



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

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1. Call to Order
2. Approval of October 9, 2023, Meeting Minutes
3. City Council Actions Update
4. Request to rezone six (6) properties totaling +/- 40.69 acres and located at 635 Corregidor Street, 636 Corregidor Street, and five unaddressed properties (GPINs 9815517346 (portion), 9815417138, 9815417249, 9815417653, 9815417854, and 9815414381) from R-20 to LM by the City of Mebane.
5. Request for a Special Use Permit to allow for a Water Resource Recovery Facility on five (5) properties totaling +/- 23.35 acres and located at 635 Corregidor Street and four unaddressed properties (GPINs 9815517346 (portion), 9815417138, 9815417249, 9815417653, and 9815414381) by the City of Mebane.
6. Text Amendment to Section 5-3 of the Mebane Unified Development Ordinance
7. Updates to the Bylaws and Rules of Procedure of the Mebane Planning Board
8. Proposed 2024 Regular Meeting Calendar
9. New Business
10. 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=Y9oAhHG5TFY>.

**Members Present:**

Edward Tulauskas, Chair  
Judy Taylor, Vice Chair  
Colin Cannell  
William Chapman  
Kurt Pearson  
David Scott  
Susan Semonite

**Members Absent:**

Gale Pettiford  
Keith Hoover

**City Staff Present:**

Ashley Ownbey, Development Director  
Briana Perkins, City Planner  
Kirk Montgomery, IT Director

**1. Call to Order**

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

**2. Approval of September 18, 2023, Meeting Minutes**

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

**3. City Council Actions Update**

Ashley Ownbey informed the Board that the City Council had unanimously approved the rezoning request for Deep River Partners for a development of 90 townhomes and five commercial parcels at the intersection of Mebane Oaks Road and Old Hillsborough Road.

**4. Request for a Special Use Permit to allow for a concrete plant on the +/- 5.28-acre parcel located at 920 Mattress Factory Road (GPIN: 9824778854) by VM Development, LLC.**

VM Development, LLC is requesting approval for a Special Use Permit to allow for the development of a concrete plant on a +/- 5.28 -acre parcel located at 920 Mattress Factory Road. The subject property is currently zoned Heavy Manufacturing (HM) and includes a single-family dwelling. The manufacturing of concrete is only allowed in the HM Zoning District with a Special Use Permit. Surrounding uses are largely industrial, with some vacant and underdeveloped land adjacent to the site and a nearby commercial use on Industrial Drive. The property is located in an industrial growth strategy area as identified by Mebane By Design, the Mebane Comprehensive Land Development Plan. The site plan has been reviewed for compliance with the Mebane Unified Development Ordinance (UDO).



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.

Fred Gibson of Piedmont Ready Mix, which is located in Asheboro, reviewed the business is looking to expand to another location in Mebane.

Tori Small, Civil Engineer with Westcott Small and Associates, presented the four findings of fact for the Special Use Permit.

- 1) The project would not materially endanger the public health or safety.
  - Traffic would only generate an approximate addition of 75 trips per day. There was only a 2.59-percent increase at the intersection of Mattress Factory Road and Industrial Drive and 1.92-percent increase at the intersection of Industrial Drive and Buckhorn Road for the concrete plant operations.
  - Related to water quality, the site is required to get an industrial stormwater permit from the State and will have a bioretention cell.
  - An air quality permit from NCDEQ is also required.
- 2) The project would not substantially injure the value of adjoining or abutting property.
  - Surrounding properties are industrial.
  - Glen Patterson, Patterson Appraisals in Burlington, presented that he reviewed similar uses and could not find any issues with similar properties since the site is already in an industrial area.
- 3) The project would be in harmony with the area in which it is to be located.
  - The site is surrounded by industrial uses and is also surrounded by HM, Heavy Manufacturing zoning.
- 4) The project would be in general conformity with the Land Use Plan or other plans and policies officially adopted by the City Council.
  - The property is identified in an industrial growth strategy area in the City's Comprehensive Land Development Plan. The project was reviewed through the Technical Review Committee process for compliance with the Mebane Unified Development Ordinance.

David Scott asked if there was a traffic light at the end of Industrial Drive and Buckhorn Road. Susan Semonite responded that there was not a traffic light there currently, but there were plans for a light on Buckhorn Road right before getting onto the Interstate.

Colin Cannell asked if the applicant could explain in layman's terms how the concrete plant would protect air and water quality. Tori Small responded that there was a stormwater retention plan in place



for any chemicals and oils to be contained on site. She stated that on the low end of the site there were three concrete bins for runoff and then the bioretention pond.

Fred Gibson explained that the parking lot would be concrete, and runoff would drain into settling ponds. He said the first pond was for heavy material, the second for mix material, and the third would be almost clean water into the bioretention pond. He explained that the water in the bioretention pond could be discharged into the local water supply since they were required to monitor pH levels and Total Suspended Solids. He said that the pH-treated water from the concrete plant operations would save the City money since it was already pretreating the water before going to the water treatment plant. Mr. Gibson also explained the process of the concrete going into the trucks, with any dirt and extra dust entering the retention pond. He said that all of the materials are watertight sealed, and the only dust point would be about a foot from the truck which any excess would also be vacuumed back up into the bins. Mr. Gibson then commented that he had previously owned a concrete plant in Tennessee where there was no notice of violations for ten years of operation from the Department of Air Quality. He also explained that the water would be recycled for operations and any remaining would go through the ponds to be discharged under heavy monitoring with annual inspections.

Colin Cannell asked to clarify the location of the three ponds on the site plan. Fred Gibson responded that the ponds were all located on the south corner of the site and would be tested and cleaned out every week. He also stated that records of disposal, cleanouts, testing, and maintenance would be maintained.

Judy Taylor asked about hours of operation and noise. Fred Gibson responded that the main operating hours would be from 7 a.m. to 5 p.m. with the occasional exception of large pours that might be earlier. He said the only noise would be from the trucks running and noted the surrounding uses were also industrial.

Colin Cannell asked if there were any plans to develop the +/- .58-acre piece of land that the company also owned and shared his concern that the sidewalk plans did not include that parcel. He asked if the City had discussed with them about extending the sidewalk to connect to the next property. Mike Moore, VM Development, replied that during the TRC process sidewalk was added to the development. He explained that currently there was no sidewalk developed on either side of the development and did not see a need to extend it. Mike Moore said that they would be open to filling that gap to connect when sidewalk was developed in the future.

Tom Boney Jr., Alamance News, asked if the proposed concrete plant was the first satellite location of the company. Fred Gibson responded that yes, it was the first satellite location. Mr. Boney then asked how long the company had been in business. Mr. Gibson responded that the business had been in operation for 47 years and had changed names from Asheboro Ready Mix to Piedmont Ready Mix about 3 years ago. Mr. Boney asked if there were any air quality citations for the company in its 47-year history. Mr. Gibson said he was not aware of any citations.



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

*Motion to approve the Special Use Permit as presented.*

*Motion to find that the request is both reasonable and in the public interest because it has been found that the request:*

- a. Will not materially endanger the public health or safety;*
- b. Will not substantially injure the value of adjoining or abutting property;*
- c. Will be in harmony with the area in which it is located; and*
- d. Will be in conformity with the land development plan or other plans officially adopted by the City Council.*

William Chapman seconded the motion, which passed unanimously.

Chair Tulauskas noted that the request will go to the City Council on November 6, 2023, at 6 p.m.

David Scott asked what the scope and size of the development will be in comparison with other operations in Orange or Alamance County. Fred Gibson replied that the goal was about four loads of concrete per day, which was comparable with others in the area. Tom Boney, Jr. asked if the Chandler Concrete Plant on Senator Ralph Scott Parkway was similar. Mike Moore responded that property was a similar size.

- 5. Request to rezone a +/- 3.8-acre unaddressed property with frontages on Lake Latham Road and West Holt Street (GPIN: 9815147486), portions of a +/- 27.5-acre property addressed 1268 West Holt Street (GPIN: 9815242044), and portions of a +/- 6.8-acre unaddressed property with frontages on Sun Ray Lane and Lake Latham Road (GPIN: 9815125977) from Heavy Manufacturing and Light Manufacturing to Heavy Manufacturing, Conditional District to allow for a railyard on a +/- 8.03-acre site by Samet Corporation.**

Samet Corporation is requesting approval to conditionally rezone one property and portions of two other properties (GPINs 9815147486; 9815242044; 9815125977), totaling +/- 8.03 acres and located with frontages on West Holt Street, Lake Latham Road, and Sun Ray Lane from HM and LM to HM (CD) to allow for a rail transload facility. A conceptual site plan is included with the request and shows recombination of the subject parcels. The properties are located in Alamance County in the Mebane Extraterritorial Jurisdiction (ETJ). The applicant has agreed to petition for annexation.

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

Ashley Ownbey provided a more detailed overview and PowerPoint presentation of the request.



Brian Hall, President of Real Estate for Samet Corporation, presented plans from 2001 that originally showed rail service to the industrial park. He gave a basic timeline: 2001 original plan; 2010 statewide competition for rail access; 2011 winning the competition to have the rail access at North Carolina Industrial Center (NCIC) in Mebane; 2014 Cambro site built with rail access. He explained the partnership with eight different organizations for Cambro to get rail access. He also said that the extension of the rail line would accommodate a maximum of ten additional cars. Mr. Hall presented that the proposal was an extension using the current switch and no hazardous materials would be transported. He reported that a neighborhood meeting was held via Zoom on October 3, 2023, and only one family had participated in the meeting and shared no concerns about the project.

Colin Cannell asked about the routing of trucks and about the original proposed access to NC Highway 119. Brian Hall explained that NCIC originally built a portion of Development Center Drive, which provides access to Airgas. He said that the NCDOT was planning to extend Development Center Drive to Lake Latham Road and Lotus Bakery now owns a large portion of the property. He said that NCIC would help fund the extension of the road if the NCDOT wanted to move forward with the project. Ashley Ownbey commented that the NCDOT was committed to the project, but there currently was no timeline or funding.

Colin Cannell asked about the best route for trucks accessing the facility to or from NC Highway 119. Brian Hall replied that the best route is the current route, which involves a left turn onto Lake Latham Road and travel on Gibson Road.

William Chapman asked if staff had heard from any neighbors about the project. Ashley Ownbey responded that staff had not received any phone calls or visits.

Judy Taylor asked about the buffer along Sun Ray Lane since some of the houses currently faced Cambro. Ashley Ownbey replied that there was a minimum 10-foot buffer which is proposed to be wider in some areas. She also stated that evergreen plantings were shown in the buffer. Judy Taylor also asked if any of the existing trees would stay or if they would all be removed. Brian Hall replied that any trees they could keep would stay. Ashley Ownbey also noted a retaining wall is proposed along Sun Ray Lane.

Omega Wilson, co-founder of the West End Revitalization Association (WERA), said his home is located at the corner of Moore and West Holt Street. He remarked on the truck traffic turning right onto West Holt Street and then Moore Street. He said that a formal letter was sent to the district office of NCDOT to request a designated truck route. He explained that some trucks were traveling other secondary roads, such as Tate Avenue, which was not built for large trucks and was a major concern for neighbors in the area. Mr. Wilson explained that his other concern was related to air quality of railyards from his experience working as an advisor for the Environmental Protection



Agency. He said historically the rail car movers in railyards are not in compliance with the engines on the railway, making them heavier polluters and affecting public health. He commented that the main concern of heavy truck traffic on secondary roads should be addressed on the plan with a truck route.

Judy Taylor asked if the neighbors had asked NCDOT to reduce the speed limit on West Holt Street due to the amount of traffic since the crossing at Lake Latham Road to US 70 was closed. Omega Wilson replied that they did not request the reduction in speed but had requested installation of a traffic signal at the intersection of Moore Street and West Holt Street. He said that NCDOT has not responded to the request. Another request was made for a traffic count at that intersection. He said that NCDOT replied that they would not complete a count at the intersection.

Brian Hall responded that he understood the concerns and said that the development was tied to a traffic study that was completed in 2001 for the original plan and updated in 2011. He said that NCIC was committed to working with the NCDOT and the City of Mebane and has consistently updated plans throughout the years. He said that NCIC was vocal about not closing the crossing at Lake Latham Road, which was ultimately NCDOT's decision.

Colin Cannell asked what type of rail car movers were going to be used in the facility. Brian Hall replied that the engine bringing the cars would back up and reconnect so there would not be any railyard movers.

Tom Boney Jr. asked where the truck loading would be on the property. Brian Hall replied that it would be the concrete pad area shaded in grey on the site plan. Mr. Boney also asked where Cambro was in relation to the loading area. Mr. Hall said that Cambro was located to the east towards the bottom of the site plan. Mr. Boney then asked if there was still a plan to extend the rail line south. Mr. Hall replied that in 2010 that was the intention, but the property has since been purchased by Lotus Bakeries and developed with the Airgas facility. He said that the transload plan was to provide closer rail access instead of trucking from Winston-Salem or Fuquay Varina. Mr. Boney asked what the timeframe was and if the project would expand beyond the funding that had been provided last year. Mr. Hall responded that the project would not go beyond the funding already provided. He also said that the project would move as quickly as possible through Planning Board approval, City Council approval, design approval with North Carolina Railroad, Norfolk Southern, and then City of Mebane's approval to start construction.

Tom Boney, Jr. asked Ashley Ownbey if the NCDOT still had the opinion that anyone could travel on any NCDOT road, and they would not make a designated truck route. Ashley Ownbey replied that historically, that was the case with NCDOT. She said that there had been complaints from neighbors located near the North Carolina Commerce Park about trucks traveling Kimrey Road or Cherry Lane and the NCDOT would respond with something like what Mr. Boney articulated.



Omega Wilson clarified that truck routes exist in other states where governments work with communities to file requests to identify and mark truck routes. He also commented that typically the larger yard would be used to create more rails and asked if in future more cars would be added that would require rail car movers. Brian Hall replied that the maximum capacity of the site was only ten cars due to site restraints of not owning additional land.

Colin Cannell made a motion to approve the request as follows:

*Motion to approve the HM(CD) zoning as presented.*

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

- Is for a property within the City's G-1 NC 119 Bypass and US 70 Mixed Use Growth Area and is part of the North Carolina Industrial Center (Mebane CLP, p. 70).*

Judy Taylor seconded the motion, which passed unanimously.

Chair Tulauskas noted that the request will go to the City Council on November 6, 2023, at 6 p.m.

#### **6. Updates to the Bylaws and Rules of Procedure of the Mebane Planning Board**

Ashley Ownbey presented that staff had announced at the July 17, 2023, meeting that the Planning Board would be updating the Bylaws and Rules of Procedure document. Staff requested comments from the Planning Board at their September meeting. She said that staff would use discussion from the October meeting to inform conversation with the City Attorney and return to the Planning Board with a draft to the November or December Planning Board meeting.

Kurt Pearson asked who elects the officers since the document stated that City Council elected them. Colin Cannell said that there were more parts that were not correct. Ashley Ownbey replied that staff had taken some information provided from other examples and would correct the document. She said that the City Council appoints members and does not elect officers. Kurt Pearson also asked about term limits. Ashley Ownbey explained that section needs to be updated.

Colin Cannell commented that the current document had too many ambiguous meanings and corrections to be made. He provided an example in Article 4 Section 4 (c). He shared his preference to write a new document instead of trying to correct and rewrite the original document. Ashley Ownbey replied the current discussion was for recommendations, with recommendation at a later meeting.

David Scott asked if staff had reviewed Colin Cannell's proposal. Ashley Ownbey replied that staff had reviewed it and that the Board was welcome to add more comments or recommendations during the time that staff consult with the City Attorney.





Kurt Pearson asked to leave the item open for discussion when it returns to the Planning Board. He also asked when the minutes of the Planning Board meeting were available after the meeting. Ashley Ownbey replied that draft minutes are included in the City Council packets. Kurt Pearson asked if a digital record or public records request for the minutes could be provided after the meeting. Ashley Ownbey said that the City had requests in the past for minutes immediately following a meeting and the written minutes could not be provided by Staff that quickly. She said that staff would work with the requestor to get the minutes to them as soon as staff had completed the draft. Kurt Pearson asked if the City could provide the digital record of the minutes. Ashley Ownbey replied that the only digital record was through YouTube which was available at any time. Kurt Pearson asked how the minutes would be provided if the person did not have that type of access. Ashley Ownbey replied that in the past staff summarized sections of a meeting to respond more quickly to a request. Kurt Pearson explained that twenty years ago, staff had refused to provide information until City Council packets were distributed and he was concerned that it could happen again. Ashley Ownbey responded that staff would work with anyone requesting public information.

Tom Boney Jr. commented about the fact that North Carolina law now specifies that “draft minutes” can be requested when they are created and are public records.

Colin Cannell commented that the Rules of Procedure were required by General Statute to be published on the website and were currently not published.

**7. New Business**

There was no new business discussed.

**8. Adjournment**

Chair Tulauskas adjourned the meeting at approximately 7:43 p.m.



# AGENDA ITEM #4

RZ 23-08

General Rezoning – 635 & 636

Corregidor Street

### Presenter

Rachel Gaffney, City Planner

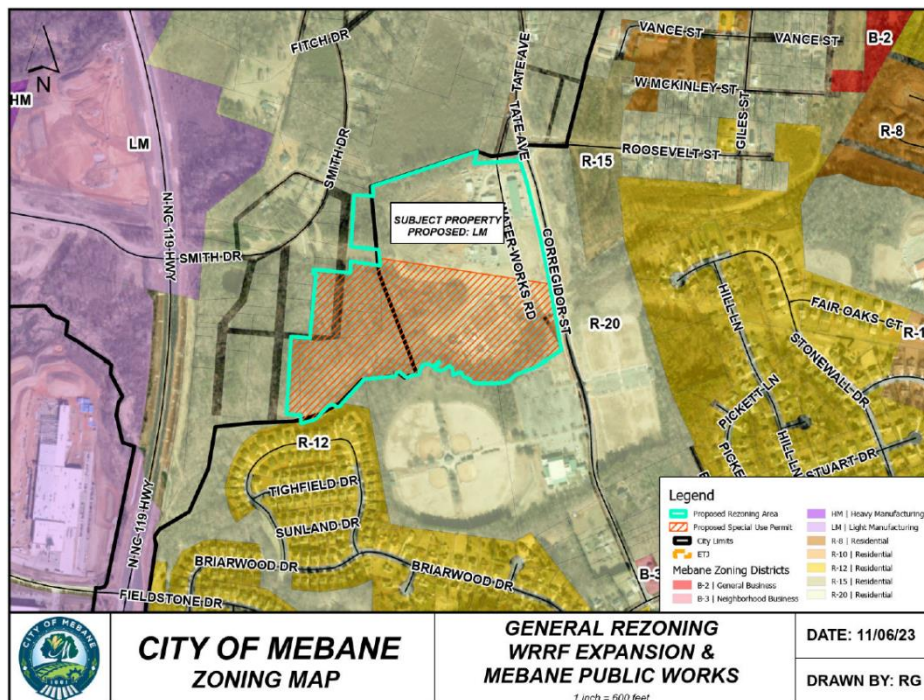
### Applicant

City of Mebane  
106 E Washington St  
Mebane, NC 27302

### Public Hearing

Yes  No

## Zoning Map



**CITY OF MEBANE**  
ZONING MAP

**GENERAL REZONING  
WRRF EXPANSION &  
MEBANE PUBLIC WORKS**

1 inch = 600 feet

DATE: 11/06/23

DRAWN BY: RG

### Property

635-636 Corregidor Street  
Alamance County GPINs:  
9815517346 (portion),  
9815417138,  
9815417249,  
9815417653,  
9815417854, and  
9815414381

### Proposed Zoning

LM

### Current Zoning

R-20

### Size

+/- 40.69 Acres  
(Rezoning); +/- 23.35  
Acres (SUP)

### Surrounding Zoning

R-20, R-15, R-12, LM

### Surrounding Land Uses

Residential, Community  
Center, Industrial

### Utilities

Available

### Floodplain

Yes

### Watershed

No

### City Limits

Most of the property is in  
City Limits. The northwest  
portion is in the ETJ.

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### Summary

The City of Mebane is requesting approval to rezone six (6) properties totaling +/- 40.69 acres and located at 635 Corregidor Street, 636 Corregidor Street, and five unaddressed properties (GPINs 9815517346 (portion), 9815417138, 9815417249, 9815417653, 9815417854, and 9815414381) from R-20 (Residential District) to LM (Light Manufacturing). The Mebane Public Works Complex and the Water Resource Recovery Facility are located on the larger property and are nonconforming uses in the current zoning district. This amendment to the zoning map will update the zoning to be consistent with historic use of the property. The smaller properties are currently vacant. Most of the site is within Mebane City Limits in Alamance County and the northwest portion is located within the Mebane Extraterritorial Jurisdiction (ETJ).

Surrounding uses include residential, vacant, and recreation. The North Carolina Industrial Center is to the west across the NC 119 Bypass. The site is primarily located in the Secondary Growth Strategy Area and partly within the NC-119 Bypass and US 70 Mixed-Use Growth Strategy Area as identified by *Mebane By Design*, the Mebane Comprehensive Land Development Plan.

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### Financial Impact

The City will be required to make all of the improvements at its own expense.

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### Suggested Motion

1. Motion to approve the LM 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 partly within the City's G-1, Mixed Use Growth Area (NC-119 Bypass and US-70) and is generally industrial in nature (Mebane CLP, p. 66;70).

### OR

3. Motion to **deny** the LM rezoning as presented due to a lack of
  - a. Harmony with the surrounding zoning or land use

**OR**

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

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### Attachments

1. Zoning Amendment Application
2. Zoning Map



## APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: City of Mebane

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

Address and brief description of property to be rezoned: Lots 1 and 2 as identified on the attached preliminary plat. The preliminary plat shows a recombination of existing parcels.

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

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

Yes  Explain: The City of Mebane is the applicant. No

Type of re-zoning requested: Light Manufacturing Zoning District (LM)

Sketch attached: Yes Attached plat No

Reason for the requested re-zoning: Correct the zoning map to reflect proper zoning for the City of Mebane Public Works Complex and the Water Resource Recovery Facility.

Signed: 

Date: 10/27/2023

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

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

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

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

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

**SURVEYOR'S CERTIFICATE**

I, **GARY R. PARRISH**, certify that this plat was drawn under my direction from an actual survey made under my supervision, deed description recorded in book **352**, page **325**; that the boundaries not surveyed are clearly indicated as drawn from information found in deed book **4425**, page **436**; that the ratio of precision or positional accuracy as calculated is **1:10,000**; that this map was prepared in accordance with N.C.G.S. 47-30 as amended; that the global positioning system (GPS) observations were performed to the geospatial positioning accuracy standards for geodetic networks at the 0.05" (15mm) accuracy classification (95% confidence) using rtk network and traditional traverse; that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision [G.S. 47-30 (1)(d)]. Witness my original signature, registration number and seal this **30th** day of **AUG.**, **2023**.



**GENERAL NOTES**

- All distances are horizontal ground distances unless otherwise noted.
- Iron stakes at all corners unless otherwise noted.
- This plat is subject to any facts that may be disclosed by a full and accurate title search.
- This survey may not show all of the setbacks or ordinances as set forth by any zoning department or any other governing bodies for the subject property.
- There were no horizontal geodetic monuments found within 200' of subject property.
- The location and/or existence of utility service lines and underground utilities on or to the property surveyed are unknown and are not shown as a part of this boundary survey. The property shown herein is subject to all easements of record affecting same.

Professional Land Surveyor L-3526

AREAS COMPUTED BY COORDINATE METHOD.

**Certificate of Exemption**

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein, which was conveyed to me (us) by deed recorded in Book **388**, Page **163**, and that said property qualifies as an exemption to the definition of a subdivision in accordance with the provisions of NCGS 160D-002. I (We) do hereby dedicate to public use as easements forever, all areas, if any, shown or indicated on the face of this plat. I (We) understand that exemption from the plat preparation provisions of the City of Mebane Unified Development Ordinance does not exempt the use of the property or building development on the property from meeting all applicable requirements of the City of Mebane Unified Development Ordinance.

