



Planning Board

Regular Meeting Agenda
July 17, 2023, 6:30 p.m.

1. Call to Order
2. Introduction of newly appointed Planning Board member Mr. Colin Cannell
3. Planning Board Member Elections
4. Approval of June 12, 2023, Meeting Minutes
5. City Council Actions Update
6. Request to rezone a +/- 15,246 square foot parcel located at 600 E. Brown Street (GPIN 9825342675), from R-12 to B-3 (CD) by Terry Hedgspeth.
7. Request to rezone six (6) properties (GPINs 9824020553, 9814921385, 9814920726, 9814824291, 9814727217, & 9814823848), totaling +/- 60.2 acres and located with frontages on Mebane Oaks Road, Broadwood Acres Road, and Longleaf Pine Place, from R-20 and B-2 to R-8 (CD) to allow for a Planned Unit Development featuring 96 single-family residences and 320 apartments by Mebane Housing, LLC and Evolve Mebane Oaks, LLC.
8. New Business
9. 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=UvGvPlvx_RM.

Members Present:

Edward Tulauskas, Chair
Judy Taylor, Vice Chair
William Chapman
Keith Hoover
Gale Pettiford
David Scott

Members Absent:

Kurt Pearson
Jason VanBuren
Susan Semonite

City Staff Present:

Ashley Ownbey, Development Director
Briana Perkins, City Planner
Chad Cross, IT Specialist

1. Call to Order

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

2. Approval of May 8, 2023, Meeting Minutes

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

3. City Council Actions Update

Ashley Ownbey informed the Board that the City Council had approved the rezoning and special use requests by 3S Investments, LLC. With their approval of the special use request, the City Council included the condition the applicant provide sidewalk along a portion of South Third Street.

Additionally, Ashley Ownbey reported the City Council had approved Phase 2 amendments to the Mebane Unified Development Ordinance (UDO). She reviewed the changes that occurred between the Planning Board's recommendation and City Council's approval. Ashley Ownbey also reported on appointments to the Mebane Planning Board. The City Council reappointed Susan Semonite and William Chapman to the Board and appointed a new member Colin Cannell who will begin serving in July.

4. Request to rezone the +/- 12,632 square foot parcel located on St. Lukes Church Rd. (GPIN 9815358449), from R-12 and HM to R-12 by GD Adams, LLC.

GD Adams, LLC is requesting approval to rezone a +/- 12,632 square foot lot on St. Lukes Church Road from R-12, Residential District and HM, Heavy Manufacturing to R-12. The property is within the City of Mebane's ETJ in Alamance County and the property would be served by Orange-Alamance Water and a septic system. The surrounding area includes vacant lots, residential homes,



and a church. 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 report are provided in the meeting agenda packet available [here](#).

Briana Perkins provided a more detailed overview and PowerPoint presentation of the request.

Jerry Adams, owner and applicant of the general rezoning request, informed the Board that St. Lukes Church Road is a dirt road and everything around the parcel is residential. He stated that he is planning to develop the property with a two-bedroom, single-family home with an attached garage that would be ADA accessible. He said that the septic system had already been approved for the property and a new home will be connected to Orange-Alamance Water.

David Scott asked Mr. Adams if he was planning to build a spec house. Jerry Adams replied that he is building a spec house. He said that his homes are well-built, and everything is high-end.

David Scott made a motion to approve the R-12 zoning request from GD Adams, LLC as follows:

Motion to approve the R-12 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-4 Secondary Growth Area and is generally residential in nature (Mebane CLP, p.66).*

William Chapman seconded the motion, which passed unanimously.

5. **New Business**

Ashley Ownbey informed the Board that City offices are closed on June 19 and July 4 for holidays. She stated that due to the July holiday, the City Council meeting will be held on July 10 and the Planning Board meeting is scheduled for July 17.

6. **Adjournment**

Chairman Tulauskas adjourned the meeting at approximately 6:41 p.m.



AGENDA ITEM #6

RZ 23-04

600 E Brown St – Conditional Rezoning

Presenter

Briana Perkins, City Planner

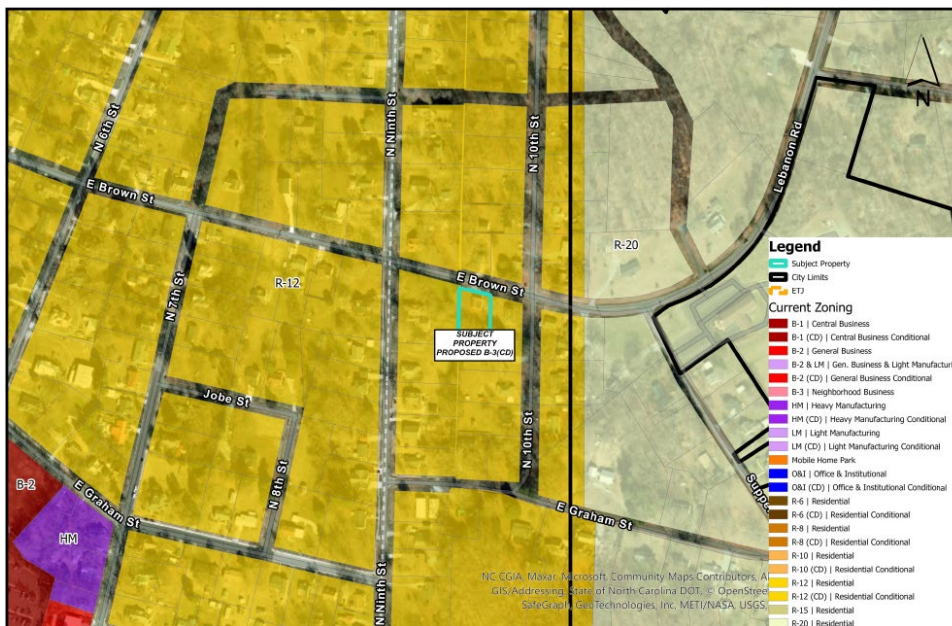
Applicant

Terry Hedgspeth
609 Terry Rd.
Hillsborough, NC 27278

Public Hearing

Yes No

Zoning Map



Property

600 E Brown St
Orange County
GPIN: 9825342675

Proposed Zoning

B-3 (CD)

Current Zoning

R-12

Size

+/- 15,246 sq. ft.

Surrounding Zoning

R-12 and R-20

Surrounding Land Uses

Residential, Church

Utilities

Available

Floodplain

No

Watershed

Yes

City Limits

Yes



CITY OF MEBANE
ZONING MAP

Conditional Rezoning
600 E Brown St.

1 inch = 300 feet

DATE 7/17/2023

DRAWN BY: BP

Summary

Terry Hedgspeth is requesting to conditionally rezone the +/- 15,246 square foot parcel located at 600 E. Brown Street (Orange County GPIN 9825342675), from R-12 to B-3 (CD) to operate a retail business in the existing structure. The property is located within the Mebane City Limits in Orange County. The current structure has a storefront and has historically existed as a neighborhood retail use. The surrounding zoning in the area includes R-12, Residential District and R-20, Residential District. Surrounding land uses include single-family residential and a church. The applicant is proposing the following conditions to maintain harmony with the residential nature of the neighborhood:

- The survey of existing conditions is to serve as a site-specific plan. Construction of additional structures or expansion of existing structures is not allowed without amendment to the conditions of the zoning district.
- Provision of three striped parking stalls, with one stall dedicated as an ADA space. The Mebane Unified Development Ordinance requires a minimum of five parking stalls and one bicycle rack for any nonresidential use.
- Any expansion of the existing driveway and/or parking area requires review by the Mebane Technical Review Committee (TRC). The property is in the General Watershed Area Overlay District and built-upon area restrictions apply.
- The removal of any existing landscaping requires review by City staff.
- The following uses will not be allowed in the zoning district:
 - Billiard Parlor, Pool Hall
 - Civic, Social and Fraternal Clubs and Lodges
 - Indoor Recreation
 - Country Club with Golf Course
 - School for the Arts
 - Fortune Tellers, Astrologers
 - Golf Course, Miniature
 - Health Club or Gym
 - Private Club or Recreational Facility, Outdoor
 - Public Park
 - Sports and Recreation Club, Indoor
 - Swim and Tennis Club
 - Advertising, Outdoor Services
 - Laundromat, Coin-Operated
 - Laundry or Dry Cleaning, Retail Facility
 - Bar, Night Club, Tavern, Brewpub
 - Restaurant (drive-in or take out window only)
 - Restaurant (with drive-through)

The Technical Review Committee (TRC) has reviewed the request one time and the applicant has addressed comments.

Financial Impact

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

Suggested Motion

1. Motion to approve the B-3 (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 residential and commercial (Mebane CLP, p. 66).

OR

3. Motion to **deny** the B-3 (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



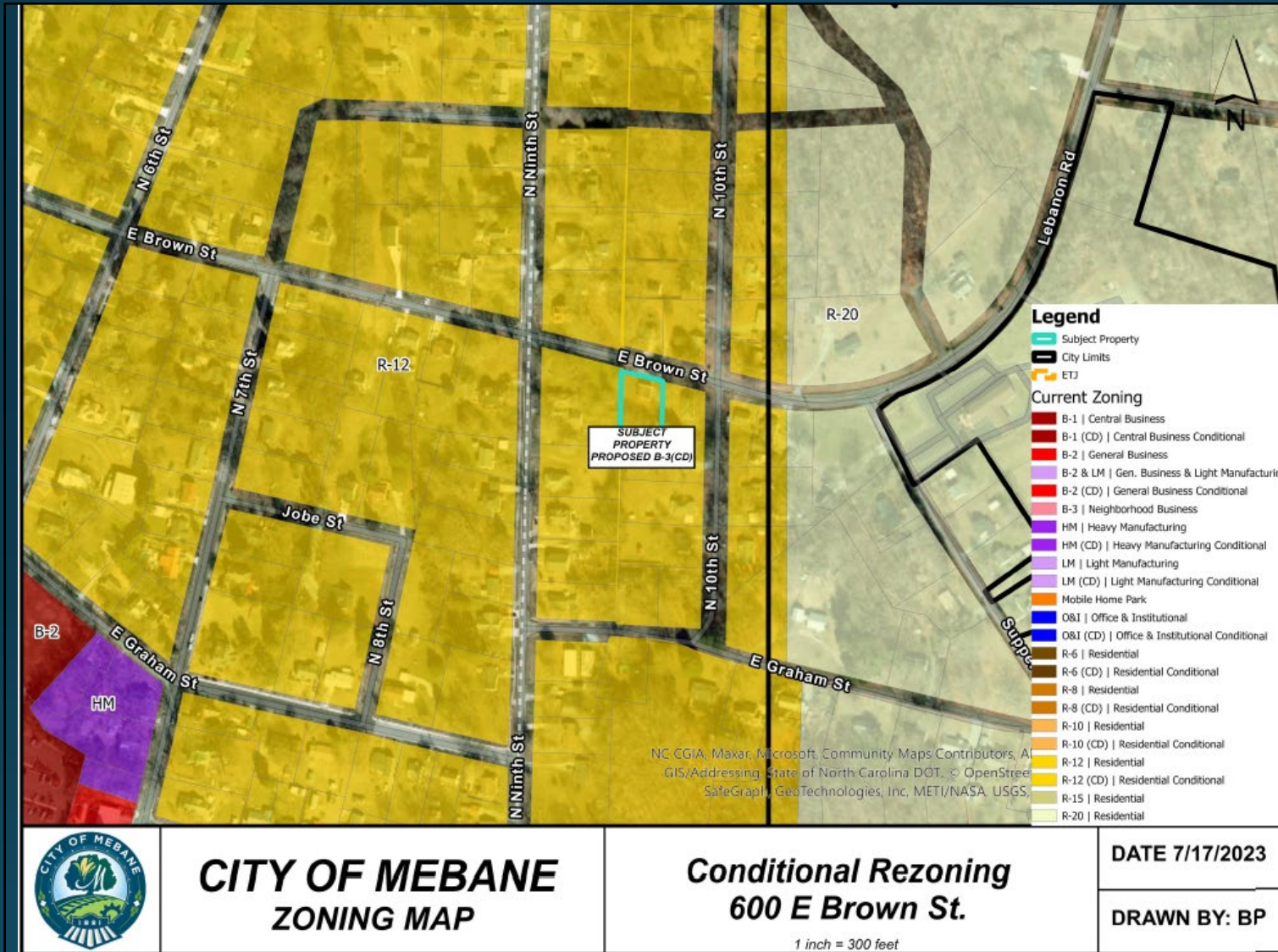
Briana Perkins, City Planner

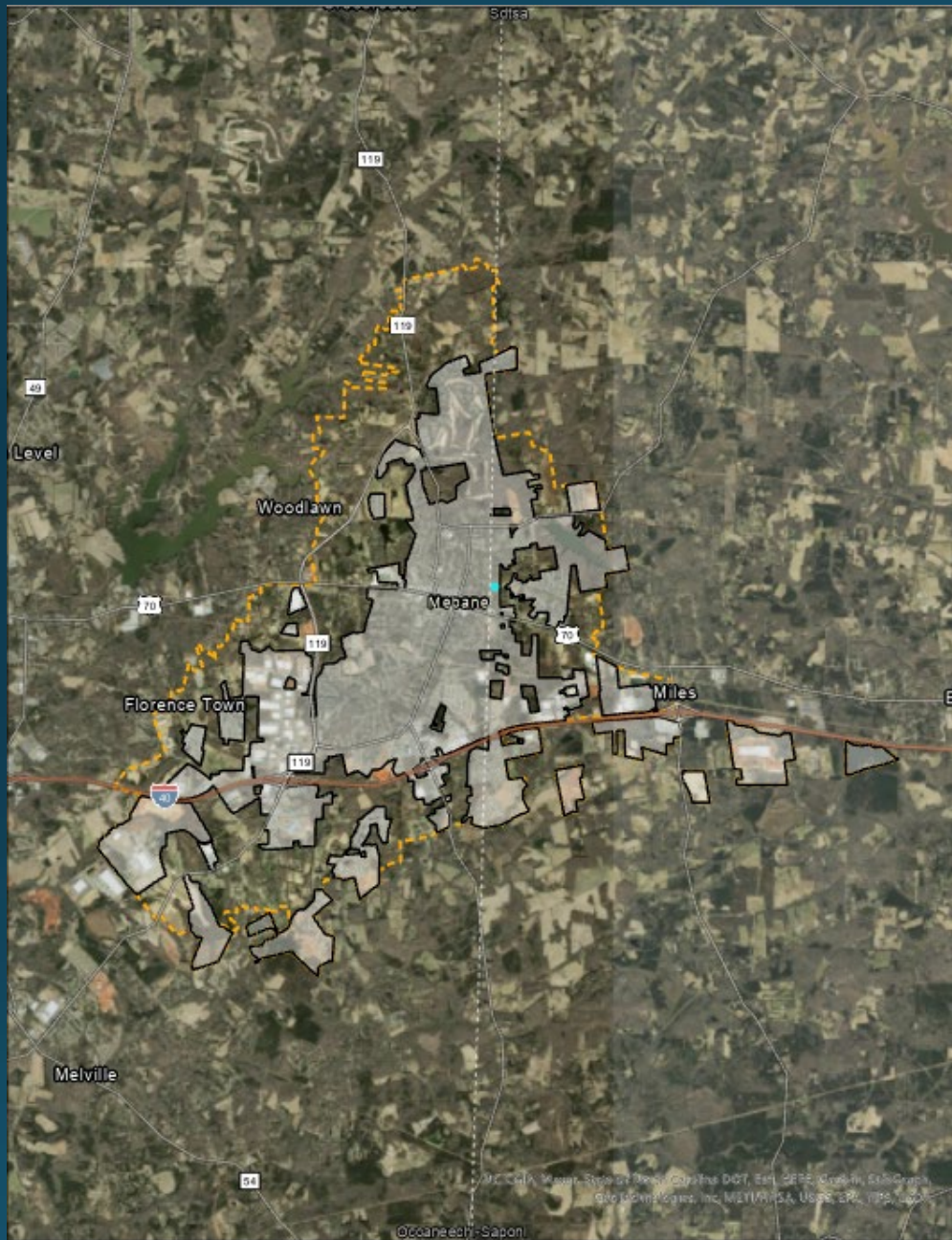
Conditional Rezoning Request: R-12 to B-3 CD by Terry Hedgspeth



600 E Brown St. Conditional Rezoning Request

- Request by Terry Hedgspeth
- +/- 15,246 square foot lot
- Existing zoning: R-12
- Requested zoning: B-3 (CD)
- General Watershed Overlay District





600 E Brown St Conditional Rezoning Request

- City of Mebane, Orange County
- City water and sewer





APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: Terry Hedgspeth

Address of Applicant: 600 E. Brown St. / 609 Terrey Rd Hillsborough

Address and brief description of property to be rezoned: 600 E. Brown St. Mebane, NC 27302

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: Husband City of Mebane No

Type of re-zoning requested: B-3 (CN)

Sketch attached: Yes No

Reason for the requested re-zoning: To operate retail business

Signed: Terry Hedgspeth

Date: June 28, 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.

Orange County



July 12, 2023

This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

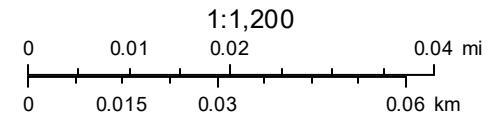
The county and its mapping companies assume no legal responsibility for the information on this map.

PIN: 9825342675

OWNER 1: HEDGSPETH TERRY MONIQUE
 OWNER 2:
 ADDRESS 1: 609 TERRY RD
 ADDRESS 2:
 CITY: HILLSBOROUGH
 STATE, ZIP: NC 27278
 LEGAL DESC: 290 THOMPSON HEIGHTS P4/56 & P126/113

SIZE: 0.35 A
 DEED REF: 6799/762
 RATECODE: 24
 TOWNSHIP: CHEEKS
 BLDG SQFT:
 YEAR BUILT:

BUILDING COUNT:
 LAND VALUE: \$17,500
 BLDG_VALUE: \$3,500
 USE_VALUE: \$0
 TOTAL VALUE: \$21,000
 DATE SOLD: 10/27/2022
 TAX STAMPS: 60



Conditional Rezoning Request – 600 East Brown Street

B-3 (CD), Neighborhood Business Conditional District

Conditions of the Request:

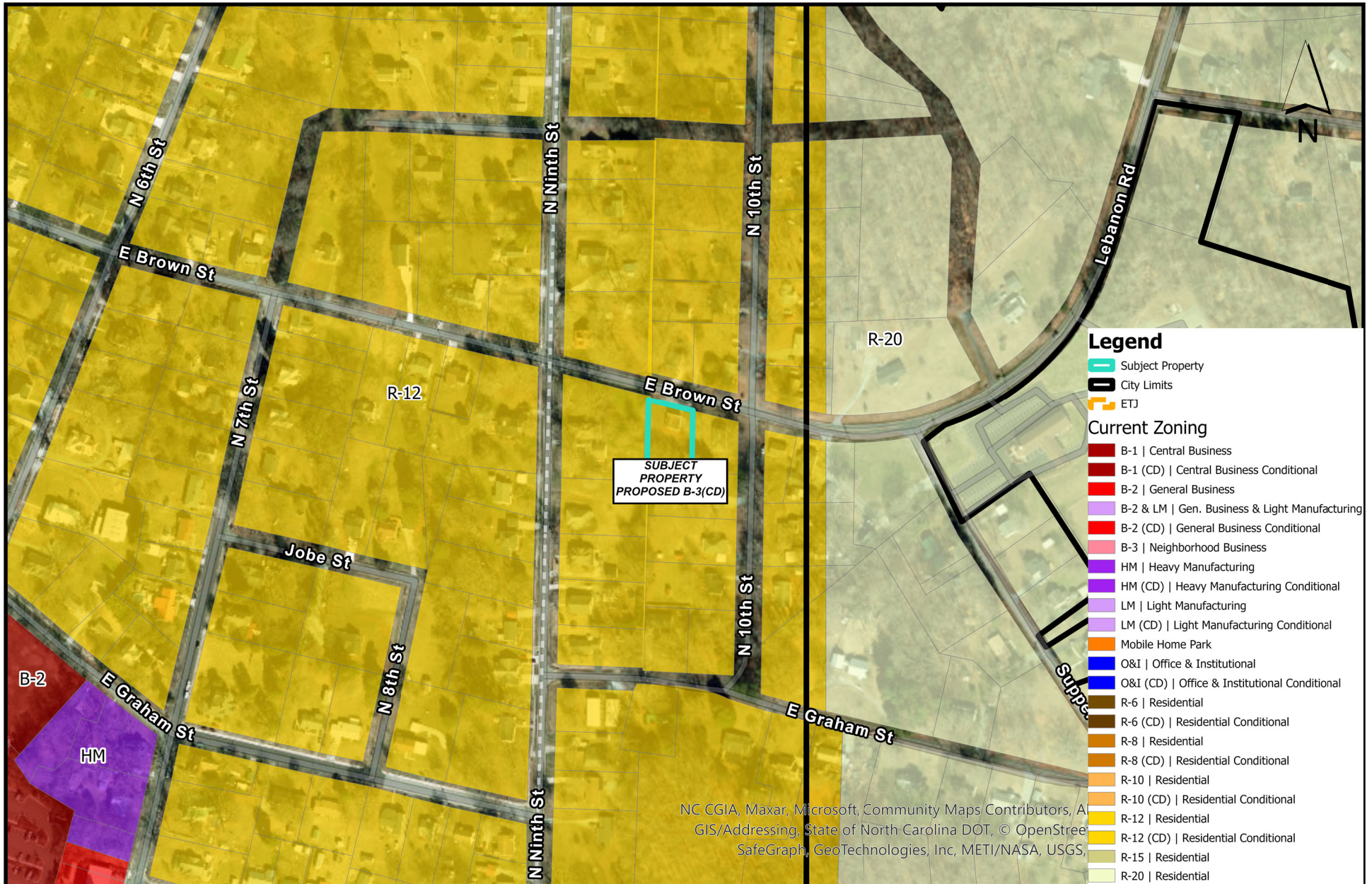
- Rezoning to B-3 (CD) with the survey of existing conditions serving as the site-specific plan. Construction of additional structures or expansion of existing structures is not allowed without amendment to the conditions of the zoning district. This requires the approval of the Mebane City Council.
- Request to provide three striped parking stalls, with one stall dedicated to ADA parking. The Mebane Unified Development Ordinance requires a minimum of five.
- Any expansion of the existing driveway and/or parking area requires the review of the Mebane Technical Review Committee. As the property is in a protected watershed, built-upon area restrictions apply.
- The removal of any existing landscaping requires review by City staff.
- The following uses will not be allowed on the property:
 - Billiard Parlor, Pool Hall
 - Civic, Social and Fraternal Clubs and Lodges
 - Indoor Recreation
 - Country Club with Golf Course
 - School for the Arts
 - Fortune Tellers, Astrologers
 - Golf Course, Miniature
 - Health Club or Gym
 - Private Club or Recreational Facility, Outdoor
 - Public Park
 - Sports and Recreation Club, Indoor
 - Swim and Tennis Club
 - Advertising, Outdoor Services
 - Laundromat, Coin-Operated
 - Laundry or Dry Cleaning, Retail Facility
 - Bar, Night Club, Tavern, Brewpub
 - Restaurant (drive-in or take out window only)
 - Restaurant (with drive-through)



Terry Hegspeth, Property Owner of 600 E. Brown Street

June 28, 2023

Date



NC CGIA, Maxar, Microsoft, Community Maps Contributors, A
 GIS/Addressing, State of North Carolina DOT, © OpenStreet
 SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,



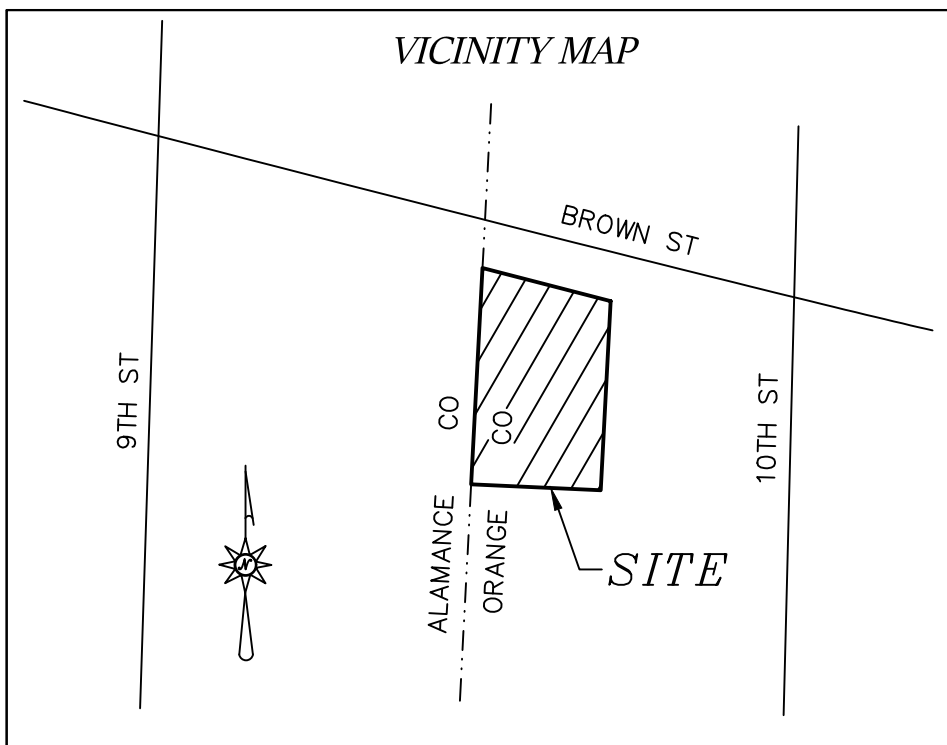
CITY OF MEBANE ZONING MAP

Conditional Rezoning 600 E Brown St.

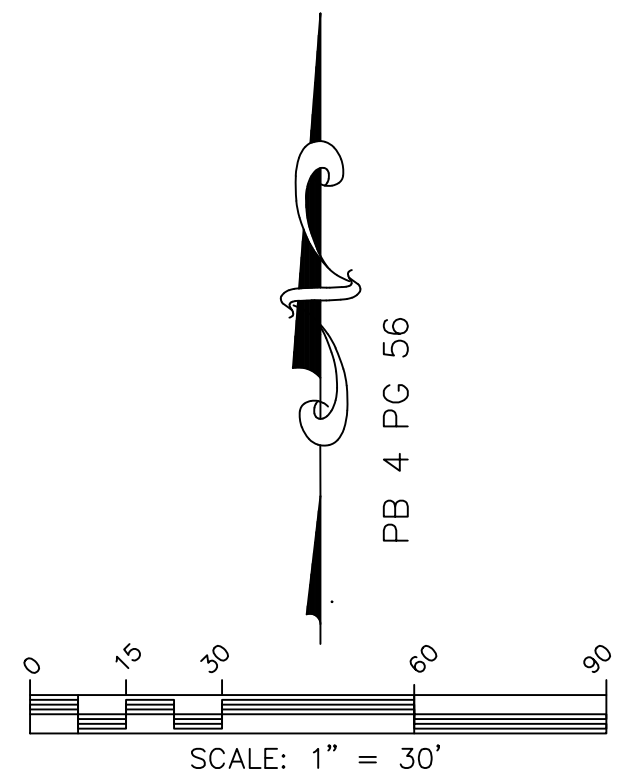
1 inch = 300 feet

DATE 7/17/2023

DRAWN BY: BP



OWNER OF RECORD:
 TERRY MONIQUE
 HEDGSPETH
 GPIN: 9825342675
 DB 6799 PG 762
 PB 4 PG 56
 (LOT 290)



Certificate of Purpose of Plat

- I, Donald B. Abele, Professional Land Surveyor No. L-4482, certify to one or more of the following as indicated thus, _ or X:
- ___a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
 - ___b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
 - X c. Any one of the following:
 1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
 2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse;
 3. That the survey is a control survey.
 - ___d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;
 - ___e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Professional Land Surveyor L-4482

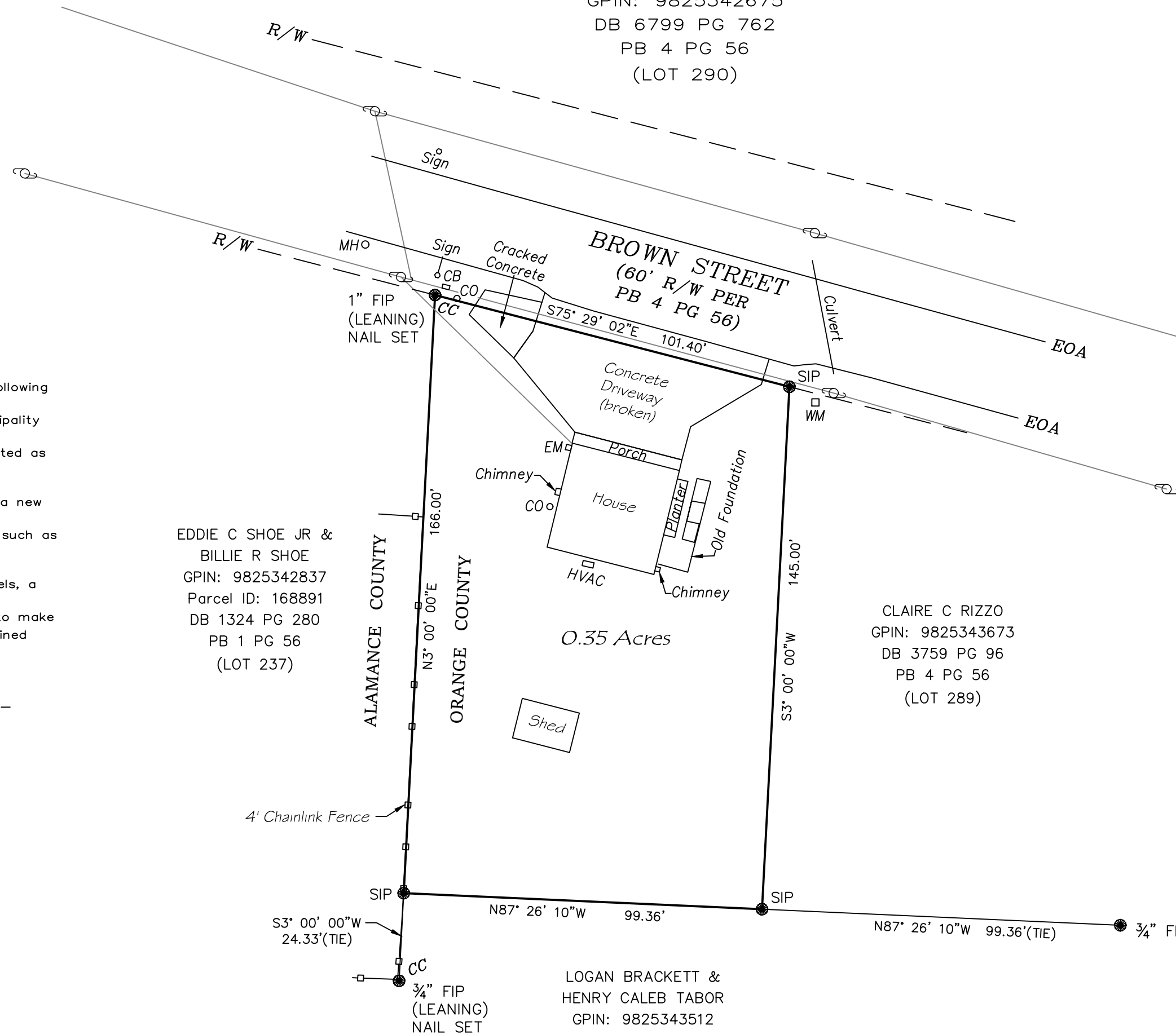
Date

I, DONALD B ABELE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6799 PAGE 762); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT BOOK 4, PAGE 56; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL,

THIS _____ DAY OF _____, A.D., 2023.

PROFESSIONAL LAND SURVEYOR, DONALD B ABELE, LICENSE NO. PLS L-4482



EDDIE C SHOE JR &
 BILLIE R SHOE
 GPIN: 9825342837
 Parcel ID: 168891
 DB 1324 PG 280
 PB 1 PG 56
 (LOT 237)

CLAIRE C RIZZO
 GPIN: 9825343673
 DB 3759 PG 96
 PB 4 PG 56
 (LOT 289)

LOGAN BRACKETT &
 HENRY CALEB TABOR
 GPIN: 9825343512
 DB 6767 PG 1467
 PB 4 PG 56
 (LOTS 291/292)

GENERAL NOTES

1) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

FLOOD CERTIFICATION

PROPERTY LOCATED IN FLOOD ZONE "X" - AREA OF MINIMAL FLOOD HAZARD (FEMA PANEL 3710982500L EFFECTIVE 11/17/2017)

SETBACKS	
FRONT	= 30'
SIDE	= 10'
REAR	= 25'

ZONING	
R-12 RESIDENTIAL	CITY OF MEBANE

LEGEND

- FIP-FOUND IRON PIN/PIPE
- SIP-SET IRON PIN
- CC CONTROL CORNER
- GPIN GRID PARCEL ID NUMBER
- R/W RIGHT OF WAY
- EOA EDGE OF ASPHALT
- CO CLEAN OUT
- WM WATER METER
- MH MAN HOLE
- CB CABLE BOX
- ⊙ POWER POLE
- MEASURED PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- RIGHT OF WAY

DRAFTSMAN:	KLK
REVISION DATE(S):	
SURVEYED: 05/11/2023	
DRAWN: 05/16/2023	

RELIANT
 LAND SURVEY
 P.L.L.C. P-1735

DRAWN FOR: TERRY HEDGSPETH 804-901-1890

Quality Service. On Time.

