



1. Call to Order
2. Approval of April 10, 2023, Meeting Minutes
3. City Council Actions Update
4. Request to rezone the +/- 1.99-acre parcel located on S. Third St. (GPIN 9814368450), from R-20 to B-2 to allow, contingent on the approval of a special use permit, Equipment Rental & Leasing (with Outside Storage) by 3S Investments, LLC.

AND

Request for a Special Use Permit to allow Equipment Rental & Leasing (with Outside Storage) on the +/- 1.99-acre parcel located on S. Third St. (GPIN 9814368450) by 3S Investments, LLC.

5. New Business
6. 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. The video can be accessed through the following link: <https://www.youtube.com/watch?v=IhFyXHG9CkQ>.

**Members Present:**

Edward Tulauskas, Chair  
Judy Taylor, Vice Chair  
Susan Semonite  
William Chapman  
Kurt Pearson  
Keith Hoover  
David Scott

**Members Absent:**

Jason VanBuren  
Gale Pettiford

**City Staff Present:**

Ashley Ownbey, Development Director  
Rachel Gaffney, City Planner  
Briana Perkins, 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 March 13, 2023, Meeting Minutes**

Judy Taylor made a motion to approve the meeting minutes. Susan Semonite seconded the motion, which passed unanimously.

**3. City Council Actions Update**

Ashley Ownbey, Development Director, updated the Planning Board on unanimous approvals by the City Council of a text amendment to allow "Equipment Rental and Leasing (with outside storage) in the B-2 Zoning District with a Special Use Permit and to conditionally rezone property at the corner of Wilson Road and Forest Oaks Lane to B-2 (CD) to allow for a Tractor Supply store.

Regarding the conditional rezoning approval, Judy Taylor asked if any changes were made to the location of driveways on Forest Oaks Lane. Ashley Ownbey replied that there were no changes to the driveway locations. Kurt Pearson asked if the applicant is still obligated to extend Wilson Road. Ashley Ownbey replied the extension of Wilson Road is a condition of the approval and if not met, then the applicant would return to Planning Board and City Council with a Traffic Impact Analysis.

**4. Text amendments to Sections 6-5 and 6-7 of the Mebane Unified Development Ordinance.**

Ashley Ownbey refreshed the Planning Board about the project schedule for updates to the Unified Development Ordinance, indicating staff is requesting a recommendation from Planning Board on the item.



Ashley Ownbey reviewed five follow-up items from the previous Planning Board meeting. The first item involved parking for two-bedroom apartments. Staff found that out of the eighteen peer communities researched, nine required similar or fewer spaces than what was being proposed by staff (1.5 spaces/unit). She also provided that according to 2021 American Community Survey (ACS) data, 62.7% of renter-occupied households in Mebane owned one car. She reviewed that nationally, more urban communities are moving to parking maximums instead of minimums including approximately a dozen communities in North Carolina. Ashley Ownbey added that the new standards for amenity area parking would apply to multi-family developments and staff is continuing to recommend the change to 1.5 spaces per unit for two-bedroom apartments.

Kurt Pearson commented that if nine communities required similar or fewer requirements and nine required more, then the City was trying to find an average. Ashley Ownbey referenced nearby communities, particularly that Graham requires 1.5 spaces per unit for one- and two-bedroom apartments and 2 spaces per unit for apartments with three or more bedrooms.

Ashley Ownbey reviewed three more follow-up items: parking for post offices, manufacturing and industrial uses, and hotels and motels. Following research, staff removed minimum parking requirements for post offices as federal facilities are exempt from local zoning regulations and adjusted language associated with the minimum required for manufacturing and industrial uses to include "the type of operations and technology in use." Staff proposed to keep the proposed change to the minimum required parking for hotels and motels, finding that fifteen of eighteen peer communities required the same or fewer parking spaces.

Ashley Ownbey reviewed the final follow-up item regarding the regulation of temporary signage. She consulted with the City Attorney and a faculty member at the School of Government, finding the proposed standards regulate the "time, place, and manner" of signs, which is allowed; however, any challenges pertaining to political speech would trigger strict scrutiny review. After research, staff proposed changes to allow multiple temporary signs with a political purpose on private property or in the right-of-way for ninety (90) days prior to elections, with signs being removed within thirty (30) days after an election. This would allow an individual to post multiple signs for almost one third of the year.

Susan Semonite asked if the wording included how many signs would be allowed. Ashley Ownbey responded that there was not an exact number as multiple would be allowed.

David Scott asked if he was correct in that one sign was allowed year-round and multiple signs would fall into the ninety days. Ashley Ownbey responded that yes, there was no restriction on allowing one temporary sign year-round. David Scott asked if the number of days after the election could be changed to around ten days. Ashley Ownbey replied that other communities do have shorter removal time. Staff proposed thirty days since State law requires removal of political signs in the right-of-way within that time. David Scott asked if the City is required to follow the State. Ashley Ownbey replied that municipalities are allowed to be more restrictive.



Judy Taylor asked if the 120-day period could be used twice in one year since there was a primary and general election. Ashley Ownbey replied that it could be used twice.

Kurt Pearson stated that with this proposal four-foot by seven-foot signs would not be permitted. David Scott asked if there could be a provision to have a larger sign. Ashley Ownbey replied that staff were open to eliminating the maximum square footage to allow for larger signs to be included. David Scott replied that he would like to only consider allowance for one or two larger signs.

Judy Taylor asked if the flag type signs were considered temporary political purpose signs. Ashley Ownbey replied that those type of signs were allowed for temporary events and would be required to not exceed nine square feet as a sign with a political purpose.

Susan Semonite asked if someone had multiple signs in their yard that did not serve a political purpose if that was allowed. Ashley Ownbey responded that one temporary sign was allowed year-round and other events may allow for more. She said that examples would be construction signs for home renovations or realty signs. She also explained that the “political purpose” wording was intentionally broad.

David Scott asked about adding a provision for a larger sign. Ashley Ownbey replied that the provision could be added with Planning Board’s motion. David Scott asked if it would still fall within the ninety-day period. Ashley Ownbey replied that the provision could stay within the ninety days like the other signs or could be reduced.

Susan Semonite asked if another provision would be made if the removal of the signs were changed from thirty days to something less. Ashley Ownbey replied that the Board could recommend reduction of the number of days with the motion.

David Scott asked if Graham and Burlington had a ten-day removal period. Ashley Ownbey replied that she was not sure but knew Wake Forest had a ten-day removal period.

Susan Semonite commented that it would be good to have standards mirroring surrounding communities. Ashley Ownbey replied the Board could include the recommendation in the motion.

David Scott asked if a temporary business along Mebane Oaks Road was allowed to leave signs in the right-of-way when not open. He asked about restrictions for placing signs in the right-of-way. Ashley Ownbey replied the individual was not allowed to place signs in the right-of-way and should remove the signs when not actively at that location. She indicated she would follow up with the Code Enforcement Officer.

Susan Semonite made a motion to recommend approval of the amendments to the City of Mebane Unified Development Ordinance as follows:

*Motion **to approve** the amendments to the City of Mebane Unified Development Ordinance as presented, with the following recommendations to Section 6-7.4 (R-1.c):*



- 1) *Change removal of temporary signs with a political purpose from thirty days following an election, to ten days or a number that mirrors surrounding communities.*
- 2) *Allow one larger sign serving a political purpose not to exceed 32 square feet.*

*Motion to find **the amendments are consistent** with the objectives and policies for growth and development in the Comprehensive Land Development Plan “Mebane By Design.”*

Judy Taylor seconded the motion and the recommended motion passed unanimously.

**5. New Business**

Ashley Ownbey announced advertising for the annual appointment of Planning Board members would begin for four positions with terms ending in June. She also informed the Board of the new Development Map that the City recently launched.

**6. Adjournment**

Chairman Tulauskas adjourned the meeting at approximately 6:52 p.m.



# AGENDA ITEM #4A

RZ 23-02

Rezoning – 1301 S. Third Street (First Source Equipment Rental)

### Presenter

Rachel Gaffney, City Planner

### Applicant

3S Investments, LLC

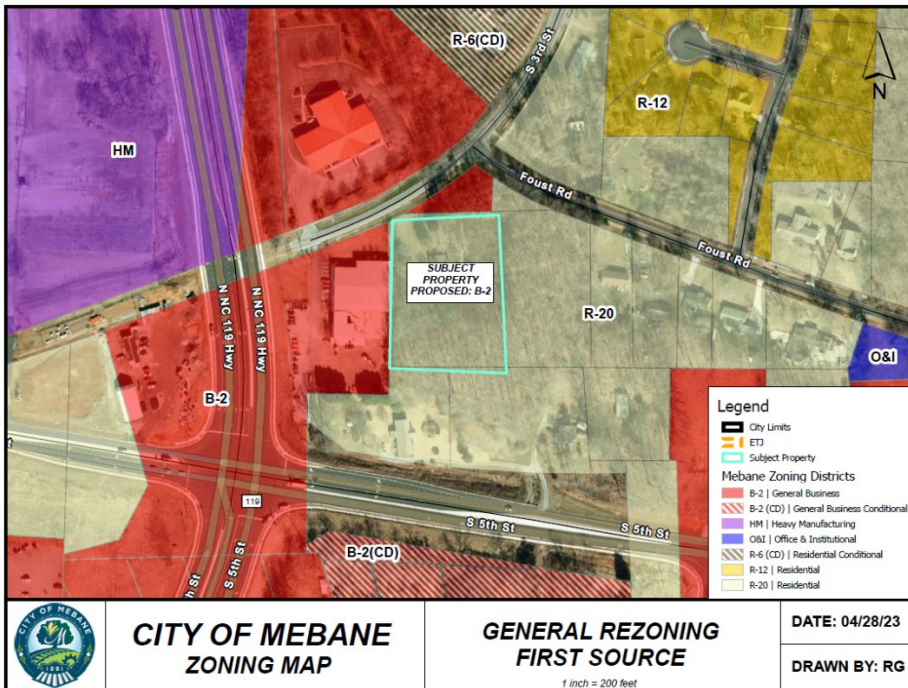
PO Box 423

Mebane, NC 27302

### Public Hearing

Yes  No

## Zoning Map



### Property

1301 S Third Street

Alamance County GPIN:  
9814368450

### Proposed Zoning

B-2

### Current Zoning

R-20

### Size

+/-1.99 acres

### Surrounding Zoning

B-2, R-20,

### Surrounding Land Uses

Commercial, Residential

### Utilities

Available

### Floodplain

No

### Watershed

No

### City Limits

Yes

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### Summary

3S Investments, LLC is requesting approval to rezone the +/- 1.99-acre parcel addressed 1301 S. Third St. (GPIN 9814368450), from R-20 to B-2 to allow, contingent on the approval of a special use permit, the use of Equipment Rental & Leasing (with Outside Storage). The property is located within the Mebane City Limits in Alamance County and meets the dimensional standards of the B-2 Zoning District.

The surrounding zoning in the area includes B-2, General Business District, and R-20, Residential District. Surrounding land uses include a funeral home, equipment rental, and single-family residential. The subject property is located in the Secondary Growth Area. The proposed rezoning is consistent with the guidance provided within *Mebane By Design*, the City's Comprehensive Land Development Plan. The proposed rezoning will be a continuance of the B-2 zoning fronting this portion of S. Third St, which dead ends at the new bypass.

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### Financial Impact

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

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### Suggested Motion

1. Motion to approve the B-2 zoning as presented.
  
2. Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. 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 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*.

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### Attachments

1. Zoning Amendment Application
2. Zoning Map



## APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: 3S 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

Parcel ID: 163673. Proposed rezoning from R-20 to B-2.

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

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

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

Type of re-zoning requested: Proposed rezoning from R-20 to B-2.

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

Reason for the requested re-zoning: Proposed Equipment Rental and Leasing (with outside storage)

Signed: *H. Edwin Scott*

Date: 4-14-2023

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

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

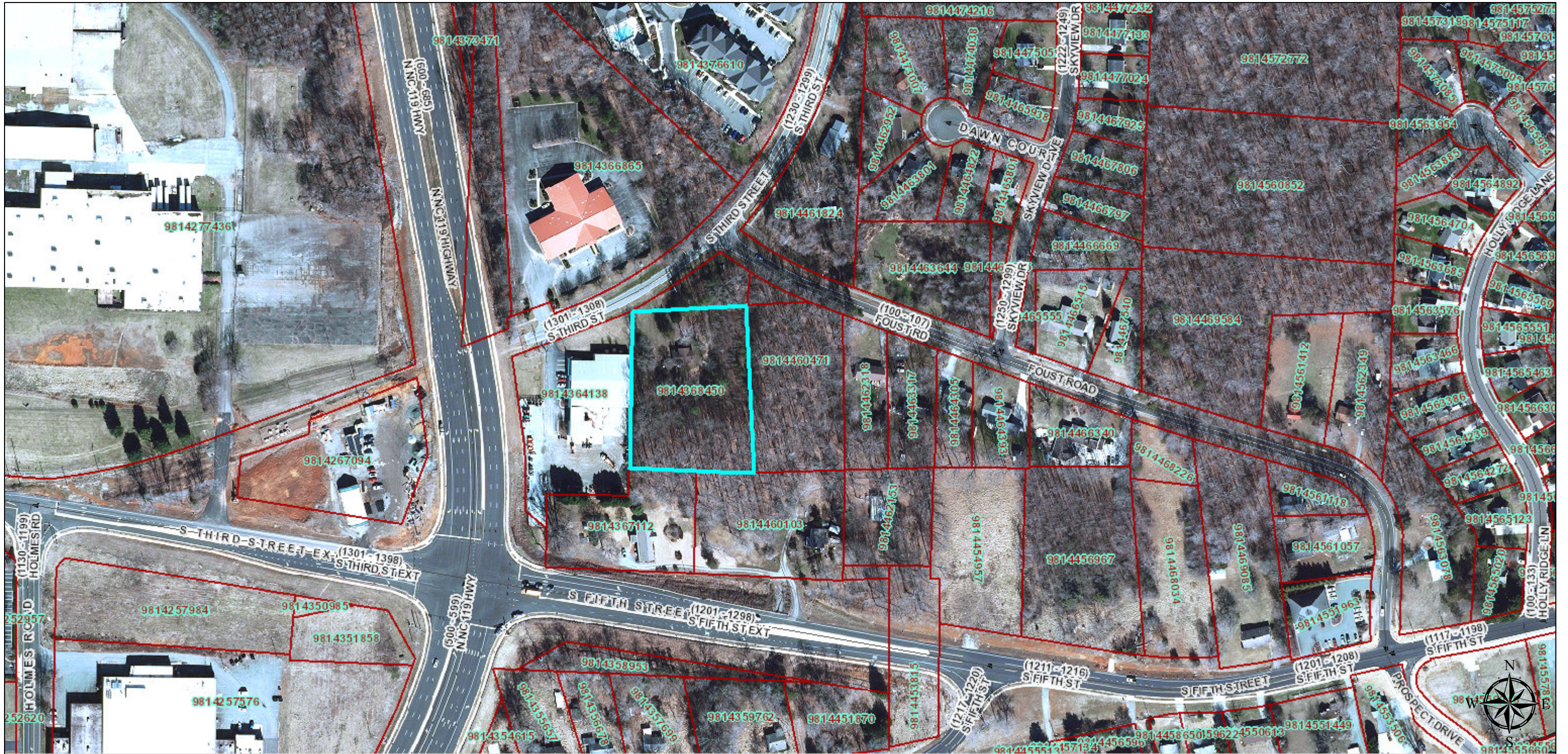
Zoning Map Corrected: \_\_\_\_\_

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 2<sup>nd</sup> Monday of each month at 6:30 p.m. Then the request goes to the City Council for a Public Hearing the following month. The City Council meets the 1<sup>st</sup> Monday of each month at 6:00 p.m.