Owner - The City of Mebane Date

Zoning Administrator Date

STATE OF NORTH CAROLINA COUNTY OF ALAMANCE

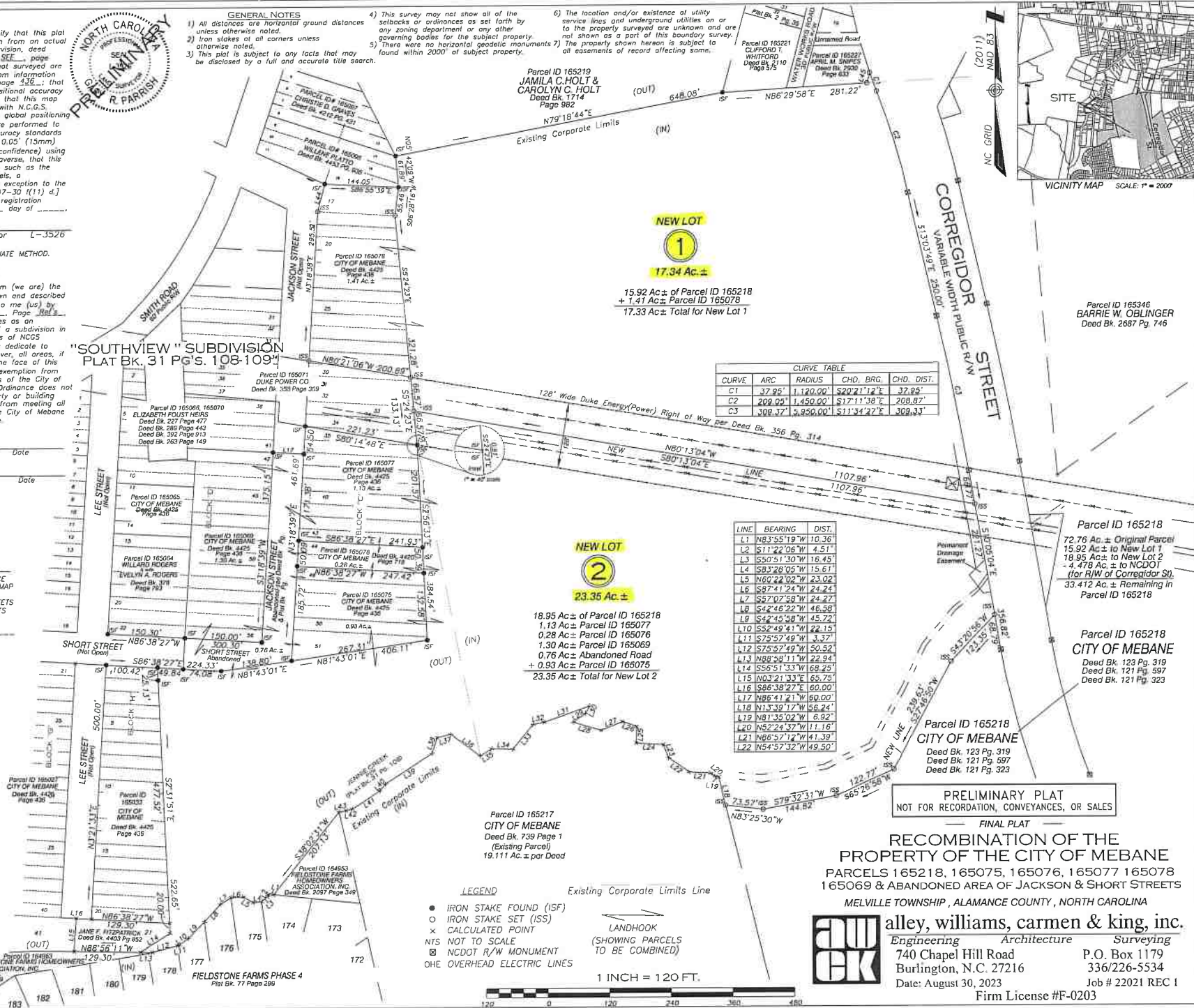
REVIEW OFFICER OF ALAMANCE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

LINE	BEARING	DIST.
L23	N21°17'57"W	27.46'
L24	N86°12'57"W	52.98'
L25	N01°00'08"E	32.03'
L26	N70°33'52"W	29.03'
L27	S68°15'58"W	45.03'
L28	N73°41'57"W	56.94'
L29	N54°27'28"E	49.89'
L30	N27°09'13"E	16.43'
L31	S70°20'03"W	94.26'
L32	S78°53'43"W	21.51'
L33	S39°20'33"W	62.11'
L34	N88°20'07"W	41.62'
L35	S57°33'33"W	26.61'
L36	N53°04'37"W	72.06'
L37	S74°45'29"W	27.47'
L38	S17°04'06"W	32.02'
L39	S66°34'13"W	108.81'
L40	S39°51'39"W	16.63'
L41	S57°15'53"W	65.34'
L42	S76°04'23"W	12.04'
L43	S79°22'54"W	13.74'
L44	N13°39'30"E	55.56'
L45	N15°19'12"E	19.79'

**"SOUTHVIEW" SUBDIVISION**  
PLAT BK. 31 PGS. 108-109



**NEW LOT 1**  
17.34 Ac ±

15.92 Ac ± of Parcel ID 165218  
+ 1.41 Ac ± Parcel ID 165078  
17.33 Ac ± Total for New Lot 1

**NEW LOT 2**  
23.35 Ac ±

18.95 Ac ± of Parcel ID 165218  
1.13 Ac ± Parcel ID 165077  
0.28 Ac ± Parcel ID 165076  
1.30 Ac ± Parcel ID 165069  
0.76 Ac ± Abandoned Road  
+ 0.93 Ac ± Parcel ID 165075  
23.35 Ac ± Total for New Lot 2

**CURVE TABLE**

CURVE	ARC	RADIUS	CHD. BRG.	CHD. DIST.
C1	37.95'	1,120.00'	S49°21'12"E	37.82'
C2	209.99'	1,450.00'	S17°11'38"E	208.82'
C3	308.37'	5,950.00'	S11°34'27"E	309.33'

LINE	BEARING	DIST.
L1	N83°55'19"W	10.36'
L2	S11°22'06"W	4.51'
L3	S50°51'30"W	16.45'
L4	S83°28'05"W	15.61'
L5	N62°22'02"W	23.92'
L6	S87°41'24"W	24.24'
L7	S57°07'58"W	24.27'
L8	S42°46'22"W	46.98'
L9	S42°45'58"W	45.72'
L10	S52°49'41"W	22.15'
L11	S75°57'49"W	3.37'
L12	S75°57'49"W	50.92'
L13	N68°58'11"W	22.94'
L14	S55°51'33"W	69.25'
L15	N03°21'33"E	65.75'
L16	S86°38'27"E	60.00'
L17	N86°41'21"W	60.00'
L18	N13°39'17"W	56.24'
L19	N81°35'02"W	6.92'
L20	N52°24'37"W	11.16'
L21	N66°57'12"W	41.39'
L22	N54°57'32"W	49.50'

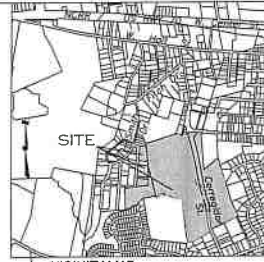
**PRELIMINARY PLAT**  
NOT FOR RECORDATION, CONVEYANCES, OR SALES

**FINAL PLAT**  
**RECOMBINATION OF THE PROPERTY OF THE CITY OF MEBANE**  
PARCELS 165218, 165075, 165076, 165077 165078  
165069 & ABANDONED AREA OF JACKSON & SHORT STREETS  
MELVILLE TOWNSHIP, ALAMANCE COUNTY, NORTH CAROLINA



**alley, williams, carmen & king, inc.**  
Engineering Architecture Surveying  
740 Chapel Hill Road P.O. Box 1179  
Burlington, N.C. 27216 336/226-5534  
Date: August 30, 2023 Job # 22021 REC 1  
Firm License #F-0203

- LEGEND**
- IRON STAKE FOUND (ISF)
  - IRON STAKE SET (ISS)
  - × CALCULATED POINT
  - N1S NOT TO SCALE
  - ☒ NCDOT R/W MONUMENT
  - OHE OVERHEAD ELECTRIC LINES
- Existing Corporate Limits Line  
LANDHOOK (SHOWING PARCELS TO BE COMBINED)  
1 INCH = 120 FT.



Parcel ID 165346  
BARRIE W. OBLINGER  
Deed Bk. 2687 Pg. 746

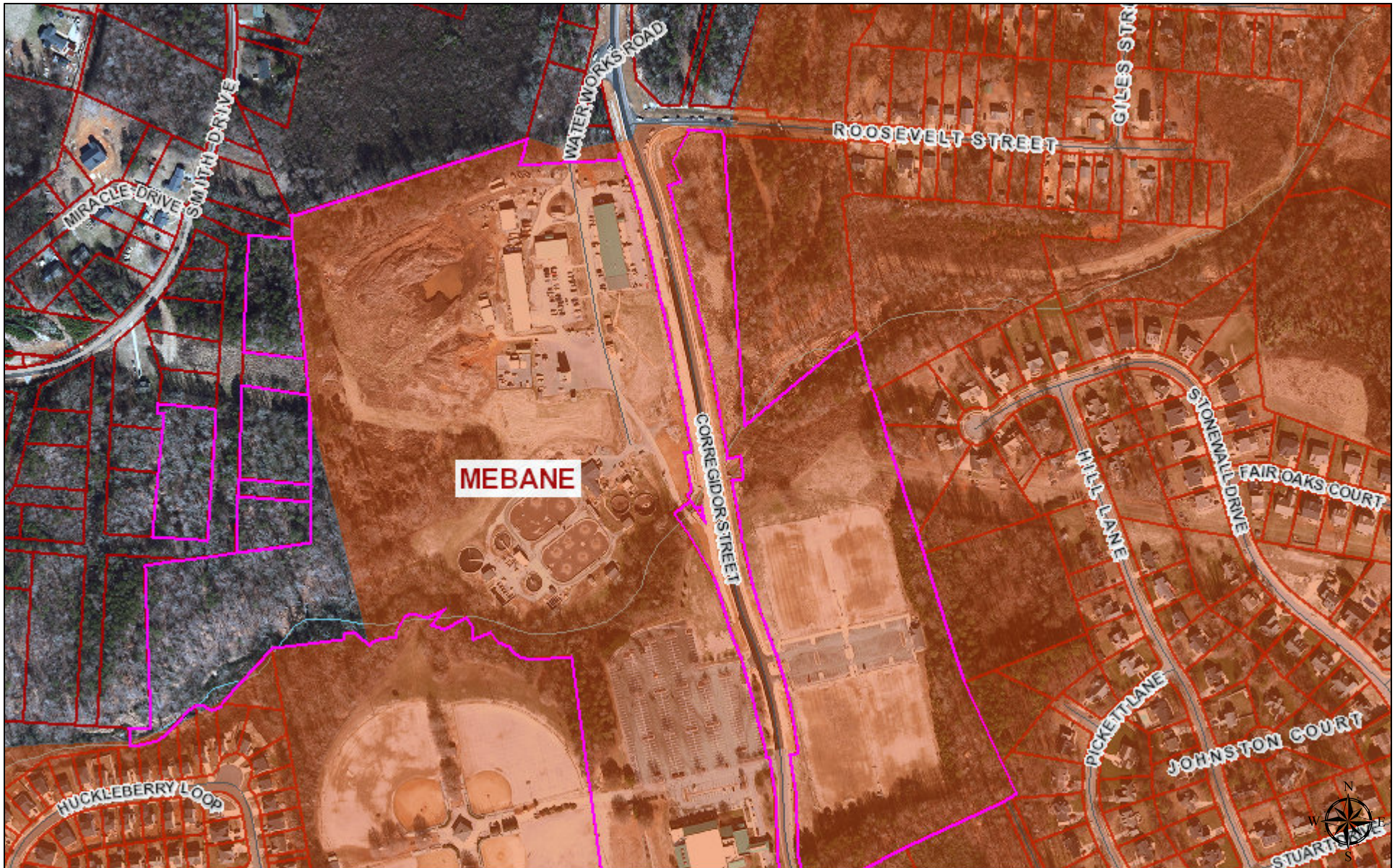
Parcel ID 165218  
72.76 Ac ± Original Parcel  
15.92 Ac ± to New Lot 1  
18.95 Ac ± to New Lot 2  
- 4.478 Ac ± to NCDOT  
(for R/W of Corridor St.)  
33.412 Ac ± Remaining in  
Parcel ID 165218

Parcel ID 165218  
CITY OF MEBANE  
Deed Bk. 123 Pg. 319  
Deed Bk. 121 Pg. 597  
Deed Bk. 121 Pg. 323

Parcel ID 165218  
CITY OF MEBANE  
Deed Bk. 123 Pg. 319  
Deed Bk. 121 Pg. 597  
Deed Bk. 121 Pg. 323

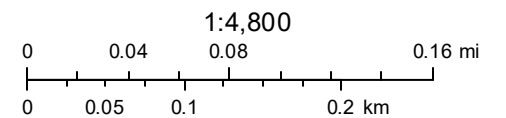


# 635 & 636 Corregidor Rezoning

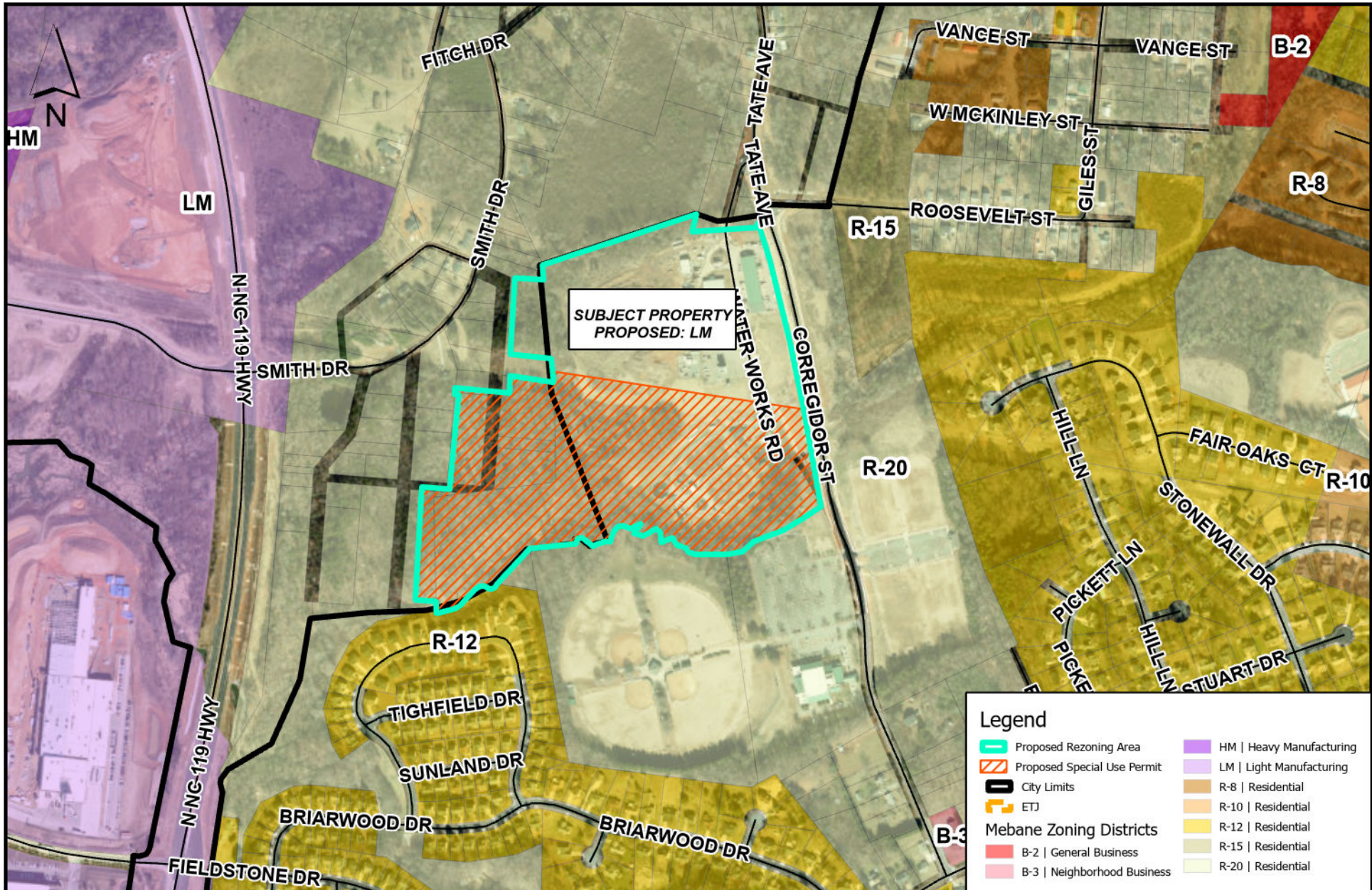


November 7, 2023

Streets	
— Private Roads	— 392 - TRAIL
— Roads	— 390 - TRAIL
— Preliminary Roads	— 391 - TRAIL
	— 393 - TRAIL
	— 394 - TRAIL
	— 395 - TRAIL



Alamance County GIS  
Alamance County GIS Department



# CITY OF MEBANE ZONING MAP

## GENERAL REZONING WRRF EXPANSION & MEBANE PUBLIC WORKS

DATE: 11/06/23  
DRAWN BY: RG

1 inch = 600 feet



# AGENDA ITEM #5

SU 23-03

Special Use Permit – Mebane  
WRRF Expansion

## Presenter

Rachel Gaffney, City Planner

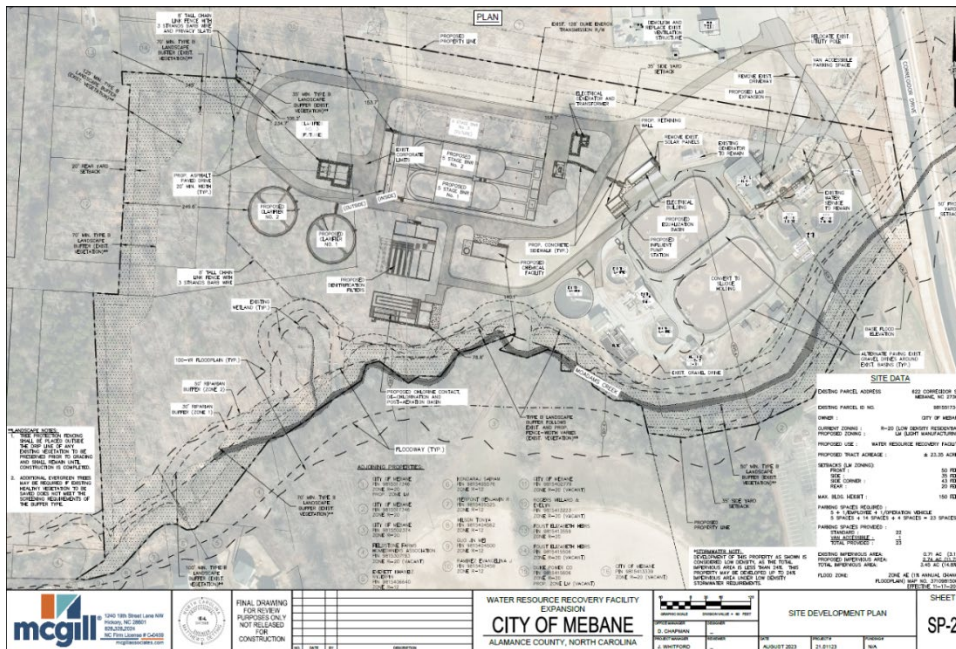
## Applicant

City of Mebane  
106 E Washington St  
Mebane, NC 27302

## Public Hearing

Yes  No  (Quasi-Judicial)

## Site Plan



## Property

635 Corregidor Street  
Alamance County GPINs:  
9815517346 (portion),  
9815417138,  
9815417249,  
9815417653, and  
9815414381

## Proposed Zoning

LM

## Current Zoning

R-20

## Size

+/- 23.35 Acres (SUP)

## Surrounding Zoning

R-20, R-15, R-12, LM

## Surrounding Land Uses

Residential, Community  
Center, Industrial

## Utilities

Available

## Floodplain

Yes

## Watershed

No

## City Limits

Most of the property is in  
City Limits. The northwest  
portion is in the ETJ.



**Application Brief**

*See Planning Project Report for more details.*

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

---

### Summary

The City of Mebane is requesting approval for a Special Use Permit to allow for a Water Resource Recovery Facility on five (5) properties totaling +/- 23.35 acres and located at 635 Corregidor Street and four unaddressed properties. There is an existing Water Resource Recovery Facility on the subject property that was developed prior to the adoption of the current development ordinance. Approval of the special use permit request will allow for an expansion of the facility that will improve the City's ability to provide wastewater services. A request to rezone the subject property from R-20 to LM has also been submitted. Surrounding uses include residential, vacant, and recreation. The North Carolina Industrial Center is to the west of the site across the NC 119 Bypass. The site is primarily located in the Secondary Growth Strategy Area and partly within the NC-119 Bypass and US 70 Mixed-Use Growth Strategy Area as identified by *Mebane By Design*, the City's Comprehensive Land Development Plan.

---

### Financial Impact

The City will be required to make all of the improvements shown on the site plan.

---

### Suggested Motion

1. Motion to approve the special use permit as presented.
2. Motion to find that the application is consistent with the objectives and policies for growth and development in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*, *Long-Range Utility Plan*, or other plans officially adopted by the City Council. It is both reasonable and in the public interest because it has been found that the request:
  - a. Will not materially endanger the public health or safety;
  - b. Will not substantially injure the value of adjoining or abutting property;
  - c. Will be in harmony with the area in which it is located; and
  - d. Will be in conformity with the land development plan or other plans officially adopted by the City Council.

### OR

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

---

### Attachments

1. Preliminary Presentation Slides
2. Special Use Permit Application
3. Site Plan
4. Planning Project Report
5. Technical Memorandum – City Engineering Review



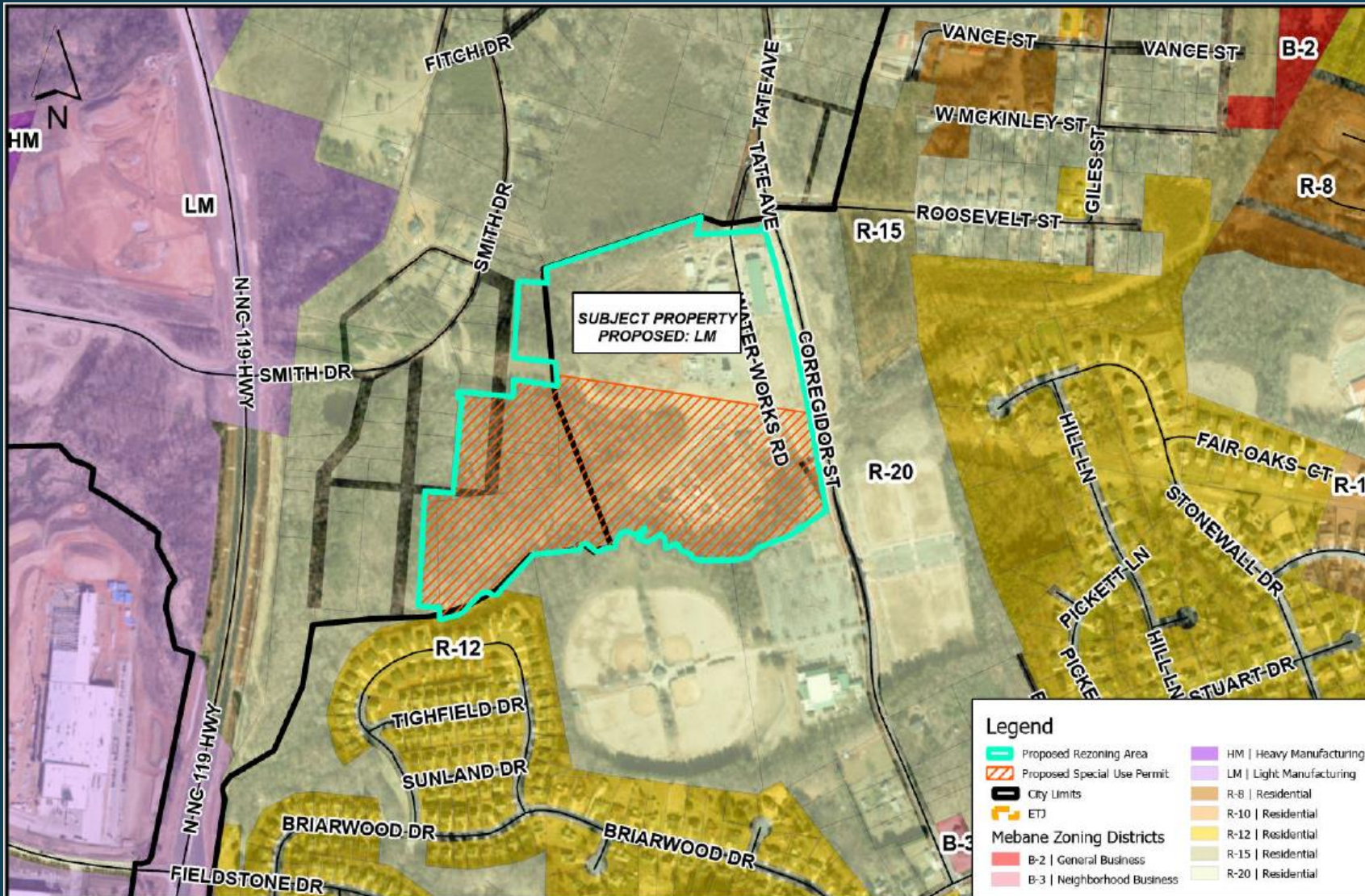
Rachel Gaffney, City Planner

Rezoning Request: R-20 to LM

Special Use Permit Request: Water Resource Recovery Facility Expansion

by City of Mebane





# WRRF Expansion

## General Rezoning & Special Use Permit Request

- Request by City of Mebane
- +/- 40.69 Acres (Rezoning); +/- 23.35 Acres (SUP)
- Existing zoning: R-20
- Requested zoning: LM



