



Planning Board

Regular Meeting Agenda
September 18, 2023, 6:30 p.m.

1. Call to Order
2. Approval of July 17, 2023, Meeting Minutes
3. City Council Actions Update
4. Request to rezone four properties totaling +/- 27.16 acres located along Mebane Oaks Road and Old Hillsborough Road (GPINs: 9824112921, 9824123324, 9824120532, and 9824124332), from R-20 and B-2 to R-8 (CD) and B-2 (CD) for a development consisting of five commercial parcels and 90 townhomes by Deep River Partners.
5. New Business
 - a. Updates to the Mebane Planning Board Bylaws and Rules of Procedure
6. Adjournment



The Planning Board meeting was held at the Glendel Stephenson Municipal Building located at 106 E. Washington Street, Mebane, NC 27302 and livestreamed via YouTube. The video can be accessed through the following link: <https://www.youtube.com/@cityofmebane1881/streams>.

Members Present:

Edward Tulauskas, Chair
Judy Taylor, Vice Chair
William Chapman
Keith Hoover
Kurt Pearson
David Scott
Colin Cannell

Members Absent:

Susan Semonite
Gale Pettiford

City Staff Present:

Ashley Ownbey, Development Director
Rachel Gaffney, City Planner
Kirk Montgomery, IT Director

1. Call to Order

At 6:33 p.m. Chair Tulauskas called the meeting to order.

2. Introduction of newly appointed Planning Board member Mr. Colin Cannell

3. Planning Board Member Elections

William Chapman made a motion to re-elect the current officers Judy Taylor as vice chair and Ed Tulauskas as chair. Kurt Pearson seconded the motion, which passed unanimously.

4. Approval of June 12, 2023, Meeting Minutes

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

5. City Council Actions Update

Ashley Ownbey informed the Board that the general rezoning of St. Lukes Church Road was unanimously approved by the Mebane City Council.

6. Request to rezone a +/- 15,246 square foot parcel located at 600 E. Brown Street (GPIN 9825342675), from R-12 to B-3 (CD) by Terry Hedgspeth.

Terry Hedgspeth is requesting approval to rezone a +/- 15,246 square foot lot located at 600 E. Brown Street (GPIN 9825342675) from R-12 to B-3(CD) to allow for a small retail store. The property is in the Mebane City limits in Orange County and within the General Watershed Area Overlay District. City water and sewer are already provided to the site. Currently the site is a vacant storefront, and the surrounding uses include single-family residential and a church. According to the



City of Mebane's Comprehensive Land Development Plan, *Mebane by Design*, the property is in the secondary growth area, which supports both residential and commercial uses. The property has historically been used for commercial purposes, with the last known occupancy by a bait and tackle store dating back to the 1970s. The applicant is requesting conditions that include no expansion to existing structures, no new structures, and three striped parking stalls instead of the required five stalls required by the Mebane UDO. The applicant has also proposed a restriction of uses.

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.

Terry Hedgspeth, owner and applicant for 600 East Brown Street, presented that she was interested in operating an antique or vintage thrift store from the location.

Judy Taylor asked if the applicant would be open regular business hours or by appointment. Terry Hedgspeth replied that she would be open limited hours during the week. Judy Taylor asked Terry Hedgspeth to confirm there would be no additional outdoor lighting. Terry Hedgspeth responded that she would only add lighting over the doorway. Judy Taylor then asked if there would be anything stored outside of the building. Terry Hedgspeth replied that everything would be stored inside the building with no outside storage.

Colin Cannell questioned if the building had always had a storefront or if it was once a home. David Scott responded that as far as he knew it always had a storefront.

Chair Tulauskas opened the floor for public comment.

Valery Cohen, 603 E. Brown Street, presented that her first concern was about traffic in the area with the property being located a house down from the intersection of N. Ninth Street and E. Brown Street. She provided a police report of accidents with two in 2021, three in 2022, and most recently one on June 23, 2023. Valery Cohen shared that another concern was vehicles exiting the parking lot. She stated that there was a hill and curve that limits the visibility. Her second concern was the noise of the patrons going in and out of their vehicles and dogs from neighbors barking at the patrons. She stated that when the building was being used previously for yard sales, there were outdoor drop-offs accepted at any time, which also contributed to noise at odd hours.

Kurt Pearson asked how staff felt about putting the B-3 (CD) zoning in the middle of residential zoning. Ashley Ownbey stated that staff considered the historical use of the property for commercial purposes and that the applicant was not proposing any changes to the existing structures. Kurt Pearson asked about the intended use of the property. Ashley Ownbey replied that it would be a



small retail shop with antiques or thrift items. Kurt Pearson commented that he views the rezoning as spot zoning and did not view the request to be in harmony with the surrounding zoning.

David Scott asked the applicant to clarify that she was not intending to operate a yard sale or flea market type business where people drop off items. Terry Hedgspeth replied that when she first purchased the property, she used it for yard sales without the intention for people to drop off items outdoors. She said that as a formal business the antiques and thrift items would be inside the building.

David Scott made a motion to approve the request as follows:

Motion to approve the B-3(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-4 Secondary Growth Area and is generally residential and commercial in nature (Mebane CLP, p.66).*

William Chapman seconded the motion, which passed with a 6-1 vote. Kurt Pearson did not vote in favor of the request, over his previously expressed concerns.

7. Request to rezone six (6) properties (GPINs 9824020553, 9814921385, 9814920726, 9814824291, 9814727217, & 9814823848), totaling +/- 60.2 acres and located with frontages on Mebane Oaks Road, Broadwood Acres Road, and Longleaf Pine Place, from R-20 and B-2 to R-8 (CD) to allow for a Planned Unit Development featuring 96 single-family residences and 320 apartments by Mebane Housing, LLC and Evolve Mebane Oaks, LLC.

Mebane Housing, LLC and Evolve Mebane Oaks, LLC is requesting to rezone six (6) properties (GPINs 9824020553, 9814921385, 9814920726, 9814824291, 9814727217, & 9814823848), totaling +/- 60.2 acres and located with frontages on Mebane Oaks Road, Broadwood Acres Road, and Longleaf Pine Place, from R-20 and B-2 to R-8 (CD) to allow for a Planned Unit Development featuring 96 single-family residences and 320 apartments. The property is in Alamance County in Mebane's Extra-Territorial Jurisdiction (ETJ) and requires a petition for annexation before connecting to City utilities. The current use of the property is single-family residential, and the surrounding uses include large retail stores, restaurants, other commercial uses, church, fire station, and single-family residential. According to the City of Mebane's Comprehensive Land Development Plan, *Mebane by Design*, the property is in the secondary growth area, which supports both residential and commercial uses. The applicant proposes the following conditions as part of the conditional rezoning request:



Requested Conditions

- The UDO requires a maximum building height of multi-family dwellings in the R-8 zoning district of 50 feet, and the applicant is requesting a maximum height of 60 feet.
- The UDO requires public recreation at a rate of 1,250 square feet per dwelling unit with the multi-family private recreation of 750 square feet per dwelling unit and private open space of 1,000 per dwelling unit. The proposed development would require 11.83 acres of public recreation, 5.51 acres of private recreation, and 7.34 acres of open space. The applicant proposed providing 1.77 acres of private recreation and 7.08 acres of open space. As a condition of the zoned district, they also proposed a 7.43-acre lot be dedicated to the City for future development in lieu of the remaining required public recreation space, private recreation space, and open space.
- The applicant proposes the condition that sewer flow for multi-family buildings 1 and 2 be allocated in 2024 and sewer flow for buildings 3 and 4 be allocated in 2025. This request exceeds requirements of the City's Accumulated Paper Flow Policy, but staff agrees to the request due to the number of units in each building not fitting the policy and the timing of when the buildings would be constructed.

The Technical Review Committee (TRC) reviewed the site plan six times and the applicant revised the plan to reflect the comments.

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

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

Amanda Hodierne, spoke on behalf of the applicants, stating that although there are two LLCs listed with the request, they are the same developer and builder team who purchased the properties about a year ago. The properties along Mebane Oaks Road were purchased in November of 2021 and the interior properties were purchased in April of 2022. She provided that although the project was considered by the Planning Board in 2020, the project before them now has new developers for the project. She introduced the team of Frank Forde and John McDonald from Evolve, Aden Stoltzfus as Civil Engineer, and Chase Smith as Traffic Engineer.

The applicant report is provided in the meeting agenda packet available [here](#).

Amanda Hodierne continued to provide a more detailed overview and PowerPoint presentation of the request.



Aden Stoltzfus, with Stoltzfus Engineering, explained that the Finished Floor Elevation of the apartments would be at or sit below Mebane Oaks Road due to the slope of the property. He explained that the apartments were placed on the east side of the development to allow closer access to Mebane Oaks Road and the retail businesses along it. Aden Stoltzfus also provided that on the west side, the single-family homes would be standard R-8-zoned lot sizes overseen by a Homeowners Association (HOA) for maintaining the common areas. He said that a neighborhood meeting had been held and concerns with traffic going onto Longleaf Pine Place were addressed by providing a stop condition before entering the Arbor Creek Subdivision. He also stated that the project was phased in a way to start at Mebane Oaks Road and work back to the single-family portion that connects to Longleaf Pine Place to reduce traffic flow.

Chase Smith, from Ramey Kemp Associates, reviewed the process for initiating the traffic impact analysis. He indicated his firm collected information from the City and NCDOT regarding current and future developments including NCDOT projects in the area. Mr. Smith stated that the traffic report showed some necessary improvements such as the addition of a traffic light and turn lanes on Mebane Oaks Road.

Amanda Hodierné provided an overview of the architecture for the apartments and single-family homes. She stated that one of the concerns brought up in the neighborhood meeting was the lack of a recreation area for the single-family homes, which has since been updated to include a playground.

Judy Taylor asked if the traffic analysis had also looked at the impact to Old Hillsborough Road as well as access to the elementary school. Chase Smith responded that the City and NCDOT did not require the traffic study to go farther west on Old Hillsborough Road and determined that for the school, most of the traffic would be centered around Mebane Oaks Road with the traffic light. Judy Taylor commented that she saw more people going through the connected neighborhoods out to Old Hillsborough since Mebane Oaks was very congested during peak hours of the day. She also mentioned that another light on Mebane Oaks would almost put a signal at every quarter of a mile, and that the number of lights should be looked at in further discussions.

Amanda Hodierné commented that Chase Smith explained the traffic analysis process included the City and NCDOT, so it was not just the developers looking at the area. She said that together they determine the study area and consider current and future developments and consider the recommended improvements, including the traffic signal and signal synchronization.

Judy Taylor also voiced her concern about the lack of open space provided. She said that the development was required to provide 11.83 acres of public recreation space, 5.51 acres of private recreation space, and 7.34 acres of open space, but was only providing 1.77 acres of private



recreation and asking to use the 7.43 acres dedicated to the City to meet the remainder of the requirements.

Amanda Hodiernie replied that the plan was the best way to harmonize and meet the City's goals and objectives. She stated that the multi-family community had an amenity package that was more condensed. She provided that the amenity package included a courtyard pool area, two dog-parks, and grilling stations. She also said that with only 96 single-family homes, HOA funds would best support a smaller community gathering space. Amanda Hodiernie indicated that the dedicated lot would have been just undeveloped open space, leading to a dedication of the land to the City for a better use for the community as a whole.

Judy Taylor commented that it was her concern that there was not enough recreation space for the children in the single-family area and that a police station, if developed, would take away the open green space. She provided that the open space requirement was part of the Comprehensive Plan to provide large spaces for recreation. Amanda Hodiernie replied that she understood the concern but noted land dedication to the City is for future development including, but not limited to a police station, meaning it might be utilized for public recreation by the City.

Ashley Ownbey clarified that the applicant was providing 1.77 acres for private recreation and 7.08 acres of private open space.

Chair Tulauskas asked to talk about the variances and why the development could not adhere to the ordinance. Amana Hodiernie replied that the first variance regarding building height for the apartments was asked early on. She stated that with the final project style selected, they no longer require the variance since the buildings would fit within the fifty-foot height requirement. The variance was left in the request for a cushion. She explained that the roofs of the buildings would be flat but would require a parapet wall to screen HVAC equipment possibly exceeding fifty feet with the varying roofline.

Aden Stoltzfus provided that the initial designs were looking at A-frame roofs, which was later changed to flat roofs. He stated that the architect said the buildings with the parapet walls would be within fifty feet. Mr. Stoltzfus then asked Ashley Ownbey if the parapet would count as the roof line. Ms. Ownbey responded she would have to look at exact wording of the ordinance and requested condition.

David Scott asked if there would be elevators in the apartment buildings. Amanda Hodiernie responded that all buildings would all have elevators.

Frank Forde, with Evolve, said that the development was a great transition from busy Mebane Oaks Road back to the other residential developments. He said that although Mebane Oaks was



congested now due to construction, that eventually it looked like it would be a beautiful road that would run more smoothly. He also mentioned that he understood the traffic concerns between the developments, but that there were several points to slow down traffic, deterring people from cutting through the development to get to Old Hillsborough Road.

Judy Taylor commented that her concern on Old Hillsborough was for the intersection at NC 119, which gets very congested with school traffic. Frank Forde replied that Chase Smith may provide additional information but he did know that NCDOT was planning to adjust the signal timing of all the lights including at the intersection of Old Hillsborough Road and Mebane Oaks Road. Judy Taylor asked if the traffic study included the intersection of Old Hillsborough Road and NC 119. Frank Forde replied that they were not required to do include that intersection in the traffic study.

Chair Tulauskas opened the floor for public comment.

Louise Bryan, 1301 Yellow Wood Drive, asked the applicants what the price point of the apartments were, who would maintain the entrance from the development into the adjoining neighborhood, what recourses existed if new development was not maintained, how the traffic would be mitigated to maintain the 25-mph speed limit with the new development, information on Mebane Housing, LLC, who the developer was, would changes be allowed after construction of the development started, and if connection to water and sewer would bring more construction to Longleaf Pine Place. She also commented that there were no public parks located on the south side of Mebane.

Ashley Abashian, 975 Sugar Tree Drive, expressed concern with the density of the development and commented that a regular R-12 zoned single-family home development would alleviate some of the density concerns.

Ray Oliver, 909 Sugar Tree Drive, who is also president of the HOA in the Arbor Creek neighborhood, shared concerns that the single-family homes in phase four would be under a separate developer and the rezoning of the property would allow the new developer to add more multi-family. He also stated that the single-family area would be more likely to use Arbor Creek's amenities than walking up to the development common area near the main boulevard.

Brenda Buchannon, 1143 Dartmouth Drive, spoke of traffic concerns mostly on Old Hillsborough Road.

David Scott asked if the NCDOT funded improvements continued to Old Hillsborough Road. Ashley Ownbey replied that NCDOT did not have funded improvements on Mebane Oaks Road to Old Hillsborough Road. David Scott also asked if the improvements went down to the proposed site. Ashley Ownbey replied that they only go down to the area of Duke Medical and Modwash.



Preethi White, 965 Sweet Gum Way, shared concerns with additional traffic and City amenities with development and schools south of the interstate.

Charles Stancati, 1034 Longleaf Pine Place, described concerns with additional traffic through the neighborhoods.

Susan Huey, 3914 Longmeadow Drive, spoke of school capacity concerns, lack of open green space, more development, water resources, and traffic.

Stan Kesler, 912 Palm Court, indicated concerns about Summit Church traffic on the corner of Old Hillsborough Road, the lack of recreational space, and density.

Don Windsor, 4253 Old Hillsborough Road, spoke of concerns with traffic and more development along Old Hillsborough Road. He asked about the current population of Mebane. Ashley Ownbey replied that it was at or above 20,000 residents. She stated the North Carolina Census Bureau reported close to 18,000 residents in 2020. Considering residential permit data, the population is now expected to be closer to 20,000.

Brian Dixon, 3905 Longmeadow Drive, shared concerns with development in the proposed location and the ability of current infrastructure to support the development.

Tom Boney Jr., Alamance News, asked the origin of dedicating the 7.43-acre lot to the City, if it was voluntarily provided or if the City asked for it.

Ashley Ownbey responded on behalf of staff to items mentioned during the public comment period, beginning with the first applicant's question of who would maintain the connection between Arbor Creek and the new development. She replied both streets would be City-maintained. Judy Taylor commented that she understood that the resident was more concerned with any signs or landscaping maintenance, which was outlined in the plans as being HOA maintained.

Ashley Ownbey replied to the question of changes to the plan, reviewing that with the rezoning being site-specific, only minor changes could be approved by staff. She stated that any major changes to the street network, number of homes, open space, or more would have to go back through the Planning Board and City Council for approval. Ashley Ownbey also provided in response to comments on amenities, that the developer was providing a playground for the single-family section and other amenities for the multi-family section.

Ashley Ownbey addressed the concern with the scoping process for the traffic analysis by reviewing that the City partners with NCDOT who are the experts and help determine which intersections are too far out of the scope of a traffic study. She said that the City and the State had to be careful about



the burden of improvements placed on developments and that the developer was already making significant improvements around the immediate area of their development. Ashley Ownbey also stated that regarding the school capacity comments, the school systems are invited to participate in the Technical Review Committee and are aware of incoming developments.

Ashley Ownbey clarified the concern of people not being notified, with the fact that only those located within 300 feet of the property being rezoned receive notification letters. She then clarified again that the developer was providing 1.77 acres of private recreation and is required to provide just over 5-acres, 7.08 acres of open space and is required to provide 7.34 acres of open space and is required to provide more than 11 acres of public recreation but is proposing dedication of a 7.43-acre lot. She said that, in response to Mr. Boney's question, the original plans brought to the Planning Board in November of 2020 were recommended by the Board for the denial partially due to the proposed density. She said the City received a resubmittal after the Planning Board meeting with the plans showing decreased density and the dedicated land as an undeveloped park. Ashley Ownbey then said that when the development changed hands, that she was not part of the conversations at that time about the City potentially locating a police station on that lot. Tom Boney Jr. asked if the police station was not originally intended for Mebane Oaks Road. Ashley Ownbey replied that she could not respond to that question since she was not in those original meetings and said that the developer might be able to answer the question.

Frank Forde responded that Evolve had taken over the project from the previous developer who had already proposed to dedicate that land to the City. Evolve did not want to remove the dedication when taking over the project. He also clarified again that the land could be used as a public park, but it was up to the City. Frank Forde answered the comments about changing development after plans have gone through review by saying that the plans presented were what would be followed. He next addressed the concerns of the traffic study by again saying that the study was within the rules laid out by the City and NCDOT, with the NCDOT determining what happens on Mebane Oaks Road. He addressed the density concern by stating that they could have fit about 129 single-family homes on the property but were proposing 96 single-family homes.

Amanda Hodierne replied to comments about why the development was not all single-family homes by saying the portion where the apartments were located was currently zoned commercial not residential. Kurt Pearson commented that what was said earlier was "that B-2 allows for some density", but what the public commented on was that some density was not 500 plus units. Amanda Hodierne replied that she was just making the point of having single-family along Mebane Oaks Road was too much of a jump in harmony. Kurt Pearson responded that the applicant was making a jump to think with the current B-2 zoning the City's support of an intense use means 500 plus units.

Amanda Hodierne then addressed the comments that the R-8 zoning was taken into consideration by looking at the adjoining neighbors who were R-12 with a Special Use Permit that allowed for



7,700 square foot lots. Evolve is proposing to develop 96 lots with a standard 8,000 square foot lot without a Special Use Permit. Amanda Hodiernie clarified that the development would be held to the buffers required. She clarified that they would keep as much existing vegetation as possible and would replace what was required for the buffers.

Amanda Hodiernie clarified the open space again by saying that the open space requirement was 7.34 acres, and they were providing 7.08 which was less than one acre difference. She said the development is required to provide 5.01 acres of private recreation space and is proposing 1.77 acres. She clarified that the amenities for the apartments were condensed and not taking up as much acreage. Ms. Hodiernie stated that the 7.43 acres proposed to be dedicated to the City was initially proposed as a City park per the previous developer. The dedication now allows the City more flexibility to decide what goes on the lot. Judy Taylor commented that even with the land dedication, there were still 8 acres missing from the required recreation space. Amanda Hodiernie replied that they were applying for a waiver of those 8 acres and said she was just providing context as to why the development did not meet the 11.83-acre requirement.

Judy Taylor asked if Amanda Hodiernie could speak about the price points of the apartments in response to a question presented by the public. Amanda Hodiernie replied that although it was not a factor of the rezoning case, she could present that the apartments would be at market rate and not low-income. She mentioned that the rental rate in Mebane was currently around 96%, and the price rates could change within the two years before the apartments were completed.

Tom Boney, Jr. asked if the applicant could provide a more detailed price point for the apartments and single-family homes even though it was not a requirement to provide for the rezoning. Frank Forde answered that he could not provide exact rates since the development would not be done until 2024, but provided that the apartments would be at market price not low-income. He said the apartments might be anywhere between \$1,500-\$1,600 and \$2,200-\$2,400. He said for the single-family they would still be around market price possibly using \$200 per square foot for 2,200-2,400 square foot homes, which would be built in 2026 or later.

Amanda Hodiernie responded to another comment about construction traffic into the adjoining property. She said that the connection was in phase four being last built with the intention that construction traffic would not be able to cut through existing neighborhoods.

Kurt Pearson commented he was concerned about the ratio of apartments to single-family homes being too high and questioned staff's response to an email he had sent for data. He said a study should be done on the ratio of apartments to single-family homes in a city of Mebane's size. Kurt Pearson commented that it was inappropriate to move forward with adding more apartments without a study being done. He said that the Board and Council needed to know that there wouldn't be too high of a ratio that would be unhealthy for the City. His first argument was the fact that the



Planning Board had the authority to decide how they wanted Mebane to grow. He made the point that he understood the hardship of the developer going through the TRC review process six times, but that the Committee was looking at the technicalities of the plan whereas the Planning Board was looking at if the development worked or fit. He said that waivers should not be necessary since the Mebane UDO had reasonable minimum requirements. Kurt Pearson expressed concern about an additional 320 apartment units being provided without the City completing a study of the share of multi-family in Mebane. He reported on his own research of current apartment units available or coming available in Mebane. He found that 119 South had 18 units available, Deerfield Crossing 3 units, Spring Forest 10 units, Alexandre Pointe 8 units, Fieldstone 7 units, Stoneybrook 35 units, Keystone 40 units, Carden Place 27 units, Arrowhead 2 units, McPherson (Mebane Downs) 1 unit, Elmwood 1 unit, and Ashbury 11 units. He also found available apartments in Graham, which added to available apartments in Mebane totaled 235 available units.