# Alamance County



May 3, 2023

## Heavy Industrial Development Applicants Streets

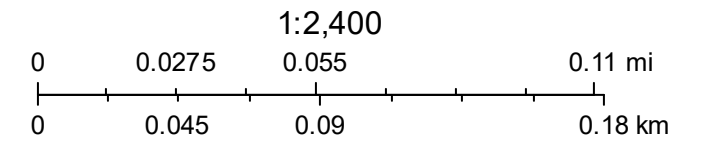
- APPLIED FOR PERMIT
- PERMIT APPROVED
- PERMIT RENEWED
- UNDER CONSTRUCTION

- Roads
- Preliminary Roads
- Private Roads
- 390 - TRAIL
- 391 - TRAIL

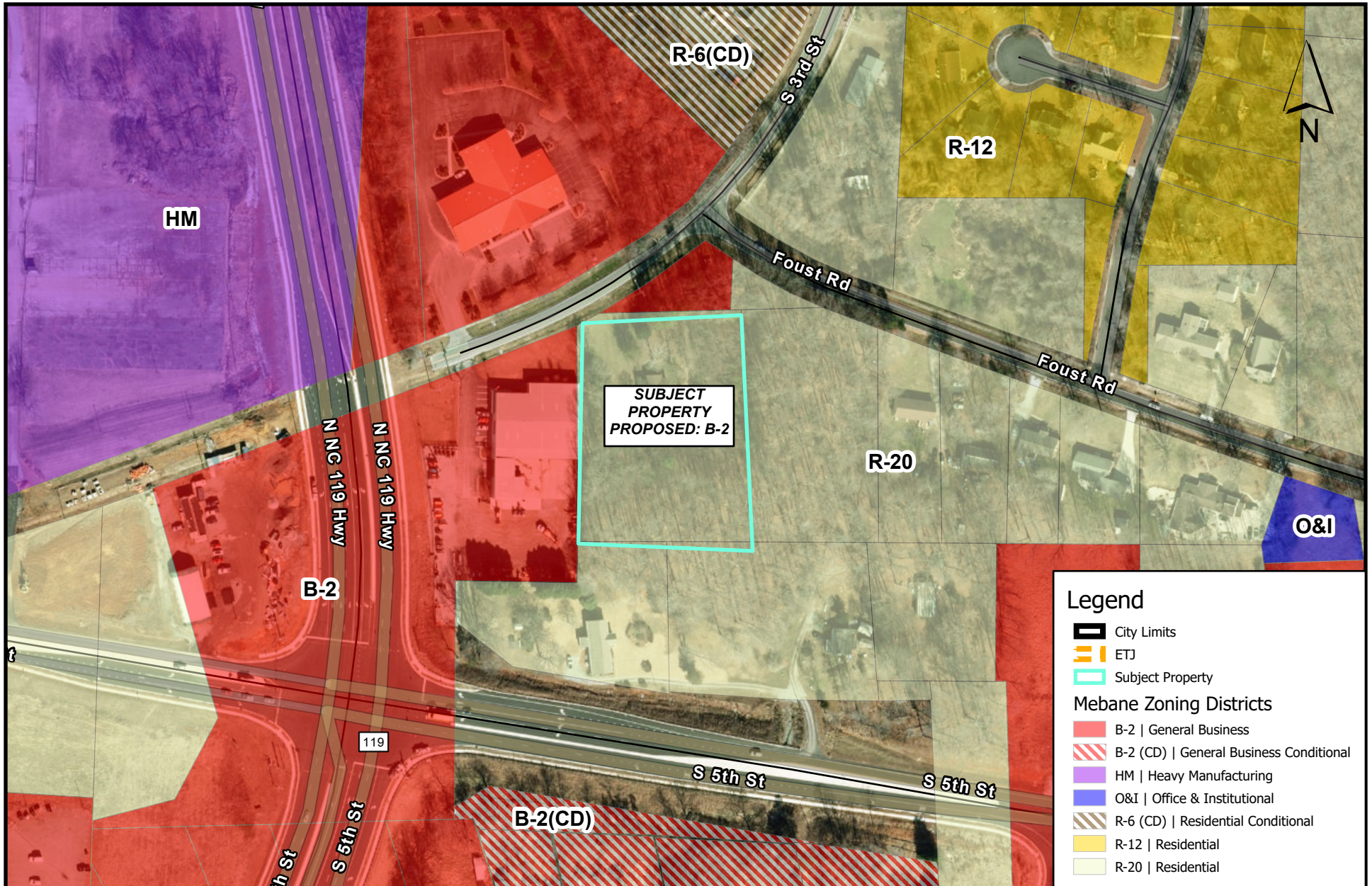
- 392 - TRAIL
- 393 - TRAIL
- 394 - TRAIL
- 395 - TRAIL
- Streets w/Block Ranges
- County Line

## Major Roads

- <all other values>
- HWY; HWY
- Parcels State ID
- Ponds & Lakes



Alamance County GIS  
Alamance County GIS Department



**CITY OF MEBANE  
ZONING MAP**

**GENERAL REZONING  
FIRST SOURCE**

1 inch = 200 feet

DATE: 04/28/23

DRAWN BY: RG



# AGENDA ITEM #4B

## SUP 23-01

### Special Use Permit – 1301 S. Third Street (First Source Equipment Rental)

#### Presenter

Rachel Gaffney, City Planner

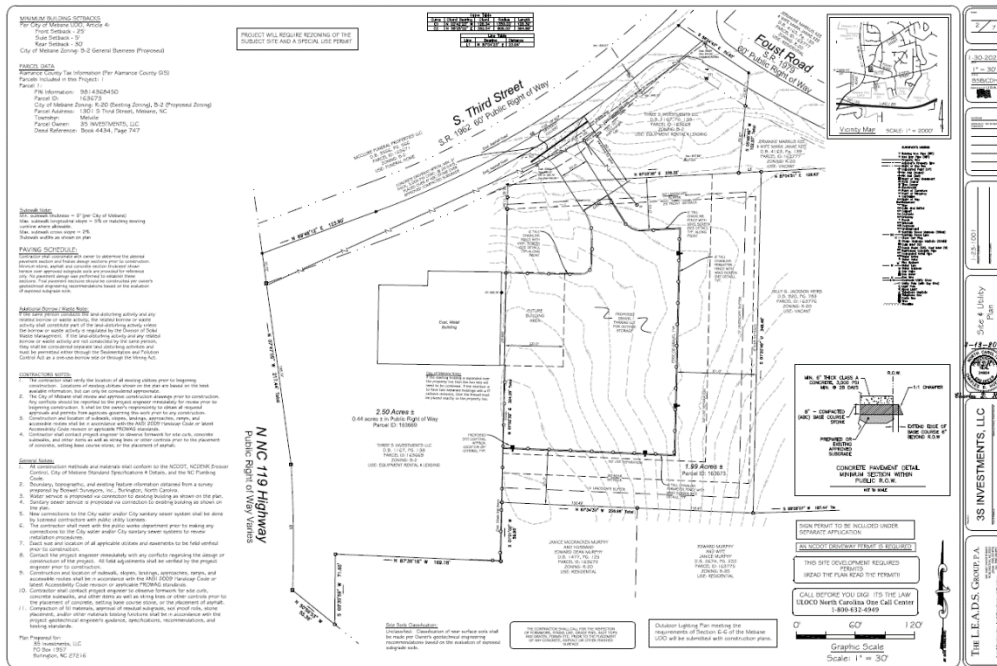
#### Applicant

3S Investments, LLC  
3S Investments, LLC  
PO Box 423  
Mebane, NC 27302

#### Public Hearing

Yes  No  (Quasi-Judicial)

#### Site Plan



#### Property

1301 S Third Street  
Alamance County  
GPIN: 9814368450

#### Proposed Zoning

B-2

#### Current Zoning

R-20

#### Size

+/-1.99 acres

#### Surrounding Zoning

B-2, R-20

#### Surrounding Land Uses

Residential,  
Commercial

#### Utilities

Available

#### Floodplain

No

#### Watershed

No

#### City Limits

No

**Application Brief**

*See Planning Project Report for more details.*

<b>Recommendations</b>	
Technical Review Committee:	The Technical Review Committee (TRC) has reviewed the site plan three times and the applicant has revised the plan to reflect the comments.
Planning Staff:	The proposed development "First Source Equipment Rental" is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan.
<b>Zoning &amp; Land Use Report</b>	
Jurisdiction:	Mebane City Limits
Proposed Use By-Right (Yes/No):	No
Type of Rezoning Request:	General
Special Use Request (Yes/No):	Yes
Consistency with Mebane By Design (Yes/No):	Yes
<b>Utilities Report</b>	
Available Utilities (Yes/No):	Yes
Adequate Stormwater Control (Yes/No):	N/A
Innovative Stormwater Control (Yes/No):	No
Consistency with Long-Range Utility Plan (Yes/No):	Yes
<b>Transportation Report</b>	
Traffic Impact Analysis Required (Yes/No):	No
Multi-Modal Improvements (Yes/No):	No
Consistency with Bike/Ped Transportation Plan (Yes/No):	Yes

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### Summary

3S Investments, LLC is requesting approval for a Special Use Permit to allow the use of Equipment Rental & Leasing (with Outside Storage) to be established at the +/- 1.99-acre parcel located at 1301 S. Third Street. This use would be an expansion of the existing business, First Source Equipment Rental, located on the adjacent parcel to the west at 1307 S. Third Street. The subject property is currently vacant. A request to rezone the subject property from R-20 to B-2 has also been submitted.

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### Financial Impact

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

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### Suggested Motion

1. Motion to approve the Special Use Permit as presented; and,
2. Motion to find that the request is both reasonable and in the public interest because it has been found that the request:
  - a. Will not materially endanger the public health or safety;
  - b. Will not substantially injure the value of adjoining or abutting property;
  - c. Will be in harmony with the area in which it is located; and
  - d. Will be in conformity with the land development plan or other plans officially adopted by the City Council.

### OR

1. Motion to **deny** the special use permit as presented due to a failure to satisfy any one of the four criteria required for approval (**NOTE: criterion for failure must be specified**):
  - a. Will materially endanger the public health or safety; or
  - b. Will substantially injure the value of adjoining or abutting property; or
  - c. Will not be in harmony with the area in which it is located; or
  - d. Will not be in conformity with the land development plan or other plans officially adopted by the City Council.

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### Attachments

1. Preliminary Presentation Slides
2. Special Use Permit Application
3. Site Plan
4. Planning Project Report



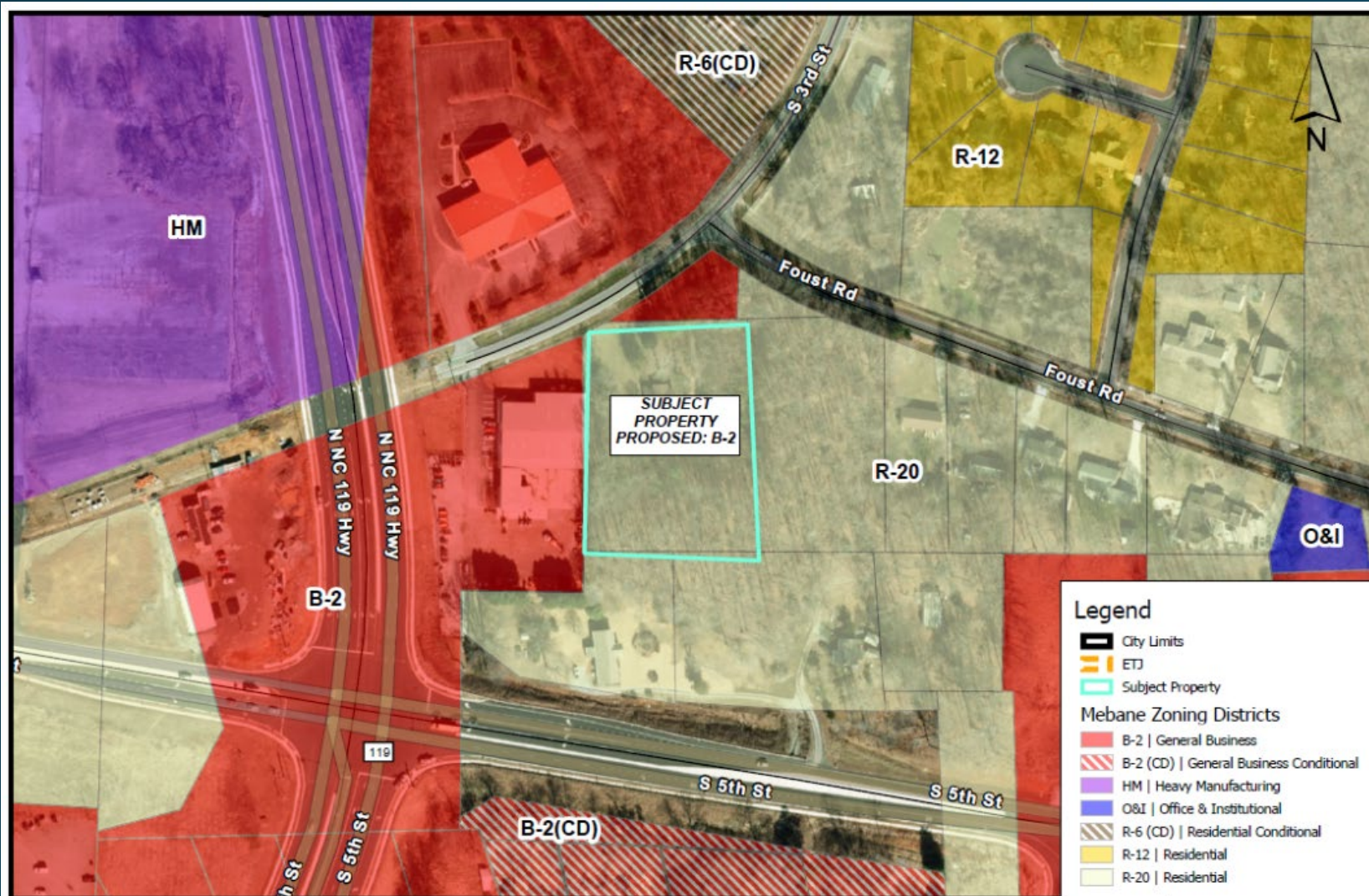
Rachel Gaffney, City Planner

Rezoning Request: R-20 to B-2

Special Use Permit Request: Equipment Rental & Leasing (with Outside Storage)

by 3 S Investments, LLC





# First Source

General Rezoning &  
Special Use Permit Request

- Request by 3S Investments, LLC
- +/- 1.99 acre lot
- Existing zoning: R-20
- Requested zoning: B-2



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

**GENERAL REZONING**  
**FIRST SOURCE**

1 inch = 200 feet

DATE: 04/28/23

DRAWN BY: RG



# First Source

## General Rezoning & Special Use Permit Request

- Within City limits
- Utilities are available





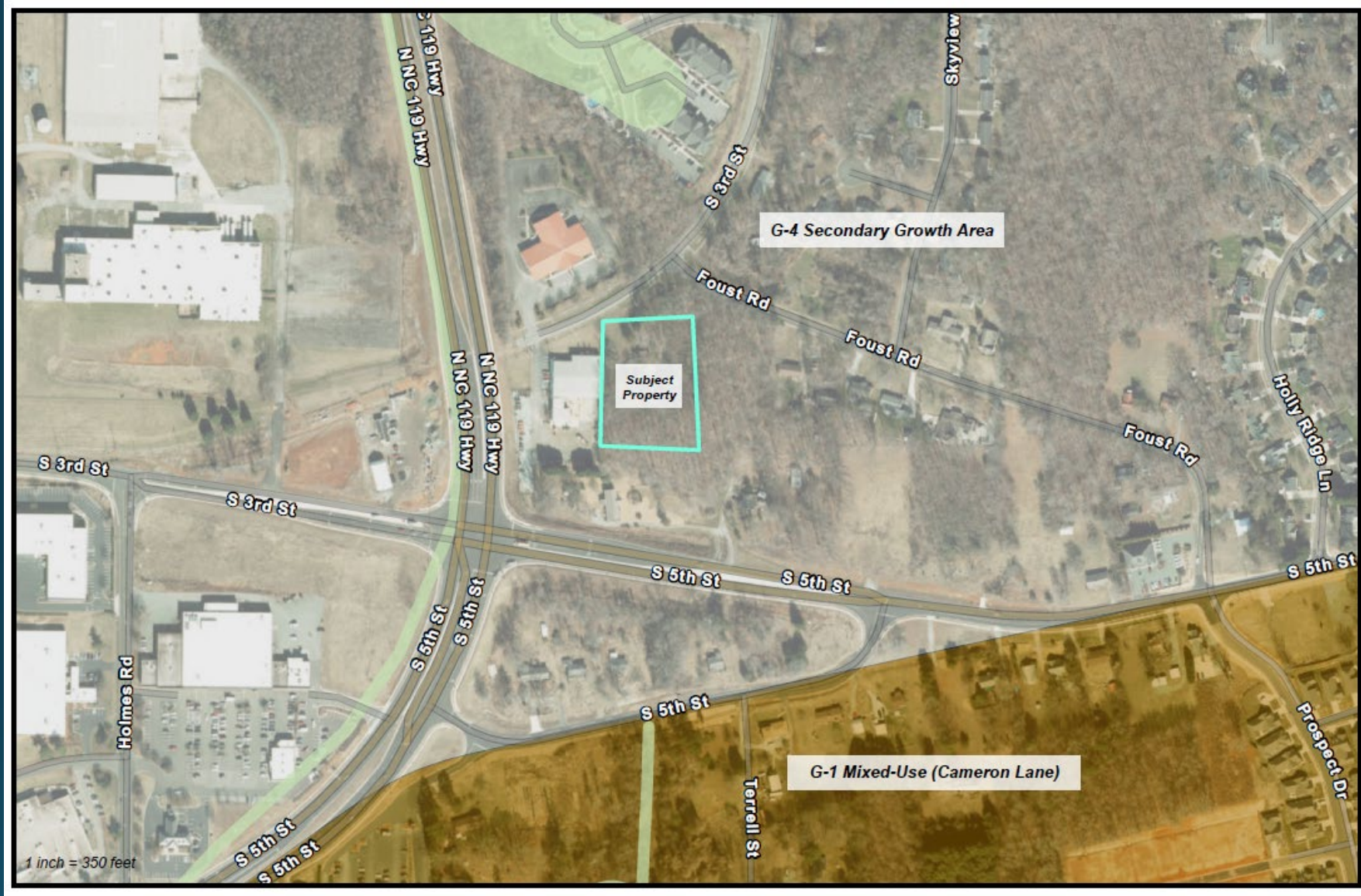


# First Source

## General Rezoning & Special Use Permit Request

- Vacant, forested
- Surrounding uses include:
  - Equipment Rental and Leasing
  - Funeral Home
  - Residential