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

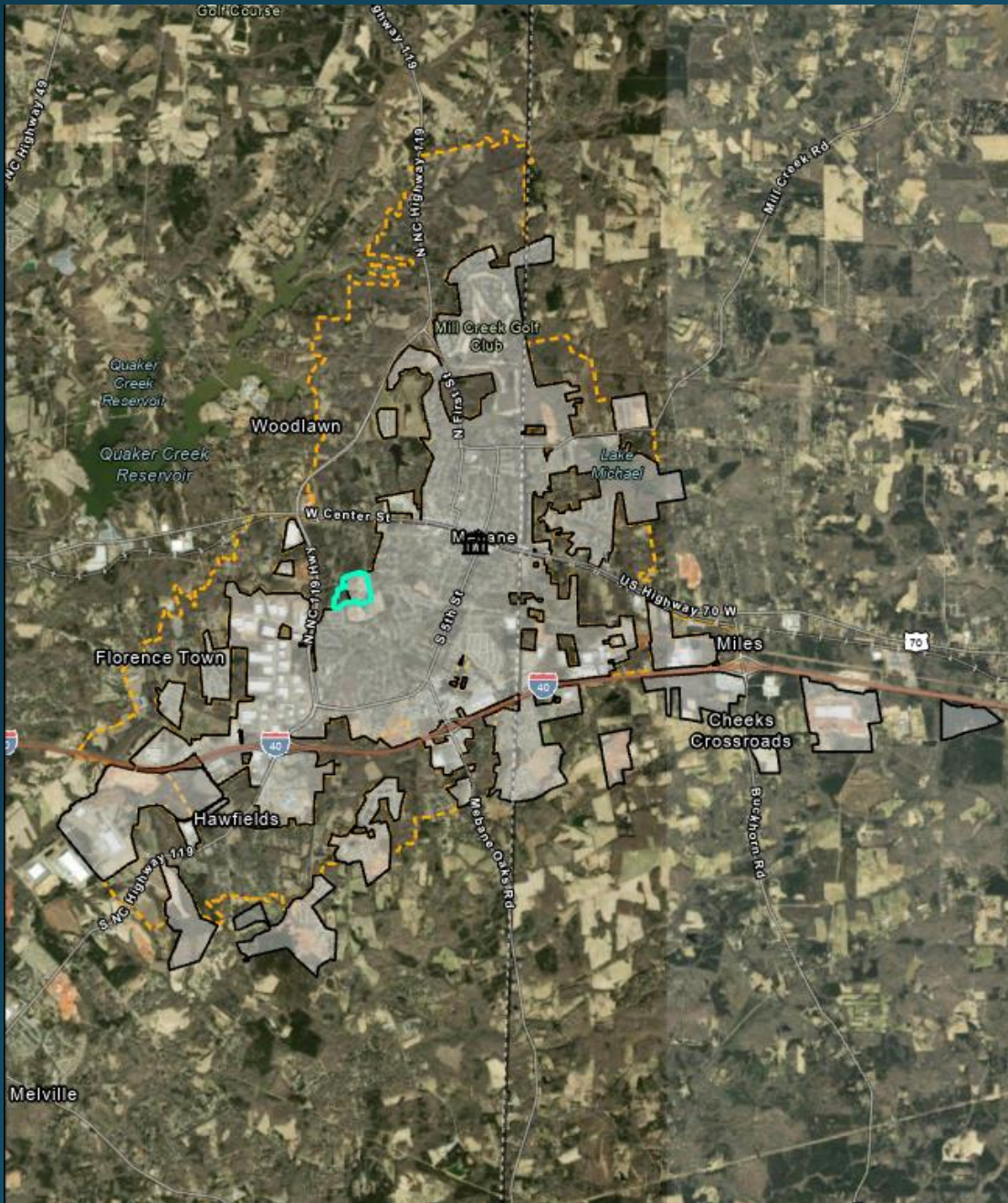
**GENERAL REZONING**  
**WRRF EXPANSION &**  
**MEBANE PUBLIC WORKS**

1 inch = 600 feet

DATE: 11/06/23

DRAWN BY: RG





# WRRF Expansion

## General Rezoning & Special Use Permit Request

- Majority within City limits; west side of property in ETJ



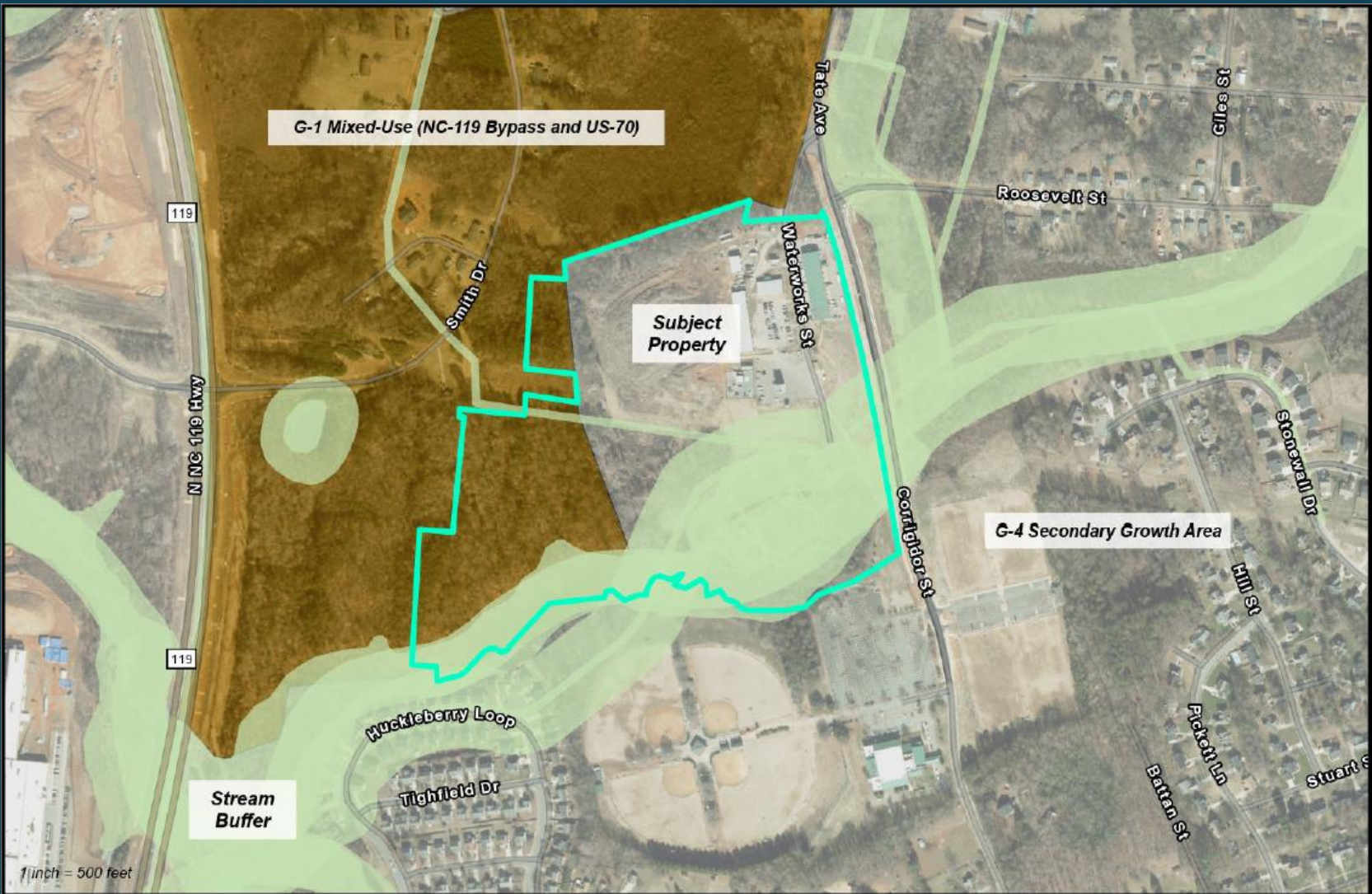


# WRRF Expansion

## General Rezoning & Special Use Permit Request

- Existing Water Resource Recovery Facility and Public Works Department Facility
- Surrounding uses include:
  - Mebane Arts and Community Center
  - Residential
  - Vacant
  - NCIC





# WRRF Expansion

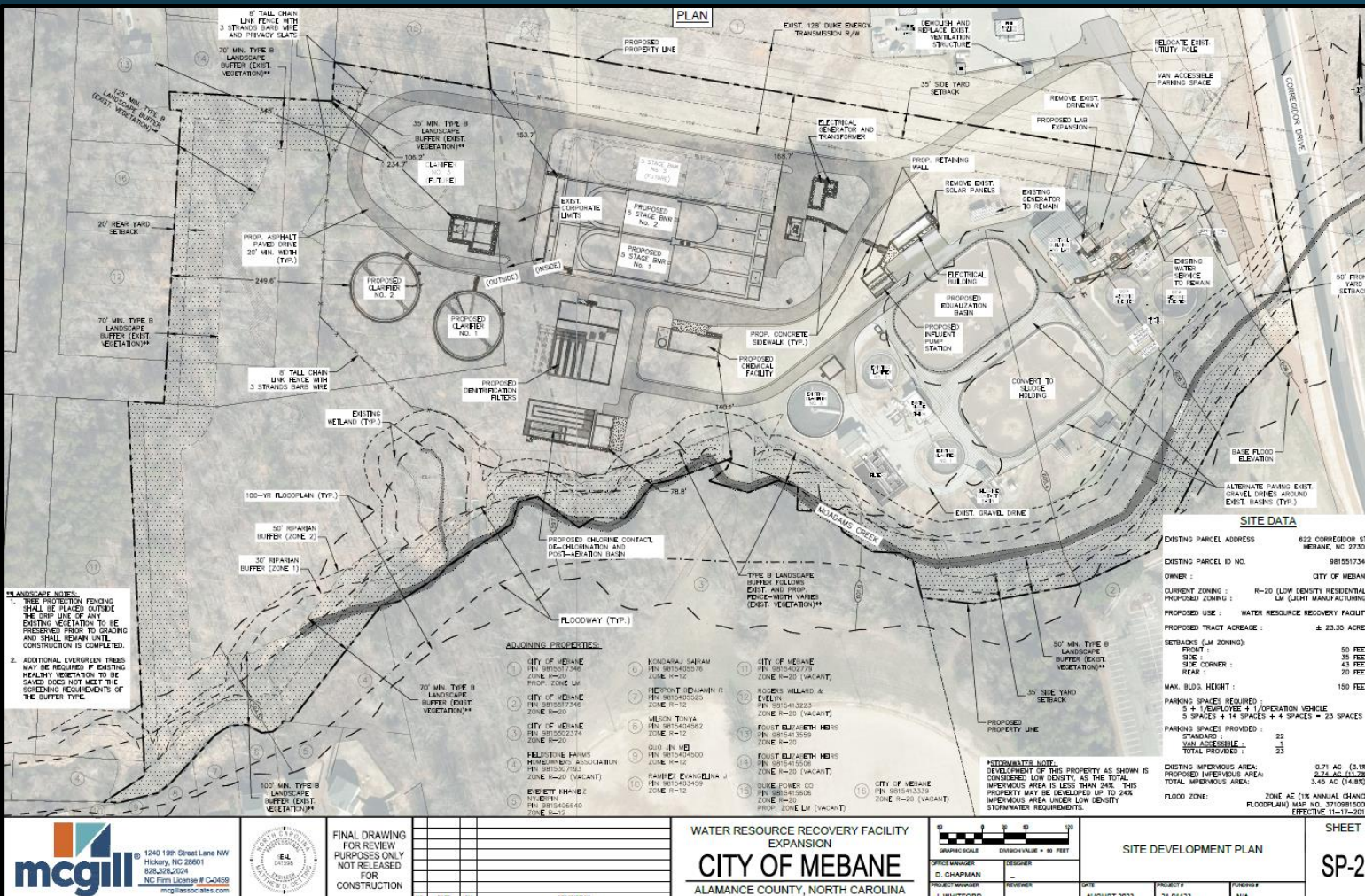
## General Rezoning & Special Use Permit Request

- *Mebane By Design* G-4 Secondary Growth Area and G-1 Mixed Use (NC-119 Bypass and US-70) Growth Area.



# WRRF Expansion General Rezoning & Special Use Permit Request

- Special Use Permit requested to allow for expansion of the existing Water Resource Recovery Facility (WRRF) as shown on the site-specific plan.
- No multi-modal improvements required as there is an existing sidewalk on the east side of Corregidor Street and no road improvements are required.
- Development Standards Required:
  - All structures must be at least 300' from existing residences.
  - Security Fencing
  - Screening





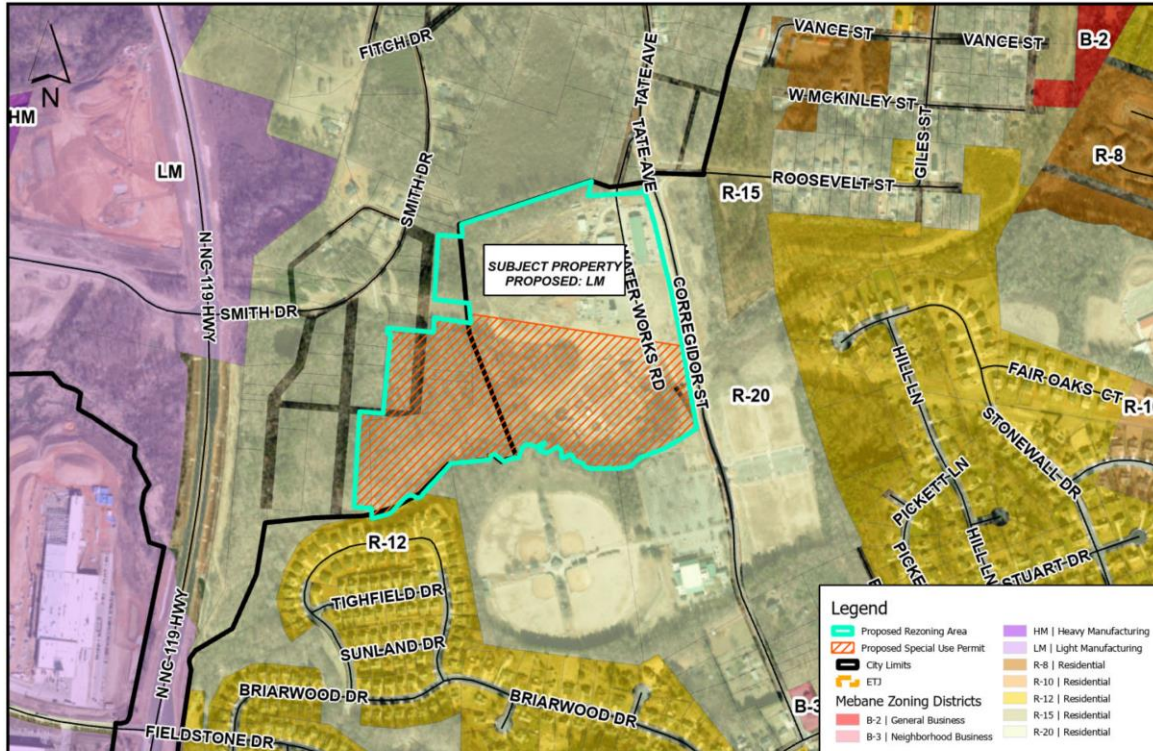


# Applicant Presentation





# Zoning Amendment and Special Use Permit



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

**GENERAL REZONING**  
**WRRF EXPANSION &**  
**MEBANE PUBLIC WORKS**

DATE: 11/06/23

DRAWN BY: RG

1 inch = 600 feet





# Zoning Amendment of Public Works R-20 to LM–Light Manufacturing

## HISTORY

1997 - Public Works was relocated to its current site from N. First St. and Vine St. (Fire Station no. 2)

2008 – Accessory Structure added to the site (Fire Tower)

2013 to date – Accessory Structures have been added to the site (office addition, truck bays, and sheds)

## ZONING AMENDMENT REQUEST

Public Works exists on a larger parcel which includes the WRRF, MACC, and Soccer Fields. A subdivision map has been created that will recombine minor property purchased by the City to the west side of the site and subdivide the property from the larger parcel creating a new 17.3-acre site.

The City is requesting a general zoning amendment to LM – Light Manufacturing as the appropriate zoning for the current use with no waivers or conditions meeting all buffer, setback, and allowed use requirements. This action will correct a historic non-conforming use, meeting current UDO requirements and being consistent with all other adopted Planning Documents.

There are no immediate plans to expand the current footprint of Public Works.





# Zoning Amendment of the WRRF Site from R-20 to LM-Light Manufacturing

## HISTORY

**1915** – Sewer lines installed to the plant site. **1921** – Imhoff Cone treatment plant install discharging to Moadams Creek.

**1960s** – Aeration pond was installed to accompany the Imhoff Cone. **1971** – Plant upgrade to 0.8 MGD

**1981** – Upgrade to 1.2 MGD (added another basin, two new clarifiers, and a chlorination system).

**1993** – Upgrade to 2.5 MGD. **2009** – Preliminary engineering report.

**2016** – Long Range Utility Plan. **2021** – Plant expansion to 4.0 / 6.0 MGD preliminary design starts.

**2023** – Renovations and equipment upgrade complete.

## ZONING AMENDMENT REQUEST

Public Works exists on a larger parcel which includes the Public Works, MACC, and Soccer Fields. A subdivision map has been created that will recombine minor property purchased by the City to the west side of the site and subdivide the property from the larger parcel creating a new 23.3-acre site.

The City is requesting a general zoning amendment to LM – Light Manufacturing as the appropriate zoning for the current use with **no waivers or conditions** meeting all buffer, setbacks, and allowed use requirements. This action will correct a historic non-conforming use meeting the current UDO requirements and being consistent with all other adopted Planning Documents.

There are immediate plans to expand the current footprint of the WRRF.

A Special Use Permit is required for the major expansion of the site.



# Water Resource Recovery Facility

SMITH DR

FUTURE FACILITY  
EXPANSION

PROPERTY BOUNDARY

MOADAMS CREEK

CORREGIDOR ST

EXISTING FACILITY



Shaping  
Communities  
Together®





# Need for Expansion



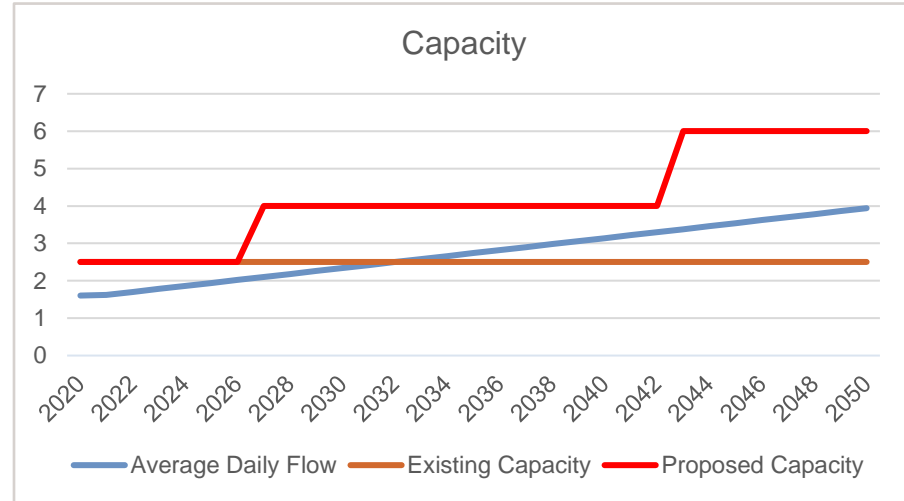
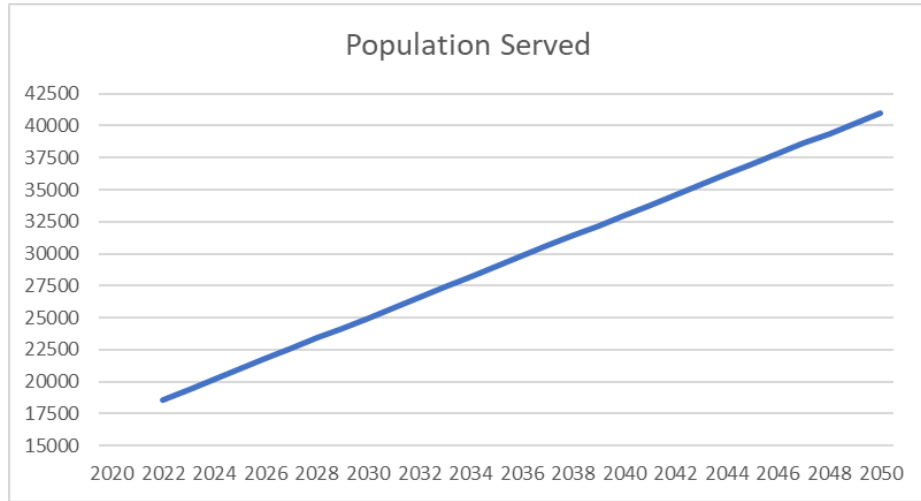
- Growth
  - Industrial (Jobs)
  - Commercial (Jobs)
  - Residential (Population)
- Balanced growth
- City policies and plans
  - Comprehensive Land Development Plan
  - Long Range Utility Plan
  - “Paper” flow policy
  - Unified Development Ordinance





# Need for Expansion

## Population-Based – Per Capita Flow Projections



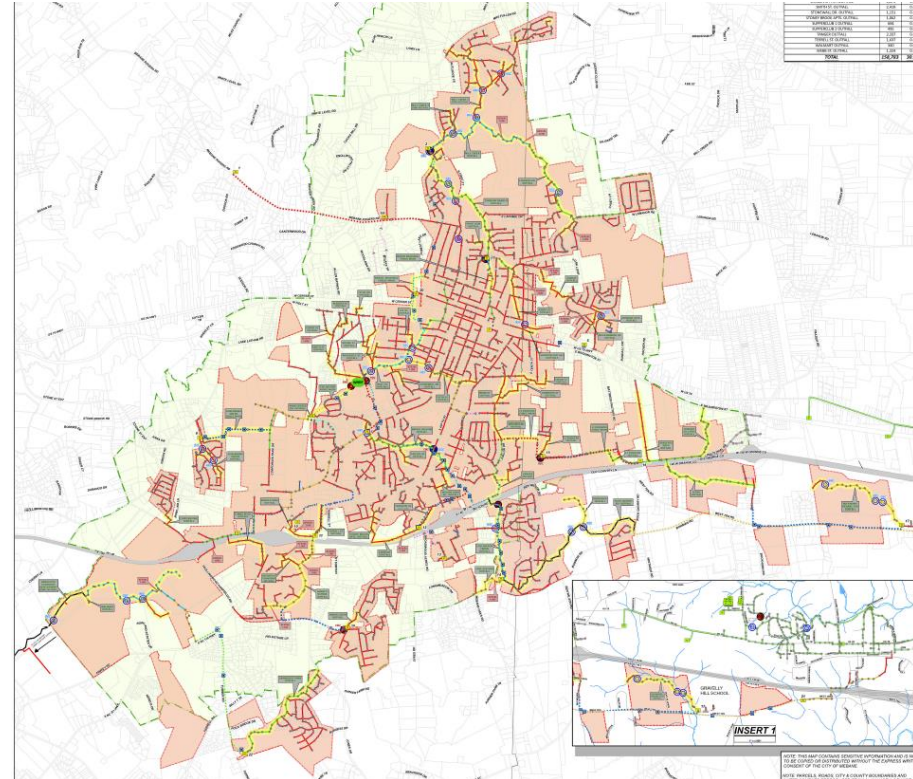
# Existing Site





# Alternative Analysis – Required by State

- Connection to Existing Public Sewer System
  - Graham
  - Burlington Eastside and Westside
- Land Application
- Public Access Reuse
- Expand Surface Discharge to Moadams Creek





# Proposed Phase 1 Site





# Proposed Phase 2 Site



# What is Included



- Address Jordan Lake Rules
- New biological nutrient removal
  - 5 stage process:
    - Anaerobic
    - Anoxic
    - Aeration
    - Post anoxic
    - Reaeration
  - Clarification
- Enhanced filtration
- Disinfection
- Maintains the same discharge point