Ashley Ownbey responded that research was provided prior to the meeting with the updated census data added to the previous information shared at the October City Council meeting. She said she had gone over the information when the Kingsdown development was considered with data showing the current share of apartments at 33 percent and ten years in the future down to 30 percent with projects approved. Kurt Pearson asked if the 33 percent included Evolve. Ashley Ownbey replied that the current rate was 68 percent single-family and 32 percent multi-family. She stated that adding the approved single-family and multi-family projects, the rate was 70 percent and 30 percent including Evolve. Kurt Pearson commented that he thought 30 percent was still too many apartments. Ashley Ownbey pointed out that Staff had provided the Board with current occupancy rates prior to the meeting showing a total of 111 units available at a 96 percent occupancy rate.

Ashley Ownbey provided a response to Kurt Pearson's comment about the TRC only reviewing for technicalities. She stated that staff also review all of Mebane's long-range plans when reviewing the projects and ensure goals from the Comprehensive Plan are considered. She also stated that updates to the Comprehensive Plan would occur soon, and a housing study could be a component of those updates. Kurt Pearson replied that he did not see the development being harmonious with R-12 and R-20 zoned properties abutting it.

Colin Cannell asked the developers if the cut through to the Arbor Creek Subdivision was critical to the development. Amanda Hodierne replied that it was required by the City for connectivity. Colin Cannell also commented that as a citizen, he had observed that the City did not typically buy land due to high costs but was looking for land to support a police station for administrative services. He said that the City was looking at several properties, but most were deemed too expensive for the City. He said he was concerned that since there was land dedicated to the City on the site plan, the City Council would feel compelled to approve the rezoning based on that alone. Kurt Pearson replied that would be inappropriate, and the City Council would never consider approval just for dedicated land.



David Scott asked the developer why the front portion already zoned for commercial was proposed instead for multi-family residential. He mentioned that he had developed some of the first apartments in Mebane on Deerfield Trace and was not against apartments. He also commented that Mebane needs more retail and Mebane Oaks already had retail along it. Frank Forde responded that the initial developer had plans to leave the front portion as commercial, but his company did not deal with commercial properties which was why the apartments were considered. He also commented that the styling of the apartments created connectivity with the surrounding retail.

Frank Forde also responded to Kurt Pearson's comments, reporting that looking online at single-family homes available in Mebane, there were about 500 listings from four websites. He said the number of units currently available for apartments does not constitute whether apartments are needed in Mebane. Kurt Pearson responded that the question was not if the apartments would be filled, but whether the City wanted the apartments filled.

Amanda Hodierno addressed David Scott's question about the commercial component by saying within the last two years of planning, there was a shift for more housing over small space retail. She also stated that the developer does rely on the information provided in Mebane's long-range plans to determine the need for different types of housing. She also commented that as Ashley Ownbey said, the housing aspect could be considered in the Comprehensive Plan updates for developers to better understand what the City desires. Kurt Pearson replied that Mebane could say they had good diversity in housing but thought there was an over-diversity in apartments.

Kurt Pearson made a motion to deny the R-8(CD) zoning request for the proposed Evolve at Mebane Oaks as follows:

Motion to deny the R-8(CD) zoning as presented due to the lack of:

- a) Harmony with the surrounding zoning or land use; and,*
- b) Concerns expressed earlier about the number of apartments in Mebane.*

After making the motion, Mr. Pearson stated "if you go against my motion then what you're telling the Council is you are for the project."

Judy Taylor seconded the motion, with a 5-2 vote in support of recommending denial. Colin Cannell and David Scott opposed the denial.

Chairman Tulauskas noted that the request will go to City Council on August 7 at 6 p.m.

8. New Business

Ashley Ownbey alerted the Planning Board that they would be receiving emails from staff to set up and activate City email accounts. She said Staff would be resetting all passwords and would be sending out new instructions and procedures.



Ashley Ownbey also stated that the Board would receive an email about updating the Planning Board Rules and Procedures. She said that it was last updated in 1999. Review and discussion will occur at a future meeting.

9. Adjournment

Chairman Tulauskas adjourned the meeting at approximately 9:24 p.m.

DRAFT



AGENDA ITEM #4

RZ 23-06

Conditional Rezoning – Deep River

Presenter

Briana Perkins
City Planner

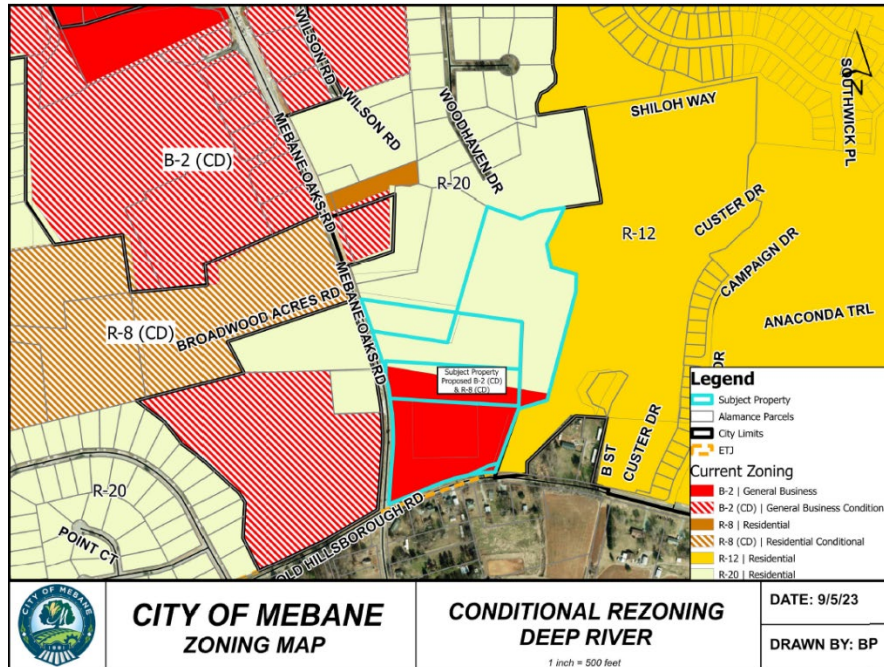
Applicant

Deep River Partners
804 Green Valley Road, Suite 202
Greensboro, NC 27408

Public Hearing

Yes No

Zoning Map



Property

Unaddressed
1462 Mebane Oaks Road
1446 Mebane Oaks Road
1470 Mebane Oaks Road

Alamance County GPINs:
9824112921, 9824123324,
9824120532, and 9824124332

Proposed Zoning

R-8 (CD) and B-2 (CD)

Current Zoning

R-20 and B-2

Size

+/- 27.16 acres

Surrounding Zoning

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

Surrounding Land Uses

Residential, Church, Fire
Station, Vacant, Commercial

Utilities

Yes

Floodplain

Yes

Watershed

No

City Limits

No

Application Brief

See Planning Project Report for more details.

Recommendations	
Technical Review Committee:	The Technical Review Committee (TRC) has reviewed the site plan six times (not including pre-submittal meetings) and the applicant has revised the plan to reflect the comments.
Planning Staff:	The proposed development “Deep River” is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan.
Zoning & Land Use Report	
Jurisdiction:	Mebane Extraterritorial Jurisdiction (ETJ)
Proposed Use By-Right (Yes/No):	No
Type of Rezoning Request:	Conditional
Special Use Request (Yes/No):	No
Consistency with Mebane By Design (Yes/No):	Yes
Utilities Report	
Available Utilities (Yes/No):	Yes
Adequate Stormwater Control (Yes/No):	Yes
Innovative Stormwater Control (Yes/No):	No
Consistency with Long-Range Utility Plan (Yes/No):	Yes
Transportation Report	
Traffic Impact Analysis Required (Yes/No):	Yes
Multi-Modal Improvements (Yes/No):	Yes
Consistency with Bike/Ped Transportation Plan (Yes/No):	Yes

Summary

Deep River Partners is requesting approval to rezone four properties totaling +/- 27.16 acres located along Mebane Oaks Road and Old Hillsborough Road. (GPINs: 9824112921, 9824123324, 9824120532, and 9824124332), from R-20 and B-2 to R-8 (CD) and B-2 (CD) for a development consisting of five commercial parcels and 90 townhomes. The properties are in Alamance County in the Mebane Extraterritorial Jurisdiction (ETJ). The applicant must petition for annexation before connecting to City water and sewer. The applicant has a contract to purchase the properties.

The site-specific plan includes the following on-site amenities and dedications:

- A 5’ wide sidewalk will be constructed on Mebane Oaks Road and a 10’ wide multi-use path along the property’s frontage on Old Hillsborough Road.
- All internal roads within the development will include 5’ wide sidewalks. The public streets will include sidewalks on both sides. Sidewalk is proposed on one side of the private streets.
- The development will include a private playground area, picnic area, dog park, exercise area, and walking trail.

Proposed Conditions of Zoning District	Mebane UDO Requirements
<p>The applicant proposes a minimum 30’ separation between individual townhome buildings, with no side yards for end units. Townhome buildings with side frontages on Wilson Road will be set back at least 20’ from the Wilson Road right-of-way.</p>	<p>Section 4-7 (F) of the Mebane UDO requires a minimum of 15’ of open space between individual townhome buildings and a 15’ side yard for end units.</p>
<p>The applicant proposes an alternative landscaping plan to include:</p> <ul style="list-style-type: none"> • 20’ landscape buffer with increased vegetation between the proposed townhomes and adjoining R-20 zoning. • 30’ landscape buffer with increased vegetation between the proposed commercial and the existing single-family home. • 8’ streetscape along the commercial side of Wilson Road and a 15’ average streetscape along the residential side of Wilson Road. • 10’ streetscape along Old Hillsborough Road 	<p>Table 6-4-1 requires a minimum of 40’ Type B landscape buffer between townhomes and single-family residences on larger lots and requires a 100’ Type B landscape buffer between retail uses and single-family residences on larger lots.</p> <p>Table 6-4-3 requires a 15’ streetscape between retail and residential uses on Wilson Road. A minimum 20’ streetscape is required on Old Hillsborough Road, with a 75’ streetscape required for areas across from single-family homes.</p>

<ul style="list-style-type: none"> • Mebane Oaks Road streetscape with increased spacing between trees, with trees spaced every 40’. 	<p>Section 6-4-D requires streetscape buffers to include one canopy tree every 40’ and one understory ornamental tree every 20’, on average.</p>
<p>The applicant proposes to provide 1.06 acres of private recreation space and requests townhome backyards be included in the calculation of private recreation, increasing the total to 2.07 acres.</p>	<p>Section 6-8.2 of the Mebane UDO requires residential developments with dwelling units not intended for sale to provide private recreation area. This development is required to provide 90,000 square feet or 2.07 acres.</p>
<p>The applicant requests to provide a payment in lieu of the required public recreation area in the amount of \$135,328. The payment in lieu is to fund off-site improvements for the emerging multi-use path network in the area, covering the cost of installing an off-site intersection crosswalk with pedestrian signal heads at Mebane Oaks Road and Old Hillsborough Road and contributing to a future multi-use path connecting to the Meadows subdivision.</p>	<p>Pursuant to Section 6-8 of the Mebane UDO, the applicant must provide 2.58 acres of public recreation space. The applicant may request the Mebane City Council consider a payment in lieu.</p>
<p>Driveway access to individual, commercial lots will be from Wilson Road. Cross-access will be provided between neighboring commercial lots.</p>	<p>These are not requirements of the Mebane UDO. The NCDOT permits driveways on Mebane Oaks Road. Interconnectivity between properties is encouraged in the Comprehensive Land Development Plan.</p>
<p>The applicant proposes a restriction of uses for the commercial lots.</p>	<p>Table 4-1-1, “Table of Permitted Uses,” of the Mebane UDO, allows for several by right and with special use permit in the B-2 Zoning District. Most of the uses are related to business, professional, or personal services and retail trades.</p>

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

Mebane Oaks Road and Site Access #1

- Construct the full movement access, directly aligned with the existing northern fire station driveway, with one ingress lane and two egress lanes under stop control.

- Provide a minimum 100' internal protected stem.
- Provide an exclusive left-turn lane on Mebane Oaks Road with 100 feet of storage and appropriate transitions.

Old Hillsborough Road and Site Access #2

- Construct the full movement access with one ingress lane and two egress lanes under stop control.
- Provide a minimum 100' internal protected stem.
- Provide an exclusive left-turn lane on Old Hillsborough Road with 100 feet of storage and appropriate transitions.

Financial Impact

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

Suggested Motion

1. Motion to approve the R-8 (CD) and B-2 (CD) zoning as presented.
2. Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. Specifically, the request:
 - Is for properties within the City's G-4, Secondary Growth Area and G-2, Jones Drive and South Mebane Oaks Road Residential Growth Area and proposes a mix of residential and light commercial uses (Mebane CLP, p. 78).
 - Encourage a variety of uses in growth strategy areas and in the downtown, promote/encourage a village concept that supports compact and walkable environments, consistent with Growth Management Goal 1.1 (Mebane CLP, p. 17 & 82)
 - Allows for more commercial development to be pedestrian-friendly supporting walking between different land uses, consistent with Growth Management Goal 1.6 (Mebane CLP, p. 17 & 84)
 - Improves safety and pedestrian access across major streets such as Mebane Oaks Road, consistent with Public Facilities and Infrastructure Goal 2.1 (Mebane CLP, p. 17 & 84)

OR

3. Motion to **deny** the R-8 (CD) and B-2 (CD) rezoning as presented due to a lack of
 - a. Harmony with the surrounding zoning or land use

OR

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

Attachments

1. Preliminary Presentation Slides
2. Zoning Amendment Application
3. Zoning Map
4. Site Plan
5. Planning Project Report
6. Preliminary Water and Sewer System Approval Letter
7. Technical Memorandum – City Engineering Review
8. Traffic Impact Analysis – click [here](#) to download.
 - a. NCDOT Review of TIA
 - b. VHB Review of TIA

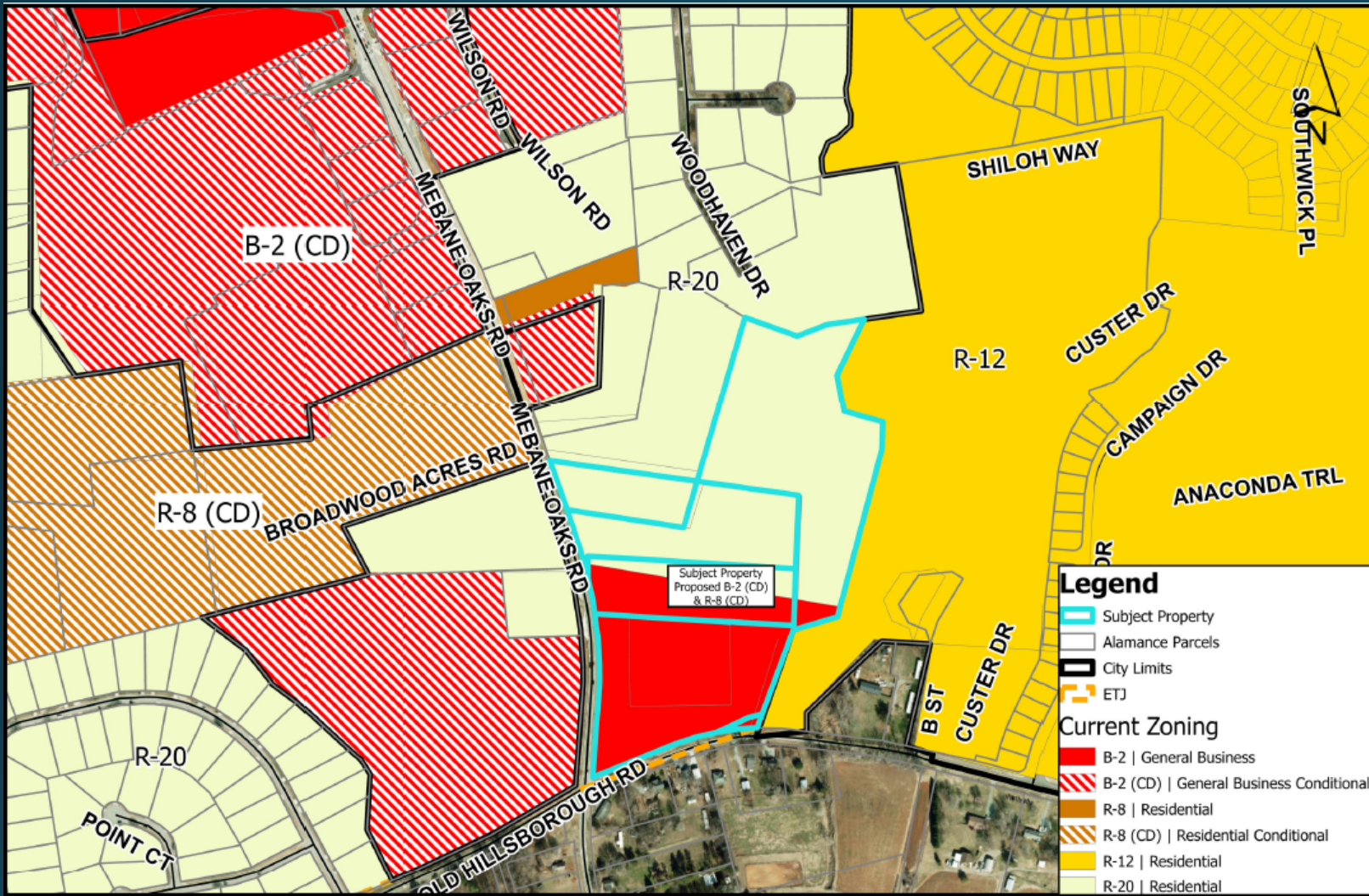


Briana Perkins, City Planner

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

by Deep River Partners





Legend

- Subject Property
- Alamance Parcels
- City Limits
- ETJ

Current Zoning

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



**CITY OF MEBANE
ZONING MAP**

**CONDITIONAL REZONING
DEEP RIVER**

1 inch = 500 feet

DATE: 9/5/23

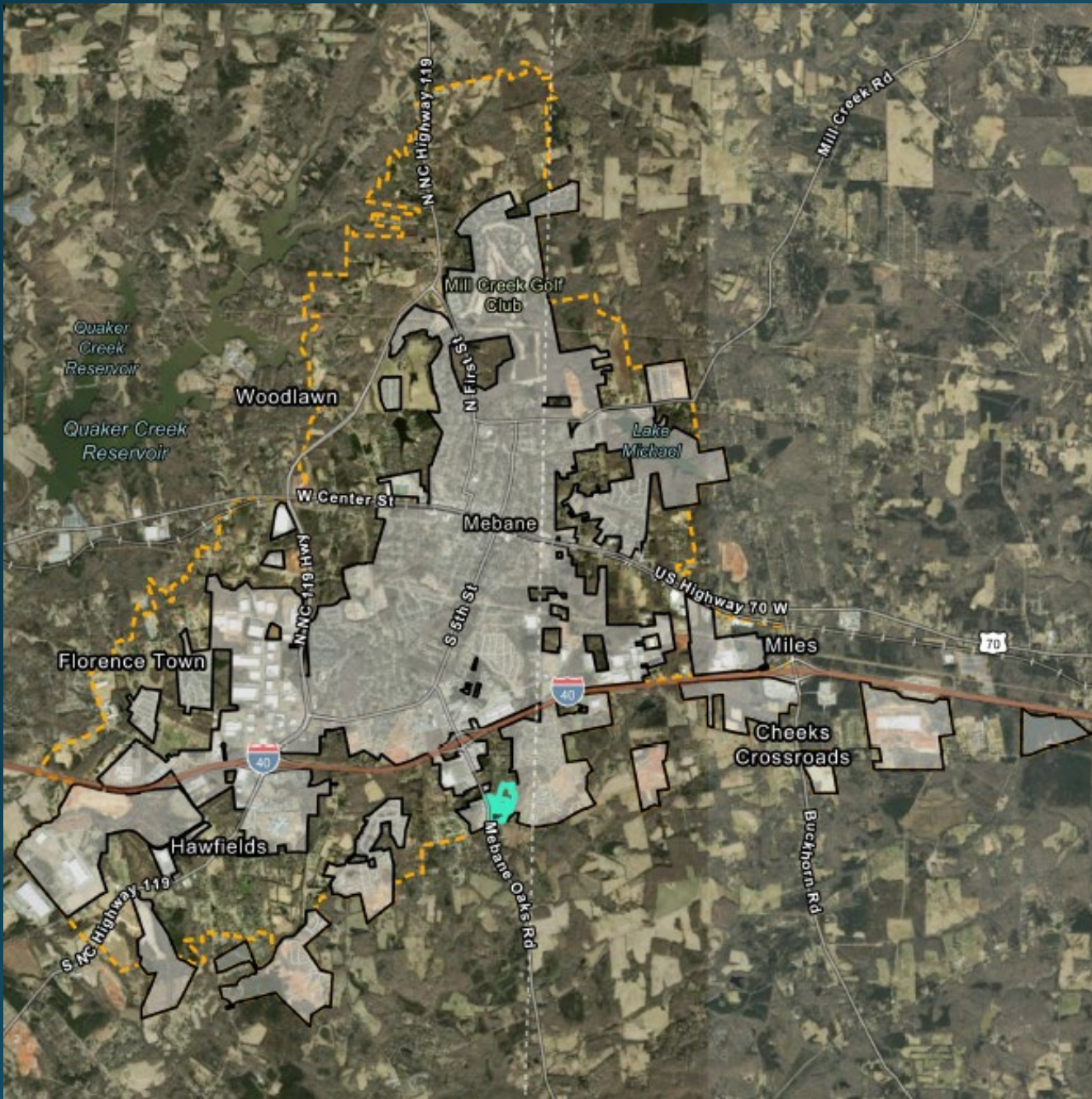
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Deep River