# First Source

## General Rezoning & Special Use Permit Request

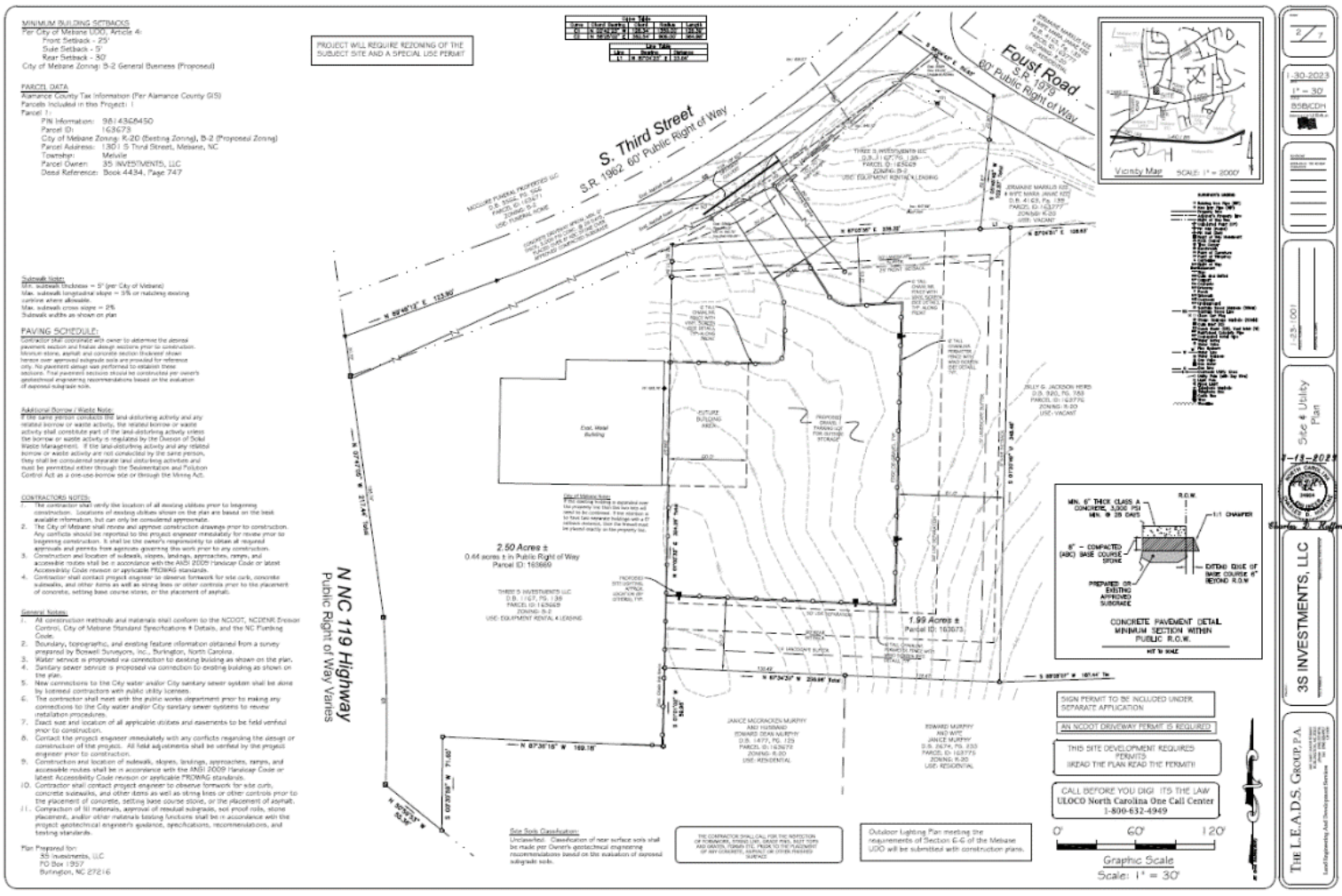
- *Mebane By Design* G-4 Secondary Growth Area



# First Source General Rezoning & Special Use Permit Request

- B-2 zoning and Special Use Permit requested to allow for Equipment Rental and Leasing (with Outside Storage) as shown on the site-specific plan.

- No multi-modal improvements required as the property does not have street frontage and road improvements are not required.





## APPLICATION FOR A SPECIAL USE PERMIT

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

Name of Applicant: 3S INVESTMENTS, LLC

Address of Applicant: PO BOX 423 MEBANE NC 27302

Address and brief description of property: 1301 SOUTH THIRD  
STREETS VACANT LOT FOR OUTDOOR LOT

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

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

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

Type of request: SPECIAL USE

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

Reason for the request: SUP FOR OUTDOOR AREA IN B-2

Signed: Henry Edwin Scott

Date: 4/14/23

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

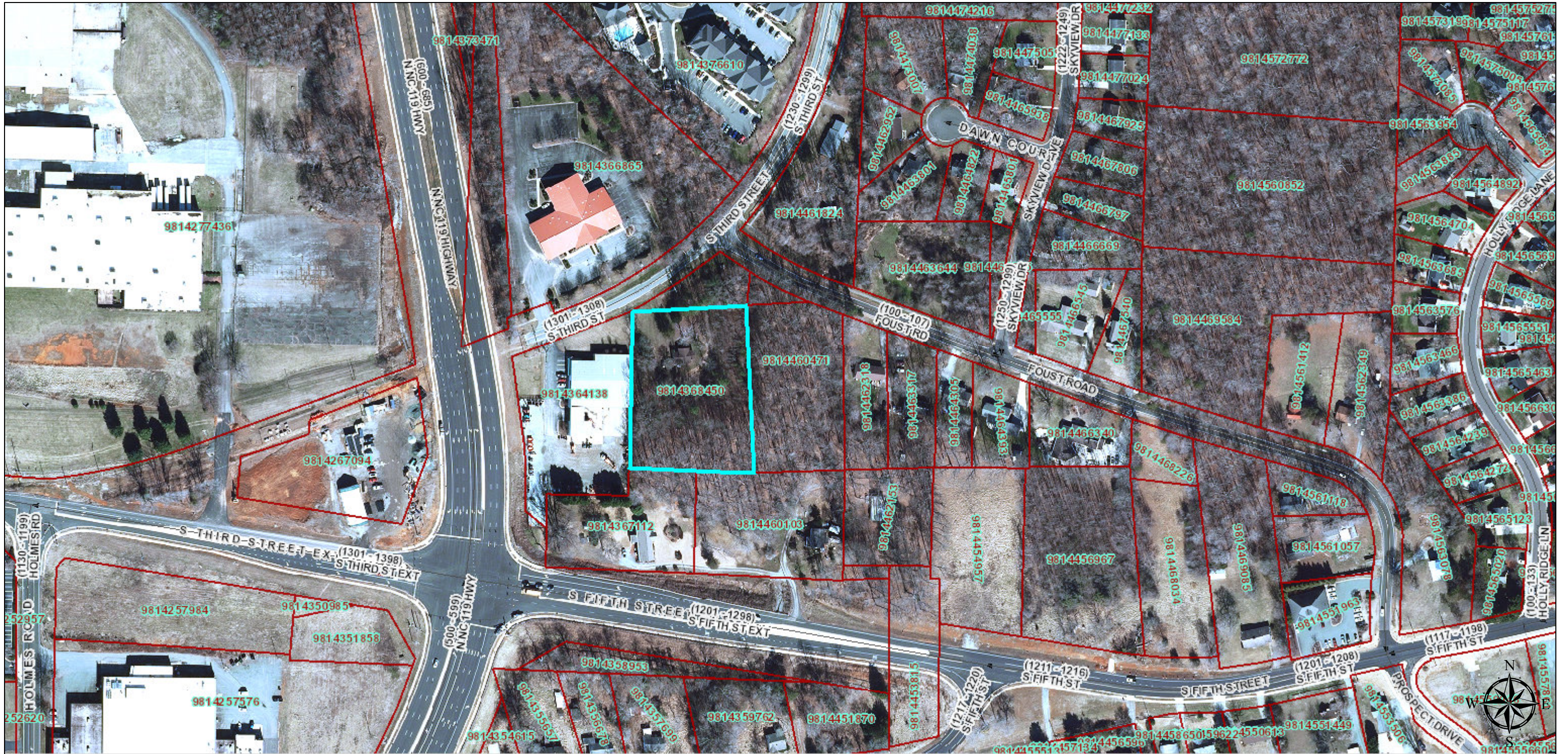
Public Hearing Date: \_\_\_\_\_ Action: \_\_\_\_\_

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

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

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

# Alamance County



May 3, 2023

## Heavy Industrial Development Applicants Streets

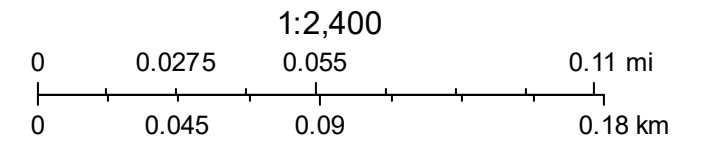
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- 393 - TRAIL
- 394 - TRAIL
- 395 - TRAIL
- Streets w/Block Ranges
- County Line

## Major Roads

- <all other values>
- HWY; HWY
- Parcels State ID
- Ponds & Lakes



Alamance County GIS  
Alamance County GIS Department









**MINIMUM BUILDING SETBACKS**

Per City of Mebane UDO, Article 4:

- Front Setback - 25'
- Side Setback - 5'
- Rear Setback - 30'

City of Mebane Zoning: B-2 General Business (Proposed)

**PARCEL DATA**

Alamance County Tax Information (Per Alamance County GIS)

Parcels Included in this Project: 1

Parcel 1:

PIN Information: 9814368450  
 Parcel ID: 163673  
 City of Mebane Zoning: R-20 (Existing Zoning), B-2 (Proposed Zoning)  
 Parcel Address: 1301 S Third Street, Mebane, NC  
 Township: Melville  
 Parcel Owner: 3S INVESTMENTS, LLC  
 Deed Reference: Book 4434, Page 747

**LAND DISTURBANCE AS-BUILT:**

The limits of disturbance for this project (silt fence) shall be staked in the field, silt fence installed and an as-built survey provided indicating the area of disturbance is less than one acre prior to obtaining building permits for the site.

**THIS PROJECT PROPOSES TO DISTURB LESS THAN ONE ACRE**

**Tree Protection Note:**

Tree protection fencing to be provided outside the dnp line of any existing vegetation to remain.

**ON-SITE UTILITY SCREENING**

All onsite utilities will be screened.

**LANDSCAPING TABLE**

Streetscape:	Canopy (required/provided)	Understory (required/provided)	Shrubs (required/provided)
Length = 133' - 33" = 100'	N/A	Rate: 1 per 20 LF 5/5	N/A
Width = 20'			
Parking Lot: 38,192 sf	N/A	N/A	Rate: 1 per 5 LF ** 130 provided
East Penetration Buffer: Length = 348.46' Width = 15' average, 5' min. (adjacent to residential uses)	Rate: 1 per 40 LF <- EXISTING VEGETATION TO SATISFY PLANTING REQUIREMENTS ->	Rate: 1 per 20 LF	Rate: 1 per 6 LF
South Penetration Buffer: Length = 296.96' Width = 15' average, 5' min. (adjacent to residential uses)	Rate: 1 per 40 LF <- EXISTING VEGETATION TO SATISFY PLANTING REQUIREMENTS ->	Rate: 1 per 20 LF	Rate: 1 per 6 LF

\*\*Note: Shrubs proposed to provide additional parking lot screening and are only required in areas adjacent to parking lot.

Small Lot Landscaping provision - Application to Small Developments and Lots per City of Mebane UDO Article 6 - Section: 6-4.A.3.f

**CONTRACTORS NOTES:**

- The contractor shall verify the location of all existing utilities prior to beginning construction. Locations of existing utilities shown on the plan are based on the best available information, but can only be considered approximate.
- The City of Mebane shall review and approve construction drawings prior to construction. Any conflicts should be reported to the project engineer immediately for review prior to beginning construction. It shall be the owner's responsibility to obtain all required approvals and permits from agencies governing this work prior to any construction.
- Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap Code or latest Accessibility Code revision or applicable PROWAG standards.
- Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.

**General Notes:**

- All construction methods and materials shall conform to the NCDOT, NCDENR Erosion Control, City of Mebane Standard Specifications & Details, and the NC Plumbing Code.
- Boundary, topographic, and existing feature information obtained from a survey prepared by Boswell Surveyors, Inc., Burlington, North Carolina.
- Water service is proposed via connection to existing building as shown on the plan.
- Sanitary sewer service is proposed via connection to existing building as shown on the plan.
- New connections to the City water and/or City sanitary sewer system shall be done by licensed contractors with public utility licenses.
- The contractor shall meet with the public works department prior to making any connections to the City water and/or City sanitary sewer systems to review installation procedures.
- Exact size and location of all applicable utilities and easements to be field verified prior to construction.
- Contact the project engineer immediately with any conflicts regarding the design or construction of the project. All field adjustments shall be verified by the project engineer prior to construction.
- Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap Code or latest Accessibility Code revision or applicable PROWAG standards.
- Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.
- Compaction of fill materials, approval of residual subgrade, soil proof rolls, stone placement, and/or other materials testing functions shall be in accordance with the project geotechnical engineer's guidance, specifications, recommendations, and testing standards.

Plan Prepared for:  
 3S Investments, LLC  
 PO Box 1957  
 Burlington, NC 27216

**LANDSCAPE LEGEND**

- CANOPY TREE  
n/a
- UNDERSTORY TREE  
Sugar Maple
- UNDERSTORY TREE  
Trident Maple
- UNDERSTORY TREE  
Nelly Stephens Holly
- SHRUB  
Daruma Loropetalum
- TREE FENCE

**Landscaping Vegetation Size Notes:**  
 All proposed landscaping shall meet requirements in The City of Mebane UDO Section 6-4 Landscaping, Buffering, and Screening.  
 Canopy Trees Minimum Size 2.5" Caliper and 10' tall at time of planting.  
 Understory Trees Minimum Size 2.0" Caliper and 8' tall at time of planting.  
 All Shrubs 3 gallon size and 24" height at time of planting.  
 Note: Shrubs shall be evergreen.

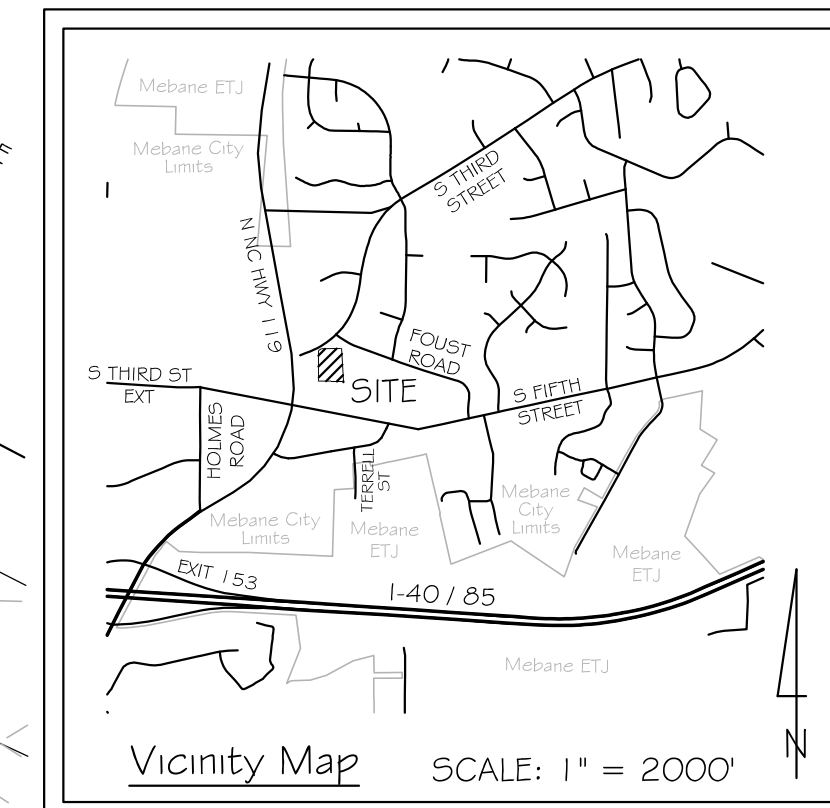
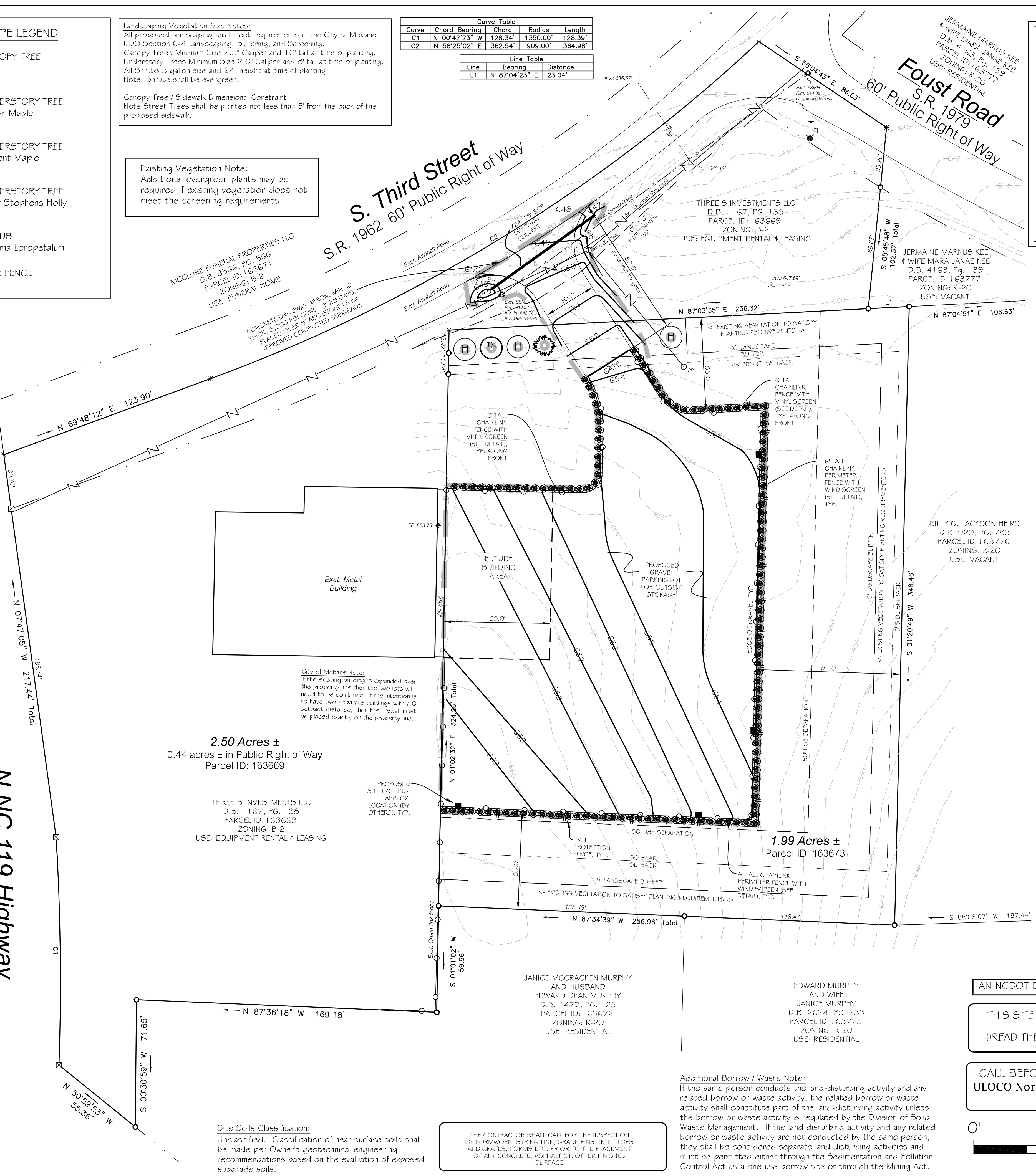
**Canopy Tree / Sidewalk Dimensional Constraint:**  
 Note Street Trees shall be planted not less than 5' from the back of the proposed sidewalk.