# Existing Structures





# Proposed Structure

TH DR

FUTURE FACILITY  
EXPANSION

CORRIDOR ST

EXISTING FACILITY



OXIDATION DITCH



# Proposed Structure

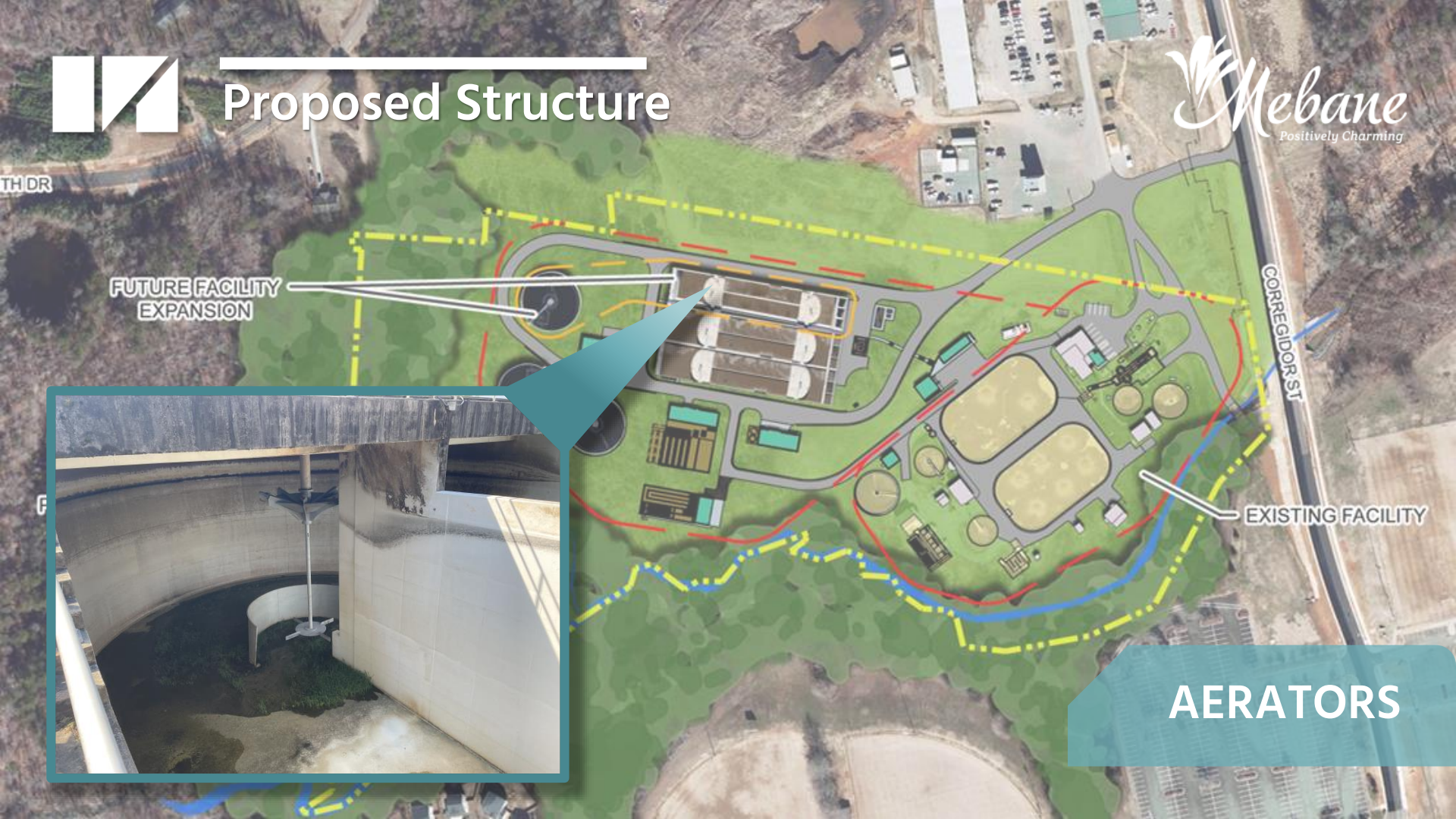
TH DR

FUTURE FACILITY  
EXPANSION

CORRIDOR ST

EXISTING FACILITY

AERATORS





# Proposed Structure

TH DR

FUTURE FACILITY  
EXPANSION

CORRIDOR ST

EXISTING FACILITY



RETURN PUMP STATION





# Proposed Structure

TH DR

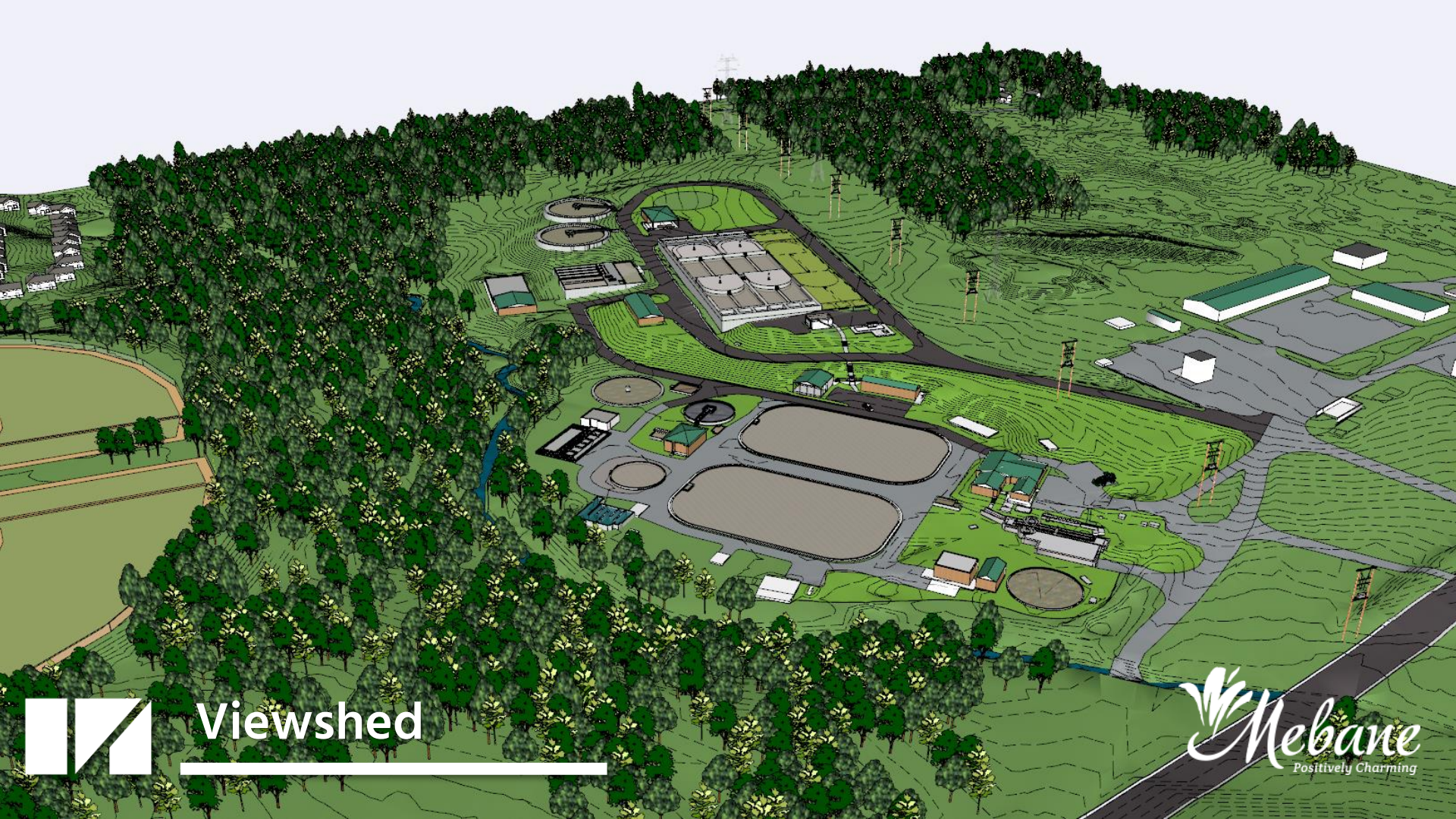
FUTURE FACILITY  
EXPANSION

CORRIDOR ST

EXISTING FACILITY



CLARIFIERS



Viewshed

*Mebane*  
Positively Charming



# View from Nearby Subdivision



345 ft  
to future  
clarifier

>500 ft  
to closest  
plant  
structure





# Renovation – Residuals Aeration



**ORIGINAL**



**RENOVATION**





# Addressing Odors

- Sources of Odor
  - Treatment processes
    - Biological process
    - Residuals processing
- Renovation project improvements
  - Residuals aeration
- Proposed project
  - Process sensitivity
  - Process monitoring





# Addressing Noise

- Sources of Noise
  - Equipment and motors
  - Typically, aeration blowers
- Renovation project improvements
  - Residuals aeration
- Proposed project
  - Surface aerators
  - Locate any blowers in buildings





## Benefits

---

### Environmental

- Improved treatment capabilities
  - Biological process
  - Residuals processing

### Preparing for balanced growth

- Phased expansion as growth happens
- But continue to prepare for the future



# Special Use Permit



## Findings of Fact

- Will not materially endanger the public health or safety
  - Nuisance odors have been addressed in the design
  - Nuisance noise has been addressed in the design
  - Improvement treatment to meet new discharge permit requirements
  - Compliance with stormwater requirements
  - Site to be secured by fencing





# Special Use Permit



## Findings of Fact

- Will not substantially injure the value of adjoining or abutting property
  - No concerns about odor
  - No views of obnoxious processes
  - Does not present any new hazards to the neighborhood
  - Compatible with nearby development

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

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

November 6, 2023

City of Mebane, NC  
C/O Mr. Franz Holt, PE  
Mebane City Engineer  
106 E. Washington St.  
Mebane, NC 27302

RE: WRRF Facility – Special Use Permit  
Corregidor Street  
Mebane, NC

Dear Mr. Holt:

I understand that a special use permit is required for the existing WRRF under the Unified Development Ordinance (UDO). The treatment plant is proposed for the current and adjacent location on Corregidor Street. The purpose of this letter is to express my opinion as to any potential impact on values of surrounding properties as a result of the work, including its potential expansion.

The Water Resource Recovery Facility is proposed for expansion from 2.5 million gallons per day (MGD) to 4.0 MGD and eventually to 6.0 MGD capacity. The facility is located on approximately 23 acres of land and the expansion will be within that property boundary. Based on my observation of the existing plant, there are no concerns about odor from the plant nor views of obnoxious processes. I am confident that the expansion of the plant will not present any new hazards to the neighborhood.

Considering the type of recreational development located in this neighborhood and the limited amount of residential development in close proximity, it is my opinion that the WRRF facility will be compatible with nearby development and will not have any adverse effect on the value of abutting or surrounding properties. The wastewater treatment facility is needed to accommodate Mebane's continued growth which is of value to all surrounding property owners.

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

Respectfully submitted,

J. Thomas Taylor, MAI, SRA



# Special Use Permit



## Findings of Fact

- Will be in harmony with the area in which it is to be located
  - The WRRF is an existing use
  - Immediate properties to the west are vacant
  - Buffers will be maintained to adjacent residential properties
  - Similar zoning west of NC 119
  - City properties to north and south



# Special Use Permit



## Findings of Fact

- Will be in general conformity with the land use plan or other plans and policies officially adopted by the City Council
  - Unified Development Ordinance
  - Comprehensive Land Use Plan
  - Long Range Utility Plan
  - “Paper” flow policy

# Community Meeting



- Wednesday, November 1, 6:00 pm
- Invited 86 property owners – within 300 feet of the property
- 8 community members attended
- Questions answered





# Questions?



HDR

FUTURE FACILITY  
EXPANSION

PROPERTY BOUNDARY

MOADAMS CREEK

CORRIDOR ST

EXISTING FACILITY





## APPLICATION FOR A SPECIAL USE PERMIT

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

Name of Applicant: City of Mebane

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

Address and brief description of property: Lot 2 as identified on the attached preliminary plat.

The preliminary plat shows a recombination of existing parcels to a new +/- 23.35-acre lot.

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

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

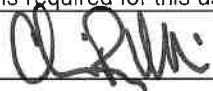
Yes  Explain: The City of Mebane is the applicant. No \_\_\_\_\_

Type of request: Special use permit

Sketch attached: Yes Site Plan No \_\_\_\_\_

Reason for the request: The City of Mebane is proposing an expansion of the existing Water

Resource Recovery Facility at 635 Corregidor Street. A SUP is required for this use.

Signed: 

Date: 10/27/2023

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

**SURVEYOR'S CERTIFICATE**

I, **CARY R. PARRISH**, certify that this plat was drawn under my supervision, deed description recorded in book 352, page 325, that the boundaries not surveyed are clearly indicated as drawn from information found in deed book 352, page 325, that the ratio of precision or positional accuracy as calculated is 1:10,000, that this map was prepared in accordance with N.C.G.S. 47-30 as amended, that the global positioning system (GPS) observations were performed to the geospatial positioning accuracy standards for geodetic networks at the 0.05" (15mm) accuracy classification (95% confidence) using rtk network and traditional traverse, that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision [G.S. 47-30 (11) a.] Witness my original signature, registration number and seal this day of A.D. \_\_\_\_\_

Professional Land Surveyor L-3526

AREAS COMPUTED BY COORDINATE METHOD.

**Certificate of Exemption**

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein, which was conveyed to me (us) by deed recorded in Book 352, Page 325, and that said property qualifies as an exemption to the definition of a subdivision in accordance with the provisions of NCGS 1600-802. I (We) do hereby dedicate to public use as easements forever, all areas, if any, shown or indicated on the face of this plat. I (We) understand that exemption from the plat preparation provisions of the City of Mebane Unified Development Ordinance does not exempt the use of the property or building development on the property from meeting all applicable requirements of the City of Mebane Unified Development Ordinance.

Owner-The City of Mebane Date \_\_\_\_\_

Zoning Administrator Date \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF ALAMANCE

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

REVIEW OFFICER

DATE

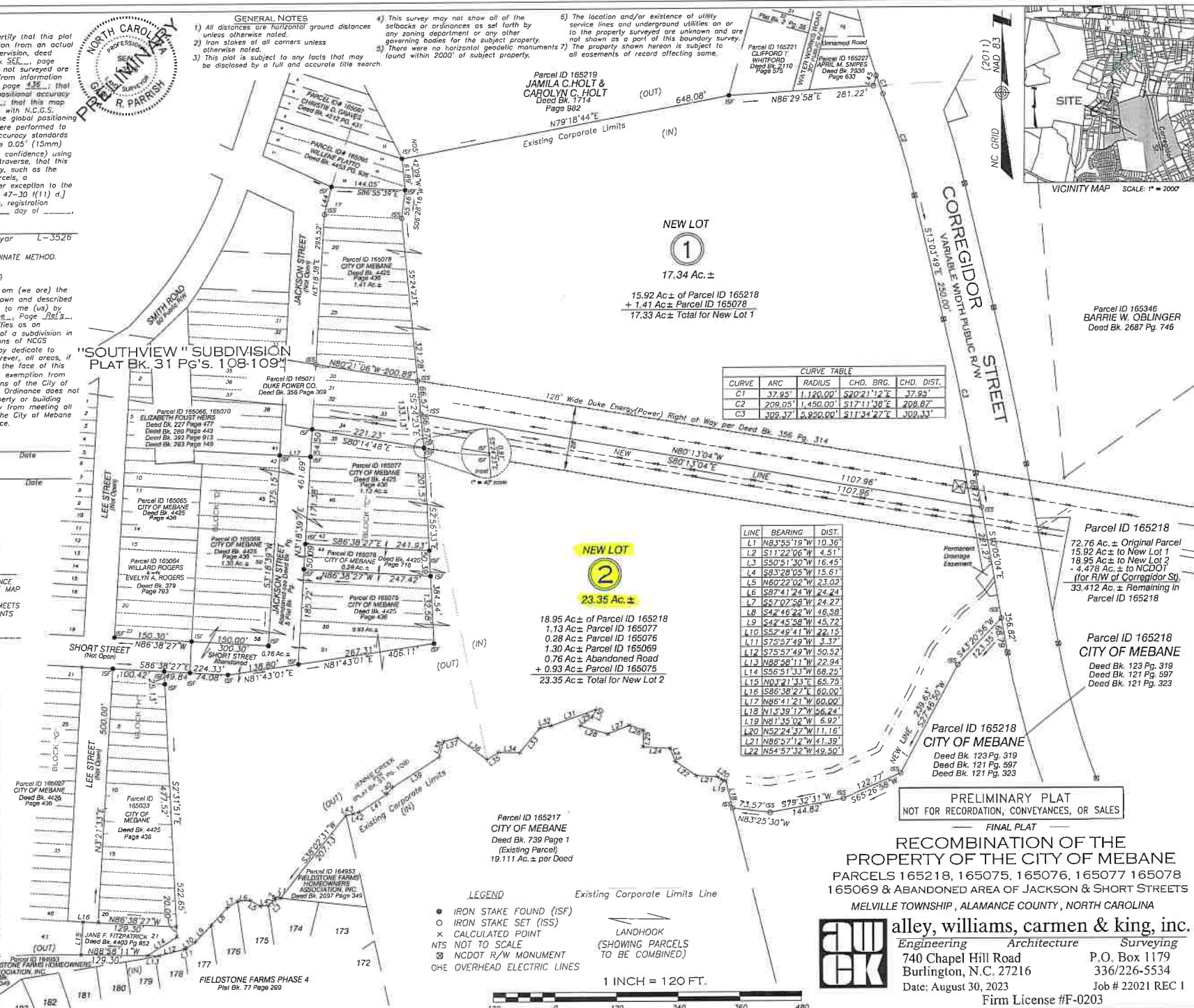
LINE	BEARING	DIST.
L23	N21°17'57"W	27.46'
L24	N86°12'57"W	62.98'
L25	N01°00'08"E	32.03'
L26	N70°33'52"W	29.03'
L27	S69°15'58"W	44.03'
L28	N74°11'57"W	56.54'
L29	N54°27'28"E	29.69'
L30	N27°09'13"E	16.43'
L31	S70°20'03"W	94.26'
L32	S78°53'43"W	21.51'
L33	S39°20'33"W	62.11'
L34	N88°20'07"W	41.62'
L35	S67°33'33"W	26.61'
L36	N53°04'37"W	72.06'
L37	S74°45'29"W	22.42'
L38	S17°04'06"W	32.02'
L39	S56°34'13"W	108.81'
L40	S39°51'38"W	16.63'
L41	S57°15'53"W	65.34'
L42	S76°04'23"W	12.04'
L43	S79°22'54"W	13.74'
L44	N13°39'30"E	55.56'
L45	N16°19'12"E	19.79'



**GENERAL NOTES**

- All distances are horizontal ground distances unless otherwise noted.
- Iron stakes at all corners unless otherwise noted.
- This plat is subject to any facts that may be disclosed by a full and accurate title search.
- This survey may not show all of the setbacks or ordinances as set forth by any zoning department or any other governing bodies for the subject property.
- There were no horizontal geodetic monuments found within 2000' of subject property.
- The location and/or existence of utility service lines and underground utilities on or to the property surveyed are unknown and are not shown as a part of this boundary survey. The property shown hereon is subject to all easements of record affecting same.

**"SOUTHVIEW" SUBDIVISION  
PLAT BK. 31 PG'S. 108-109**



**NEW LOT 1**  
17.34 Ac. ±  
15.92 Ac. ± of Parcel ID 165218  
+ 1.41 Ac. ± Parcel ID 165078  
17.33 Ac. ± Total for New Lot 1

**NEW LOT 2**  
23.35 Ac. ±  
18.95 Ac. ± of Parcel ID 165218  
1.13 Ac. ± Parcel ID 165077  
0.28 Ac. ± Parcel ID 165076  
1.30 Ac. ± Parcel ID 165069  
0.76 Ac. ± Abandoned Road  
+ 0.93 Ac. ± Parcel ID 165075  
23.35 Ac. ± Total for New Lot 2

**CURVE TABLE**

CURVE	ARC	RADIUS	CHD. BRG.	CHD. DIST.
C1	37.95'	1,120.00'	S20°21'12"E	37.95'
C2	209.05'	1,450.00'	S17°11'38"E	208.07'
C3	309.37'	5,850.00'	S11°34'27"E	309.33'

**LINE BEARING DIST.**

L1	N83°55'19"W	10.36'
L2	S11°22'06"W	4.51'
L3	S50°51'30"W	16.45'
L4	S83°28'05"W	15.61'
L5	N60°22'02"W	23.02'
L6	S87°41'24"W	24.24'
L7	S57°07'58"W	24.27'
L8	S42°46'22"W	46.58'
L9	S42°45'58"W	45.72'
L10	S52°49'41"W	22.15'
L11	S75°57'49"W	3.37'
L12	S75°57'49"W	50.52'
L13	N88°58'11"W	22.94'
L14	S56°51'33"W	68.25'
L15	N03°21'33"E	65.75'
L16	S86°38'27"E	60.00'
L17	N86°41'21"W	60.00'
L18	N13°39'17"W	56.24'
L19	N81°35'02"W	6.92'
L20	N52°24'37"W	11.161'
L21	N85°17'12"W	41.39'
L22	N54°57'32"W	49.50'

PRELIMINARY PLAT  
NOT FOR RECORDATION, CONVEYANCES, OR SALES

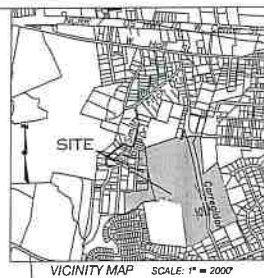
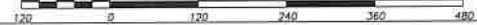
**FINAL PLAT**  
**RECOMBINATION OF THE PROPERTY OF THE CITY OF MEBANE**  
PARCELS 165218, 165075, 165076, 165077 165078  
165069 & ABANDONED AREA OF JACKSON & SHORT STREETS  
MELVILLE TOWNSHIP, ALAMANCE COUNTY, NORTH CAROLINA



**alley, williams, carmen & king, inc.**  
Engineering Architecture Surveying  
740 Chapel Hill Road P.O. Box 1179  
Burlington, N.C. 27216 336/226-5534  
Date: August 30, 2023 Job # 2021 REC 1  
Firm License #F-0203

- LEGEND**
- IRON STAKE FOUND (ISF)
  - IRON STAKE SET (ISS)
  - × CALCULATED POINT
  - NX NOT TO SCALE
  - ⊠ NCDOT R/W MONUMENT
  - OHE OVERHEAD ELECTRIC LINES
  - Existing Corporate Limits Line
  - LANDHOOK (SHOWING PARCELS TO BE COMBINED)

1 INCH = 120 FT.



Parcel ID 165346  
BARRIE W. OBLINGER  
Deed Bk. 2687 Pg. 746

Parcel ID 165218  
72.76 Ac. ± Original Parcel  
15.92 Ac. ± to New Lot 1  
18.95 Ac. ± to New Lot 2  
- 4.478 Ac. ± to NCDOT  
(for R/W of Corregidor St.)  
33.412 Ac. ± Remaining in  
Parcel ID 165218

Parcel ID 165218  
CITY OF MEBANE  
Deed Bk. 123 Pg. 319  
Deed Bk. 121 Pg. 597  
Deed Bk. 121 Pg. 323

Parcel ID 165218  
CITY OF MEBANE  
Deed Bk. 123 Pg. 319  
Deed Bk. 121 Pg. 597  
Deed Bk. 121 Pg. 323

Parcel ID 165217  
CITY OF MEBANE  
Deed Bk. 739 Page 1  
(Existing Parcel)  
19.111 Ac. ± per Deed

Parcel ID 164953  
FIELDSTONE FARMS  
HOMEOWNERS ASSOCIATION, INC.  
Deed Bk. 2037 Page 342