Conditional Rezoning Request

- Request by Deep River Partners
- +/- 27.16 Acres
- Existing zoning: R-20 and B-2
- Requested zoning: R-8 (CD) and B-2 (CD)



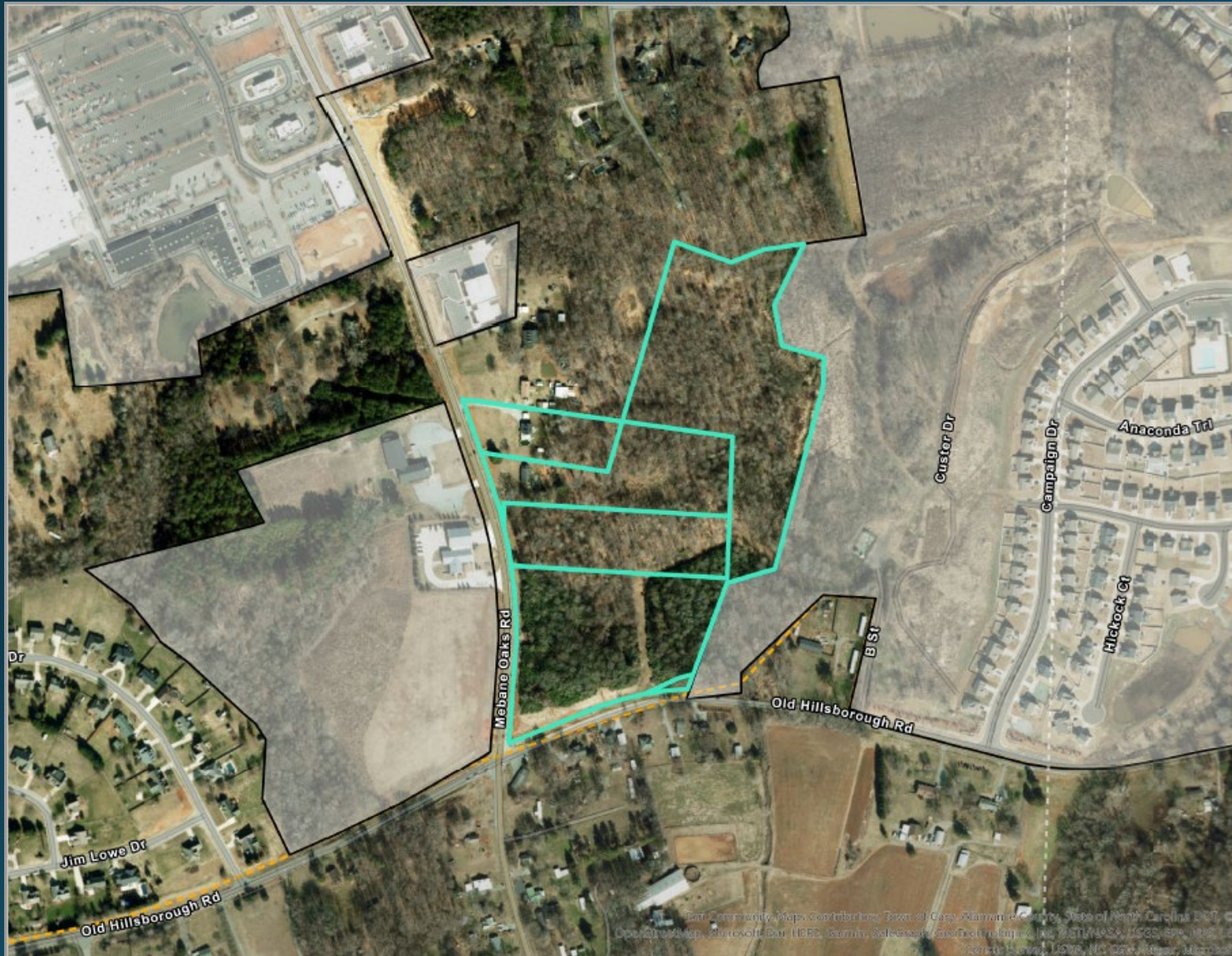


Deep River

Conditional Rezoning Request

- Alamance County, Mebane ETJ
- Petition for annexation is required before connection to City water and sewer



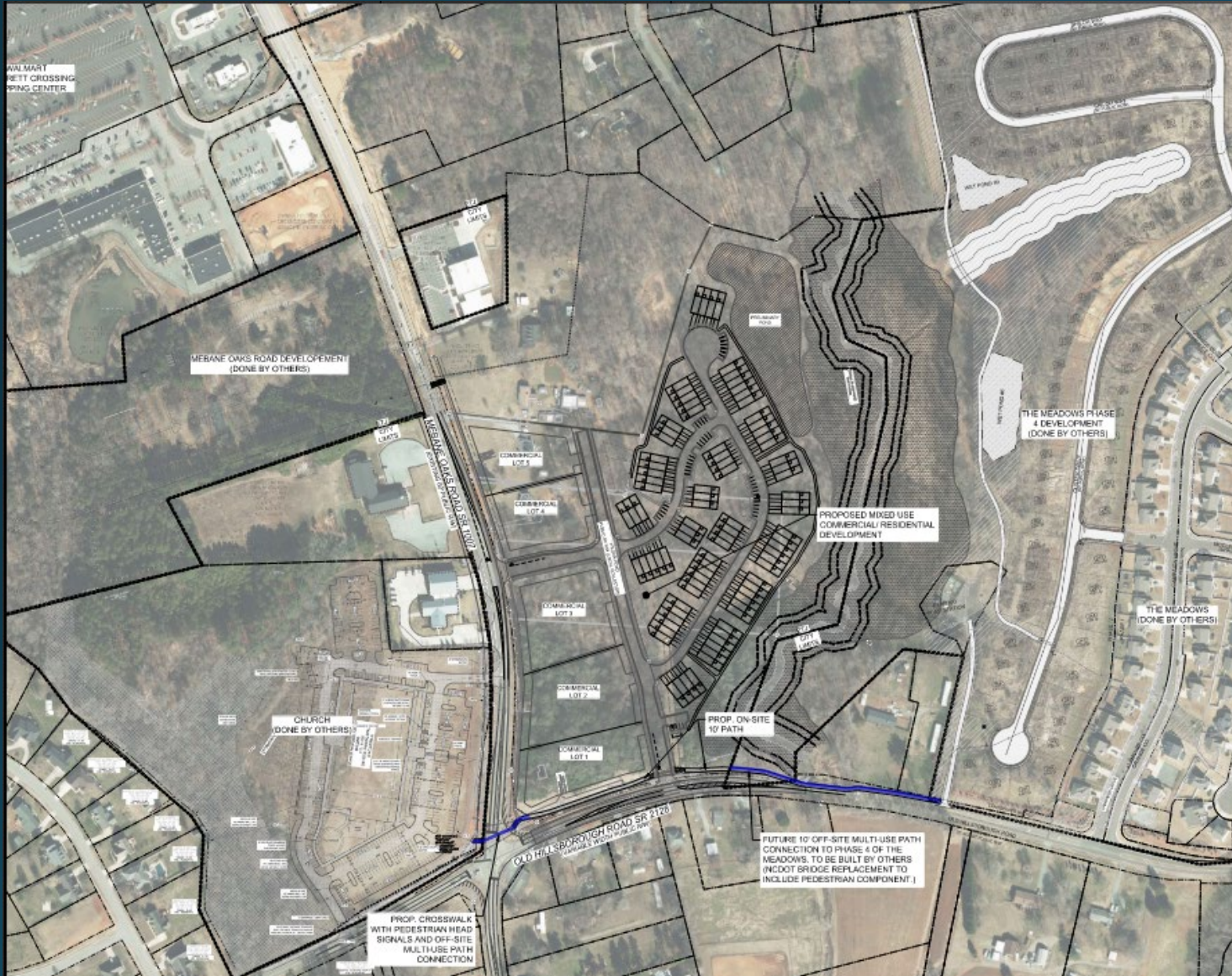


Deep River

Conditional Rezoning

- Single-Family Residential, Forested, Vacant
- Surrounding uses include:
 - Mebane Fire Station 3
 - Churches
 - Commercial
 - Single-family residential
 - The Meadows Subdivision





Deep River

Conditional Zoning Request

- R-8 (CD) and B-2 (CD) zoning requested to allow for a development of five commercial parcels and 90 townhomes
- 5' wide sidewalk along Mebane Oaks Road and a 10' multi-use path along Old Hillsborough Road.
- Public and private streets
- Private playground area, picnic area, dog park, exercise area, and walking trail for townhome community

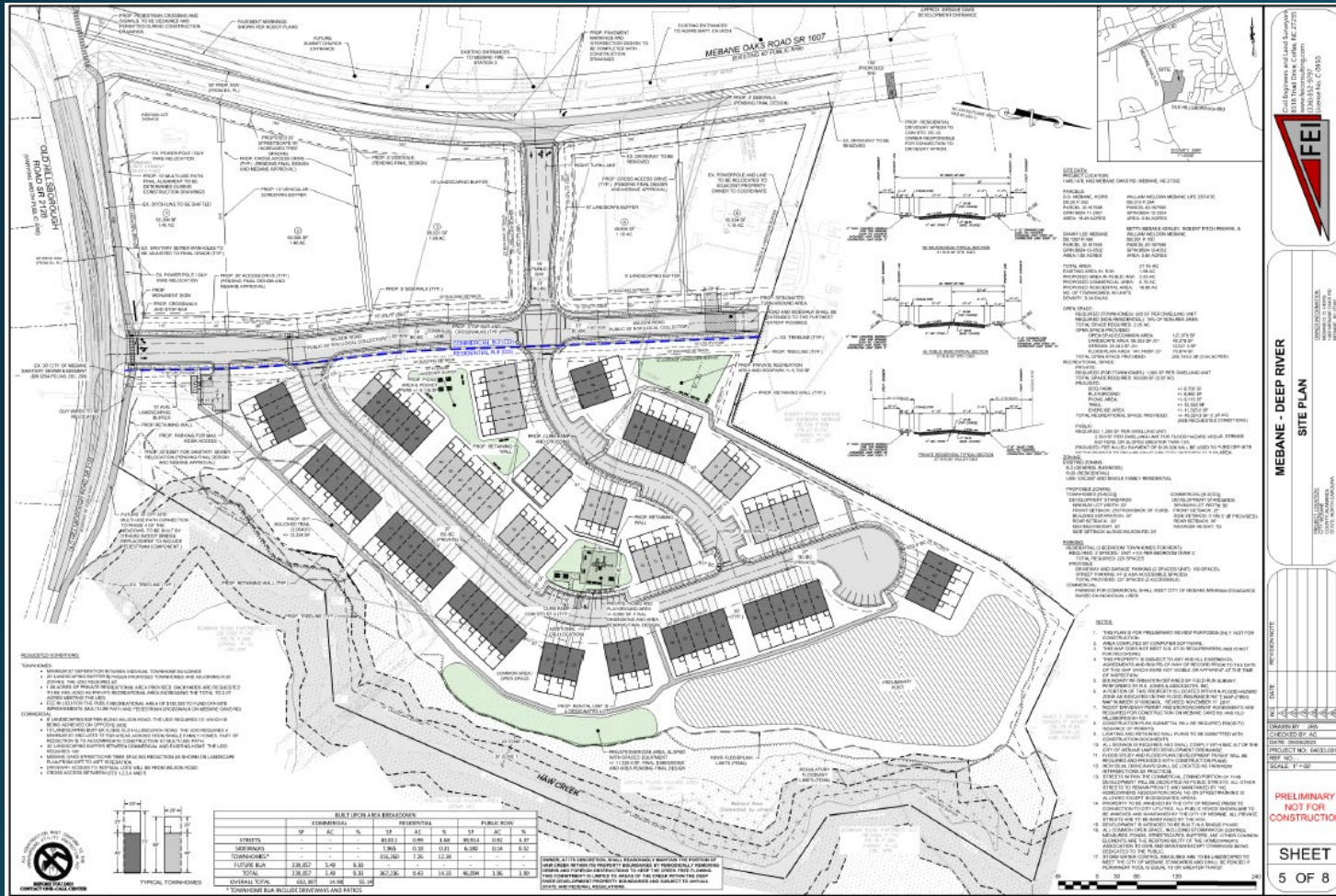


Deep River

Conditional Zoning Request

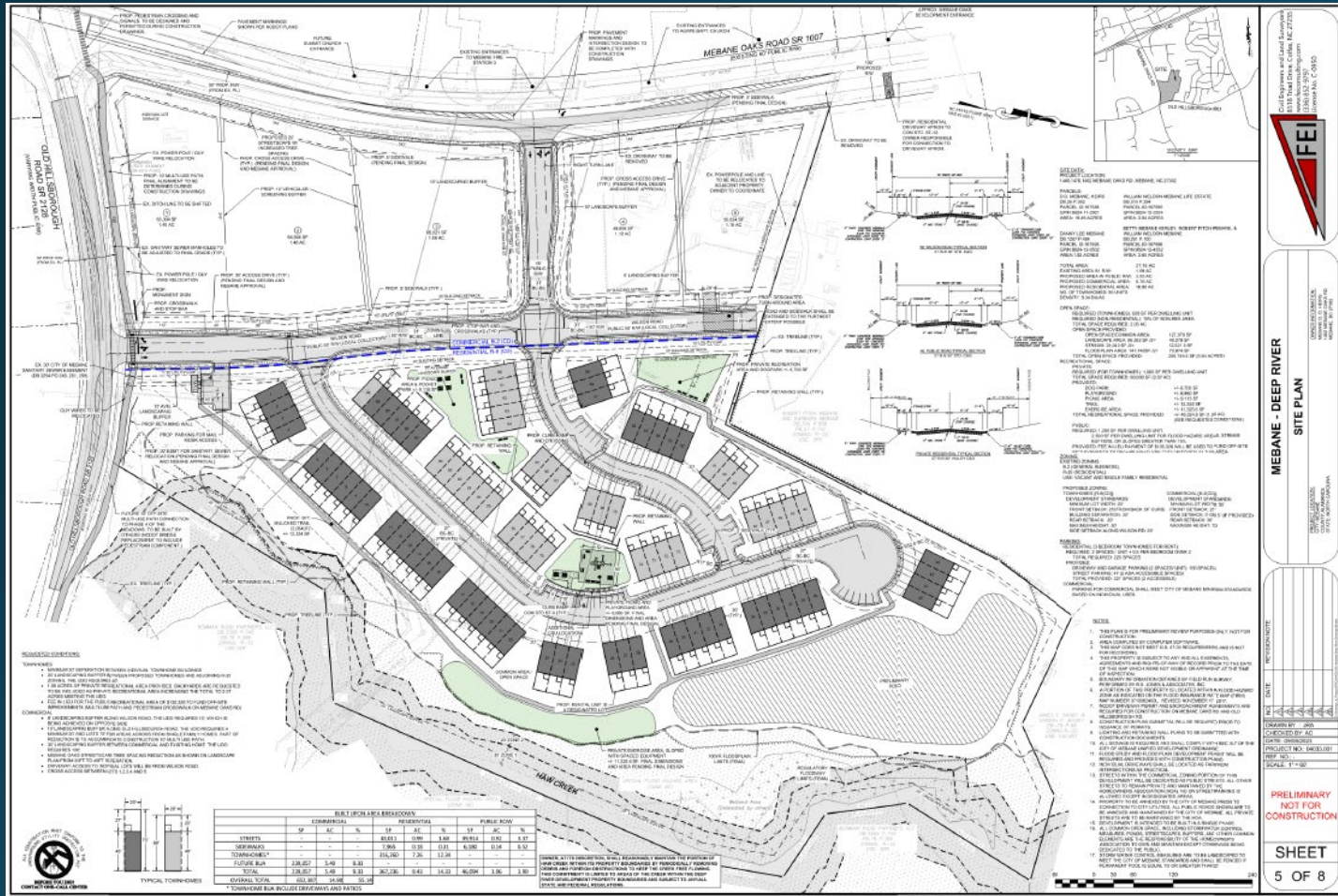
Conditions Requested:

- Minimum 30' building separation between townhome buildings, with no side yards.
- Alternative landscaping plan
- +/- 1.06 acres of private recreation
 - Request to consider townhome backyards to reach required 2.07 acres
- Payment in lieu of public recreation area to be used for off-site pedestrian improvements.
- Commercial lots developed with:
 - Driveway access from Wilson Road
 - Cross-access between lots
 - Restriction of uses



Deep River

Conditional Zoning Request



Multi-modal Improvements

- 5' sidewalk along Mebane Oaks Road and 10' multi-use path along Old Hillsborough Road
- Internal sidewalk

Mebane Oaks Road (Site Access #1)

- Construct the full movement access, directly aligned with the existing northern fire station driveway, with one ingress lane and two egress lanes under stop control.
- Provide a minimum 100' internal protected stem.
- Provide an exclusive left-turn lane on Mebane Oaks Road with 100 feet of storage and appropriate transitions.

Old Hillsborough Road (Site Access #2)

- Construct the full movement access with one ingress lane and two egress lanes under stop control.
- Provide a minimum 100' internal protected stem.
- Provide an exclusive left-turn lane on Old Hillsborough Road with 100 feet of storage and appropriate transitions.



Mebane Oaks at Old Hillsborough Road Project

City of Mebane Planning Board

September 18, 2023

**Michael S. Fox
Tuggle Duggins P.A.**

400 Bellemeade Street, Suite 800
Greensboro, NC 27401



The Project

Promotes a High-Quality Mixed-Use Development

Five Commercial Lots with Frontage on Mebane Oaks Road

Complimented by a Moderate Density Residential Community Behind

Pedestrian Friendly

Neighborhood Input

- Deep River representatives have had extensive conversations with neighbors.
 - Met individually with particular neighbors
 - Held a neighborhood meeting on August 30th
 - As a result, Deep River has committed to addressing the concerns raised by neighbors.
-



DEEP RIVER
PARTNERS

ABOUT OUR COMPANY

- Founded in 1985.
- Long term presence with property ownership throughout Triad
- Consistently develop high quality projects in the Triad and throughout Southeast
- Experienced commercial developers with extensive client and contact base
- Previous residential development in Alamance County

Representative Commercial Development



Representative Residential Development



Development & Design Considerations

-
- Thoughtful Placement of Proposed Commercial Development
 - Encourages Walkability & Access to Neighborhood-Scale Retail & Commercial Businesses
 - Provides Access from Wilson Road to Old Hillsborough Road Consistent with the Mebane Oaks Road Small Area Plan
 - Increase Pedestrian & Traffic Safety
 - Multi-Use Trail Connection
 - Accommodate Housing for the Workforce & Young Families
 - Private Recreation Amenities Including a Playground, Dog Park, Picnic Shelter, & Exercise Area
 - Assistance with Flood Prevention, Stream Preservation & Wildlife Management
-

Illustrative Townhomes



Architectural Commitments

-
- Facade elevations feature 25% or more stone or brick
 - Slab on grade construction
 - Single car garages on all units
 - 30-year architectural shingles
 - Projected Eaves (side, back & front)
 - Minimum 1,400 square feet
 - Where Vinyl Siding is used, there will be elevation differentiation and variety of textures and muted colors.
-

THANK YOU
QUESTIONS?



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: Deep River Partners

Address of Applicant: 804 Green Valley Road, Suite 202 Greensboro, NC 27408

Address and brief description of property to be rezoned: 1446, 1462, & 1470 Mebane Oaks Rd.

Alamance County Pins: 167593, 167595, 167596 and 167588

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

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

Yes Explain: _____ No

Type of re-zoning requested: B-2 (Conditional) and R-8 (Conditional)

Sketch attached: Yes No

Reason for the requested re-zoning: _____

To develop a mixed-use commercial and residential development.