**Existing Vegetation Note:**  
 Additional evergreen plants may be required if existing vegetation does not meet the screening requirements

Curve Table				
Curve	Chord Bearing	Chord	Radius	Length
C1	N 00°42'23" W	128.34'	1350.00'	128.39'
C2	N 58°25'02" E	362.54'	909.00'	364.98'

Line Table		
Line	Bearing	Distance
L1	N 87°04'23" E	23.04'

**N NC 119 Highway**  
 Public Right of Way Varies



**MINIMUM BUILDING SETBACKS**

Per City of Mebane UDO, Article 4:

- Front Setback - 25'
- Side Setback - 5'
- Rear Setback - 30'

City of Mebane Zoning: B-2 General Business (Proposed)

**PARCEL DATA**

Alamance County Tax Information (Per Alamance County GIS)

Parcels Included in this Project: 1

Parcel 1:

- PIN Information: 9814368450
- Parcel ID: 163673
- City of Mebane Zoning: R-20 (Existing Zoning), B-2 (Proposed Zoning)
- Parcel Address: 1301 S Third Street, Mebane, NC
- Township: Melville
- Parcel Owner: 3S INVESTMENTS, LLC
- Deed Reference: Book 4434, Page 747

**EROSION CONTROL NOTES:**

Proposed Disturbed Area = 0.987 Ac. ± (42,975.5 sf)

- Limits of Disturbance shall be property lines, silt fencing, temporary diversion ditches or as shown on plan.
- In areas where the property boundary, disturbance limits, and/or silt fencing are parallel and overlap, lines are offset to provide clarity.
- This site proposes to disturb less than one acre. An erosion and sedimentation control permit is required for disturbed areas of one acre or more. Any material imported to the site or exported from the site shall originate or be disposed of at a properly permitted site.
- Additional erosion control measures will be installed during construction in order to control erosion if deemed necessary by on-site inspection.
- All erosion control measures shall be inspected once every 7 calendar days or after a rainfall event having precipitation greater than 1/2 inch in any 24 hour period. The inspection shall be documented in writing, and damaged or ineffective measures be repaired or replaced as needed.
- A self-inspection must be made of the project after each phase and documented in writing. This self-inspection will be performed in addition to the NPDES self monitoring report required by the General Permit as described above.
- All erosion and sediment control devices shall be properly maintained during all phases of construction until the completion of all construction activities and / or contributing areas have been stabilized. Existing measures may require adjustment or modification and additional control measures may be required in order to control erosion and/or off-site sedimentation if determined necessary by on-site inspection.

**Additional Borrow / Waste Note:**

If the same person conducts the land-disturbing activity and any related borrow or waste activity, the related borrow or waste activity shall constitute part of the land-disturbing activity unless the borrow or waste activity is regulated by the Division of Solid Waste Management. If the land-disturbing activity and any related borrow or waste activity are not conducted by the same person, they shall be considered separate land disturbing activities and must be permitted either through the Sedimentation and Pollution Control Act as a one-use-borrow site or through the Mining Act.

**CONTRACTORS NOTES:**

- The contractor shall verify the location of all existing utilities prior to beginning construction. Locations of existing utilities shown on the plan are based on the best available information, but can only be considered approximate.
- The City of Mebane shall review and approve construction drawings prior to construction. Any conflicts should be reported to the project engineer immediately for review prior to beginning construction. It shall be the owner's responsibility to obtain all required approvals and permits from agencies governing this work prior to any construction.
- Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap Code or latest Accessibility Code revision or applicable PROWAG standards.
- Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.

**General Notes:**

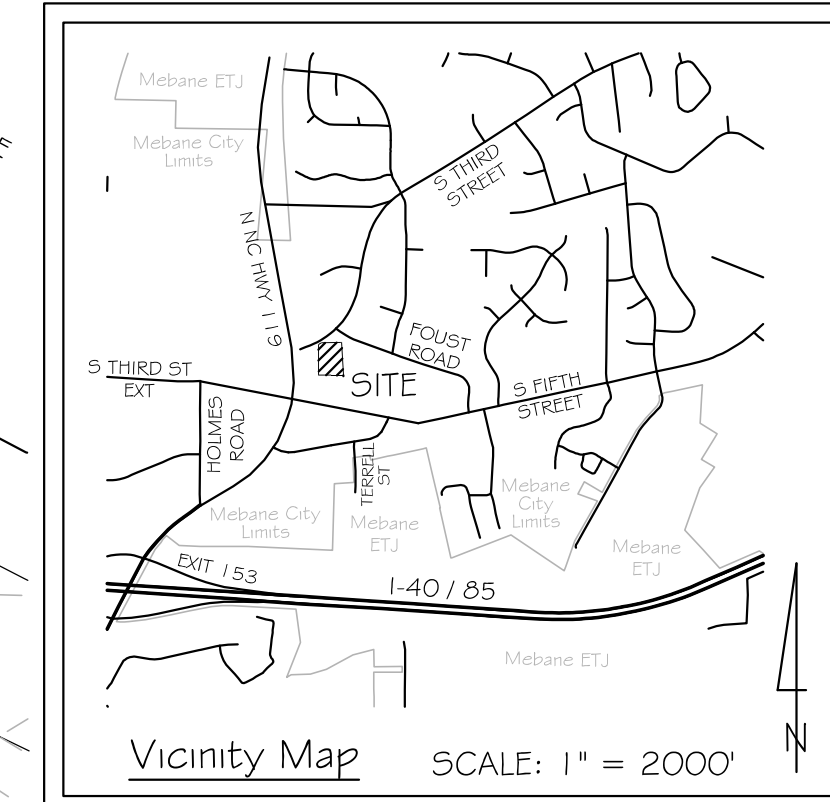
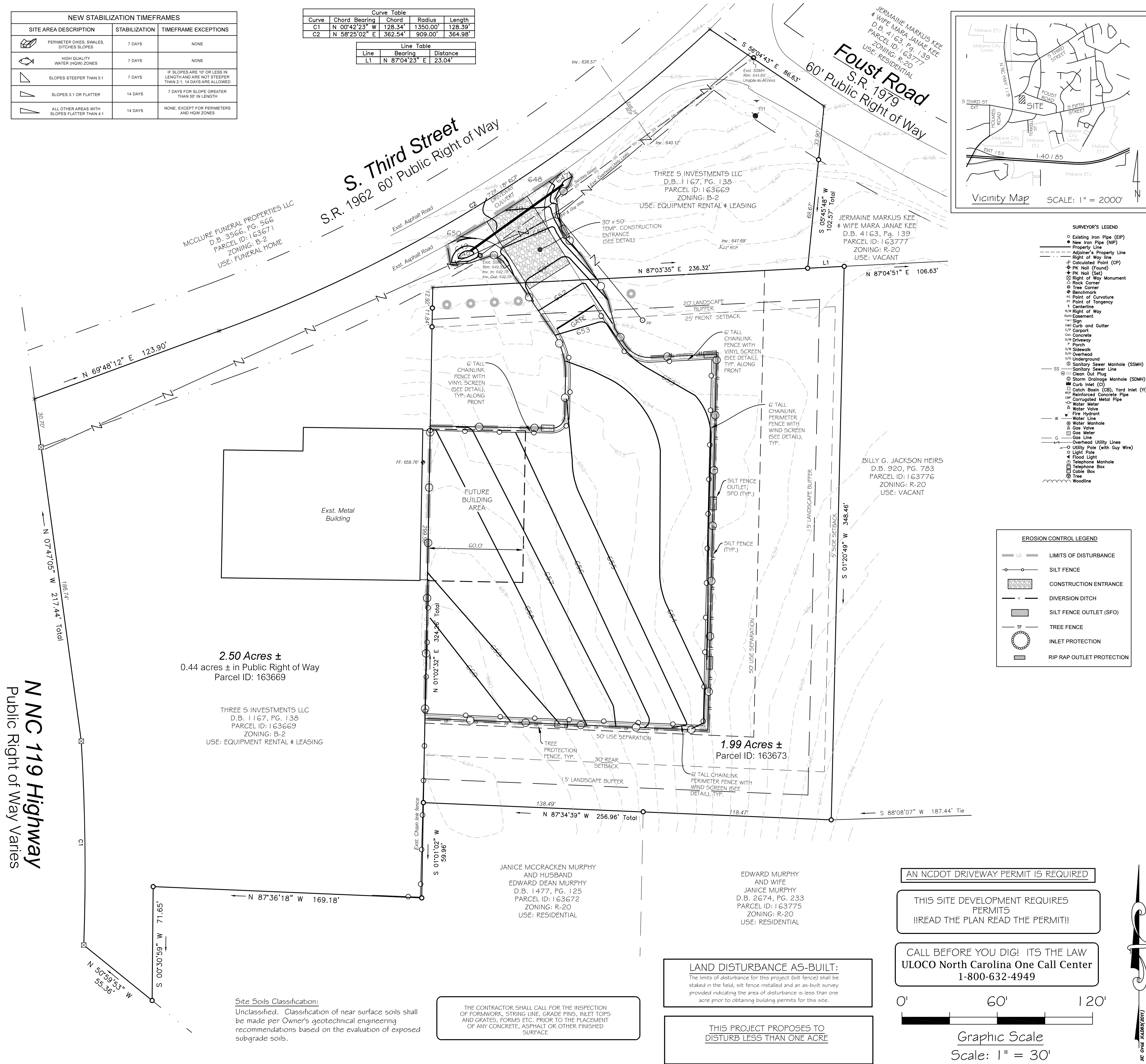
- All construction methods and materials shall conform to the NCDOT, NCDENR Erosion Control, City of Mebane Standard Specifications & Details, and the NC Plumbing Code.
- Boundary, topographic, and existing feature information obtained from a survey prepared by Boswell Surveyors, Inc., Burlington, North Carolina.
- Water service is proposed via connection to existing building as shown on the plan.
- Sanitary sewer service is proposed via connection to existing building as shown on the plan.
- New connections to the City water and/or City sanitary sewer system shall be done by licensed contractors with public utility licenses.
- The contractor shall meet with the public works department prior to making any connections to the City water and/or City sanitary sewer systems to review installation procedures.
- Exact size and location of all applicable utilities and easements to be field verified prior to construction.
- Contact the project engineer immediately with any conflicts regarding the design or construction of the project. All field adjustments shall be verified by the project engineer prior to construction.
- Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap Code or latest Accessibility Code revision or applicable PROWAG standards.
- Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.
- Compaction of fill materials, approval of residual subgrade, soil proof rolls, stone placement, and/or other materials testing functions shall be in accordance with the project geotechnical engineer's guidance, specifications, recommendations, and testing standards.

Plan Prepared for:  
3S Investments, LLC  
PO Box 1957  
Burlington, NC 27216

NEW STABILIZATION TIMEFRAMES			
SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS	
PERIMETER DIKES, SWALES, DITCHES/SLOPES	7 DAYS	NONE	
HIGH QUALITY WATER (HOW) ZONES	7 DAYS	NONE	
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED	
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPE GREATER THAN 50' IN LENGTH	
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETERS AND HOW ZONES	

Curve Table				
Curve	Chord Bearing	Chord	Radius	Length
C1	N 00°42'23" W	128.34'	1350.00'	128.39'
C2	N 58°25'02" E	362.54'	909.00'	364.98'

Line Table		
Line	Bearing	Distance
L1	N 87°04'23" E	23.04'



- SURVEYOR'S LEGEND**
- Existing Iron Pipe (EIP)
  - New Iron Pipe (NIP)
  - Property Line
  - Adjusted Property Line
  - Right of Way Line
  - Collocated Point (CP)
  - PK Nail (Found)
  - PK Nail (Set)
  - Right of Way Monument
  - Rock Corner
  - Tree Corner
  - Benchmark
  - Point of Curvature
  - Point of Tangency
  - Centerline
  - Right of Way Easement
  - Sign
  - Curb and Gutter
  - Carport
  - Concrete
  - Driveway
  - Porch
  - Sidewalk
  - Overhead
  - Underground
  - Sanitary Sewer Manhole (SSMH)
  - Sanitary Sewer Line
  - Clean Out Plug
  - Storm Drainage Manhole (SDMH)
  - Curb Inlet (CI)
  - Storm Drainage Inlet (SDI)
  - Catch Basin (CB), Yard Inlet (YI)
  - Reinforced Concrete Pipe
  - Corrugated Metal Pipe
  - Water Meter
  - Water Valve
  - Tire Hydrant
  - Water Line
  - Water Manhole
  - Gas Valve
  - Gas Meter
  - Gas Line
  - Overhead Utility Lines
  - Utility Pole (with Guy Wire)
  - Light Pole
  - Flood Light
  - Telephone Manhole
  - Telephone Box
  - Cable Box
  - Tree
  - Woodline

- EROSION CONTROL LEGEND**
- LD - LIMITS OF DISTURBANCE
  - SILT FENCE
  - CONSTRUCTION ENTRANCE
  - DIVERSION DITCH
  - SILT FENCE OUTLET (SFO)
  - TF - TREE FENCE
  - INLET PROTECTION
  - RIP RAP OUTLET PROTECTION

SHEET 5 / 7

1-30-2023

1" = 30'

BSB/CDH

1-23-1001

Erosion Control Plan

4-13-2023

PROFESSIONAL ENGINEER

CHARLES D. HUFFINE

3S INVESTMENTS, LLC

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

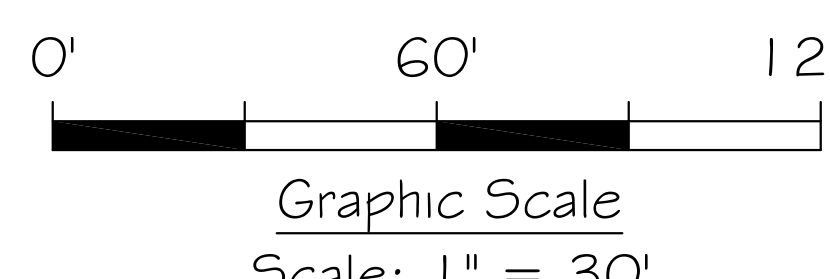
508 EAST DAVENSBRETT STREET  
BURLINGTON, NC 27215  
PHONE: (336) 225-9917  
FAX: (336) 225-9917  
C# 1109

Land Engineering And Development Services

AN NCDOT DRIVEWAY PERMIT IS REQUIRED

THIS SITE DEVELOPMENT REQUIRES PERMITS  
!!READ THE PLAN READ THE PERMIT!!

CALL BEFORE YOU DIG! ITS THE LAW  
ULOCO North Carolina One Call Center  
1-800-632-4949



**LAND DISTURBANCE AS-BUILT:**  
The limits of disturbance for this project (silt fence) shall be staked in the field, silt fence installed and an as-built survey provided indicating the area of disturbance is less than one acre prior to obtaining building permits for this site.

THIS PROJECT PROPOSES TO DISTURB LESS THAN ONE ACRE

**Site Soils Classification:**  
Unclassified. Classification of near surface soils shall be made per Owner's geotechnical engineering recommendations based on the evaluation of exposed subgrade soils.

THE CONTRACTOR SHALL CALL FOR THE INSPECTION OF FORMWORK, STRING LINE, GRADE PINS, INLET TOPS AND GRATES, FORMS ETC. PRIOR TO THE PLACEMENT OF ANY CONCRETE, ASPHALT OR OTHER FINISHED SURFACE

**NOTES**

- All construction methods and materials shall conform to the North Carolina Sediment Control Practice Standards and Specifications and City of Mebane Standard Specifications.
- All erosion control practices shall be placed in the best location based on field conditions.
- Existing Conditions are shown based on field surveys and best available record. Any discrepancies will be reported to the engineer immediately.