Parcel ID 164953  
FIELDSTONE FARMS PHASE 4  
Plat Bk. 77 Page 209

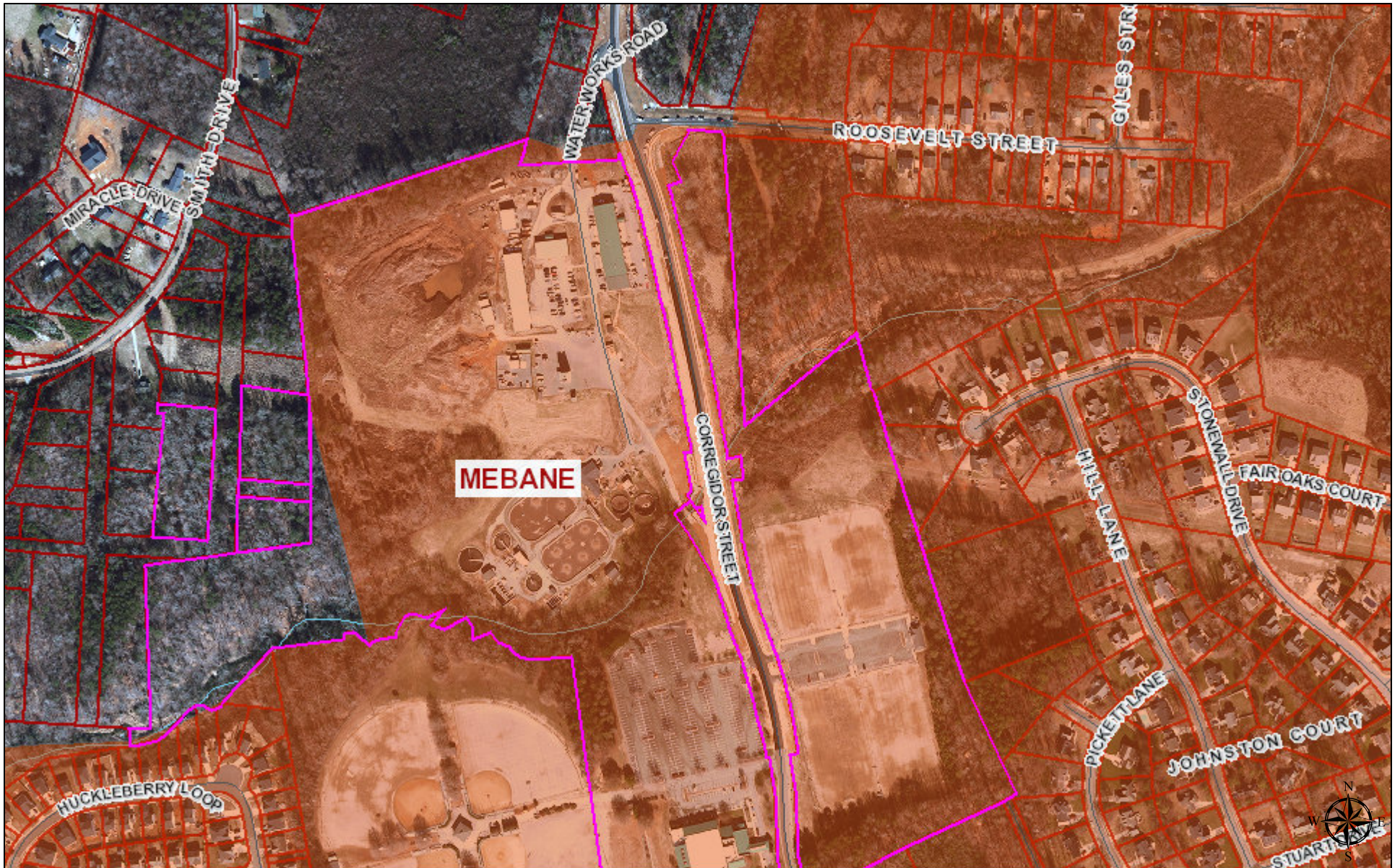
Parcel ID 165075  
CITY OF MEBANE  
Deed Bk. 4426  
Page 436

Parcel ID 165076  
CITY OF MEBANE  
Deed Bk. 4426  
Page 436

Parcel ID 165077  
CITY OF MEBANE  
Deed Bk. 4426  
Page 436

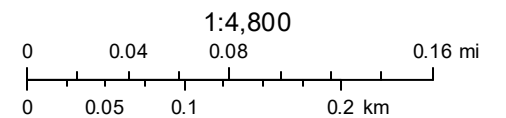
Parcel ID 165078  
CITY OF MEBANE  
Deed Bk. 4426  
Page 436

# WRRF Special Use Request



November 7, 2023

Streets	
	Private Roads
	Roads
	Preliminary Roads
	392 - TRAIL
	390 - TRAIL
	391 - TRAIL
	393 - TRAIL
	394 - TRAIL
	395 - TRAIL



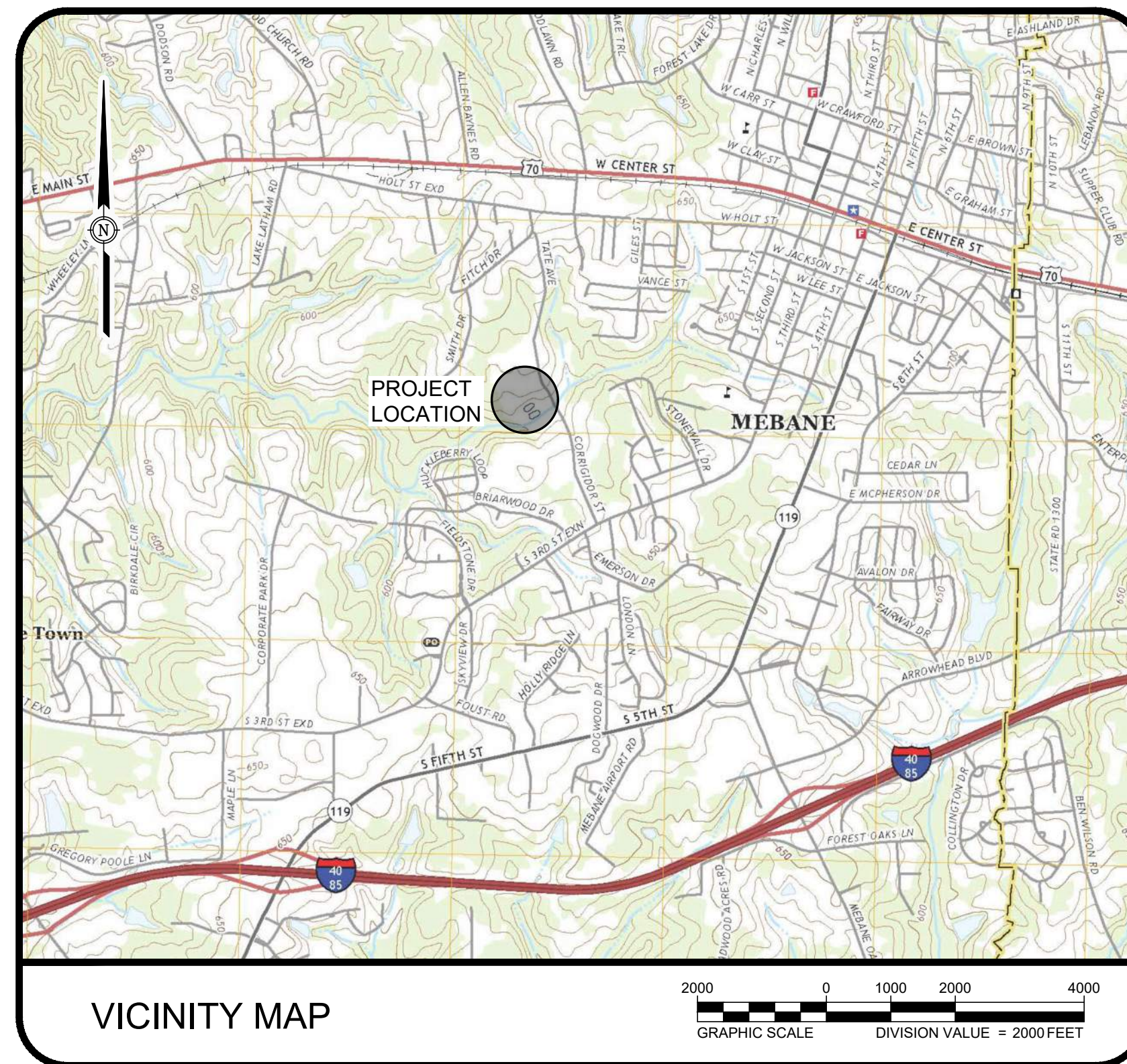
Alamance County GIS  
Alamance County GIS Department



# WATER RESOURCE RECOVERY FACILITY EXPANSION

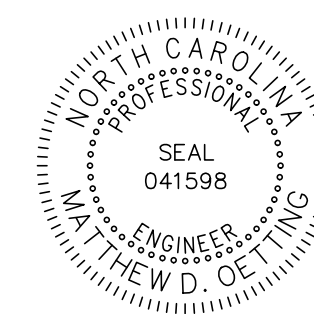
# CITY OF MEBANE

## ALAMANCE COUNTY, NORTH CAROLINA SITE PLAN SUBMITTAL



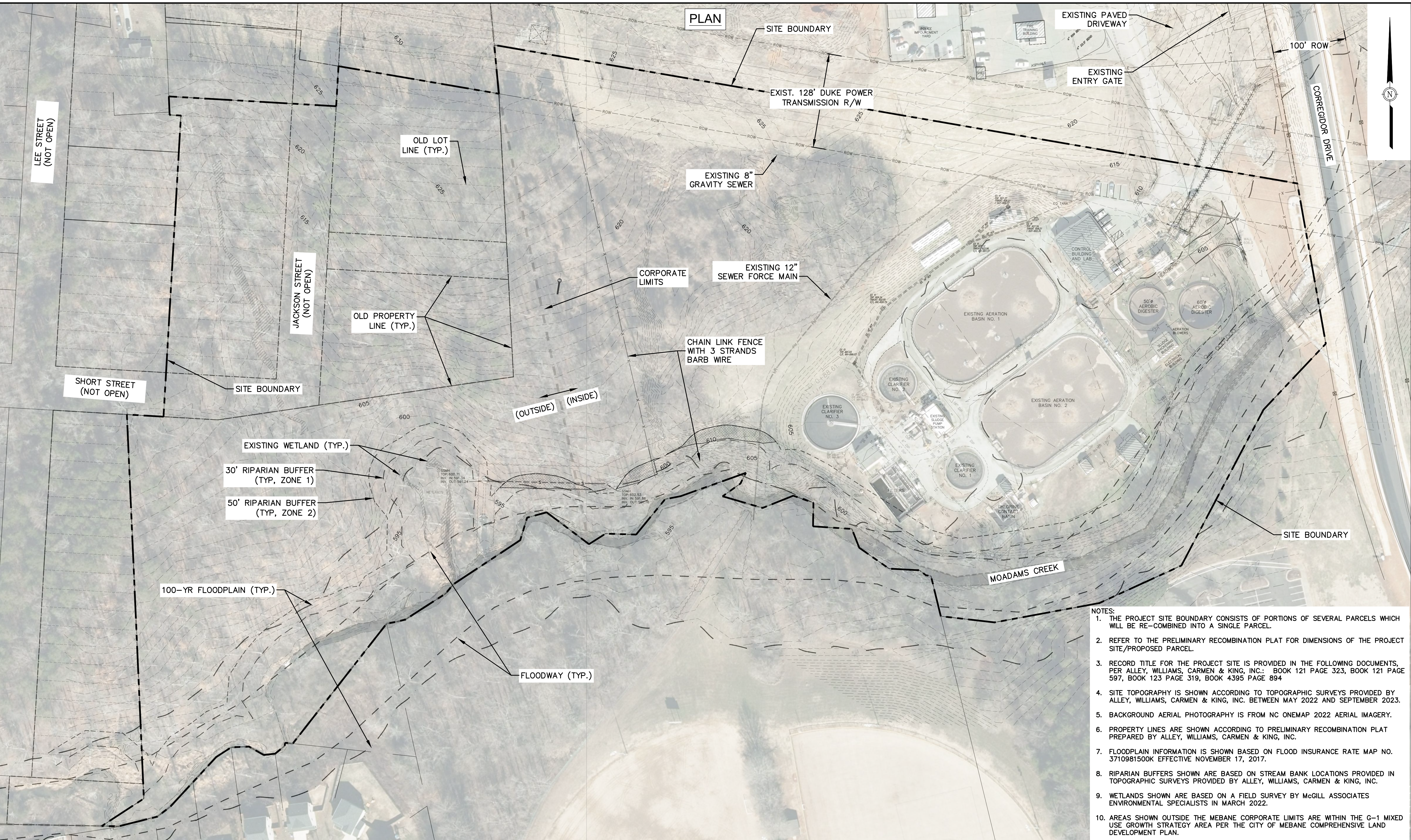
### SCHEDULE OF DRAWINGS

- SP-0 ..... COVER SHEET
- SP-1 ..... EXISTING CONDITIONS
- SP-2 ..... SITE DEVELOPMENT PLAN
- SP-3 ..... CIVIL SITE LAYOUT PLAN-WEST
- SP-4 ..... CIVIL SITE LAYOUT PLAN-EAST
- SP-5 ..... PROPOSED GRADING PLAN
- SP-6 ..... PROPOSED STORMWATER PLAN
- SP-7 ..... PROPOSED RECOMBINATION PLAT



OCTOBER 2023

P:\2021\01123\MEBANE\WRRF EXPANSION\DRAWINGS\CIVIL\SITE\PLAN SHEET\01123 GRADING PLANDWG PLOT DATE 11/02/2023 9:53 AM MATTHEW OETTING



- NOTES:**
1. THE PROJECT SITE BOUNDARY CONSISTS OF PORTIONS OF SEVERAL PARCELS WHICH WILL BE RE-COMBINED INTO A SINGLE PARCEL.
  2. REFER TO THE PRELIMINARY RECOMBINATION PLAN FOR DIMENSIONS OF THE PROJECT SITE/PROPOSED PARCEL.
  3. RECORD TITLE FOR THE PROJECT SITE IS PROVIDED IN THE FOLLOWING DOCUMENTS, PER ALLEY, WILLIAMS, CARMEN & KING, INC.: BOOK 121 PAGE 323, BOOK 121 PAGE 597, BOOK 123 PAGE 319, BOOK 4395 PAGE 894
  4. SITE TOPOGRAPHY IS SHOWN ACCORDING TO TOPOGRAPHIC SURVEYS PROVIDED BY ALLEY, WILLIAMS, CARMEN & KING, INC. BETWEEN MAY 2022 AND SEPTEMBER 2023.
  5. BACKGROUND AERIAL PHOTOGRAPHY IS FROM NC ONEMAP 2022 AERIAL IMAGERY.
  6. PROPERTY LINES ARE SHOWN ACCORDING TO PRELIMINARY RECOMBINATION PLAN PREPARED BY ALLEY, WILLIAMS, CARMEN & KING, INC.
  7. FLOODPLAIN INFORMATION IS SHOWN BASED ON FLOOD INSURANCE RATE MAP NO. 3710981500K EFFECTIVE NOVEMBER 17, 2017.
  8. RIPARIAN BUFFERS SHOWN ARE BASED ON STREAM BANK LOCATIONS PROVIDED IN TOPOGRAPHIC SURVEYS PROVIDED BY ALLEY, WILLIAMS, CARMEN & KING, INC.
  9. WETLANDS SHOWN ARE BASED ON A FIELD SURVEY BY MCGILL ASSOCIATES ENVIRONMENTAL SPECIALISTS IN MARCH 2022.
  10. AREAS SHOWN OUTSIDE THE MEBANE CORPORATE LIMITS ARE WITHIN THE G-1 MIXED USE GROWTH STRATEGY AREA PER THE CITY OF MEBANE COMPREHENSIVE LAND DEVELOPMENT PLAN.

1240 19th Street Lane NW  
Hickory, NC 28601  
828.328.2024  
NC Firm License # C-0459  
mcgillassociates.com



FINAL DRAWING FOR REVIEW PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION

WATER RESOURCE RECOVERY FACILITY EXPANSION  
**CITY OF MEBANE**  
ALAMANCE COUNTY, NORTH CAROLINA

GRAPHIC SCALE DIVISION VALUE = 60 FEET

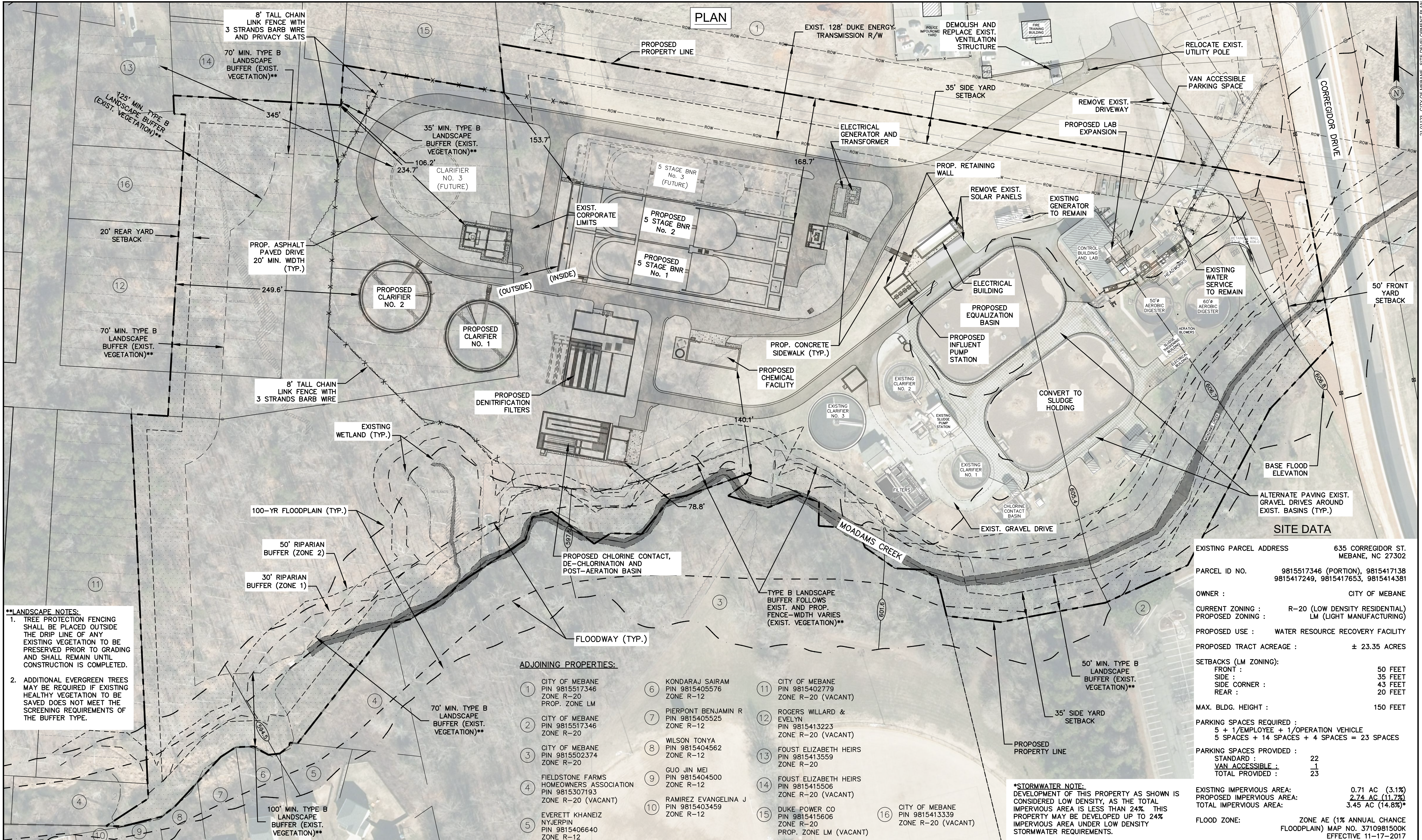
OFFICE MANAGER D. CHAPMAN	DESIGNER
PROJECT MANAGER J. WHITFORD	REVIEWER

EXISTING CONDITIONS

DATE AUGUST 2023	PROJECT # 21.01123	FUNDING # N/A
---------------------	-----------------------	------------------

SHEET  
**SP-1**

2101123 CITY OF MEBANE PROPOSED GRADING PLAN



**\*\*LANDSCAPE NOTES:**

- TREE PROTECTION FENCING SHALL BE PLACED OUTSIDE THE DRIP LINE OF ANY EXISTING VEGETATION TO BE PRESERVED PRIOR TO GRADING AND SHALL REMAIN UNTIL CONSTRUCTION IS COMPLETED.
- ADDITIONAL EVERGREEN TREES MAY BE REQUIRED IF EXISTING HEALTHY VEGETATION TO BE SAVED DOES NOT MEET THE SCREENING REQUIREMENTS OF THE BUFFER TYPE.

**ADJOINING PROPERTIES:**

- |   |  |   |
|---|--|---|
| 1 CITY OF MEBANE<br>PIN 9815517346<br>ZONE R-20<br>PROP. ZONE LM                  | 6 KONDARAJ SAIRAM<br>PIN 9815405576<br>ZONE R-12       | 11 CITY OF MEBANE<br>PIN 9815402779<br>ZONE R-20 (VACANT)                 |
| 2 CITY OF MEBANE<br>PIN 9815517346<br>ZONE R-20                                   | 7 PIERPONT BENJAMIN R<br>PIN 9815405525<br>ZONE R-12   | 12 ROGERS WILLARD & EVELYN<br>PIN 9815413223<br>ZONE R-20 (VACANT)        |
| 3 CITY OF MEBANE<br>PIN 9815502374<br>ZONE R-20                                   | 8 WILSON TONYA<br>PIN 9815404562<br>ZONE R-12          | 13 FOUST ELIZABETH HEIRS<br>PIN 9815413559<br>ZONE R-20                   |
| 4 FIELDSTONE FARMS HOMEOWNERS ASSOCIATION<br>PIN 9815307193<br>ZONE R-20 (VACANT) | 9 GUO JIN MEI<br>PIN 9815404500<br>ZONE R-12           | 14 FOUST ELIZABETH HEIRS<br>PIN 9815415506<br>ZONE R-20 (VACANT)          |
| 5 EVERETT KHANEIZ NYJERPIN<br>PIN 9815406640<br>ZONE R-12                         | 10 RAMIREZ EVANGELINA J<br>PIN 9815403459<br>ZONE R-12 | 15 DUKE POWER CO<br>PIN 9815415606<br>ZONE R-20<br>PROP. ZONE LM (VACANT) |
|   |  | 16 CITY OF MEBANE<br>PIN 9815413339<br>ZONE R-20 (VACANT)                 |

**SITE DATA**

EXISTING PARCEL ADDRESS	635 CORREGIDOR ST. MEBANE, NC 27302
PARCEL ID NO.	9815517346 (PORTION), 9815417138 9815417249, 9815417653, 9815414381
OWNER :	CITY OF MEBANE
CURRENT ZONING :	R-20 (LOW DENSITY RESIDENTIAL)
PROPOSED ZONING :	LM (LIGHT MANUFACTURING)
PROPOSED USE :	WATER RESOURCE RECOVERY FACILITY
PROPOSED TRACT ACREAGE :	± 23.35 ACRES
SETBACKS (LM ZONING):	
FRONT :	50 FEET
SIDE :	35 FEET
SIDE CORNER :	43 FEET
REAR :	20 FEET
MAX. BLDG. HEIGHT :	150 FEET
PARKING SPACES REQUIRED :	5 + 1/EMPLOYEE + 1/OPERATION VEHICLE
	5 SPACES + 14 SPACES + 4 SPACES = 23 SPACES
PARKING SPACES PROVIDED :	
STANDARD :	22
VAN ACCESSIBLE :	1
TOTAL PROVIDED :	23
EXISTING IMPERVIOUS AREA:	0.71 AC (3.1%)
PROPOSED IMPERVIOUS AREA:	2.74 AC (11.7%)
TOTAL IMPERVIOUS AREA:	3.45 AC (14.8%)
FLOOD ZONE:	ZONE AE (1% ANNUAL CHANCE FLOODPLAIN) MAP NO. 3710981500K EFFECTIVE 11-17-2017

**\*STORMWATER NOTE:**  
DEVELOPMENT OF THIS PROPERTY AS SHOWN IS CONSIDERED LOW DENSITY, AS THE TOTAL IMPERVIOUS AREA IS LESS THAN 24%. THIS PROPERTY MAY BE DEVELOPED UP TO 24% IMPERVIOUS AREA UNDER LOW DENSITY STORMWATER REQUIREMENTS.