Signed: 

Date: 11/15/2011

Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

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

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




Alamance County






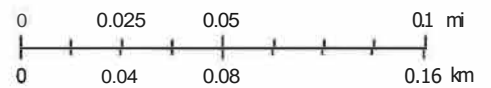
October 5, 2022

1:3,000


Address Points

-  Address
-  Tax Address
-  Preliminary Address

-  PERMIT APPROVED
-  PERMIT RENEWED
-  UNDER CONSTRUCTION



Heavy Industrial Development Applicants

-  APPLIED FOR PERMIT

Alamance County GIS
Alamance County Tax Department

GPIN	PID	ACRES	PIN	OWNAMI	OWNAM2	OWADRI	OWCIY	OWSTA	OWZIPA
9824013830	17098	20.56	167482	THE SUMMIT CHURCH HOMESTEAD	HEIGHTS BAPTIST CHURCH INC	2335 114 PRESIDENTIAL DR	DURHAM	NC	27703
9824017140	39014	0.60	167485	BERRY CAROL SHAMBLEY HEIRS	C/O RICHARD C BERRY	4815 W LEBANON RD	EFLAND	NC	27243
9824017212	39379	0.61	167486	HICKS JESSE T & ELAINE J		1663 MEBANE OAKS RD	MEBANE	NC	27302
9824019376	10-23-IF	0.50	167487	KIRKPATRICK T W JR		1302 BEN WILSON RD	MEBANE	NC	27302
9824020553	17829	14.55	167488	EVOLVE MEBANE OAKS LLC		2918 A MARTINSVILLE ROAD	GREENSBORO	NC	27408
9824024349	10-23-46A	4.93	167490	AGAPE BAPTIST CHURCH		1451 MEBANE OAKS RD	MEBANE	NC	27302
9824027111	10-23-253	1.48	170675	CITY OF MEBANE		106 E WASHINGTON ST	MEBANE	NC	27302
9824039072	17463	3.03	167503	MEBANE JEFFREY LEE & MARSHA S		601 BRUCE CT	MONROE	NC	28110
9824111247	10-23-IE	1.32	167585	KIRKPATRICK T W JR		1302 BEN WILSON RD	MEBANE	NC	27302
9824111411	10-23-IG	0.66	167586	WORKMAN LYNNWOOD R	WORKMAN TAMMIE J	4119 OLD HILLSBOROUGH RD	MEBANE	NC	27302
9824112476	10-23-IH	0.65	167587	WORKMAN SHIRLEY MORRISON L/E		4129 OLD HILLSBOROUGH RD	MEBANE	NC	27302
9824115419	37552	1.06	167589	SHIELDS IRENE LEWIS LIFE EST		C/O RICKEY MOORE RD	MEBANE	NC	27302
9824116499	37917	0.86	167590	LAFURIA ALESHA MARIE		4157 OLD HILLSBOROUGH RD	MEBANE	NC	27302
9824117341	37187	5.48	167591	MOORE RICKEY ANDERSON		1666 MEBANE OAKS RD	MEBANE	NC	27302
9824119749	10-23-6B	1.66	167592	WATKINS SHERRI		4222 OLD HILLSBOROUGH RD	MEBANE	NC	27302
9824121970	10-23-8A	5.57	167594	MEBANE ROBERT FITCH & BARBARA		1438 MEBANE OAKS RD	MEBANE	NC	27302
9824132410	10-23B-36	1.12	167600	FLORENCE BOBBY JOE	FLORENCE SANDRA H	1279 WOODHAVEN DR	MEBANE	NC	27302
9824135540	10-23B-37	0.91	167603	BAGBY JAMES R & SANDRA P		1268 WOODHAVEN DR	MEBANE	NC	27302
9824137368	10-23B-28	6.98	167605	BAGBY JAMES R & SANDRA P		1268 WOODHAVEN DR	MEBANE	NC	27302
9824233040	10-23-6C	39.89	167725	BOWMAN ROAD PARTNERS LLC		320 EXECUTIVE COURT	HILLSBOROUGH	NC	27278
9824233040	10-23-6C	39.89	167725	BOWMAN ROAD PARTNERS LLC		320 EXECUTIVE COURT	HILLSBOROUGH	NC	27278

DEEP RIVER PROJECT

List of Voluntary Use Exclusions - B-2 Zoning

Batting Cages (outdoor)

Batting Cages (indoor)

Billiard Parlor, Pool Hall

Fortune Tellers, Astrologers

Golf Course, Miniature

Golf Driving Range

Cemetery, Columbarium or Mausoleum (Princ. Use)

Crematorium

Advertising, Outdoor Services

Automobile Rental or Leasing

Laundromat, Coin Operated

Funeral Home, Crematorium

Tattoo Parlor & Body Piercing

Taxi Terminal

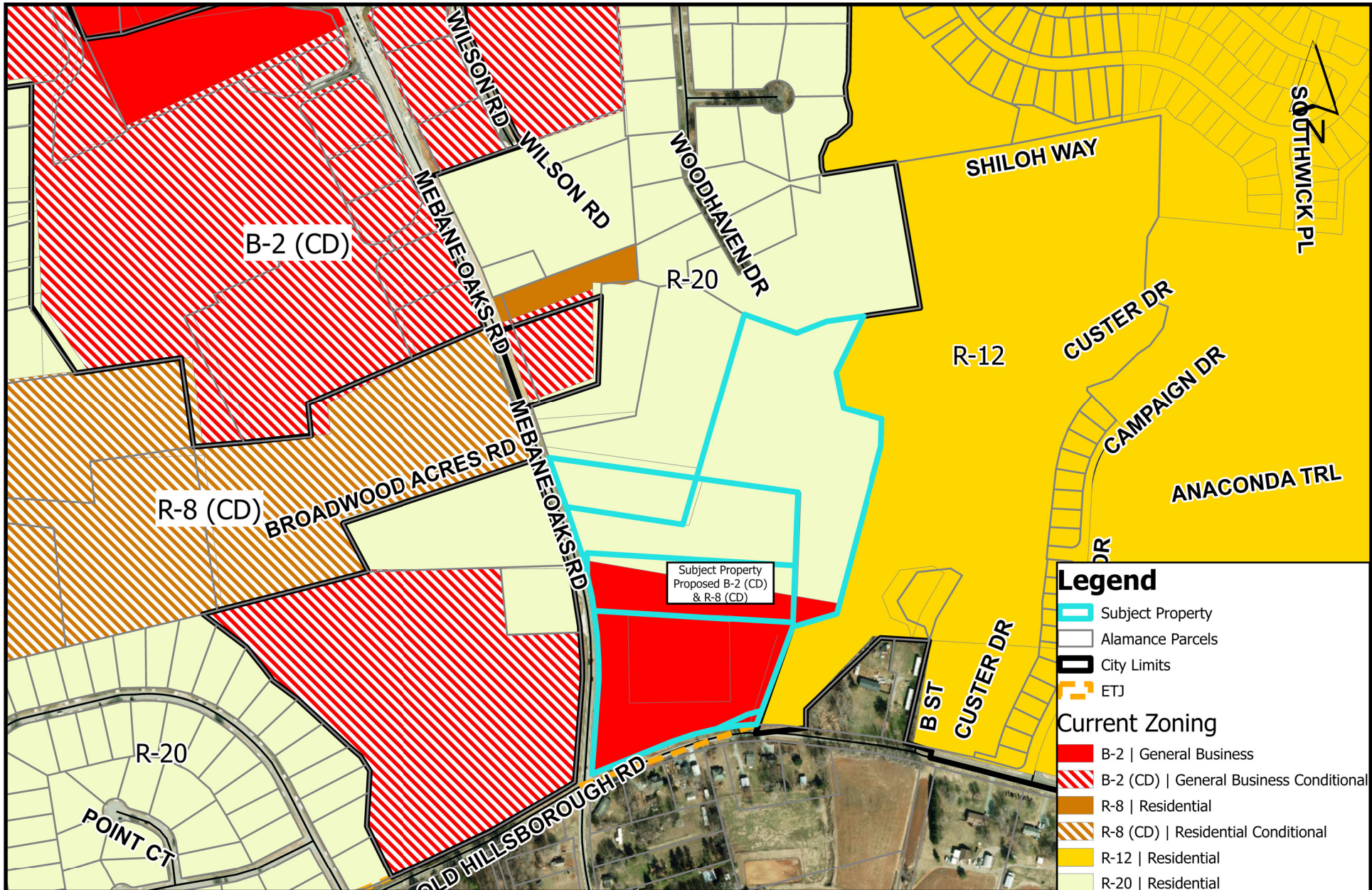
Carnivals and Fairs

Temporary Debris Storage and Reduction Sites

Outside Storage

Pawnshop (but allow secondhand like Plato's closet)

RV Sales



Legend

- Subject Property
- Alamance Parcels
- City Limits
- ETJ

Current Zoning

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



**CITY OF MEBANE
ZONING MAP**

**CONDITIONAL REZONING
DEEP RIVER**

DATE: 9/5/23

DRAWN BY: BP

1 inch = 500 feet

MEBANE DEEP RIVER DEVELOPMENT REZONING PLAN

CITY OF MEBANE * ALAMANCE COUNTY
NORTH CAROLINA
DATE: 09/05/2023

PROPERTY OWNER INFORMATION:

D.D. MEBANE, HEIRS
GPIN:9824-11-2921
PARCEL ADDRESS: 0 MEBANE OAKS RD
OWNER MAILING ADDRESS:
1462 MEBANE OAKS RD
MEBANE, NC 27302

DANNY LEE MEBANE
GPIN:9824-12-0532
PARCEL AND OWNER MAILING ADDRESS:
1446 MEBANE OAKS RD
MEBANE, NC 27302

WILLIAM WELDON MEBANE LIFE ESTATE
GPIN:9824-12-3324
PARCEL AND OWNER MAILING ADDRESS:
1462 MEBANE OAKS RD
MEBANE, NC 27302

BETTY MEBANE KERLEY, ROBERT FITCH MEBANE, &
WILLIAM WELDON MEBANE
GPIN:9824-12-4332
PARCEL ADDRESS: 1470 MEBANE OAKS
OWNER MAILING ADDRESS:
1462 MEBANE OAKS RD
MEBANE, NC 27302

PROJECT LOCATION:
1446, 1462, 1470 MEBANE OAKS RD
MEBANE, NC 27302

DEVELOPER INFORMATION:
BRIAN PIERCE
DEEP RIVER PARTNERS
804 GREEN VALLEY ROAD, SUITE 202
GREENSBORO, NC 27408
336-812-3306
BPIERCE@DEEPRIVER.COM

ENGINEERING CONTACT
ANDREW CHRIST, PE
8518 TRIAD DRIVE
COLFAX, NC 27235
(336) 544-6438
ACHRIST@FEICONULTING.COM

PREVIOUS SUBMITTAL DATES:

- 1ST TRC SUBMITTAL: 3/28/2023
- 2ND TRC SUBMITTAL: 5/02/2023
- 3RD TRC SUBMITTAL: 6/27/2023
- 4TH TRC SUBMITTAL 7/18/2023
- 5TH TRC SUBMITTAL 8/23/2023



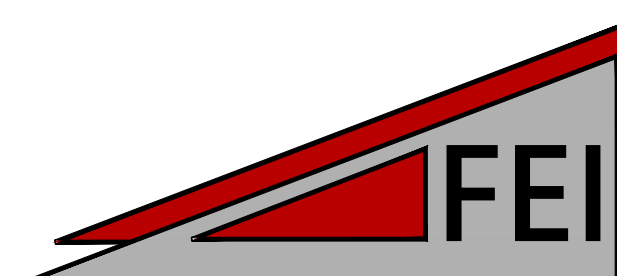
VICINITY MAP
1"=2000'

Sheet List Table

Sheet Number	Sheet Title
1	Cover Sheet
2	Abbreviations & Legend
3	Existing Conditions
4	Aerial Exhibit
5	Site Plan
6	Landscaping Plan
7	Utility Plan
8	Grading Plan

ENGINEERING REVIEW FEE

TYPE	NUMBER	FEE	TOTAL
TOWNHOME	90 UNITS	\$25.00 PER UNIT	\$ 2,250.00
COMMERCIAL (BLDG AVERAGE 7,600 SF)	38,000 SF	\$0.10 PER SF	\$ 3,800.00
TOTAL			\$6050.00



Civil Engineers and Land Surveyors
8518 Triad Drive, Colfax, NC 27235
www.feiconsulting.com
(336) 852-9797
License No. C-0950



ABBREVIATIONS

ABAN	ABANDONED	LT	LEFT OFFSET FROM CENTERLINE
AC	ACRES	LP	LIGHT POLE
AGG	AGGREGATE	LF	LINEAR FEET
ARV	AIR RELEASE VALVE	MH	MANHOLE
ASPH	ASPHALT	MAX	MAXIMUM
ABC	ASPHALT BASE COURSE	MBL	MAXIMUM/MINIMUM BUILDING LINE
BC	BACK OF CURB	MJ	MECHANICAL JOINT
BFP	BACKFLOW PREVENTER	MIN	MINIMUM
BEG	BEGIN	MON	MONUMENT
BMP	BEST MANAGEMENT PRACTICES	NIC	NOT IN CONTRACT
BOL	BOLLARD	NTS	NOT TO SCALE
BTM	BOTTOM	OC	ON CENTER
BLDG	BUILDING	OHP	OVERHEAD UTILITIES
CIP	CAST IRON PIPE	PG	PAGE
CB	CATCH BASIN	PED	PEDESTRIAN
CL	CENTERLINE	PB	PLAT BOOK
CO	CLEANOUT	PVC	POLYVINYL CHLORIDE
CBU	CLUSTER BOX UNIT	PCC	PORTLAND CEMENT CONCRETE
COMM	COMMUNICATION	PWR	POWER
CONC	CONCRETE	PP	POWER POLE
CMON	CONCRETE MONUMENT	PL	PROPERTY LINE
CONST	CONSTRUCTION	PROP	PROPOSED
CMP	CORRUGATED METAL PIPE	R	RADIUS
CRK	CREEK	RR	RAILROAD
CY	CUBIC YARDS	RPZ	REDUCED PRESSURE BACKFLOW
C&G	CURB AND GUTTER	RCP	REINFORCED CONCRETE PIPE
CI	CURB INLET	R/W	RIGHT OF WAY
DB	DEED BOOK	RT	RIGHT OFFSET FROM CENTERLINE
DEMO	DEMOLITION	SS	SANITARY SEWER
DIA	DIAMETER	SSCO	SANITARY SEWER CLEANOUT
DOM	DOMESTIC	SSMH	SANITARY SEWER MANHOLE
DCA	DOUBLE CHECK ASSEMBLY	SVC	SERVICE LATERAL
DE	DRAINAGE EASEMENT	SIP	SET IRON PIPE
DWG	DRAWING	SW	SIDEWALK
DWY	DRIVEWAY	SDE	SIGHT DISTANCE EASEMENT
DI	DROP INLET	SF	SQUARE FEET
DIP	DUCTILE IRON PIPE	STD	STANDARD
ESMT	EASEMENT	STA	STATION
EC	EDGE OF CONCRETE	SD	STORM DRAIN
EG	EDGE OF GRAVEL	STMH	STORM MANHOLE
EP	EDGE OF PAVEMENT	TMH	TELEPHONE MANHOLE
E	ELECTRICAL	TPED	TELEPHONE PEDESTAL
EMH	ELECTRICAL MANHOLE	TEMP	TEMPORARY
EL,ELEV	ELEVATION	T/C	TOP OF CURB
EX	EXISTING	TBM	TRAVERSE BENCHMARK
FC	FACE OF CURB	TYP	TYPICAL
FO	FIBER OPTIC	UG	UNDERGROUND
FG	FINISH GRADE	UE	UTILITY EASEMENT
FFE	FINISHED FLOOR ELEVATION	VG	VALLEY GUTTER
FDC	FIRE DEPARTMENT CONNECTION	VCP	VITRIFIED CLAY PIPE
FH	FIRE HYDRANT	WTR	WATER
FES	FLARED END SECTION	WL,WMM	WATER MAIN
FL	FLOW LINE	WV	WATER VALVE
FIP	FOUND IRON PIPE	YI	YARD INLET
FIR	FOUND IRON ROD		
G	GAS		
GV	GATE VALVE		
GI	GRATE INLET		
HVAC	HEATING, VENTILATION, AIR CONDITIONING		
HDPE	HIGH DENSITY POLYETHYLENE		
HYD	HYDRANT		
INV	INVERT		
IRR	IRRIGATION		

SYMBOLS & LINETYPE LEGEND

PROPOSED

EXISTING

ADA ACCESSIBLE ROUTE	
CENTERLINE	
COMMUNICATIONS (UNDERGROUND)	
CONTOUR LINES	
CREEK, STREAM OR WATER BODY	
CURB & GUTTER	
DISTURBED AREA	
DITCH	
DIVERSION BERM	
DIVERSION BERM (CLEAN)	
DRAINAGE AREA	
EASEMENT (ACCESS)	
EASEMENT (BMP)	
EASEMENT (DMUE)	
EASEMENT (DRAINAGE)	
EASEMENT (SANITARY)	
EASEMENT (STORM)	
EASEMENT (WATER)	
EASEMENT (MISC)	
ELECTRIC (OVERHEAD)	
ELECTRIC (UNDERGROUND)	
EROSION BAFFLE	
FENCE	
FLOODPLAIN	
FLOODWAY	
GAS LINE	
GUARDRAIL	
LANDSCAPE BUFFER	
LANDSCAPED AREA	
PHASE LINE	
PROPERTY LINE (ADJACENT)	
PROPERTY LINE (SUBJECT)	
RAILROAD TRACKS	
RIGHT OF WAY	
ROOF DRAIN	
SANITARY SEWER (FORCEMAIN)	
SANITARY SEWER (GRAVITY)	
SETBACKS	
SILT FENCE	
STORM DRAIN	
STREAM BUFFER (ZONE 1)	
STREAM BUFFER (ZONE 2)	
WATER MAIN	
WOODS LINE	

PROPOSED

EXISTING

		BACKFLOW PREVENTER
		BENCHMARK
		BLOWOFF
		CATCH BASIN
		COMMUNICATION BOX OR MANHOLE
		COMPUTED POINT
		CURB INLET
		DRAINAGE MANHOLE
		ELECTRIC METER
		ELECTRIC PEDESTAL
		FIBER OPTIC PEDESTAL OR MARKER
		FIRE DEPARTMENT CONNECTION
		FLARED END SECTION
		GAS METER OR MARKER
		GAS VALVE
		HEADWALL OR ENDWALL
		HVAC
		HYDRANT
		IRON PIPE
		LIGHT POLE
		MISCELLANEOUS METER
		MISCELLANEOUS UTILITY PEDESTAL OR MARKER
		REDUCER
		RIGHT OF WAY MONUMENT
		ROCK DAM
		SANITARY CLEANOUT
		SANITARY MANHOLE
		SHRUB
		TRANSFORMER
		TRANSMISSION TOWER
		TREE (CANOPY)
		TREE (UNDERSTORY)
		UTILITY POLE
		WATER METER
		WATER VALVE
		WELL
		YARD GRATE
		YARD INLET
		SWALE NUMBER

HATCHING & SHADING

	ASPHALT
	BUILDING
	CONCRETE
	GRAVEL
	RIP RAP
	ROCK

Civil Engineers and Land Surveyors
8518 Triad Drive, Colfax, NC 27235
www.feiconsulting.com
(336) 852-9797
License No. C-0950

MEBANE - DEEP RIVER
ABBREVIATIONS & LEGEND

OWNER INFORMATION:
MEBANE D. D. HEIRS
COUNTY: ALABAMA
MEBANE, BC 27202

PROJECT LOCATION:
MEBANE D. D. HEIRS
COUNTY: ALABAMA
STATE: NORTH CAROLINA

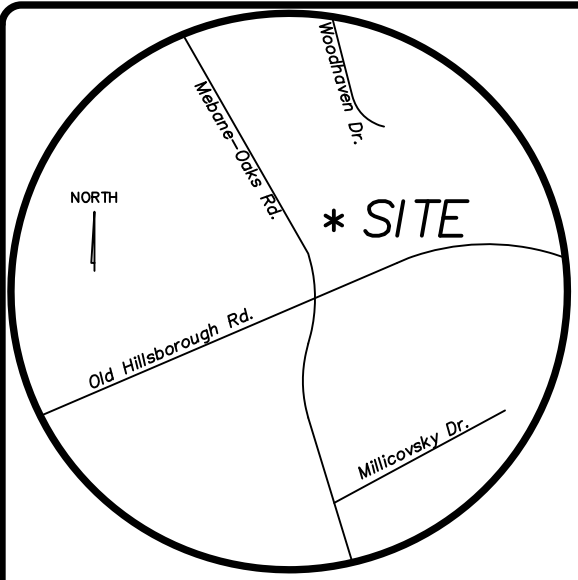
NO.	DATE	REVISION NOTE

DRAWN BY : JRA
CHECKED BY: AC
DATE: 09/05/2023
PROJECT NO.: 04033.001
REF. NO.: -
SCALE: NTS

PRELIMINARY
NOT FOR
CONSTRUCTION



BEFORE YOU DIG!
CONTACT ONE-CALL-CENTER



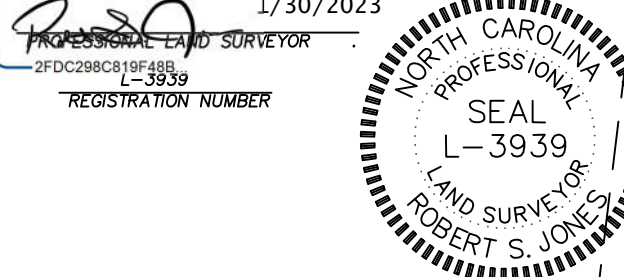
SURVEYOR'S CERTIFICATE
 I, ROBERT S. JONES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (2 NCAC 56.1600). THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

AND THAT:
 PER NC GS 47-30 (1)(1)(i)(1) THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, ROBERT S. JONES CERTIFY THAT THE STATE PLANE COORDINATES FOR THIS PROJECT WERE PRODUCED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: CLASS "A"
- (2) POSITIONAL ACCURACY: 0.01
- (3) TYPE OF GPS FIELD PROCEDURE: RTK
- (4) DATE OF SURVEY: 10/14/2019-10/21/2019
- (5) DATUM/EPOCH: NAD83 (2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NC RTK NETWORK
- (7) GEOID MODEL: 12B CONUS
- (8) COMBINED GRID FACTOR(S): 0.9999432
- (9) UNITS: US FEET

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



VICINITY MAP (NOT TO SCALE)

SSMH
 RM=626.98'
 INV N=617.58'
 INV OUT=617.52'

SSMH
 RM=627.58'
 INV N=614.98'
 INV OUT=614.91'

SSMH
 RM=619.59'
 INV N=612.48'
 INV OUT=612.39'

SSMH
 RM=617.37'
 INV N=611.71'
 INV OUT=609.92'

SSMH
 RM=620.60'
 INV N=617.15(S)
 INV N=617.30(W)
 INV OUT=617.10'

SSMH
 RM=619.02'
 INV N=609.11'
 INV OUT=609.02'

SSMH
 RM=622.95'
 INV N=607.65'
 INV OUT=607.57'

SSMH
 RM=616.99'
 INV N=606.15'
 INV OUT=606.08'

SSMH
 RM=622.88'
 INV N=605.70(DROP)
 INV N=590.01'
 INV N=589.39'
 INV OUT=605.08'

SSMH
 RM=605.89'
 INV N=589.23'
 INV OUT=588.17'

SSMH
 RM=622.88'
 INV N=605.70(DROP)
 INV N=590.01'
 INV N=589.39'
 INV OUT=605.08'

SSMH
 RM=622.88'
 INV N=605.70(DROP)
 INV N=590.01'
 INV N=589.39'
 INV OUT=605.08'

SSMH
 RM=622.88'
 INV N=605.70(DROP)
 INV N=590.01'
 INV N=589.39'
 INV OUT=605.08'

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 INV N=590.01'
 INV N=589.39'
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 INV N=605.70(DROP)
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 INV N=589.39'
 INV OUT=605.08'

ROBERT FITCH MEBANE
 AND BARBARA MEBANE
 DB.304 P.588
 PB.27 P.110

DANNY LEE MEBANE
 DB.1257 P.484
 PARCEL ID:167595
 GPIN:9824120532
1.92 Acres
 Incl. overlap area
 (0.13 Acres with R/W)