DONALD B ABELE LICENSED SURVEYOR
 1320 HAWTHORNE LANE BURLINGTON, NC 27215
 336-447-8399

PROJECT NAME:
HEDGSPETH BOUNDARY SURVEY
 RLS PROJECT No. 4648

BOUNDARY SURVEY of the PROPERTY of
 TERRY MONIQUE HEDGSPETH
 at 600 EAST BROWN STREET
 MEBANE, NC 27302 in the
 CHECKS TOWNSHIP of ORANGE COUNTY

PAGE
1
 OF 1

PLANNING PROJECT REPORT

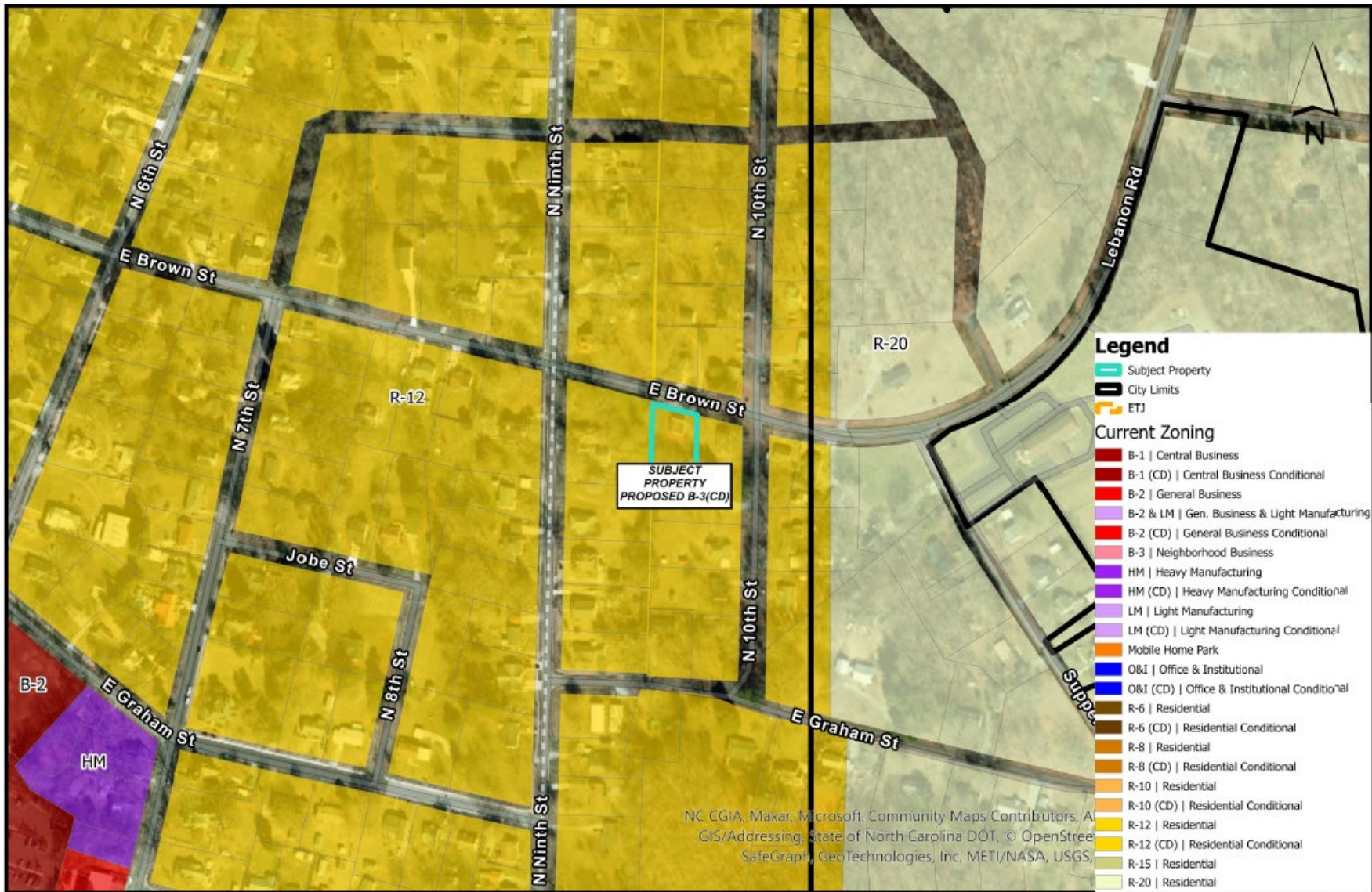
DATE	07/11/2023
PROJECT NUMBER	RZ 23-04
PROJECT NAME	600 East Brown Street – Conditional Rezoning
APPLICANT	Terry Hedgspeth 609 Terry Road Hillsborough, NC 27278

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STAFF ZONING REQUEST RECOMMENDATION	PAGE 6

ZONING REPORT

EXISTING ZONE	R-12, Residential
REQUESTED ACTION	B-3 (CD) – Neighborhood Business, Conditional Zoning District
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	Vacant Storefront
PARCEL SIZE	+/- 15,246 square feet
PROPERTY OWNERS	Terry Hedgspeth 609 Terry Road Hillsborough, NC 27278 GPIN: 9825342675
LEGAL DESCRIPTION	Request to rezone a +/- 15,246 square foot parcel located at 600 E. Brown Street (GPIN 9825342675), from R-12 (Residential District) to B-3 (CD) (Neighborhood Business, Conditional District) by Terry Hedgspeth.
AREA ZONING & DISTRICTS	Surrounding properties are zoned R-12, Residential District.
SITE HISTORY	Historically, the structure was used as a bait and tackle store.
STAFF ANALYSIS	
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 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 structure on the property currently has a storefront and was historically used for a small retail business. The proposed use of the property is consistent with the historic use of the property. The conditions of the zoning district will limit the impact of a neighborhood business on surrounding residential uses.



**CITY OF MEBANE
ZONING MAP**

**Conditional Rezoning
600 E Brown St.**

1 inch = 300 feet

DATE 7/17/2023

DRAWN BY: BP

LAND USE REPORT

EXISTING LAND USE	Vacant Storefront
PROPOSED LAND USE & REQUESTED ACTION	The property owner is requesting to conditionally rezone the +/- 15,246 square foot parcel located at 600 E. Brown Street (Orange County GPIN 9825342675), from R-12 to B-3 (CD) to operate a small retail business in the existing structure.
PROPOSED ZONING	B-3 (CD) Neighborhood Business, Conditional Zoning
PARCEL SIZE	+/- 15,246 square feet
AREA LAND USE	The surrounding uses are primarily single-family residential.
ONSITE AMENITIES & DEDICATIONS	No improvements are proposed.
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF PROPOSED CONDITIONS	<ol style="list-style-type: none"> 1) No new structures or expansions to existing structures is allowed. 2) The applicant will provide three striped parking stalls, with one stall dedicated to ADA parking. 3) Any expansion of the existing driveway and/or parking area requires review by the Mebane Technical Review Committee (TRC). As the property is in a protected watershed, built-upon area restrictions apply. 4) The removal of any existing landscaping requires review by City staff. 5) As described in the rezoning application, certain uses would be prohibited in the zoning district.

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	

UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	The structure is already connected to City water and sewer.
UTILITIES PROVIDED BY APPLICANT	N/A
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

TRANSPORTATION NETWORK STATUS

CURRENT CONDITIONS	The site includes an existing driveway connection on E. Brown Street (SR 1306), which is a two-lane, local road maintained by the NCDOT. In 2021, NCDOT reported an annual average daily traffic count of 1,500 vehicles on the section of E. Brown Street between Ninth Street and Supper Club Road.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF RECOMMENDED IMPROVEMENTS	N/A
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	N/A

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 at 600 E. Brown Street is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan. The rezoning will be more appropriate for a property historically used for nonresidential purposes and is proposed with conditions to limit the impacts to residential neighbors.



AGENDA ITEM #7

RZ 23-05

Conditional Rezoning – Evolve at Mebane Oaks

Presenter

Rachel Gaffney, City Planner

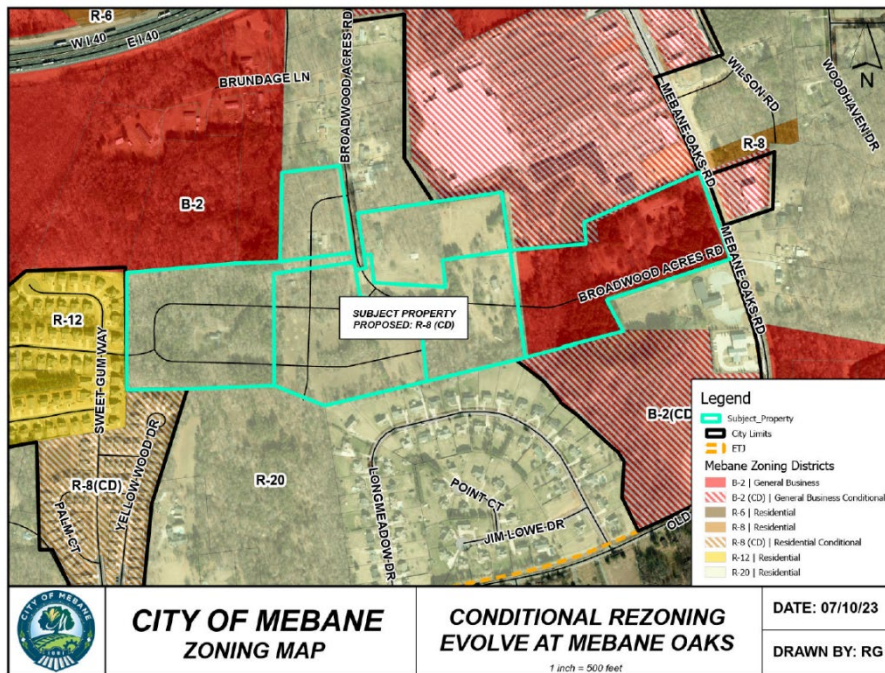
Applicant

Mebane Housing, LLC / Evolve Mebane Oaks, LLC
2918-A / 4918-A Martinsville Road
Greensboro, NC 27408

Public Hearing

Yes No

Zoning Map



Property

1413 Mebane Oaks Rd,
1326 Broadwood Acres Rd,
1332 Broadwood Acres Rd,
1333 Broadwood Acres Rd,
1345 Broadwood Acres Rd,
0 Broadwood Acres Rd

Alamance County GPINs:
9824020553, 9814921385,
9814920726, 9814824291,
9814727217, 9814823848

Proposed Zoning

R-8 (CD)

Current Zoning

R-20 & B-2

Size

+/-60.241 acres

Surrounding Zoning

B-2 (CD), B-2, R-20, R-12, R-8, R-8(CD)

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 six times and the applicant has revised the plan to reflect the comments.
Planning Staff:	The proposed development “Evolve at Mebane Oaks” 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):	Yes
Multi-Modal Improvements (Yes/No):	Yes
Consistency with Bike/Ped Transportation Plan (Yes/No):	Yes

Summary

Mebane Housing, LLC and Evolve Mebane Oaks, LLC are requesting approval to conditionally rezone six (6) properties (GPINs 9824020553, 9814921385, 9814920726, 9814824291, 9814727217, & 9814823848), totaling +/- 60.241 acres and located with frontages on Mebane Oaks Road, Broadwood Acres Road, and Longleaf Pine Place from R-20 and B-2 to R-8 (CD) to allow for a Planned Unit Development featuring 96 single-family residences and 320 apartments by Mebane Housing, LLC and Evolve Mebane Oaks, LLC. The properties are 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 includes the following onsite amenities and dedications:

- A 5’ wide sidewalk will be constructed on Mebane Oaks Road. The applicant has also indicated that a connection to the Garrett Crossing shopping plaza will be provided.
- All internal roads within the development will include 5’ wide sidewalks. Sidewalk is proposed on both sides of Broadwood Acres Road and on one side of all other roads. Traffic calming is provided on Broadwood Acres Road with grassed medians and a traffic circle.
- The development will include two community playgrounds, two private dog parks, a grilling pavilion, and a community pool and club house. Charging spaces for electric vehicles will be provided at the clubhouse.
- The applicant has also committed to dedicating a +/- 7.43-acre lot to the City for future development, including, but not limited to, a new police station.

The following conditions are proposed with the conditional rezoning request:

Proposed Conditions of Zoning District	Mebane UDO Requirements
The applicant has requested a maximum building height of 60 feet for the apartment buildings as a condition of the zone district.	Section 4-2.A of the Mebane UDO states that the maximum building height for multi-family dwellings in the R-8 Zone District is 50 feet.
The applicant has proposed to provide 1.77 acres of private recreation and 7.08 acres of open space. As a condition of the zone district, they have requested that the City accept the dedication of a +/- 7.43 acre lot for future development in lieu of the required public recreation space and remaining private recreation and open space requirements.	Pursuant to Section 6-8 of the Mebane UDO, public recreation must be provided at a rate of 1,250 square feet per dwelling unit. The multi-family dwelling area must include private recreation space at a rate of 750 square feet per dwelling unit and private open space at a rate of 1,000 square feet per dwelling unit. This development is required to provide 11.83 acres of public recreation space, 5.51 acres of private recreation space, and 7.34 acres of open space.

<p>As a condition of the approval of the apartments, buildings 1 and 2 sewer flow will be allocated in year 2024 and buildings 3 and 4 in 2025.</p>	<p>While this exceeds the requirements of the Accumulated Paper Flow Policy, staff is agreeable to this developer request due to the number of units in each building not fitting the policy and the timing at which the developer intends to construct these buildings (earlier tributary flow at a lesser amount than accumulated permitted paper flow at a higher amount over several years).</p>
---	--

A Traffic Impact Analysis (TIA) was required for the proposed development. Based on the TIA, the developer is responsible for the following improvements:

- Coordinate with NCDOT to develop a coordination and timing plan for the signals along Mebane Oaks Road.
- Install a traffic signal at the site access on Mebane Oaks Road.
- Provide an exclusive northbound left-turn lane with a minimum 100 feet of full width storage with appropriate transitions.
- Provide an exclusive southbound right-turn lane with a minimum of 100 feet of storage with appropriate deceleration taper.
- Construct the Site Access 1 (from Mebane Oaks Road) with one ingress lane and two egress lanes striped as one left-turn lane with 180’ of full width storage and one right-turn lane as shown on the site plan.
- Provide an internal protected system (IPS) of 580’ as shown on the site plan to ensure acceptable operations with additional traffic growth and potential addition of the 4th leg of the intersection as shown on the adopted Mebane Oaks Road Small Area Plan.

Financial Impact

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

Suggested Motion

1. Motion to approve the R-8(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 residential in nature (Mebane CLP, p. 66).
 - Allows for the integration of a community facility, consistent with Growth Management Goal 1.4 (p. 17 & 83)

OR

3. Motion to **deny** the R-8(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
8. Traffic Impact Analysis – click [here](#) to download
 - a. NCDOT Review of TIA
 - b. VHB Review of TIA

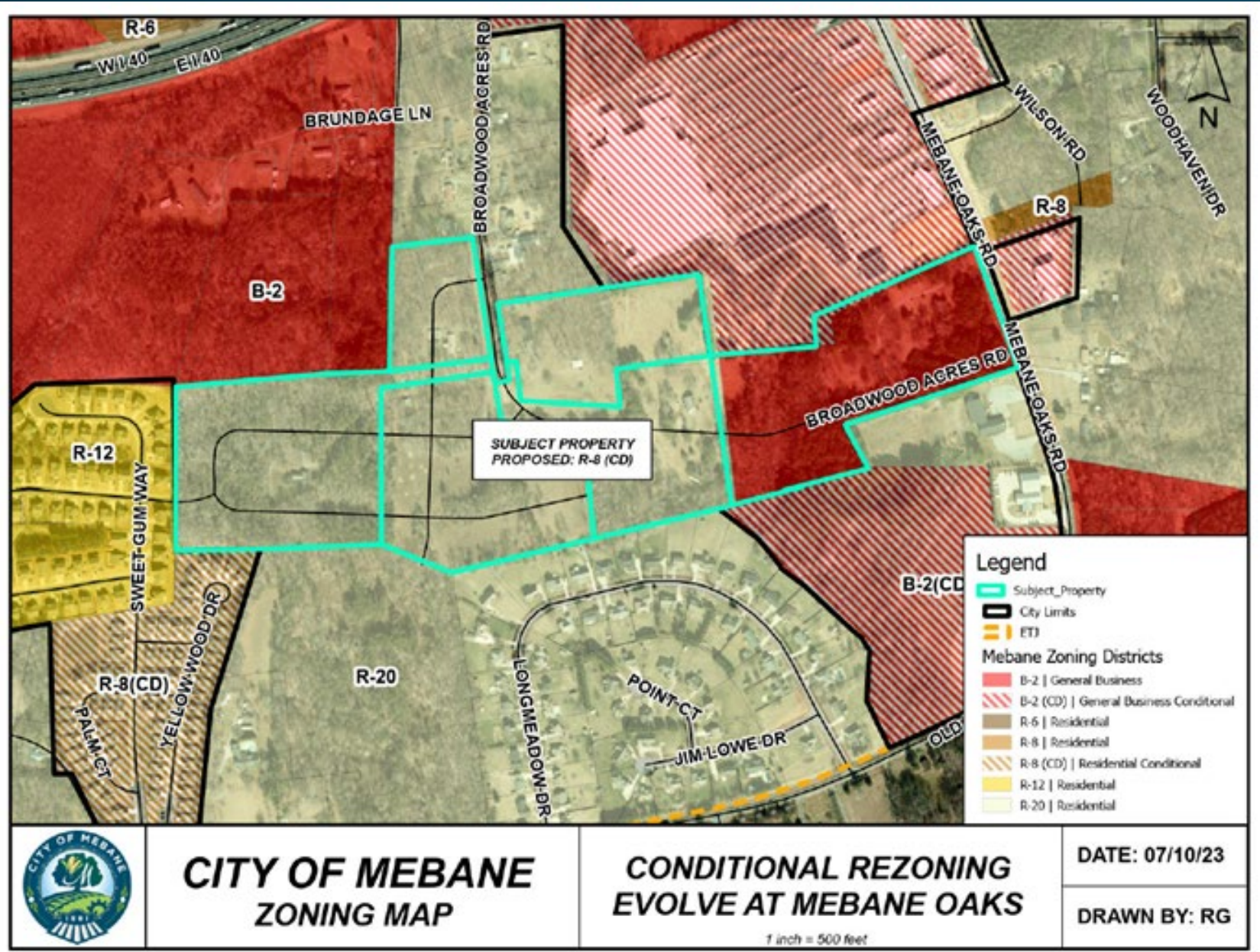


Rachel Gaffney, City Planner

Rezoning Request: R-20 and B-2 to R-8 (CD)

by Mebane Housing, LLC and Evolve Mebane Oaks, LLC



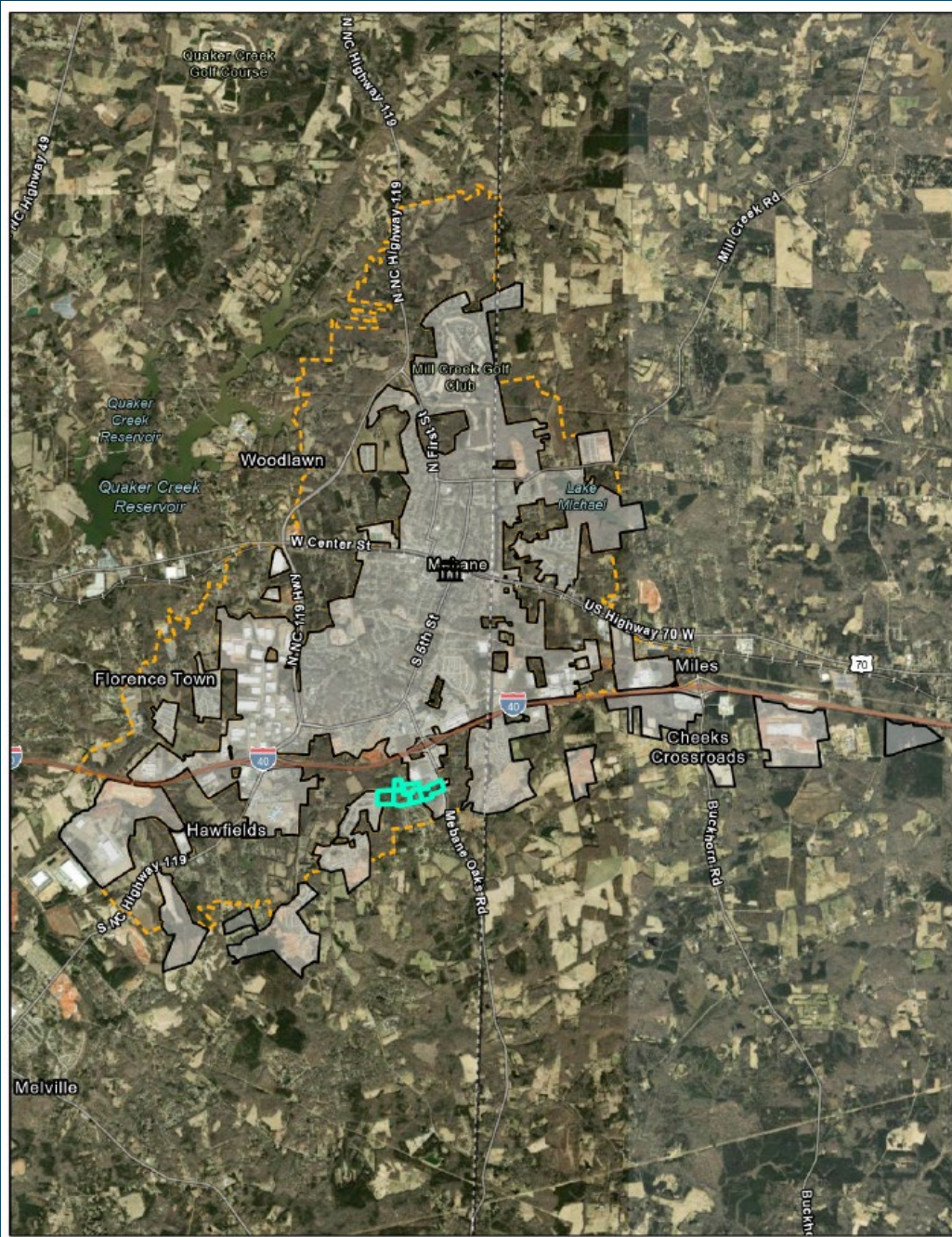


Evolve at Mebane Oaks

Conditional Rezoning Request

- Request by Mebane Housing, LLC and Evolve Mebane Oaks, LLC
- Six lots totaling +/- 60.241 acres
- Existing zoning: R-20 & B-2
- Requested zoning: R-8(CD)



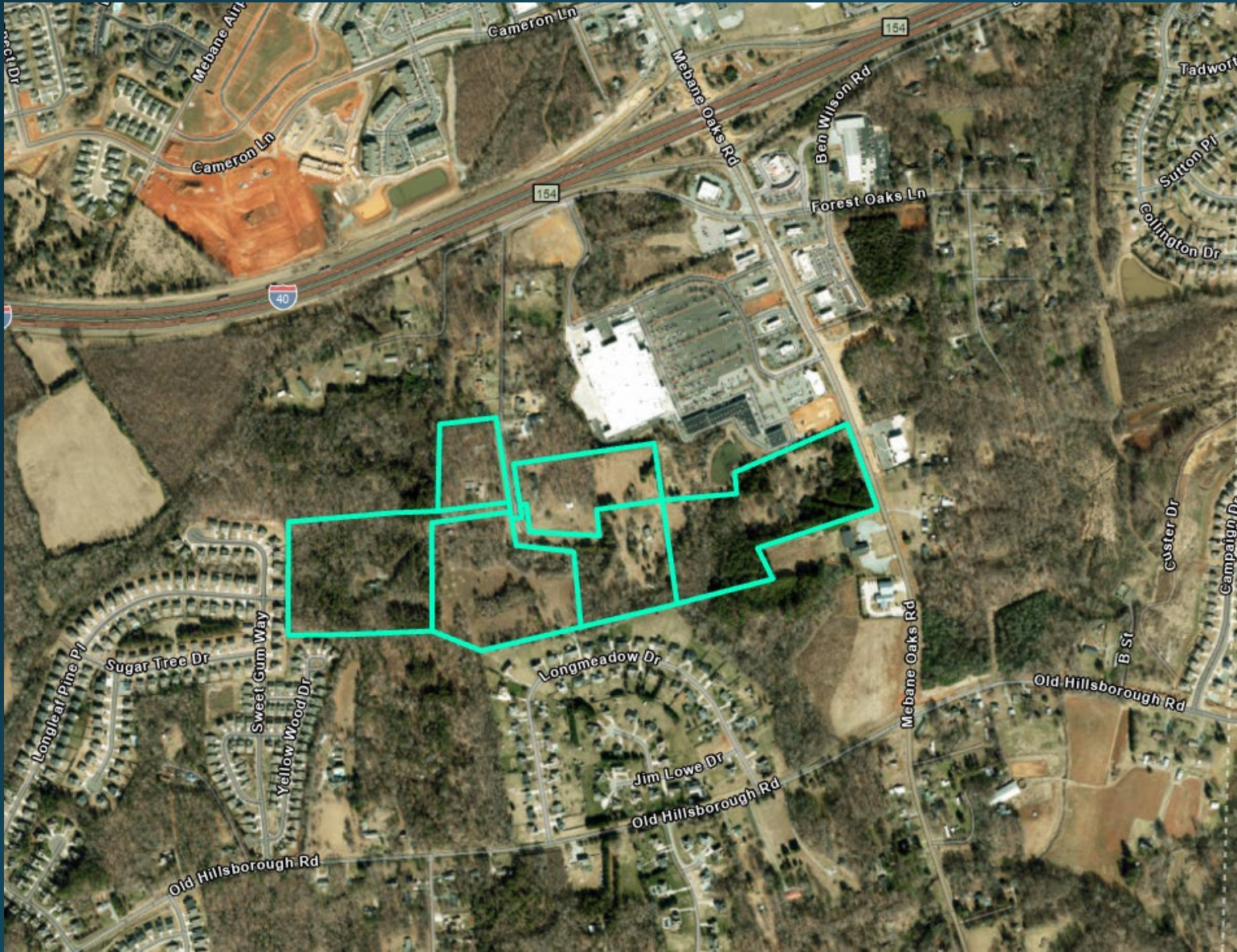


Evolve at Mebane Oaks

Conditional Rezoning Request

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



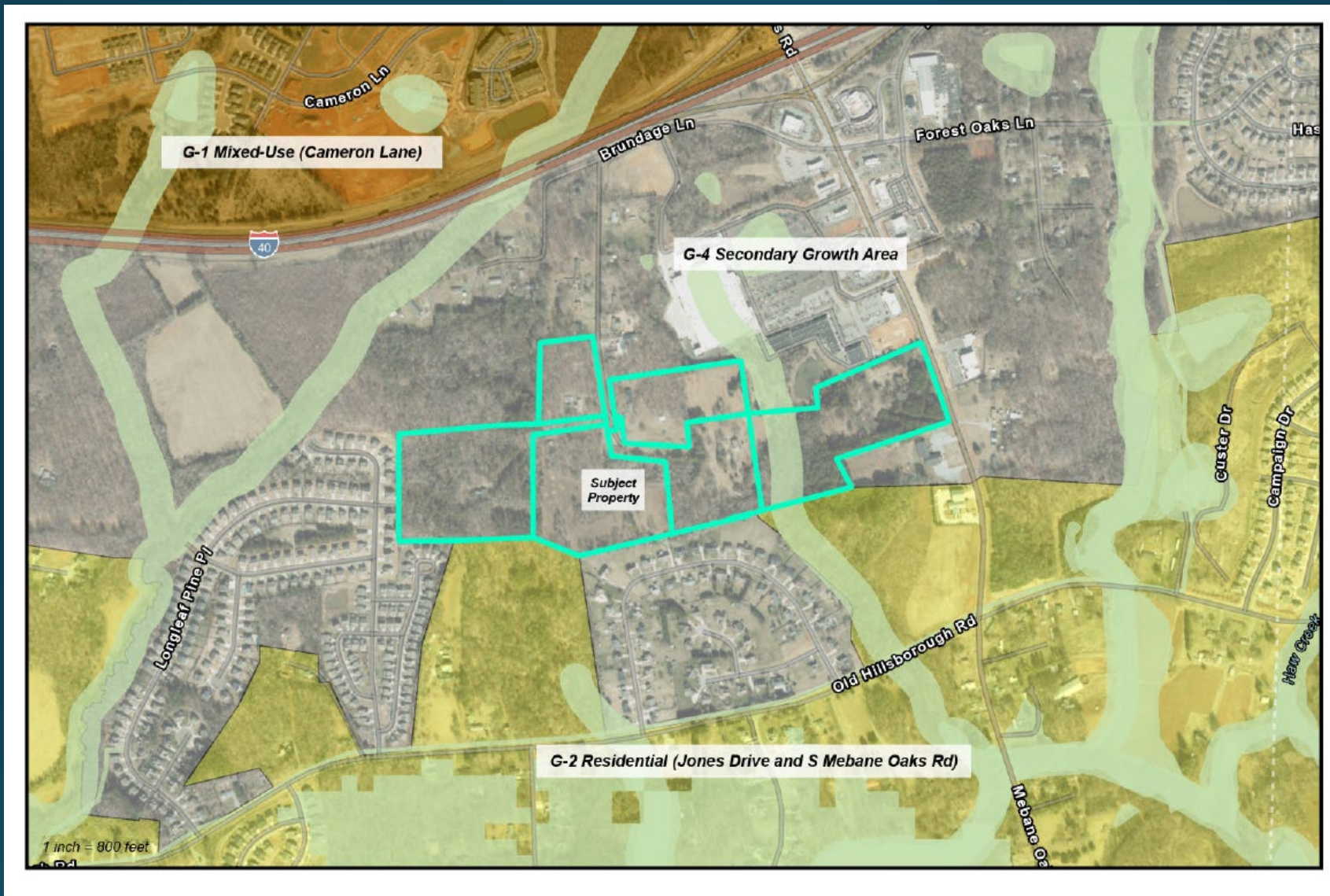


Evolve at Mebane Oaks

Conditional Rezoning Request

- Current use is single-family residential.
- Surrounding uses include:
 - Walmart and other Retail Stores
 - Restaurants and Other Commercial Uses
 - Single-Family Residential





Evolve at Mebane Oaks

Conditional Rezoning Request

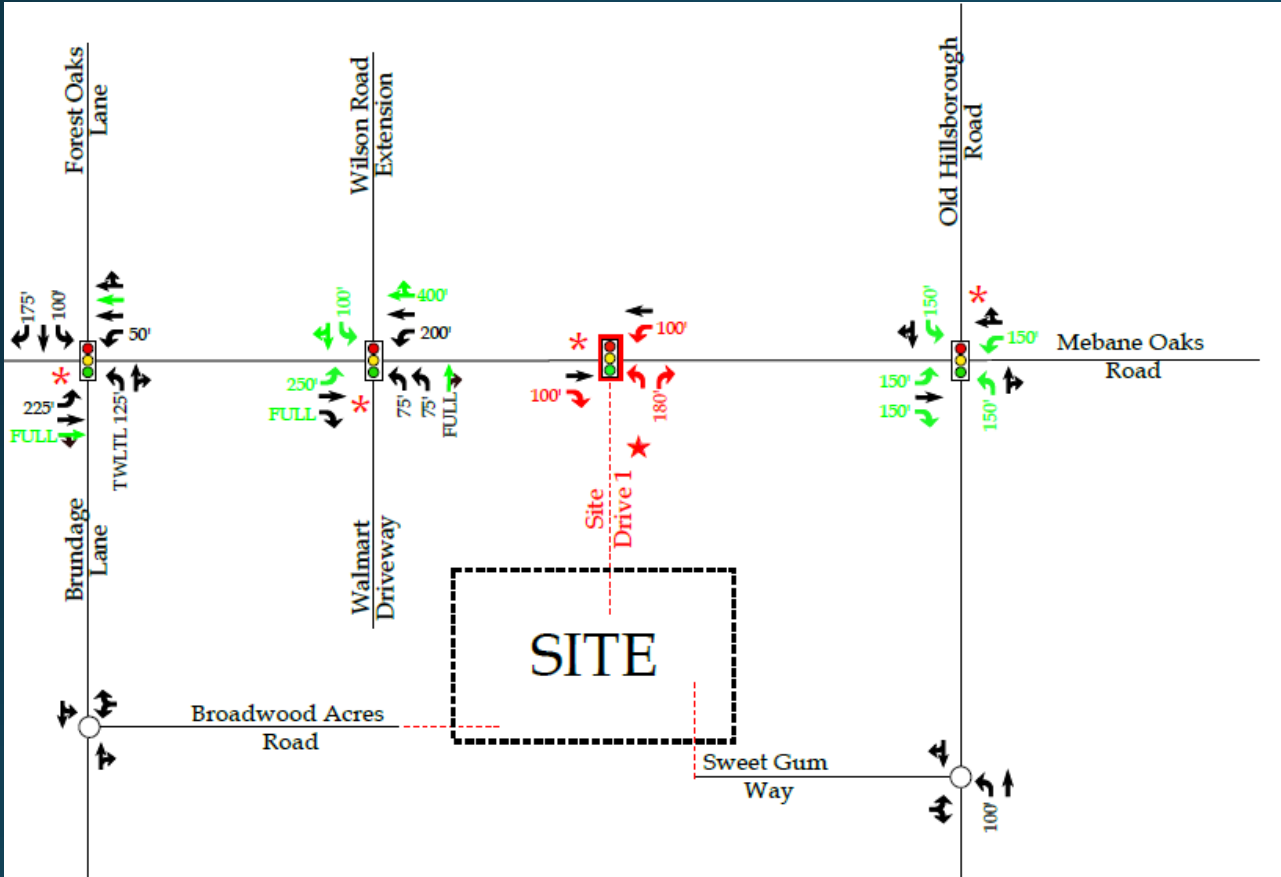
- *Mebane By Design* G-4 Secondary Growth Area



Traffic Impact Analysis (TIA)

The developer is required to make the following improvements:

- Coordinate with NCDOT to develop a coordination and timing plan for the signals along Mebane Oaks Road.
- Install a traffic signal at the site access on Mebane Oaks Road.
- Provide an exclusive northbound left-turn lane with a minimum of 100 feet of full width storage with appropriate transitions.
- Provide an exclusive southbound right-turn lane with a minimum of 100 feet of storage with appropriate deceleration taper.
- Construct the Site Access 1 (from Mebane Oaks Road) with one ingress lane and two egress lanes striped as one left-turn lane with 180' of full width storage and one right-turn lane as shown on the site plan.
- Provide an internal protected system (IPS) of 580' as shown on the site plan to ensure acceptable operations with additional traffic growth and potential addition of the 4th leg of the intersection as shown on the adopted Mebane Oaks Road Small Area Plan.





