



Planning Board
Regular Meeting Agenda
June 12, 2023, 6:30 p.m.

1. Call to Order
2. Approval of May 8, 2023, Meeting Minutes
3. City Council Actions Update
4. Request to rezone the +/- 12,632 square foot parcel located on St. Lukes Church Rd. (GPIN 9815358449), from R-12 (Residential) and HM (Heavy Manufacturing) to R-12 (Residential) by GD Adams, 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=J6WL99YDXAA>.

Members Present:

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

Keith Hoover
Jason VanBuren
Gale Pettiford
David Scott

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 April 10, 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, stated City Council received the first presentation of the Phase 2 amendments to the Mebane Unified Development Ordinance (UDO) at their May meeting. She reviewed that Council had asked for additional information and revisions, which would be presented at the June meeting. Revisions include making no changes to the parking standard for two-bedroom apartments and exploring prohibiting pole signs everywhere except for within 400-feet of the interstate.

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.

3S Investments, LLC is requesting approval to rezone a +/- 1.99-acre lot off of South Third Street from R-20, Residential District to a B-2, General Business District. The requested rezoning would be



contingent on the approval of the Special Use Permit request for Equipment Rental & Leasing (with Outside Storage). The property is within the City limits and public utilities are available for any future structures on the site, as shown on the provided site plan. The surrounding area consists of a combination of vacant lots, residential homes, a funeral home, and the current equipment rental business already in operation. The property is located in the Secondary Growth Strategy Area as identified in *Mebane By Design*, the City's Comprehensive Land Development Plan.

The site-specific plan and staff reports are provided in the meeting agenda packet available [here](#).

Rachel Gaffney provided a more detailed overview and PowerPoint presentation of the request.

Chad Huffine, Civil Engineer for 3S Investments, LLC, presented that between the time of presenting the text amendment to City Council and this hearing, there were some details in reference to asphalt paving for the driveway apron that were to be removed. Ashley Ownbey clarified that the note to be removed from the plans was about the sidewalk and not the driveway apron.

David Scott asked for clarification if there would be an asphalt driveway. Chad Huffine replied that the driveway apron would be either asphalt or concrete from the edge of the asphalt of the road back to the right-of-way as required by NCDOT. He said beyond the right-of-way the driveway would be gravel.

Chad Huffine explained that as shown on the site plans, there is sufficient screening and additional landscaping has been incorporated. He said that this request was in addition to the First Source operations and was a follow up on the text amendment request that was presented a couple of meetings ago. He said that procedurally the rezoning request for the B-2 Zoning District would be first and followed by the Special Use Permit request. Ashley Ownbey stated that staff's recommendation was for presentation of the two requests to be combined.

Kurt Pearson asked how many times the project went through the Technical Review Committee (TRC) process. Chad Huffine replied that the project was reviewed three times by the TRC.

Kurt Pearson asked what the use separation was for the two sides on abutting residential. Chad Huffine replied that the use separation was a minimum of fifty feet, but their plans included additional buffering to disturb less than an acre. He said there was a larger buffer to the rear or south side of the site and a 55-foot buffer to the east.

Judy Taylor asked if they would be able to protect the trees already existing. Chad Huffine responded that they would keep all the trees that were in good health, but any burnt or dead trees were already removed and would be replaced with additional landscaping.

Susan Semonite asked to clarify that the property did not have street frontage but would still have street access off South Third Street. Chad Huffine explained that there was going to be a driveway apron off South Third Street that would be asphalt or concrete from the street to the right-of-way.



He said that the remaining would be gravel into a fenced lot. He also said that there would be a connector from the First Source lot to circulate traffic in one driveway and out the other for a more efficient route for the equipment.

Kurt Pearson asked if there had been any opposition from the neighbors. Chad Huffine replied that Mr. Scott had gone door-to-door to speak with the neighbors and has not had any calls to the office. Bill Chapman asked if they had spoken with the funeral home. Chad Huffine replied that they had spoken with the funeral home.