WILLIAM WELDON
 MEBANE LIFE ESTATE
 DB.310 P.294
 PARCEL ID:167585
 GPIN:9824-12-3324
3.04 Acres
 Excl. overlap area
 (0.22 Acres with R/W)

BETTY MEBANE KERLEY, ROBERT FITCH
 MEBANE, & WILLIAM WELDON MEBANE
 DB.251 P.100
 PARCEL ID:167596
 GPIN:9824-12-4332
3.65 Acres
 (0.05 Acres within R/W)

D.D. MEBANE HEIRS
 DB.26 P.392
 PARCEL ID:167588
 GPIN:9824-11-2921
18.49 Acres
 (1.18 Acres within R/W)

SSMH
 RM=595.65'
 INV N=587.97'
 INV OUT=587.89'

SSMH
 RM=596.90'
 INV N=588.88'
 INV OUT=588.82'

SSMH
 RM=596.90'
 INV N=588.88'
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 DB.26 P.392
 PARCEL ID:167588
 GPIN:9824-11-2921

BOWMAN ROAD PARTNERS, LLC
 DB.3568 P.745
 PB.78 P.386

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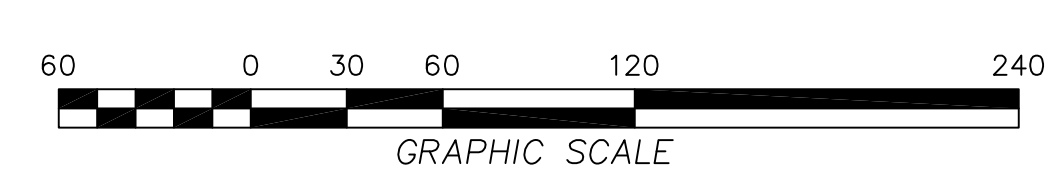
BOWMAN ROAD PARTNERS, LLC
 DB.3568 P.745
 PB.78 P.386

- NOTES:**
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 2. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. REFERENCED MATERIALS ONLY USED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT AFFECT THIS PROPERTY.
 3. NO ATTEMPT MADE TO LOCATE CEMETERIES, WETLANDS, HAZARDOUS MATERIALS SITES, UNDERGROUND UTILITIES, OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.
 4. ALL AREAS BY COORDINATE COMPUTATION.
 5. NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

TOTAL AREA = 27.16 Acres

LEGEND

- These standard symbols will be found in the drawing.
- PP UTILITY POLE
 - EXISTING IRON ROD
 - PK NAIL
 - EXISTING IRON PIPE
 - 5/8" REBAR SET
 - STONE FOUND
 - CONCRETE MONUMENT
 - COMPUTED POINT
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - OVERHEAD ELECTRIC
 - RIGHT OF WAY



REFERENCES

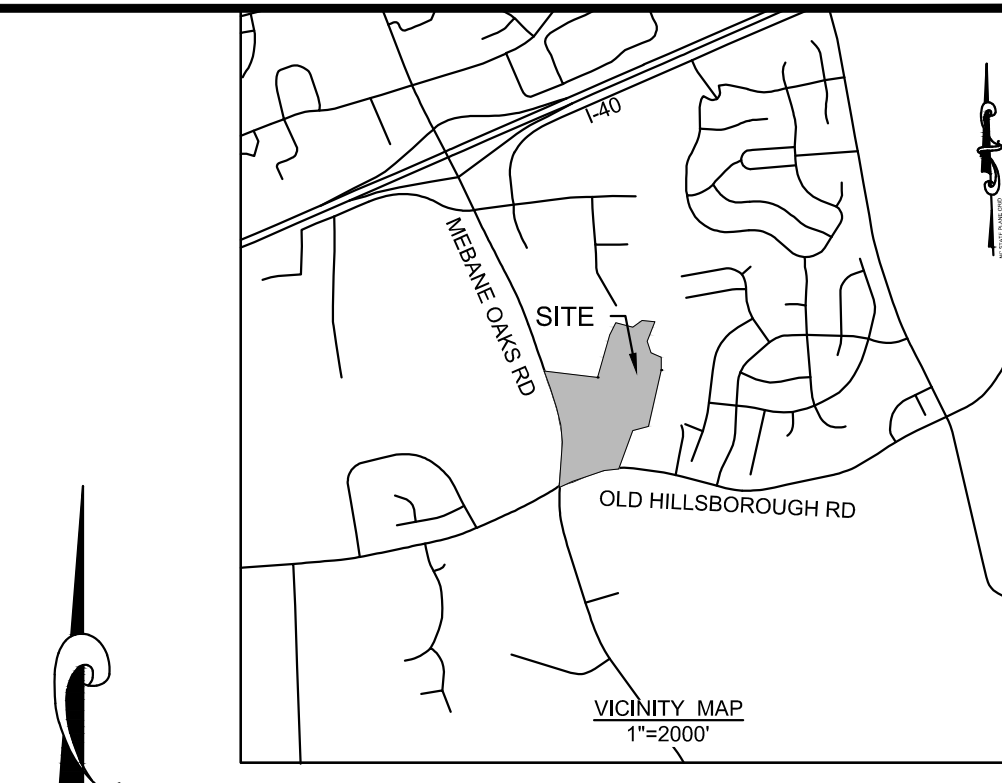
- DB.310 Pg.294
- DB.251 Pg.100
- DB.26 Pg.392
- DB.1257 P.484
- CURRENT OWNER(S):
 WILLIAM W. MEBANE LIFE ESTATE
 1462 MEBANE OAKS ROAD
 MEBANE, NC 27302
- KERLEY B. MEBANE, ROBERT F.
 MEBANE, AND WILLIAM W. MEBANE
 1462 MEBANE OAKS ROAD
 MEBANE, NC 27302
- D.D. MEBANE HEIRS
 1462 MEBANE OAKS ROAD
 MEBANE, NC 27302
- DANNY LEE MEBANE
 1446 MEBANE OAKS ROAD
 MEBANE, NC 27302

DEEP RIVER PARTNERS

SCALE: 1" = 60'
 MELVILLE TOWNSHIP - ALAMANCE COUNTY, NC
 DATE: JANUARY 19, 2023

R.S. JONES & ASSOCIATES, INC.
 LAND SURVEYORS
 LICENSE NO.: C-2865

P.O. BOX 1700
 204 NORTH FIFTH ST., SUITE 1 MEBANE, N.C. 27302
 PH: (919) 563-3623



SITE DATA:
PROJECT LOCATION:
 1446, 1470, 1462 MEBANE OAKS RD, MEBANE, NC 27302

PARCELS:
 D.D. MEBANE, HEIRS DB 29 P 392 PARCEL ID: 167588 GPIN 9824-11-2921 AREA: 18.49 ACRES
 WILLIAM WELDON MEBANE LIFE ESTATE DB 310 P 294 PARCEL ID: 167595 GPIN 9824-12-3324 AREA: 3.04 ACRES

DANNY LEE MEBANE DB 1227 P 484 PARCEL ID: 167595 GPIN 9824-12-0532 AREA: 1.92 ACRES
BETTY MEBANE KERLEY, ROBERT FITCH MEBANE, & WILLIAM WELDON MEBANE DB 251 P 100 PARCEL ID: 167596 GPIN 9824-12-4332 AREA: 3.65 ACRES

TOTAL AREA: 27.16 AC
EXISTING AREA IN ROW: 1.58 AC
PROPOSED AREA IN PUBLIC R/W: 3.55 AC
PROPOSED COMMERCIAL AREA: 6.76 AC
PROPOSED RESIDENTIAL AREA: 16.86 AC
NO. OF TOWNHOMES: 90 UNITS
DENSITY: 5.34 DU/AC

OPEN SPACE:
 REQUIRED (TOWNHOMES): 500 SF PER DWELLING UNIT
 REQUIRED (NON-RESIDENTIAL): 15% OF NON-RES AREA
TOTAL SPACE REQUIRED: 2.05 AC

OPEN SPACE PROVIDED:
 OPEN SPACE/COMMON AREA: 127,078 SF
 LANDSCAPE AREA: 96,552 SF /2= 48,276 SF
 STREAM: 25,043 SF /2= 12,521.5 SF
 FLOODPLAIN AREA: 141,748 SF /2= 70,874 SF
TOTAL OPEN SPACE PROVIDED: 258,749.5 SF (5.94 ACRES)

RECREATIONAL SPACE:
 PRIVATE:
 REQUIRED (FOR TOWNHOMES): 1,000 SF PER DWELLING UNIT
TOTAL SPACE REQUIRED: 90,000 SF (2.07 AC)
PROVIDED:
 DOG PARK: +/- 6,700 SF
 PLAYGROUND: +/- 6,860 SF
 PICNIC AREA: +/- 9,115 SF
 TRAIL: +/- 12,324 SF
 EXERCISE AREA: +/- 11,225.6 SF
TOTAL RECREATIONAL SPACE PROVIDED: +/- 46,324.6 SF (1.06 AC) (SEE REQUESTED CONDITIONS)

PUBLIC:
 REQUIRED: 1,250 SF PER DWELLING UNIT,
 2,500 SF PER DWELLING UNIT FOR FLOOD HAZARD AREAS, STREAM BUFFERS, OR SLOPES GREATER THAN 15%
PROVIDED: FEE IN LIEU PAYMENT OF \$155,328 WILL BE USED TO FUND OFF-SITE IMPROVEMENTS TO REALIZE MULTI-USE PATH NETWORK IN THIS AREA

ZONING:
 EXISTING ZONING:
 B-2 (GENERAL BUSINESS),
 R-20 (RESIDENTIAL)
 USE: VACANT AND SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING:
 TOWNHOMES (R-8(CD)): COMMERCIAL (B-2(CD))

MULTI-USE PATH NOTE:
 THE RECREATION FEE DUE TO THE CITY OF MEBANE FOR THE DEVELOPMENT OF DEEP RIVER WILL COVER THE COST OF INSTALLING OFF-SITE INTERSECTION CROSSWALK WITH PEDESTRIAN SIGNAL HEADS AND OFF-SITE MULTI-USE PATH IMPROVEMENTS (AS A CREDIT IN FULL VALUE OF THE CONSTRUCTION), THE BALANCE OF THE RECREATION FEE WILL BE COLLECTED BY THE CITY OF MEBANE FOR FUTURE OFF-SITE MULTI-USE PATH IMPROVEMENTS CONNECTING DEEP RIVER TO THE MEADOWS PHASE 4 AS SHOWN.

Civil Engineers and Land Surveyors
 8518 Tired Drive, Colfax, NC 27235
 www.reiconsulting.com
 (336) 852-9797
 License No. C-0950

MEBANE - DEEP RIVER
AERIAL EXHIBIT

OWNER INFORMATION:
 MEBANE, D. HEIRS
 1462 MEBANE OAKS RD
 MEBANE, NC 27302

PROJECT LOCATION:
 CITY: MEBANE
 COUNTY: ALAMANCE
 STATE: NORTH CAROLINA

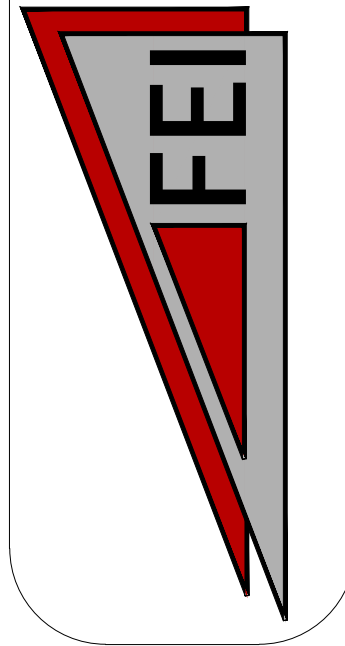
NO.	DATE	REVISION NOTE
1		
2		
3		
4		
5		

DRAWN BY : JRA
CHECKED BY : AC
DATE: 09/05/2023
PROJECT NO.: 04033.001
REF. NO.: -
SCALE: 1" = 200'

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET
4 OF 8

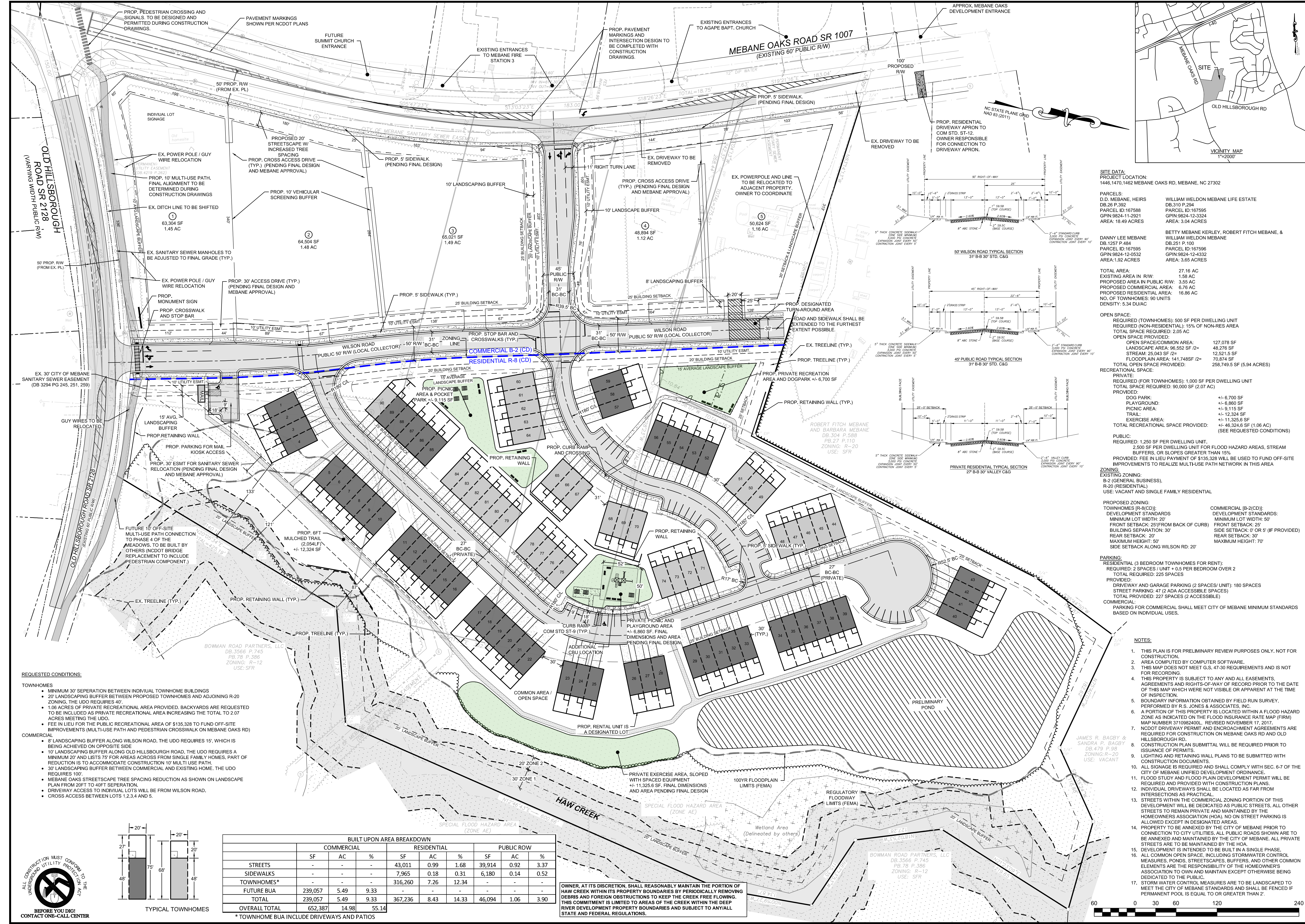




NO.	DATE	REVISION NOTE
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DRAWN BY: JRA
 CHECKED BY: AC
 DATE: 09/05/2023
 PROJECT NO.: 04033.001
 REF. NO.: -
 SCALE: 1" = 60'

PRELIMINARY
 NOT FOR
 CONSTRUCTION



SITE DATA:
 PROJECT LOCATION:
 1462, 1470, 1482 MEABANE OAKS RD, MEABANE, NC 27302

PARCELS:
 D.D. MEABANE, HEIRS
 DB.26 P.392
 PARCEL ID:167588
 GPN:9824-11-2921
 AREA: 18.49 ACRES

WILLIAM WELDON MEABANE LIFE ESTATE
 DB.310 P.294
 PARCEL ID:167595
 GPN:9824-12-3324
 AREA: 3.04 ACRES

BETTY MEABANE KERLEY, ROBERT FITCH MEABANE, & WILLIAM WELDON MEABANE
 DB.251 P.100
 PARCEL ID:167596
 GPN:9824-12-3322
 AREA: 3.65 ACRES

DANNY LEE MEABANE
 DB.1257 P.484
 PARCEL ID:167595
 GPN:9824-12-3322
 AREA: 1.92 ACRES

TOTAL AREA: 27.16 AC
EXISTING AREA IN R/W: 1.88 AC
PROPOSED AREA IN PUBLIC R/W: 3.55 AC
PROPOSED COMMERCIAL AREA: 6.76 AC
PROPOSED RESIDENTIAL AREA: 16.86 AC
NO. OF TOWNHOMES: 90 UNITS
DENSITY: 5.34 DU/AC

OPEN SPACE:
 REQUIRED (TOWNHOMES): 500 SF PER DWELLING UNIT
 REQUIRED (NON-RESIDENTIAL): 15% OF NON-RES AREA
 TOTAL SPACE REQUIRED: 2.05 AC

OPEN SPACE PROVIDED:
 OPEN SPACE/COMMON AREA: 127,078 SF
 LANDSCAPE AREA: 96,552 SF (2%)
 STREAM: 23,043 SF (2%)
 FLOODPLAIN AREA: 141,748 SF (2%)
 TOTAL OPEN SPACE PROVIDED: 258,749.5 SF (5.94 ACRES)

RECREATIONAL SPACE:
 PRIVATE:
 REQUIRED (FOR TOWNHOMES): 1,000 SF PER DWELLING UNIT
 TOTAL SPACE REQUIRED: 90,000 SF (2.07 AC)
 PROVIDED:
 DOG PARK: +/- 6,700 SF
 PLAYGROUND: +/- 6,860 SF
 PICNIC AREA: +/- 9,115 SF
 TRAIL: +/- 12,324 SF
 EXERCISE AREA: +/- 11,325.6 SF
 TOTAL RECREATIONAL SPACE PROVIDED: +/- 46,324.6 SF (1.06 AC) (SEE REQUESTED CONDITIONS)

PUBLIC:
 REQUIRED: 1,250 SF PER DWELLING UNIT
 2,500 SF PER DWELLING UNIT FOR FLOOD HAZARD AREAS, STREAM BUFFERS, OR SLOPES GREATER THAN 15%
 PROVIDED: FEE IN LIEU PAYMENT OF \$135,328 WILL BE USED TO FUND OFF-SITE IMPROVEMENTS TO REALIZE MULTI-USE PATH NETWORK IN THIS AREA

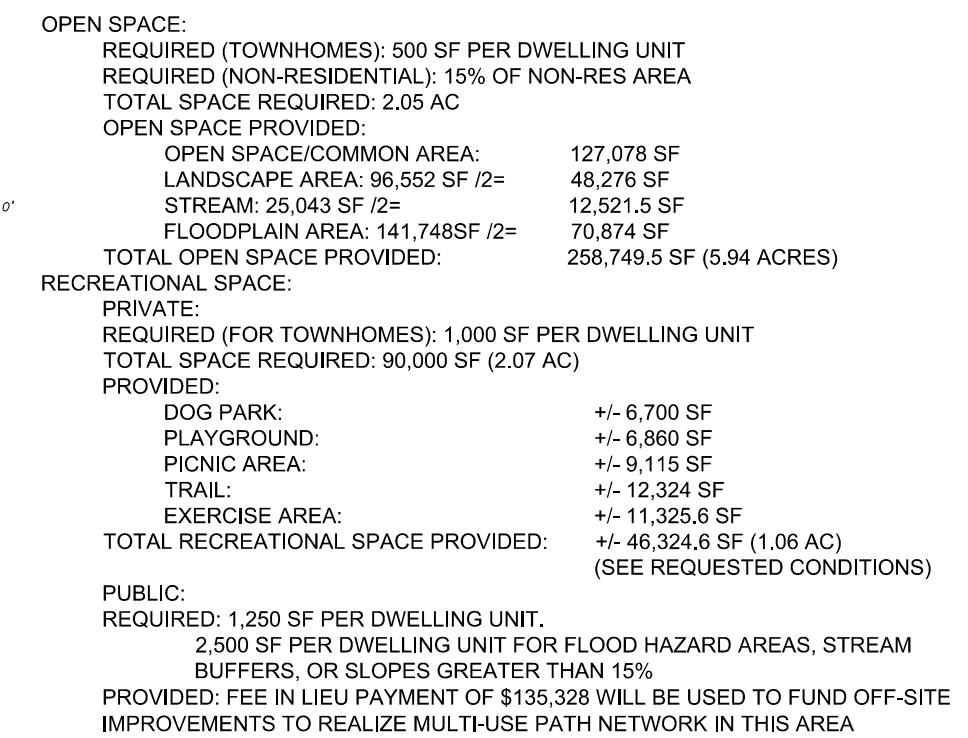
ZONING:
 EXISTING ZONING:
 B-2 (GENERAL BUSINESS)
 R-20 (RESIDENTIAL)
 USE: VACANT AND SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING:
 TOWNHOMES (R-(CD))
 DEVELOPMENT STANDARDS:
 MINIMUM LOT WIDTH: 20'
 FRONT SETBACK: 25' (FROM BACK OF CURB)
 BUILDING SEPARATION: 5' OR 5' (IF PROVIDED)
 REAR SETBACK: 20'
 MAXIMUM HEIGHT: 50'
 SIDE SETBACK ALONG WILSON RD: 20'

COMMERCIAL (B-2(CD))
 DEVELOPMENT STANDARDS:
 MINIMUM LOT WIDTH: 50'
 FRONT SETBACK: 25'
 SIDE SETBACK: 0' OR 5' (IF PROVIDED)
 REAR SETBACK: 30'
 MAXIMUM HEIGHT: 70'

PARKING:
 RESIDENTIAL (3 BEDROOM TOWNHOMES FOR RENT):
 REQUIRED: 2 SPACES/ UNIT + 0.5 PER BEDROOM OVER 2
 TOTAL REQUIRED: 225 SPACES
 PROVIDED:
 DRIVEWAY AND GARAGE PARKING (2 SPACES/ UNIT): 180 SPACES
 STREET PARKING: 47 (2 ADA ACCESSIBLE SPACES)
 TOTAL PROVIDED: 227 SPACES (2 ACCESSIBLE)

COMMERCIAL:
 PARKING FOR COMMERCIAL SHALL MEET CITY OF MEABANE MINIMUM STANDARDS BASED ON INDIVIDUAL USES.