**mcgill**  
1240 19th Street Lane NW  
Hickory, NC 28601  
828.328.2024  
NC Firm License # C-0459  
mcgillassociates.com



FINAL DRAWING FOR REVIEW PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION

WATER RESOURCE RECOVERY FACILITY EXPANSION  
**CITY OF MEBANE**  
ALAMANCE COUNTY, NORTH CAROLINA

GRAPHIC SCALE DIVISION VALUE = 60 FEET

OFFICE MANAGER	DESIGNER
D. CHAPMAN	
PROJECT MANAGER	REVIEWER
J. WHITFORD	

SITE DEVELOPMENT PLAN

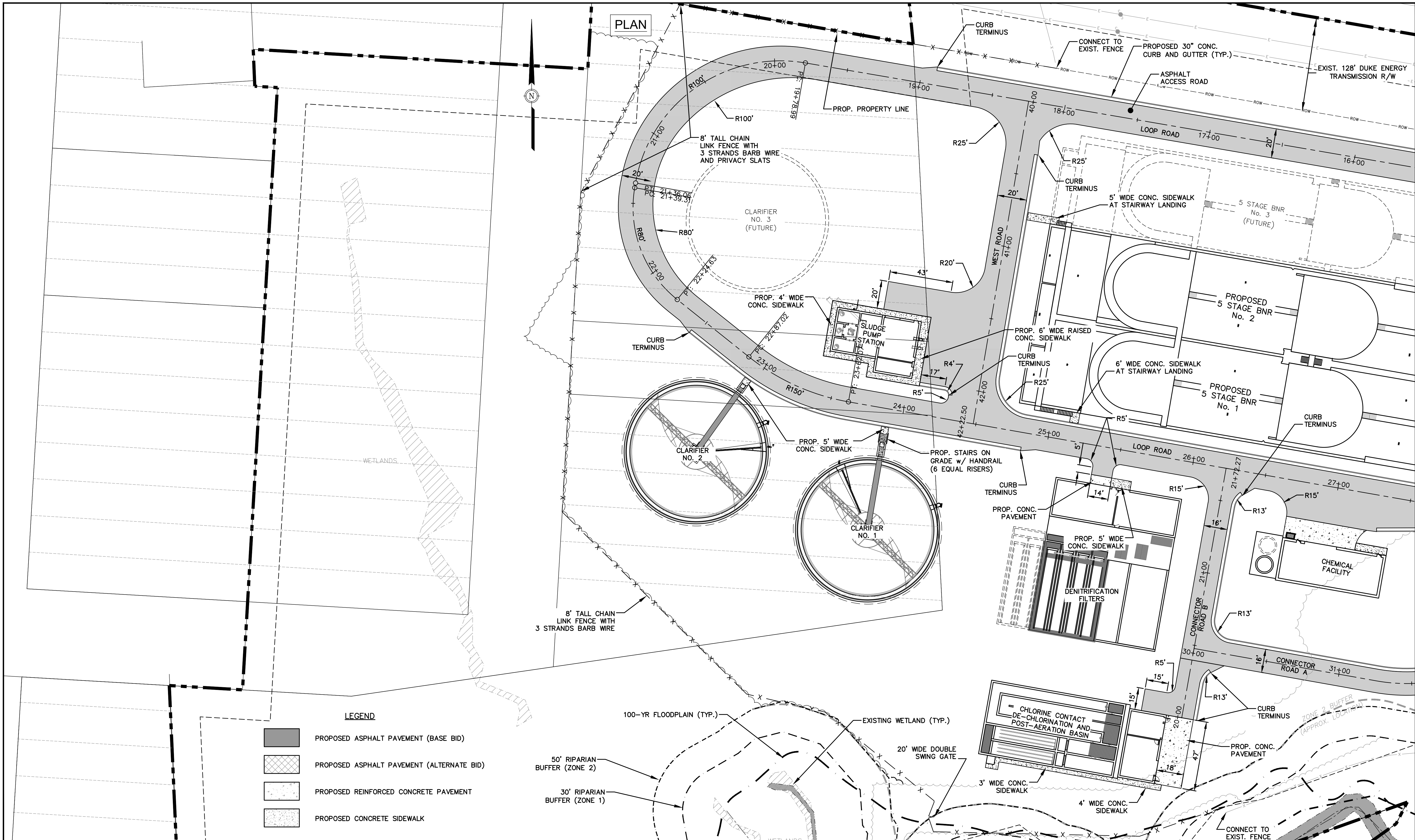
DATE	PROJECT #	FUNDING #
AUGUST 2023	21.01123	N/A

SHEET  
**SP-2**

P:\2021\01123\MEBANENC\WRRF EXPANSION\DRAWINGS\CIVIL\SITE PLAN - CIVIL.DWG PLOT DATE: 11/06/2023 9:54 AM MATTHEW OETTING

21.01123 CITY OF MEBANE SITE DEVELOPMENT PLAN

P:\2021\1.01123.MEBANEC.WRRF EXPANSION\DRAWINGS\CIVIL\SITE PLAN - WEST.DWG PLOT DATE: 11/6/2023 9:55 AM MATTHEW GETTING



**LEGEND**

	PROPOSED ASPHALT PAVEMENT (BASE BID)
	PROPOSED ASPHALT PAVEMENT (ALTERNATE BID)
	PROPOSED REINFORCED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK

100-YR FLOODPLAIN (TYP.)

EXISTING WETLAND (TYP.)

50' RIPARIAN BUFFER (ZONE 2)

30' RIPARIAN BUFFER (ZONE 1)

20' WIDE DOUBLE SWING GATE

8' TALL CHAIN LINK FENCE WITH 3 STRANDS BARB WIRE

1240 19th Street Lane NW  
Hickory, NC 28601  
828.328.2024  
NC Firm License # C-0459  
mcgillassociates.com



FINAL DRAWING FOR REVIEW PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION

WATER RESOURCE RECOVERY FACILITY EXPANSION  
**CITY OF MEBANE**  
ALAMANCE COUNTY, NORTH CAROLINA

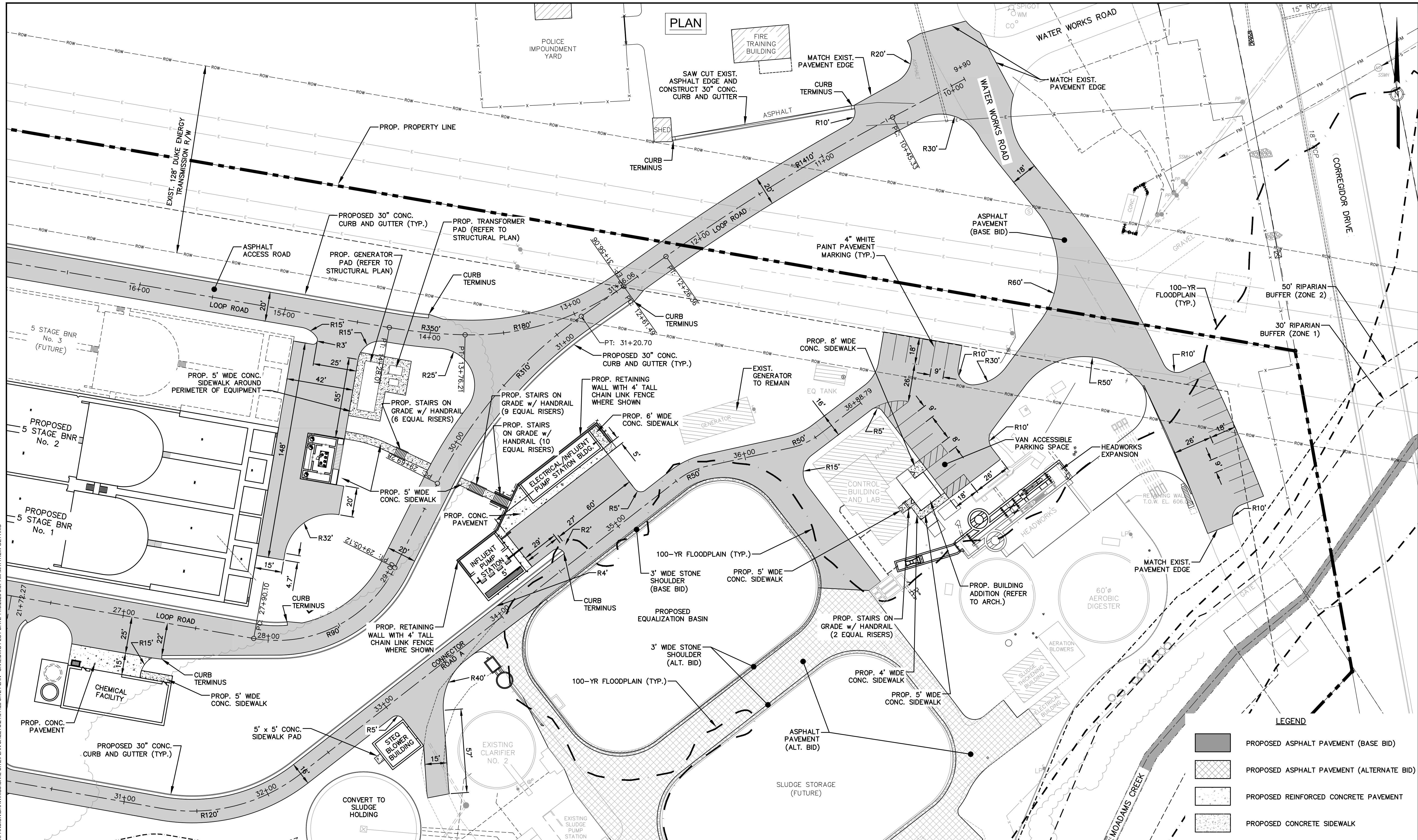
GRAPHIC SCALE DIVISION VALUE = 30 FEET

OFFICE MANAGER	DESIGNER
D. CHAPMAN	
PROJECT MANAGER	REVIEWER
J. WHITFORD	

DATE	PROJECT #	FUNDING #
AUGUST 2023	21.01123	N/A

SHEET  
**SP-3**

21.01123 CITY OF MEBANE CIVIL SITE PLAN - WEST



P:\2021\01123\MEBANEC\WRRF EXPANSION\DRAWINGS\CIVIL\SITE PLAN - CIVIL DWG PLOT DATE: 11/6/2023 9:57 AM MATTHEW COTTING



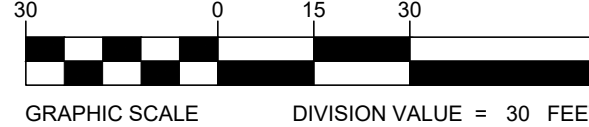
1240 19th Street Lane NW  
Hickory, NC 28601  
828.328.2024  
NC Firm License # C-0459  
mcgillassociates.com



FINAL DRAWING  
FOR REVIEW  
PURPOSES ONLY  
NOT RELEASED  
FOR  
CONSTRUCTION

NO.	DATE	BY	DESCRIPTION

WATER RESOURCE RECOVERY FACILITY  
EXPANSION  
**CITY OF MEBANE**  
ALAMANCE COUNTY, NORTH CAROLINA

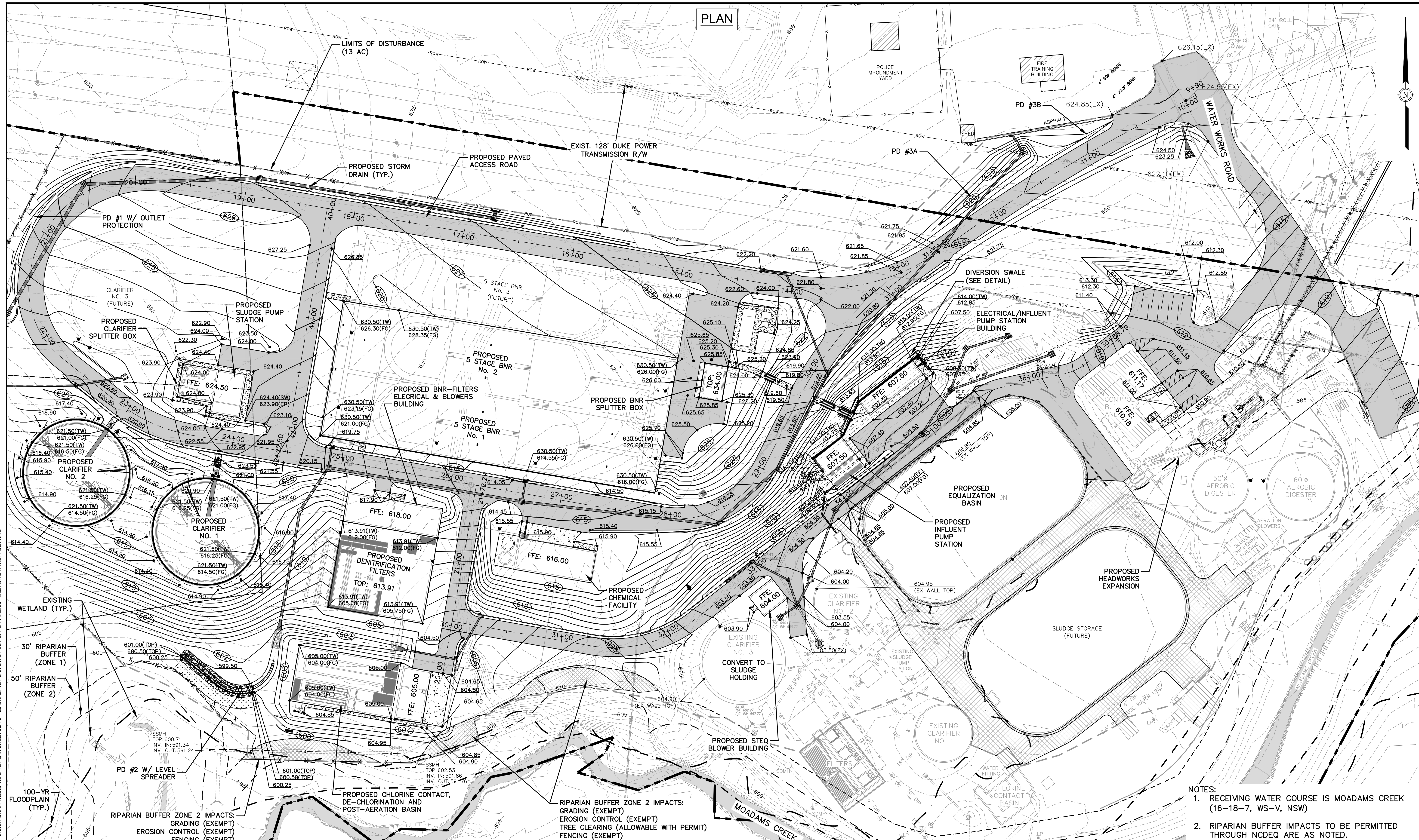


OFFICE MANAGER D. CHAPMAN	DESIGNER
PROJECT MANAGER J. WHITFORD	REVIEWER

CIVIL SITE PLAN - EAST		
DATE AUGUST 2023	PROJECT # 21.01123	FUNDING # N/A

SHEET  
**SP-4**

PLAN



- NOTES:
1. RECEIVING WATER COURSE IS MOADAMS CREEK (16-18-7, WS-V, NSW)
  2. RIPARIAN BUFFER IMPACTS TO BE PERMITTED THROUGH NCDEQ ARE AS NOTED.

P:\2021\1\_01123-MEBANEC-WRRF EXPANSION\DRAWINGS\CIVIL\SITE\PLAN SHEET\SP-5\_01123 GRADING PLAN.DWG PLOT DATE: 11/02/2023 10:02 AM MATTHEW OETTING

1240 19th Street Lane NW  
Hickory, NC 28601  
828.328.2024  
NC Firm License # C-0459  
mcgillassociates.com



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FOR  
CONSTRUCTION

NO.	DATE	BY	DESCRIPTION

WATER RESOURCE RECOVERY FACILITY  
EXPANSION  
**CITY OF MEBANE**  
ALAMANCE COUNTY, NORTH CAROLINA

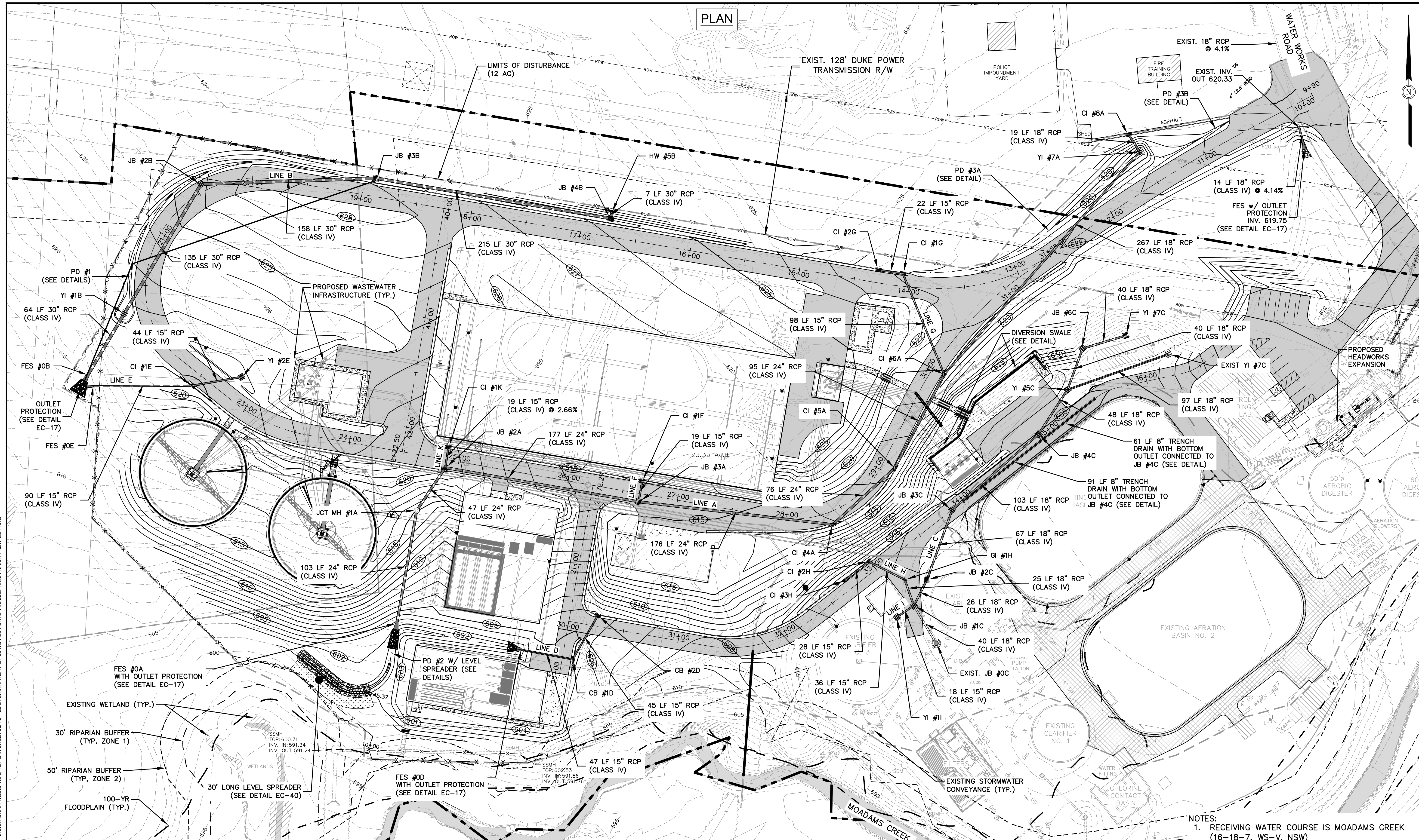
OFFICE MANAGER D. CHAPMAN	DESIGNER
PROJECT MANAGER J. WHITFORD	REVIEWER

PROPOSED GRADING PLAN		
DATE OCTOBER 2023	PROJECT # 21.01123	FUNDING # N/A

SHEET  
**SP-5**

2101123 CITY OF MEBANE - PROPOSED GRADING PLAN

PLAN



NOTES:  
 1. RECEIVING WATER COURSE IS MOADAMS CREEK (16-18-7, WS-V, NSW)

P:\2021\1.01123-MEBANE-C-WRRF-EXPANSION\DRAWINGS\CIVIL\STEP\PLAN SHEET\01123 STORMWATER PLAN.DWG PLOT DATE: 11/6/2023 10:09 AM MATTHEW BETTING

1240 19th Street Lane NW  
 Hickory, NC 28601  
 828.328.2024  
 NC Firm License # C-0459  
 mcgillassociates.com



FINAL DRAWING  
 FOR REVIEW  
 PURPOSES ONLY  
 NOT RELEASED  
 FOR  
 CONSTRUCTION

NO.	DATE	BY	DESCRIPTION

WATER RESOURCE RECOVERY FACILITY  
 EXPANSION  
**CITY OF MEBANE**  
 ALAMANCE COUNTY, NORTH CAROLINA

GRAPHIC SCALE DIVISION VALUE = 40 FEET

OFFICE MANAGER D. CHAPMAN	DESIGNER
PROJECT MANAGER J. WHITFORD	REVIEWER

PROPOSED STORMWATER PLAN

DATE OCTOBER 2023	PROJECT # 21.01123	FUNDING # N/A
----------------------	-----------------------	------------------

SHEET  
**SP-6**

21.01123 CITY OF MEBANE - PROPOSED STORMWATER PLAN

**SURVEYOR'S CERTIFICATE**

I, **GARY R. PARRISH**, certify that this plat was drawn under my direction from an actual survey made under my supervision, deed description recorded in book **SEE**, page **REF'S**; that the boundaries not surveyed are clearly indicated as drawn from information found in deed book **4425**, page **436**; that the ratio of precision or positional accuracy as calculated is **1:10,000**; that this map was prepared in accordance with N.C.G.S. 47-30 as amended; that the global positioning system (GPS) observations were performed to the geospatial positioning accuracy standards for geodetic networks at the 0.05" (15mm) accuracy classification (95% confidence) using rtk network and traditional traverse, that this survey is of another category, such as a recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision, [G.S. 47-30 f(11) d.] Witness my original signature, registration number and seal this **DAY** of **MONTH**, A.D.,



**GENERAL NOTES**

- All distances are horizontal ground distances unless otherwise noted.
- Iron stakes at all corners unless otherwise noted.
- This plat is subject to any facts that may be disclosed by a full and accurate title search.
- This survey may not show all of the setbacks or ordinances as set forth by any zoning department or any other governing bodies for the subject property.
- There were no horizontal geodetic monuments found within 2000' of subject property.
- The location and/or existence of utility service lines and underground utilities on or to the property surveyed are unknown and are not shown as a part of this boundary survey. The property shown herein is subject to all easements of record affecting same.

Professional Land Surveyor L-3526

AREAS COMPUTED BY COORDINATE METHOD.

**Certificate of Exemption**

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein, which was conveyed to me (us) by deed recorded in Book **See**, Page **Ref's**, and that said property qualifies as an exemption to the definition of a subdivision in accordance with the provisions of NCGS 160D-802. I (We) do hereby dedicate to public use as easements forever, all areas, if any, shown or indicated on the face of this plat. I (We) understand that exemption from the plat preparation provisions of the City of Mebane Unified Development Ordinance does not exempt the use of the property or building development on the property from meeting all applicable requirements of the City of Mebane Unified Development Ordinance.

Owner-The City of Mebane Date

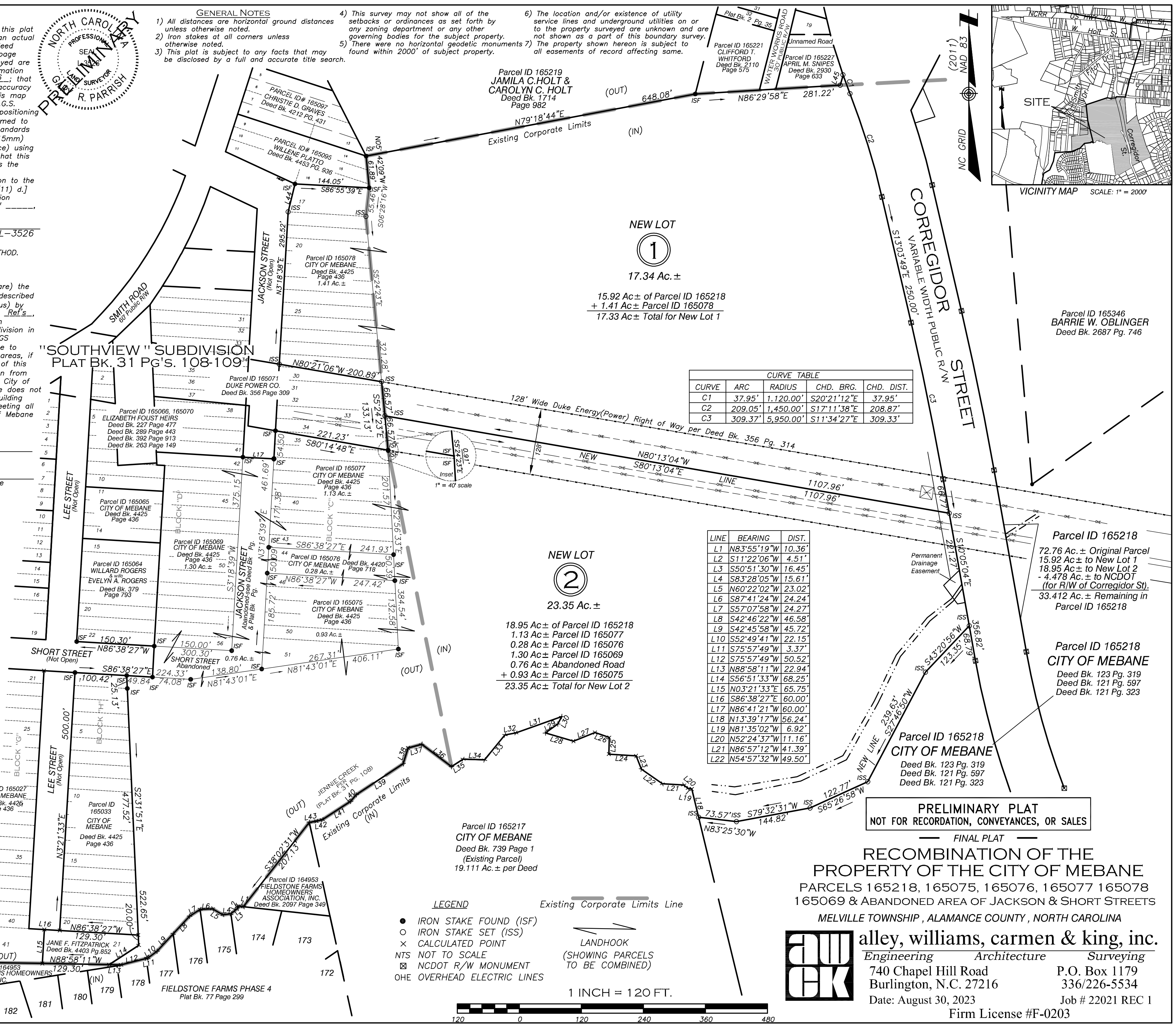
Zoning Administrator Date

STATE OF NORTH CAROLINA  
COUNTY OF ALAMANCE

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

REVIEW OFFICER DATE

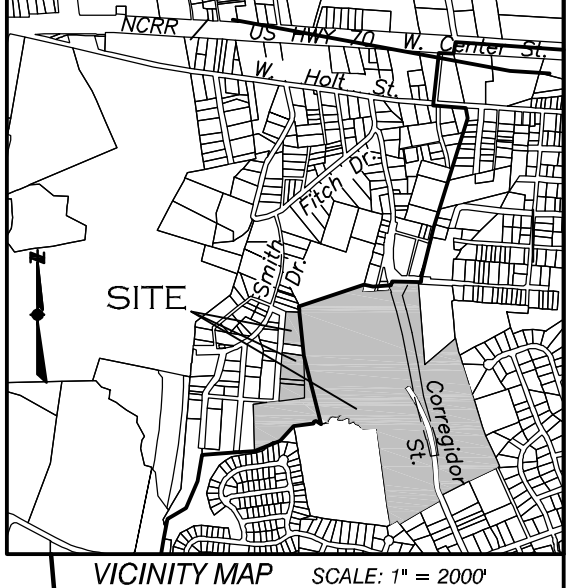
LINE	BEARING	DIST.
L23	N21°17'57"W	27.46'
L24	N86°12'57"W	52.98'
L25	N01°00'08"E	32.03'
L26	N70°33'52"W	29.03'
L27	S68°15'58"W	45.03'
L28	N73°41'57"W	56.54'
L29	N54°27'28"E	29.69'
L30	N27°09'13"E	16.43'
L31	S70°20'03"W	94.26'
L32	S78°53'43"W	21.51'
L33	S39°20'33"W	62.11'
L34	N88°20'07"W	41.62'
L35	S57°33'33"W	26.61'
L36	N53°04'37"W	72.06'
L37	S74°45'29"W	27.47'
L38	S17°04'06"W	32.02'
L39	S56°34'13"W	108.81'
L40	S39°51'38"W	16.63'
L41	S57°15'53"W	65.34'
L42	S76°04'23"W	12.04'
L43	S79°22'54"W	13.74'
L44	N13°39'30"E	55.56'
L45	N16°19'12"E	19.79'