Judy Taylor asked if there was going to be 24-hour lighting for the new lot. Chad Huffine replied that he was not positive at this time since Duke Energy was currently working on the lighting plans. He said he would have the answer by the City Council meeting in June. David Scott commented that for security reasons, he would imagine that there would have to be some dusk-to-dawn lighting. He also commented that the setbacks were so far that the lighting should not bother the adjoining properties.

Ashley Ownbey recommended the Special Use Permit be presented before action by the Planning Board on the rezoning request.

Chad Huffine presented the four findings of fact for the Special Use Permit.

- 1) The project would not materially endanger the public health or safety.

The findings that are necessary to support this special use permit request consider issues related to promoting the public's health, safety, and general welfare. The proposed improvements to the site and specific additions will be designed in accordance with driveway connection standards set forth by the NCDOT and the City of Mebane. Specific driveway items and connections are proposed to create an accessible driveway connection to the existing street in compliance with technical criteria set forth by these regulatory agencies.

- 2) The project would not substantially injure the value of adjoining or abutting property.

The project as proposed will be designed and constructed in accordance with the City of Mebane required perimeter landscaping considerations included. In addition to those requirements, the property owner will increase the buffer widths, provide additional screening, and maintain a neat appearing area. Specific to this location within the City of Mebane, any improvements to the property made over its current vacant condition will be subsequently considered an improvement elevating the value of the site. Adequate separation between adjacent uses and buffers are provided.

Chad Huffine commented that from his experience with similar projects, the property values would not be affected one way or the other for the proposed project.



- 3) The project would be in harmony with the area in which it is to be located.

The project as proposed will be in harmony with the surrounding uses and vicinity. The property will be adjacent to the existing First Source Rental operation which has been in existence since the site was vacated by Mebane Tire. Property across the street is developed as a funeral home and the property adjacent on the remaining two sides is wooded, residential uses. This additional outdoor storage area will be properly screened, buffered, and beautified with landscape plantings to enhance the exterior appearance. The existing First Source Rental currently provides services to local contractors and homeowners alike. They provide rental equipment and supplies needed for construction and maintenance as well as improvement projects to the Mebane and greater Triad/Triangle areas. Day-to-day operations on the property will take place within the fenced area and will likely behave in a similar fashion as the vicinity currently experiences.

- 4) The project would be in general conformity with the Land Use Plan or other plans and policies officially adopted by the City Council.

Based on a collective review by our firm and the City of Mebane staff, the proposed use will be in conformity with the long-range plan for the area.

Edward Murphy, 1222 South Fifth Street, introduced himself as the property owner directly behind the existing First Source building. He said Mr. Scott had discussed the proposed plans with him. He had informed Mr. Scott that he had no problem with the new use and that they had been good neighbors. He said that the clearing had already been done on his side of the property and he had no complaints. He said in regard to the lighting, the current building was very well lit at night and he imagined the same for the new area.

David Scott made a motion to approve the B-2 zoning request:

Motion to approve the B-2 zoning as presented.

Kurt Pearson modified Mr. Scott's motion as follows:

*Motion to approve the B-2 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-4 Secondary Growth Area and is generally commercially in nature.*

Jason VanBuren seconded the motion and the recommended motion passed unanimously.

Kurt Pearson made a motion to approve the Special Use Permit as follows:

*Motion to approve the Special Use Permit as presented; and,
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.*

William Chapman seconded the motion and the recommended motion passed unanimously.

5. New Business

Ashley Ownbey announced that applications for the Planning Board positions were still being accepted. She also informed the Board that City Hall would be closed on Monday, May 29 in observance of Memorial Day.

Kurt Pearson asked what positions were up for reappointment. Ashley Ownbey responded that William Chapman, Susan Semonite, Jason VanBuren, and Keith Hoover were up for reappointment in June.

6. Adjournment

Chairman Tulauskas adjourned the meeting at approximately 6:50 p.m.