REQUESTED CONDITIONS:

TOWNHOMES

- MINIMUM 30' SEPERATION BETWEEN INDIVIDUAL TOWNHOME BUILDINGS
- 20' LANDSCAPING BUFFER BETWEEN PROPOSED TOWNHOMES AND ADJOINING R-20 ZONING, THE UDO REQUIRES 40'
- 1.08 ACRES OF PRIVATE RECREATIONAL AREA PROVIDED. BACKYARDS ARE REQUESTED TO BE INCLUDED AS PRIVATE RECREATIONAL AREA INCREASING THE TOTAL TO 2.07 ACRES MEETING THE UDO.
- FEE IN LIEU FOR THE PUBLIC RECREATIONAL AREA OF \$135,328 TO FUND OFF-SITE IMPROVEMENTS (MULTI-USE PATH AND PEDESTRIAN CROSSWALK ON MEABANE OAKS RD)

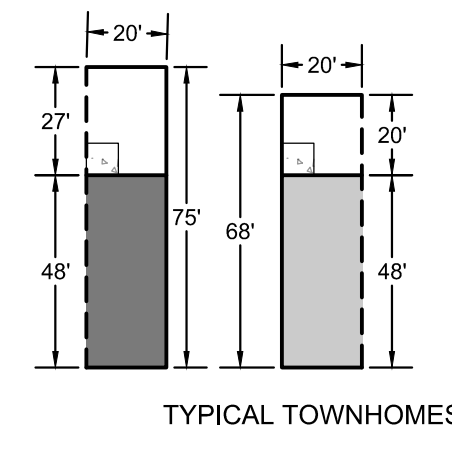
COMMERCIAL

- 8' LANDSCAPING BUFFER ALONG WILSON ROAD, THE UDO REQUIRES 15', WHICH IS BEING ACHIEVED ON OPPOSITE SIDE
- 10' LANDSCAPING BUFFER ALONG OLD HILLSBOROUGH ROAD, THE UDO REQUIRES A MINIMUM 20' AND LISTS 75' FOR AREAS ACROSS FROM SINGLE FAMILY HOMES, PART OF REDUCTION IS TO ACCOMMODATE CONSTRUCTION 10' MULTI USE PATH.
- 30' LANDSCAPING BUFFER BETWEEN COMMERCIAL AND EXISTING HOME, THE UDO REQUIRES 100'
- MEABANE OAKS STREETScape TREE SPACING REDUCTION AS SHOWN ON LANDSCAPE PLAN FROM 20FT TO 40FT SEPERATION
- DRIVEWAY ACCESS TO INDIVIDUAL LOTS WILL BE FROM WILSON ROAD.
- CROSS ACCESS BETWEEN LOTS 1,2,3,4 AND 5.

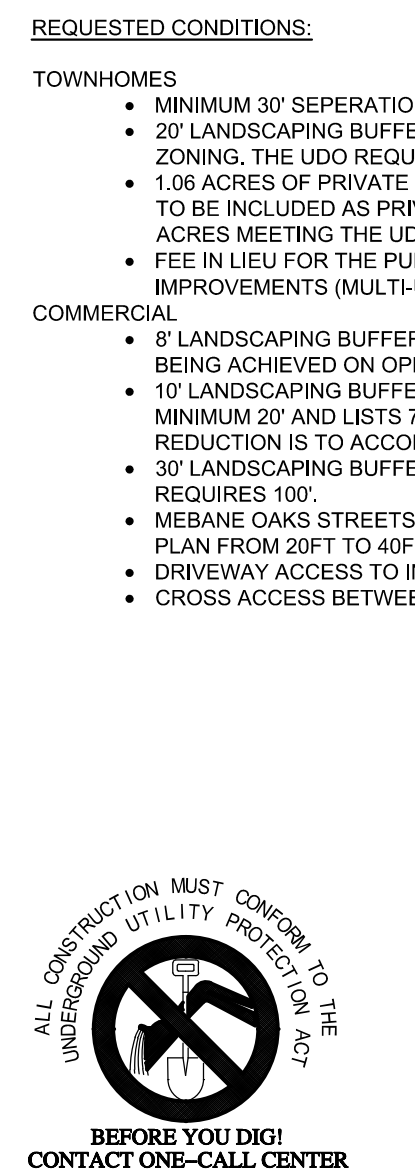
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 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS AND RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT VISIBLE OR APPARENT AT THE TIME OF INSPECTION.
 - BOUNDARY INFORMATION OBTAINED BY FIELD RUN SURVEY, PERFORMED BY R.S. JONES & ASSOCIATES, INC.
 - A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 571082400L, REVISED NOVEMBER 17, 2017.
 - NC DOT DRIVEWAY PERMIT AND ENCROACHMENT AGREEMENTS ARE REQUIRED FOR CONSTRUCTION ON MEABANE OAKS RD AND OLD HILLSBOROUGH RD.
 - CONSTRUCTION PLAN SUBMITTAL WILL BE REQUIRED PRIOR TO ISSUANCE OF PERMITS.
 - LIGHTING AND RETAINING WALL PLANS TO BE SUBMITTED WITH CONSTRUCTION DOCUMENTS.
 - ALL SIGNAGE IS REQUIRED AND SHALL COMPLY WITH SEC. 6-7 OF THE CITY OF MEABANE UNIFIED DEVELOPMENT ORDINANCE.
 - FLOOD STUDY AND FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED AND PROVIDED WITH CONSTRUCTION PLANS.
 - INDIVIDUAL DRIVEWAYS SHALL BE LOCATED AS FAR FROM INTERSECTIONS AS PRACTICAL.
 - STREETS WITHIN THE COMMERCIAL ZONING PORTION OF THIS DEVELOPMENT WILL BE DEDICATED AS PUBLIC STREETS. ALL OTHER STREETS TO REMAIN PRIVATE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). NO ON STREET PARKING IS ALLOWED EXCEPT IN DESIGNATED AREAS.
 - PROPERTY TO BE ANNEXED BY THE CITY OF MEABANE PRIOR TO CONNECTION TO CITY UTILITIES. ALL PUBLIC ROADS SHOWN ARE TO BE ANNEXED AND MAINTAINED BY THE CITY OF MEABANE. ALL PRIVATE STREETS ARE TO BE MAINTAINED BY THE HOA.
 - DEVELOPMENT IS INTENDED TO BE BUILT IN A SINGLE PHASE.
 - ALL COMMON OPEN SPACE, INCLUDING STORMWATER CONTROL MEASURES, PONDS, STREETS, SCAPES, BUFFERS, AND OTHER COMMON ELEMENTS ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO OWN AND MAINTAIN EXCEPT OTHERWISE BEING DEDICATED TO THE PUBLIC.
 - STORM WATER CONTROL MEASURES ARE TO BE LANDSCAPED TO MEET THE CITY OF MEABANE STANDARDS AND SHALL BE FENCED IF PERMANENT POOL IS EQUAL TO OR GREATER THAN 2'.

	COMMERCIAL			RESIDENTIAL			PUBLIC ROW		
	SF	AC	%	SF	AC	%	SF	AC	%
STREETS	-	-	-	43,011	0.99	1.68	39,914	0.92	3.37
SIDEWALKS	-	-	-	7,965	0.18	0.31	6,180	0.14	0.52
TOWNHOMES*	-	-	-	316,260	7.26	12.34	-	-	-
FUTURE BUA	239,057	5.49	9.33	-	-	-	-	-	-
TOTAL	239,057	5.49	9.33	367,236	8.43	14.33	46,094	1.06	3.90
OVERALL TOTAL	652,387	14.98	55.14	-	-	-	-	-	-

* TOWNHOME BUA INCLUDE DRIVEWAYS AND PATIOS



OWNER, AT ITS DISCRETION, SHALL REASONABLY MAINTAIN THE PORTION OF HAW CREEK WITHIN ITS PROPERTY BOUNDARIES BY PERIODICALLY REMOVING DEBRIS AND FOREIGN OBSTRUCTIONS TO KEEP THE CREEK FREE FLOWING. THIS COMMITMENT IS LIMITED TO AREAS OF THE CREEK WITHIN THE DEEP RIVER DEVELOPMENT PROPERTY BOUNDARIES AND SUBJECT TO ANY/ALL STATE AND FEDERAL REGULATIONS.



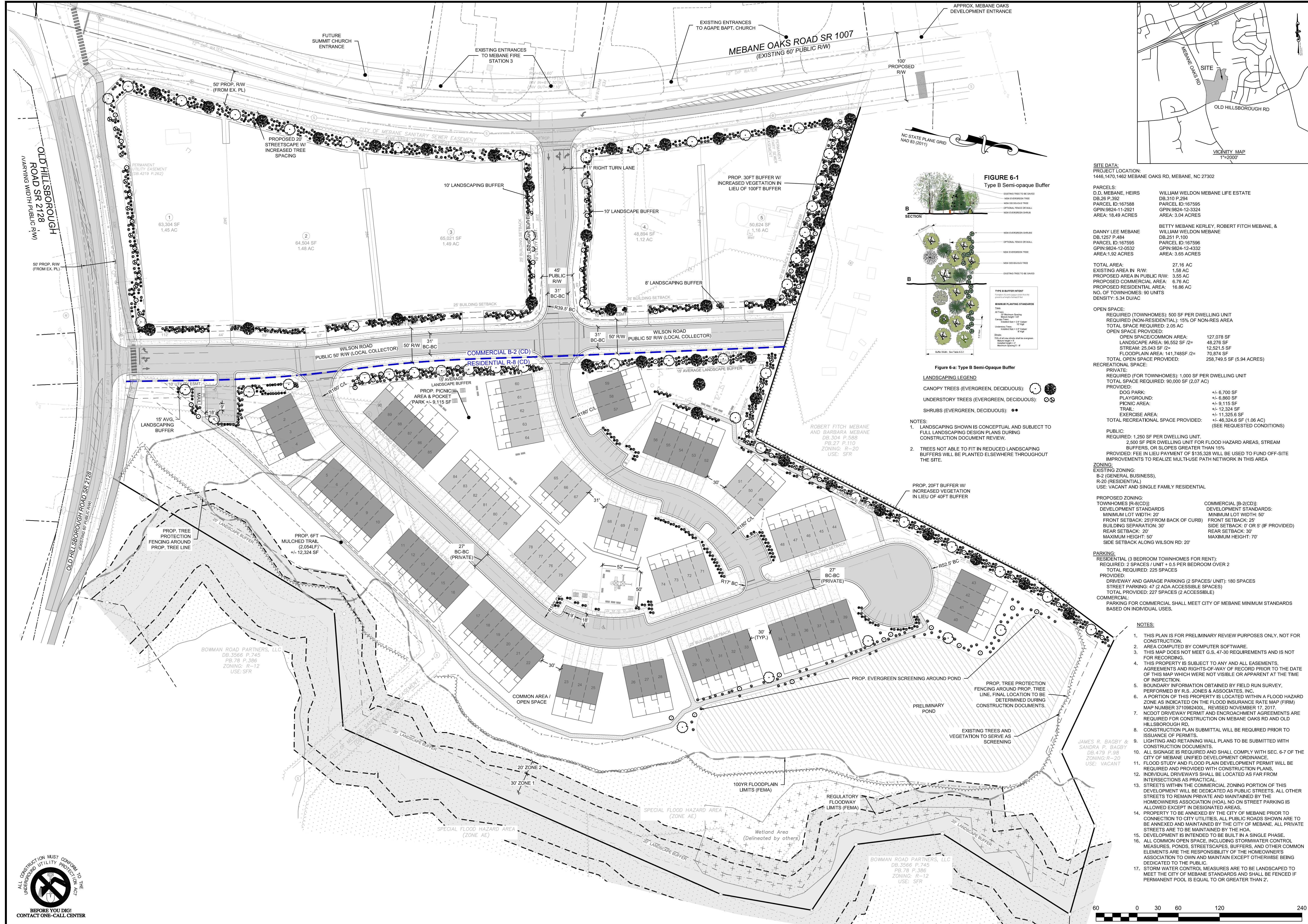


FIGURE 6-1
Type B Semi-opaque Buffer

FIGURE 6-4
Type B Semi-Opaque Buffer

LANDSCAPING LEGEND

NOTES:

- LANDSCAPING SHOWN IS CONCEPTUAL AND SUBJECT TO FULL LANDSCAPING DESIGN PLANS DURING CONSTRUCTION DOCUMENT REVIEW.
- TREES NOT ABLE TO FIT IN REDUCED LANDSCAPING BUFFERS WILL BE PLANTED ELSEWHERE THROUGHOUT THE SITE.

REVISION NOTE

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PROJECT LOCATION:
1446, 1470, 1462 MEBANE OAKS RD, MEBANE, NC 27302

PARCELS:
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PARCEL ID:167588
GFM:9824-11-2921
AREA: 18.49 ACRES

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DB.251 P.100
PARCEL ID:167596
GFM:9824-12-3324
AREA:3.65 ACRES

TOTAL AREA: 27.18 AC
EXISTING AREA IN R/W: 1.58 AC
PROPOSED AREA IN PUBLIC R/W: 3.55 AC
PROPOSED COMMERCIAL AREA: 6.78 AC
PROPOSED RESIDENTIAL AREA: 16.86 AC
NO. OF TOWNHOMES: 90 UNITS
DENSITY: 5.34 DU/AC

OPEN SPACE:
REQUIRED (TOWNHOMES): 500 SF PER DWELLING UNIT
REQUIRED (NON-RESIDENTIAL): 15% OF NON-RES AREA
TOTAL SPACE REQUIRED: 2.05 AC
OPEN SPACE PROVIDED:
LANDSCAPE AREA: 96,552 SF (2.2)
STREAM: 25,043 SF (2)
FLOODPLAIN AREA: 141,748 SF (3.2)
TOTAL OPEN SPACE PROVIDED: 258,749.5 SF (5.94 ACRES)

RECREATIONAL SPACE:
PRIVATE:
REQUIRED (FOR TOWNHOMES): 1,000 SF PER DWELLING UNIT
TOTAL SPACE REQUIRED: 90,000 SF (2.07 AC)
PROVIDED:
DOG PARK: +/- 6,700 SF
PLAYGROUND: +/- 6,880 SF
PICNIC AREA: +/- 9,115 SF
TRAIL: +/- 12,324 SF
EXERCISE AREA: +/- 11,325.6 SF
TOTAL RECREATIONAL SPACE PROVIDED: +/- 46,324.6 SF (1.06 AC) (SEE REQUESTED CONDITIONS)

PUBLIC:
REQUIRED: 1,250 SF PER DWELLING UNIT
2,500 SF PER DWELLING UNIT FOR FLOOD HAZARD AREAS, STREAM BUFFERS, OR SLOPES GREATER THAN 15%
PROVIDED: FEE IN LIEU PAYMENT OF \$135,328 WILL BE USED TO FUND OFF-SITE IMPROVEMENTS TO REALIZE MULTI-USE PATH NETWORK IN THIS AREA

ZONING:
EXISTING ZONING:
B-2 (GENERAL BUSINESS),
R-20 (RESIDENTIAL)
USE: VACANT AND SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING:
TOWNHOMES (R-8(CD));
DEVELOPMENT STANDARDS:
MINIMUM LOT WIDTH: 20'
FRONT SETBACK: 25' (FROM BACK OF CURB)
BUILDING SEPARATION: 30'
REAR SETBACK: 20'
MAXIMUM HEIGHT: 50'
SIDE SETBACK ALONG WILSON RD: 20'

COMMERCIAL (B-2(CD));
DEVELOPMENT STANDARDS:
MINIMUM LOT WIDTH: 50'
FRONT SETBACK: 25'
SIDE SETBACK: 0' OR 5' (IF PROVIDED)
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MAXIMUM HEIGHT: 70'

PARKING:
RESIDENTIAL (3 BEDROOM TOWNHOMES FOR RENT):
REQUIRED: 2 SPACES / UNIT + 0.5 PER BEDROOM OVER 2
TOTAL REQUIRED: 225 SPACES
PROVIDED:
DRIVEWAY AND GARAGE PARKING (2 SPACES / UNIT): 180 SPACES
STREET PARKING: 47 (2 ADA ACCESSIBLE SPACES)
TOTAL PROVIDED: 227 SPACES (2 ACCESSIBLE)

COMMERCIAL:
PARKING FOR COMMERCIAL SHALL MEET CITY OF MEBANE MINIMUM STANDARDS BASED ON INDIVIDUAL USES.

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MEBANE - DEEP RIVER

LANDSCAPING PLAN

PROJECT LOCATION:
CITY: MEBANE
COUNTY: ALAMANCE
STATE: NORTH CAROLINA

OWNER INFORMATION:
MEBANE, D.D. HEIRS
1462 MEBANE OAKS RD
MEBANE, NC 27302

Civil Engineers and Land Surveyors
8518 Trid Drive, Colfax, NC 27235
www.reiconsulting.com
(336) 852-9797
License No. C-0950

FEI

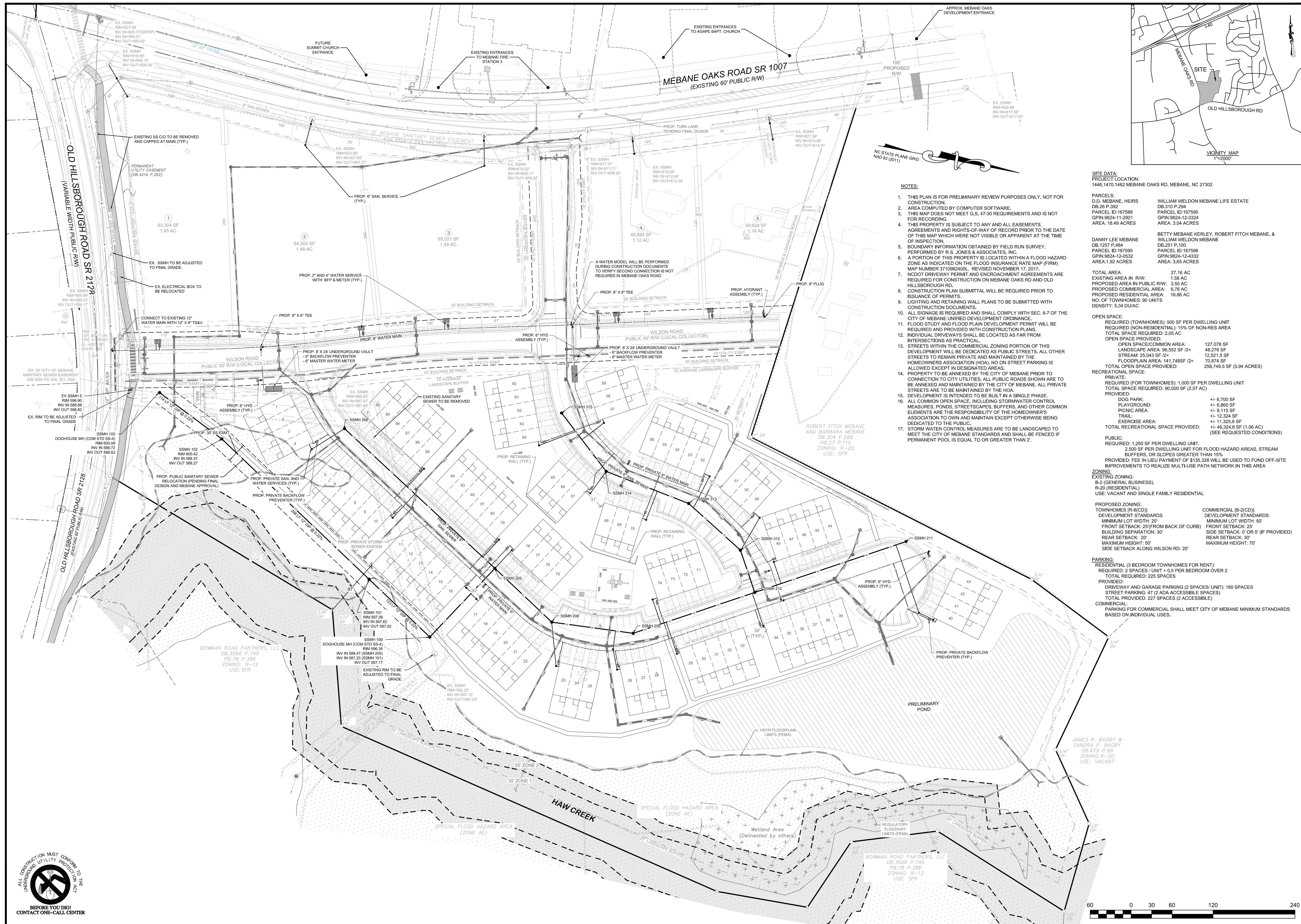
REVISION NOTE

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DRAWN BY: JRA
CHECKED BY: AC
DATE: 09/05/2023
PROJECT NO.: 04033.001
REF. NO.: -
SCALE: 1" = 60'