Applicant Presentation



RZ-23-05

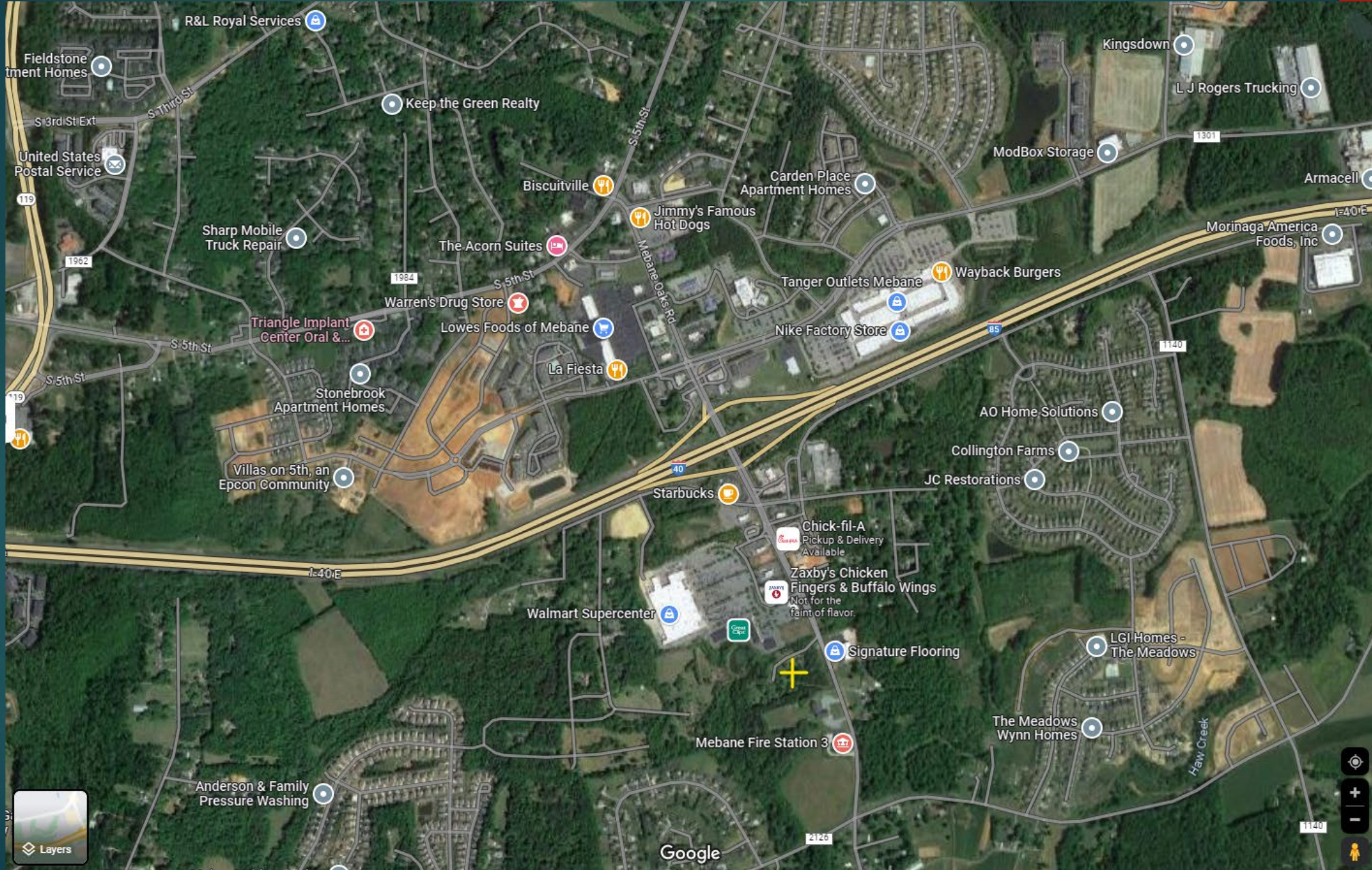
Evolve at Mebane Oaks

CITY OF MEBANE PLANNING BOARD

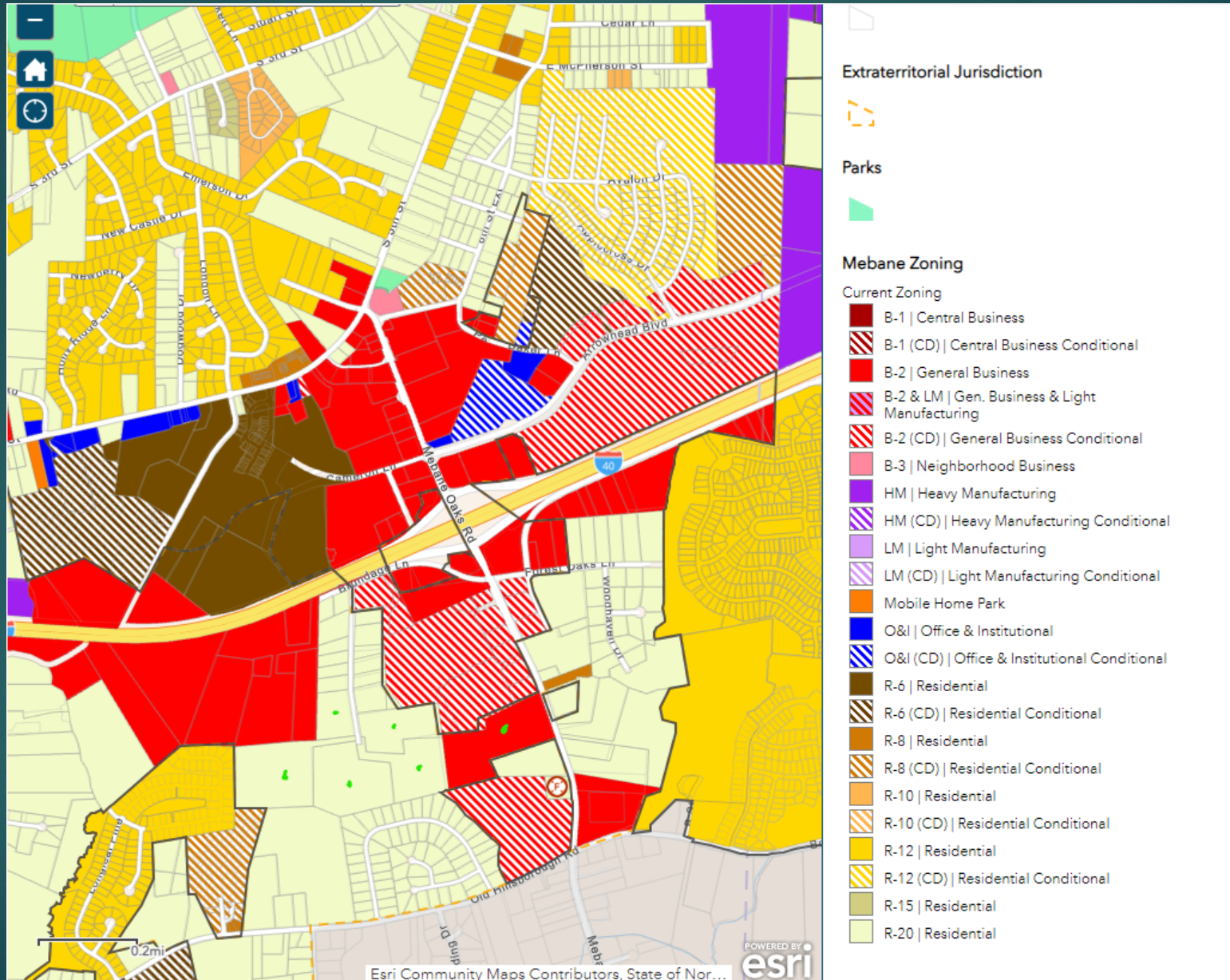
JULY 17, 2023



EXISTING LAND USE PATTERN

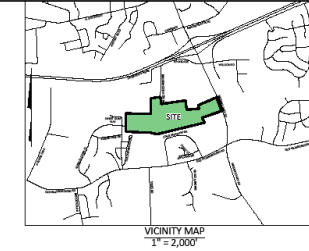


ZONING CONTEXT

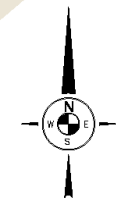


EVOLVE AT MEBANE OAKS

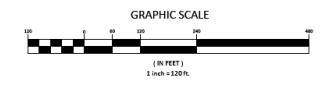
CITY OF MEBANE
ALAMANCE COUNTY, NORTH CAROLINA



SITE DATA
 TOTAL ACRES: 60.241 AC +/-
 PHASES: ZONING: R-4 (DS) PLANNED UNIT DEVELOPMENT
 UNITS: 96 SINGLE-FAMILY
 DENSITY: 458 UNITS/AC +/- 1.8 UNITS/AC



CONCEPTUAL PLAN
07/07/2023



Improvements by NCDOT STIP I-5711 and SM-5707B

STIP I-5711 is expected to improve the on/off ramps for I-85/I-40 and provide additional through lanes along the northbound and southbound approaches along Mebane Oaks Road from Arrowhead Road to the signalized Walmart Driveway intersection. The SM-5707B project is expected to provide geometric improvements at the intersection of Old Hillsborough Road and Mebane Oaks Road.

Recommended Improvements by the Mebane Oaks Mixed Use Development

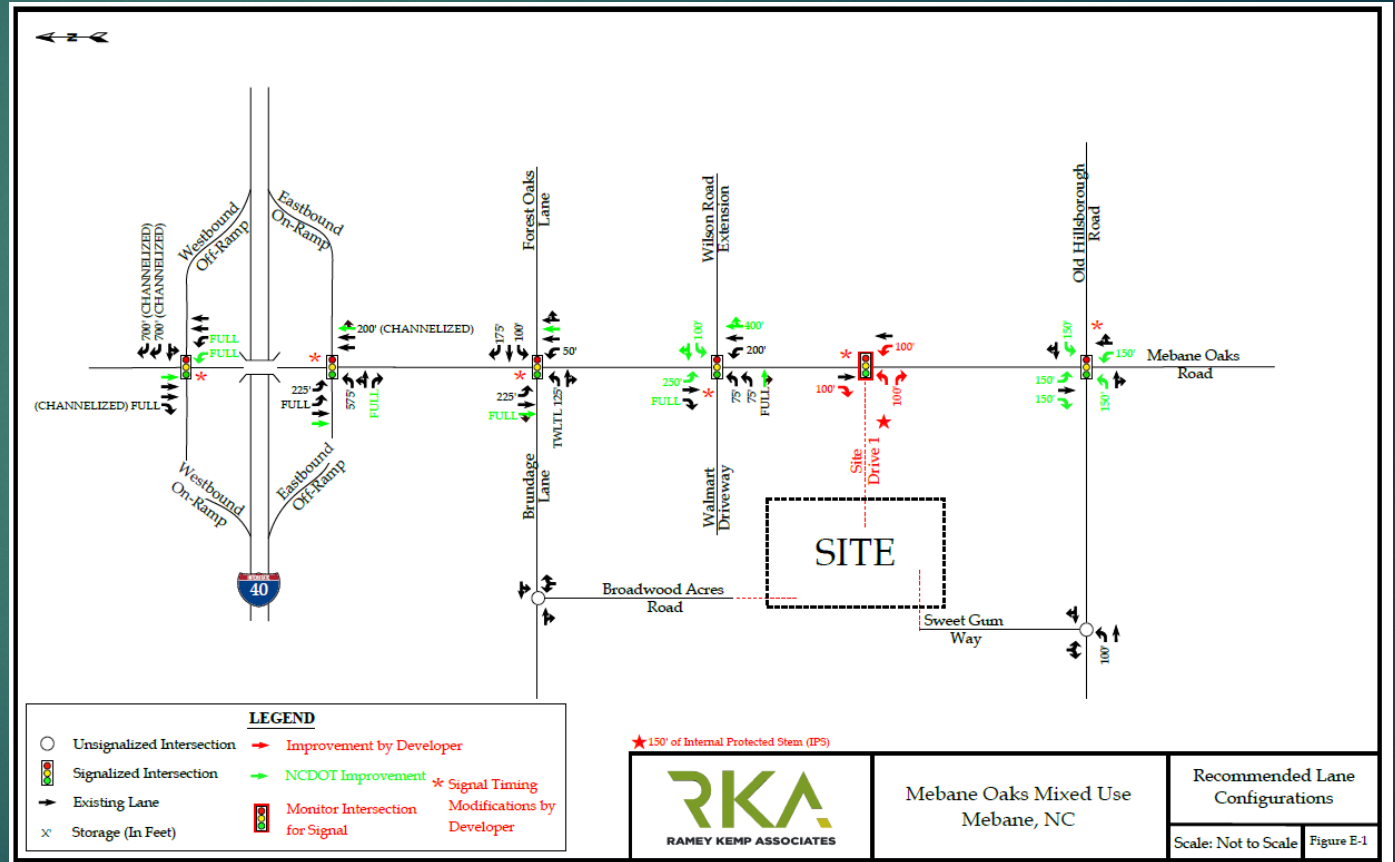
Mebane Oaks Road Corridor

- Coordinate with NCDOT to develop a coordination and timing plan for signals along Mebane Oaks Road.

Mebane Oaks Road and Site Drive 1

- Construct Site Drive 1 with one ingress lane and two egress lanes striped as one left-turn lane and one right-turn lane with 100 feet of full width storage.
- Provide an exclusive northbound left-turn lane with at least 100 feet of full width storage with appropriate deceleration and taper.
- Provide an exclusive southbound right-turn lane with at least 100 feet of storage with appropriate deceleration and taper.
- Monitor the intersection in the future as the development is constructed to determine if a traffic signal is warranted at this intersection. A traffic signal must be approved by NCDOT for installation.
- Provide an internal protected stem (IPS) of at least 150 feet for the eastbound approach.

TRAFFIC IMPROVEMENTS





Evolve at Mebane Oaks Renderings: Building 2 with Clubhouse

Mebane, NC July 10, 2023

Conceptual View 1





Evolve at Mebane Oaks Renderings: Building 2 with Clubhouse

Mebane, NC July 10, 2023

Conceptual View 2





Evolve at Mebane Oaks Renderings: Building 2 with Clubhouse

Mebane, NC July 10, 2023

Conceptual View 3



SINGLE FAMILY ILLUSTRATIVES



ELEVATION B
SHOWN WITH ADDITIONAL OPTIONS

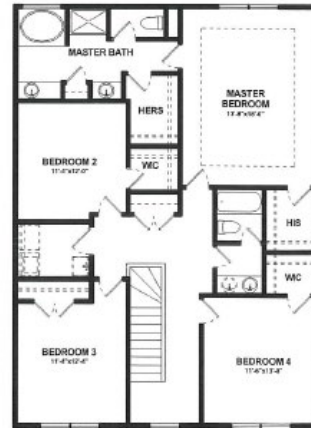


ELEVATION F

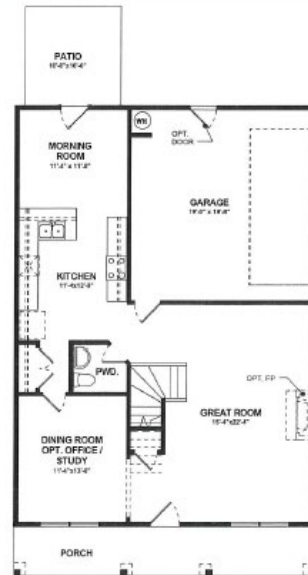


FIRST FLOOR

WREN
2308 square feet

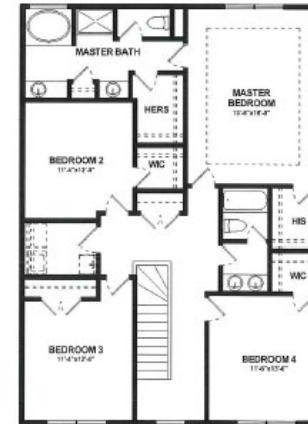


SECOND FLOOR



FIRST FLOOR

WREN
2308 square feet



SECOND FLOOR



ELEVATION C
SHOWN WITH ADDITIONAL OPTIONS

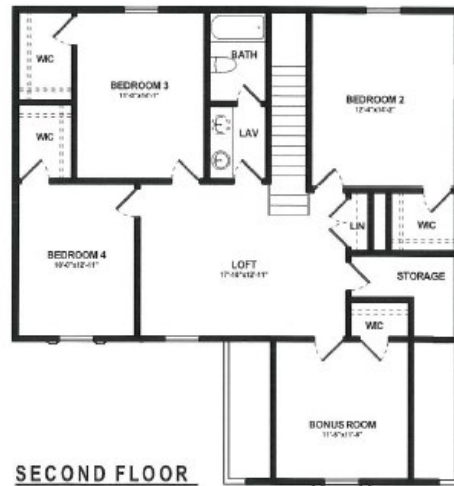


ELEVATION F
SHOWN WITH ADDITIONAL OPTIONS

AZALEA
2125 square feet

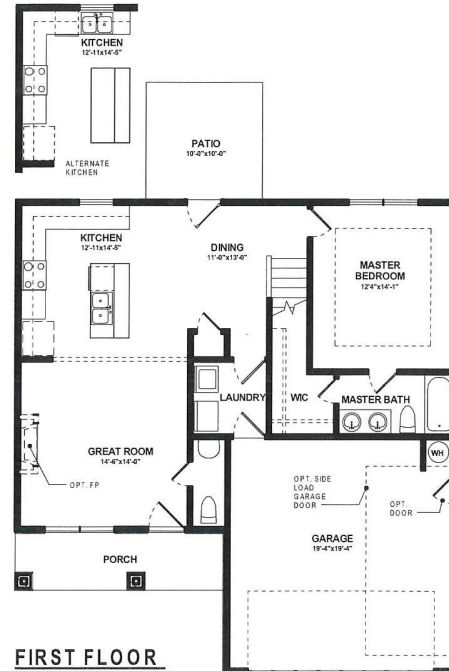


FIRST FLOOR

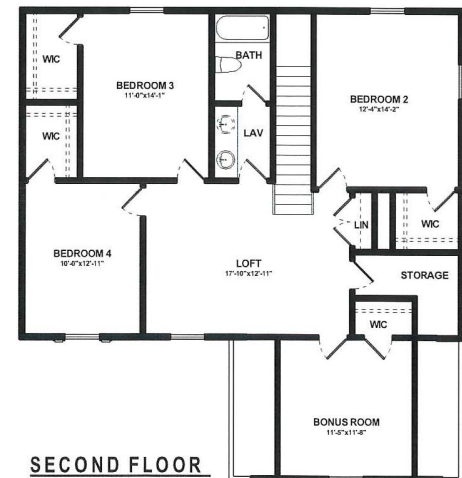


SECOND FLOOR

AZALEA
2125 square feet



FIRST FLOOR



SECOND FLOOR

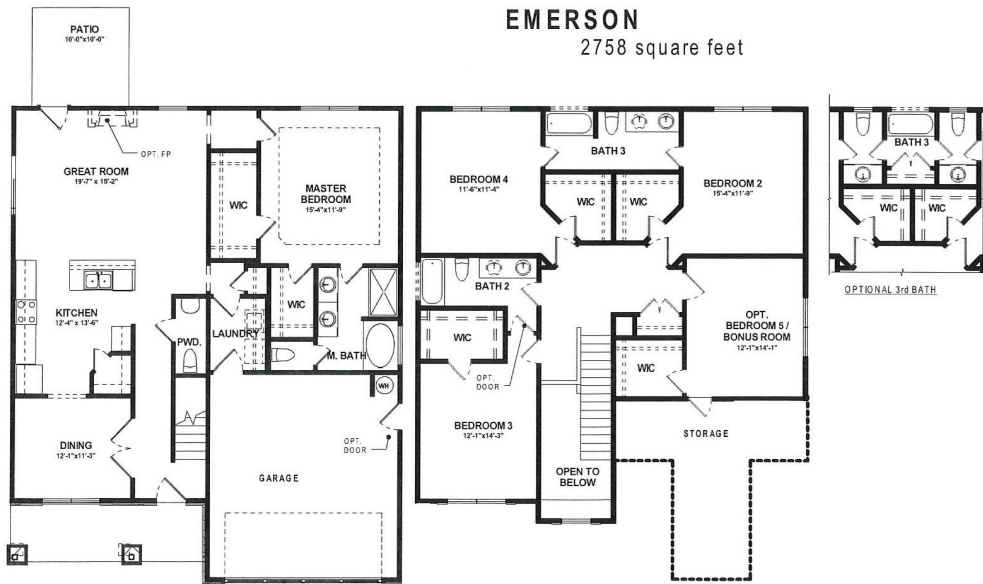


ELEVATION B
SHOWN WITH ADDITIONAL OPTIONS



ELEVATION A
SHOWN WITH ADDITIONAL OPTIONS

EMERSON
2758 square feet



FIRST FLOOR

SECOND FLOOR



FIRST FLOOR

SECOND FLOOR



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: Evolve Mebane Oaks, LLC (Tract 1) and Mebane Housing, LLC (Tracts 2-6

Address of Applicant: 2918-A Martinsville Road; Greensboro, NC 27408

Address and brief description of property to be rezoned: 1413 Mebane Oaks Road (Tract 1)
0, 1326, 1332, 1333 and 1345 Broadwood Acres Road (Tracts 2-6)

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

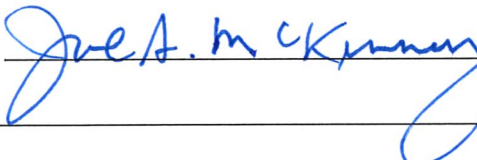
*Do you have any conflicts of interest with: Elected/Appointed Officials, Staff, etc.?

Yes ___ Explain: _____ No X

Type of re-zoning requested: R-8 (CD- Conditional Zoning)

Sketch attached: Yes X No _____

Reason for the requested re-zoning: To permit proposed redevelopment as shown on attached plans.

Signed: 

Date: _____

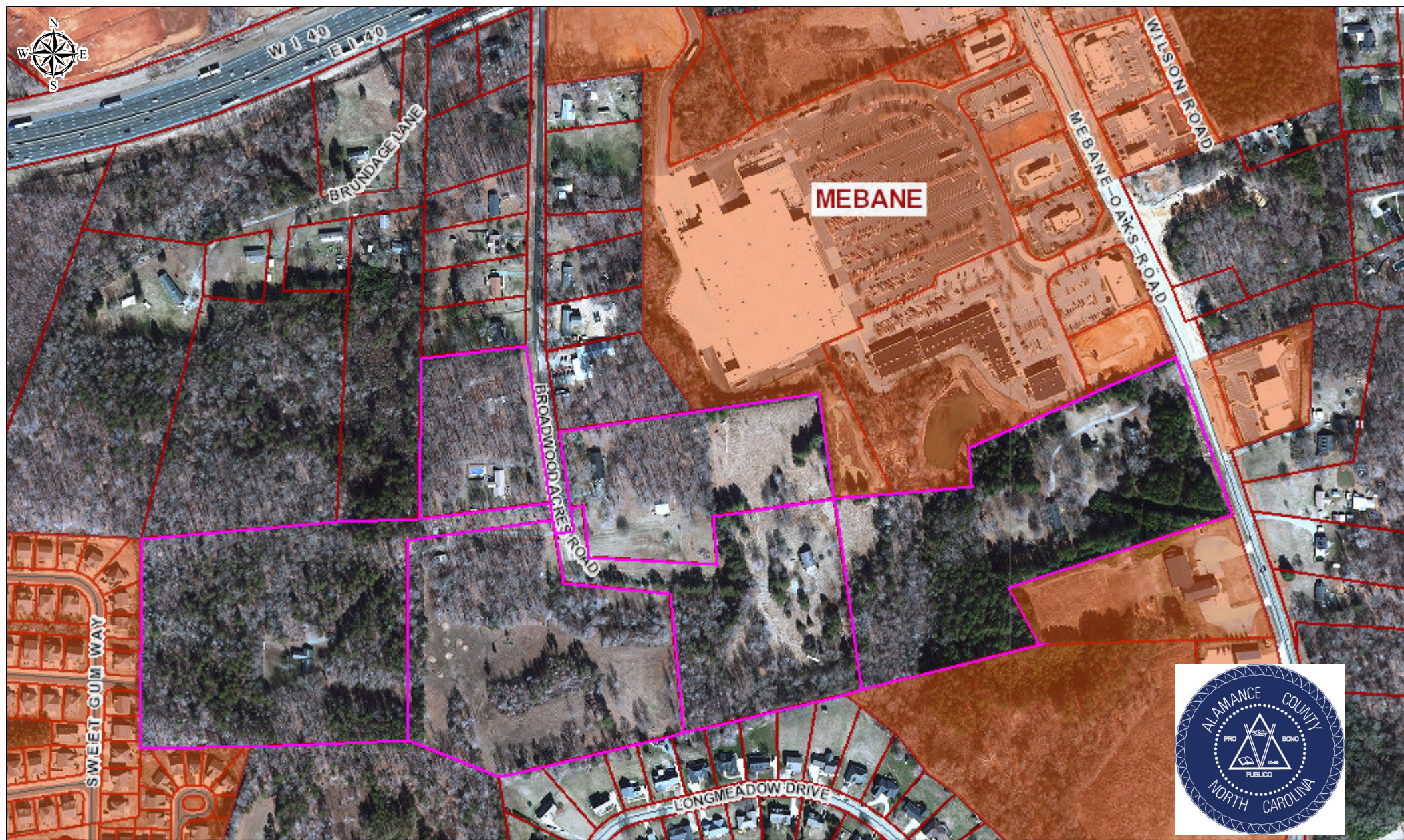
Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

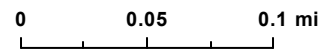
The following items should be included with the application for rezoning when it is returned:

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: EVOLVE MEBANE OAKS LLC

July 12, 2023



2918 A MARTINSVILLE ROAD
 GREENSBORO, NC 27408
 GPIN: 9824020553
 PID: 10-23-48

Heavy Industrial Development Applicants

 APPLIED FOR PERMIT

 PERMIT APPROVED

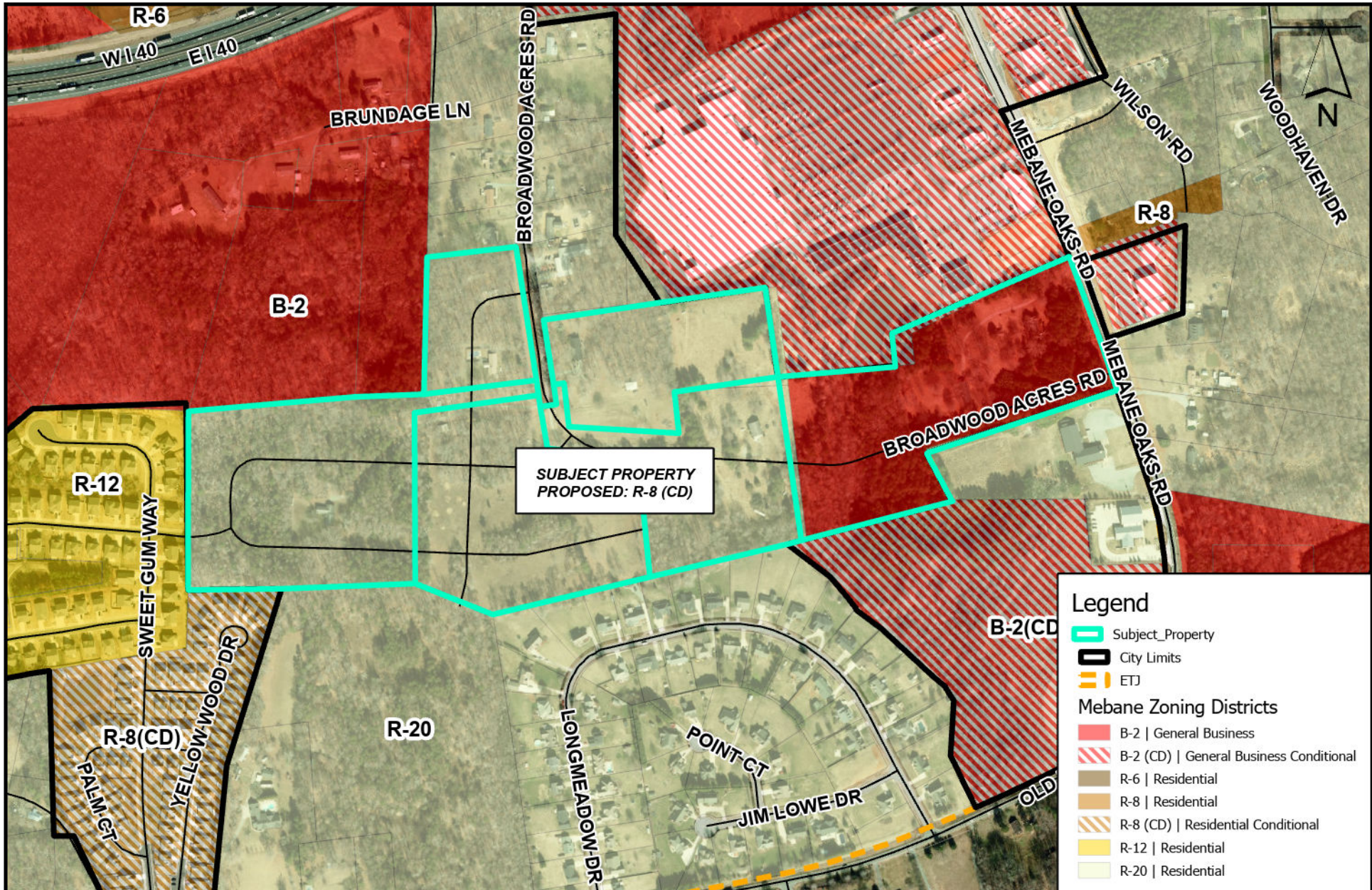
 PERMIT RENEWED

 UNDER CONSTRUCTION

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: 7/12/2023

Alamance County GIS
 Alamance County GIS Department



CITY OF MEBANE ZONING MAP

CONDITIONAL REZONING EVOLVE AT MEBANE OAKS

1 inch = 500 feet

DATE: 07/10/23

DRAWN BY: RG

DEVELOPMENT & UTILITY NOTES:

- ALL NEW UTILITIES TO BE LOCATED UNDERGROUND.
- ALL PUBLIC UTILITIES AND CONNECTIONS TO PUBLIC UTILITIES SHALL CONFORM TO THE CITY OF MEBANE STANDARDS AND SPECIFICATIONS.
- FIRE HYDRANT AND VALVE LOCATIONS TO BE SHOWN ON CONSTRUCTION DRAWINGS UPON INPUT FROM THE CITY OF MEBANE FIRE AND ENGINEERING DEPT.
- ALL UTILITIES AND BMP DEVICES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION DESIGN PROCESS.
- EASEMENTS MEETING CITY OF MEBANE STANDARDS SHALL BE LOCATED ON ALL PUBLIC UTILITIES LOCATED OUTSIDE OF RIGHT-OF-WAY. NO FENCING OF PUBLIC UTILITY EASEMENTS WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY OF MEBANE. A NOTE SHALL BE ADDED TO THE HOA DOCUMENTS TO THIS EXTENT.
- 10' UTILITY EASEMENT REQUIRED ALONG PUBLIC STREET RIGHT OF WAY.
- AS A HIGH DENSITY PROJECT THIS DEVELOPMENT SHALL COMPLY WITH NPDES PHASE II STORMWATER REGULATIONS, RIPARIAN BUFFER ORDINANCE AND THE CITY OF MEBANE STORM DRAINAGE DESIGN MANUAL.
- ANY LANDSCAPE BUFFERS ON PRIVATE LOTS SHALL BE IN EASEMENTS MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- PRESERVED TREE AREAS WILL BE FENCED OFF AND UNDISTURBED DURING CONSTRUCTION.
- ALL COMMON ELEMENTS ARE THE RESPONSIBILITIES OF THE HOA.
- OBTAIN NCDOT DRIVEWAY PERMIT FOR PROPOSED ACCESS FOR MEBANE OAKS ROAD AND BROADWOOD ACRES ROAD PRIOR TO CONSTRUCTION.
- OBTAIN NCDOT THREE-PARTY ENCROACHMENT AGREEMENT FOR PROPOSED/STIPULATED WATER AND SEWER CONSTRUCTION AND ANY SIDEWALK, MULTI-USE PATHS AND RELATED APPURTENANCES.
- PARCEL TO BE ANNEXED INTO THE CITY OF MEBANE CORPORATE LIMITS. ANY AREA OF PARCEL NOT LOCATED IN THE CITY OF MEBANE CORPORATE LIMITS OR ETC., WILL NEED TO BE ANNEXED BY THE CITY PRIOR TO ANY ZONING ACTION BY THE CITY COUNCIL.
- FLOOD STUDY WILL BE REQUIRED AT THE CONSTRUCTION DRAWING PHASE
- OVERALL SUBDIVISION SPEED LIMIT TO BE 25 MPH.
- UTILITIES TO BE SCREENED WITH EVERGREEN PLANTS (TRANSFORMERS, AC UNITS, ETC.)
- THE CITY OF MEBANE WILL ONLY MAINTAIN ITEMS SUCH AS SIDEWALKS, WATER, SEWER, STREET AND STORM DRAINS THAT ARE IN PUBLIC RIGHT-OF-WAY OR SPECIFICALLY HAVE AN EASEMENT DEDICATED TO THE CITY OF MEBANE FOR OWNERSHIP AND MAINTENANCE OR A DEDICATED PARCEL OF LAND. HOWEVER, ALL LANDSCAPING IS WITH THE HOA TO MAINTAIN.
- LANDSCAPING AND LIGHTING PLANS TO BE PROVIDED WITH CONSTRUCTION DRAWINGS.
- LIGHTING PLAN COMPLYING WITH SECTION 6-6 OF THE UDO WILL BE PROVIDED WITH CONSTRUCTION DRAWINGS.
- STREAM AND WETLAND IMPACTS WILL BE PERMITTED THROUGH US ARMY CORPS OF ENGINEERS AND NCDWR. BUFFER IMPACTS WILL BE PERMITTED THROUGH CITY OF MEBANE.
- SITE IS TO PROVIDE POST DEVELOPMENT MATCHING OF PRE DEVELOPMENT RUNOFF RATES FOR 100 YEAR STORM UDO TO EXTENSIVE DOWNSTREAM FLOODING CONCERNS.
- AT LEAST ONE ENTRANCE TO THE SUBDIVISION WILL MEET THE STANDARDS LISTED IN SECTION 7-4.5.F.38 OF THE UDO.
- ALL COMMON OPEN SPACE, INCLUDING STORMWATER CONTROL MEASURES, PONDS, DRAINAGE SWALES, STREETS/CAPES, BUFFERS, RETAINING WALLS, LANDSCAPING WITHIN ROUNDABOUTS, MEDIANS AND OTHER COMMON ELEMENTS ARE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION AND OR MULTI-FAMILY PROPERTY OWNER TO OWN AND MAINTAIN.
- ALL LANDSCAPING SHALL BE COMPLETED OR BONDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR EACH PHASE OF DEVELOPMENT.

PARCEL DATA:

GPIN # 9824020553, 9814921385, 9814920726, 9814824291, 9814727217 & 5814923848
 TOTAL ACREAGE: 60.241 AC +/-
 DEED REF: D.B. 328 PG. 127
 D.B. 881 PG. 30
 D.B. 880 PG. 718
 D.B. 2108 PG. 524
 D.B. 4265 PG. 860
 PLAT REF: P.B. 49 PG. 183
 P.B. 58 PG. 82
 P.B. 70 PG. 349

EXISTING ZONING: B-2 & R-20

EXISTING USE: SINGLE FAMILY RESIDENTIAL & VACANT LAND
 PROPOSED SINGLE FAMILY LOTS: 96
 PROPOSED MULTI-FAMILY UNITS: 320

AREA DATA:

TOTAL AREA: 60.241 AC
 AREA IN MEBANE OAKS R/W: 0.387 AC
 NET AREA: 59.854 AC

AREA IN PROP. LANDSCAPE BUFFERS: 4.12 AC
 AREA IN STREAM BUFFERS, WETLANDS & 15% SLOPES: 3.08 AC

QUANTITY DATA:

A) TOTAL LF OF STREETS: 7,650 LF
 B) TOTAL LF SIDEWALKS: 10,230 LF
 C) LF STORM DRAINAGE: 8,300 LF
 D) LF WATER LINE: 7,372 LF
 E) LF GRAVITY SEWER: 6,520 LF
 F) SERVICE CONNECTIONS: 96
 # OF WATER SERVICES: 96
 # OF SEWER SERVICES: 96
 G) NUMBER OF DRIVEWAYS: 96
 H) NUMBER OF ENGINEERED STORMWATER DEVICES: 4 DEVICES
 TOTAL # OF BEDROOMS: 897
 SINGLE FAMILY (ASSUMED 4 BEDROOMS PER UNIT): 384
 APARTMENTS: 513

SINGLE FAMILY LOT DIMENSIONAL DATA PROPOSED:

A. NUMBER OF LOTS=96
 B. LOT SIZE=3,000 S.F.
 MIN. LOT WIDTH AT BUILDING LINE = 50'
 LOT WIDTH AT STREET = 35' (CUL-DE-SAC)
 FRONT SETBACK: 25'
 SIDE SETBACK: 10'
 SIDE STREET: 18'
 REAR SETBACK: 20'
 MAXIMUM BUILDING HEIGHT: 40'
 MAXIMUM LOT BUILDING COVERAGE: 40%

APARTMENT DIMENSIONAL DATA PROPOSED:

96 UNITS PROPOSED
 REQ'D PARKING 2 SPACES/UNIT + 5 SPACES/BEDROOM OVER 2
 ASSUMING A BEDROOM PER UNIT = 31 UNIT = 96 x 3 = 288 REQUIRED
 PROP. PARKING = 4 SPACES PER UNIT (2 DRIVEWAY & 2 GARAGE)
 96 x 4 = 384 + 7 (KIOSK) = 391 SPACES PROVIDED

COMMON OPEN SPACE & PRIVATE RECREATION INFORMATION

AS A CONDITION TO SATISFY THE PUBLIC RECREATION, REMAINING PRIVATE RECREATION AND REMAINING PRIVATE COMMON OPEN SPACE REQUIREMENTS FOR THE OVERALL DEVELOPMENT, OWNER TO DEDICATE THE PROPOSED LOT TO THE CITY OF MEBANE AS SHOWN ON THESE PLANS.
 TOTAL COMMON OPEN SPACE PROVIDED: 13.77 AC
 MULTI-FAMILY: 8.85 AC ±
 SINGLE FAMILY: 4.92 AC ±
 (THIS ACREAGE EXCLUDES THE LOT TO BE DEDICATED TO THE CITY OF MEBANE & STORMWATER PONDS)

SINGLE FAMILY:

PUBLIC REC REQ'D: 1,250 SF/UNIT = 1,250 SF x 96 = 115,200 SF = 2.65 AC ±

MULTI-FAMILY:

A PRIVATE OPEN SPACE REQ'D: 1,000 SF/UNIT = 1,000 x 320 = 320,000 = 7.34 AC ±
 PRIVATE OPEN SPACE PROVIDED = 308,572 = 7.08 AC ±

PRIVATE REC PROVIDED:

77,135 SF = 1.77 AC ±
 PUBLIC REC REQ'D: 1,250 SF/UNIT = 1,250 x 320 = 400,000 = 9.18 AC ±

NON-RESIDENTIAL (LOT DEDICATED TO CITY OF MEBANE):