AGENDA ITEM #4

RZ 23-03

Rezoning – St. Lukes Church Road
(GPIN: 9815358449)

Presenter

Briana Perkins, City Planner

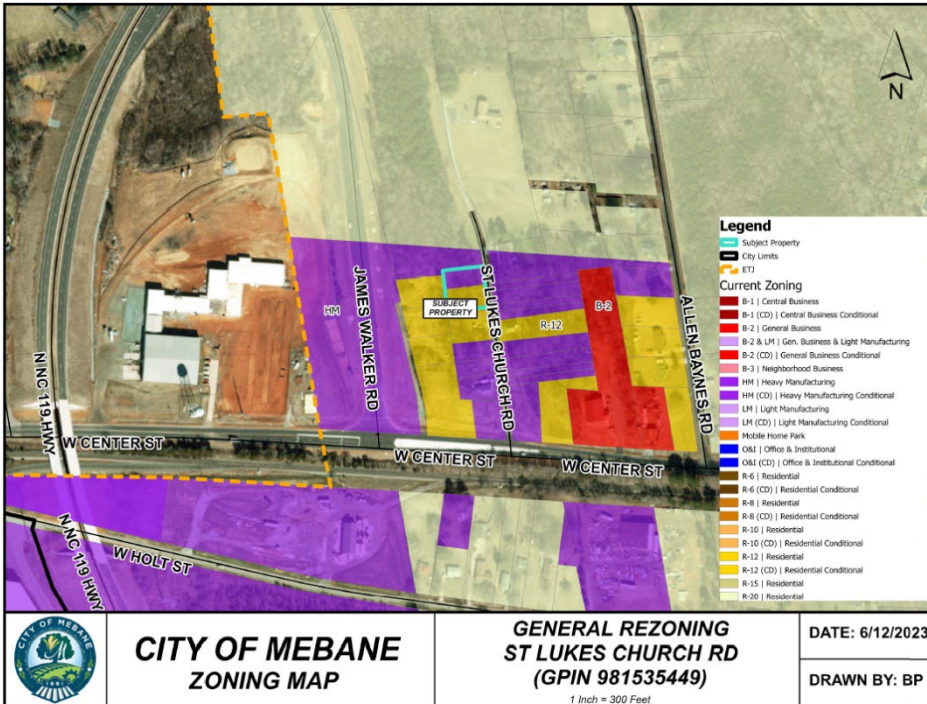
Applicant

GD Adams, LLC
4510 Powder Mill Rd.
Chapel Hill, NC 27514

Public Hearing

Yes No

Zoning Map



Property

St. Lukes Church Rd.
Alamance County GPIN:
9815358449

Proposed Zoning

R-12

Current Zoning

R-12, HM

Size

+/- 12,632 sq. ft.

Surrounding Zoning

HM, R-12

Surrounding Land Uses

Residential, Vacant,
Church

Utilities

Orange-Alamance Water

Septic

Floodplain

No

Watershed

Yes

City Limits

No

Summary

GD Adams, LLC is requesting to rezone the +/- 12,632 square foot unaddressed parcel located on St. Lukes Church Road (Alamance County GPIN 9815358449), from R-12 and HM to R-12 to eliminate the split zoning of the property. The property is currently vacant and in Mebane's extraterritorial jurisdiction (ETJ) in Alamance County and meets the dimensional standards of the R-12 Zoning District.

The surrounding zoning in the area includes R-12, Residential District and HM, Heavy Manufacturing District. Surrounding land uses include single-family residential, vacant land, and a church. 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 R-12 zoning and residential uses of the surrounding properties.

A project report has not been provided for this general rezoning due to the simplicity of the request and lack of site details.