PRELIMINARY NOT FOR CONSTRUCTION

SHEET
6 OF 8



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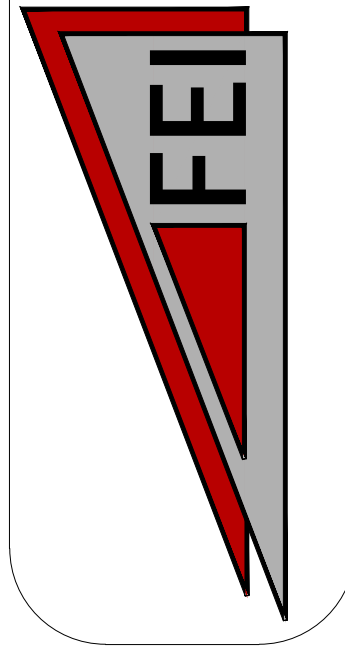
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Civil Engineers and Land Surveyors
 8518 Trid Drive, Colfax, NC 27235
 www.reconconsulting.com
 (336) 852-9797
 License No. C-0950



**MEBANE - DEEP RIVER
 UTILITY PLAN**

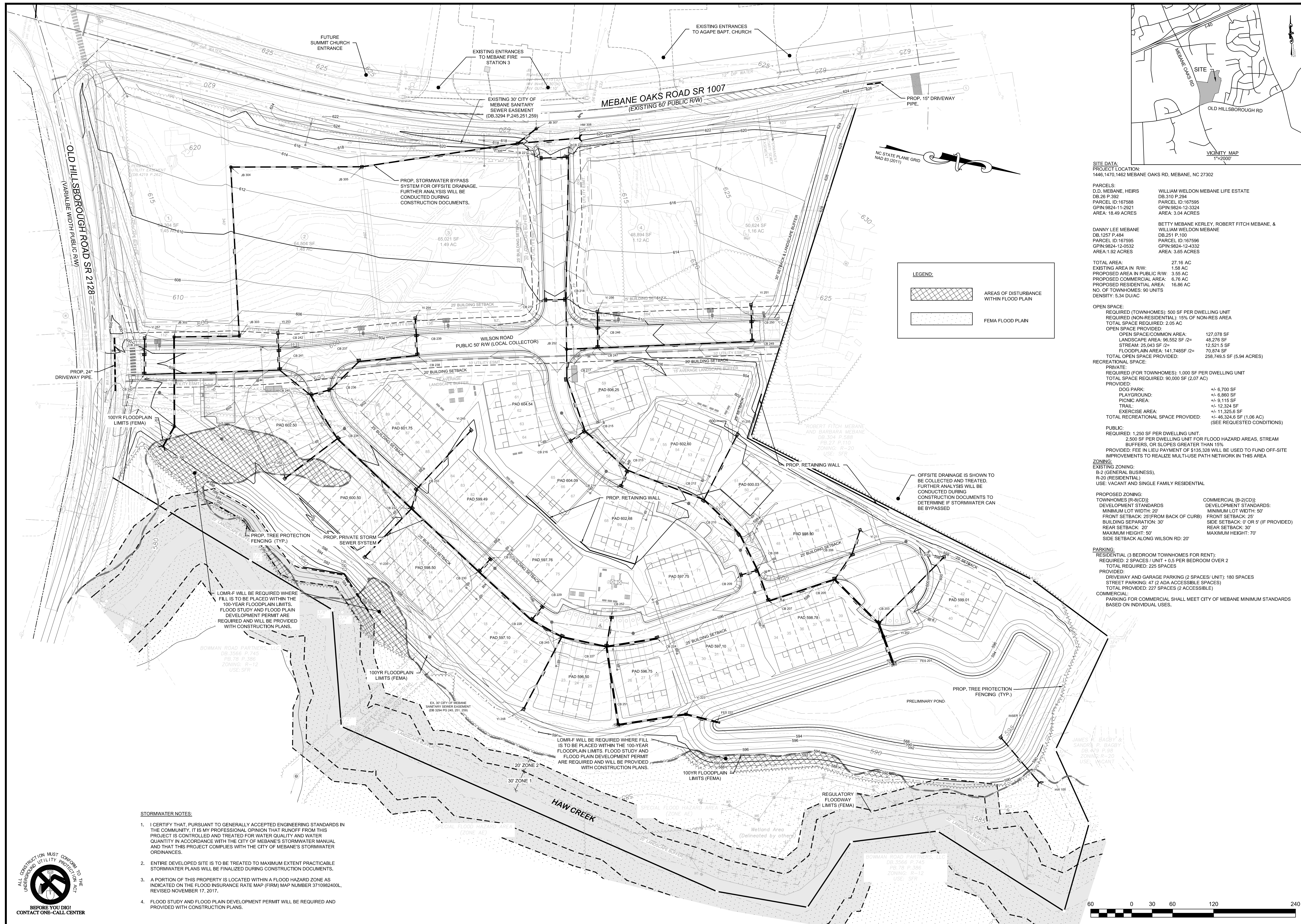
OWNER INFORMATION:
 MEBANE D.D. HEIRS
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 MEBANE, NC 27302

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DRAWN BY : JRA
 CHECKED BY: AC
 DATE: 09/05/2023
 PROJECT NO.: 04033.001
 REF. NO.: -
 SCALE: 1" = 60'

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**





SITE DATA:
PROJECT LOCATION:
 1466.1470, 1462 MEBANE OAKS RD, MEBANE, NC 27302

PARCELS:
 D.D. MEBANE, HEIRS DB.26 P.392 PARCEL ID:167588 GPIN:9824-11-2921 AREA: 18.49 ACRES
 WILLIAM WELDON MEBANE LIFE ESTATE DB.310 P.264 PARCEL ID:167595 GPIN:9824-12-3324 AREA: 3.04 ACRES
 DANNY LEE MEBANE DB.1257 P.484 PARCEL ID:167595 GPIN:9824-12-0532 AREA: 1.92 ACRES
 BETTY MEBANE KERLEY, ROBERT FITCH MEBANE, & WILLIAM WELDON MEBANE DB.251 P.100 PARCEL ID:167596 GPIN:9824-12-4332 AREA: 3.65 ACRES

TOTAL AREA: 27.16 AC
EXISTING AREA IN R/W: 1.58 AC
PROPOSED AREA IN PUBLIC R/W: 3.55 AC
PROPOSED COMMERCIAL AREA: 6.78 AC
PROPOSED RESIDENTIAL AREA: 16.86 AC
NO. OF TOWNHOMES: 90 UNITS
DENSITY: 5.34 DU/AC

OPEN SPACE:
REQUIRED (TOWNHOMES): 500 SF PER DWELLING UNIT
REQUIRED (NON-RESIDENTIAL): 15% OF NON-RES AREA
TOTAL SPACE REQUIRED: 2.05 AC
OPEN SPACE PROVIDED:
 OPEN SPACE COMMON AREA: 127,078 SF
 LANDSCAPE AREA: 96,552 SF / 2= 48,276 SF
 STREAM: 25,043 SF / 2= 12,521.5 SF
 FLOODPLAIN AREA: 141,748SF / 2= 70,874 SF
TOTAL OPEN SPACE PROVIDED: 298,749.5 SF (5.94 ACRES)

RECREATIONAL SPACE:
PRIVATE:
REQUIRED (FOR TOWNHOMES): 1,000 SF PER DWELLING UNIT
TOTAL SPACE REQUIRED: 90,000 SF (2.07 AC)
PROVIDED:
 DOG PARK: +/- 6,700 SF
 PLAYGROUND: +/- 6,860 SF
 PICNIC AREA: +/- 9,115 SF
 TRAIL: +/- 12,324 SF
 EXERCISE AREA: +/- 11,326 SF
TOTAL RECREATIONAL SPACE PROVIDED: +/- 48,324.8 SF (1.06 AC) (SEE REQUESTED CONDITIONS)

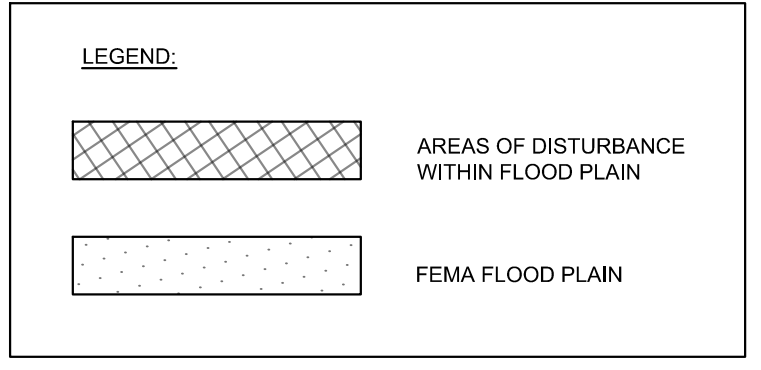
PUBLIC:
REQUIRED: 1,250 SF PER DWELLING UNIT.
 2,500 SF PER DWELLING UNIT FOR FLOOD HAZARD AREAS, STREAM BUFFERS, OR SLOPES GREATER THAN 15%
PROVIDED: FEE IN LIEU PAYMENT OF \$135,328 WILL BE USED TO FUND OFF-SITE IMPROVEMENTS TO REALIZE MULTI-USE PATH NETWORK IN THIS AREA

ZONING:
EXISTING ZONING:
 B-2 (GENERAL BUSINESS),
 R-20 (RESIDENTIAL),
 USE: VACANT AND SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING:
 TOWNHOMES [R-(8)(CD)],
 DEVELOPMENT STANDARDS:
 MINIMUM LOT WIDTH: 20'
 FRONT SETBACK: 25' (FROM BACK OF CURB)
 BUILDING SEPARATION: 30'
 REAR SETBACK: 20'
 MAXIMUM HEIGHT: 50'
 SIDE SETBACK ALONG WILSON RD: 20'

COMMERCIAL [B-2(CD)]:
 DEVELOPMENT STANDARDS:
 MINIMUM LOT WIDTH: 50'
 FRONT SETBACK: 30'
 SIDE SETBACK: 0' OR 5' (IF PROVIDED)
 REAR SETBACK: 30'
 MAXIMUM HEIGHT: 70'

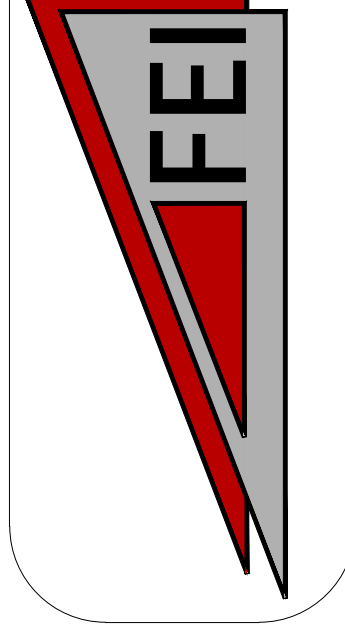
PARKING:
RESIDENTIAL (3 BEDROOM TOWNHOMES FOR RENT):
REQUIRED: 2 SPACES / UNIT + 0.5 PER BEDROOM OVER 2
TOTAL REQUIRED: 225 SPACES
PROVIDED:
 DRIVEWAY AND GARAGE PARKING (2 SPACES/UNIT): 180 SPACES
 STREET PARKING: 47 (2 ADA ACCESSIBLE SPACES)
TOTAL PROVIDED: 227 SPACES (2 ACCESSIBLE)
COMMERCIAL:
 PARKING FOR COMMERCIAL SHALL MEET CITY OF MEBANE MINIMUM STANDARDS BASED ON INDIVIDUAL USES.



- STORMWATER NOTES:**
- I CERTIFY THAT, PURSUANT TO GENERALLY ACCEPTED ENGINEERING STANDARDS IN THE COMMUNITY, IT IS MY PROFESSIONAL OPINION THAT RUNOFF FROM THIS PROJECT IS CONTROLLED AND TREATED FOR WATER QUALITY AND WATER QUANTITY IN ACCORDANCE WITH THE CITY OF MEBANE'S STORMWATER MANUAL AND THAT THIS PROJECT COMPLIES WITH THE CITY OF MEBANE'S STORMWATER ORDINANCES.
 - ENTIRE DEVELOPED SITE IS TO BE TREATED TO MAXIMUM EXTENT PRACTICABLE STORMWATER PLANS WILL BE FINALIZED DURING CONSTRUCTION DOCUMENTS.
 - A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 3710982400L, REVISED NOVEMBER 17, 2017.
 - FLOOD STUDY AND FLOOD PLAN DEVELOPMENT PERMIT WILL BE REQUIRED AND PROVIDED WITH CONSTRUCTION PLANS.



Civil Engineers and Land Surveyors
 8518 Triad Drive, Colfax, NC 27235
 www.reconconsulting.com
 (336) 852-9797
 License No. C-0950



MEBANE - DEEP RIVER GRADING PLAN

OWNER INFORMATION:
 MEBANE, D.D. HEIRS
 1462 MEBANE OAKS RD
 MEBANE, NC 27302

PROJECT LOCATION:
 CITY: MEBANE
 COUNTY: ALAMANCE
 STATE: NORTH CAROLINA

NO.	DATE	REVISION NOTE
1		
2		
3		
4		

DRAWN BY: JRA
CHECKED BY: AC
DATE: 08/22/2023
PROJECT NO.: 04033.001
REF. NO.: -
SCALE: 1" = 60'

PRELIMINARY NOT FOR CONSTRUCTION

SHEET 8 OF 8



PLANNING PROJECT REPORT

DATE	09/08/2023
PROJECT NUMBER	RZ 23-06
PROJECT NAME	Deep River
APPLICANT	Deep River Partners 804 Green Valley Rd, Suite 202 Greensboro, NC 27408

CONTENTS

PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 2
LAND USE REPORT	PAGE 4
UTILITIES REPORT	PAGE 8
STAFF ZONING REQUEST RECOMMENDATION	PAGE 9

ZONING REPORT

EXISTING ZONE	R-20, Residential and B-2, General Business
REQUESTED ACTION	R-8 (CD), Residential Conditional and B-2 (CD), General Business Conditional
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	Residential, Forested
PARCEL SIZE	+/- 27.16 acres

PROPERTY OWNERS	D.D. Mebane Heirs Unaddressed GPIN:9824112921	William Weldon Mebane Life Estate 1462 Mebane Oaks Road Mebane, NC 27302 GPIN:9824123324
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PROPERTY OWNERS	Betty Mebane Kerley, Robert Fitch Mebane, & William Weldon Mebane 1470 Mebane Oaks Road GPIN: 9824124332	Danny Lee Mebane 1446 Mebane Oaks Road Mebane, NC 27302 GPIN: 9824120532
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LEGAL DESCRIPTION	Request to rezone four properties totaling +/- 27.16 acres located along Mebane Oaks Road and Old Hillsborough Road from R-20 and B-2 to R-8 (CD) and B-2 (CD) for a development consisting of five commercial parcels and 90 townhomes by Deep River Partners.
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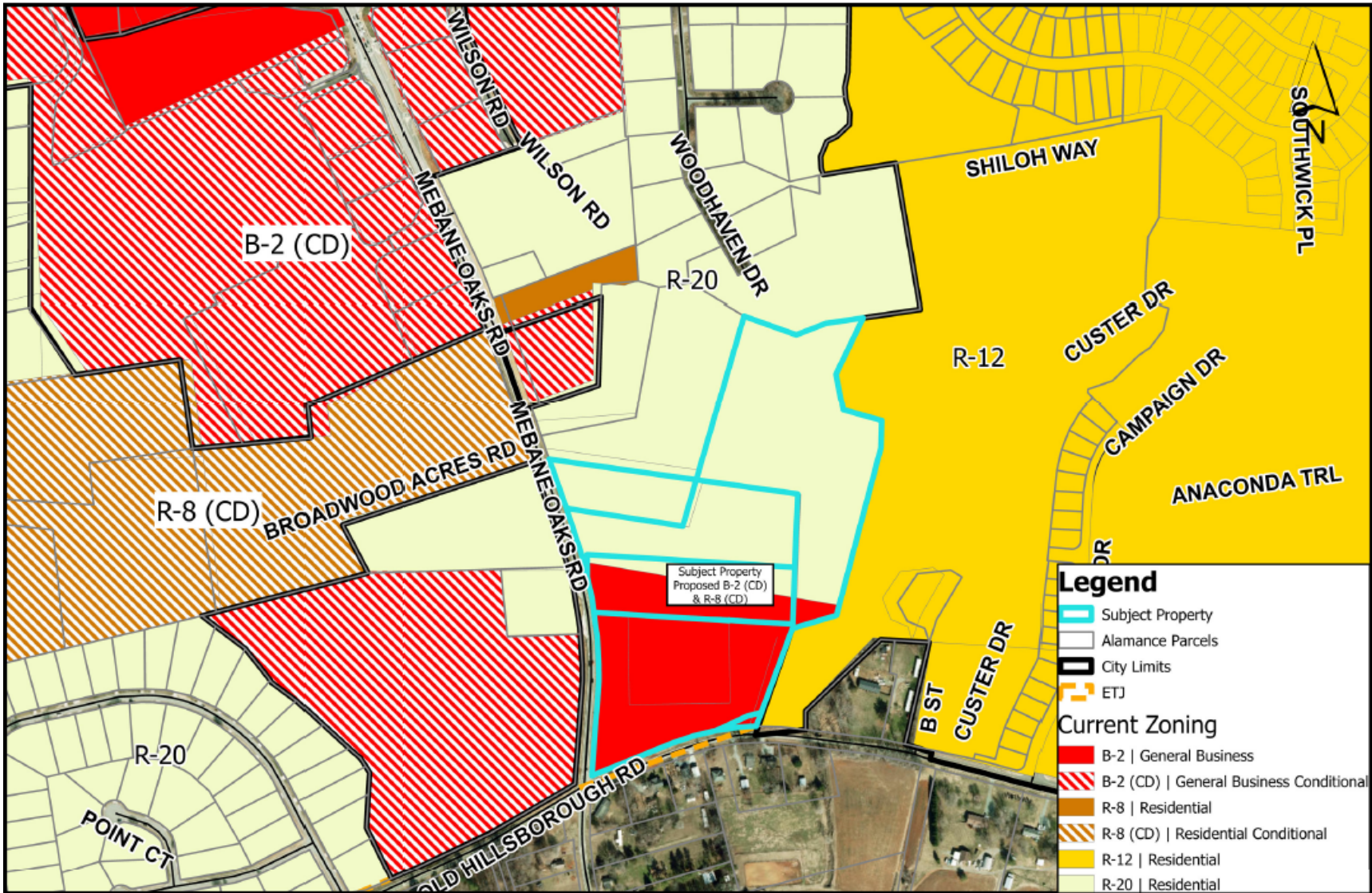
AREA ZONING & DISTRICTS	Properties to the west, across Mebane Oaks Road, are zoned R-20 and B-2 (CD). Adjoining properties to the north are zoned R-20 and to the east R-12. Properties to the south are located in Alamance County's planning jurisdiction and are not zoned.
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SITE HISTORY	Two of the four properties currently have single-family residences, which were built in the 1940s and 1960s. The remaining properties are forested and undeveloped. The largest property includes a stream, wetlands, and FEMA designated floodplain.
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STAFF ANALYSIS

CITY LIMITS?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PROPOSED USE BY-RIGHT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SPECIAL USE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
EXISTING UTILITIES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

POTENTIAL IMPACT OF PROPOSED ZONE	The proposed R-8 (CD) zoning district introduces a higher residential density than surrounding residential uses. However, the environmental features of the property provide additional buffering to single-family uses to the east and south of the proposed townhomes. The proposed B-2 (CD) zoning district is consistent with commercial uses along Mebane Oaks Road.
-----------------------------------	---



Legend

- Subject Property
- Alamance Parcels
- City Limits
- ETJ

Current Zoning

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



**CITY OF MEBANE
ZONING MAP**

**CONDITIONAL REZONING
DEEP RIVER**

1 inch = 500 feet

DATE: 9/5/23

DRAWN BY: BP

LAND USE REPORT

EXISTING LAND USE	Single-Family Residential, Forested, Vacant
PROPOSED LAND USE & REQUESTED ACTION	The applicant is requesting to rezone four properties totaling +/- 27.16 acres located along Mebane Oaks Road and Old Hillsborough Road from R-20 and B-2 to R-8 (CD) and B-2 (CD) for a development consisting of five commercial parcels and 90 townhomes by Deep River Partners.
PROPOSED ZONING	R-8 (CD), Residential Conditional District B-2 (CD), General Business Conditional District
PARCEL SIZE	+/- 27.16 acres
AREA LAND USE	<p>The subject properties are located at the intersection of Mebane Oaks Road and Old Hillsborough Road. The properties to the west include Mebane Fire Station 3, Agape Baptist Church, and the Summit Church, which is under construction. Evolve at Mebane Oaks, a Planned Unit Development, was recently approved on a site northwest of this proposed development. The properties to the north consist of single-family dwellings and retail uses. Properties to the south include a pet grooming business and single-family homes. To the east is The Meadows subdivision. Site work for the fourth phase of The Meadows, which adjoins this property, is ongoing.</p>
ONSITE AMENITIES & DEDICATIONS	<p>The applicant proposes a 5' sidewalk on Mebane Oaks Road and a 10' multi-use path along Old Hillsborough Road. All internal roads within the development will include 5' wide sidewalks. Sidewalk will be provided on both sides of all public streets and on one side of the private streets. The development will include a private playground area, picnic area, dog park, exercise area, and walking trail.</p>
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <p>The applicant has proposed a minimum 30' separation between individual townhome buildings, with no side yards for end units. Additionally, the applicant proposes townhome buildings with side frontages on Wilson Road to be set back at least 20' from the Wilson Road right-of-way. The Unified Development Ordinance (UDO) requires a minimum 15' of open space between individual townhome buildings and a 15' side yard for end units.</p>
DESCRIPTION OF PROPOSED CONDITIONS	<p>The applicant proposes an alternative landscaping plan including reduced buffers between adjacent residential zoning to the north and reduced streetscape buffers, particularly along Old Hillsborough Road.</p> <ul style="list-style-type: none">• The applicant proposes a 20' landscape buffer with increased vegetation between proposed townhomes and adjoining R-20 zoning. The UDO requires a 40' Type B landscape buffer between townhomes and single-family residences on larger lots.• The applicant proposes a 30' landscape buffer with increased vegetation between commercial and existing single-family homes.