**CURVE TABLE**

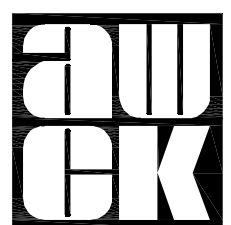
CURVE	ARC	RADIUS	CHD. BRG.	CHD. DIST.
C1	37.95'	1,120.00'	S20°21'12"E	37.95'
C2	209.05'	1,450.00'	S17°11'38"E	208.87'
C3	309.37'	5,950.00'	S11°34'27"E	309.33'

LINE	BEARING	DIST.
L1	N83°55'19"W	10.36'
L2	S11°22'06"W	4.51'
L3	S50°51'30"W	16.45'
L4	S83°28'05"W	15.61'
L5	N60°22'02"W	23.02'
L6	S87°41'24"W	24.24'
L7	S57°07'58"W	24.27'
L8	S42°46'22"W	46.58'
L9	S42°45'58"W	45.72'
L10	S52°49'41"W	22.15'
L11	S75°57'49"W	3.37'
L12	S75°57'49"W	50.52'
L13	N88°58'11"W	22.94'
L14	S56°51'33"W	68.25'
L15	N03°21'33"E	65.75'
L16	S86°38'27"E	60.00'
L17	N86°41'21"W	60.00'
L18	N13°39'17"W	56.24'
L19	N81°35'02"W	6.92'
L20	N52°24'37"W	11.16'
L21	N86°57'12"W	41.39'
L22	N54°57'32"W	49.50'



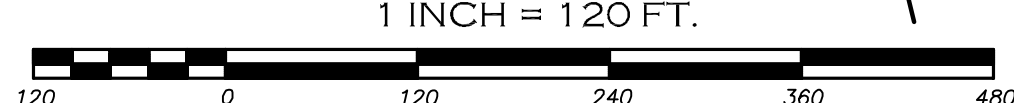
**PRELIMINARY PLAT**  
NOT FOR RECORDATION, CONVEYANCES, OR SALES

**FINAL PLAT**  
**RECOMBINATION OF THE PROPERTY OF THE CITY OF MEBANE**  
PARCELS 165218, 165075, 165076, 165077 165078  
165069 & ABANDONED AREA OF JACKSON & SHORT STREETS  
MELVILLE TOWNSHIP, ALAMANCE COUNTY, NORTH CAROLINA



**alley, williams, carmen & king, inc.**  
Engineering Architecture Surveying  
740 Chapel Hill Road P.O. Box 1179  
Burlington, N.C. 27216 336/226-5534  
Date: August 30, 2023 Job # 22021 REC 1  
Firm License #F-0203

- LEGEND**
- IRON STAKE FOUND (ISF)
  - IRON STAKE SET (ISS)
  - × CALCULATED POINT
  - NTS NOT TO SCALE
  - ⊠ NCDOT R/W MONUMENT
  - OHE OVERHEAD ELECTRIC LINES
  - LANDHOOK (SHOWING PARCELS TO BE COMBINED)





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# PLANNING PROJECT REPORT

DATE	11/7/2023
PROJECT NUMBER	SU 23-03
PROJECT NAME	Water Resource Recovery Facility Expansion
APPLICANT	City of Mebane 106 E Washington St Mebane, NC 27302

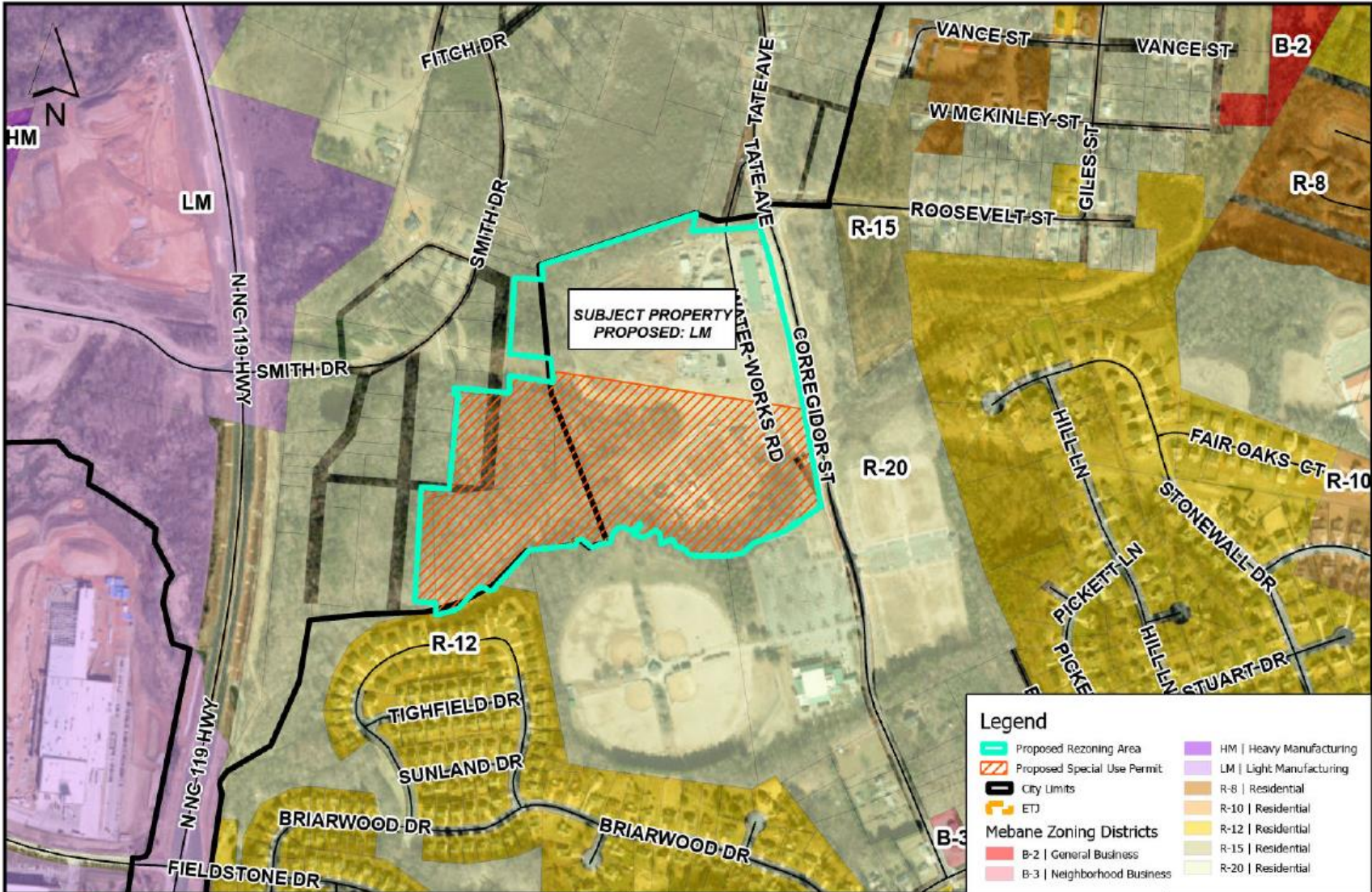
## CONTENTS

PROJECT NAME & APPLICANT.....	PAGE 1
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LAND USE REPORT .....	PAGE 4
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STAFF SPECIAL USE CONSISTENCY FINDING.....	PAGE 7

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## ZONING REPORT

EXISTING ZONE	R-20, Residential District
REQUESTED ACTION	LM, Light Manufacturing District
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CURRENT LAND USE	The current Water Resource Recovery Facility (WRRF) and the Public Works Department are both located on the subject property. Moadams Creek runs east to west through the parcel and adjacent to the WRRF. A Duke Energy right-of-way also runs east to west through the center of the property.
PARCEL SIZE	+/- 40.69 Acres (Rezoning); +/- 23.35 Acres (SUP)
PROPERTY OWNERS	City of Mebane 106 E Washington St Mebane, NC 27302
LEGAL DESCRIPTION	Request for a Special Use Permit to allow for a Water Resource Recovery Facility on five (5) properties totaling +/- 23.35 acres and located at 635 Corregidor Street and four unaddressed properties (GPINs 9815517346 (portion), 9815417138, 9815417249, 9815417653, and 9815414381) by the City of Mebane.
AREA ZONING & DISTRICTS	The properties to the north, west, and south are all zoned R-20, Residential. There is a subdivision to the southwest that is zoned R-12, Residential. The properties on the east side of Corregidor Street are zoned R-20 and R-15, Residential. Across the NC 119 Bypass, properties are zoned LM, Light Manufacturing.
SITE HISTORY	The WRRF was first built in 1921 and was upgraded in 1971, 1981, and 1993. Renovations to the existing facility began in 2021 and were completed in 2023. The Public Works Department facility was constructed in the mid-1990s.
<b>STAFF ANALYSIS</b>	
CITY LIMITS?	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO The majority of the property is within City Limits, but the west portion of the property is in the ETJ.
PROPOSED USE BY-RIGHT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SPECIAL USE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
EXISTING UTILITIES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
POTENTIAL IMPACT OF PROPOSED ZONE	The existing WRRF was developed prior to the adoption of the current Unified Development Ordinance. Rezoning the subject property to LM will reflect the current land use and will not cause any new impacts. The special use permit would allow expansion of the WRRF to the west and south, which is in the direction of residential uses and zoning. However, the proposed site plan includes significant landscaping and buffering that will shield the site from adjacent properties. The design for the expanded facility also includes new technology and techniques intended to reduce any odor or noise produced by the facility.



**CITY OF MEBANE  
ZONING MAP**

**GENERAL REZONING  
WRRF EXPANSION &  
MEBANE PUBLIC WORKS**

DATE: 11/06/23

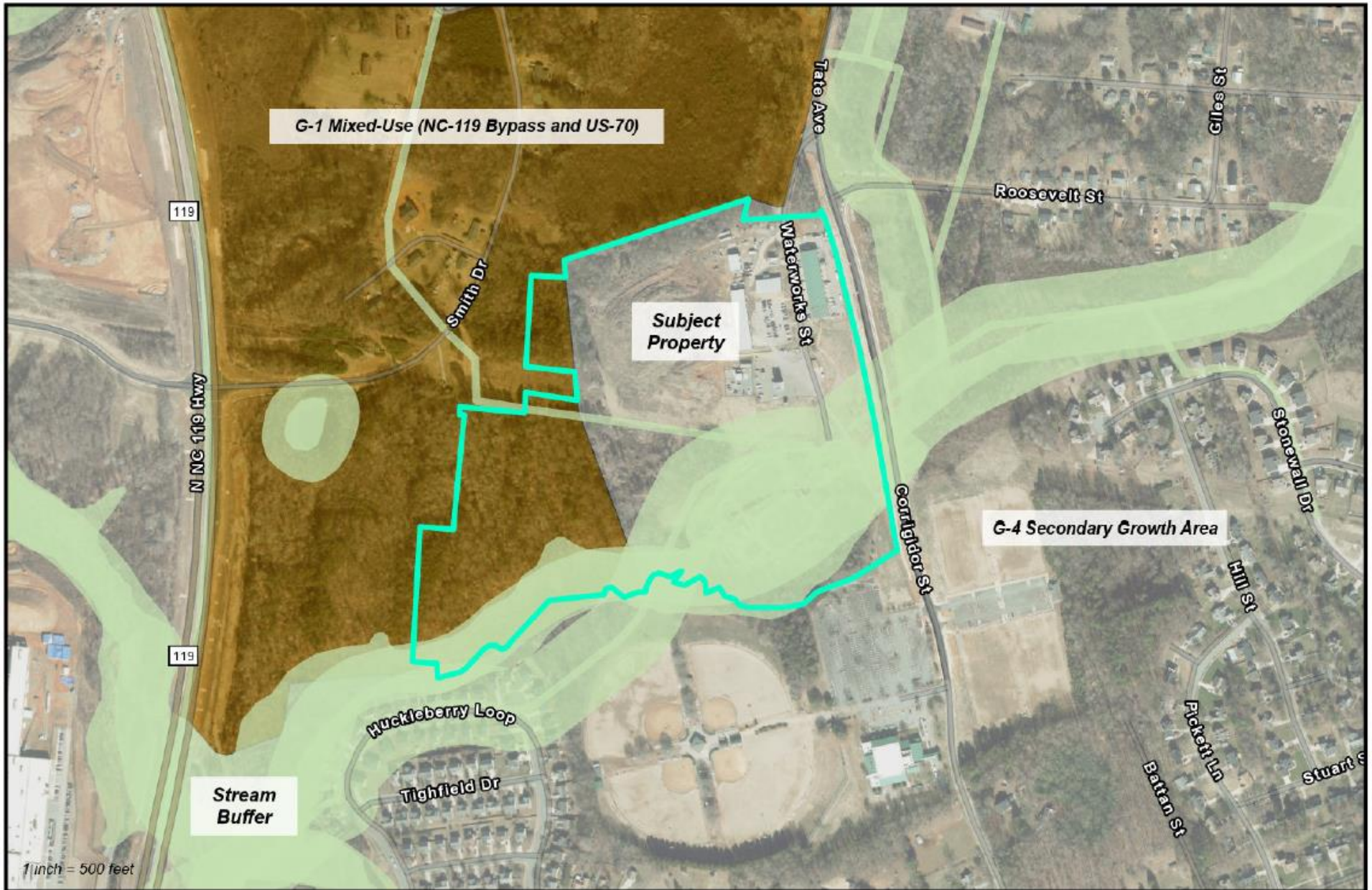
DRAWN BY: RG

1 inch = 600 feet

## LAND USE REPORT

<b>EXISTING LAND USE</b>	Existing WRRF and Public Works Department
<b>PROPOSED LAND USE &amp; REQUESTED ACTION</b>	The applicant is requesting six (6) properties totaling +/- 40.69 acres from R-20, Residential to LM, Light Manufacturing. They are also requesting a special use permit for five (5) properties totaling +/- 23.35 acres to allow the existing Water Resource Recovery Facility (WRRF) to be expanded.
<b>PROPOSED ZONING</b>	LM (Light Manufacturing)
<b>PARCEL SIZE</b>	+/- 40.69 Acres (Rezoning); +/- 23.35 Acres (SUP)
<b>AREA LAND USE</b>	The Mebane Arts and Community Center and the Soccer Complex are both located south of the subject property. The areas to the west, north, and east contain a mix of vacant and developed residential properties. The Briarwood and Fieldstone Farms subdivisions are located southwest of the site. Across the NC 119 Bypass is the North Carolina Industrial Center (NCIC).
<b>ONSITE AMENITIES &amp; DEDICATIONS</b>	None
<b>CONDITIONAL ZONE?</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>DESCRIPTION OF PROPOSED CONDITIONS</b>	None

<b>CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY</b>	
<b>LAND USE GROWTH STRATEGY DESIGNATION(S)</b>	G-4, Secondary Growth Area; G-1, Mixed Use (NC-119 Bypass and US-70) Growth Area
<b>OTHER LAND USE CONSIDERATIONS</b>	
<b><i>MEBANE BY DESIGN</i> GOALS &amp; OBJECTIVES SUPPORTED</b>	
<b><i>MEBANE BY DESIGN</i> GOALS &amp; OBJECTIVES <u>NOT</u> SUPPORTED</b>	



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## UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	N/A
UTILITIES PROVIDED BY APPLICANT	The existing WRRF is permitted at 2.5 million gallons per day (mgd). The proposed expansion is designed for 4.0 mgd. Based on a linear population growth projection, the proposed expansion to 4.0 mgd should provide adequate capacity until 2050 when flows may be approaching 90% design capacity or 3.6 mgd. The design allows for an expansion to 6.0 mgd inside the footprint of the current expansion with added structures.
MUNICIPAL CAPACITY TO ABSORB PROJECT	N/A
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 Corregidor Street and at the southern end of Water Works Road, which is locally maintained. An existing sidewalk on the east side of Corregidor Street runs from S. Third Street to Roosevelt Street. Corregidor Street is a two-lane, undivided road. The northern half of the road was recently constructed by the NCDOT and connects Corregidor Street with Tate Avenue. No NCDOT data is currently available for this part of the road. The southern portion of the road is locally maintained.</p> <p>Tate Avenue, just north of the subject property, is an NCDOT maintained road. Tate Avenue had no vehicular, pedestrian, or bike accidents reported between 2018-2022.</p>
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF RECOMMENDED IMPROVEMENTS	None
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	As there is an existing sidewalk on the east side of Corregidor Street, no multimodal improvements are required on the subject property.

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**STAFF RECOMMENDATION**

<b>STAFF RECOMMENDATION</b>	<input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> DISAPPROVE
<b>STAFF SPECIAL USE FINDING</b>	<input checked="" type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT.....WITH <i>MEBANE BY DESIGN</i>
<b>RATIONALE</b>	Industrial uses are permitted within the G-4 Secondary and the G-1, Mixed Use (NC-119 Bypass and US-70) Growth Areas. The proposed special use permit is for the expansion of an existing public utility facility and the proposed improvements will enable the City to better serve existing and future residents along with commercial and industrial users.
<b>PUBLIC INTEREST CONFORMANCE?</b>	
<b>ENDANGER PUBLIC HEALTH OR SAFETY?</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO
<b>SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO
<b>HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED?</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO
<b>CONSISTENT WITH <i>MEBANE BY DESIGN</i>, THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?</b>	<input type="checkbox"/> The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , and, as such, has been recommended for approval.
	<input type="checkbox"/> The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies.
	<input type="checkbox"/> The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , and, as such, has been recommended for denial.



## Technical Memo

Date: 11-6-23

From: Franz Holt, City Engineer To: Ashley Ownbey, Development Director

Subject: Water Resource Recovery Facility (WRRF) Expansion Plans

The Engineering Department has completed its review of proposed Water Resource Recovery Facility (WRRF) expansion site plans submitted by the project engineer McGill Associates located in Hickory N.C. Our site plan comments, and general expansion review are as follows:

### Site Plan Review

1. The expansion plans include vacant property recently purchased by the city to accommodate the expanded WRRF.
2. The WRRF site will be subdivided from the larger property (67.15 acres) currently encompassing Public Works, the MACC, and soccer fields. The total WRRF site acreage with the recording of a new plat will be 23.35 acres.
3. As noted on the site plans existing built upon area (BUA) is 0.71 acres with 2.74 acres of new BUA. The BUA percentage will be 14.8% of the site. A BUA of 24% plus requires engineered storm water controls. The expansion plans will require a storm water permit low density option. Additionally, when considering stormwater controls the thought of saving trees for added buffer would be more beneficial.
4. All proposed new structures associated with the project are proposed outside of Moadams Creek stream buffers, floodway, and flood fringe. No flood plain development permit will be required. The current discharge outfall location is unchanged with the proposed expansion.
5. Access to the site will be from the current driveway connection to Corregidor Drive. The increase in traffic associated with the completed expansion will be small. Ingress and egress to the site will be from 3<sup>rd</sup> Street. There are no new accesses proposed to other streets.
6. No site waivers or conditions are requested.

### WRRF Review

1. The existing WRRF is permitted at 2.5 million gallons per day (mgd). The new proposed expansion is designed for 4.0 mgd, an increase from the initial planning of an expanded 3.0 mgd facility. The project engineer's vision considered future long-term growth could be served at the current site with modest increases in property acquisition and a phased approach to larger current and future expansions rather than limited short term expansions. Based on a linear population growth projection the currently proposed expansion to 4.0 mgd should provide adequate capacity until 2050 when a second future expansion would occur as flows may be approaching 3.6 mgd at that point in time. At 90% of design capacity or 3.6 mgd additional expansion will be required. The design allows for an expansion to 6.0 mgd inside the footprint of the current expansion with added structures.
2. The expansion is designed to meet recently obtained discharge permit limits and longer-term Jordan Lake Rules regarding mass loadings limits for nutrients (nitrogen and phosphorus).
3. The recent renovation of the WRRF just completed has reduced odors at the headworks and digesters with the addition of new equipment and structures.
4. We anticipate odors and noise associated with the expansion to be no more than currently exists.





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## AGENDA ITEM # 6

### Mandatory Amendment of Stormwater Bonding Requirements

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#### Meeting Date

November 13, 2023

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#### Presenter

Ashley Ownbey, Development Director

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#### Public Hearing

Yes  No

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#### Summary

The General Assembly amended the authority of local governmental units as to the bonding requirements for real estate development projects which require stormwater devices.

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#### Background

The City has had a policy since 2015 that the stormwater control devices required for owners and/or developers of real estate projects be bonded (generally by a cash payment) at an amount equal to forty percent (40%) of the construction costs, which bond obligation would be for twenty (20) years. The General Assembly passed Session Law 2023-108 (House Bill 488) that limits the bond amount to ten percent (10%) of the final construction costs and allows an owner or developer five (5) years from the date of the final construction approval, within which to deposit the same in a segregated account, said account to be held by the owner/developer, as opposed to the City. The legislation was effective on August 23rd of this year.

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#### Financial Impact

The impact will be negligible as the City may continue to charge an annual inspection fee.

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#### Recommendation

Staff recommends the adoption of the amended Unified Development Ordinance, Article 5, Section 5.3.F.

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#### Suggested Motion

Motion to approve the amendment to the City of Mebane Unified Development Ordinance as presented.

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#### Attachments

1. Amended Article 5, Section 5.3.F
2. Session Law 2023-108 (House Bill 488), page 29

two feet shall be fenced. The fence shall meet the design standards within the Design Manual.

- (7) All disturbed land areas shall be provided with a ground cover sufficient to restrain erosion within 15 days after any land disturbance. Upon completion of the stormwater control structure, a permanent ground cover shall be established and maintained as part of the maintenance and operations plan.

*Amended June 7, 2021*

- (d) A description of the area containing the stormwater control structure shall be prepared and filed as a separate deed with the applicable county Register of Deeds along with any easements necessary for general access to the stormwater control structure. The deeded area shall include the stormwater control structure, vegetative filters, all pipes and water control structures, berms, dikes, etc., and sufficient area to perform inspections, maintenance, repairs, and reconstruction.
- (e) Qualifying areas of the stormwater control structure may be considered pervious when computing total built-upon area. However, if the structure is used to compute the percentage built-upon area for one site, it shall not be used to compute built-upon area for any other site or area.
- (f) Alternative Stormwater Management Measures. Alternative stormwater management systems, as detailed in the NC Stormwater Best Management Practices Manual, consisting of one treatment option or a combination of treatment options, may be used. The design criteria for approval shall be 85 percent average annual removal of Total Suspended Solids.
- (g) Additional Water Quantity Restrictions. The City of Mebane may, at its discretion, require matching of the predevelopment discharge rate for up to the one hundred year, 24 hour storm. This basis shall be defined by pre-existing excessive downstream flooding.

*Amended June 7, 2021*

## **6. Financial Commitment/Obligation ~~Finance Guarantee~~ and Maintenance Agreement**

Before the Zoning Administrator shall approve the completed facility and issue any Permit to Exceed, the developer and/or maintaining entity shall furnish the City of Mebane with a financial **commitment or obligation guarantee** ensuring future maintenance, operation and repair of the facility. The financial **commitment shall be in writing. ~~guarantee shall be in the form of cash, an irrevocable letter of credit~~**

~~or other instrument readily convertible to cash at face value and shall be deposited and made payable to the City of Mebane.~~ The amount of the ~~financial commitment or obligation deposit~~ shall be equal to ~~10 40~~ percent of the total cost of constructing the facility. The initial cost estimates shall be the responsibility of the developer but the approval of the final cost estimate shall be made by the Zoning Administrator or his/her agent. At this time the developer and/or maintaining entity shall also pay to the City of Mebane a fee as set by the City Council to cover annual inspections by the City for 20 years.