Financial Impact

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

Suggested Motion

1. Motion to approve the R-12 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 residential (Mebane CLP, p. 66).

OR

3. Motion to **deny** the R-12 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. Future Growth Area Map



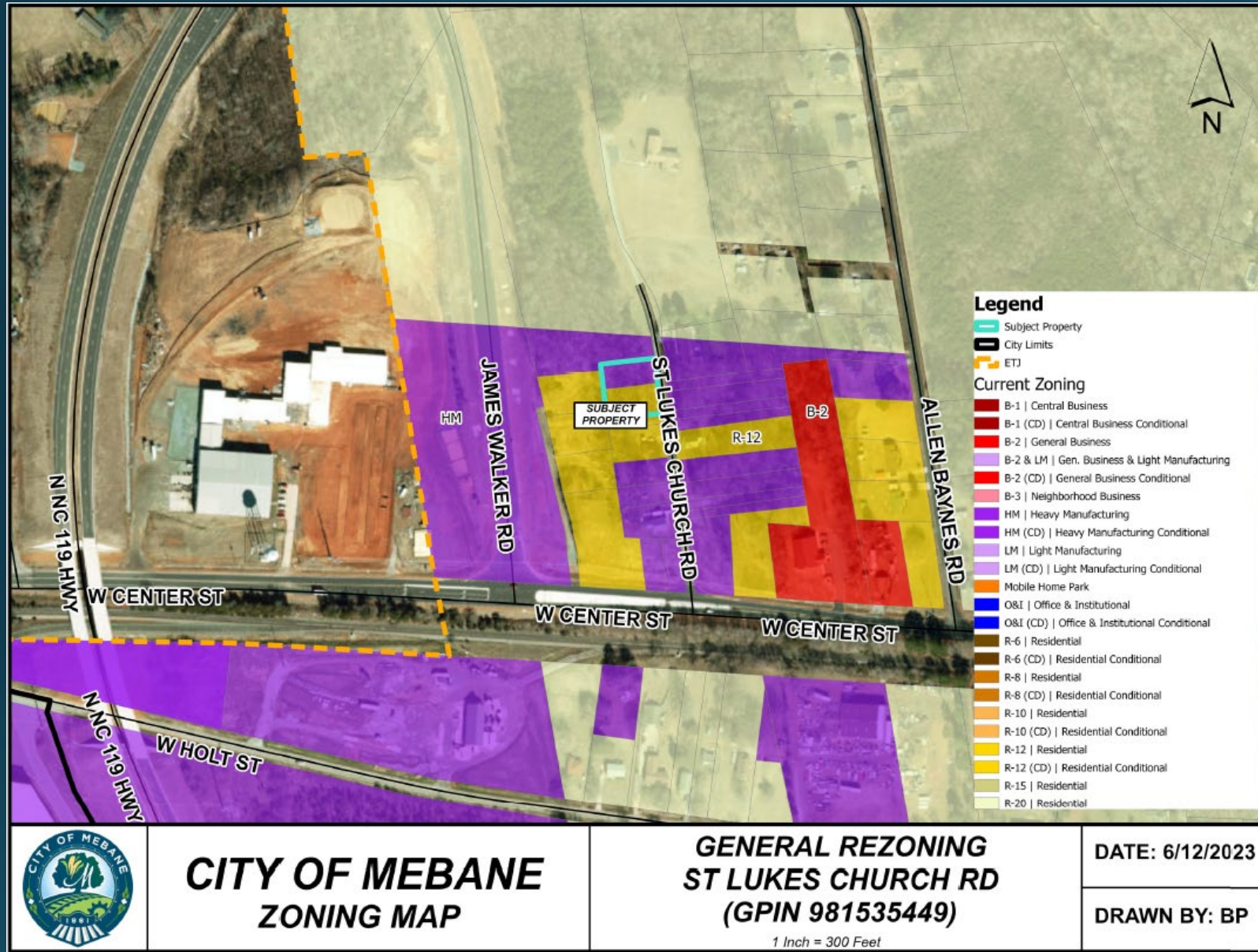
Briana Perkins, City Planner

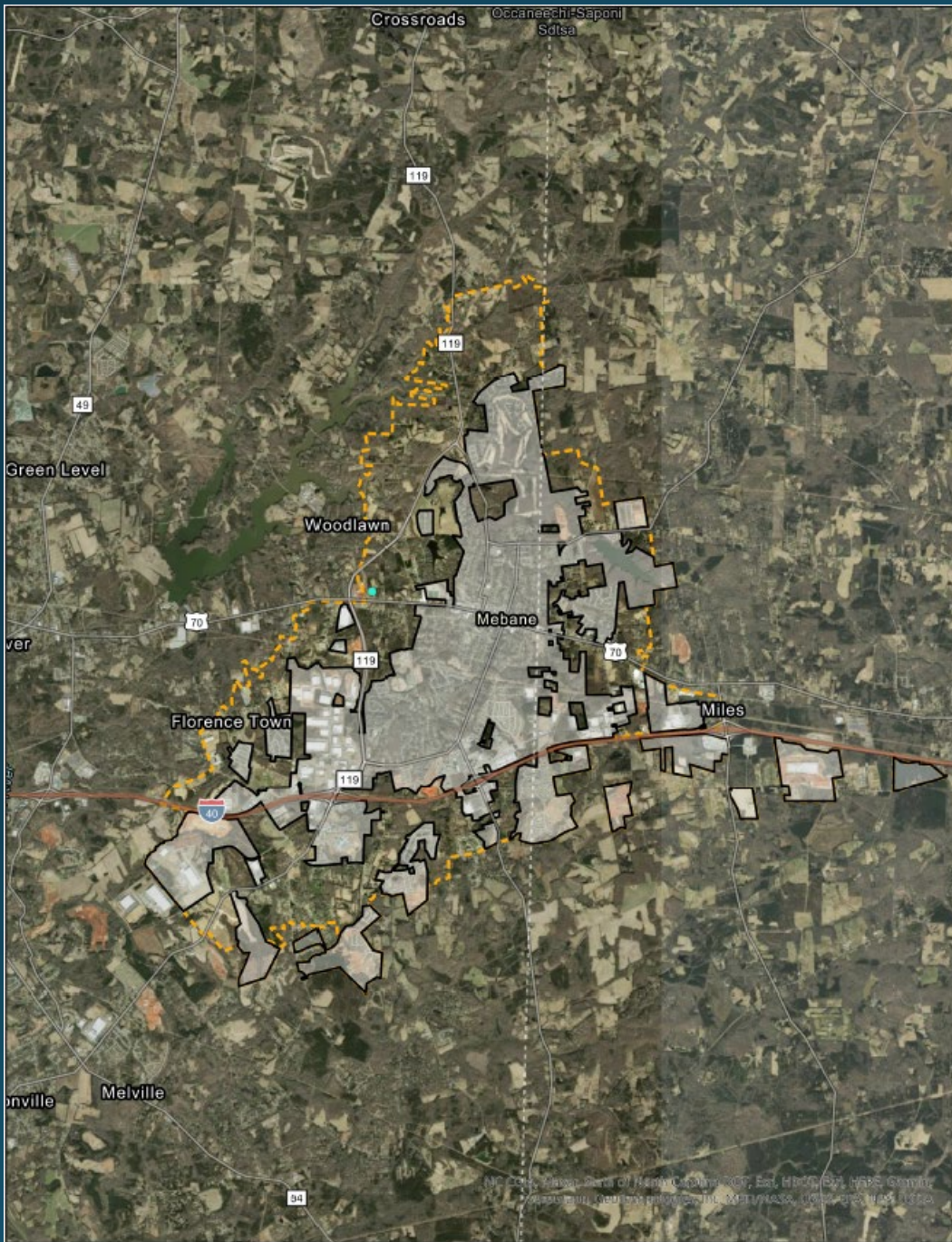
Request to rezone the +/- 12,632 square foot parcel located on St. Lukes Church Rd. from R-12 and HM to R-12 by GD Adams, LLC.