PRIVATE OPEN SPACE REQ'D: 15% TOTAL AREA = 0.150 x 7,436 = 1.12 AC ±

MULTI-FAMILY UNIT & PARKING BREAKDOWN ALL 4 STORY

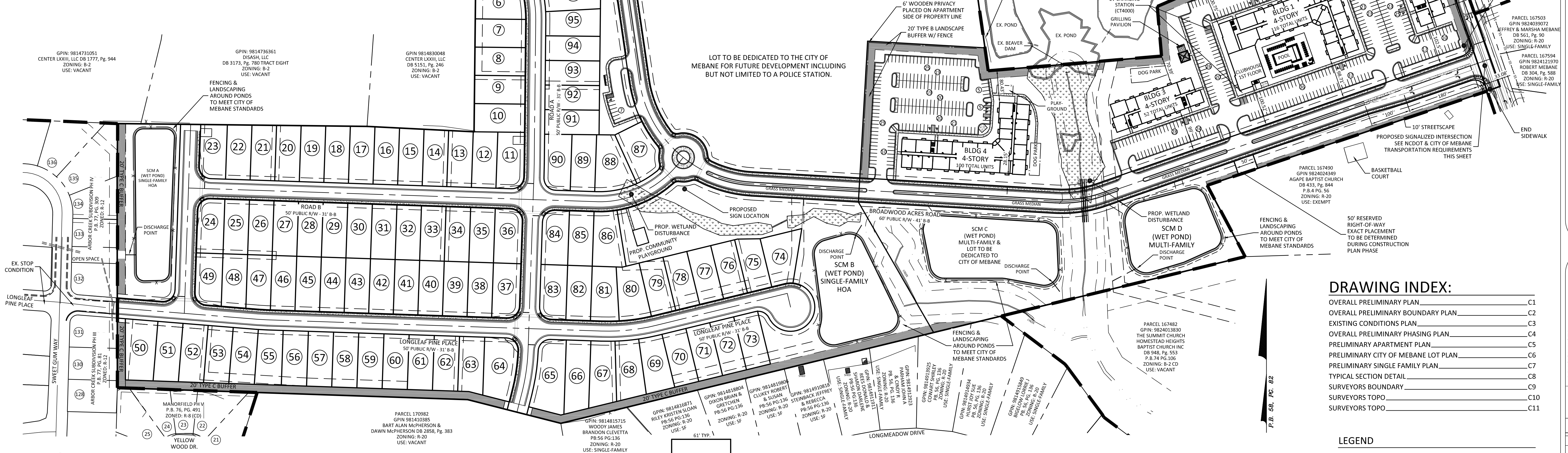
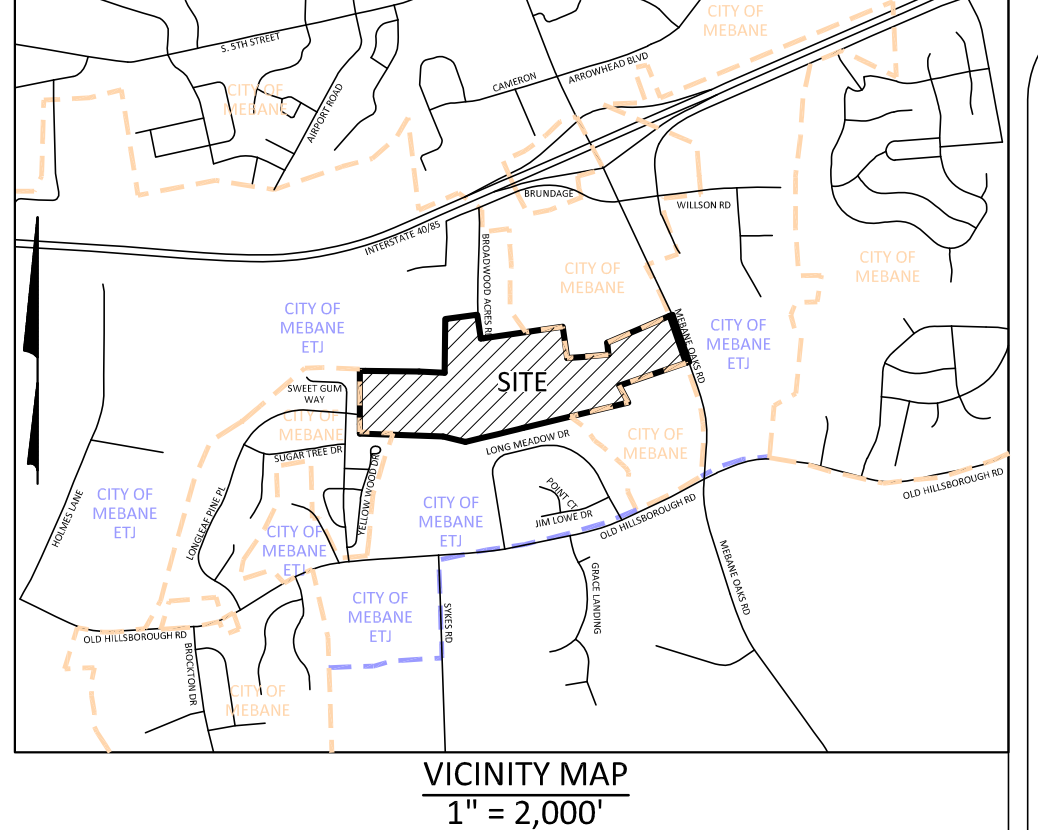
BUILDING	STORIES	1 BEDROOM	2 BEDROOM	3 BEDROOM
BUILDING 1	1ST LEVEL	10	9	1
	2ND-4TH	48	42	6
BUILDING 2	4	20	28	4
BUILDING 3	4	20	28	4
BUILDING 4	4	52	40	8
TOTAL UNITS		150	147	23
REQ'D PARKING PER UNIT		1.5	1.75	2
REQ'D PARKING		225		
PROVIDED PARKING		528		
		\$10 STANDARD SPACES; 4 EV CHARGING; 14 HANDICAP; 6 COMPACT = 534 TOTAL		

OVERALL UNIT COUNT

TYPE	QUANTITY	PROPOSED ZONING	DENSITY
SINGLE-FAMILY	96	R-8(CD), PUD	2.92 UNITS/AC
APARTMENTS	320	R-8(CD), PUD	16.38 UNITS/AC
TOTAL	416		
OVERALL DENSITY = 7.93 UNITS/AC			

UTILITY JURISDICTION

UTILITY	PUBLIC	PRIVATE	JURISDICTION
WATER	YES		CITY OF MEBANE
SANITARY	YES		CITY OF MEBANE
ROADWAY	YES		CITY OF MEBANE

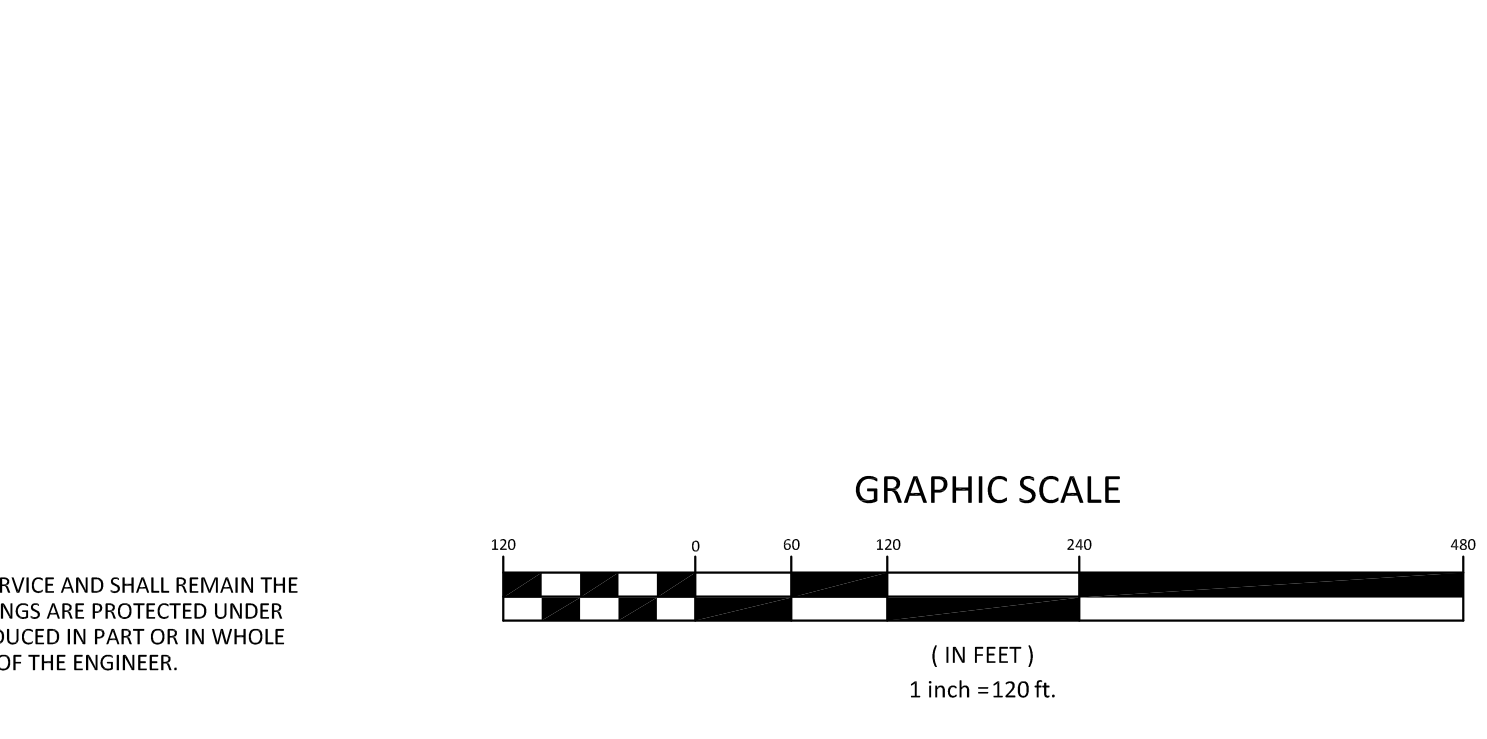


ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

BEFORE YOU DIG!
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 IT'S THE LAW!

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NCDOT & CITY OF MEBANE TRANSPORTATION REQUIREMENTS

Mebane Oaks Road Corridor

- Coordinate with NCDOT to develop a coordination and timing plan for the signals along Mebane Oaks Road

Mebane Oaks Road and Site Access 1 (Broadwood Acres Rd.)

- Construct Site Access 1 with one ingress lane and two egress lanes striped as one left-turn lane with 180 feet of full width storage and one right-turn lane as shown on the site plan.
- Provide an exclusive northbound left-turn lane along Mebane Oaks Road with a minimum of 100 feet of full width storage with appropriate deceleration and taper.
- Provide an exclusive southbound right-turn lane along Mebane Oaks Road with a minimum of 100 feet of storage with appropriate deceleration and taper.
- Install a traffic signal.
- Provide Internal Protected and Staggered of 300 feet as shown on the site plan to ensure acceptable operations with additional traffic growth and potential addition of the 4th leg of the intersection as shown on the Anteposed Mebane Oaks Road Small Area Plan

Multimodal and Streetscape Improvements

- Any locally stipulated multi-modal enhancements including but not limited to sidewalk, bike lanes, bus pull outs, lighting, landscaping, etc. on State maintained routes are subject to NCDOT requirements and approval through the encroachment process.

ENGINEERING REVIEW FEE

UNIT TYPE	NUMBER OF UNITS	FEE	TOTAL
APARTMENT	320	25	\$8,000
SINGLE FAMILY	96	25	\$2,400
TOTAL	416	25	\$10,400

DRAWING INDEX:

- OVERALL PRELIMINARY PLAN C1
- OVERALL PRELIMINARY BOUNDARY PLAN C2
- EXISTING CONDITIONS PLAN C3
- OVERALL PRELIMINARY PHASING PLAN C4
- PRELIMINARY APARTMENT PLAN C5
- PRELIMINARY CITY OF MEBANE LOT PLAN C6
- PRELIMINARY SINGLE FAMILY PLAN C7
- TYPICAL SECTION DETAIL C8
- SURVEYORS BOUNDARY C9
- SURVEYORS TOPO C10
- SURVEYORS TOPO C11

LEGEND

- WATER METER BOX (WM)
- WATER VALVE (WV)
- STORM MANHOLE (STMH)
- UTILITY POLE
- LIGHT POLE
- GROUND LIGHT
- GUY WIRE
- YARD INLET (YI)
- GAS VALVE
- OVERHEAD POWER LINE
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRICAL
- FENCE LINE
- WOODS/LINE (TYP.)
- FIRE HYDRANT (HYD)
- SANITARY SEWER MANHOLE (SSMH)
- CLEAN OUT
- DEED BOOK
- PLAT BOOK
- PAGE
- RIGHT-OF-WAY
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CONC
- CONCRETE
- RCP
- REINFORCED CONCRETE PIPE
- DRIP INLET
- CURB INLET
- FINISH FLOOR ELEVATION
- BSMT
- BASINMENT
- TRFD
- TELEPHONE PEDESTAL
- THH
- TELEPHONE HAND HOLD
- DMUE
- DRAINAGE MAINTENANCE & UTILITY EASEMENT
- CE
- COMMON ELEMENTS

ENGINEERING REVIEW FEE

NO. **DATE** **REVISION NOTE**

1	11/25/23	CITY OF MEBANE COMMENTS
2	03/28/23	CITY OF MEBANE COMMENTS
3	06/09/23	CITY OF MEBANE COMMENTS
4	06/28/23	CITY OF MEBANE COMMENTS
5	07/07/23	CITY OF MEBANE COMMENTS

DRAWN BY: SDT
CHECKED BY: ARS
DATE: 10/28/2022
PROJECT NO.: 505-02
REF. NO.:
SCALE: 1"=120'

LEGEND

- ESOND IRON PIPE
- SET IRON PIPE
- COMPLETED POINT
- CONCRETE MONUMENT
- CE
- COMMON ELEMENTS
- R/W
- RIGHT OF WAY
- F
- FENCE LINE
- D.B.
- DEED BOOK
- PG.
- PAGE
- DE
- DRAINAGE ESMT.
- CE
- COMMON ELEMENTS

811

C1

1 OF 11

EVOLVE AT MEBANE OAKS

OVERALL PRELIMINARY PLAN

Aden R. Stoltzfus, PE C-3812
 aden@seleengineering.com
 336-904-0207
 683 Gralin Street
 Kernersville, NC 27284

SEI
 Stoltzfus Engineering Inc.
 Civil Engineering Consultants

PROPERTY OWNER INFORMATION:
 MEBAKE HOLDINGS, LLC
 2918-A MARTINSVILLE ROAD
 GREENSBORO, NC 27408

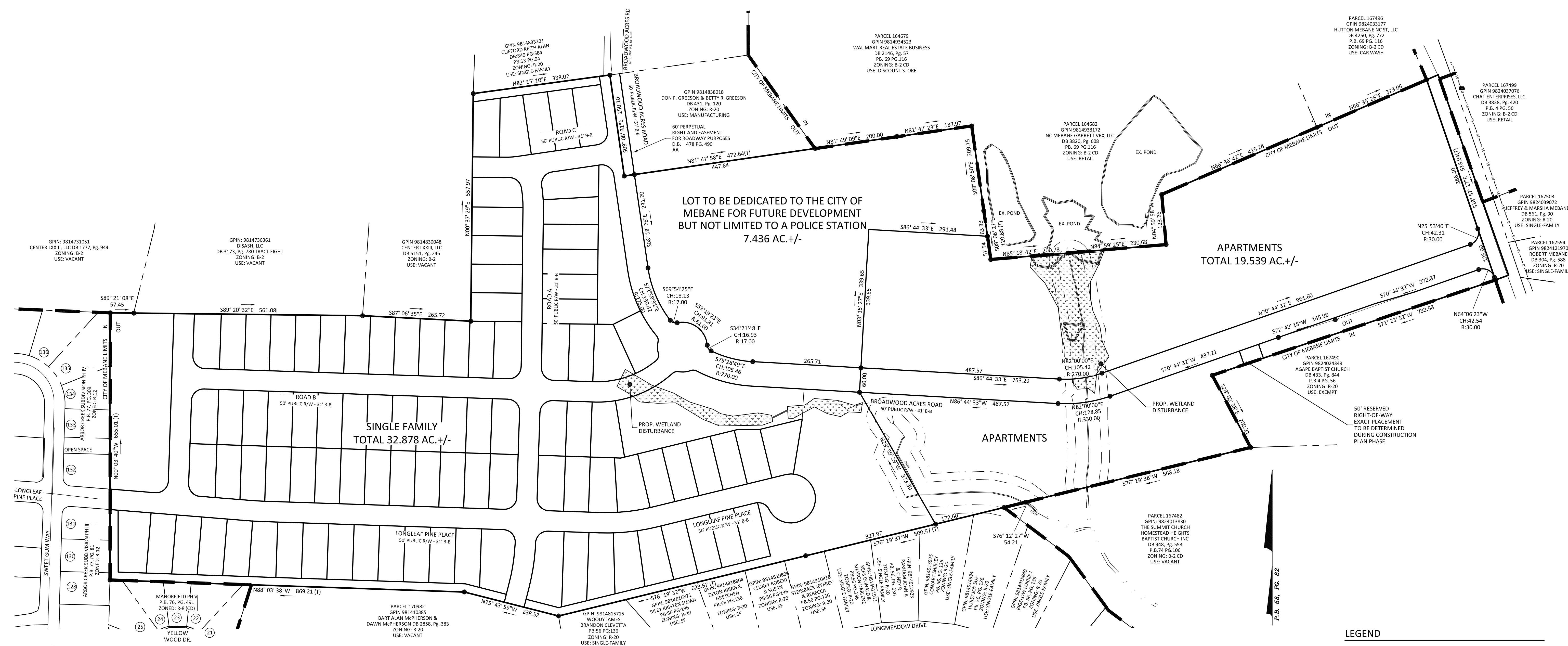
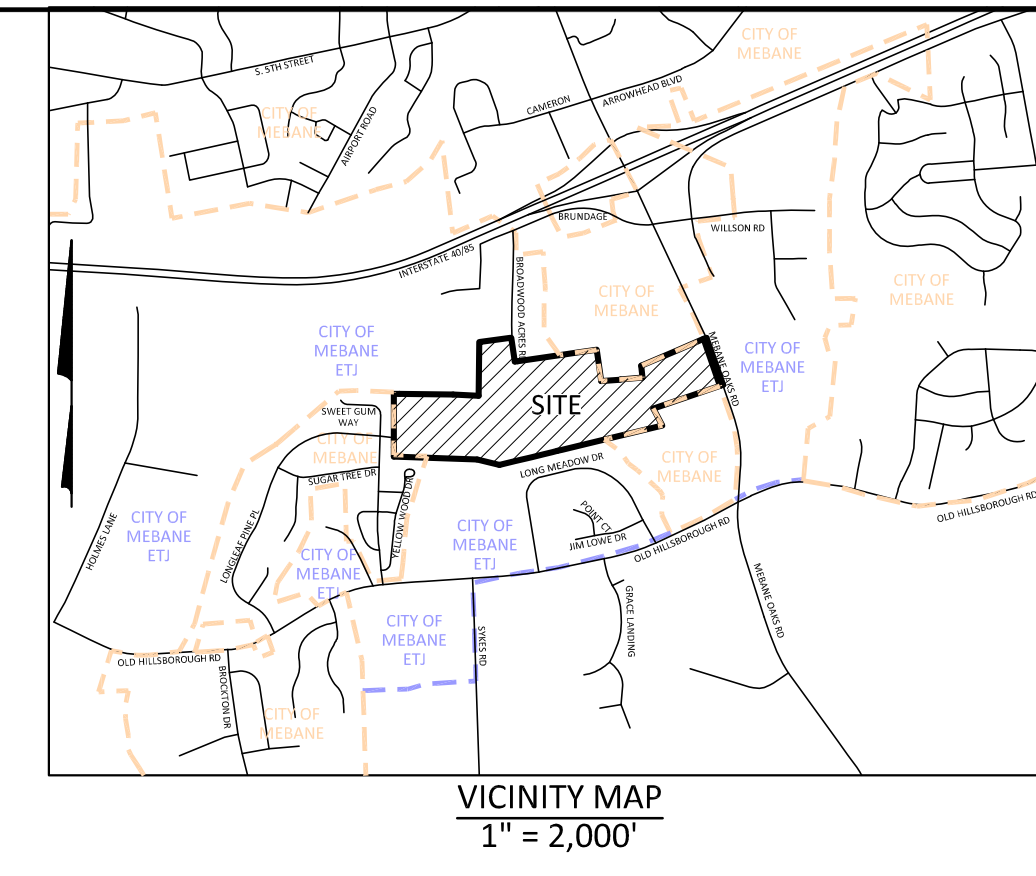
PROPERTY OWNER INFORMATION:
 MEBAKE HOLDINGS, LLC
 2918-A MARTINSVILLE ROAD
 GREENSBORO, NC 27408

PROJECT LOCATION:
 STATE ROUTE 100/101A
 COUNTY: ALAMANCE
 TOWNSHIP: MELVILLE

811

C1

1 OF 11



EVOLVE AT MEBANE OAKS

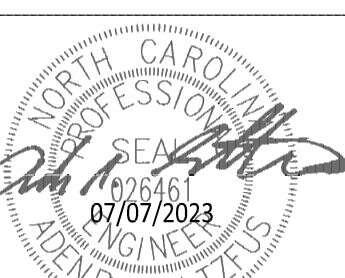
OVERALL PRELIMINARY BOUNDARY PLAN

PROPERTY OWNER INFORMATION:
 EVOLVE MEBANE OAKS, LLC
 4918-A MARTINSVILLE ROAD
 GREENSBORO, NC 27408

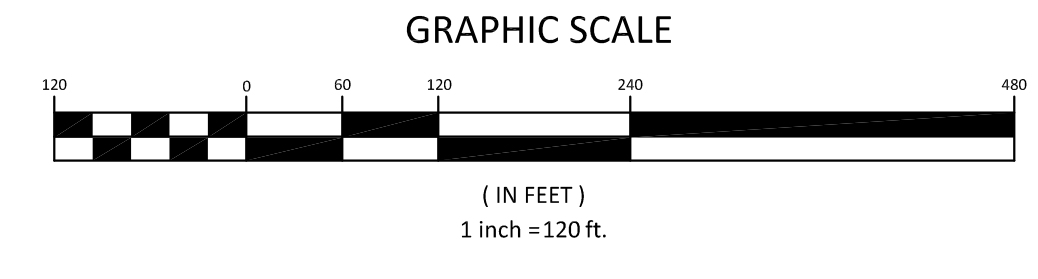
PROPERTY OWNER INFORMATION:
 MEBANE HOUSING, LLC
 2918-A MARTINSVILLE ROAD
 GREENSBORO, NC 27408

NO.	DATE	REVISION NOTE
1	11/25/23	CITY OF MEBANE COMMENTS
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5	07/07/23	CITY OF MEBANE COMMENTS

DRAWN BY: SDT
 CHECKED BY: ARS
 DATE: 10/28/2022
 PROJECT NO.: 505-02
 REF. NO.:
 SCALE: 1"=120'



BEFORE YOU DIG!
 CALL 811 N.C. ONE-CALL CENTER
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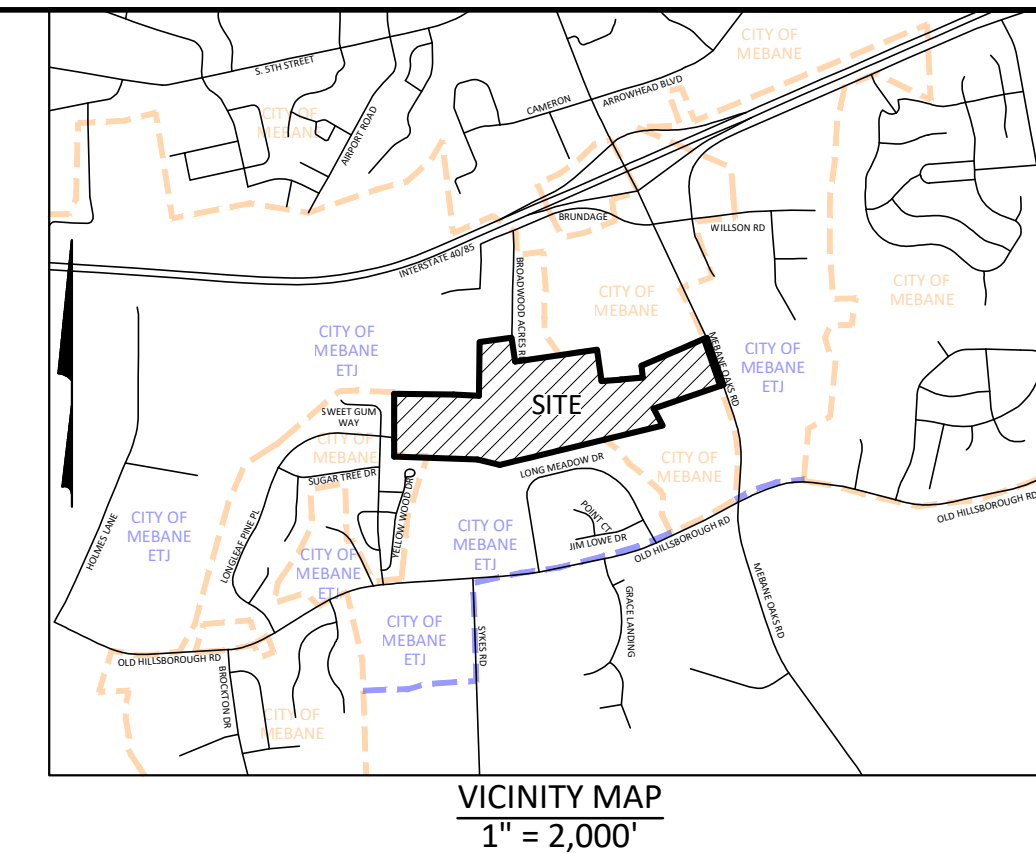
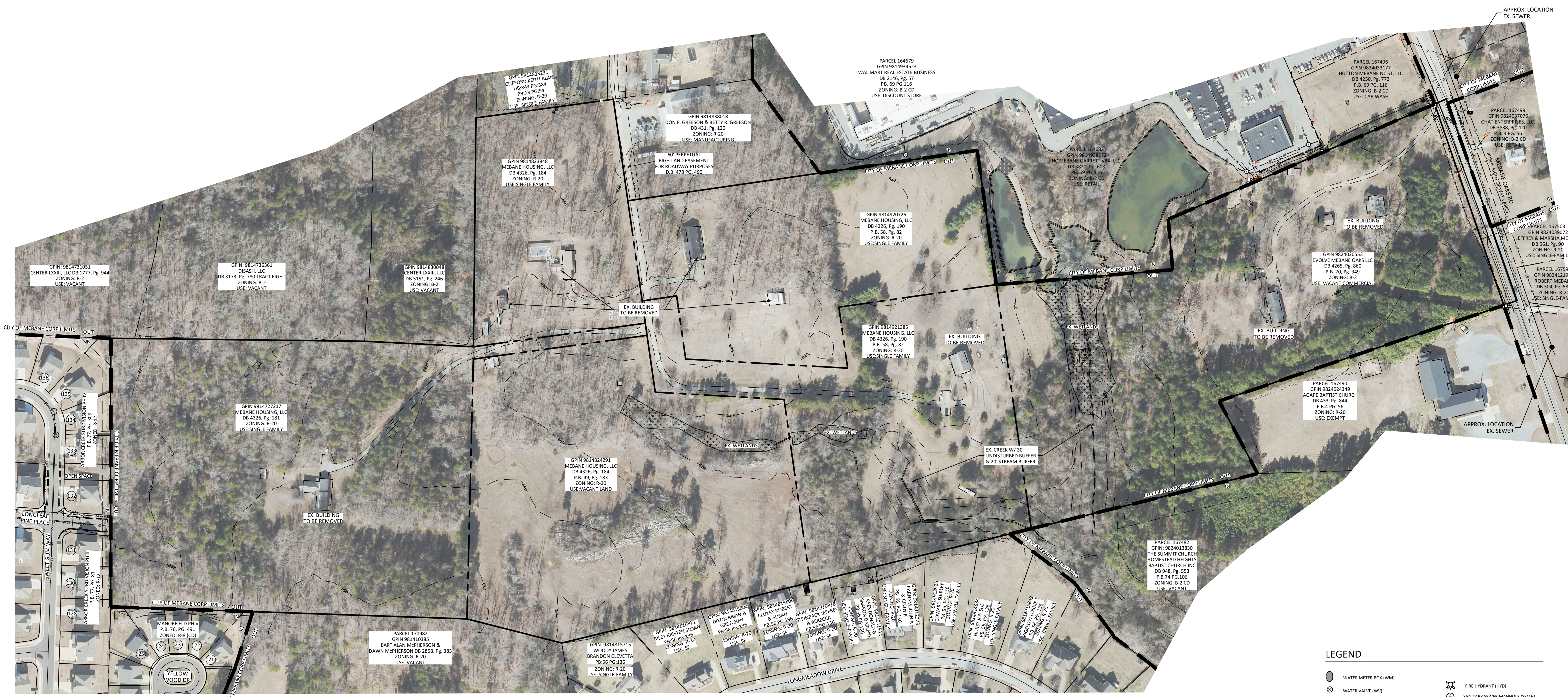


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LEGEND

	WATER METER BOX (WM)		FIRE HYDRANT (HYD)
	WATER VALVE (WV)		SANITARY SEWER MANHOLE (SSMH)
	STORM MANHOLE (STMH)		CLEAN OUT
	UTILITY POLE		PLAT BOOK
	LIGHT POLE		PAGE
	GROUND LIGHT		RIGHT-OF-WAY
	GUY WIRE		EDGE OF PAVEMENT
	YARD INLET (YI)		EDGE OF GRAVEL
	GAS VALVE		CONCRETE
	OVERHEAD POWER LINE		REINFORCED CONCRETE PIPE
	GAS LINE		DROP INLET
	WATER LINE		CURB INLET
	UNDERGROUND ELECTRICAL		FINISH FLOOR ELEVATION
	FENCE LINE		BSMT
	WOODLINE (TYP.)		TELEPHONE PEDESTAL
			TELEPHONE HAND HOLD
			DRAINAGE MAINTENANCE & UTILITY EASEMENT
			FOUND IRON PIPE
			SET IRON PIPE
			COMPLETED POINT
			CONCRETE MONUMENT
			RIGHT-OF-WAY
			PAGE
			DEED BOOK
			DRAINAGE ESMT.
			COMMON ELEMENTS



P.B. 68, PG. 82

Aden R. Stoltzfus, PE C-3812
 aden@seengineering.com
 336-904-0207
 683 Gralin Street
 Kernersville, NC 27284

Stoltzfus Engineering Inc.
 Civil Engineering Consultants

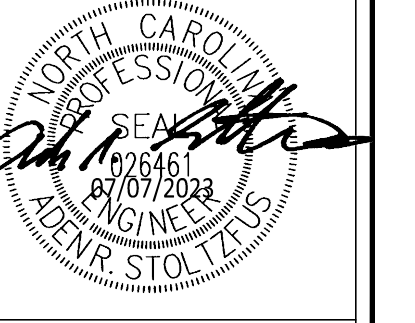
EXISTING CONDITIONS PLAN

PROPERTY OWNER INFORMATION: EVOLVE MEBANE OAKS, LLC 4918-A MARTINSVILLE ROAD GREENSBORO, NC 27408
PROPERTY OWNER INFORMATION: MEBANE HOUSING, LLC 2918-A MARTINSVILLE ROAD GREENSBORO, NC 27408

REVISION NOTE

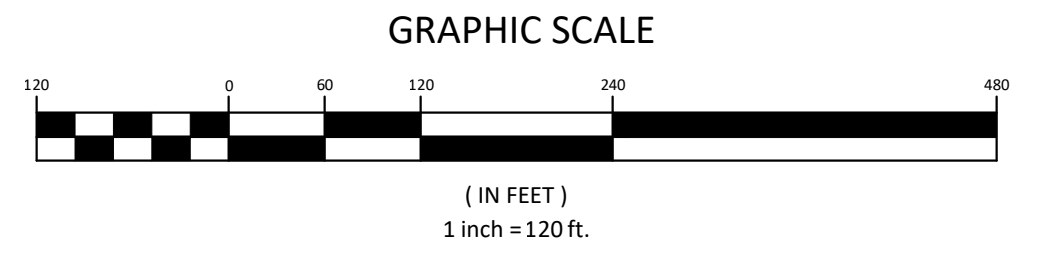
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LEGEND

○ WATER METER BOX (WMB)	○ FIRE HYDRANT (HYD)
○ WATER VALVE (WV)	○ SANITARY SEWER MANHOLE (SSMH)
○ STORM MANHOLE (STMH)	○ CLEAN OUT
○ UTILITY POLE	DB DEED BOOK
○ LIGHT POLE	PB PLAT BOOK
○ GROUND LIGHT	PG PAGE
○ GUY WIRE	R/W RIGHT-OF-WAY
○ YARD INLET (YI)	E/P EDGE OF PAVEMENT
○ GAS VALVE	E/G EDGE OF GRAVEL
○ OVERHEAD POWER LINE	CONC CONCRETE
○ WATER LINE	REINFORCED CONCRETE PIPE
○ UNDERGROUND ELECTRICAL	DI DROP INLET
○ FENCE LINE	CI CURB INLET
○ WOODS LINE (TYP.)	E/E FLOOR ELEVATION
	BSMT BASEMENT
	TPED TELEPHONE PEDESTAL
	THH TELEPHONE HAND HOLD
	DMUE DRAINAGE MAINTENANCE & UTILITY EASEMENT



EVOLVE AT MEBANE OAKS

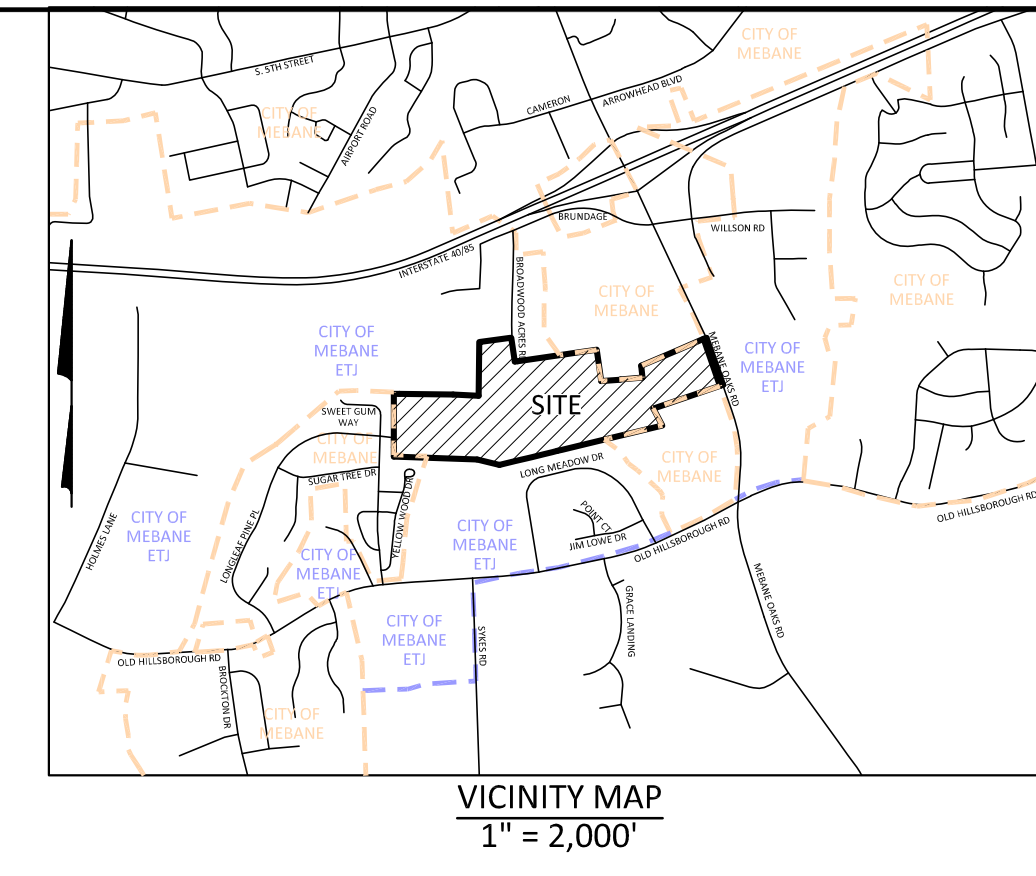
OVERALL PRELIMINARY PHASING PLAN

PROPERTY OWNER INFORMATION:
 EVOLVE MEBANE OAKS, LLC
 4918-A MARTINSVILLE ROAD
 GREENSBORO, NC 27408

PROPERTY OWNER INFORMATION:
 MEBANE HOLDINGS, LLC
 2918-A MARTINSVILLE ROAD
 GREENSBORO, NC 27408

NO.	DATE	REVISION NOTE
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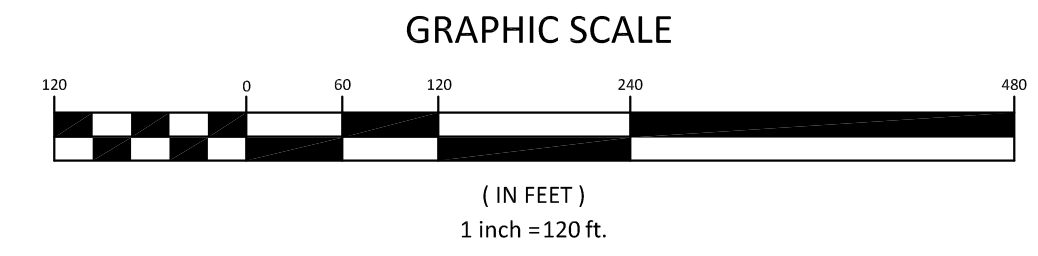
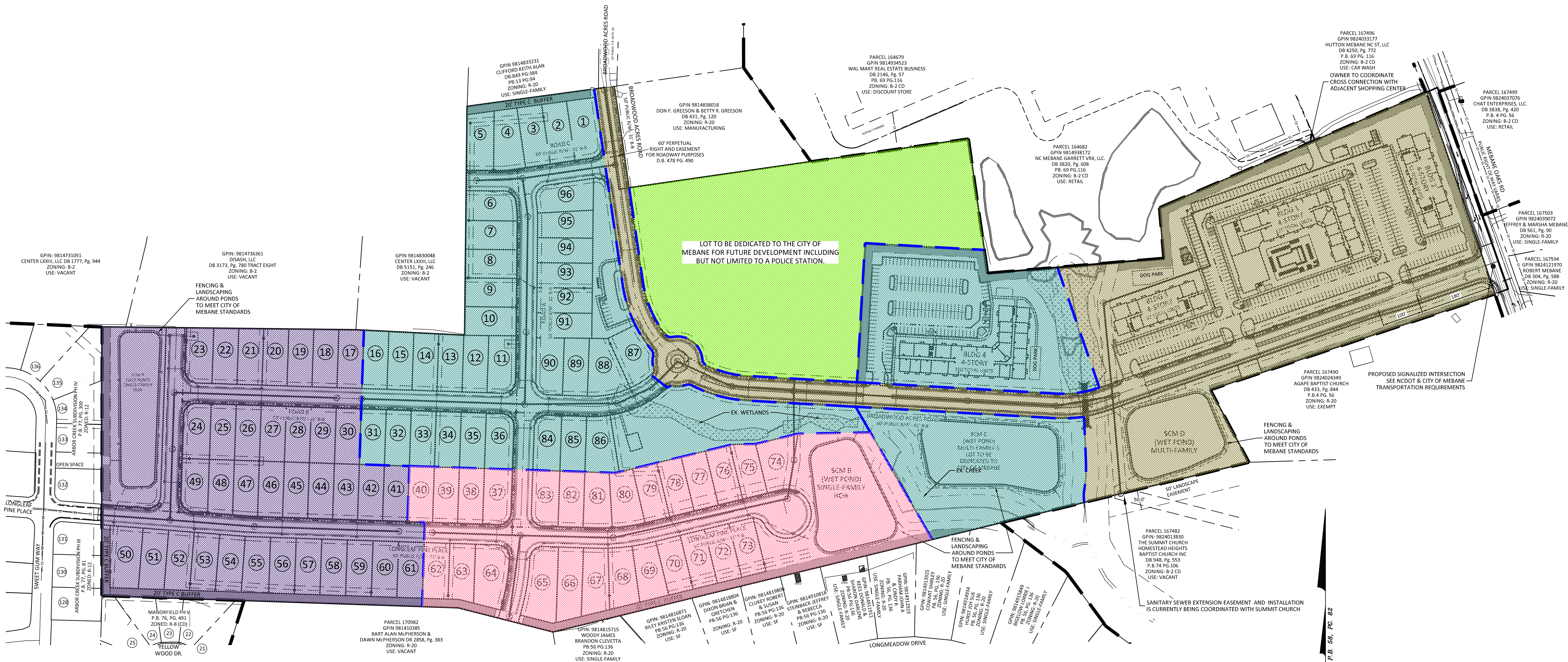


PHASED UNIT COUNT

PHASE	SINGLE FAMILY LOTS	APARTMENT UNITS
1	-	220
2*	35	100
3	26	-
4	35	-
TO BE DETERMINED	-	-

*PHASE 2 CONSISTING OF SINGLE-FAMILY AND MULTI-FAMILY MAY BE BUILT IN SEPARATE A & B PHASES

PHASING NOTE:
 DURING CONSTRUCTION PHASE OF PROJECT THE ABILITY FOR PUBLIC GARBAGE PICKUP AND EMERGENCY SERVICES WILL BE EXAMINED AND MEASURES WILL BE PUT INTO PLACE WITH TEMP. TURNAROUNDS AND OTHER MEASURES TO ENSURE THAT THESE SERVICES ARE BEING PROVIDED DURING CONSTRUCTION OF ADJOINING PHASE(S).



ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

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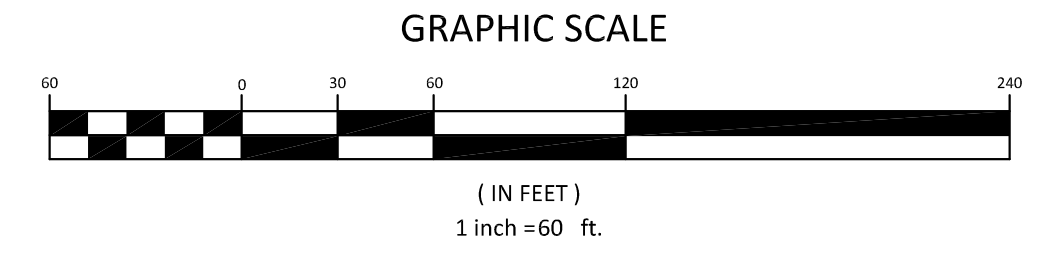
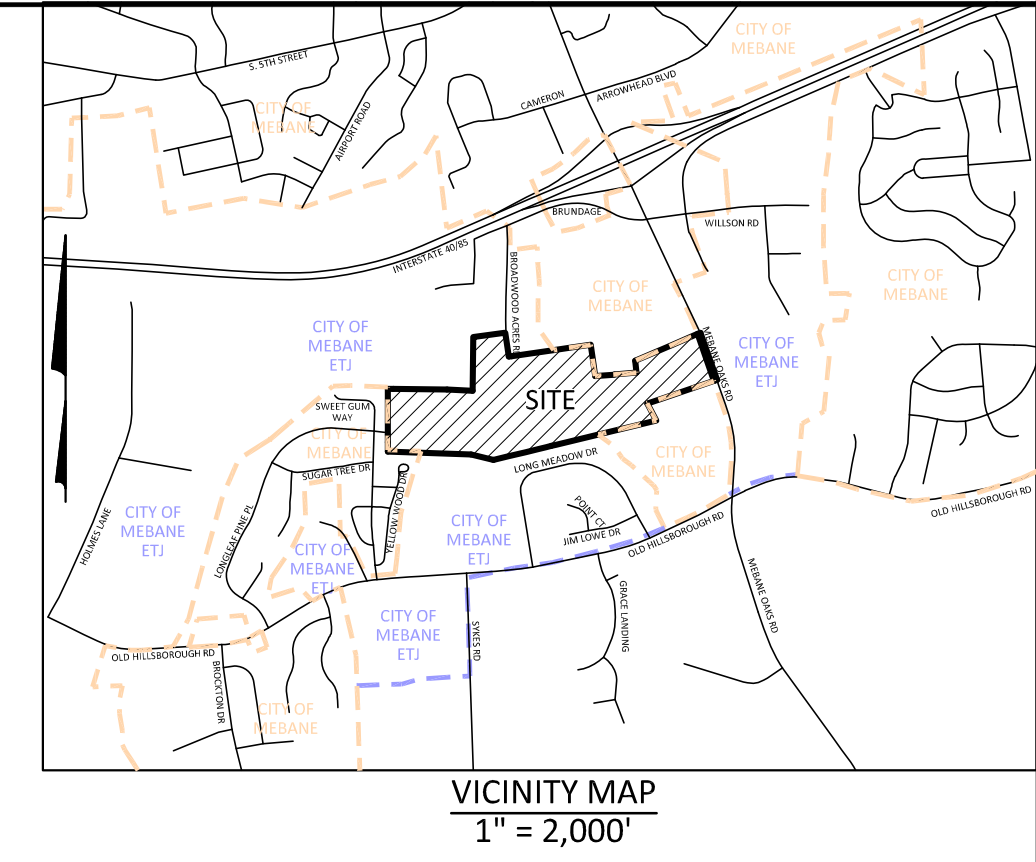
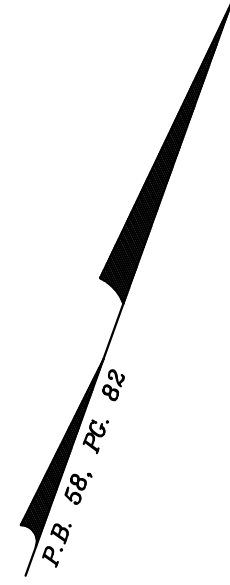
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- NC DOT & CITY OF MEBANE TRANSPORTATION REQUIREMENTS**
- Mebane Oaks Road Corridor**
- Coordinate with NCDOT to develop a coordination and timing plan for the signals along Mebane Oaks Road
- Mebane Oaks Road and Site Access 1 (Broadwood Acres Rd.)**
- Construct Site Access 1 with one ingress lane and two egress lanes striped as one left-turn lane with 180 feet of full width storage and one right-turn lane as shown on the site plan.
 - Provide an exclusive northbound left-turn lane along Mebane Oaks Road with a minimum of 100 feet of full width storage with appropriate deceleration and taper.
 - Provide an exclusive southbound right-turn lane along Mebane Oaks Road with a minimum of 100 feet of storage with appropriate deceleration and taper.
 - Install a traffic signal.
 - Provide Internal Protected Stem of 580 feet as shown on the site plan to ensure acceptable operations with additional traffic growth and potential addition of the 4th leg of the intersection as shown on the Adopted Mebane Oaks Road Small Area Plan
- Multimodal and Streetscape Improvements**
- Any locally stipulated multi-modal enhancements including but not limited to sidewalks, bike lanes, bus pull offs, lighting, landscaping, etc. on State maintained routes are subject to NCDOT requirements and approval through the encroachment process.

MULTI-FAMILY UNIT & PARKING BREAKDOWN ALL 4 STORY				
BUILDING	STORIES	1 BEDROOM	2 BEDROOM	3 BEDROOM
BUILDING 1	1ST LEVEL	10	9	1
BUILDING 2	2ND-4TH	48	42	6
BUILDING 3	4	20	28	4
BUILDING 4	4	20	28	4
TOTAL UNITS		150	147	23
REQ'D PARKING PER UNIT		1.5	1.75	2
REQ'D PARKING		225	257	46
PROVIDED PARKING		510 STANDARD SPACES; 4 EV CHARGING; 14 HANDICAP; 6 COMPACT = 534 TOTAL		

LEGEND

- WATER METER BOX (WMB)
- WATER VALVE (WV)
- STORM MANHOLE (STMH)
- UTILITY POLE
- LIGHT POLE
- GROUND LIGHT
- GUY WIRE
- YARD INLET (YI)
- GAS VALVE
- OVERHEAD POWER LINE
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRICAL
- FENCE LINE
- WOODS LINE (TYP.)
- FIRE HYDRANT (HYD)
- SANITARY SEWER MANHOLE (SSMH)
- CLEAN OUT
- DB DIED BOOK
- PB PLAT BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- E/P EDGE OF PAVEMENT
- E/G EDGE OF GRAVEL
- CONC CONCRETE
- RCP REINFORCED CONCRETE PIPE
- DI DROP-INLET
- CI CURB INLET
- FF FINISH FLOOR ELEVATION
- BSMT BASEMENT
- TPED TELEPHONE PEDESTAL
- THM TELEPHONE HAND HOLD
- DMUE DRAINAGE MAINTENANCE & UTILITY EASEMENT



BUILDING NOTE:
BUILDING 1 TO BE SUBMITTED TO NCDOT FOR BUILDING INSPECTIONS REVIEW

SERVICE NOTE:
WATER AND SEWER SERVICES TO BE SIZED AND LOCATIONS DETERMINED DURING CONSTRUCTION PHASE, AFTER FLOW DATA AND BUILDING HAVE BEEN FINALIZED.

- NCDOT & CITY OF MEBANE TRANSPORTATION REQUIREMENTS**
- Mebane Oaks Road Corridor**
- Coordinate with NCDOT to develop a coordination and timing plan for the signals along Mebane Oaks Road
- Mebane Oaks Road and Site Access 1 (Broadwood Acres Rd.)**
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- Multimodal and Streetscape Improvements**
- Any locally stipulated multi-modal enhancements including but not limited to sidewalk, bike lanes, bus pull offs, lighting, landscaping, etc. on State maintained routes are subject to NCDOT requirements and approval through the encroachment process.

PARCEL 164679
GPN 9814934523
WAL MART REAL ESTATE BUSINESS
DB 2146, Pg. 57
P.B. 69 PG. 116
ZONING: B-2 CD
USE: DISCOUNT STORE

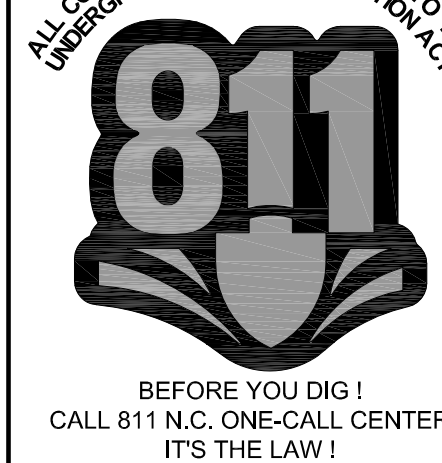
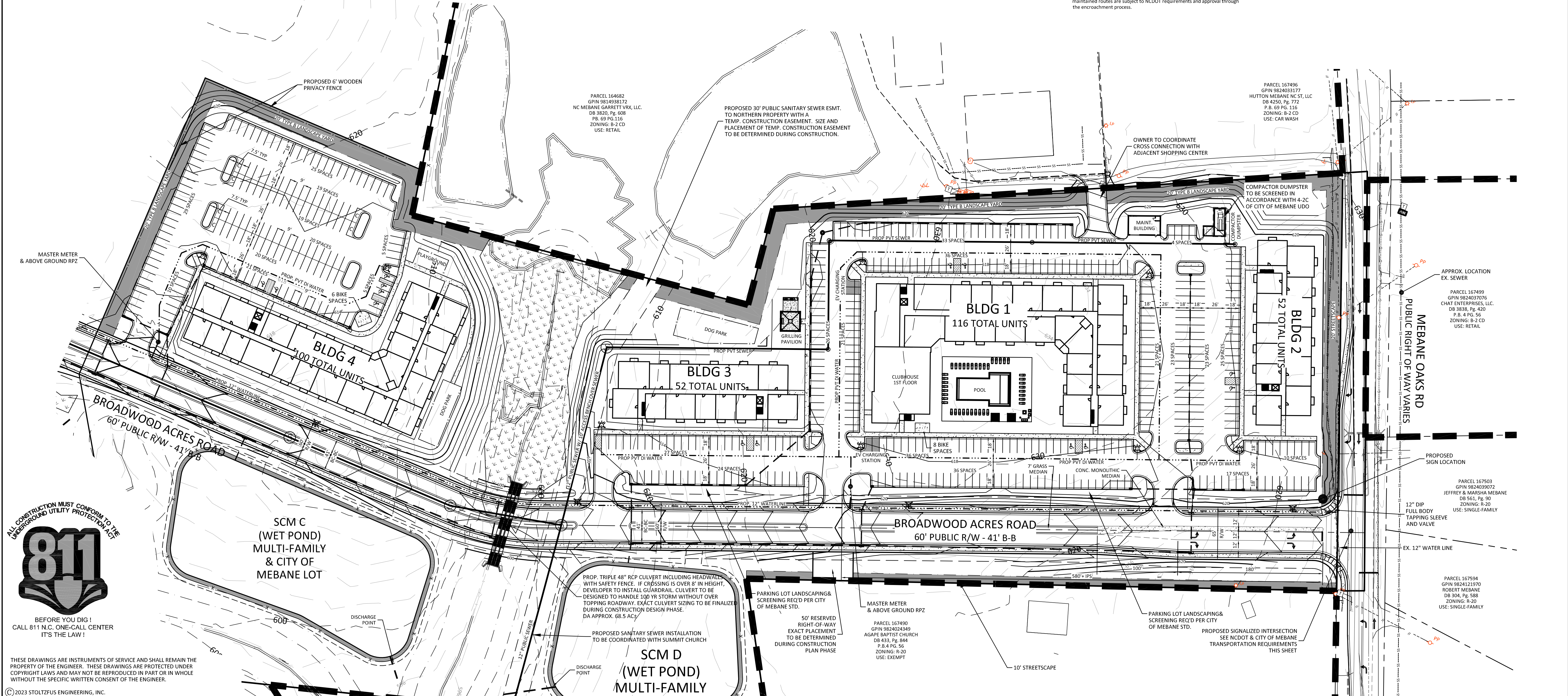
PARCEL 164682
GPN 9814938172
NC MEBANE GARRETT VPK, LLC.
DB 3820, Pg. 608
P.B. 69 PG. 116
ZONING: B-2 CD
USE: RETAIL

PARCEL 167496
GPN 9824033177
HUTTON MEBANE NC ST, LLC
DB 4250, Pg. 772
P.B. 69 PG. 116
ZONING: B-2 CD
USE: CAR WASH

PARCEL 167499
GPN 9824037076
CHAT ENTERPRISES, LLC.
DB 3838, Pg. 420
P.B. 4 PG. 56
ZONING: B-2 CD
USE: RETAIL

PARCEL 167503
GPN 9824039072
JEFFREY & MARSHA MEBANE
DB 561, Pg. 90
ZONING: R-20
USE: SINGLE-FAMILY

PARCEL 167594
GPN 9824123390
ROBERT MEBANE
DB 304, Pg. 588
ZONING: R-20
USE: SINGLE-FAMILY



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Aden R. Stoltzfus, PE C-3812
aden@seengineering.com
336-904-0207
683 Gralin Street
Kernersville, NC 27284

Stoltzfus Engineering Inc.
Civil Engineering Consultants

EVOLVE AT MEBANE OAKS
PRELIMINARY APARTMENT SITE, WATER, SEWER, STORM DRAINAGE & GRADING PLAN

PROJECT OWNER INFORMATION:
EVOLVE MEBANE OAKS, LLC
4918-A MARTINSVILLE ROAD
GREENSBORO, NC 27408

PROJECT CHAIRS INFORMATION:
MEBANE HOUSING, LLC
2918-A MARTINSVILLE ROAD
GREENSBORO, NC 27408

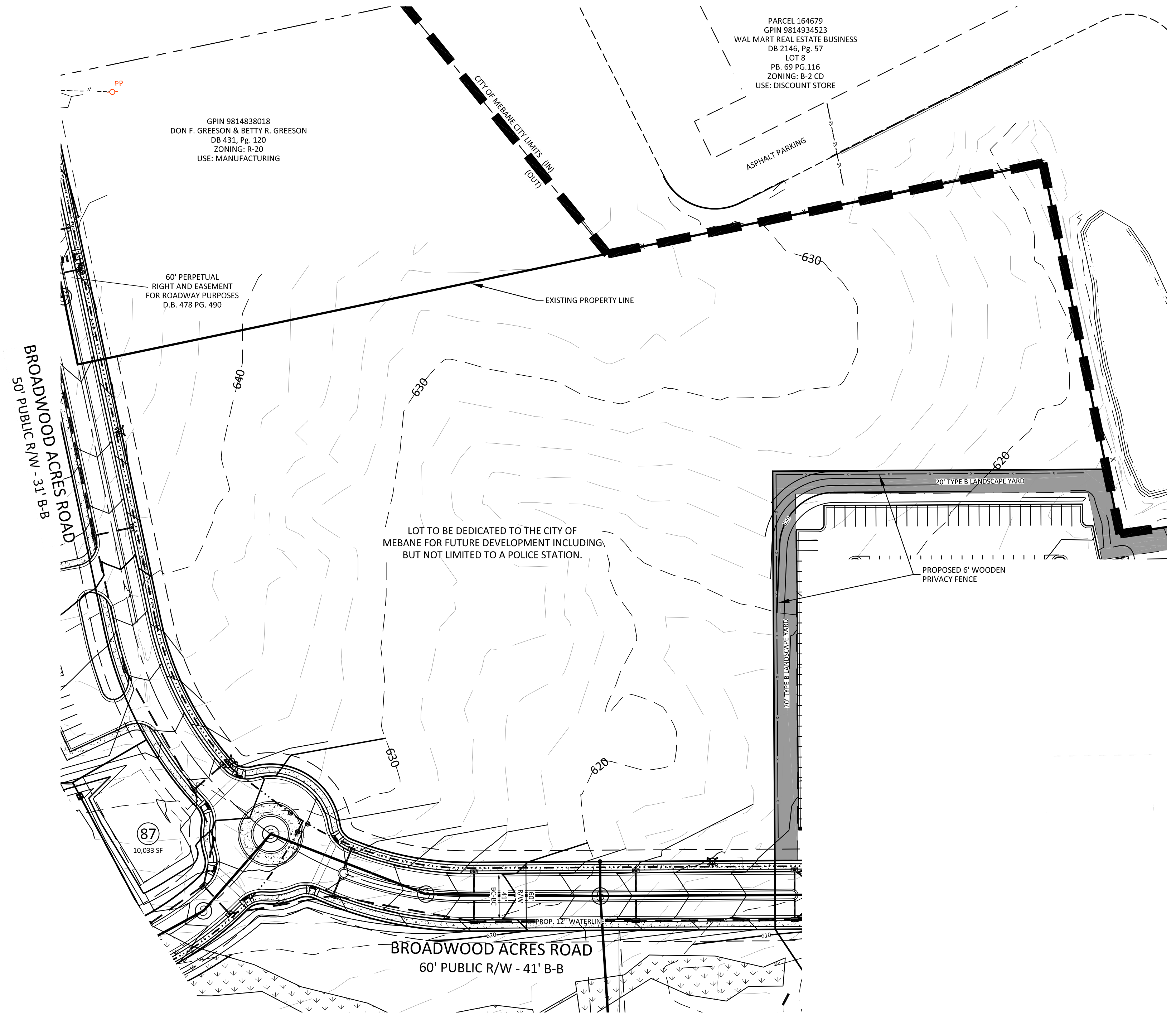
NO.	DATE	REVISION NOTE
1	11/25/23	CITY OF MEBANE COMMENTS
2	03/28/23	CITY OF MEBANE COMMENTS
3	06/09/23	CITY OF MEBANE COMMENTS
4	06/28/23	CITY OF MEBANE COMMENTS
5	07/07/23	CITY OF MEBANE COMMENTS

DRAWN BY: SDT
CHECKED BY: ARS
DATE: 10/28/2022
PROJECT NO.: 505-02
REF. NO.:
SCALE: 1"=60'

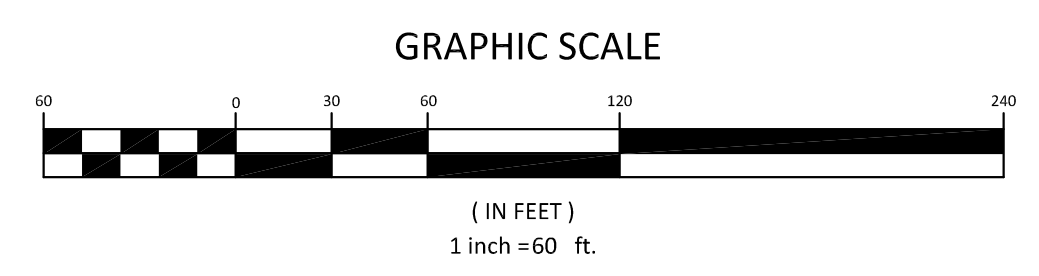
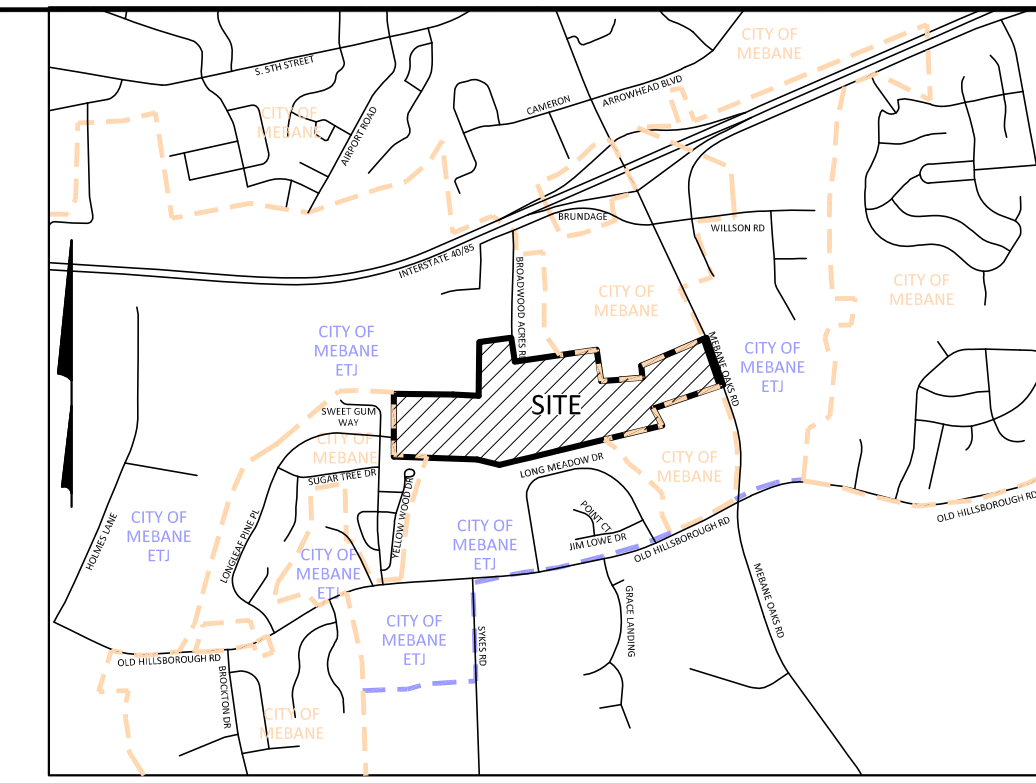
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5 OF 11



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P.B. 56, P.C. 82



LEGEND

	WATER METER BOX (WMB)		FIRE HYDRANT (HYD)
	WATER VALVE (WV)		SANITARY SEWER MANHOLE (SSMH)
	STORM MANHOLE (STMH)		CLEAN OUT
	UTILITY POLE		DB DGED BOOK
	LIGHT POLE		PB PLAT BOOK
	GROUND LIGHT		PG PAGE
	GUY WIRE		R/W RIGHT-OF-WAY
	YARD INLET (YI)		E/P EDGE OF PAVEMENT
	GAS VALVE		E/G EDGE OF GRAVEL
	OVERHEAD POWER LINE		CONC CONCRETE
	GAS LINE		RCP REINFORCED CONCRETE PIPE
	WATER LINE		DI DROP INLET
	UNDERGROUND ELECTRICAL		CI CURB INLET
	FENCE LINE		FFE FINISH FLOOR ELEVATION
	WOODSLINE (TYP)		BSMT BASEMENT
			TPED TELEPHONE PEDESTAL
			THH TELEPHONE HAND HOLD
			DMUE DRAINAGE MAINTENANCE & UTILITY EASEMENT

THE LOT IS TO BE DEDICATED TO THE CITY OF MEBANE. THE DEVELOPER IS NOT PROPOSING SITE IMPROVEMENTS ON THE LOT AS PART OF THE REQUIREMENTS FOR ZONING. THE DEVELOPER WILL COORDINATE WITH THE CITY OF MEBANE FOR DRIVEWAY, WATER AND SANITARY SEWER SERVICE LOCATIONS DURING THE CONSTRUCTION DESIGN STAGE

EVOLVE AT MEBANE OAKS

PRELIMINARY SITE PLAN

PROPERTY OWNER INFORMATION:
 MEBAKE HOLISTIC, LLC
 2918-A MARTINSVILLE ROAD
 GREENSBORO, NC 27408

PROJECT LOCATION:
 STATE LOT 100
 COUNTY: ALAMANCE
 TOWNSHIP: MELVILLE

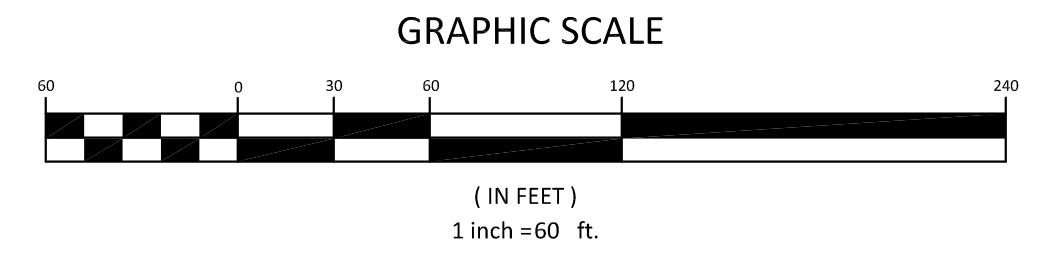
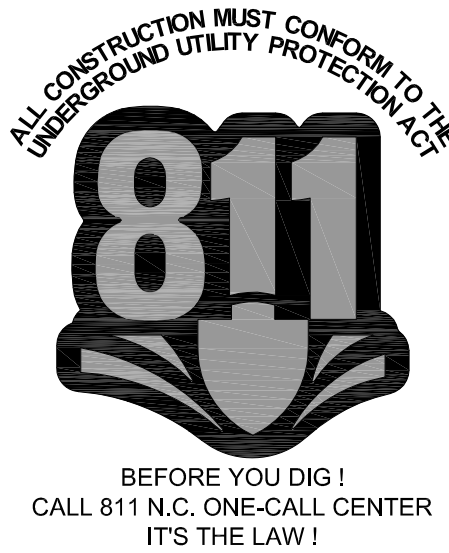
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1	1/25/23	CITY OF MEBANE COMMENTS
2	03/28/23	CITY OF MEBANE COMMENTS
3	06/09/23	CITY OF MEBANE COMMENTS
4	06/28/23	CITY OF MEBANE COMMENTS
5	07/07/23	CITY OF MEBANE COMMENTS

DRAWN BY: SDT
 CHECKED BY: ARS
 DATE: 10/28/2022
 PROJECT NO.: 505-02
 REF. NO.:
 SCALE: 1"=60'



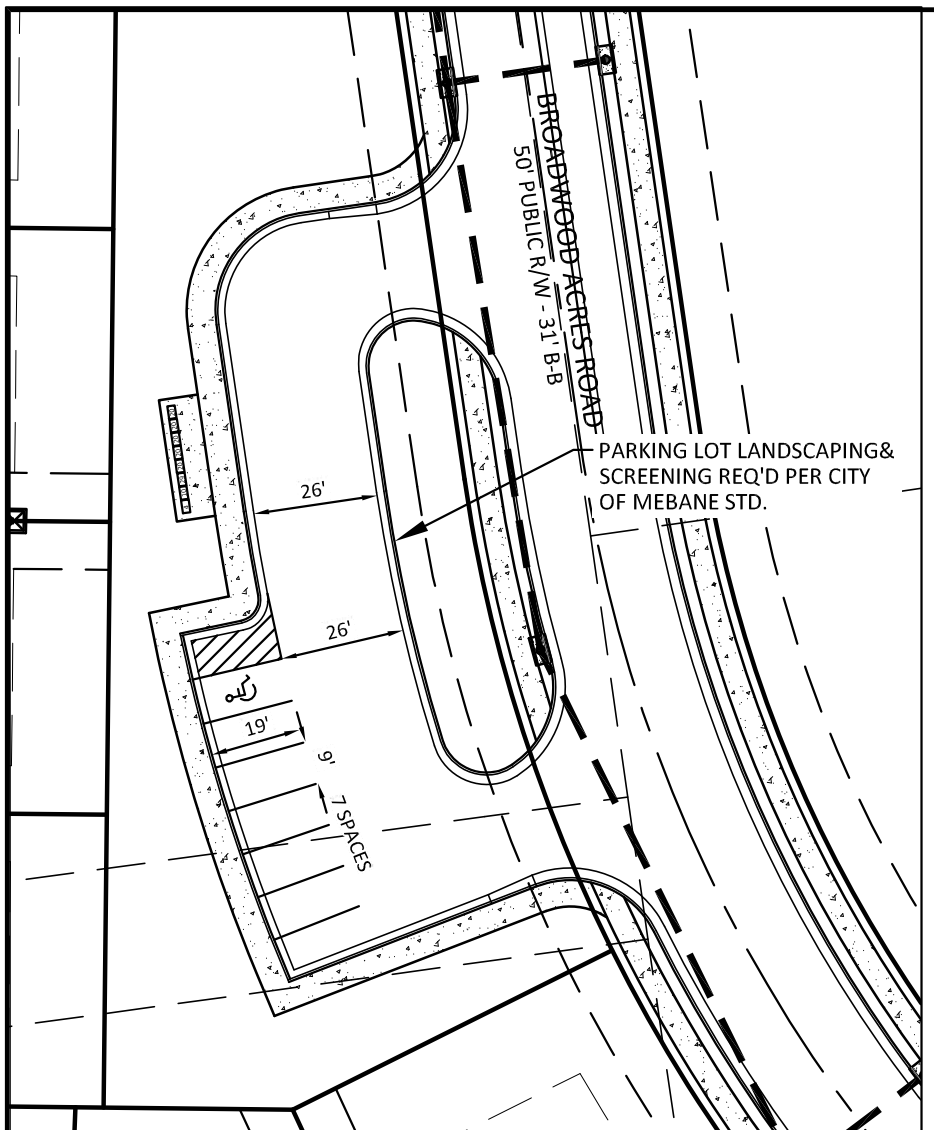
Aden R. Stoltzfus, PE C-3812
 aden@seengineering.com
 336-904-0207
 683 Gralin Street
 Kernersville, NC 27284





LEGEND

	WATER METER BOX (WMB)		FIRE HYDRANT (HYD)
	WATER VALVE (WV)		SANITARY SEWER MANHOLE (SSMH)
	STORM MANHOLE (STMH)		CLEAN OUT
	UTILITY POLE		DEED BOOK
	LIGHT POLE		PLAT BOOK
	GROUND LIGHT		PAGE
	GUY WIRE		RIGHT-OF-WAY
	YARD INLET (YI)		EDGE OF PAVEMENT
	GAS VALVE		EDGE OF GRAVEL
	OVERHEAD POWER LINE		CONCRETE
	GAS LINE		REINFORCED CONCRETE PIPE
	WATER LINE		DROP INLET
	UNDERGROUND ELECTRICAL		CURB INLET
	FENCE LINE		FINISH FLOOR ELEVATION
	WOODED AREA (TYP.)		BASEMENT
			TELEPHONE PEDESTAL
			TELEPHONE HAND HOLD
			DRAINAGE MAINTENANCE & UTILITY EASEMENT
			FOUND IRON PIPE
			SET IRON PIPE
			COMPLETED POINT
			CONCRETE MONUMENT
			CHORD
			RIGHT-OF-WAY
			PLAT BOOK
			DEED BOOK
			PAGE
			DRAINAGE EASEMENT
			COMMON ELEMENTS