**NARRATIVE**

This project is located in Mebane, Alamance County, North Carolina. The subject property is currently vacant. The site is mostly wooded, with slopes from 0 to 20%. The site is being cleared and graded to provide for a gravel outdoor storage area as shown on the site plan. Drainage on the subject parcel ultimately flows towards the east, as shown by the existing topography. Adjacent property is owned by various individuals, shown as adjacent owners on the plan. Clearing and stripping operations beginning upon permitting. Near surface soils are composed of USGS type CL and ML. Anticipated rough grading completion date: Not Known. Management Practices to remain in place until all contributing denuded areas have been stabilized or practices can be replaced with permanent structures.

**MAINTENANCE PLAN**

- All erosion control measures shall be inspected once every 7 calendar days or after a rainfall event having precipitation greater than 1/2 inch in any 24 hour period. The inspection shall be documented in writing, and damaged or ineffective measures should be repaired or replaced as needed.
- A self-inspection must be made of the project after each phase and documented in writing. This self-inspection will be performed in addition to the NPDES self monitoring report required by the General Permit as described above.
- All erosion and sediment control devices shall be properly maintained during all phases of construction until the completion of all construction activities and / or contributing areas have been stabilized. Existing measures may require adjustment or modification and additional control measures may be required in order to control erosion and/or off-site sedimentation if determined necessary by on site inspection.
- Sediment shall be removed from traps when storage capacity has been reduced to approximately 50% design capacity.
- All seeded areas shall be fertilized, reseeded and mulched according to specifications in the vegetative plan to maintain a vigorous, dense vegetative cover.

**RESPONSIBILITY**

- All installation & maintenance of erosion and sediment control practices is the responsibility of the owner.
- Contractor grading site shall be responsible for maintenance of erosion control measures unless arranged otherwise by the owner.
- Vegetative stabilization on all exposed areas during construction shall be implemented in accordance with the NEW STABILIZATION TIMEFRAMES as shown in the table below.
- Permanent vegetative cover shall be installed within (14) working days or (90) calendar days (whichever is shorter) following completion of construction or development.

NEW STABILIZATION TIMEFRAMES		
SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES SLOPES	7 DAYS	NONE
HIGH QUALITY WATER FLOW ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPE GREATER THAN 3:1 IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETERS AND FLOW ZONES

Inspection of Erosion Control Measures Notes:  
Perimeter measures (silt fence with outlets, construction entrance) to be installed and seeded prior to any remaining grading operation. Completed perimeter measures must be observed by erosion control representative prior to additional grading operations.

**SEEDING SCHEDULE (SEASONAL)**

AREA	DESCRIPTION	SEASON	SEEDING MIXTURE	SEEDBED PREP.	SEEDING METHOD	MULCH	MAINTENANCE	NOTES
1.	Steep Slope Area	Fall (8-20 to 10-25)	Tall fescue 100lb/ac Kobe lespedeza 10lb/ac Bahagrass 25lb/ac Rye gran 40lb/ac	SP-1	SM-1	MU-1	MA-1	
2.	Low Mt. Area	Fall (8-20 to 10-25)	Tall fescue 100lb/ac Kobe lespedeza 10lb/ac Bahagrass 25lb/ac Rye gran 40lb/ac	SP-4	SM-2	MU-2	MA-1	
1.	Steep Slope Area	Winter (10-25 to 1-31)	Rye gran 120lb/ac	SP-4	SM-2	MU-1	MA-1	
2.	Low Mt. Area	Winter (10-25 to 1-31)	Rye gran 120lb/ac	SP-4	SM-2	MU-2	MA-1	
1.	Steep Slope Area	Spring (02-01 to 04-15)	Tall fescue 100lb/ac Kobe lespedeza 10lb/ac Bahagrass 25lb/ac Rye gran 40lb/ac	SP-1	SM-1	MU-1	MA-1	
2.	Low Mt. Area	Spring (02-01 to 04-15)	Tall fescue 100lb/ac Kobe lespedeza 10lb/ac Bahagrass 25lb/ac Rye gran 40lb/ac	SP-4	SM-2	MU-2	MA-1	
1.	Steep Slope Area	Summer (04-15 to 08-20)	German millet 40lb/ac	SP-2	SM-2	MU-1	MA-5	
2.	Low Mt. Area	Summer (04-15 to 08-20)	Tall fescue 100lb/ac Kobe lespedeza 10lb/ac Bahagrass 25lb/ac German Millet 10lb/ac	SP-4	SM-2	MU-2	MA-1	

**CONSTRUCTION SCHEDULE**

- Obtain plan approval and other applicable permits.
- Flag cleaning limits, limits of disturbance, and designate tree save areas (if any) as needed.
- Hold pre-construction meeting one week prior to initiation of any work.
- Install construction entrance as shown.
- Clear only the areas needed to install silt fencing as shown prior to the initiation of cleaning, grubbing, and grading activities. Install silt fence and silt fence outlets as shown on the approved erosion control plan.
- Contact the Erosion Control Inspector for perimeter measures inspection before continuing with remainder of site cleaning and grading.
- Install remaining temporary diversions, swales, and temporary sediment storage measures (if applicable) as shown on the approved erosion control plans and vegetate the erosion control structures.
- Contact the Erosion Control Inspector following sediment basin installation (if applicable).
- Construction and operation of temporary sediment control measures shall be maintained throughout all phases of construction.
- Complete remainder of site cleaning and grubbing activities, and strip topsoil only in current phase or as directed by engineer.
- Rough grade, construct drives and building pad, and manure all slopes.
- Leave surface slightly roughened and vegetate and mulch immediately, or stabilize with erosion control materials per slope protection schedule.
- Complete fine grading and construct parking lot per minimum pavement sections as specified by project's geotechnical engineer.
- Upon completion of subgrade preparation, stabilization, and stone placement, call project engineer for inspection.
- Install landscaping, etc., permanently vegetate, mulch and landscape all disturbed areas. Call for inspection as needed to complete each phase or section.
- Upon approval from the erosion control inspector, remove all remaining temporary sediment control measures, repair disturbed areas, and permanently vegetate, or rip rap, and place permanent structures.
- Call project engineer for inspection.

**VEGETATIVE PLAN**

**Seedbed Preparation (SP):**

SP-1 Fill slopes 3:1 or steeper to be seeded with a hydraulic seeder (permanent seedings)

- Leave last 4-6 inches of fill loose and uncompacted, allowing rocks, roots, large clods and other debris to remain on the slope.
- Roughen slope faces by making grooves of 2 to 3 inches deep, perpendicular to the slope.
- Spread lime evenly over slopes at rates recommended by soil tests.

SP-4 Gentle or flat slopes where topsoil is not used.

- Remove rocks and debris.
- Apply lime and fertilizer at rates recommended by soil test; spread evenly and incorporate into the top 6" with a disk, chisel plow, or rotary tiler.
- Break up large clods and rake into a loose, uniform seedbed.
- Rake to loosen surface just prior to applying seed.

**Seeding Methods (SM):**

SM-1 Fill slopes 3:1 or steeper (permanent seedings)

Use hydraulic seeding equipment to apply seed and fertilizer, a wood fiber mulch at 45lb/1,000 sf., and mulch tackifier.

SM-2 Gentle or flat slopes or temporary seedings.

- Broadcast seed at the recommended rate with cyclone seeder, drop spreader, or cultipacker seeder.
- Rake seed into the soil and lightly pack to establish good contact.

Mulch (MU):

MU-1 Slopes 3:1 or steeper  
In mid-summer, late fall or winter, apply 100lb/1,000 sf. grain straw, cover with netting and staple to the slope. In spring or early fall use 45lb/1,000 sf. wood fiber in a hydroseeder slurry.

MU-2 Temporary Seedings

Apply 90lb/1,000sf. grain straw and tack with 1 1/2 gal/1,000sf. asphalt.

Maintenance (MA):

MA-1 Refertilize in late winter or early spring and mow as desired.

MA-5 Topdress with 50lb/acre nitrogen in March. If cover is needed through the following summer, overseed with 50lb/acre Kobe lespedeza.

**Yearly Temporary Seeding Schedule**

Winter and Early Spring (December 1 to February 28):

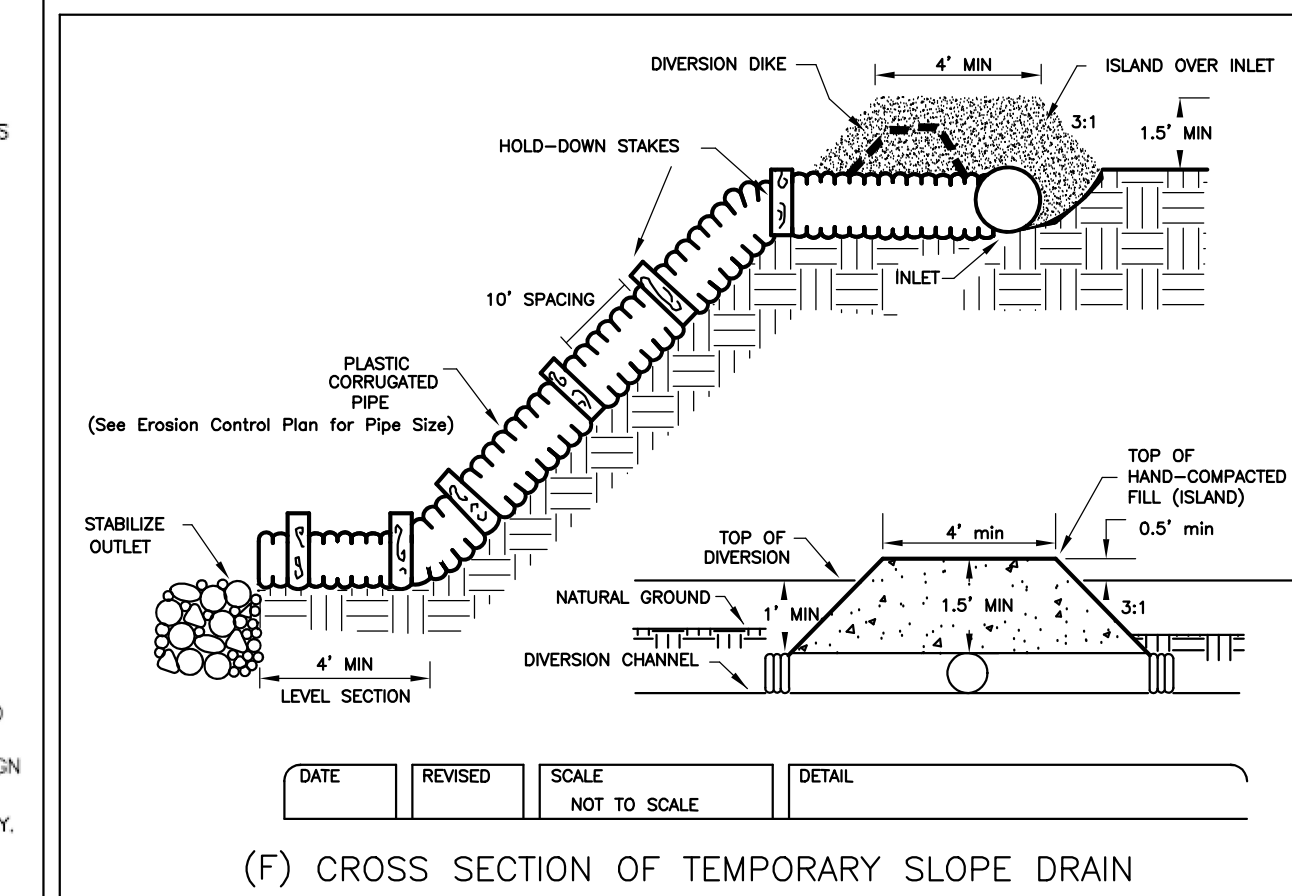
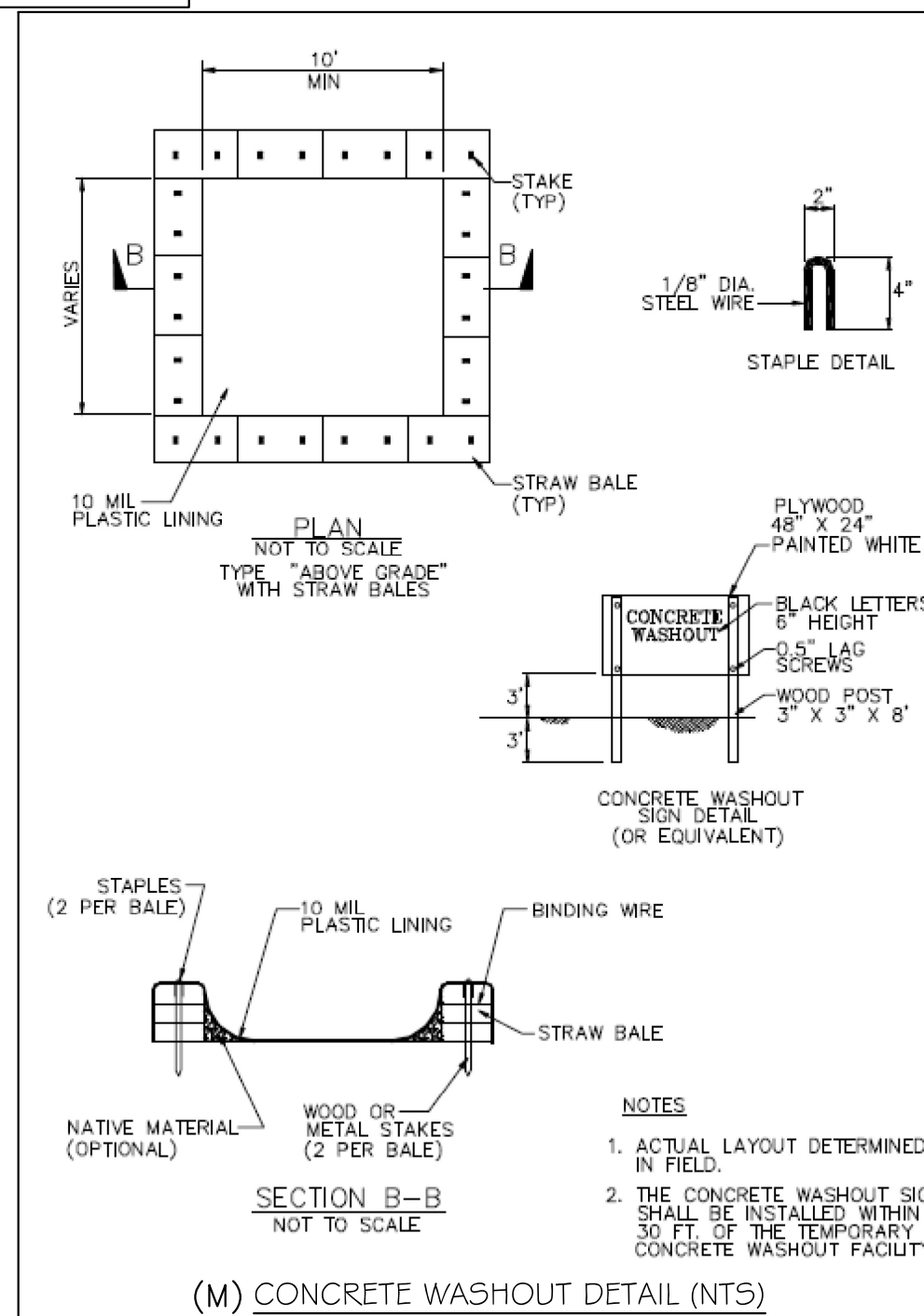
Fertilizer: 10-10-10 at 700-1,000 lb/acre  
Seed: Rye (gran) 120 lb/acre and Annual lespedeza 50 lb/acre  
Mulch: 4,000 lb/acre straw

Summer (March 1 to September 5):