St. Lukes Church Rd. General Rezoning Request

- Request by GD Adams, LLC
- +/- 12,632 square foot lot
- Existing zoning: R-12 & HM
- Requested zoning: R-12





St. Lukes Church Rd. General Rezoning Request

- Mebane ETJ, Alamance County
- Orange-Alamance Water; Septic

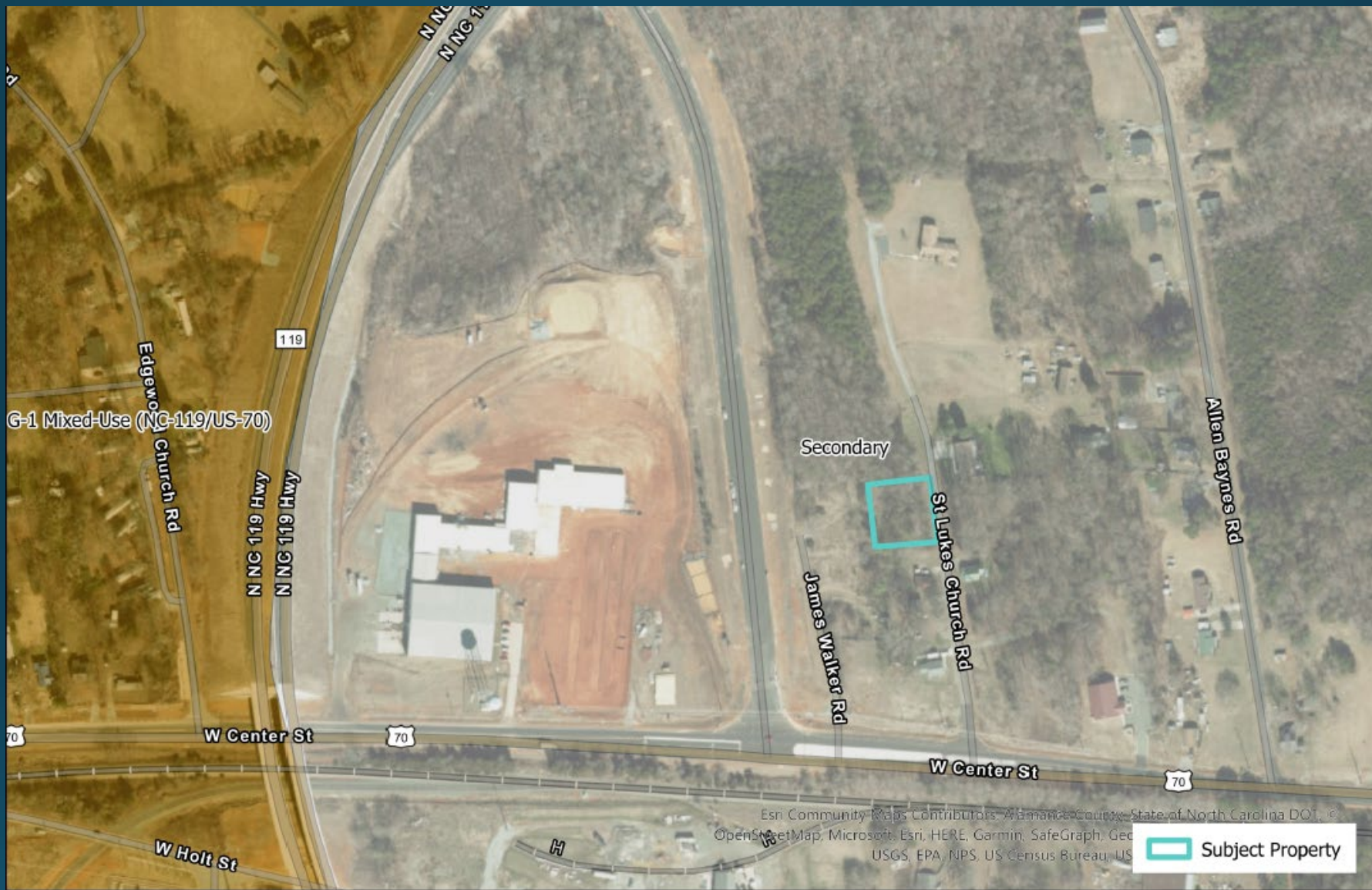




St. Lukes Church Rd. General Rezoning

- Vacant, forested
- Surrounding uses include:
 - Vacant
 - Single-Family Residential
 - Church