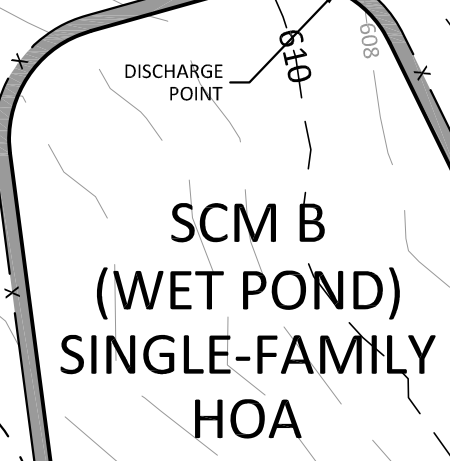
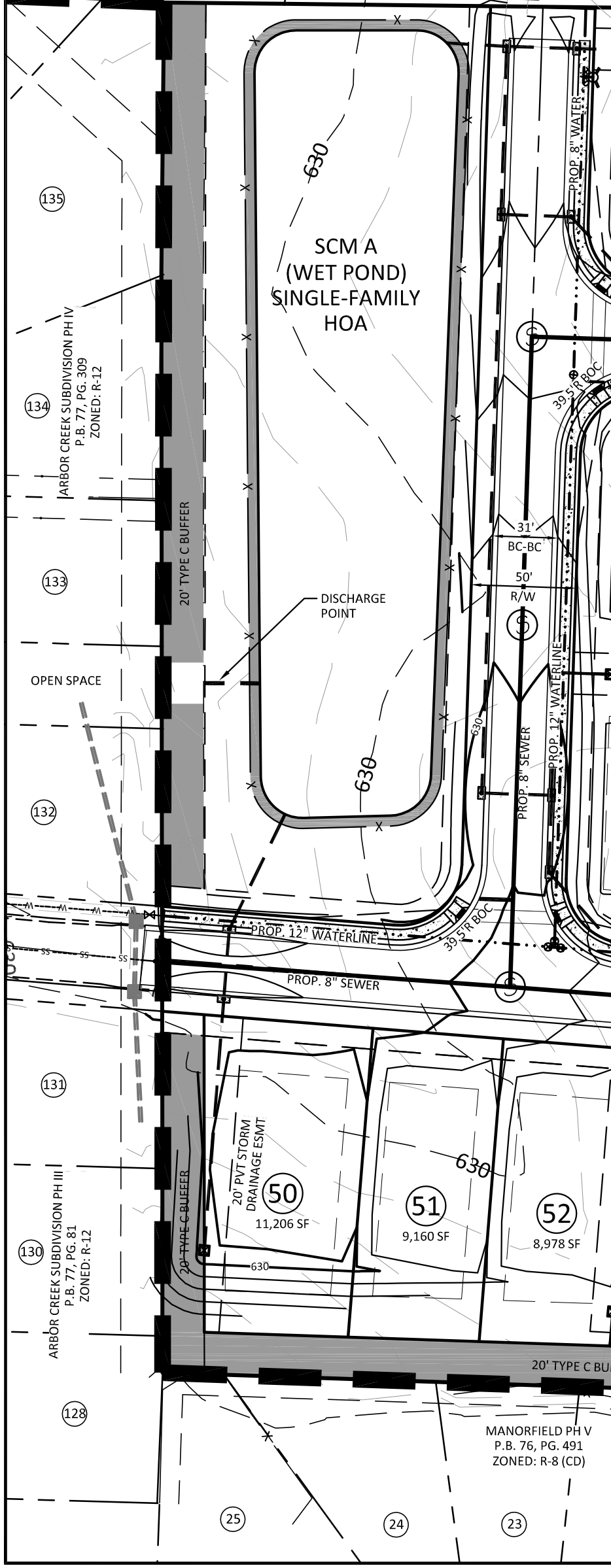
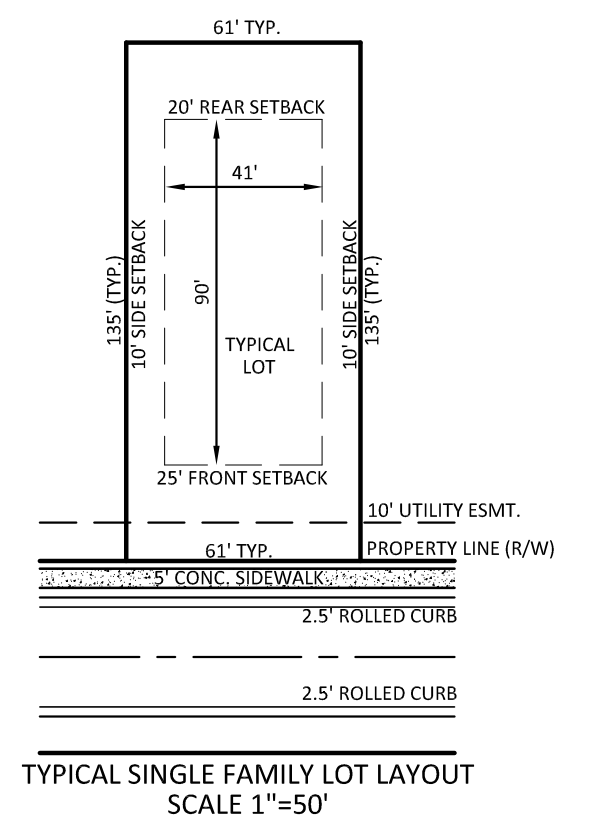
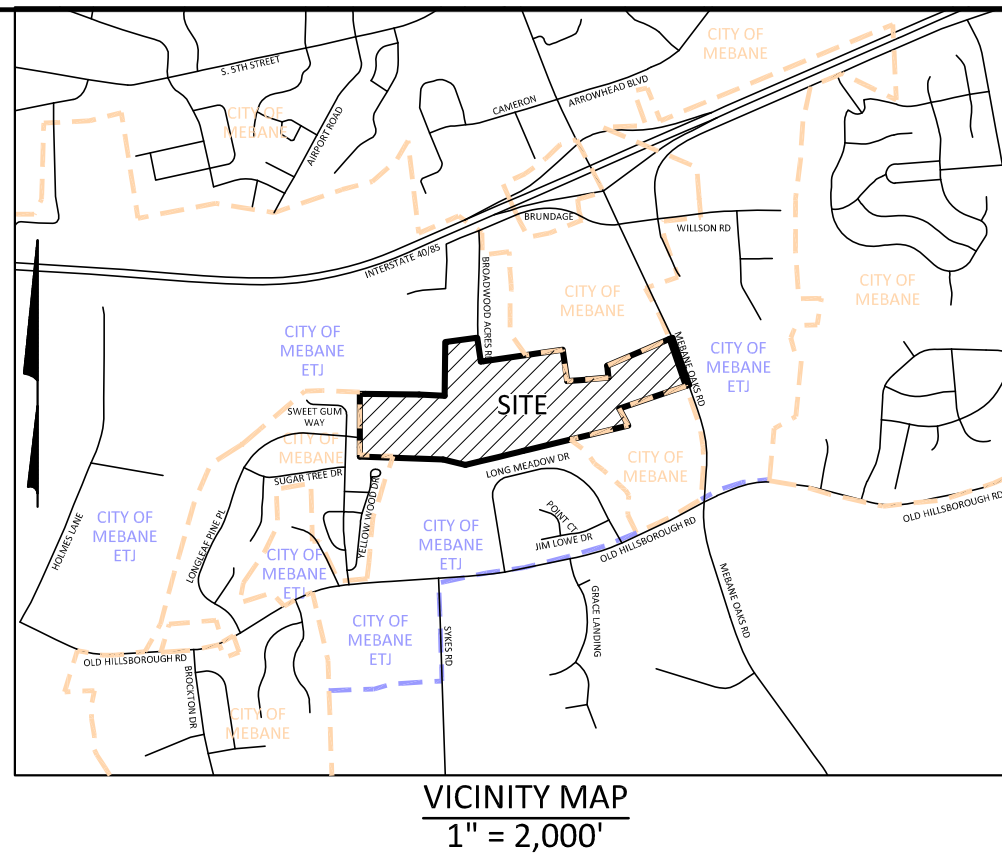
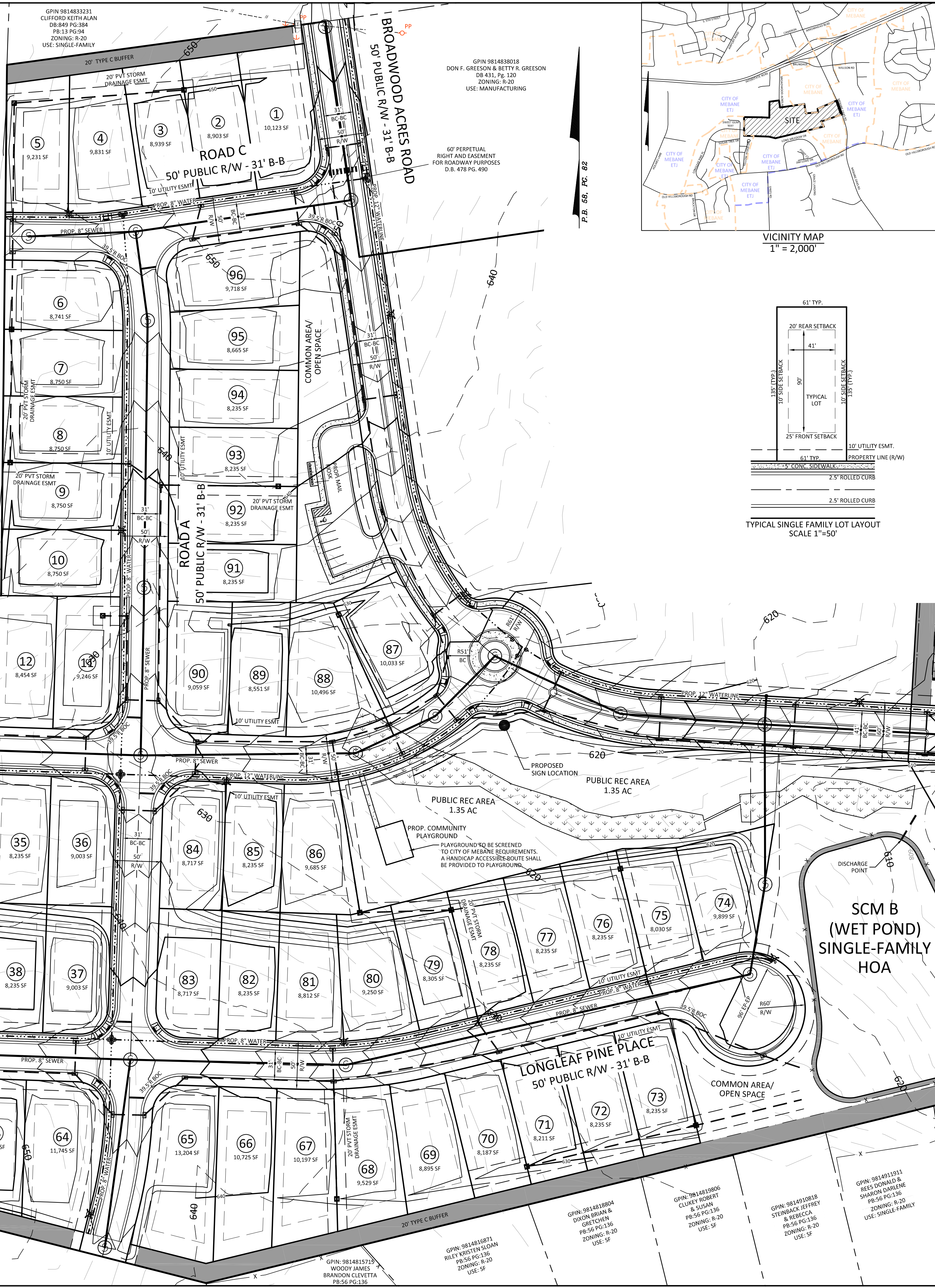
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GPIN: 9814731051
CENTER LXXIII, LLC
DB 1777, Pg. 944
ZONING: R-2
USE: VACANT

GPIN: 9814736361
DISISH, LLC
DB 3173, Pg. 780 TRACT EIGHT
ZONING: B-2
USE: VACANT

GPIN: 9814830048
CENTER LXXIII, LLC
DB 5151, Pg. 246
ZONING: B-2
USE: VACANT



MANORFIELD PH V
P.B. 76, PG. 491
ZONED: R-8 (CO)

PARCEL 170982
GPIN: 981410385
BART ALAN McPHERSON &
DAWN McPHERSON DB 2858, Pg. 383
ZONING: R-20
USE: VACANT

GPIN: 9814815719
WOODY JAMES
BRANDON CLOVETTA
PB:56 PG:136
USE: VACANT

GPIN: 9814818804
DION BRAN &
GREENE
PB:56 PG:136
ZONING: R-20
USE: SF

GPIN: 9814818006
CLUKET ROBERT
& SUSAN
PB:56 PG:136
ZONING: R-20
USE: SF

GPIN: 9814910818
STENMARK JEFFREY
& REBECCA
PB:56 PG:136
ZONING: R-20
USE: SF

GPIN: 9814911911
KEES DONALD &
SHARON DARLENE
PB:54 PG:136
ZONING: R-20
USE: SINGLE-FAMILY

Aden R. Stoltzfus, PE C-3812
aden@seengineering.com
336-904-0207
683 Gralin Street
Kernersville, NC 27284



EVOLVE AT MEBANE OAKS
PRELIMINARY APARTMENT SITE, WATER, SEWER,
STORM DRAINAGE & GRADING PLAN

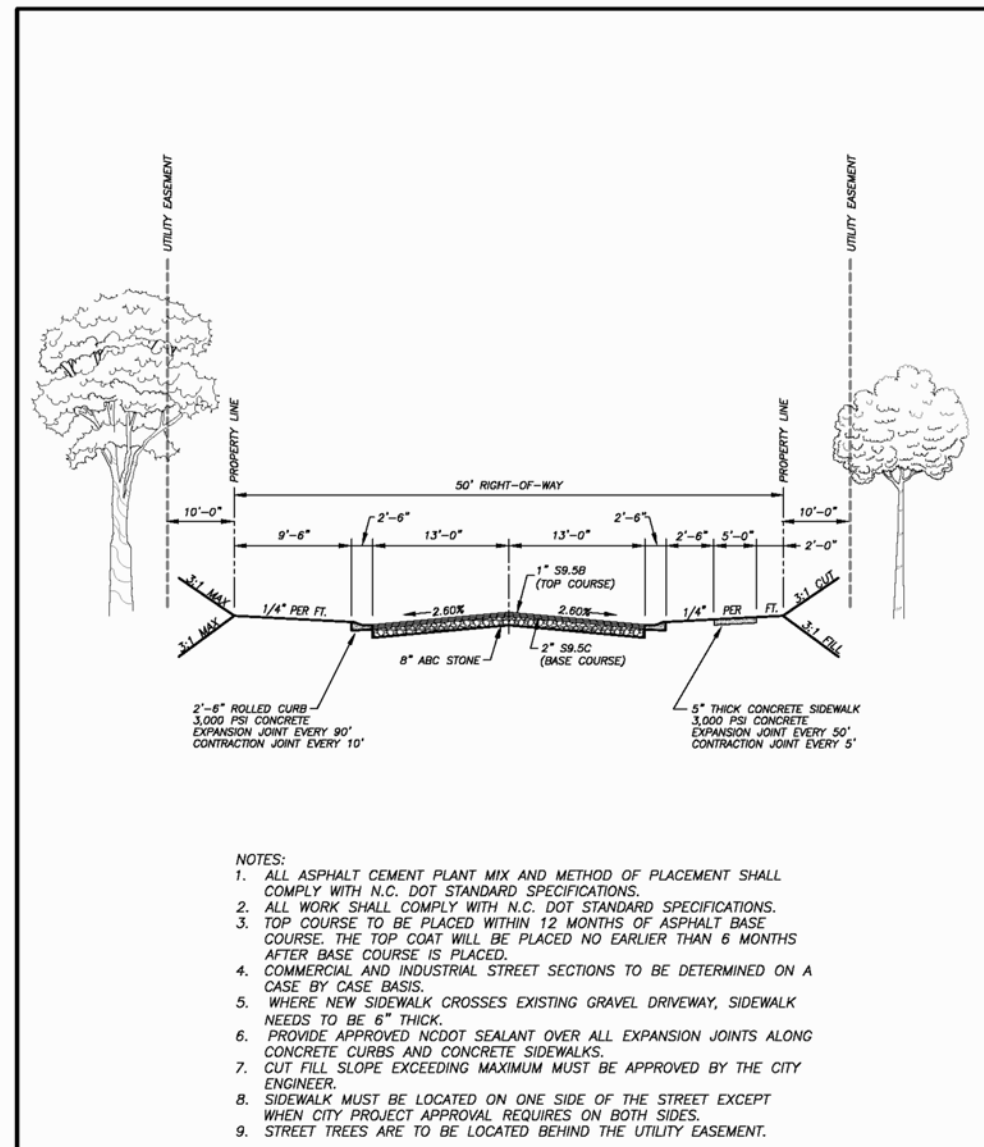
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EVOLVE MEBANE OAKS, LLC
4918-A MARTINSVILLE ROAD
GREENSBORO, NC 27408

PROJECT LOCATION:
STATE STREET CORNER
2918-A MARTINSVILLE ROAD
COUNTY: ALAMANCE
TOWNSHIP: MELVILLE

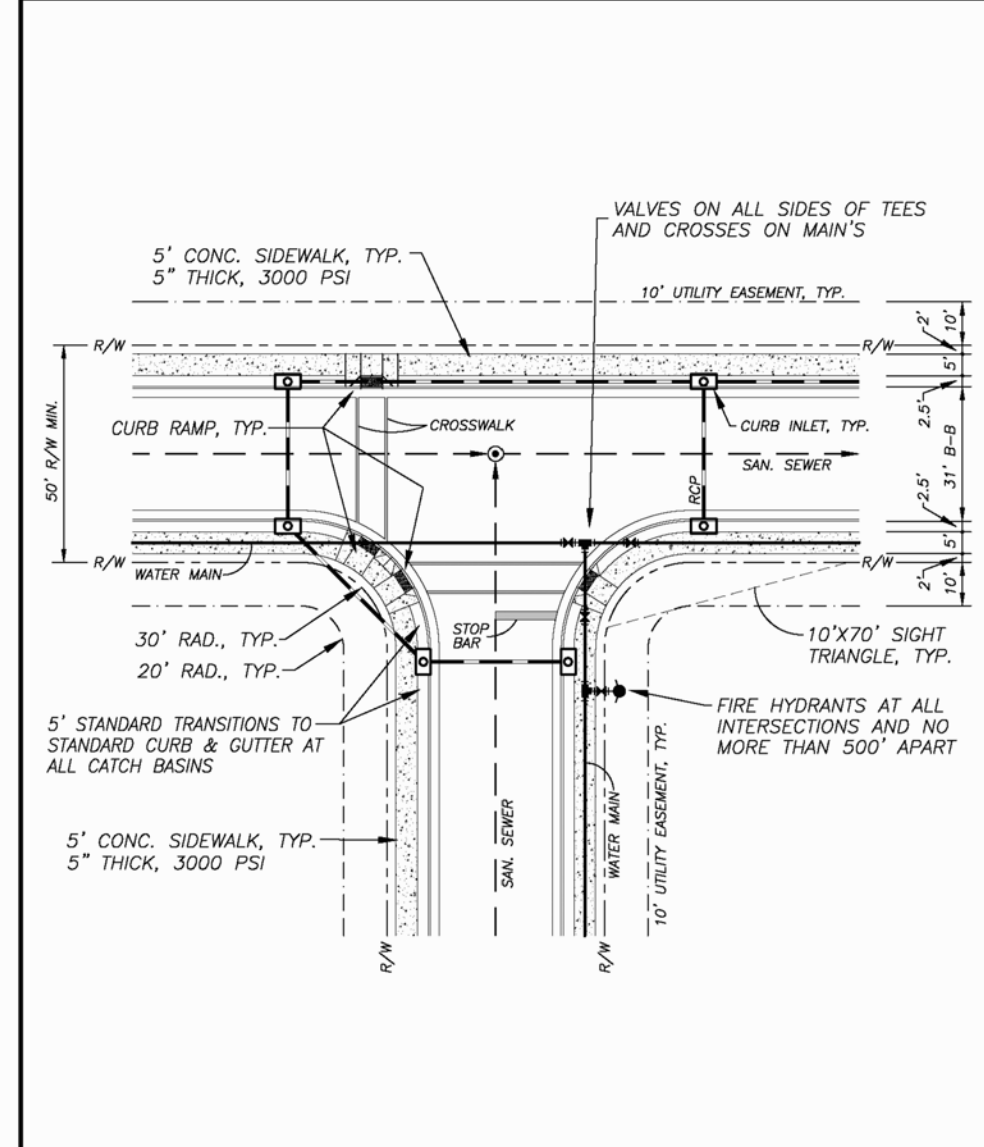
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2	03/28/23	CITY OF MEBANE COMMENTS
3	06/09/23	CITY OF MEBANE COMMENTS
4	06/28/23	CITY OF MEBANE COMMENTS
5	07/07/23	CITY OF MEBANE COMMENTS

DRAWN BY: SDT
CHECKED BY: ARS
DATE: 10/28/2022
PROJECT NO.: 505-02
REF. NO.:
SCALE: 1"=60"

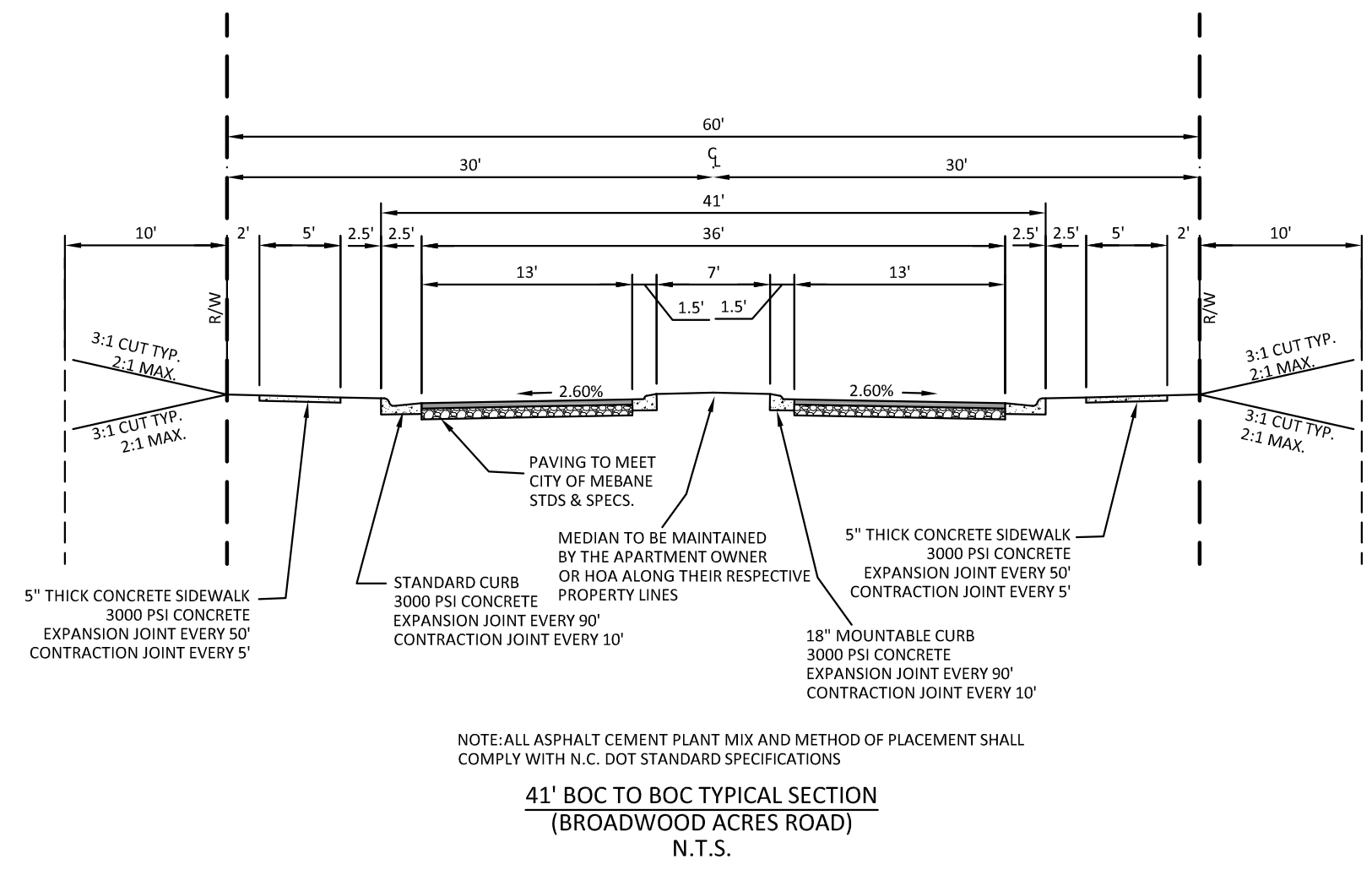




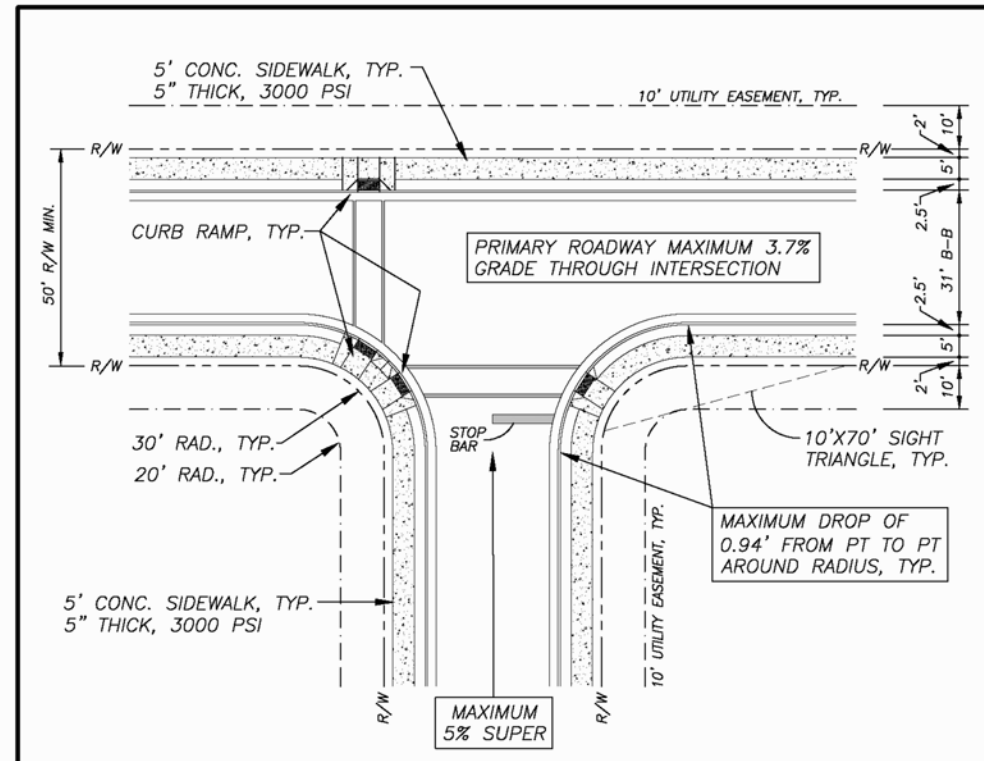
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RESIDENTIAL STREET STANDARD (50' ROW - 31' B-B)
DATE: N.T.S. DATE: 7/11/21 DRAWN BY: WDF



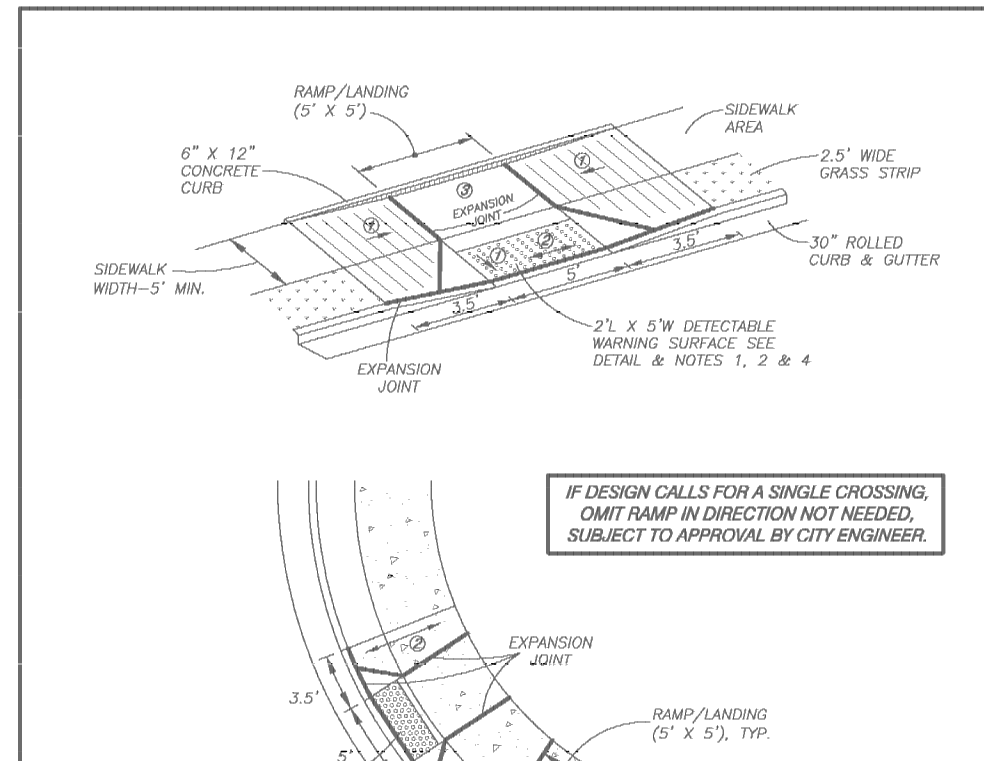
CITY OF MEBANE STANDARD
GENERAL SUBDIVISION REQUIREMENTS FOR ROADWAYS AND UTILITIES
DATE: N.T.S. DATE: 7/11/21 DRAWN BY: WDF



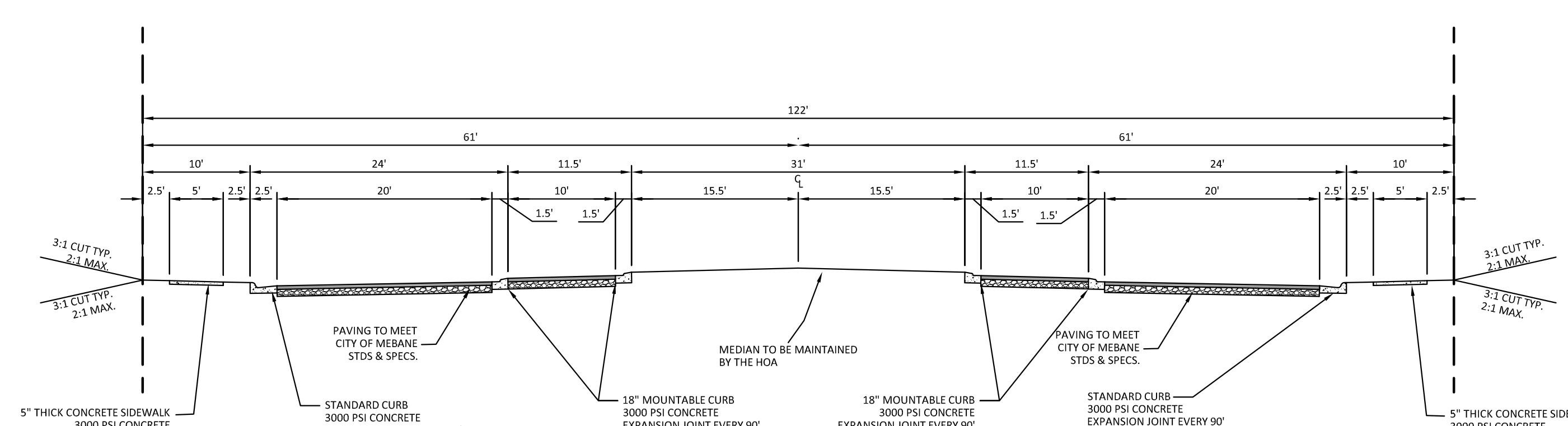
41' BOC TO BOC TYPICAL SECTION (BROADWOOD ACRES ROAD) N.T.S.



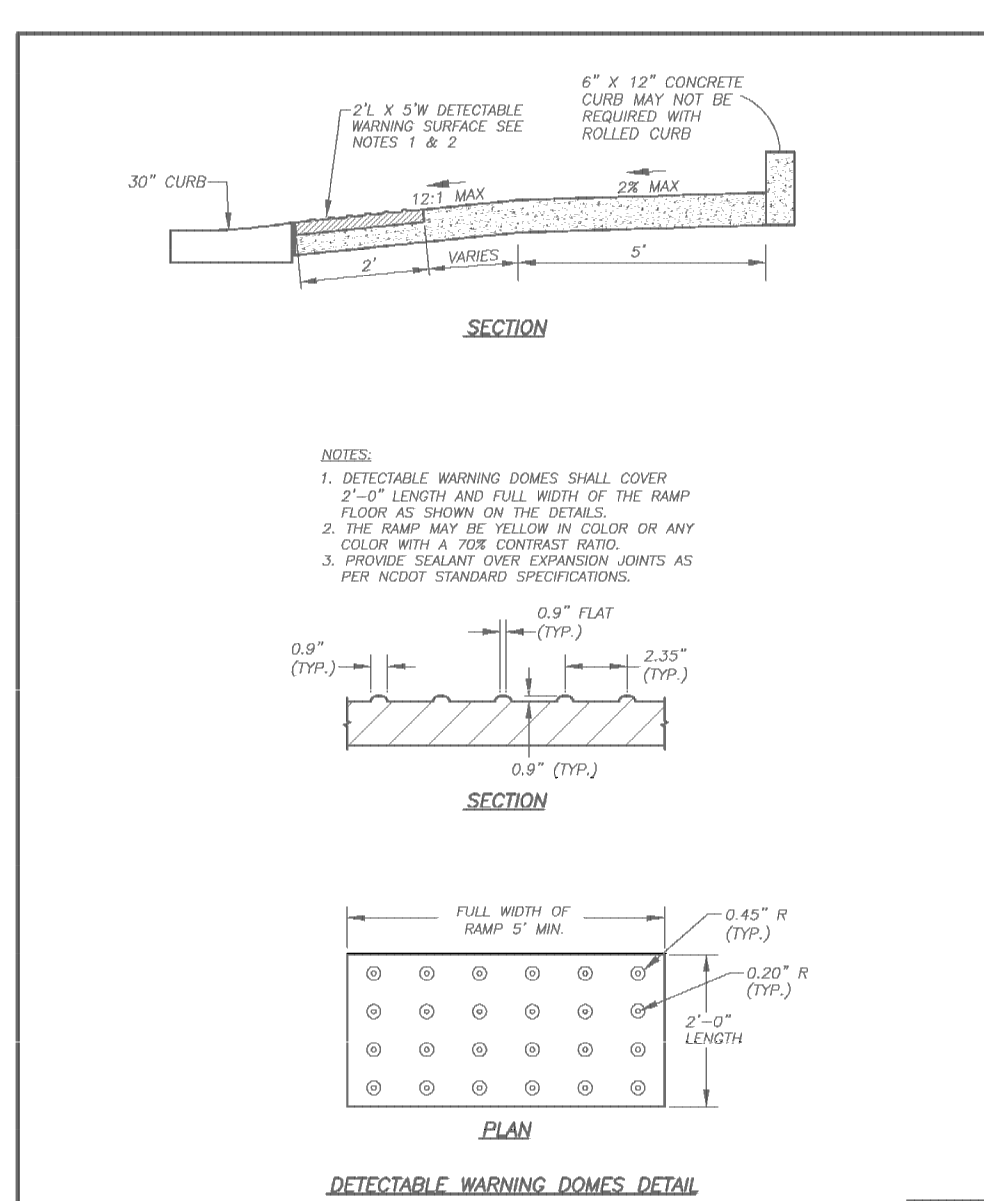
CITY OF MEBANE STANDARD
ADA INTERSECTION
DATE: N.T.S. DATE: 7/11/21 DRAWN BY: WDF



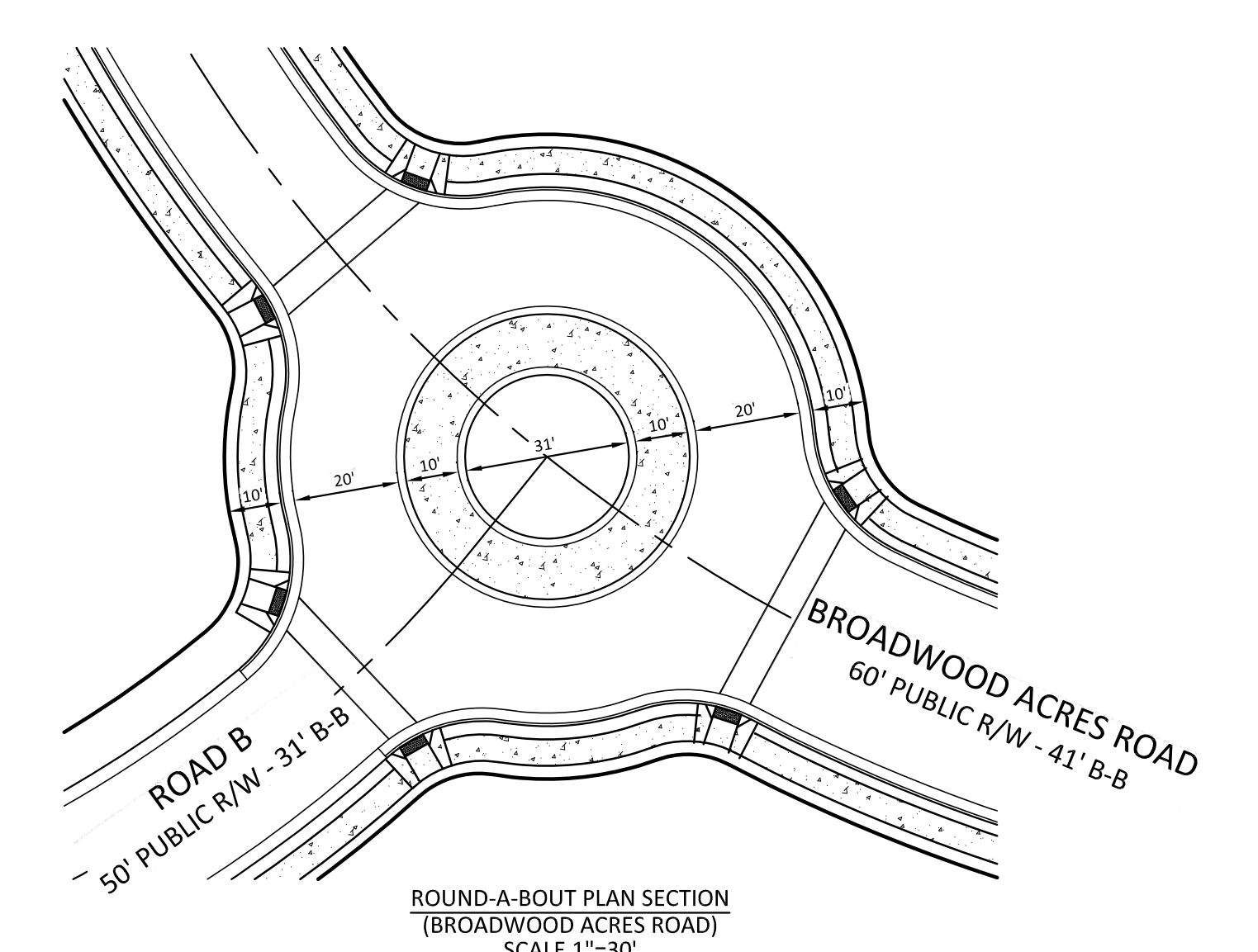
CITY OF MEBANE STANDARD
CURB RAMP
DATE: N.T.S. DATE: 7/11/21 DRAWN BY: WDF



ROUND-A-BOUT TYPICAL SECTION (BROADWOOD ACRES ROAD) N.T.S.