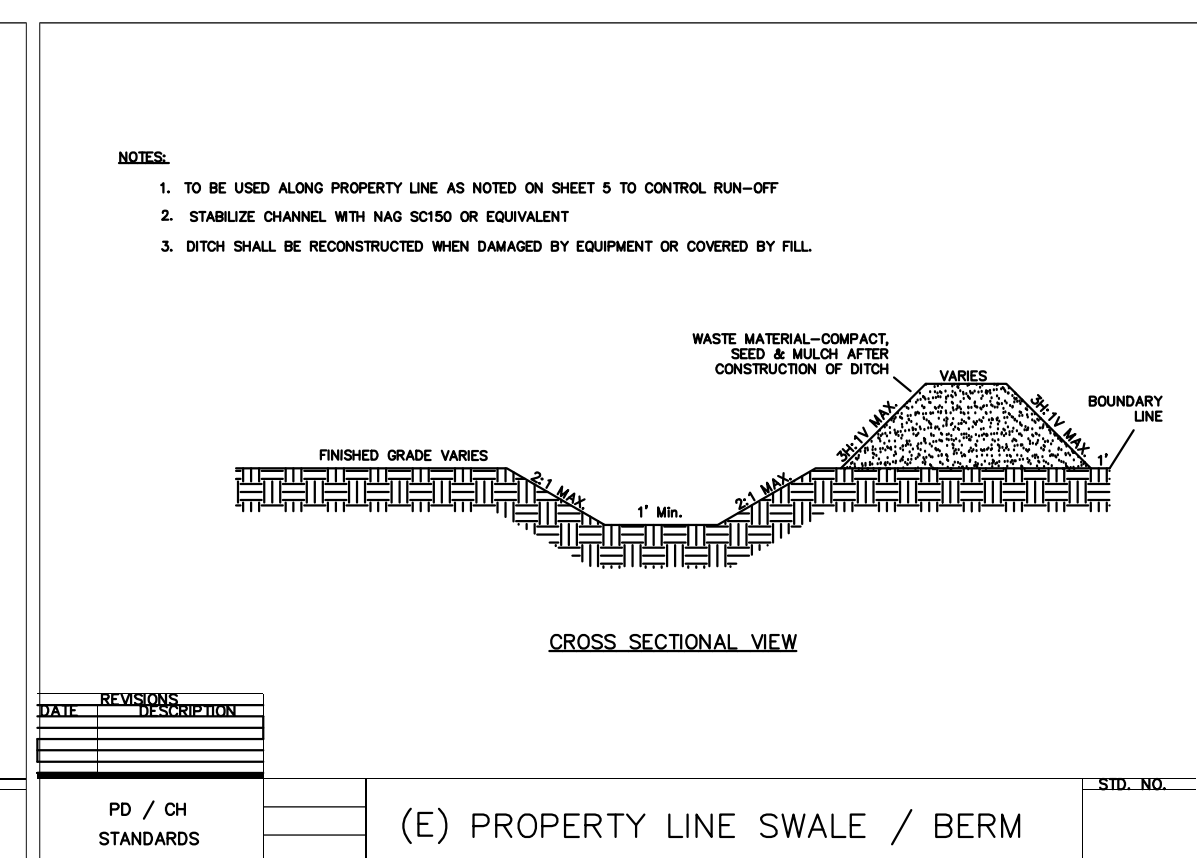
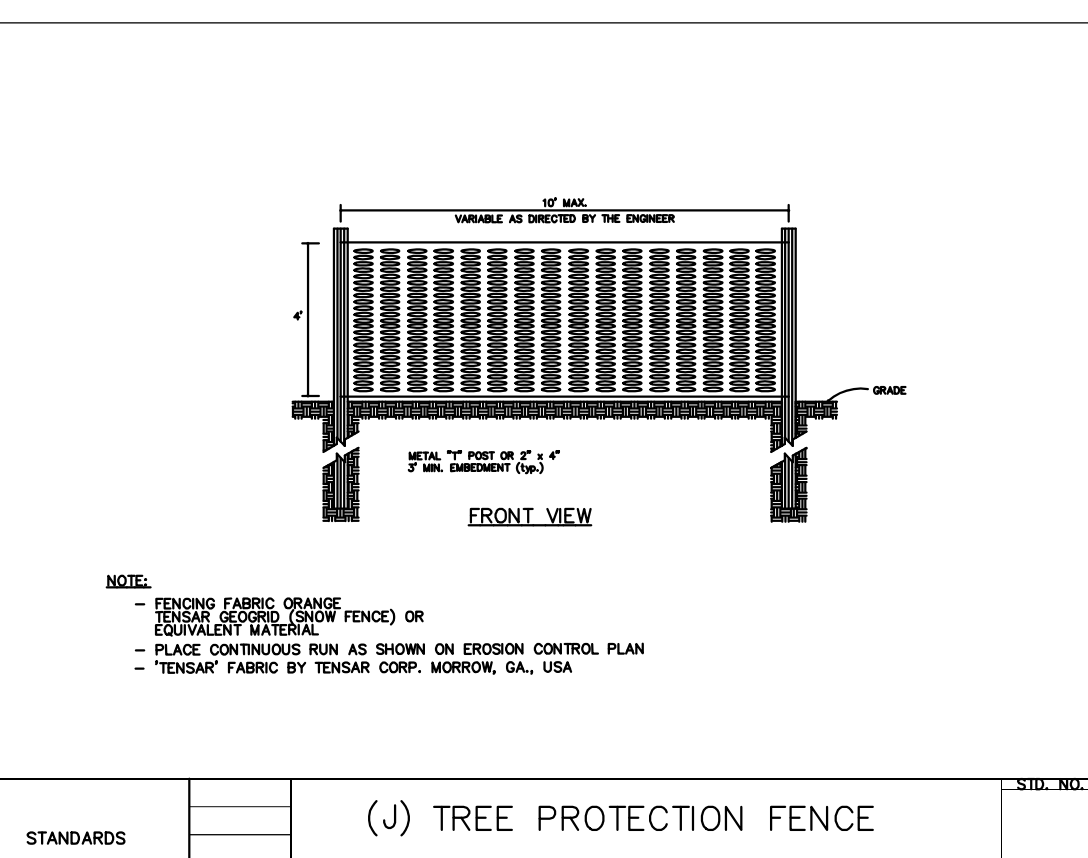
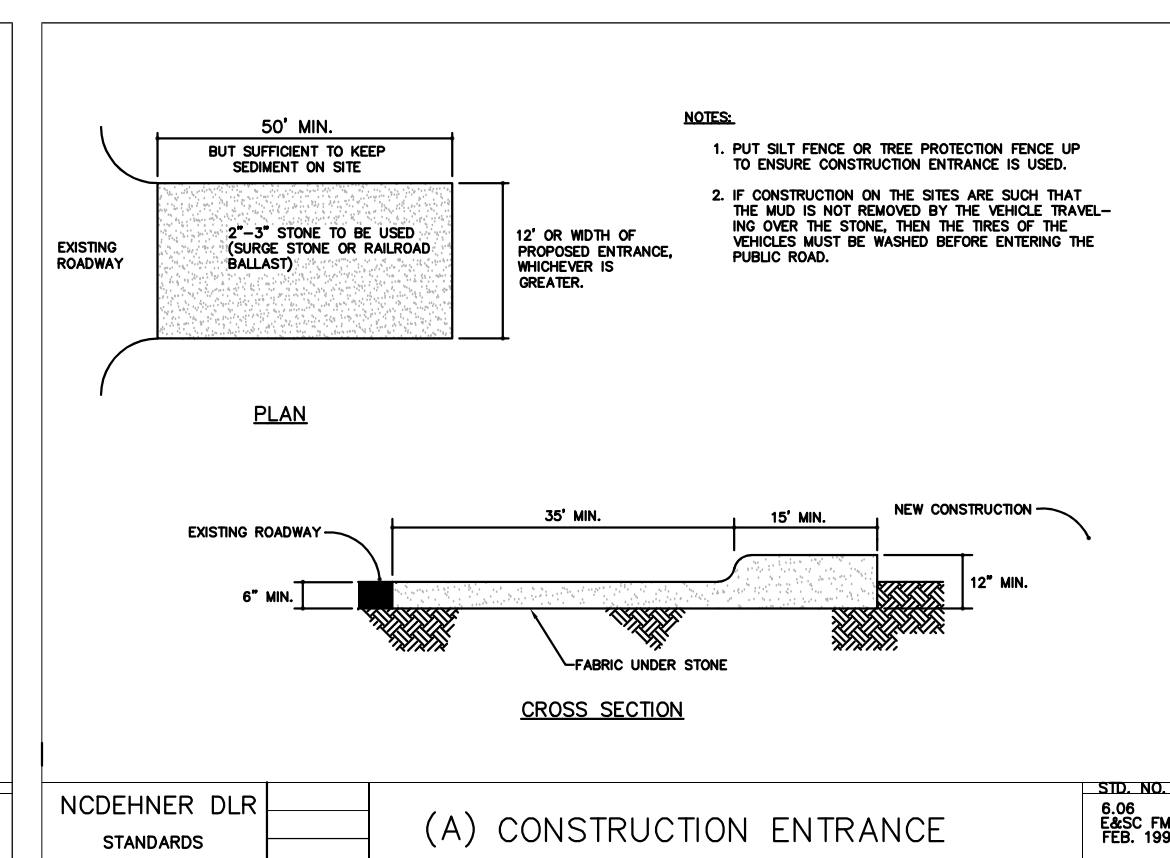
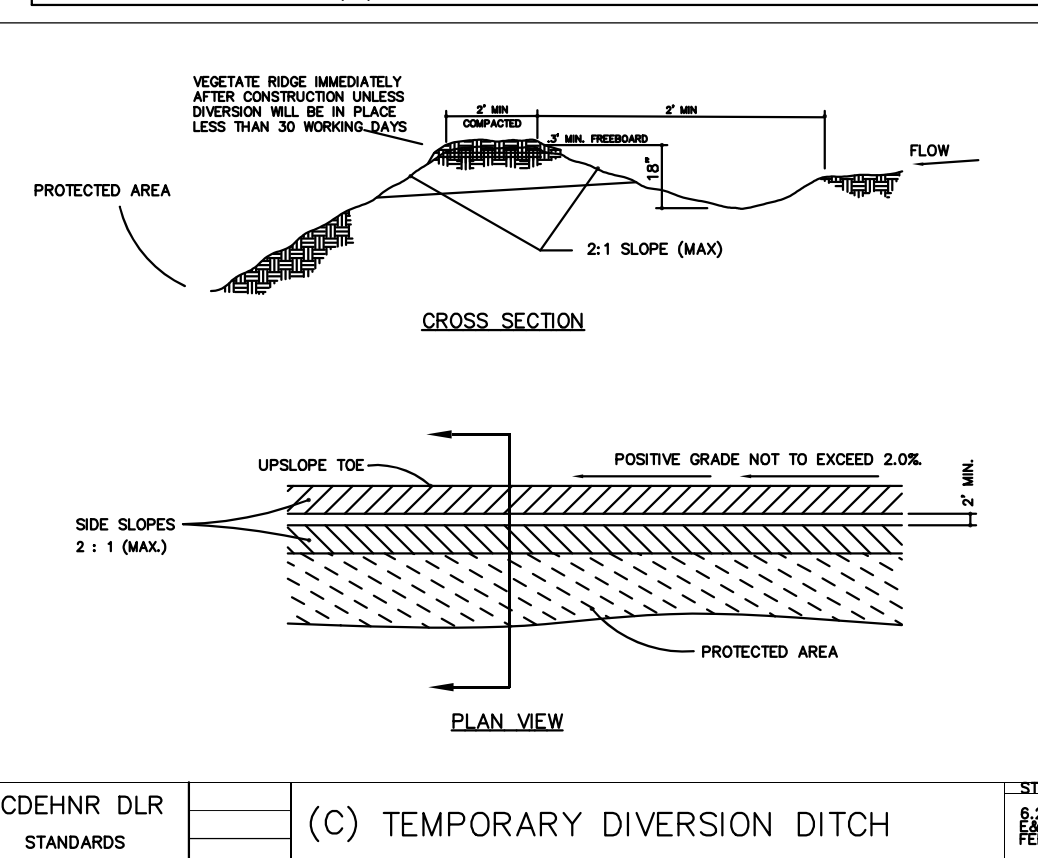
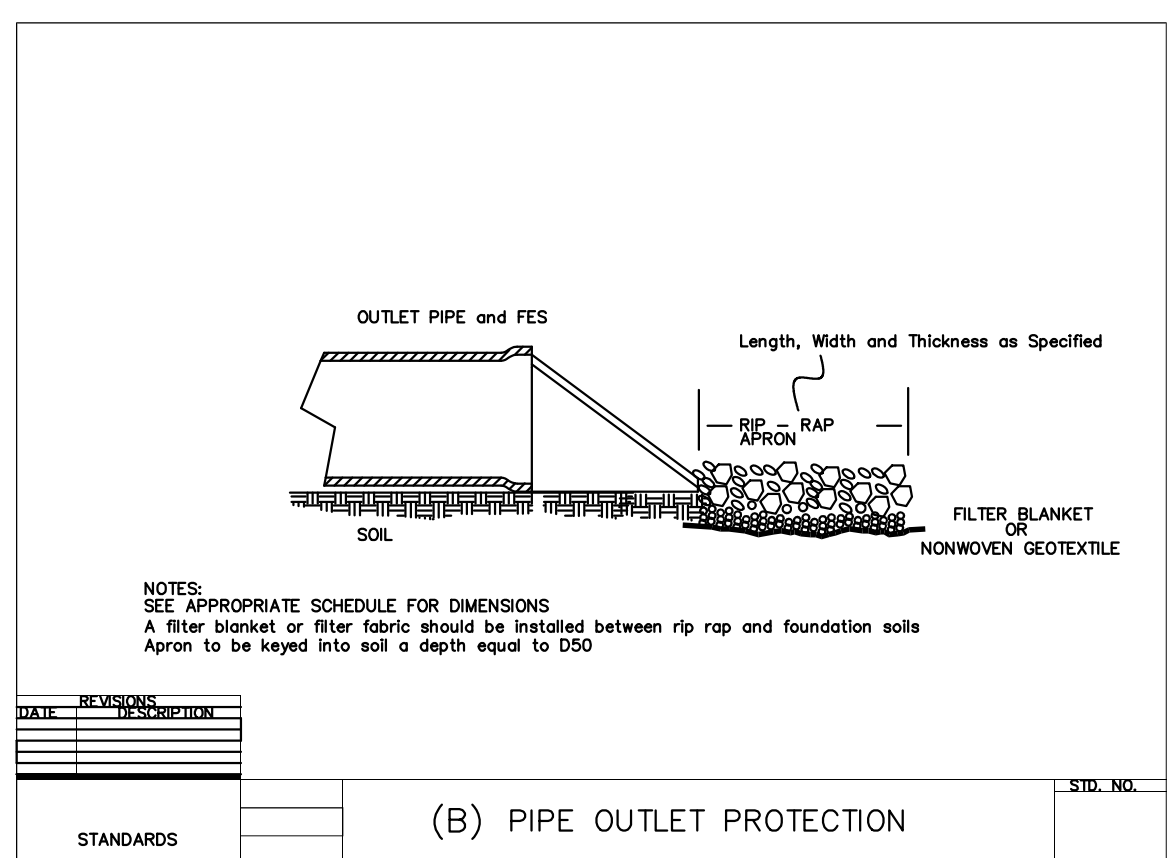
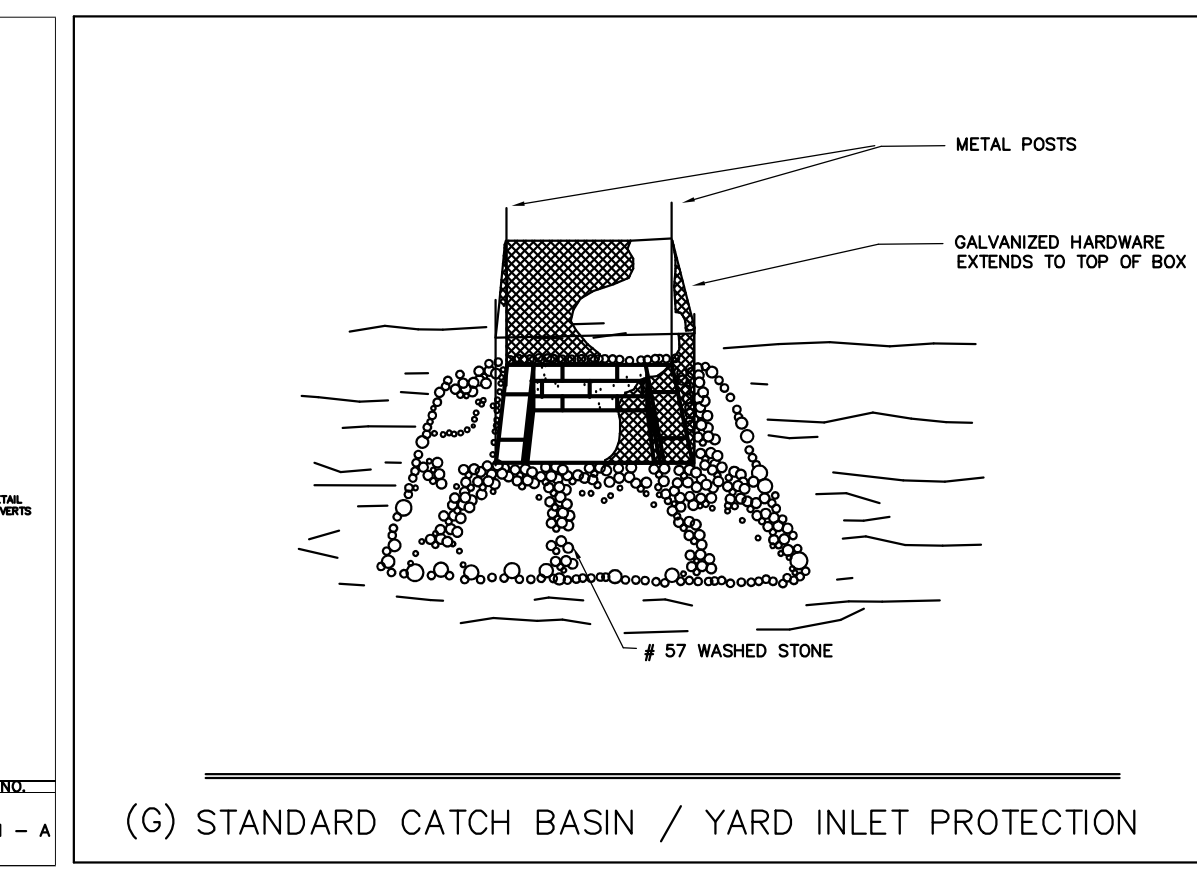
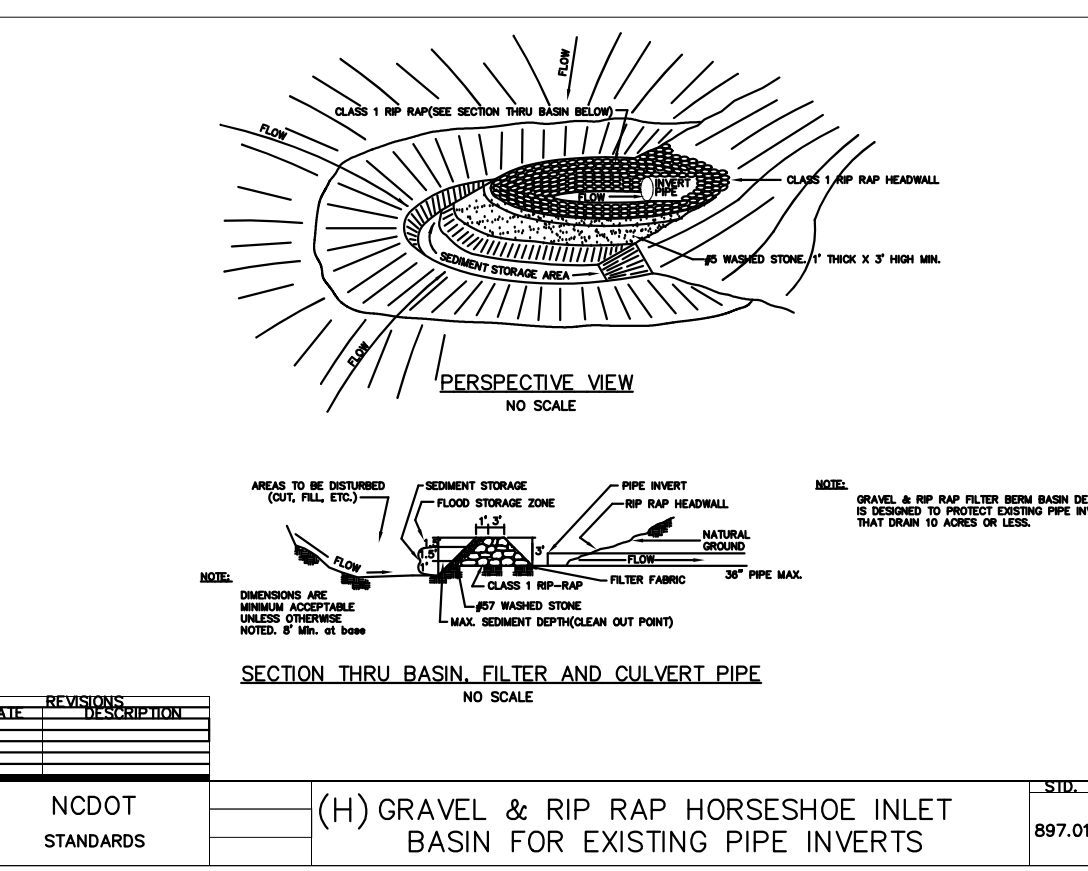
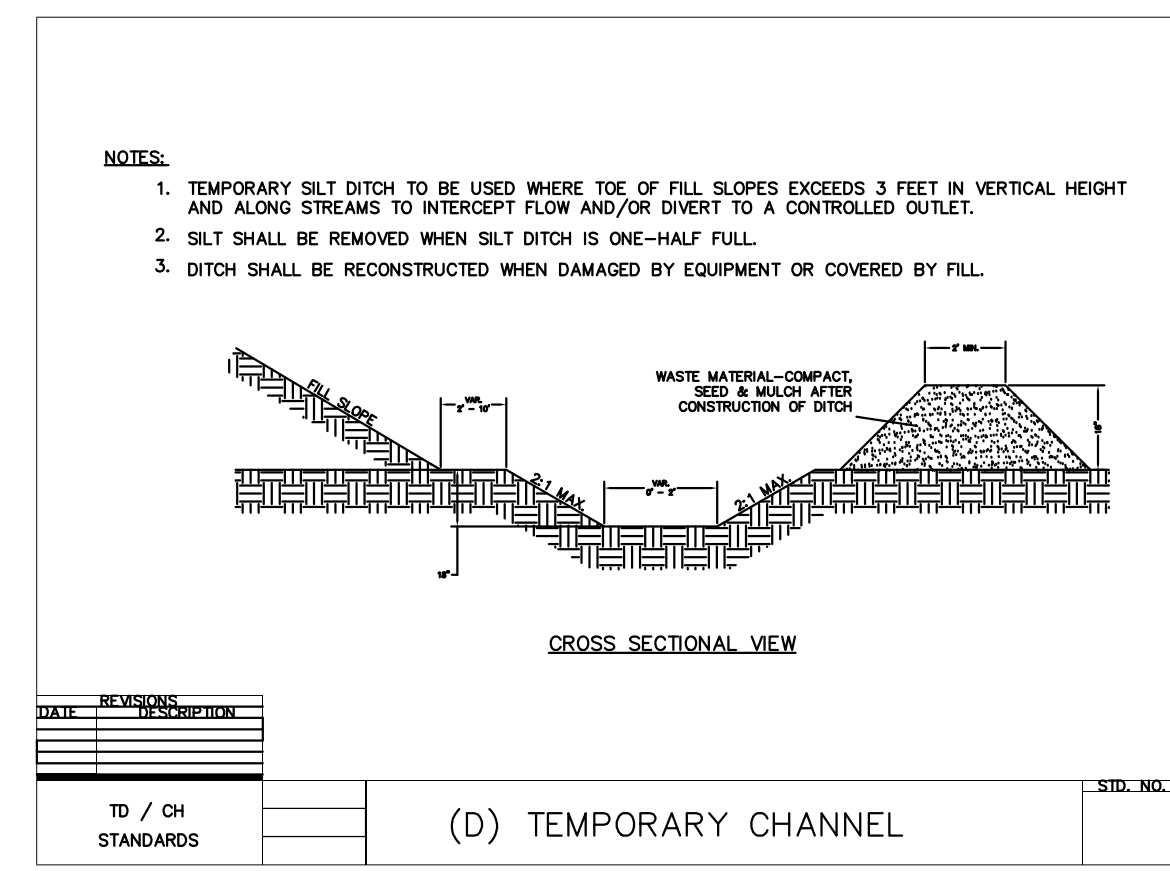
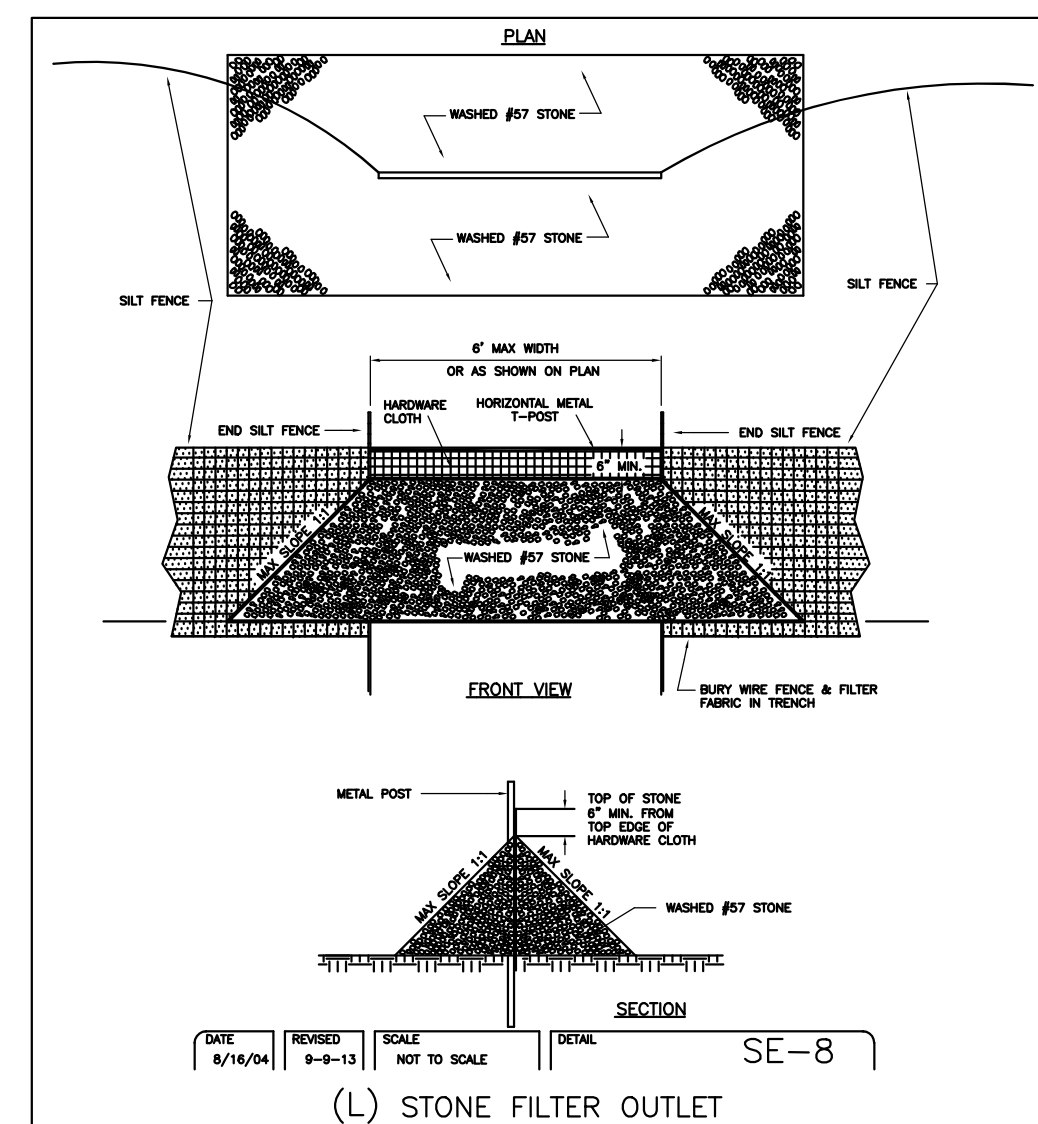
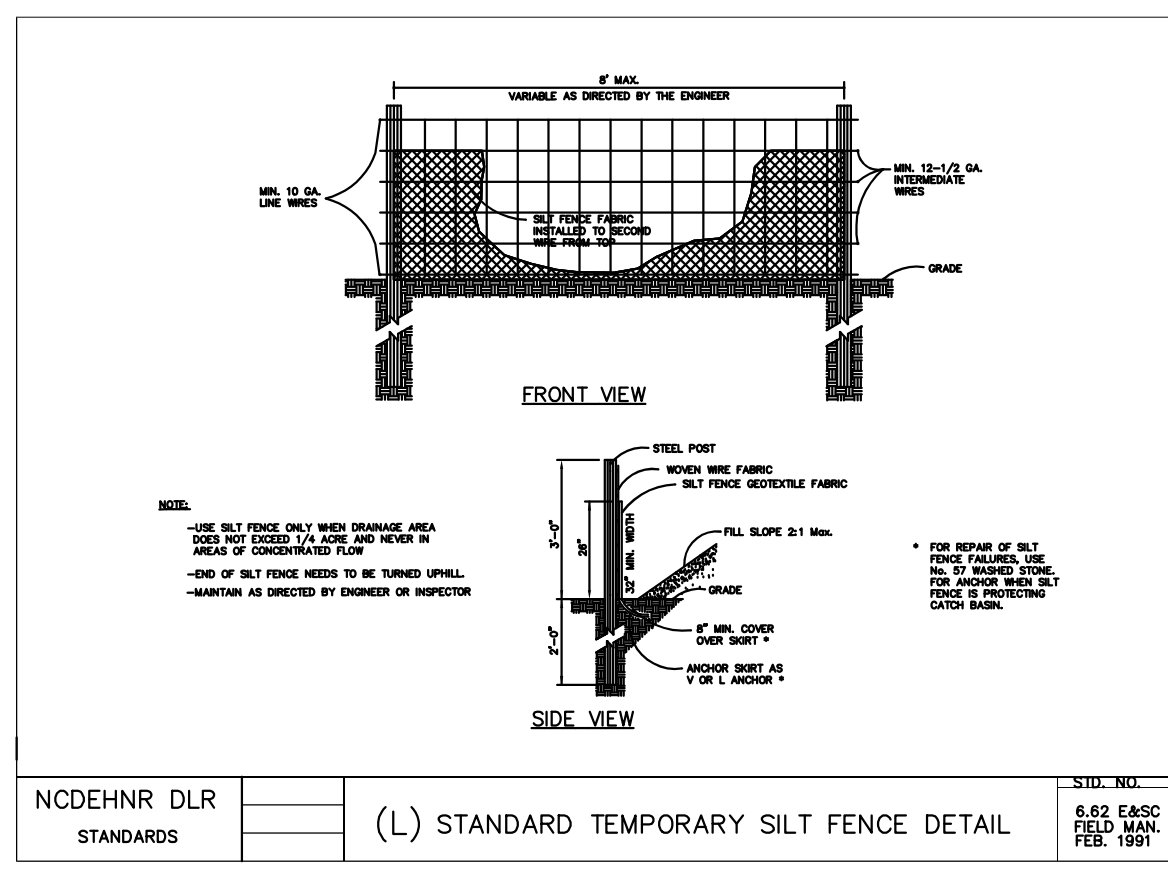
Fertilizer: same and add 2,000 lb/acre agricultural limestone  
Seed: German Millet 40 lb/acre  
Mulch: same