St. Lukes Church Rd. General Rezoning Request

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





APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: G D Adams LLC

Address of Applicant: 4510 Powder Mill Rd, Chapel Hill NC 27514

Address and brief description of property to be rezoned: Lot 9 (currently Residential)

Lot 10 (Zone Heavy Mfg) Combined for 1. Residential GPIN: 9815358449
St Lukes Church Rd

Applicant's interest in property: (Owned, leased or otherwise) Build 3BR Residence Owned (Deed Book 4470, PG. 975-977)

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

Yes ___ Explain: _____ No

Type of re-zoning requested: Combine 2 Lots 1 Residential + 1 H.M. R-12

Sketch attached: Yes _____ No

Reason for the requested re-zoning: To obtain Building Permit

Signed: [Signature]

Date: 5/18/23

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 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: CRISP ANNIE LEE

34 LAMB CT
 DURHAM, NC 27712
 GPIN: 9815358449
 PID: 10-5-11

- Address Preliminary Address
- Tax Address Heavy Industrial Development Applicants
- APPLIED FOR PERMIT

- PERMIT APPROVED
- PERMIT RENEWED

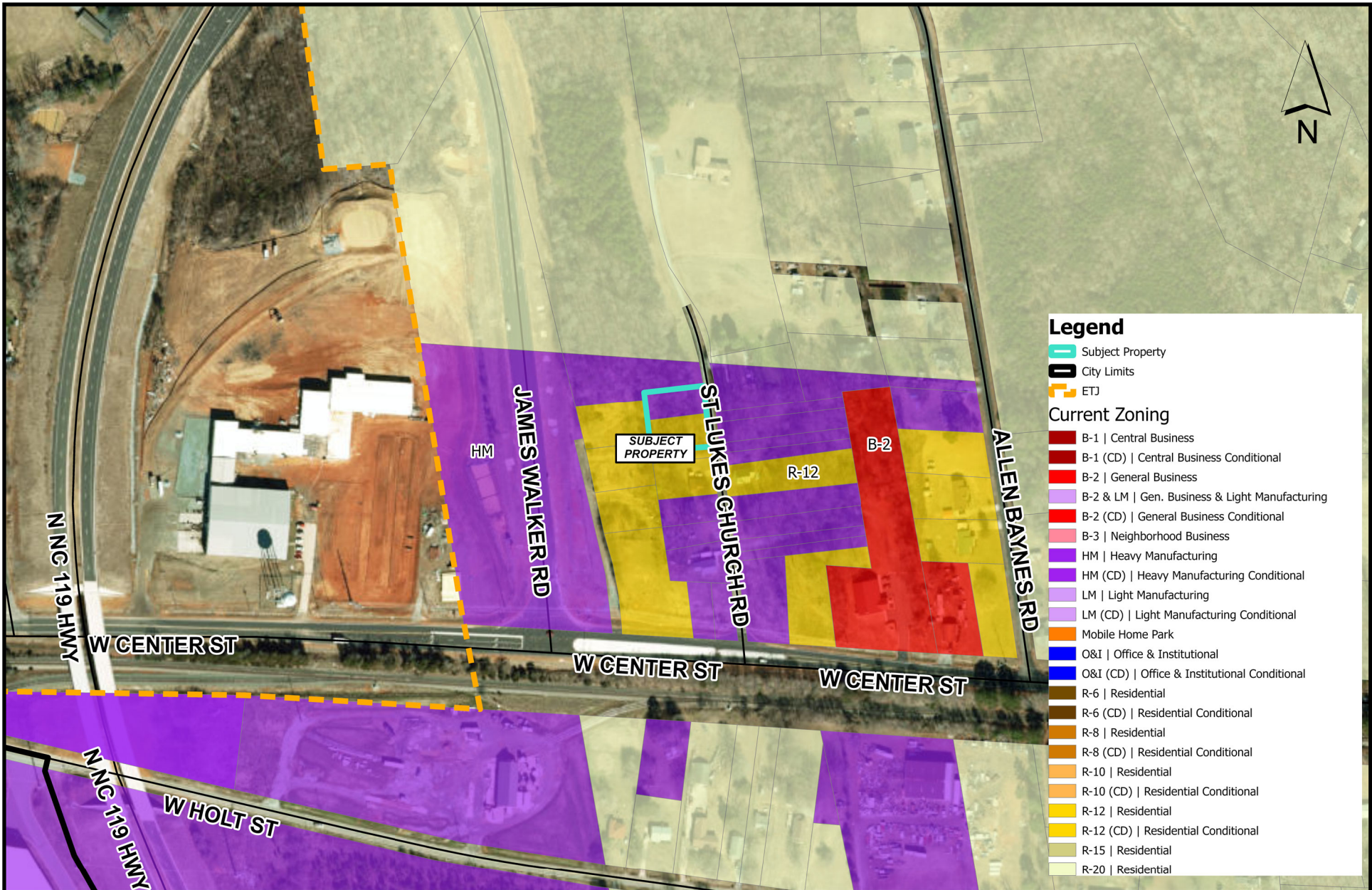
- UNDER CONSTRUCTION

Alamance County GIS
 Alamance County GIS Department

May 22, 2023

0 0.0065 0.013 mi

DISCLAIMER:
 The information provided in this map is not a survey, grade, or a legal document. It is a best approximation of what is on the ground, but it does contain errors. The data comes from various sources nationwide, the state of North Carolina, and here in Alamance County. Alamance County will not be liable for any errors or omissions in this map. We constantly strive to improve the quality and expand the amount of data and maps available.