The initial duration of the financial ~~commitment or obligation guarantee~~ shall be for 20 years. At the end of that period the City of Mebane may, at its own option, require extension of the ~~commitment or obligation guarantee~~ for an additional period of up to 20 years based upon future maintenance cost or take whatever lawful action it may deem appropriate at that time. The financial guarantee may be dissolved at any time in its lifetime by mutual agreement when the need for such ~~commitment or obligation guarantee~~ no longer exists.

As part of the financial ~~commitment or obligation guarantee~~, the developer or maintaining entity shall enter into a binding Operation and Maintenance Agreement in a form acceptable to and enforceable by the City of Mebane. Such agreement shall require the responsible entity to maintain, repair and, if necessary, reconstruct the facility in accordance with the approved operation and maintenance plan. The plan shall clearly indicate the steps that will be taken for restoring a stormwater control structure to design specifications if a failure occurs.

Landscaping and grounds management shall be the responsibility of the owning entity. However, vegetation shall not be established or allowed to mature to the extent that the integrity of the control structure is diminished or threatened, or to the extent of interfering with any easement or access to the stormwater control structure.

The agreement shall ~~require the founding of a fund~~ ~~pledge the financial guarantee~~ in support of the agreement but also shall acknowledge that default does not release the entity from liability/responsibility for operation, maintenance and repair/reconstruction. The agreement shall provide that in case of default by the operating entity, the City of Mebane, at any time after default, may on its own motion assume actual maintenance and operation of the facility and ~~seek to~~ convert for its use in maintenance and operation any and all funds remaining in the financial ~~fund created pursuant to this agreement~~ ~~guarantee~~. The agreement shall be recorded with the appropriate County Register of Deeds by the Zoning Administrator after it is executed by both parties. No changes to the agreement or its terms including

ownership and responsible entity shall be made except upon agreement of the parties.

Amendments to the plans and specifications of the stormwater control structure and/or the operation and maintenance plan shall be approved by the Zoning Administrator. Proposed changes shall be prepared by a North Carolina registered professional engineer or landscape architect (to the extent that the General Statutes, Chapter 89A, allow) and submitted to and reviewed by the City Engineer.

## 7. Inspections

The Zoning Administrator or his/her agent shall inspect all facilities at least on an annual basis to determine whether the controls are performing as designed or intended and whether maintenance is being performed as required. Records of inspections shall be maintained on forms approved or supplied by the NC Division of Environmental Management. The first annual inspection shall be made during the 12 months following the date of certification.

## 8. Failure to Perform

In the event the Zoning Administrator should find that the facility is not performing as designed or intended or that maintenance and repairs are not being made as required or that any action is being done or not done that is in violation of this Ordinance or the agreement related to the facility, the Zoning Administrator shall notify the responsible entity who shall be given a reasonable time to correct the defect(s). Should the responsible entity fail to act, fail to act in a timely manner, or otherwise fail to correct the defect(s), the Zoning Administrator shall institute appropriate action to obtain compliance including criminal or civil penalties, or both. In addition, the City of Mebane may declare the responsible entity in default of the agreement and **seek the fund created pursuant to this Ordinance financial guarantee** and use part or all of the proceeds of **same the guarantee** to correct the defect(s) and may assume actual operation and maintenance. Default in the agreement does not release the responsible entity from liability/responsibility for the defect(s), nor release the entity from the agreement. Likewise, default in the agreement does not prevent the City of Mebane from taking criminal or civil action, or other.

## G. Variances

Requests for variances from the watershed district overlay requirements of Section 5-3 shall be reviewed by the Board of Adjustment in accordance with the provisions of Section 8-2, C.

a sewer line, however, if the county has adequate capacity to transport and treat the proposed new wastewater from the premises at the time of connection."

**PROHIBIT LOCAL GOVERNMENTS FROM REQUIRING PAYMENTS FROM OWNERS OF STORMWATER CONTROL SYSTEMS FOR FUTURE MAINTENANCE OR REPLACEMENT COSTS OF A SYSTEM**

**SECTION 13.(a)** G.S. 160D-925 reads as rewritten:

**"§ 160D-925. Stormwater control.**

...  
(d) A local government that holds an NPDES permit issued pursuant to G.S. 143-214.7 may adopt a regulation, applicable within its planning and development regulation jurisdiction, to establish the stormwater control program necessary for the local government to comply with the permit. A local government may adopt a regulation that bans illicit discharges within its planning and development regulation jurisdiction. A local government may adopt a regulation, applicable within its planning and development regulation jurisdiction, that ~~requires (i) deed~~ requires deed restrictions and protective covenants to ensure that each project, including the stormwater management system, will be maintained so as to protect water quality and control water quantity and ~~(ii) financial arrangements to ensure that adequate funds are available for the maintenance and replacement costs of the project.~~ quantity.

(d1) A local government is prohibited from adopting any regulation that requires an owner of a privately owned and maintained stormwater control project to make payments to the local government for the purpose of ensuring assets are available for maintenance, repair, replacement, and reconstruction costs of (i) the owner's stormwater control project or (ii) other stormwater control projects within the local government's jurisdiction. A local government may, however, require an owner of a privately owned and maintained stormwater control project to establish, collect, and retain funds for maintenance, repair, replacement, and reconstruction costs for the owner's stormwater control project, which shall not exceed ten percent (10%) of the stormwater control project's original cost of construction and shall be retained by the owner of the system. A local government shall allow a time period of at least five years, beginning when the stormwater control project is accepted by the local government as constructed per the local government's regulations, for the funds to be collected and retained by the owner of the stormwater control project. If funds are collected and retained, a local government can also require those funds be held in a segregated account used solely for the purposes of maintaining, repairing, replacing, and reconstructing the owner's stormwater control project.

...."  
**SECTION 13.(b)** If, prior to the effective date of G.S. 160D-925(d1), as enacted by subsection (a) of this section, a local government has required an owner of a privately owned and maintained stormwater control project to make payments to the local government for the purpose of ensuring assets are available for maintenance, repair, replacement, and reconstruction costs of the owner's stormwater control project or other stormwater control projects within the local government's jurisdiction, in accordance with G.S. 160D-925(d1), as enacted by subsection (a) of this section, the local government shall make such funds accessible to the owner to cover necessary maintenance, repair, replacement, and reconstruction costs for the owner's stormwater control project. For stormwater control projects in residential communities, in the event maintenance, repair, replacement or reconstruction of a project is needed, such funds shall be exhausted before the local government may assess costs of the necessary work on individual homeowners within the community, or any applicable owners' association.

**REQUIRE LOCAL GOVERNMENTS ISSUING STORMWATER PERMITS TO TRANSFER SUCH PERMITS IN ACCORDANCE WITH REQUIREMENTS FOR TRANSFER OF STATE-ISSUED STORMWATER PERMITS**



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## AGENDA ITEM #7

### Updates to the Mebane Planning Board Bylaws and Rules of Procedure

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#### Meeting Date

November 13, 2023

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#### Presenter

Ashley Ownbey, Development Director

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#### Public Hearing

Yes  No

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#### Summary

Planning staff have reviewed and proposed updates to the *Bylaws and Rules of Procedure of the City of Mebane Planning Board*, which was adopted in 1999. The document is outdated and could be improved.

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#### Background

Section 2-2-D of the Mebane Unified Development Ordinances states the following:

“The Planning Board shall establish a regular meeting schedule and shall meet frequently enough so that it can take action in conformity with the review procedures delineated in this Ordinance and in accordance with the adopted *Bylaws and Rules of Procedure of the City of Mebane Planning Board*.”

City staff announced the updates at the July 17, 2023, meeting of the Mebane Planning Board and made a request for comments from the Board at the September 18, 2023, meeting. Based on comments provided by the Board and discussion at the October 9, 2023, meeting, staff have revised the document and consulted with the City Attorney who provided recommendations. The document requires approval from the Mebane City Council.

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#### Financial Impact

N/A

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#### Recommendation

Staff recommends the rules of procedure be approved as presented and move forward to final adoption by the Mebane City Council.

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#### Attachments

1. Amended Rules of Procedure of the City of Mebane Planning Board
2. Original Bylaws and Rules of Procedure

# **Rules of Procedure of the Planning Board of the City of Mebane**

## **1) Introduction & Guiding Principles**

The objectives and purpose of the Mebane Planning Board shall be set forth by North Carolina General Statutes and ordinances of the City of Mebane as the same may change from time to time. Specifically, Section 2-2 of the Mebane Unified Development Ordinance establishes the Mebane Planning Board which section is incorporated into these rules and procedures, as amended. The purpose of these rules of procedure is to guide and govern meetings. Should any rules be inconsistent with ordinances or laws of the City of Mebane or the State of North Carolina, said ordinances and laws shall govern.

The Mebane Planning Board is hereinafter referred to as "the board".

The rules of procedure are adopted to facilitate open, effective, equitable, and orderly communication during official meetings of the board. The following principles guide the rules set forth by the board:

1. The board must act as a body.
2. The board must act by at least a majority.
3. The board's rules of procedure should be followed consistently.
4. The board should proceed in the most efficient manner possible.
5. The board's actions should result from a decision on the merits, not manipulation of the rules.
6. Every member should have an equal opportunity to participate in decision making.

## **2) Officers**

The board shall nominate and elect by majority, a quorum being present, a Chair and Vice-Chair as the first order of business of the first regular meeting of each fiscal year, as defined by the City. Any newly appointed members shall be sworn in and seated before a motion to nominate may be considered.

The Chair and Vice-Chair shall serve for one-year terms, which may be successive. If an office is vacated, the board shall, at the next regular meeting, nominate and elect a member to that office for the remainder of the current term.

The office of Secretary shall be assigned to a member of the City's Planning Department. The Secretary shall keep full and accurate minutes of the board's proceedings.

## **3) Meetings**

- A. **Regular Meetings** – The board shall hold regular meetings on the second Monday of each month. The meeting shall be held in the Glendel Stephenson Municipal Building and begin at 6:30 p.m., unless proper notice is given of a change in location or meeting time. The regular meeting schedule may be adjusted on account of holidays or the lack of a quorum.

- B. **Special Meetings** – The board may hold special meetings at the call of the Chair or the majority of the board. Notice of special meetings shall be provided in accordance with North Carolina General Statutes.
- C. **Quorum** – A quorum shall consist of a majority of the board's actual membership, excluding vacant seats, and is necessary for the board to take official action. A voting member who has withdrawn from a meeting without being recused by a majority vote of the remaining voting members present shall be counted as present for purposes of determining whether or not a quorum is present.
- D. **Open Meetings** – The board is a public body and shall meet in accordance with the laws established by the State of North Carolina for open meetings by public bodies.
- E. **Agenda** – The Secretary shall prepare an agenda for each regular meeting, as well as a packet that includes, for each item of business placed on the agenda, necessary background information on the subject. The Secretary shall order items on the agenda according to the order of business. The order of business for each regular meeting shall be as follows:
  - 1) Call to order and establishment of a quorum
  - 2) Approval of minutes from previous meeting(s)
  - 3) Unfinished business from previous meeting(s)
  - 4) New business
  - 5) Announcements
  - 6) Adjournment

The Secretary shall circulate the agenda to every member of the board at least seven days before the date of the meeting. The Secretary shall circulate the agenda packet to include applications and supporting materials to every member of the board at least five days before the date of the meeting and, promptly thereafter, publish the agenda and packet on the City's website.

If, as of the deadline for circulating the agenda for a regular meeting, there are no agenda items for unfinished or new business, the Secretary may declare that meeting cancelled by giving notice in accordance with North Carolina General Statutes.

#### 4) Conduct of Meetings

- A. **Presiding Officer** - The presiding officer at each meeting shall be the Chair. If the Chair is absent, the Vice-Chair shall preside. If both the Chair and the Vice-Chair are absent, another member designated by vote of the board members present shall preside. Any member who is presiding retains all rights of board membership, including the right to make motions and the right to vote.

The presiding officer shall have the following powers:

- 1. To recognize any person wishing to address the board, including other members;
- 2. To rule motions in or out of order, including any motion offered for obstructive or dilatory purposes;



3. To determine whether a speaker has exceeded the permitted amount of time or standards of courtesy in provided remarks, and to entertain and rule on objections from other members on these grounds;
4. To entertain and answer questions of procedure;
5. To call a brief recess; and
6. To adjourn in an emergency.

A decision by the presiding officer under any of the first four powers listed may be appealed to the full board upon motion of any member. Such a motion is only in order immediately after that decision is announced. The member making the motion need not be recognized by the presiding officer, and the motion, if timely made, may not be ruled out of order.

**B. Order of Business** – The board may, as its first order of business of each meeting after the establishment of a quorum, vote to add items to or subtract items from the agenda. The board shall consider new business as follows:

1. Staff Report: A representative of the City’s Planning Department presents the staff report for the proposed application. The staff report is entered into the record.
2. Applicant's Presentation: The applicant presents the request and additional information.
3. Planning Board Questions: Board members may ask questions of staff and the applicant during or after either presentation.
4. Comments from the Public: The presiding officer shall limit the subject of comments to the item being considered and shall require those addressing the board to state their full name and address (business address if speaking on behalf of a business). Only one person may speak at a time and that person must speak from a designated spot, such as a podium. The presiding officer may set a time limit for each comment.
5. Planning Board's Discussion: Board members shall address the presiding officer unless engaged in debate with each other or questioning a speaker. Upon hearing no further discussion, the presiding officer may entertain a motion for action on the application or question at hand.
6. Planning Board’s Action: The board shall act only by motion duly seconded. A motion shall be deemed adopted when it is affirmed by a majority, meaning more than half, of votes cast, a quorum being present, unless otherwise required by these rules or the laws of North Carolina.

**C. Substantive Motions**

1. Any member, including the presiding officer, may make a motion or second a motion.
2. No speaker may address the board while a motion is on the floor.
3. A member may make only one motion at a time.
4. A substantive motion is out of order while another substantive motion is pending.
5. A motion may be withdrawn at any time by the moving member and the member seconding the motion before it is amended or before the presiding officer puts the motion to vote, whichever occurs first.
6. A motion that does not get a second or does not receive enough affirmative votes to be adopted will be deemed to have failed.

7. Once a substantive motion has been stated and seconded, the presiding officer shall open the floor to debate.
- D. **Debate** – The presiding officer shall preside over debates unless they become actively engaged in debate on a particular matter, in which case they may designate another board member to preside over the debate. The officer shall resume presiding as soon as action on the matter is concluded. In a debate on a motion:
1. The maker of the motion is entitled to speak first;
  2. A member who has not spoken on the issue shall be recognized before someone who has already spoken; and
  3. To the extent possible, the debate shall alternate between proponents and opponents of the measure.
- E. **Procedural Motions** – In addition to substantive motions, the following procedural motions, and no others, are in order. Unless otherwise noted, each motion is debatable, may be amended, and requires a majority of the votes cast, a quorum being present, for adoption. Procedural motions are in order while a substantive motion is pending and at other times, except as otherwise noted. In order of priority (if applicable), the procedural motions are:
1. To Appeal a Procedural Ruling of the Presiding Officer  
A decision of the presiding officer ruling a motion in or out of order, determining whether a speaker has gone beyond reasonable standards of courtesy in his remarks, or entertaining and answering a question of procedure.
  2. To Adjourn  
This motion may be made only at the conclusion of action on a pending substantive matter. It may not interrupt deliberation of a pending matter. A motion to adjourn to a time and place certain shall also comply with the requirements of Special Meetings.
  3. To Take Brief Recess  
This motion allows the board to pause briefly in its proceedings.
  4. Call to Follow the Agenda  
The motion must be made at the first reasonable opportunity, or it is deemed waived.
  5. To Suspend the Rules  
The board may not suspend provisions of the rules that are imposed by law on the board. For adoption, the motion requires a vote equal to the number required for a quorum.
  6. To Divide a Complex Motion and Consider it by Paragraph  
This motion is in order whenever a member wishes to consider and vote on sub-parts of a complex motion separately.

7. To Close Debate

This motion is not in order until every member has had an opportunity to speak at least once.

8. To Defer Consideration

The board may defer a substantive motion for later consideration at an unspecified time. Consideration of which has been deferred expires 30 days thereafter unless a motion to revive consideration is adopted. If consideration of a motion has been deferred, a new motion with the same effect cannot be introduced while the deferred motion remains pending (has not expired). A person who wishes to revisit the matter during that time must take action to revive consideration of the original motion, or else move to suspend the rules. This rule is subject to North Carolina General Statutes Section 160D-604.

9. To Postpone to a Certain Time or Day

This motion allows the board to defer consideration to a specified time or day and is appropriate when more information is needed, or the deliberations are likely to be lengthy. If consideration of a motion has been postponed, a new motion with the same effect cannot be introduced while the postponed motion remains pending. A person who wishes to revisit the matter must either wait until the specified time or move to suspend the rules. This rule is subject to North Carolina General Statutes Section 160D-604.

10. To Amend

An amendment to a motion must be pertinent to the subject matter of the motion. An amendment is improper if adoption of the motion with that amendment added would have the same effect as a rejection of the original motion. A proposal to substitute completely different working for a motion or an amendment shall be treated as a motion to amend. A motion may be amended, and that amendment may be amended, but no further amendments may be made until the last offered amendment is disposed of by a vote.

11. To Revive Consideration

The board may vote to revive consideration of any substantive motion earlier deferred by adoption of a previous motion.

12. To Reconsider

The board may vote to reconsider its action on a matter. The motion to do so must be made by a member who voted with the prevailing side and only at the same meeting as the vote was taken, including any continuation of that meeting through adjournment to a time and place certain. The motion cannot interrupt deliberation on a pending matter but is in order at any time before final adjournment of the meeting.

This document shall become effective on the \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_.

**Bylaws and Rules of Procedure  
Of the  
Planning Board  
Of the  
City of Mebane, North Carolina**

**OBJECTIVES AND PURPOSE**

The objectives and purposes of the Mebane Planning Board shall be set forth in North Carolina General Statutes Chapter 160A, Sections 360, 361, 362, and 363, as amended, in those acts of the legislature which comprise the corporate charter of the City of Mebane with powers and duties as may be from time to time delegated to said board by resolution or ordinance by the City Council of the City of Mebane within the limitations of the above statutes.

The Mebane Planning Board is hereinafter referred to as "the board".

**ARTICLE I – ELECTION OF OFFICERS**

**Section 1.**

Officers shall be elected at the July meeting (beginning of the fiscal year).

**Section 2.**

The candidate for each office receiving a majority vote of the entire membership of the Planning Board shall be declared elected.

**Section 3.**

All officers shall be elected for a term of one (1) year and all officers shall be eligible to succeed themselves.

**Section 4.**

Vacancies in office shall be filled immediately for the unexpired term by election.

**ARTICLE II – OFFICERS AND THEIR DUTIES**

**Section 1. Officers**

The officers of the Planning Board shall consist of a chairman, vice chairman, and a secretary.

**Section 2. Chairman**

The Chairman shall preside at all meetings of the Planning Board; he/she shall decide all points of order or procedure. The Chairman shall possess and execute all duties conferred by parliamentary usage upon such officers.

**Section 3. Vice Chairman**

The Vice-chairman shall assume the duties of the chairman in his/her absence.

**Section 4. Secretary**

A staff member of the City's Planning Department shall hold the office of secretary.

**ARTICLE III – MEETINGS**

**Section 1. Regular meetings**

Regular meetings of the Planning Board shall be held on the second Monday of each month at City Hall, provided, that if the Chairman so directs, meetings may be held any other place in the city. Absence from two (2) consecutive meetings or three (3) meetings within the space of a year may be deemed to be sufficient cause to ask for that member's resignation.

**Section 2. Notice of meeting**

The secretary shall keep the minutes of the Planning Board meetings in the proper form for approval of the board at the next regular meeting. The secretary shall send out mail notices of regular meetings in accordance with General Statutes, and shall give telephone notice of the special meetings called by the Chairman, and carry on routine correspondence and maintain the files of the board.

**Section 3. Special meeting**

Special meetings of the Planning Board may be called at any time by the chairman, in accordance with General Statutes.

**Section 4. Quorum**

A quorum shall consist of a majority of the board's eligible membership.

**Section 5. Conduct of meetings**

All meetings shall be open to the public. The order of business shall be as follows: a) roll call; b) reading of the minutes of the previous meeting; c) reports of committees; d) unfinished business; e) new business.

**Section 6. Voting**

The vote of a majority of those eligible voting members present shall be sufficient to decide matters before the Planning Board, provided a quorum is present.

**Section 7. Cancellation of meetings**

Whenever there is no business for the Planning Board, the Chairman may dispense with a regular meeting by giving notice in accordance with General Statutes.

## **ARTICLE IV - AGENDA PREPARATION**

### **Section 1. Agenda for regular meeting**

The Secretary shall prepare the agenda, with the assistance of the chairman and the advice of the administrative officers of any unit of government concerned.

### **Section 2. Circulation of the Agenda**

An official copy of the Agenda shall be prepared not less than seven (7) days in advance of the regular meeting date and shall be circulated to every member of the Planning Board and members of the City Council so that it will be received not less than five (5) days prior to the regular meeting date.

### **Section 3. Publication of the Agenda**

A copy of the official agenda shall be made available to the local press in accordance with General Statutes.

### **Section 4. Content of the Agenda**

The agenda shall be made up of the following items:

- a) Items for which the City Council has specifically requested the Planning Board study and/or action.
- b) Any item on which any member of the Planning Board has requested consideration.
- c) Any item which any person has requested in writing that the Planning Board consider.
- d) Items specifically held over from previous meetings of the Planning Board.

### **Section 5. Agenda for Special meeting**

The Agenda for a special meetings of the Planning Board shall be prepared and circulated to the membership of the City Council, the Planning Board, and to the local press in accordance with General Statute.

### **Section 6.**

Only the following types of items will be considered at a special meeting:

- a) The specific items contained on the special meeting agenda, which has been circulated to the membership of the Planning Board.
- b) Items on which the City Council specifically requests immediate action.
- c) Items for discussion only and on which no official action is proposed to be taken.
- d) Items approved by unanimous vote of all members of the Planning Board present, which so affect the public health, safety and general welfare that they require immediate action.

## **ARTICLE V – GENERAL POWERS AND DUTIES**

### **Section 1.**

The Planning Board shall have those powers, as determined by the City Council, enumerated in the Zoning Ordinance.

## **ARTICLE VI – COMMITTEES**

### **Section 1.**

The chairman from time to time, for purposes and terms, which the Planning Board approves, may appoint standing committees and adhoc committees.

## **ARTICLE VII – EMPLOYEES**

### **Section 1.**

The City Council may appoint such employees and staff as it deems necessary to work with the board.

## **ARTICLE VIII – EXPENDITURES**

### **Section 1.**

The expenditures of the Board, exclusive of gifts, shall be within the amounts appropriated by the city.

## **ARTICLE IX – RECORDS**

### **Section 1.**

The city shall maintain a file on all studies, plans, reports and recommendations made by the Planning Board in the discharge of its duties and responsibilities.

All records of the Planning Board shall be public record.

## **ARTICLE X - COMPOSITION**

### **Section 1.**

The Planning Board shall consist of twelve (12) members, eight (8) of whom shall be residents of the City of Mebane and appointed by the City Council, and four (4) members (three (3) from Alamance County and one (1) from Orange County) to be residents of that area which is within one (1) mile outside of the corporate limits of the city and shall be appointed by their respective County Commissioners.

**ARTICLE XI - TERMS OF OFFICE**

**Section 1.**

Each member shall be appointed for a term of four (4) years. Members shall serve no more than two (2) consecutive terms, unless there are no other applicants, in which case the City Council may continue to reappoint a member. Vacancies occurring otherwise shall be for the unexpired term and shall be made by the City Council.

**ARTICLE XII - AMENDMENTS**

**Section 1.**

These bylaws may be amended by a majority vote of the City Council.

This document shall become effective on the 1<sup>st</sup> day of March, 1999.

ATTESTED:

Elaine J. Hicks  
(Seal)

3/1/99  
Date



**City of Mebane**

**2024 Planning Board Regular Meeting Schedule**

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Monday, January 22, 2024 Regular Meeting

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Monday, February 12, 2024 Regular Meeting

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Monday, March 11, 2024 Regular Meeting

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Monday, April 15, 2024 Regular Meeting

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Monday, May 13, 2024 Regular Meeting

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Monday, June 10, 2024 Regular Meeting

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Monday, July 8, 2024 Regular Meeting

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Monday, August 12, 2024 Regular Meeting

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Monday, September 16, 2024 Regular Meeting

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Monday, October 14, 2024 Regular Meeting

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Monday, November 11, 2024 Regular Meeting

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Monday, December 9, 2024 Regular Meeting

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