Fall (September 6 to November 30):

Seed: Rye (gran) 120 lb/acre  
Fertilizer: same  
Mulch: same



**EROSION CONTROL MEASURES DETAILS (NTS.)**



6/7

1-30-2023

NTS

BSB/CDH

CREATED BY THE USA

1-23-1001

Erosion Control Details

4-13-2023

PROFESSIONAL ENGINEER

CHARLES D. HUFFINE

3S INVESTMENTS, LLC

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

508 EAST DAVENPORT STREET  
BURLINGTON, NC 27215  
PHONE: (336) 225-9917  
FAX: (336) 225-9917

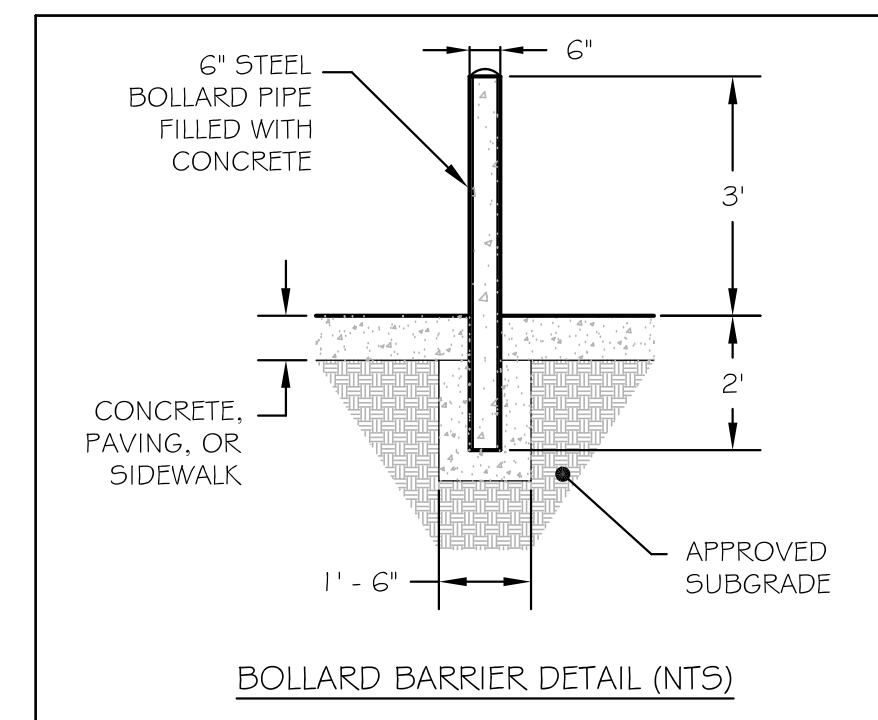
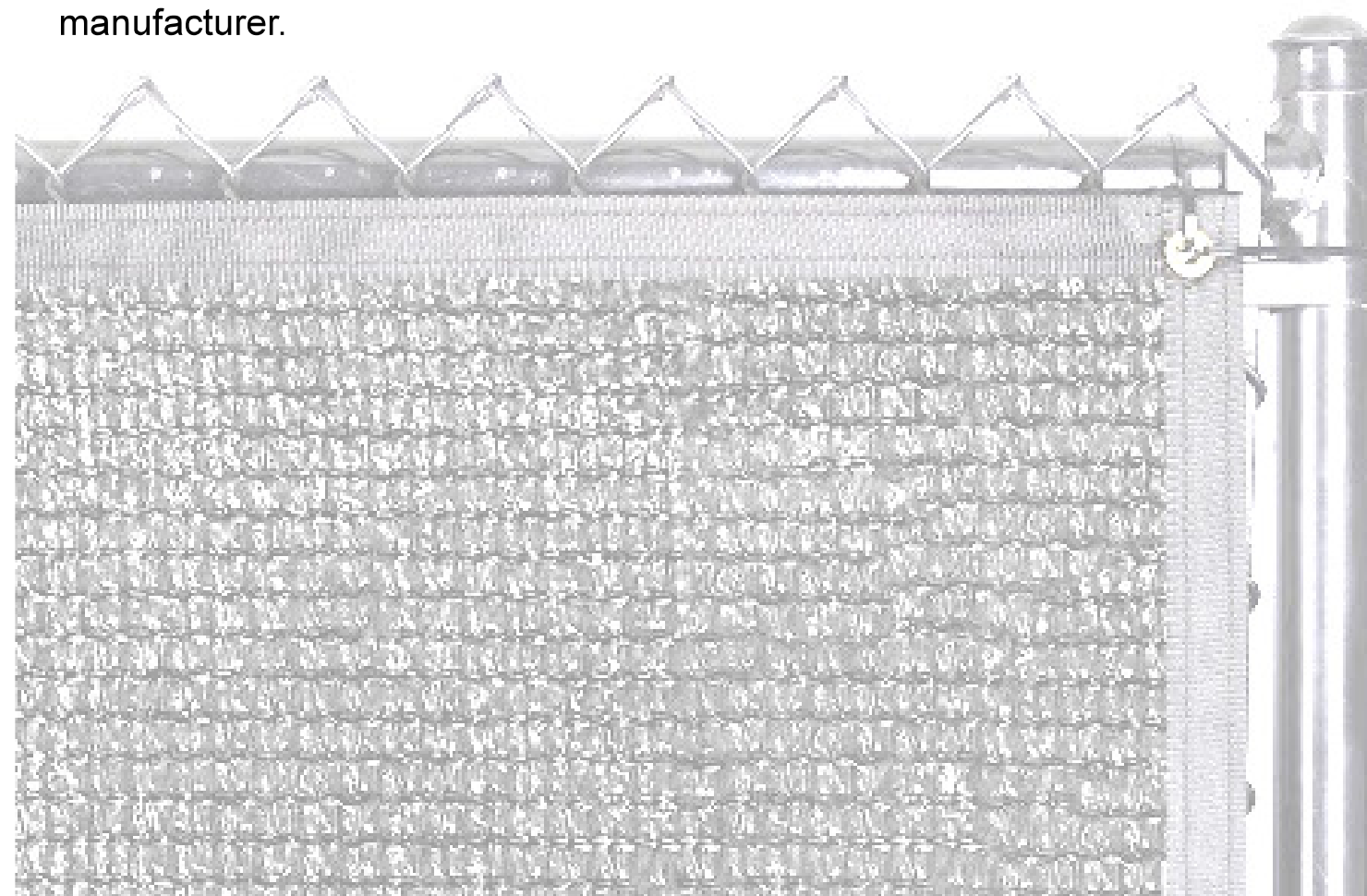
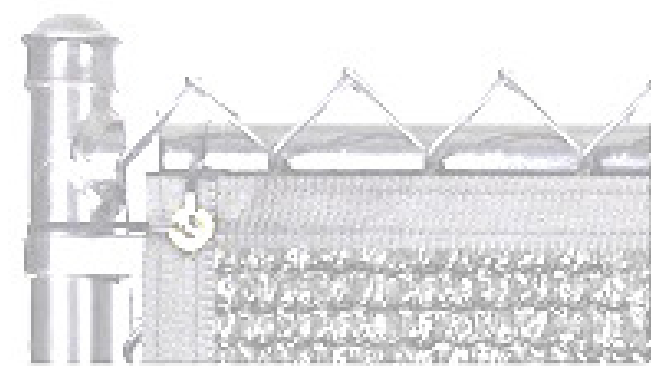
Land Engineering, And Development Services