CITY OF MEBANE STANDARD
CURB RAMP
DATE: N.T.S. DATE: 7/11/21 DRAWN BY: WDF



ROUND-A-BOUT PLAN SECTION (BROADWOOD ACRES ROAD) SCALE 1"=30'

Aden R. Stoltzfus, PE C-3812
aden@seleengineering.com
336-904-0207
683 Gralin Street
Kernersville, NC 27284

Stoltzfus Engineering Inc.
Civil Engineering Consultants

EVOLVE AT MEBANE OAKS

OVERALL PRELIMINARY PLAN

PROPERTY OWNER INFORMATION:
EVOLVE MEBANE OAKS, LLC
4918-A MARTINSVILLE ROAD
GREENSBORO, NC 27408

PROJECT LOCATION:
STATE ROUTE 100
MEBANE HOUSING, LLC
2918-A MARTINSVILLE ROAD
COUNTY: ALAMANCE
TOWNSHIP: MELVILLE
GREENSBORO, NC 27408

NO.	DATE	REVISION NOTE
1	11/25/23	CITY OF MEBANE COMMENTS
2	03/28/23	CITY OF MEBANE COMMENTS
3	06/09/23	CITY OF MEBANE COMMENTS
4	06/28/23	CITY OF MEBANE COMMENTS
5	07/07/23	CITY OF MEBANE COMMENTS

DRAWING FILE PATH: SEI Projects\505-02-Mebane\Main\Plan R-8.dwg

DRAWN BY: SDT
CHECKED BY: ARS
DATE: 10/28/2022
PROJECT NO.: 505-02
REF. NO.:
SCALE: NTS

C8
8 OF 11

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NC GRID TIE

I, David J. Sgroi, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey:
 Date of survey: June 1, 2019
 Class of survey: Class A
 Positional accuracy: 0.00'
 Type of GPS (or GNSS) field procedure: NC VRS
 Date(s) of fix: JUNE 1, 2019
 Datum/Epoch: NAD 83 (NRS 2011)
 Published/fixed control: VRS
 Geoid model: (12B)
 Combined grid factor: 0.99994819834310
 Units: U.S. Feet

SURVEYORS CERTIFICATION

I, David Sgroi certify that this map was drawn under my supervision from an actual survey made under my supervision (see description recorded in Book SEL, page REF or other reference source), that the boundaries not surveyed are indicated as drawn from information in Book _____ page _____ or other reference source _____; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56-1600).

This 14th of June, 2019

Seal
 Professional Land Surveyor

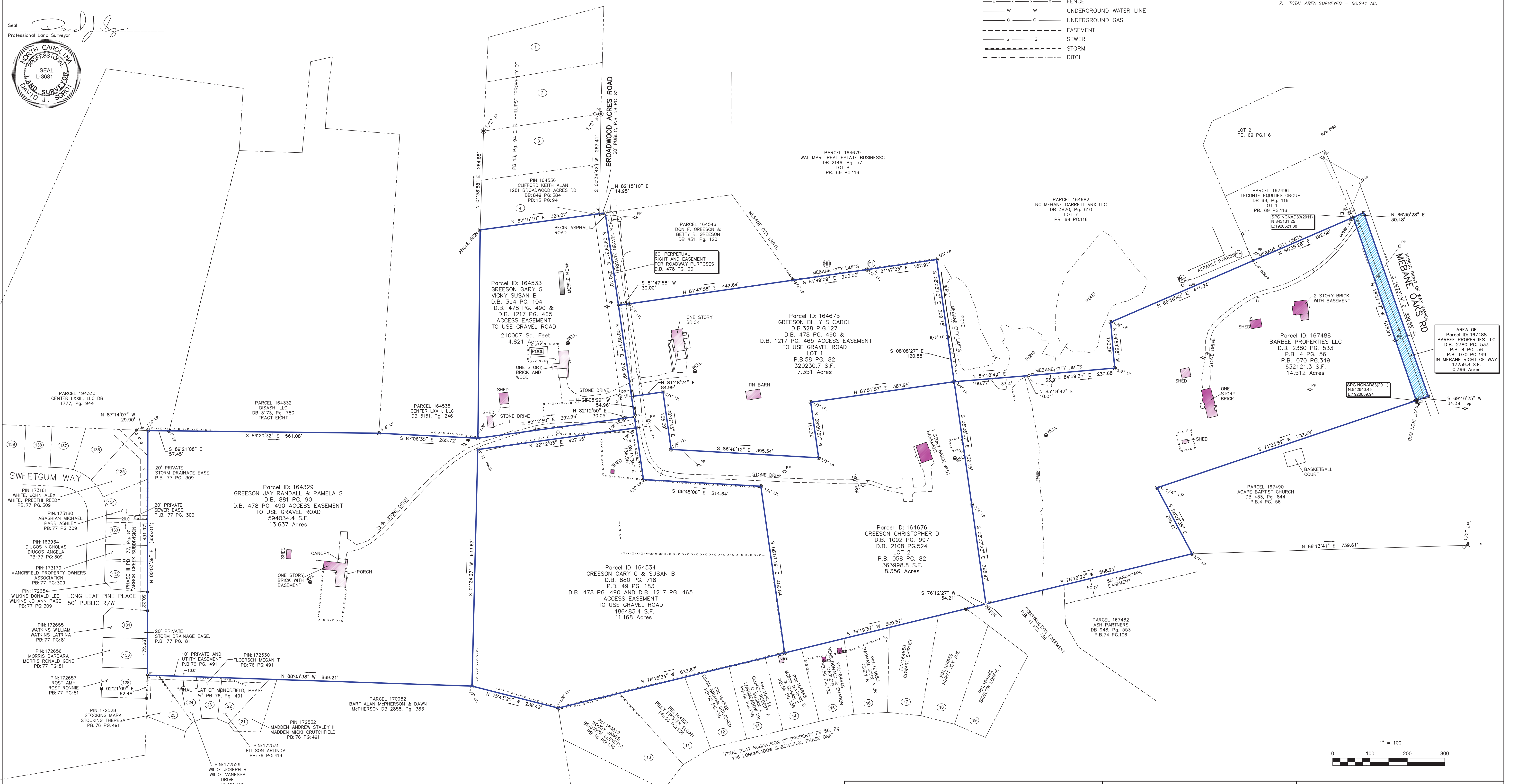
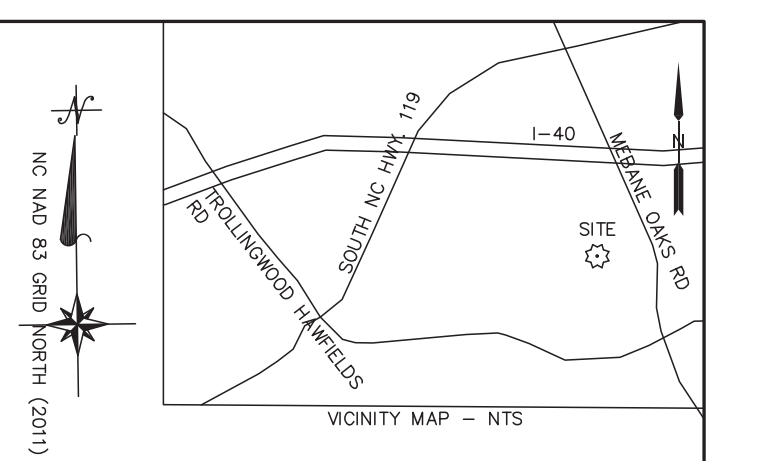


Symbol Legend	
ROCK FOUND	EXITING REBAR
WELL	TRANSFORMER
POWER POLE	GUY
ELECTRIC METER	SEWER MANHOLE
GAS METER	CLEAN OUT
WATER METER	DRAINAGE MANHOLE
AXEL	MONUMENT
SIGN	WATER VALVE
AIR CONDITIONER	FIRE HYDRANT
P.K. NAIL	
ELECTRICAL BOX	
EXITING IRON PIPE	
TELEPHONE PEDESTAL	
IRON PIN SET	
DRAINAGE MANHOLE	
DROP INLET	
MISC MANHOLE	
CATCH BASIN	
GAS VALVE	
ELECTRICAL BOX	
LIGHT POLE	

NOTES:

1. SITE IS SUBJECT TO ALL EASEMENTS, R/W AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
2. ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED.
3. ALL BEARINGS ARE GRID BEARINGS.
4. AREA COMPUTED BY COORDINATE GEOMETRY. 5. PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS BY NC FLOOD MAP 3710982400, MAP REVISED 11/17/17.
5. NO UNDERGROUND UTILITIES MARKED ON THIS SURVEY.
6. SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
7. TOTAL AREA SURVEYED = 60.241 AC.

OVERHEAD WIRE
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
CENTER LINE
FENCE
UNDERGROUND WATER LINE
UNDERGROUND GAS
EASEMENT
SEWER
STORM
DITCH

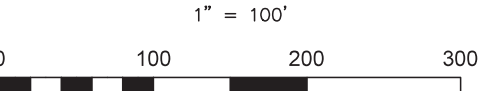


**BOUNDARY SURVEY
 DIAMONDBACK INVESTMENT CO
 MEBANE OAKS ROAD**

NEAR CITY OF MEBANE
 MELVILLE TOWNSHIP
 ALAMANCE COUNTY, NC

DATE: 6/13/19
 REV DATE:
 PROJECT NO: 19-48
 DRAWN BY: DJS

SGROI LAND SURVEYING, PLLC.
 145 W. PARRIS AVE., SUITE 101
 HIGH POINT N.C. 27622
 336-885-1366
 COMPANY REGISTRATION P-0136



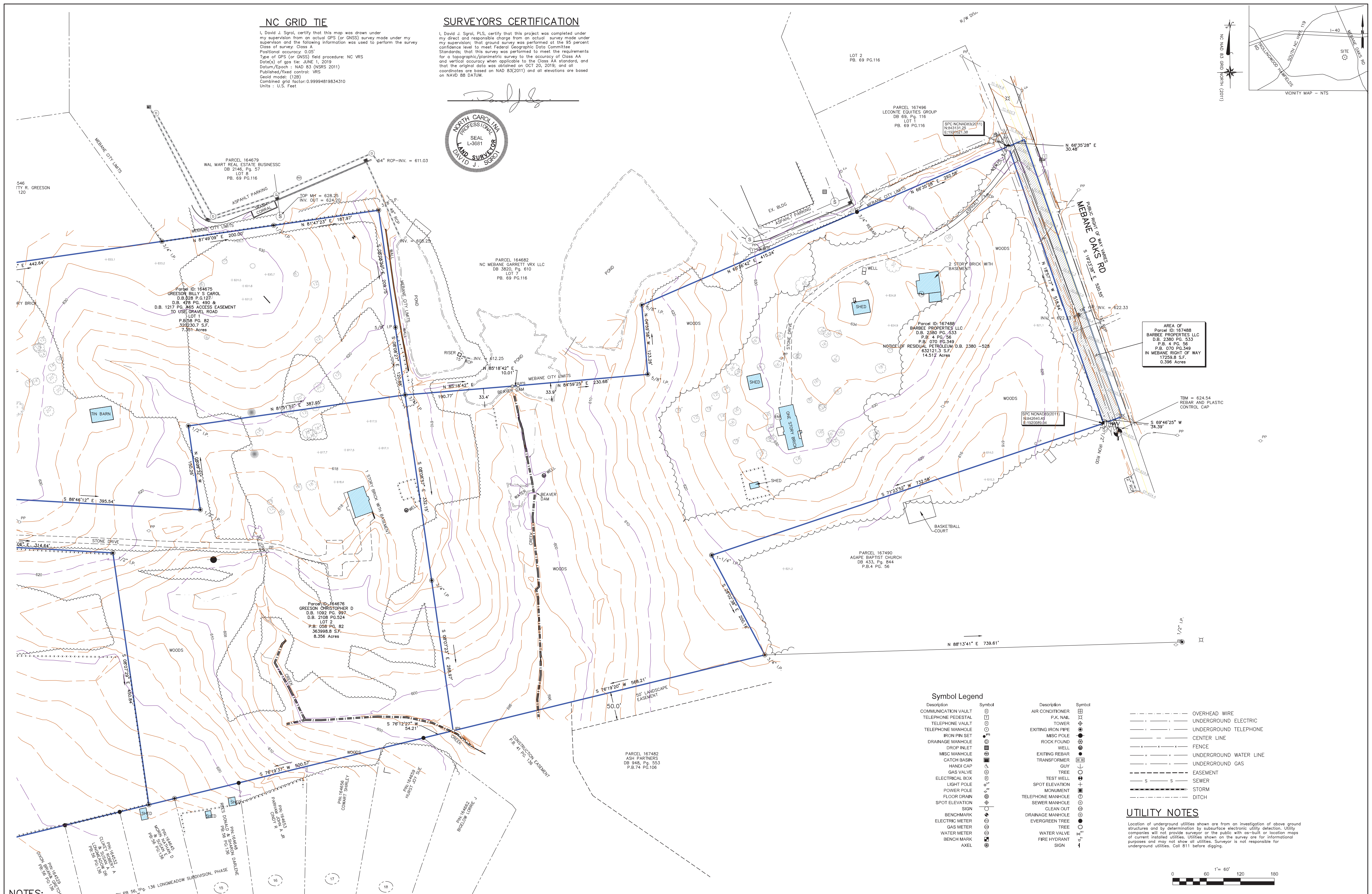
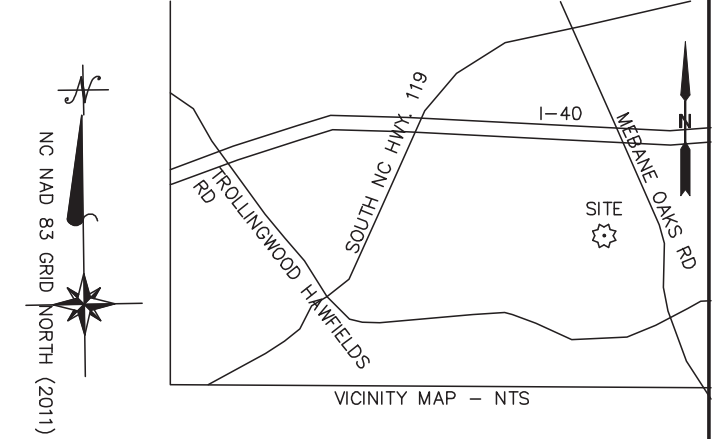
NC GRID TIE

I, David J. Sgroi, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey:
 Class of survey: Class A
 Positional accuracy: 0.05'
 Type of GPS (or GNSS) field procedure: NC VRS
 Date(s) of ops tie: JUNE 1, 2019
 Datum/EPOCH: NAD 83 (NAD83 2011)
 Published/fixed control: VRS
 Geoid model: (128)
 Combined grid factor: 0.99994819834310
 Units: U.S. Feet

SURVEYORS CERTIFICATION

I, David J. Sgroi, P.L.S., certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that ground survey was performed at the 95 percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a topographic/planimetric survey to the accuracy of Class AA and vertical accuracy when applicable to the Class AA standard, and that the original data was obtained on OCT 20, 2019; and all coordinates are based on NAD 83(2011) and all elevations are based on NAVD 88 DATUM.

David J. Sgroi

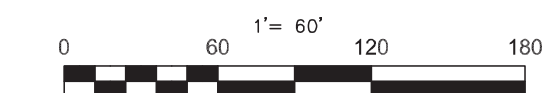


Symbol Legend

Description	Symbol	Description	Symbol
COMMUNICATION VAULT	⊠	AIR CONDITIONER	⊠
TELEPHONE PESTAL	⊠	P.K. NAIL	⊠
TELEPHONE VAULT	⊠	TOWER	⊠
TELEPHONE MANHOLE	⊠	EXITING IRON PIPE	⊠
IRON PIN SET	⊠	MISC POLE	⊠
DRAINAGE MANHOLE	⊠	ROCK FOUND	⊠
DROP INLET	⊠	WELL	⊠
MISC MANHOLE	⊠	EXITING REBAR	⊠
CATCH BASIN	⊠	TRANSFORMER	⊠
HANDICAP	⊠	GUY	⊠
GAS VALVE	⊠	TEST WELL	⊠
ELECTRICAL BOX	⊠	TREE	⊠
LIGHT POLE	⊠	SPOT ELEVATION	⊠
POWER POLE	⊠	MONUMENT	⊠
FLOOR DRAIN	⊠	TELEPHONE MANHOLE	⊠
SPOT ELEVATION	⊠	SEWER MANHOLE	⊠
SIGN	⊠	CLEAN OUT	⊠
BENCHMARK	⊠	DRAINAGE MANHOLE	⊠
ELECTRIC METER	⊠	EVERGREEN TREE	⊠
GAS METER	⊠	TREE	⊠
WATER METER	⊠	WATER VALVE	⊠
BENCH MARK	⊠	FIRE HYDRANT	⊠
AXEL	⊠	SIGN	⊠

UTILITY NOTES

Location of underground utilities shown are from an investigation of above ground structures and by determination by subsurface electronic utility detection. Utility companies will not provide surveyor or the public with as-built or location maps of current installed utilities. Utilities shown on the survey are for informational purposes and may not show all utilities. Surveyor is not responsible for underground utilities. Call 811 before digging.



- NOTES:**
1. SITE IS SUBJECT TO ALL EASEMENTS, R/W AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THE SURVEY.
 2. ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED
 3. ALL BEARINGS ARE GRID BEARINGS.
 4. AREA COMPUTED BY COORDINATE GEOMETRY. S. PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS BY NC FLOOD MAP 3710982400, MAP REVISED 11/17/17.
 5. SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
 6. TOTAL AREA SURVEYED = 60.241 AC.

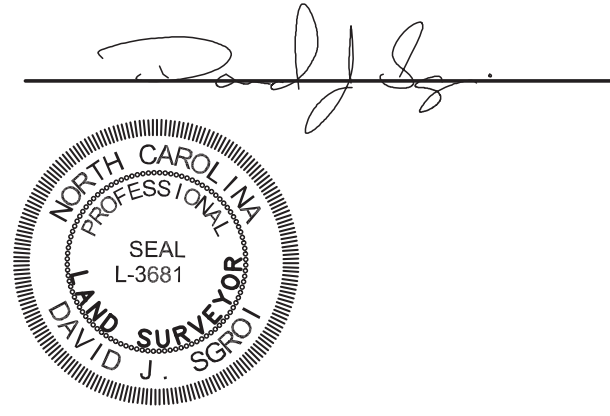
<p>TOPOGRAPHY SURVEY DIAMONDBACK INVESTMENT CO MEBANE OAKS ROAD</p>	<p>NEAR CITY OF MEBANE MELVILLE TOWNSHIP ALAMANCE COUNTY, NC</p>		<p>SGROI LAND SURVEYING, P.L.L.C. 145 W. PARRIS AVE., SUITE 101 HIGH POINT N.C. 27262 336-885-1366 COMPANY REGISTRATION P-0136</p>
	<p>DATE: 10/22/19 REV DATE:</p>	<p>PROJECT NO: 19-48 DRAWN BY: DJS</p>	

NC GRID TIE

I, David J. Sgroi, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey:
 Class of Survey: Class A
 Positional Accuracy: 0.05'
 Type of GPS (or GNSS) field procedure: NC VRS
 Date(s) of gps tie: JUNE 1, 2019
 Datum/Epoch: NAD 83 (NRS 2011)
 Published/fixed control: VRS
 Geoid model: (128)
 Combined grid factor: 0.99994819834310
 Units: U.S. Feet

SURVEYORS CERTIFICATION

I, David J. Sgroi, PLS, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that ground survey was performed at the 95 percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a topographic/planimetric survey to the accuracy of Class AA and vertical accuracy when applicable to the Class AA standard, and that the original data was obtained on OCT 20, 2019; and all coordinates are based on NAD 83(2011) and all elevations are based on NAVD 83 DATUM.

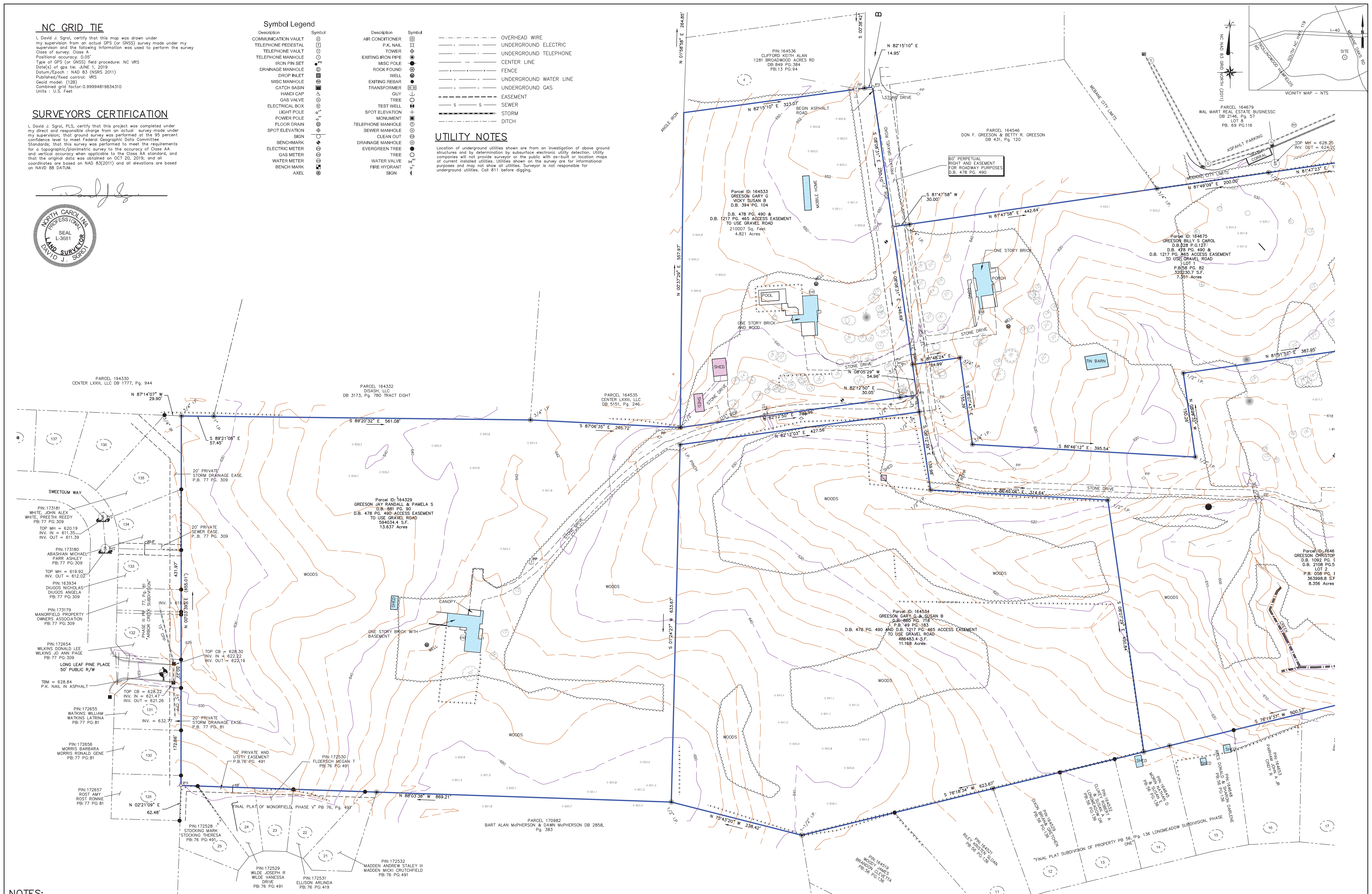


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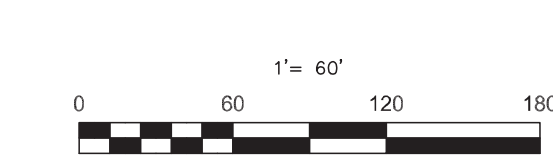
Description	Symbol	Description	Symbol
COMMUNICATION VAULT	⊗	AIR CONDITIONER	⊠
TELEPHONE PEDESTAL	⊕	P.K. NAIL	⊠
TELEPHONE VAULT	⊙	TOWER	⊕
TELEPHONE MANHOLE	⊖	EXITING IRON PIPE	⊕
IRON PIN SET	⊕	MISC POLE	⊕
DRAINAGE MANHOLE	⊖	ROCK FOUND	⊕
DROP INLET	⊖	WELL	⊕
MISC MANHOLE	⊖	EXITING REBAR	⊕
CATCH BASIN	⊖	TRANSFORMER	⊕
HANDY CAP	⊕	GUY	⊕
GAS VALVE	⊕	TREE	⊕
ELECTRICAL BOX	⊕	TEST WELL	⊕
LIGHT POLE	⊕	SPOT ELEVATION	+
POWER POLE	⊕	MONUMENT	⊕
FLOOR DRAIN	⊕	TELEPHONE MANHOLE	⊕
SEWER MANHOLE	⊕	SEWER MANHOLE	⊕
SIGN	⊕	CLEAN OUT	⊕
BENCHMARK	⊕	DRAINAGE MANHOLE	⊕
ELECTRIC METER	⊕	EVERGREEN TREE	⊕
GAS METER	⊕	TREE	⊕
WATER METER	⊕	WATER VALVE	⊕
BENCHMARK	⊕	FIRE HYDRANT	⊕
AXEL	⊕	SIGN	⊕

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 5. SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
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<p>TOPOGRAPHY SURVEY DIAMONDBACK INVESTMENT CO MEBANE OAKS ROAD</p>	<p>NEAR CITY OF MEBANE MELVILLE TOWNSHIP ALAMANCE COUNTY, NC</p>		<p>SGROI LAND SURVEYING, PLLC. 145 W. PARRIS AVE., SUITE 101 HIGH POINT N.C. 27262 336-885-1366 COMPANY REGISTRATION P-0136</p>
	<p>DATE: 10/22/19 REV DATE:</p>	<p>PROJECT NO: 19-48 DRAWN BY: DJS</p>	

PLANNING PROJECT REPORT

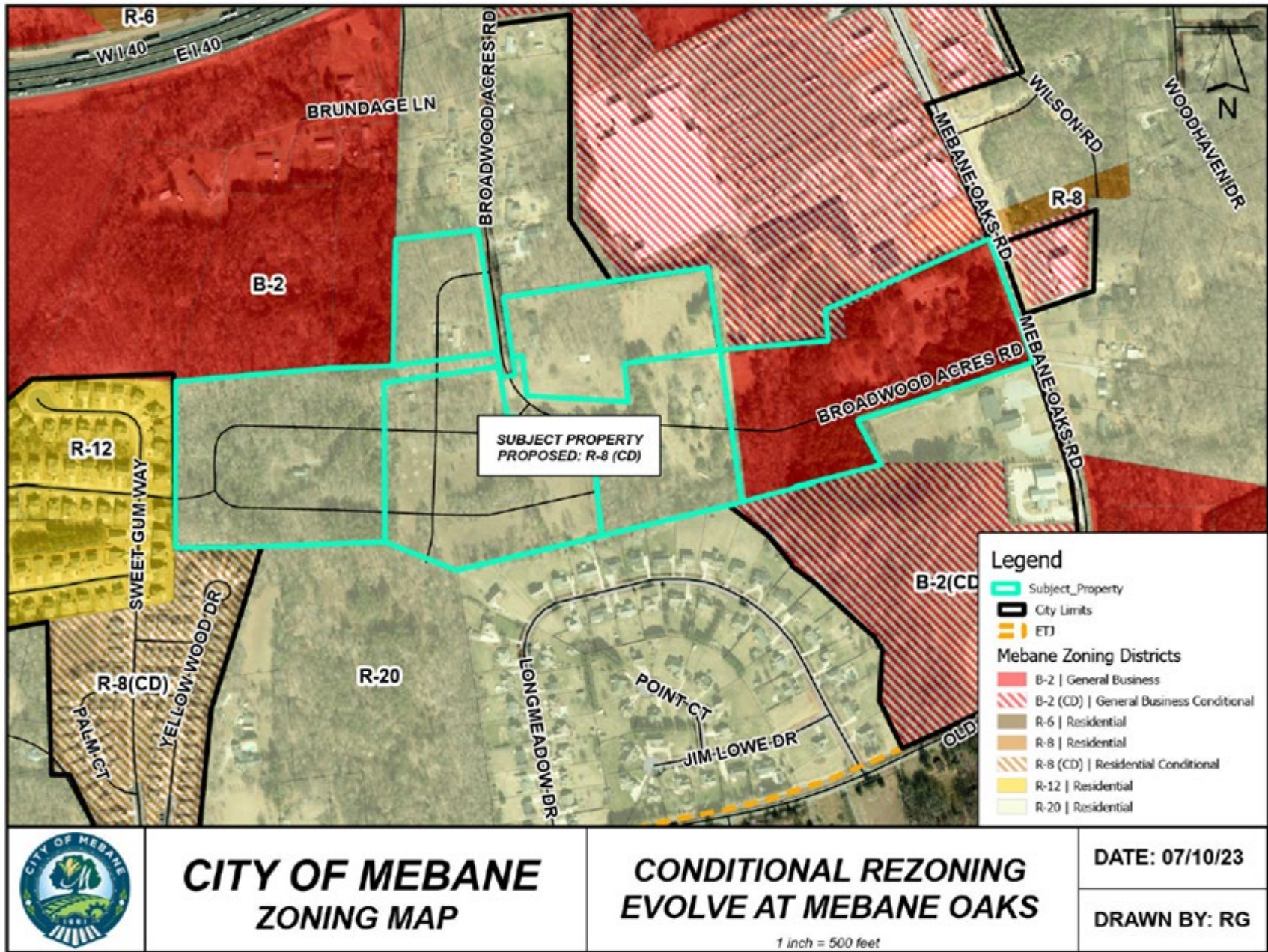
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PROJECT NUMBER	RZ 23-05
PROJECT NAME	Evolve at Mebane Oaks
APPLICANT	Mebane Housing, LLC / Evolve Mebane Oaks, LLC 2918-A / 4918-A Martinsville Road Greensboro, NC 27408

CONTENTS

PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 2
LAND USE REPORT	PAGE 4
UTILITIES REPORT	PAGE 7
STAFF ZONING REQUEST RECOMMENDATION	PAGE 9

ZONING REPORT

EXISTING ZONE	R-20, Residential and B-2, General Business
REQUESTED ACTION	R-8 (CD) (Residential Conditional District)
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	Single-Family Residential and Vacant Land
PARCEL SIZE	+/- 60.241 acres
PROPERTY OWNERS	Mebane Housing, LLC / Evolve Mebane Oaks, LLC 2918-A / 4918-A Martinsville Road Greensboro, NC 27408 GPINs: 9824020553, 9814921385, 9814920726, 9814824291, 9814727217, & 9814823848
LEGAL DESCRIPTION	Request to rezone six (6) properties (GPINs 9824020553, 9814921385, 9814920726, 9814824291, 9814727217, & 9814823848), totaling +/- 60.241 acres and located with frontages on Mebane Oaks Road, Broadwood Acres Road, and Longleaf Pine Place, from R-20 and B-2 to R-8 (CD) to allow for a Planned Unit Development featuring 96 single-family residences and 320 apartments by Mebane Housing, LLC and Evolve Mebane Oaks, LLC.
AREA ZONING & DISTRICTS	The properties to the north are zoned B-2 (CD), B-2, and R-20. The properties to the east, across Mebane Oaks Road, are zoned R-20 and R-8. The properties to the south are zoned B-2 (CD), R-20, and R-8 (CD). The properties to the west are zoned R-12, R-8 (CD), and B-2.
SITE HISTORY	Five of the lots were previously improved with single-family residences, built between 1965 and 1998. The remaining lot has historically been vacant.
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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO
POTENTIAL IMPACT OF PROPOSED ZONE	The proposed rezoning is consistent with the R-8 (CD) and R-12 zoning to the west of the subject property. The proposed development will increase the residential density of this area but it will also improve road network connections between developments on the north side of Old Hillsborough Road and on the west side of Mebane Oaks Road.



