and the east side of Wilson Road (Extension).
6. NCDOT plan approvals, driveway permits, and encroachment agreements are required by NCDOT for the proposed improvements to and along Forest Oaks Lane.
7. Wilson Road (Extension) will be constructed from where it currently ends to the end of NCDOT's "stub" roadway improvements associated with the I-5711 Mebane Oaks Road Interchange and Roadway Improvements. The roadway "stub" is located at the signalized intersection which serves Garrett



Crossing Shopping Center (Walmart Supercenter and others). This will create a second access point in addition to the Forest Oaks Lane signalized intersection with Mebane Oaks Road.

B. Availability of City Water and Sewer

Regarding the Preliminary Site Plans for Tractor Supply and in accordance with the UDO, this memo is provided to indicate that I have reviewed the preliminary water and sewer system layout and find it acceptable and meets City standards based on the following:

1. Water system – The project is proposed to be served by connecting to Mebane’s existing 12-inch water line on Forest Oaks Lane. Extension of private domestic (2-inch), irrigation service (1-inch) and fire line (6-inch) are shown with appropriate backflow prevention and fire hydrant locations. The estimated water use is 2,500 gallons per day (100 gallons/1,000 square feet per State 2T rules). The City has adequate water capacity available to meet the project’s domestic demand and fire flow requirements.
2. Sanitary Sewer system – The project is proposed to be served by extending a new 6-inch private sewer service line from an existing manhole located at Forest Oaks Lane to the new building by steel encasement bore and jack under Forest Oaks Lane. Additionally, a 6-inch private sewer service will be extended from a newly set manhole over Mebane’s 8-inch gravity line in Forest Oaks Lane, through lot 1 and ending at the lot 2 property line with a private easement being over the service line by steel encasement bore and jack under Forest Oaks Lane. The estimated wastewater from this project is less than 2,500 gallons per day (100 gallons/1,000 square feet per State 2T rules). The City has adequate wastewater capacity available at the downstream Southeast Regional Pump Station and at the WRRF to meet this demand.

C. Watershed Overlay District and Phase II Stormwater Requirements

1. UDO Watershed Overlay District requirements.

These requirements in the UDO include the Back-Creek Watershed and Graham-Mebane Lake. The project is tributary to the Little Haw Creek; a Class V watershed and the Watershed Overlay District requirements do not apply to this project. This type of watershed classification (Class V) does not have density restrictions or built upon restrictions as required for the Graham Mebane Lake watershed.



2. Phase II Stormwater Post Construction Ordinance

Sec. 5.1 in the UDO provides standards for Storm Water Management and 5.1.F requires compliance with the Mebane Post Construction Runoff Ordinance (which is a stand-alone ordinance titled the Phase II Stormwater Post Construction Ordinance (SPCO)). The standards in the UDO are general standards as the Ordinance itself provide detailed standards. The SPCO does apply to this project as more than one acre is being disturbed. Built upon areas of more than 24% require engineered stormwater controls. As this project exceeds the 24% threshold, proposed engineered stormwater controls are provided on the site plans and include a fenced wet pond with detention being provided for up to a 100 yr. storm event where post construction stormwater runoff peak discharges are no more than predevelopment rates. This wet pond is located on lot 3 and serves as a shared device for Wendy's, Chick-fil-a, Tractor Supply, and a portion of lot no. 2 which includes Chick-fil-a employee overflow parking.

D. Storm Drainage System

The UDO provides requirements for storm drainage systems. The site plans include a storm drainage system layout that indicates certain pipe locations, inlets, and all being directed to the engineered stormwater control device located at the rear of the property.

E. Street Access

No TIA was required for this project with a second access being provided to Mebane Oaks Road at the signalized intersection with Garrett Crossing. Additionally, the project proposes one driveway connection to Wilson Road (Extension) and two driveway connections to Forest Oaks Lane requiring NCDOT approvals, driveway permits, and encroachment agreements for the proposed turn lane improvements and water/sewer service extensions.

F. Construction Plan Submittal

The UDO requires final site construction plans being submitted for TRC review and approval.