### MESH SCREEN FENCING DETAIL

Mesh Screen for visual and wind obstruction. Must be non-flammable material.

Install per manufacturer's recommendations or with hog ring or similar fastening rings and ties at every post location.

Space 24" in opposing fence links or at all grommets as provided by the manufacturer.



SHEET  
7 / 7

1-30-2023

NTS

BSB/CDH

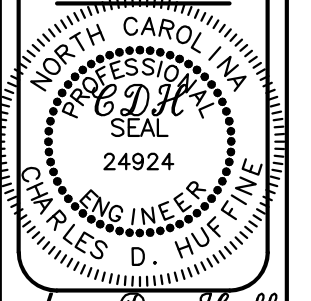


REVISIONS  
2023-03-01 1st REVISE  
COMMENTS


1-23-1001

Construction  
Details

4-13-2023



*Charles D. Huffine*

**3S INVESTMENTS, LLC**  
3000 County Road 1000  
City of Raleigh

**THE L.E.A.D.S. GROUP, P.A.**  
508 EAST DAVENPORT STREET  
BURLINGTON, NC 27215  
Phone: (336) 225-9947  
Fax: (336) 225-9947  
Land Engineering, And Development Services  
C/O 1109

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# PLANNING PROJECT REPORT

DATE	04/27/2023
PROJECT NUMBER	SUP 23-01
PROJECT NAME	First Source Equipment Rental
APPLICANT	3S Investments, LLC PO Box 423 Mebane, NC 27302

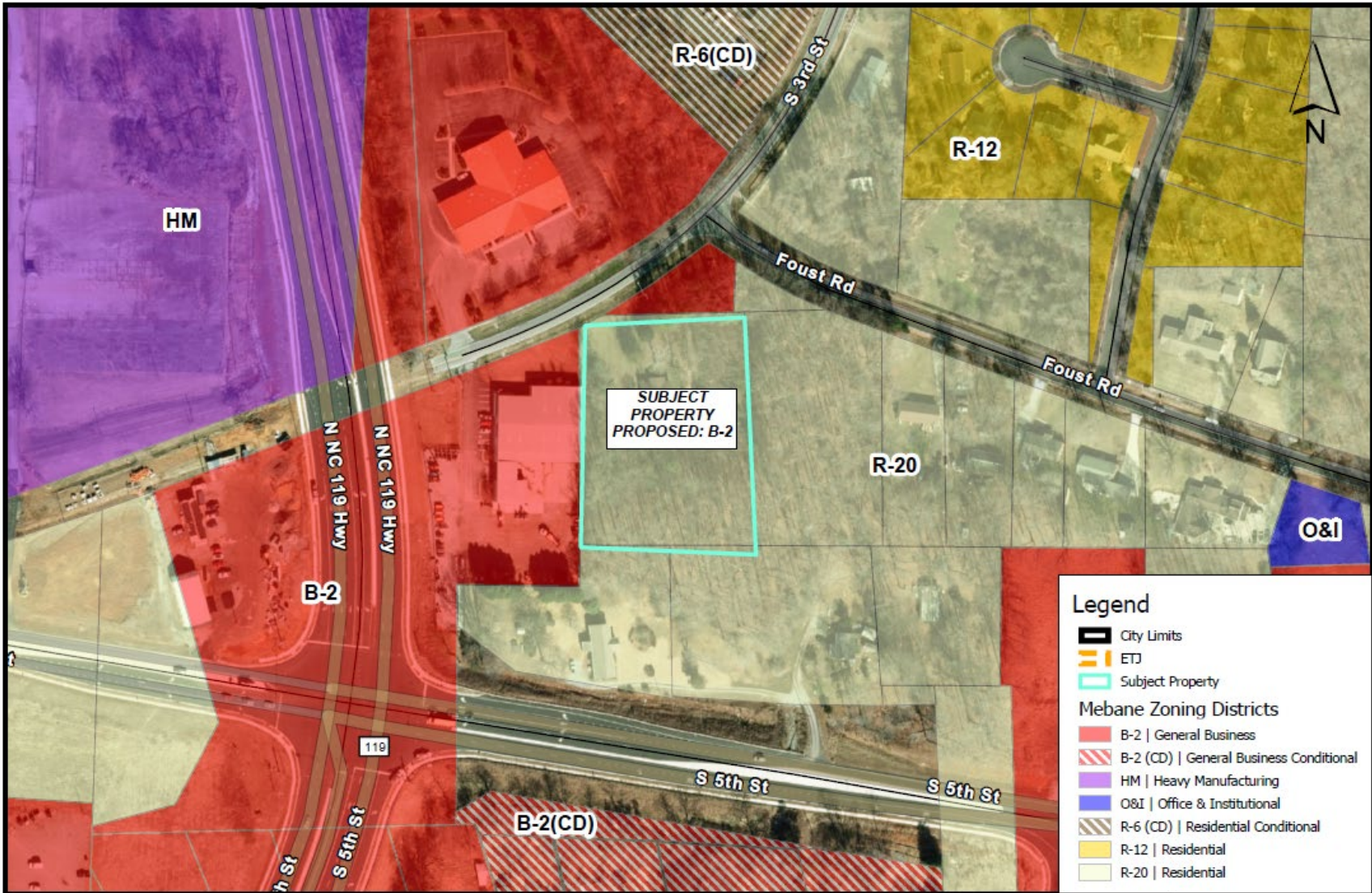
## CONTENTS

PROJECT NAME & APPLICANT .....	PAGE 1
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LAND USE REPORT .....	PAGE 4
UTILITIES REPORT .....	PAGE 6
STAFF ZONING REQUEST RECOMMENDATION .....	PAGE 7

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## ZONING REPORT

EXISTING ZONE	R-20, Residential
REQUESTED ACTION	B-2 (General Business District)
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CURRENT LAND USE	Vacant, Forested
PARCEL SIZE	+/- 1.99 acres
PROPERTY OWNERS	3S Investments, LLC PO Box 423 Mebane, NC 27302 GPIN: 9814368450
LEGAL DESCRIPTION	<p>Request to rezone the +/- 1.99-acre parcel located on S. Third St. (GPIN 9814368450), from R-20 to B-2 to allow, contingent on the approval of a special use permit, Equipment Rental &amp; Leasing (with Outside Storage) by 3S Investments, LLC.</p> <p>Request for a Special Use Permit to allow Equipment Rental &amp; Leasing (with Outside Storage) on the +/- 1.99-acre parcel located on S. Third St. (GPIN 9814368450) by 3S Investments, LLC.</p>
AREA ZONING & DISTRICTS	The properties to the west and north are zoned B-2, General Business District. The properties to the south and east are zoned R-20, Residential Zone District.
SITE HISTORY	The property was previously improved with a single-family residence that was constructed in 1960. The residence was demolished sometime between 2022-2023.
<b>STAFF ANALYSIS</b>	
CITY LIMITS?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED USE BY-RIGHT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SPECIAL USE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
EXISTING UTILITIES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
POTENTIAL IMPACT OF PROPOSED ZONE	The proposed rezoning is consistent with the B-2 zoning of the properties to the north and west of the subject property. The proposed special use permit will allow the existing commercial business on the adjacent parcel to expand closer to the residential properties to the south and east. However, the proposed use of Equipment Rental & Leasing (with Outside Storage) is anticipated to be a low traffic generator and would likely have a relatively low impact on surrounding properties. The Mebane UDO specifies development standards for this use, which require proper screening and buffering of the outside storage from neighboring properties.



**CITY OF MEBANE  
ZONING MAP**

**GENERAL REZONING  
FIRST SOURCE**

1 inch = 200 feet

**DATE: 04/28/23**

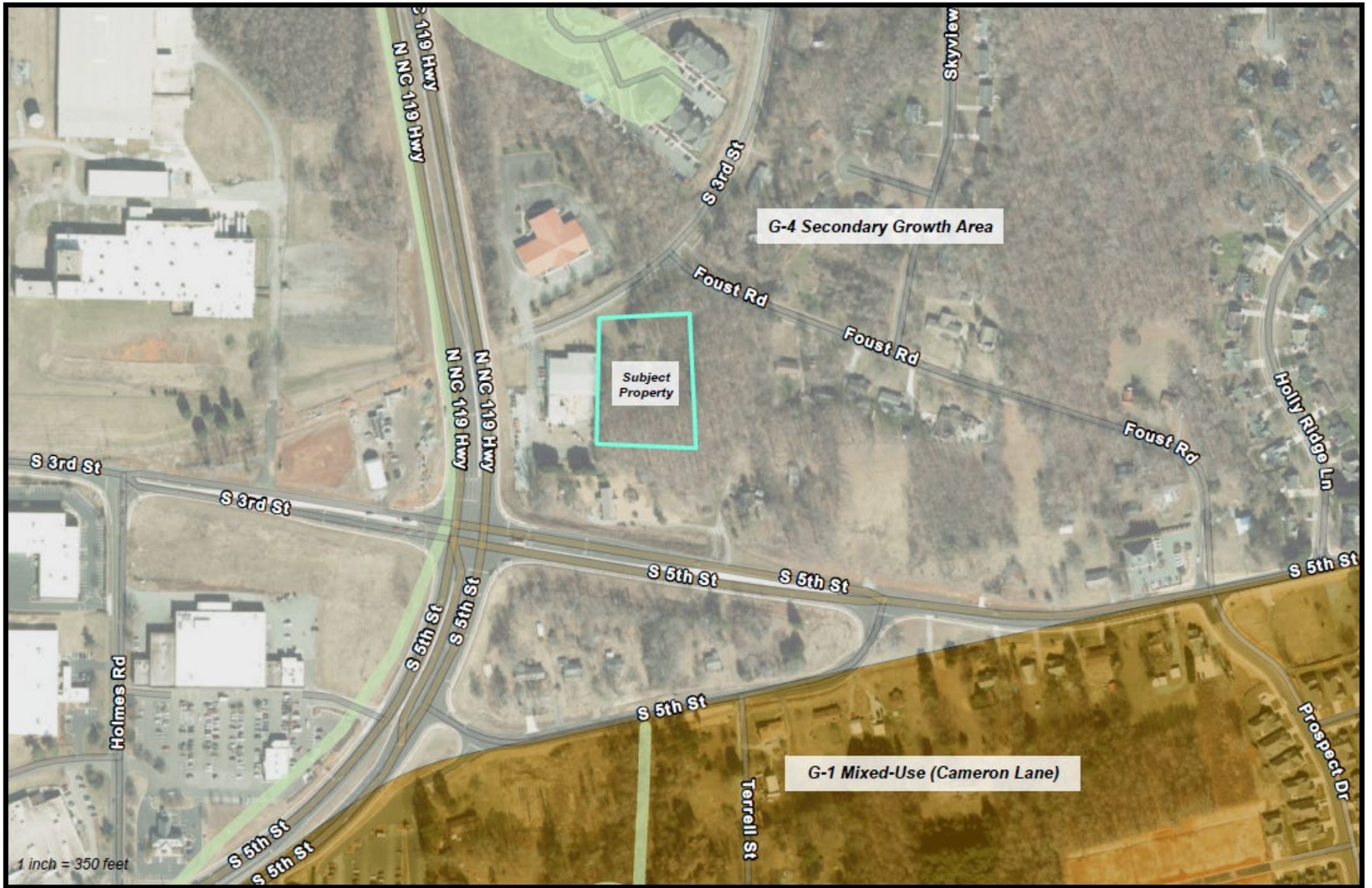
**DRAWN BY: RG**

## LAND USE REPORT

EXISTING LAND USE	Vacant, Forested
PROPOSED LAND USE & REQUESTED ACTION	The applicant is requesting to rezone the +/- 1.99-acre parcel located on S. Third St. (GPIN 9814368450), from R-20 to B-2 to allow, contingent on the approval of a special use permit, Equipment Rental & Leasing (with Outside Storage) by 3S Investments, LLC. The applicant is also requesting that the special use permit for Equipment Rental & Leasing (with Outside Storage) be approved.
PROPOSED ZONING	B-2 General Business District
PARCEL SIZE	+/- 1.99 acres
AREA LAND USE	The subject property is located just east of the intersection of NC 119 and S Third Street. The properties to the west include the existing First Source Equipment Rental and vacant lots on the west side of NC 119. The properties to the north include a vacant lot and a funeral home on the north side of S. Third Street. The properties to the east and south are developed residential properties.
ONSITE AMENITIES & DEDICATIONS	None
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF PROPOSED CONDITIONS	None

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





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## UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	The applicant has proposed to utilize the subject property solely for outside storage at this time. This use does not require any utilities. If a structure is proposed to be constructed on the subject property in the future, as shown on the site plan, then the proposed utility requirements will be reviewed through the building permit process.
UTILITIES PROVIDED BY APPLICANT	No utilities are required on the subject property at this time. Any utility connections that are required in the future will be the financial responsibility of the property owner.
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 type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
<b>TRANSPORTATION NETWORK STATUS</b>	
CURRENT CONDITIONS	<p>The subject property is situated east of the intersection of S. Third Street and NC 119 and south of the intersection of S. Third Street and Foust Road. The site plan features one proposed driveway onto S. Third Street. NC 119 and S. Third Street are NCDOT maintained roads and Foust Road is City maintained.</p> <p>S. Third Street had an average daily traffic volume of 8,200 trips in 2021. The section of S. Third Street adjacent to the subject property has a safety score of 33 with 5 crashes reported from 2018 to 2022.</p>
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF RECOMMENDED IMPROVEMENTS	None
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	A paved shoulder and sidewalk are recommended for this section of S. Third Street by the Bicycle and Pedestrian Transportation Plan and the Comprehensive Transportation

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Plan. However, as the subject property has little frontage on S. Third Street and as no road improvements are required for this development, it was determined that no multimodal improvements were required.

## STAFF RECOMMENDATION

STAFF RECOMMENDATION	<input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> DISAPPROVE
STAFF SPECIAL USE FINDING	<input checked="" type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT.....WITH <i>MEBANE BY DESIGN</i>
RATIONALE	The proposed development “First Source Equipment Rental” is consistent with the guidance provided within Mebane By Design, the Mebane Comprehensive Land Development Plan.
<b>PUBLIC INTEREST CONFORMANCE?</b>	
ENDANGER PUBLIC HEALTH OR SAFETY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED?	<input type="checkbox"/> YES <input type="checkbox"/> NO
CONSISTENT WITH <i>MEBANE BY DESIGN</i> , THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?	<input type="checkbox"/> The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , and, as such, has been recommended for approval. <input type="checkbox"/> The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies. <input type="checkbox"/> The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , and, as such, has been recommended for denial.