 ALAMANCE COUNTY shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused, or any decision made or action taken or not taken by user in reliance upon any information provided herein. The user hereby agrees to hold Alamance County and its employees harmless from any and all of the units comprising the Alamance County GIS system that may arise from the mapping data. Date: 5/22/2023



Legend	
	Subject Property
	City Limits
	ETJ
Current Zoning	
	B-1 Central Business
	B-1 (CD) Central Business Conditional
	B-2 General Business
	B-2 & LM Gen. Business & Light Manufacturing
	B-2 (CD) General Business Conditional
	B-3 Neighborhood Business
	HM Heavy Manufacturing
	HM (CD) Heavy Manufacturing Conditional
	LM Light Manufacturing
	LM (CD) Light Manufacturing Conditional
	Mobile Home Park
	O&I Office & Institutional
	O&I (CD) Office & Institutional Conditional
	R-6 Residential
	R-6 (CD) Residential Conditional
	R-8 Residential
	R-8 (CD) Residential Conditional
	R-10 Residential
	R-10 (CD) Residential Conditional
	R-12 Residential
	R-12 (CD) Residential Conditional
	R-15 Residential
	R-20 Residential



**CITY OF MEBANE
ZONING MAP**

**GENERAL REZONING
ST LUKES CHURCH RD
(GPIN 981535449)**

1 Inch = 300 Feet

DATE: 6/12/2023

DRAWN BY: BP



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 Subject Property



**CITY OF MEBANE
 ZONING MAP**

**GENERAL REZONING
 ST LUKES CHURCH RD
 (GPIN 981535449)**

1 Inch = 300 Feet

DATE: 6/12/2023

DRAWN BY: BP