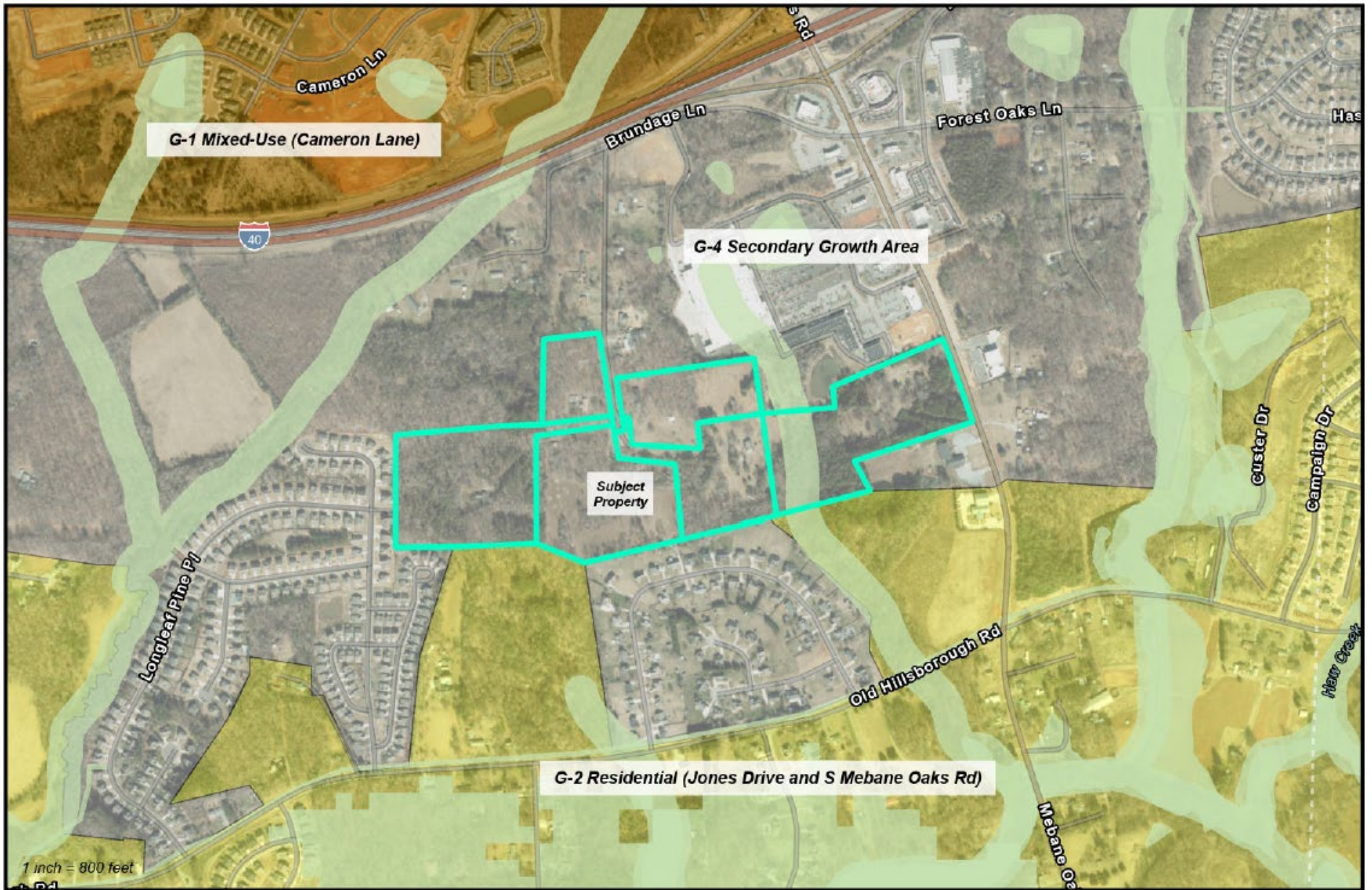
LAND USE REPORT

EXISTING LAND USE	Single-Family Residential and Vacant Land
PROPOSED LAND USE & REQUESTED ACTION	The applicant is requesting to rezone six (6) properties, totaling +/- 60.241 acres and located with frontages on Mebane Oaks Road, Broadwood Acres Road, and Longleaf Pine Place, from R-20 and B-2 to R-8 (CD) to allow for a Planned Unit Development featuring 96 single-family residences and 320 apartments by Mebane Housing, LLC and Evolve Mebane Oaks, LLC.
PROPOSED ZONING	R-8 (CD) (Residential Conditional District)
PARCEL SIZE	+/- 60.241 acres
AREA LAND USE	<p>The subject property is located just south of the Garrett Crossing shopping plaza, which includes a Walmart and a number of restaurants, retail stores, and services. There is also a retail store east of the property, across Mebane Oaks Road. The other surrounding properties are developed with single-family residences. The proposed development includes a connection to the existing Arbor Creek neighborhood.</p> <p>The applicant will provide onsite amenities for residents, including two community playgrounds, two private dog parks, a grilling pavilion, and a community pool and club house. The development will also include charging spaces for electric vehicles.</p>
ONSITE AMENITIES & DEDICATIONS	<p>A 5' wide sidewalk will be constructed on Mebane Oaks Road. The applicant has also indicated that a connection to the Garrett Crossing shopping plaza will be provided. All internal roads within the development will include 5' wide sidewalks. Sidewalk is proposed on both sides of Broadwood Acres Road and on one side of all other roads. Traffic calming is provided on Broadwood Acres Road with grassed medians and a traffic circle.</p> <p>The applicant has also committed to dedicating a +/- 7.43 acre lot to the City for future development, including, but not limited to, a new police station.</p>
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF PROPOSED CONDITIONS	<p>The applicant has requested as a condition of the zone district that the maximum building height of the apartment buildings is 60 feet. The Unified Development Ordinance states that the maximum building height for multi-family dwellings in the R-8 Zone District is 50 feet.</p> <p>Pursuant to the requirements of the Unified Development Ordinance, this development is required to provide 11.83 acres of public recreation space, 5.51 acres of private recreation space, and 7.34 acres of open space. The applicant has proposed to provide 1.77 acres of private recreation and 7.08 acres of open space. As a condition of the zone district, the applicants have</p>

requested that the City accept the dedication of a +/- 7.43 acre lot for future development in lieu of the required public recreation space and remaining private recreation and open space requirements.

As a condition of the approval of the apartments, buildings 1 and 2 sewer flow will be allocated in year 2024 and buildings 3 and 4 in 2025. While this exceeds the requirements of the Accumulated Paper Flow Policy staff is agreeable to this developer request due to the number of units in each building not fitting the policy and the timing at which the developer intends to construct these buildings (earlier tributary flow at a lesser amount than accumulated permitted paper flow at a higher amount over several years).

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	Goal 1.4: Ensure that adequate community facilities are integrated into new development to reduce distances to parks, schools, and community centers.
<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 60,000 gallons per day. The permitted wastewater use is 83,500 gallons per day with the actual use when tributary is closer to 50,000 gallons per day. The development will connect to Mebane’s existing 12-inch water line on Mebane Oaks Road and extend a new 12-inch public water line to the existing networks on Broadwood Acres Road to the north and Longleaf Pine Place to the west with 8-inch public water lines elsewhere in public road rights-of-way. Water service to the proposed apartments will be through an 8-inch metered connection with backflow prevention installed at the meter and at each building. The project will also extend a 12-inch public sewer line from the Summit Church property through the site ending near the northern property line. Additionally, the developer will extend 8-inch public sewer lines in new road rights-of-way to serve the proposed single-family subdivision and 8-inch private sewer lines to serve the proposed apartments.</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 located on the west side of Mebane Oaks Road and the primary entrance to the subdivision will be from there. The development will extend Broadwood Acres Road to connect with Mebane Oaks Road. It will also include roadway connections to the Arbor Creek Subdivision to the west and the Garrett Crossing shopping plaza to the north.</p> <p>This section of Mebane Oaks Road had an average daily traffic volume of 26,000 trips in 2021. It has a combined safety score of 56. From 2018 to 2022, there were a total of 79 crashes in</p>

this section, but none with fatal or severe injuries. North of the site, the NCDOT is currently improving Mebane Oaks Road. South of the site, the NCDOT has recently installed a traffic signal at the intersection of Mebane Oaks and Old Hillsborough.

**TRAFFIC IMPACT ANALYSIS
REQUIRED?**

YES NO

**DESCRIPTION OF RECOMMENDED
IMPROVEMENTS**

The developer is required to make the following improvements:

- Coordinate with NCDOT to develop a coordination and timing plan for the signals along Mebane Oaks Road.
- Install a traffic signal at the site access on Mebane Oaks Road.
- Provide an exclusive northbound left-turn lane with a minimum of 100 feet of full width storage with appropriate transitions.
- Provide an exclusive southbound right-turn lane with a minimum of 100 feet of storage with appropriate deceleration taper.
- Construct the Site Access 1 (from Mebane Oaks Road) with one ingress lane and two egress lanes striped as one left-turn lane with 180' of full width storage and one right-turn lane as shown on the site plan.
- Provide an internal protected system (IPS) of 580' as shown on the site plan to ensure acceptable operations with additional traffic growth and potential addition of the 4th leg of the intersection as shown on the adopted Mebane Oaks Road Small Area Plan.

**CONSISTENCY WITH THE MEBANE
BICYCLE AND PEDESTRIAN
TRANSPORTATION PLAN?**

YES NO

**MULTIMODAL IMPROVEMENTS
PROVIDED BY APPLICANT?**

YES NO

**DESCRIPTION OF MULTIMODAL
IMPROVEMENTS**

The applicant is required to construct a sidewalk for the length of the property on Mebane Oaks Road and sidewalks will be provided throughout the development. 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 “Evolve at Mebane Oaks” is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan. The project includes an extension of Broadwood Acres Road that is consistent with the Mebane Oaks Road Small Area Plan and it is in harmony with surrounding uses.



July 11, 2023

Mr. Aden Stoltzfus, P.E.
Stoltzfus Engineering Inc.
683 Gralin Street
Kernersville, NC 27284

Subject: Evolve at Mebane Oaks – Water and Sewer System Layout

Dear Mr. Stoltzfus:

Regarding the Preliminary Site Plans for Evolve at Mebane Oaks and in accordance with the UDO, this memo indicates that I have reviewed the preliminary water and sewer system layout and find it acceptable meeting City standards based on the following:

- A. Water system – The developer proposes to connect to Mebane’s existing 12-inch water line on Mebane Oaks Road and extending a new 12-inch public water line to existing Broadwood Acres Road to the north and Longleaf Pine Place to the west with 8-inch public water lines elsewhere in public road rights-of-way. Water service to the proposed apartments will be through an 8-inch metered connection with backflow prevention installed at the meter and at each building. The anticipated water use is approximately 60,000 gallons per day. The City has adequate water capacity available to meet the project’s domestic demand and fire flow requirements.
- B. Sanitary Sewer system – The developer proposes to extend a 12-inch public sewer line from the Summit Church property through the site ending near the northern property line (to allow for further future extension by the City when it chooses to eliminate the public Wal-Mart sewer pump station). Additionally, the developer will extend 8-inch public sewer lines in new road rights-of-way to serve the proposed single family lot subdivision and 8-inch private sewer lines to serve the proposed apartments. Permitted wastewater flows are approximately 83,500 gallons per day with actual use when tributary closer to 50,000 gpd). The City has adequate wastewater capacity available at the downstream Southeast Regional Pump Station, Arbor Creek Pump Station and at the WRRF to meet this demand.

As a condition of the approval of the apartments, buildings 1 and 2 sewer flow will be allocated in year 2024 and buildings 3 and 4 in 2025. While this exceeds the requirements of the Accumulated Paper Flow Policy staff is agreeable to this developer request due to the number of units in each building not fitting the policy and the timing at which the developer intends to construct these buildings (earlier tributary flow at a lesser amount than accumulated permitted paper flow at a higher amount over several years).

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 and Kyle Smith, Utilities Director



Technical Memorandum

Date: July 11, 2023

To: Ashley Ownbey, Development Director

From: Franz Holt, P.E.

Subject: Evolve at Mebane Oaks – City Engineering Department review

City Engineering has reviewed Site Plans submitted for Evolve at Mebane Oaks dated July 7, 2023, prepared by Aden Stoltzfus, P.E. with Stoltzfus Engineering Inc. Our technical review comments are as follows:

A. General Summary

1. The 60.241-acre site is proposed to be developed as single-family (96 lots), multifamily apartments (320), and includes a dedication of land to the City of Mebane for future use.
2. On-site stormwater controls are proposed to meet standard treatment requirements and exceed standard storm water detention requirements.
3. City of Mebane public water and sewer lines are accessible for extension to the proposed single-family subdivision and apartments.
4. Street Access is with a public roadway connection to Mebane Oaks Road (signalized with turn lanes), a connection to Broadwood Acres Road and Longleaf Pine Place. Street stubs are proposed to adjoining properties. The roadway network is in conformance with the small area thoroughfare plan with the extension of Broadwood Acres Road to Mebane Oaks Road. Traffic calming is provided with a roundabout centrally located within the proposed development.
5. Sidewalks are proposed on one side of all public streets within the single-family subdivision. Broadwood Acres Road extension will have a sidewalk on each side of the road. A sidewalk will also be extended along the property frontage on Mebane Oaks Road.
6. NCDOT plan approvals, driveway permits, and encroachment agreements are required for the proposed improvements at Mebane Oaks Road (S.R. 1007).

B. Availability of City Water and Sewer

Regarding the Preliminary Site Plans for Evolve at Mebane Oaks and in accordance with the UDO, this memo indicates 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 developer proposes to connect to Mebane’s existing 12-inch water line on Mebane Oaks Road and extending a new 12-inch public water line to existing Broadwood Acres Road to the north and Longleaf Pine Place to the west with 8-inch public water lines elsewhere in public road rights-of-way. Water service to the proposed apartments will be through an 8-inch metered water connection with backflow prevention installed at the meter and at each building. The anticipated water use is approximately 60,000 gallons per day. The City has adequate water capacity available to meet the project’s domestic demand and fire flow requirements.
2. Sanitary Sewer system – The developer proposes to extend a 12-inch public sewer line from the Summit Church property through the site ending near the northern property line (to allow for further future extension by the City when it chooses to eliminate the public Wal-Mart sewer pump station). Additionally, the developer will extend 8-inch public sewer lines in new road rights-of-way to serve the proposed single family lot subdivision and 8-inch private sewer lines to serve the proposed apartments. Permitted wastewater flows are approximately 83,500 gallons per day with actual use when tributary closer to 50,000 gpd). The City has adequate wastewater capacity available at the downstream Southeast Regional Pump Station, Arbor Creek Pump Station and at the WRRF to meet this demand.
3. As a condition of the approval of the apartments, buildings 1 and 2 sewer flow will be allocated in year 2024 and buildings 3 and 4 in 2025. While this exceeds the requirements of the Accumulated Paper Flow Policy staff is agreeable to this developer request due to the number of units in each building not fitting the policy and the timing at which the developer intends to construct these buildings (earlier tributary flow at a lesser amount than accumulated permitted paper flow at a higher amount over several years).

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 provides 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 fenced wet ponds (4) with detention being provided for up to a 100 yr. design storm event where post construction stormwater runoff peak discharges are no more than predevelopment discharge rates for the designed storm event.

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 devices where the stormwater runoff is treated and detained before release to downstream properties. The main drainage way crossing will be designed to carry a 100-year storm event without over topping the roadway.

E. Street Access and TIA

1. A TIA was required for this project with turn lane and signal improvement beings identified at Mebane Oaks Road (S.R. 1007). Street Access is with a public roadway connection to Mebane Oaks Road, a connection to Broadwood Acres Road and Longleaf Pine Place. Street stubs are proposed to adjoining properties. The roadway network is in conformance with the small area thoroughfare plan with the extension of Broadwood Acres Road to Mebane Oaks Road. Traffic calming is provided with a roundabout centrally located within the proposed development.



2. Sidewalks are proposed on one side of all public streets within the single-family subdivision. Broadwood Acres Road extension will have a sidewalk on each side of the road. A sidewalk will also be extended along the property frontage on Mebane Oaks Road.
3. NCDOT plan approvals, driveway permits, and encroachment agreements are required by NCDOT for the proposed improvements at Mebane Oaks Road (S.R. 1007).
4. The internal public streets will meet City of Mebane standards 31' b-b curb and gutter with 26' travel lanes and 5' wide sidewalks. Broadwood Acres extension will have a minimum of 41' b-b curb and gutter to the roundabout from Mebane Oaks Road and will include a divided median to restrict access. The divided median also provides additional traffic calming and a boulevard effect with a grass median (maintained by the development) with sidewalks on both sides of the roadway.

F. Construction Plan Submittal

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



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

May 30, 2023

ALAMANCE COUNTY

Rynal Stephenson, PE
Ramey Kemp Associates
5808 Faringdon Place
Raleigh, NC 27609

Subject: Proposed Mebane Oaks Mixed Use Located on Broadwood Acres Road
(SR 2127), Mebane Oaks Road (SR 1007), and Longleaf Pine Place (Non-System).
Review of Traffic Impact Analysis (TIA) Dated April 20, 2023.

Dear Mr. Stephenson,

NCDOT staff has completed a collaborative review with the City of Mebane of the above subject. Based on the information provided we offer the following comments with regard to the State Road network.

General:

The proposed site is located west of Mebane Oaks Road and north of Old Hillsborough Road in Mebane. The proposed site consists of 96 single family homes, 320 apartment units, and 1 police station with 35 employees and is expected to generate approximately 2,797 new daily trips upon full build out in 2026. The site access is proposed via one (1) full movement driveway along Mebane Oaks Road, one (1) connection from Broadwood Acres Road, and one (1) connection via the Arbor Creek Development.

NCDOT Committed Improvements:

The intersection of Mebane Oaks Road and Old Hillsborough Road was improved to include exclusive left-turn lanes on all approaches and a southbound right-turn lane in addition to signalization. The improvements of this intersection were considered in this analysis.

NCDOT Transportation Project I-5711 includes improvements to the interchange of I-40 and Mebane Oaks Road. The project is planned for completion in 2023. The project will widen the existing bridge at I-40, creating a 7-lane roadway between interchange ramps. A fourth leg of the Mebane Oaks Road & Garrett Crossing intersection is scheduled for

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 7, DISTRICT 1
PO BOX 766
GRAHAM, NC 27253-0766

Telephone: (336) 570-6833
Fax: (336) 570-6873
Customer Service: 1-877-368-4968

Location:
115 EAST CRESCENT SQUARE DRIVE
GRAHAM, NC 27253

Website: www.ncdot.gov

construction as part of the approved Mebane Oaks Road Commercial development improvements. These improvements were considered in this analysis.

Findings and Requirements:

Based on the information provided, the developer will be required to construct the following road improvements to mitigate the anticipated impacts of site traffic.

Mebane Oaks Road Corridor

- Coordinate with NCDOT to develop a coordination and timing plan for the signals along Mebane Oaks Road.

Mebane Oaks Road and Site Access 1:

- Construct Site Access 1 with one ingress lane and two egress lanes striped as one left-turn lane with 180' of full width storage and one right-turn lane as shown on the site plan.
- Provide an exclusive northbound left-turn lane with a minimum 100 feet of full width storage with appropriate transitions.
- Provide an exclusive southbound right-turn lane with a minimum 100 feet of storage with appropriate deceleration taper.
- Install a traffic signal.
- Provide an internal protected stem (IPS) of 580' as shown on the site plan to ensure acceptable operations with additional traffic growth and potential addition of the 4th leg of the intersection as shown on the Adopted Mebane Oaks Road Small Area Plan ([Mebane Oaks Road Small Area Plan - Mebane, NC \(cityofmebanenc.gov\)](http://www.cityofmebanenc.gov)).

Multi-modal and Streetscape Enhancements:

Any locally stipulated multi-modal enhancements including but not limited to sidewalk, bike lanes, bus pull offs, lighting, landscaping etc. on State maintained routes are subject to NCDOT requirements and approval through the encroachment process.

General Requirements:

It is necessary to obtain an approved driveway permit and/or encroachment agreement(s) prior to performing work on the NCDOT right of way. As a condition of the permit, the permittee shall be responsible for design and construction of the above stipulated improvements in accordance with NCDOT requirements. An approved permit will be issued upon receipt of approved site plan, roadway and signal construction plans as needed, inspection fee, and any necessary performance and indemnity bonds.

The applicant shall dedicate any additional right of way necessary to accommodate the required road improvements or future improvements as stipulated.

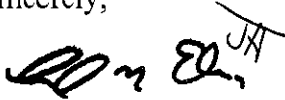
Intersection radii and geometry shall be designed to accommodate turning movements of the largest anticipated vehicle.

All pavement markings shall be long life thermoplastic. Pavement markers shall be installed if they previously existed on the roadway.

The permittee shall be responsible for the installation and relocation of any additional highway signs that may be necessary due to these improvements and shall comply with the requirements of the MUTCD.

Feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "C. N. Edwards Jr.", with a stylized flourish above the name.

C. N. Edwards Jr., PE
District Engineer

Cc: W.R. Archer, III, PE, Division Engineer
D.M. McPherson, Division Traffic Engineer
City of Mebane



Memorandum

To: Ashley Ownbey
Development Director
City of Mebane

Date: June 8, 2023

C. N. Edwards Jr., PE
District Engineer
NCDOT Highway Division 7 District 1

Project #: 39160.00, Task 18

From: Baohong Wan, PhD, PE

Re: Mebane Oaks Mixed Use Traffic Impact Analysis
Mebane, NC

A Traffic Impact Analysis (TIA) dated April 20, 2023, was prepared by Ramey Kemp Associates (RKA) for the proposed Mebane Oaks Mixed Use development in Mebane, North Carolina. Per request by the City of Mebane, VHB conducted an independent review of the Mebane Oaks Mixed Use TIA. This memo provides a list of critical findings, following by an in-depth summary of study process and analysis results of the TIA.

List of Mitigation Recommendations

The following items in **red font** should be considered in addition to mitigation measures identified within the Mebane Oaks Mixed Use TIA (in black font):

- › **Site Frontage along Mebane Oaks Road**
 - **Right-of-way (R/W) dedication and streetscape along site frontage of Mebane Oaks Road should be provided based on the City of Mebane *Comprehensive Transportation Plan* and *Bicycle and Pedestrian Transportation Plan* standards.**
 - **NCDOT requires sufficient R/W to accommodate required road improvements to mitigate traffic impacts attributable to the site based on the TIA. Additional R/W or infrastructure requirements are subject to local regulation and authority by the City of Mebane.**
- › **Mebane Oaks Road and Site Drive #1**
 - **Construct Site Drive #1 with one ingress lane and two egress lanes striped as one left-turn lane **with at least 175 feet of full width storage** and one right-turn lane as shown on the site plan.**
 - **Provide an internal protected stem (IPS) of at least 580 feet for the eastbound approach as shown on the site plan to ensure acceptable operations with additional traffic growth and potential addition of the 4th leg of the intersection as shown on the *Adopted Mebane Oaks Road Small Area Plan*.**
 - Provide an exclusive northbound left-turn lane with at least 100 feet of storage with appropriate deceleration and taper.
 - Provide an exclusive southbound right-turn lane with at least 100 feet of storage with appropriate deceleration and taper.
 - Install a traffic signal based on NCDOT and the City of Mebane's signal design standards.
- › **Mebane Oaks Road Corridor**
 - Coordinate with NCDOT to develop a coordination and timing plan for signals along Mebane Oaks Road.

VHB Engineering NC, P.C. (C-3075)

Engineers | Scientists | Planners | Designers

Venture I, 940 Main Campus Drive, Suite 500, Raleigh, North Carolina 27606

P 919.829.0328 F 919.833.0034 www.vhb.com

General Comments

Wilson Road Extension

- › The Wilson Road Extension was included in the Synchro analysis files and is shown in the TIA figures; however, the TIA report does not project traffic volumes for Wilson Road Extension. Based on site plan included for Tractor Supply, Wilson Road Extension will be made to the existing terminus to serve as a secondary access.

Trip Distribution

- › Part of site trips to and from Old Hillsborough Road will likely access the site via Sweet Gum Way rather than going through to Mebane Oaks Road via the Old Hillsborough Road intersection.

Synchro Capacity Analysis

- › The NBL movement at the I-40 WB/ I-85 SB Ramps intersection was operating with FYA protected-permitted phasing before a second turn lane was provided and phasing was altered to protected only.
- › The intersection of Old Hillsborough Road and Mebane Oaks Road was analyzed with a traffic signal with split phasing under the 2023 scenario, although the TIA stated that this intersection is under all-way stop control under the existing conditions.
- › The 2023 Existing analysis included some inconsistencies with U-turn movement and right-turn movement modeling that did not match field conditions.
- › The 2026 No-Build and 2026 Build scenarios analyze the intersection of Old Hillsborough Road and Mebane Oaks Road with a 200 second cycle length. Cycle lengths over 180 seconds are not normally recommended for TIA analysis, and the natural cycle length shown in both scenarios is significantly lower.
- › The Lost Time Adjust values at multiple intersections are not set according to the NCDOT guidance (Yellow + Red + LTA = 5 seconds).

[Issues with volume calculation and capacity analysis were noted during the TIA review process. Nevertheless, those revisions are not expected to materially change anticipated outcomes and required mitigation.](#)

Summary of TIA Assumptions and Results

Development Plan

The proposed Mebane Oaks Mixed Use development will consist of 96 single-family homes, 320 apartment units, and 1 police station with 35 employees. Site access will be provided via one (1) full movement driveway along Mebane Oaks Road, one (1) connection from Broadwood Acres Road, and one (1) connection via the Manorfield Development. The anticipated project build-out year is 2026.

Study Area and Analysis Scenarios

The TIA included capacity analyses during the weekday AM and PM peak hours under the following scenarios:

- › 2023 Existing Conditions
- › 2026 No-Build Conditions
- › 2026 Build Conditions

Through coordination with NCDOT and the City of Mebane, the following intersections were analyzed in the TIA:

- › Mebane Oaks Road and I-40 WB/ I-85 SB Ramps (signalized)
- › Mebane Oaks Road and I-40 EB/ I-85 NB Ramps (signalized)

- › Mebane Oaks Road and Brundage Lane/ Forest Oaks Lane (signalized)
- › Mebane Oaks Road and Walmart Driveway (signalized)
- › Mebane Oaks Road and Old Hillsborough Road (signalized)
- › Old Hillsborough Road and Sweet Gum Way (unsignalized)
- › Brundage Lane and Broadwood Acres Road (unsignalized)

Existing and No-Build Analysis Assumptions

2023 Existing analysis was conducted based on traffic counts collected in February 2023 during weekday AM (7 to 9 AM) and PM (4 to 6 PM) peak hours while area schools were in session.

The 2026 No-Build scenario included an annual growth rate of one percent (1%) between the existing year (2023) and the future analysis year (2026). In addition, site trips due to the following adjacent development were identified and included in the future year analyses:

- › Deep River
- › Tractor Supply
- › The Meadows
- › Summit Church
- › Meadowstone Townhomes
- › McKays Book Store

Transportation improvements associated with NCDOT TIP I-5711 (I-85/I-40 at Mebane Oaks Road interchange improvements and additional through lanes) and SM-5707B (traffic signal and turn lane improvements at Old Hillsborough Road/Mebane Oaks Road) were assumed in the future year (2026) analysis.

Trip Generation & Distribution

Trip generation potential was determined based on methodology outlined in the ITE *Trip Generation Manual, 11th Edition*. ITE Land Use Code (LUC) 210 (Single-Family Detached Housing), LUC 221 (Multifamily Housing (Mid-Rise)), and LUC 730 (Government Office Building) were used based on the NCDOT guidance. Site trips associated with the police station were calculated based on employee shifts. It is expected that 25 employees will work the day shift, and 10 employees will work the night shift; therefore, trips associated with the 10 night-shift employees were applied to the opposite peak hour. Based on the TIA, the proposed development is expected to generate 2,797 daily site trips with 247 site trips (78 entering, 169 exiting) occurring in the AM peak hour and 263 site trips (157 entering, 106 exiting) occurring in the PM peak hour.

Traffic assignment was conducted based on the following distribution:

- › 35% to/from the east via I-40 EB/ I-85 NB
- › 30% to/from the west via I-40 WB/ I-85 SB
- › 15% to/from the north via Mebane Oaks Road
- › 10% to/from the south via Mebane Oaks Road
- › 10% to/from the west via Old Hillsborough Road

Intersection Capacity Analysis Results

Capacity analyses in the TIA were conducted following the NCDOT Congestion Management Capacity Analysis Guidelines. The analysis results and mitigation determinations are summarized below for each individual intersection, while LOS and delay are reported and summarized for stop-controlled approaches at unsignalized intersections.

Mebane Oaks Road and I-40 WB/ I-85 SB Ramps (signalized)

ID	Intersection and Approach	2023 Existing		2026 No-Build		2026 Build		2026 Build with Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
1	Mebane Oaks Road and I-40 WB/ I-85 SB Ramps	C (20.3)	C (27.7)	C (23.5)	C (28.9)	C (24.9)	C (32.1)	C (25.0)	C (31.2)
	Westbound	D-46.5	D-46.5	D-51.3	D-51.0	D-50.4	E-55.0	D-50.3	D-49.9
	Northbound	B-13.9	B-18.2	B-15.1	B-15.7	B-17.6	B-19.3	B-17.1	B-17.6
	Southbound	B-15.4	C-24.5	B-18.9	C-26.5	C-20.3	C-28.2	C-21.0	C-31.4

The TIA indicated that with transportation improvements associated with NCDOT TIP I-5711, this intersection is expected to operate at LOS C during both peak hours under the 2026 conditions, with or without the proposed development. No mitigation was recommended within the TIA as the intersection is expected to operate acceptably with no delay or queueing issues with the addition of site traffic.

Mebane Oaks Road and I-40 EB/ I-85 NB Ramps (signalized)

ID	Intersection and Approach	2023 Existing		2026 No-Build		2026 Build		2026 Build with Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
2	Mebane Oaks Road and I-40 EB/ I-85 NB Ramps	C (27.8)	C (31.4)	C (26.7)	C (21.9)	C (27.0)	C (20.7)	C (23.4)	C (20.2)
	Eastbound	D-50.7	D-47.3	D-41.8	D-44.3	D-41.8	D-44.1	D-42.8	D-44.4
	Northbound	B-13.3	B-19.5	C-23.1	B-15.4	C-24.9	B-13.0	B-15.4	B-11.5
	Southbound	C-21.9	C-34.1	B-16.8	B-15.6	B-15.8	B-14.9	B-16.2	B-15.0

The TIA indicated that with transportation improvements associated with NCDOT TIP I-5711, this intersection is expected to operate at LOS C during both peak hours under the 2026 conditions, with or without the proposed development. No mitigation was recommended within the TIA as the intersection is expected to operate acceptably with no delay or queueing issues with the addition of site traffic.

Mebane Oaks Road and Brundage Lane/ Forest Oaks Lane (signalized)

ID	Intersection and Approach	2023 Existing		2026 No-Build		2026 Build		2026 Build with Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
3	Mebane Oaks Road and Brundage Lane/ Forest Oaks Lane	C (31.8)	C (30.3)	C (20.0)	B (19.1)	C (20.3)	C (20.4)	C (20.0)	B (20.0)
	Eastbound	E-68.3	E-67.6	D-52.6	D-49.2	D-53.3	D-49.2	D-53.5	D-49.2
	Westbound	F-80.9	F-82.5	D-50.6	D-47.1	D-50.2	D-48.1	D-50.8	D-48.1
	Northbound	B-16.6	B-17.3	B-14.4	B-14.1	B-15.0	B-17.3	B-15.6	B-16.4
	Southbound	C-20.5	C-22.7	A-7.7	B-10.8	A-9.1	B-11.9	A-7.7	B-11.6

The TIA indicated that with transportation improvements associated with NCDOT TIP I-5711, this intersection is expected to operate at LOS B or C during both peak hours under the 2026 conditions, with or without the proposed development. No mitigation was recommended within the TIA as the intersection is expected to operate acceptably with no delay or queueing issues with the addition of site traffic, although there is slight delay reduction under the Build with Improvements scenario, likely due to better traffic progression with signal timing re-optimization along Mebane Oaks Road.



Mebane Oaks Road and Walmart Drive (signalized)

ID	Intersection and Approach	2023 Existing		2026 No-Build		2026 Build		2026 Build with Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
4	Mebane Oaks Road and Walmart Driveway	A (9.6)	C (20.9)	B (13.8)	C (25.4)	B (13.2)	C (23.1)	A (8.7)	C (24.3)
	Eastbound	D-44.0	D-41.5	D-51.1	D-50.6	D-51.1	D-53.8	E-55.6	D-52.9
	Westbound	---	---	D-39.0	D-39.1	D-39.0	D-47.0	---	D-40.0
	Northbound	A-2.3	A-5.0	A-8.5	B-12.2	A-8.9	A-9.1	A-2.8	B-10.9
	Southbound	A-6.9	B-14.1	A-9.0	B-15.6	A-9.0	B-12.7	A-5.1	B-15.2

The TIA indicated that with transportation improvements associated with NCDOT TIP I-5711, this intersection is expected to operate at LOS B or C during both peak hours under the 2026 conditions, with or without the proposed development. No mitigation was recommended within the TIA as the intersection is expected to operate acceptably with no delay or queueing issues with the addition of site traffic, although there is slight delay changes under the Build with Improvements scenario, likely due to signal timing re-optimization along Mebane Oaks Road.

Mebane Oaks Road and Old Hillsborough Road (signalized)

ID	Intersection and Approach	2023 Existing		2026 No-Build		2026 Build		2026 Build with Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
5	Mebane Oaks Road and Old Hillsborough Road	F (211.3)	F (169.2)	C (22.6)	C (22.9)	C (23.9)	C (24.6)	C (24.4)	C (20.9)
	Eastbound	F-636.2	F-481.4	B-14.4	B-16.1	B-14.8	B-16.8	D-39.6	C-33.0
	Westbound	C-23.3	C-24.0	C-32.6	C-34.7	D-35.1	D-38.4	D-49.8	D-48.9
	Northbound	D-39.0	F-114.4	C-32.4	D-35.1	C-34.5	D-38.0	B-16.9	C-22.2
	Southbound	C-22.6	E-66.9	B-15.3	B-14.7	B-16.7	B-15.8	A-5.0	A-3.6

The TIA indicated that with transportation improvements associated with SM-5707B, this intersection is expected to operate at LOS C during both peak hours under the 2026 conditions, with or without the proposed development. The intersection is projected to operate at LOS F during both peak hours under the existing conditions, likely due to the use of split phasing along Old Hillsborough Road in the Synchro analysis. No mitigation was recommended within the TIA as the intersection is expected to operate acceptably with no delay or queueing issues with the addition of site traffic.

Old Hillsborough Road and Sweet Gum Way (unsignalized)

ID	Intersection and Approach	2023 Existing		2026 No-Build		2026 Build		2026 Build with Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
6	Old Hillsborough Road and Sweet Gum Way	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Southbound	B-12.2	B-13.7	B-13.6	C-15.5	B-13.9	C-15.9	B-13.9	C-15.9

The existing stop-controlled approach is expected to operate at LOS C or better during both peak hours under 2026 Build conditions. No mitigation was recommended within the TIA as the intersection is expected to operate acceptably with no delay or queueing issues with the addition of site traffic.

Although part of site trips to and from Old Hillsborough Road will likely access the site via Sweet Gum Way rather than going through to Mebane Oaks Road via the Old Hillsborough Road intersection, the recommendations will likely remain the same as a dedicated left-turn lane along eastbound Old Hillsborough Road is already present at this intersection.

Brundage Lane and Broadwood Acres Road (unsignalized)

ID	Intersection and Approach	2023 Existing		2026 No-Build		2026 Build		2026 Build with Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
7	Brundage Lane and Broadwood Acres Road	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Northbound	A-8.5	A-8.5	A-8.5	A-8.5	A-8.5	A-8.5	A-8.5	A-8.5

The existing stop-controlled approach is expected to operate at LOS A during both peak hours under 2026 Build conditions. No mitigation was recommended within the TIA as the intersection is expected to operate acceptably with no delay or queuing issues with the addition of site traffic.

Mebane Oaks Road and Site Drive #1 (future unsignalized)

ID	Intersection and Approach	2023 Existing		2026 No-Build		2026 Build		2026 Build with Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
8	Mebane Oaks Road and Site Drive #1	-	-	-	-	N/A	N/A	B (11.8)	A (7.4)
	Eastbound	---	---	---	---	D-31.3	E-39.0	D-53.9	D-54.7
	Northbound	---	---	---	---	---	---	A-3.1	A-2.1
	Southbound	---	---	---	---	---	---	A-4.1	A-4.8

The proposed driveway connection is expected to operate at LOS D during the AM peak hour and LOS E during the PM peak hour under 2026 Build conditions. The TIA recommended the following improvements with the construction of the site driveway along Mebane Oaks Road:

- › Construct Site Drive #1 with one ingress lane and two egress lanes striped as one left-turn lane and one right-turn lane with 100 feet of full width storage.
- › Provide an exclusive northbound left-turn lane with at least 100 feet of storage with appropriate deceleration and taper.
- › Provide an exclusive southbound right-turn lane with at least 100 feet of storage with appropriate deceleration and taper.
- › Monitor the intersection in the future as the development is constructed to determine if a traffic signal is warranted at the intersection. A traffic signal must be approved by NCDOT for installation.
- › Provide an internal protected stem (IPS) of at least 150 feet for the eastbound approach.

Signal warrant analysis indicates that a traffic signal is likely warranted at this intersection (meeting both Eight-Hour and Four-Hour Warrants, not meeting Peak Hour Warrant), and shifting Site Drive #1 to the south at the property boundary may be considered to achieve better intersection spacing. Nevertheless, signalization at this location is consistent with the City of Mebane’s long-term vision through Mebane Oaks Road Small Area Plan, and installation of a new traffic signal at the planned location has been approved by NCDOT during the preliminary TIA review process.

In addition to improvements associated with the new driveway connection, the TIA recommended to coordinate with NCDOT to develop a coordination and timing plan for the traffic signals along Mebane Oaks Road.