-
- The UDO requires a 100' Type B landscape buffer between retail uses and single-family residences on larger lots.
- The applicant proposes an 8' streetscape along the commercial side of Wilson Road and 15' average streetscape along the residential side of Wilson Road. The UDO requires a 15' streetscape between retail and residential uses on Wilson Road.
 - The applicant proposes a 10' streetscape along Old Hillsborough Road. The UDO would require a minimum 20' streetscape on Old Hillsborough Road with a 75' streetscape required for areas across from single-family homes.
 - The applicant proposes a streetscape along Mebane Oaks Road with increased spacing between trees, with trees spaced every 40'. The UDO requires streetscape buffers to include one canopy tree every 40' and one understory ornamental tree every 20', on average.

As a condition of the zone district, the applicant proposes to provide 1.06 acres of private recreation space and for consideration of townhome backyards as part of the calculation of private recreation, increasing the total to 2.07 acres. The UDO requires 90,000 square feet or 2.07 acres of private recreation for residential units not intended for sale.

The applicant requests to provide a payment in lieu of the required public recreation area in the amount of \$135,328. The payment in lieu is to fund off-site improvements for the emerging multi-use path network in the area, covering the cost of installing an off-site intersection crosswalk with pedestrian signal heads at Mebane Oaks Road and Old Hillsborough Road and contributing to a future multi-use path connecting to the Meadows subdivision. The UDO requires this development to provide 2.58 acres of public recreation space.

Development of the commercial parcels are proposed with the following conditions:

- Driveway access will be from Wilson Road.
 - Cross-access will be provided between neighboring commercial lots.
 - Certain uses, as described in the applicant's rezoning application, will be prohibited from the B-2 (CD) Zoning District.
-

CONSISTENCY WITH *MEBANE BY DESIGN* STRATEGY

LAND USE GROWTH STRATEGY DESIGNATION(S)	G-4, Secondary Growth Area G-2, Jones Drive and South Mebane Oaks Road Residential Growth Area
OTHER LAND USE CONSIDERATIONS	Mebane Oaks Road Small Area Plan
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	Goal 1.1: Encourage a variety of uses in growth strategy areas and in the downtown, promote/encourage a village concept that supports compact and walkable environments. Goal 1.6: Require that commercial development be pedestrian-friendly, supporting walking between differing land uses while also reducing parking requirements. Goal 2.1: Improve safety and confidence of pedestrian access across major streets, including I-40/85, US-70, NC-119, Mebane-Oaks Road and other highly traveled roadways.
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	



NC OGIA, Maxar, Esri Community Maps Contributors, Town of Cary, Alamance County, State of North Carolina DGT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	<p>Per the memorandum from Franz Holt of AWCK, the anticipated water use is approximately 26,300 gallons per day (3,800 gallons per day for commercial at 38,000 square feet x 100 gallons per day per 1,000 square feet and 22,500 gallons per day for the townhomes calculated at 240 gallons per day per unit based on permitted sewer use for 3- bedroom units). Each building will have domestic water service with backflow prevention. Additionally, the developer will extend 8-inch private sewer lines along the private roadways. Each building will have a sewer service. Wastewater flows will be permitted at 26,300 gallons per day. The City has adequate wastewater capacity available at the downstream Southeast Regional Pump Station and at the WRRF to meet this demand.</p>
UTILITIES PROVIDED BY APPLICANT	Applicant has pledged to provide all on-site utilities, as described in AWCK's Technical Memo.
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City has adequate water & sewer supply to meet the domestic and fire flow demands of the project.
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
TRANSPORTATION NETWORK STATUS	
CURRENT CONDITIONS	<p>The subject property is situated on the corner of Mebane Oaks Road and Old Hillsborough Road. The site plan features driveway connections to Mebane Oaks Road and Old Hillsborough Road. Both roads are NCDOT maintained roads.</p> <p>In 2022, this section of Mebane Oaks Road recorded an annual average daily traffic volume of 27,000 while Old Hillsborough Road recorded 4,900 trips. From 2018-2022, there have been 12 reported crashes in this section of Mebane Oaks Road and 7 reported crashes at the intersection of Mebane Oaks Road and Old Hillsborough Road. The NCDOT has recently installed a traffic signal at the intersection of Mebane Oaks Road and Old Hillsborough.</p>
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

DESCRIPTION OF RECOMMENDED IMPROVEMENTS	<p>The developer is required to make the following improvements: Mebane Oaks Road and Site Access #1:</p> <ul style="list-style-type: none"> • Construct the full movement access, directly aligned with the existing northern fire station driveway, with one ingress lane and two egress lanes under stop control. • Provide a minimum 100' internal protected stem. • Provide an exclusive left-turn lane on Mebane Oaks Road with 100 feet of storage and appropriate transitions. <p>Old Hillsborough Road and Site Access #2:</p> <ul style="list-style-type: none"> • Construct the full movement access with one ingress lane and two egress lanes under stop control. • Provide a minimum 100' internal protected stem. • Provide an exclusive left-turn lane on Old Hillsborough Road with 100 feet of storage and appropriate transitions.
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	<p>The applicant is required to construct a 5' sidewalk for the length of the property on Mebane Oaks Road, a 10' multi-use path along Hillsborough Road, and sidewalks on the internal street network, as shown on the site plan.</p>

STAFF RECOMMENDATION

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



September 12, 2023

Mr. Andrew Christ, P.E.
FEI Civil Engineers and Land Surveyors
8518 Triad Drive
Colfax, NC 27235

Subject: Mebane Deep River Development – Water and Sewer Layout

Dear Mr. Christ:

Regarding the Preliminary Site Utility Plans for Mebane Deep River Development and in accordance with the UDO, this letter indicates that I have reviewed the preliminary water and sewer system layout and find it acceptable meeting City standards based on the following:

- A. Water system – The developer proposes connecting to Mebane’s existing 12-inch water line in Old Hillsborough Road right-of-way and extending a new 8-inch public water line along proposed Wilson Road (Extension). Commercial water service taps are 2-inch domestic and 4-inch fire to each commercial lot (5). The proposed the proposed rental townhomes will be served through two 6-inch master meters with backflow prevention looped with 6-inch private water lines along the private roadways. Each building will have a domestic water service with backflow prevention. A water model will be completed at the construction drawing phase to determine if a second public connection is needed to Mebane’s existing 12-inch water line in Mebane Oaks Road right-of-way. The anticipated water use is approximately 26,300 gallons per day (3,800 gallons per day for commercial at 38,000 square feet x 100 gallons per day per 1,000 square feet and 22,500 gallons per day for the townhomes calculated at 240 gallons per day per unit based on permitted sewer use for 3- bedroom units). Proposed internal fire hydrants will be provided at appropriate locations. Existing fire hydrants along Old Hillsborough Road and Mebane Oaks Road may provide additional perimeter protection. The City has adequate water capacity available to meet the project’s domestic demand and fire flow requirements.
- B. Sanitary Sewer system – The developer proposes to connect the five (5) commercial lots with 6-inch sewer services at manholes in Mebane Oaks Road right-of-way. Additionally, the developer will extend 8-inch private sewer lines along the private roadways. Each building will have a sewer service. Wastewater flows will be permitted at 26,300 gallons per day. The City has adequate wastewater capacity available at the downstream Southeast Regional Pump Station and at the WRRF to meet this demand. A portion of the City’s existing 12-inch sewer outfall will be relocated to accommodate the sewer layout.

Public extensions and relocations will become a part of the City’s water distribution and sewer collection system when completed in accordance with City of Mebane requirements.

If there are any questions, please let me know.

Sincerely,

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

Franz K. Holt, P.E. City Engineer

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



Technical Memorandum

Date: September 12, 2023

To: Ashley Ownbey, Development Director

From: Franz Holt, P.E.

Subject: Mebane Deep River Development - City Engineering Department review

City Engineering has reviewed Site Plans submitted for Mebane Deep River Development dated August 23, 2023, prepared by Andrew Christ, P.E. with FEI Civil Engineers and Land Surveyors. Our technical review comments are as follows:

A. General Summary

1. The 27.16-acre site is proposed to be developed as 5 commercial lots and 90 residential townhome units for rent.
2. On-site stormwater controls are proposed to meet standard treatment requirements and exceed standard storm water detention requirements.
3. The City of Mebane (city) public water and sewer lines are accessible for extension within the development.
4. Street Access is made with a public roadway connection to Mebane Oaks Road SR 1007 (with turn lanes) and a public roadway connection to Old Hillsborough Road SR 2128 (with turn lanes). The internal streets include an extension of Wilson Street (a proposed city street) complying with Mebane's approved small area thoroughfare plan. However, gaps remain in the area plan and will be completed with additional future private development. The residential development will be served by private streets 27'- back-to-back curb and gutter. The proposed city public streets will be 31' back-to-back curb and gutter.
5. Sidewalks are proposed on both sides of all proposed city public streets and one side of the private street network. A city-maintained sidewalk will also be extended along the property frontage on Mebane Oaks Road. A city maintained multi-use path will be extended along the Old Hillsborough Road frontage. A NCDOT maintained pedestrian crosswalk with signal heads will be installed at the intersection of Old Hillsborough Road and Mebane Oaks Road and credited against the recreation fee collected by the city. Additionally, the balance of the recreation fees will be collected by the city to be used for extension of the multi-use path to the Meadows Subdivision.



6. NCDOT plan approvals, driveway permits, and encroachment agreements are required for the proposed improvements along Mebane Oaks Road and Old Hillsborough Road.

B. Availability of City Water and Sewer

Regarding the Preliminary Site Utility Plans for Mebane Deep River Development and in accordance with the UDO, this memo indicates that I have reviewed the preliminary water and sewer system layout and find it acceptable and meets City standards based on the following:

1. Water system – The developer proposes connecting to Mebane’s existing 12-inch water line in Old Hillsborough Road right-of-way and extending a new 8-inch public water line along proposed Wilson Road (Extension). Commercial water service taps are 2-inch domestic and 4-inch fire to each commercial lot (5). The proposed the proposed rental townhomes will be served through two 6-inch master meters with backflow prevention looped with 6-inch private water lines along the private roadways. Each building will have a domestic water service with backflow prevention. A water model will be completed at the construction drawing phase to determine if a second public connection is needed to Mebane’s existing 12-inch water line in Mebane Oaks Road right-of-way. The anticipated water use is approximately 26,300 gallons per day (3,800 gallons per day for commercial at 38,000 square feet x 100 gallons per day per 1,000 square feet and 22,500 gallons per day for the townhomes calculated at 240 gallons per day per unit based on permitted sewer use for 3- bedroom units). Proposed internal fire hydrants will be provided at appropriate locations. Existing fire hydrants along Old Hillsborough Road and Mebane Oaks Road may provide additional perimeter protection. The City has adequate water capacity available to meet the project’s domestic demand and fire flow requirements.

2. Sanitary Sewer system – The developer proposes to connect the five (5) commercial lots with 6-inch sewer services at manholes in Mebane Oaks Road right-of-way. Additionally, the developer will extend 8-inch private sewer lines along the private roadways. Each building will have a sewer service. Wastewater flows will be permitted at 26,300 gallons per day. The city has adequate wastewater capacity available at the downstream Southeast Regional Pump Station and at the WRRF to meet this demand. A portion of the city’s existing 12-inch sewer outfall will be relocated to accommodate the sewer layout.



D. Watershed Overlay District and Phase II Stormwater Requirements

1. UDO Watershed Overlay District requirements.

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

2. Phase II Stormwater Post Construction Ordinance

Sec. 5.1 in the UDO provides standards for Storm Water Management and 5.1.F requires compliance with the Mebane Post Construction Runoff Ordinance (which is a stand-alone ordinance titled the Phase II Stormwater Post Construction Ordinance (SPCO)). The standards in the UDO are general standards as the Ordinance itself provides detailed standards. The SPCO does apply to this project as more than one acre is being disturbed. Built upon areas of more than 24% require engineered stormwater controls. As this project exceeds the 24% threshold, proposed engineered stormwater controls are provided on the site plans and include a fenced wet pond with detention being provided for up to a 100 yr. design storm event where post construction stormwater runoff peak discharges are no more than predevelopment discharge rates for the designed storm event.

E. Storm Drainage System

The UDO provides requirements for storm drainage systems. The site plans include a storm drainage system layout that indicates certain pipe locations, inlets, and all being directed to the engineered stormwater control devices where the stormwater runoff is treated and detained before release to downstream properties. However, there is a bypass storm drain piping system to direct off-site runoff through the site.

F. Traffic Impact Analysis

1. A TIA was required for this project with NCDOT issuing their approval letter with concurrence by the City of Mebane's Traffic Engineer and Mebane staff.



2. Left turn lane improvement with appropriate storage and transitions will be required at the Mebane Oaks Road and Old Hillsborough Road connections.
3. Two egress lanes are being required to the Old Hillsborough Road and Mebane Oaks Road connections with one ingress lane at each roadway connection.

G. Construction Plan Submittal

The UDO requires final site construction plans to be submitted for TRC review and approval. A flood study will also be required to be submitted with the construction plans.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

May 10, 2023

ALAMANCE COUNTY

Dionne C. Brown, PE
Davenport
119 Brookstown Ave. Suite PH 1
Winston-Salem, NC 27101

Subject: Proposed Deep River Mebane Development Located on Old Hillsborough Road (SR 2128) and Mebane Oaks Road (SR 1007).
Review of Traffic Impact Analysis (TIA) Dated January 20, 2023.

Dear Ms. Brown,

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

General:

The proposed site is located between Old Hillsborough Road/Bowman Road and Broadwood Acres Road east of Mebane Oaks Road in Mebane. The proposed site consists of 92 townhomes, 3,500 square feet of fast-food restaurant with drive-through window, 10,000 square feet of medical offices, 5,000 square feet of high-turnover sit-down restaurant, and 4,000 square feet of a bank with drive-through window and is expected to generate approximately 3,546 new daily trips upon full build out in 2025. One full movement access point is proposed on Mebane Oaks Road, and one full movement access point is proposed on Old Hillsborough Road.

NCDOT Committed Improvements:

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

NCDOT Transportation Project I-5711 includes improvements to the interchange of I-40 and Mebane Oaks Road. The project is planned for completion in 2023. The project will

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

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

Location:
115 EAST CRESCENT SQUARE DRIVE
GRAHAM, NC 27253

Website: www.ncdot.gov

widen the existing bridge at I-40, creating a 7-lane roadway between interchange ramps. A fourth leg of the Mebane Oaks Road & Garrett Crossing intersection is scheduled for construction as part of the approved Mebane Oaks Road Commercial development improvements. These improvements were considered in this analysis.

Findings and Requirements:

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

Mebane Oaks Road and Site Access #1:

- Construct the full movement access, directly aligned with the existing northern fire station driveway, with one ingress lane and two egress lanes under stop control.
- Provide a minimum 100' internal protected stem.
- Provide an exclusive left-turn lane on Mebane Oaks Road with 100 feet of storage and appropriate transitions.

Old Hillsborough Road and Site Access #2:

- Construct the full movement access with one ingress lane and two egress lanes under stop control.
- Provide a minimum 100' internal protected stem.
- Provide an exclusive left-turn lane on Old Hillsborough Road with 100 feet of storage and appropriate transitions.

Multi-modal and Streetscape Enhancements:

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

General Requirements:

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

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

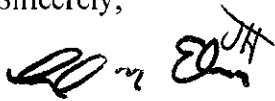
Intersection radii and geometry shall be designed to accommodate turning movements of the largest anticipated vehicle.

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

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

Feel free to contact me if you have any questions.

Sincerely,

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

C. N. Edwards Jr., PE
District Engineer

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



Memorandum

To: Ashley Ownbey
Development Director
City of Mebane

Date: April 17, 2023

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

Project #: 39160.00, Task 15

From: Baohong Wan, PhD, PE

Re: Deep River Mebane Traffic Impact Analysis
Mebane, NC

A Traffic Impact Analysis (TIA) was prepared by Davenport in January 2023 for the proposed Deep River Mebane Development located in the northeast corner of the intersection of Mebane Oaks Road and Old Hillsborough Road in Mebane, North Carolina. Per request by the City of Mebane, VHB conducted an independent review of the Deep River Mebane Development TIA. This memo provides a list of critical findings, following by an in-depth summary of study process and analysis results of the TIA.

List of Mitigation Recommendations

The following items in red should be considered in addition to mitigation measures that have been identified within the Deep River Mebane Development TIA:

- › Site Frontage along Mebane Oaks Road and Old Hillsborough Road
 - Right-of-way (R/W) dedication and streetscape along site frontage of Mebane Oaks Road and Old Hillsborough Road should be provided based on the City of Mebane *Comprehensive Transportation Plan and Bicycle and Pedestrian Transportation Plan* standards.
 - NCDOT requires sufficient R/W to accommodate required road improvements to mitigate traffic impacts attributable to the site based on the TIA. Additional R/W or infrastructure requirements are subject to local regulation and authority by the City of Mebane.
- › Mebane Oaks Road and Site Access #1
 - Construct site driveway with one ingress and two egress lanes and provide 100 feet of internal protection stem (IPS) length.
 - Construct a dedicated left-turn lane on southbound Mebane Oaks Road with 100 feet of storage length and appropriate taper.
 - Design Site Access #1 according to applicable NCDOT and local standards.
- › Old Hillsborough Road and Site Access #2
 - Construct site driveway with one ingress and two egress lanes and provide 100 feet of internal protection stem (IPS) length.
 - construct a dedicated left-turn lane on eastbound Old Hillsborough Road with 100 feet of storage length and appropriate taper.
 - Design Site Access #2 according to applicable NCDOT and local standards.

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

Engineers | Scientists | Planners | Designers

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

P 919.829.0328 F 919.833.0034 www.vhb.com

General Comments

- Trip Generation Calculations
 - › The internal capture for the residential land use were calculated incorrectly due to an apparent typo in the PM peak hour internal capture sheet. The trip generation calculations and Build (2025) results may need to be revised to reflect the correct internal capture percentages, although no significant changes to conclusions are anticipated.
 - › The AM peak hour exiting commercial site trips appear to be double counting the pass-by trips which is leading to more trips being analyzed than necessary. Nevertheless, the TIA provided a more conservative analysis; if a revised analysis is provided, these AM peak hour commercial trips can be lowered to the appropriate number that would still be considered acceptable.
- Synchro Capacity Analysis
 - › The southbound approach of Mebane Oaks Road at Brundage Lane was coded with a continuous left-turn lane and a right-turn lane with 150 feet of storage. However, the left-turn lane observed does not appear to be continuous and should be coded with approximately 250 feet of storage, and Figure 3 in the TIA shows the storage lengths flipped along this approach.
 - › The southbound right-turn volume analyzed at Bowman Road and Ben Wilson Road under the 2025 No-Build AM and PM conditions does not match what is displayed in Figure 6.
- [Issues with trip generation calculation and capacity analysis were noted during the TIA review process. Nevertheless, those revisions are not expected to materially change anticipated outcomes and required mitigation.](#)

Summary of TIA Assumptions and Results

Development Plan

The proposed Deep River Mebane development will consist of 92 townhomes, 3,500 square feet (sf) of fast-food restaurant with drive-through window, 10,000-sf of medical offices, 5,000-sf of high-turnover sit-down restaurant, and a 4,000-sf bank with a drive-through window. Site access will be provided via one full movement driveway on Mebane Oaks Road and one full movement driveway on Bowman Road.

Study Area and Analysis Scenarios

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

- › 2022 Existing Conditions
- › 2025 Future No Build Conditions
- › 2025 Future Build Conditions
- › 2025 Future Build Conditions + Improvements

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

- › I-40 WB/I-85 SB Ramps at SR 1007 (Mebane Oaks Road) (signalized)
- › I-40 EB/ I-85 NB Ramps at SR 1007 (Mebane Oaks Road) (signalized)
- › SR 1007 (Mebane Oaks Road) at Brundage Lane/ Forest Oaks Lane (signalized)
- › SR 1007 (Mebane Oaks Road) at Garrett Crossing Entrance (signalized)

- › SR 1007 (Mebane Oaks Road) at SR 2128 (Old Hillsborough Road/ Bowman Road) (unsignalized, future signalized)
- › SR 2128 (Bowman Road) at SR 1140 (Ben Wilson Road) (unsignalized)
- › SR 1007 (Mebane Oaks Road) and Site Access #1 (future unsignalized)
- › SR 2128 (Old Hillsborough Road) and Site Access #2 (future unsignalized)

Existing and No-Build Analysis Assumptions

Existing (2022) analysis was conducted based on traffic counts collected in October 2022 during weekday AM (7 to 9 AM) and PM (4 to 6 PM) peak hours.

The No-Build scenario included an annual growth rate of two percent (2%) between the existing year (2022) and the future analysis year (2025). In addition, site trips due to the following adjacent development were identified and included in the future year analyses:

- › Summit Church
- › Meadow Phases 2 and 3
- › Meadowstone Townhomes
- › McKay Book

Transportation improvements associated with NCDOT TIP I-5711 (I-40/85 at Mebane Oaks Road interchange improvement and widening to multi-lanes) and SM-5707B (construction of turn lanes and traffic signal at Mebane Oaks Road and Old Hillsborough Road) are included in the future year capacity analysis.

Trip Generation & Distribution

Trip generation potential was determined based on methodology outlined in the ITE *Trip Generation Manual, 11th Edition*. Land Use Code (LUC) 215 (Single-Family Attached Housing), LUC 720 (Medical-Dental Office Building), LUC 912 (Drive-In Bank), LUC 932 (High-Turnover (Sit-Down) Restaurant), and LUC 934 (Fast-Food Restaurant with Drive-Through Window) were used in the trip generation calculations based on the NCDOT guidance. Internal capture calculations were completed using the *NCHRP 684 Internal Trip Capture Estimation Tool*. Based on the TIA, the proposed development is expected to generate 276 external trips (144 entering, 132 exiting) occurring in the AM peak hour and 239 external trips (114 entering, 125 exiting) occurring in the PM peak hour.

Traffic assignment was conducted separately for the proposed residential and retail land uses. Traffic assignment for the residential uses were based on the following trip distribution assumptions:

- › 35% to/from the west via I-40 WB/ I-85 SB
- › 20% to/from the east via I-40 EB/ I-85 NB
- › 20% to/from the north via Mebane Oaks Road
- › 5% to/from the south via Mebane Oaks Road
- › 10% to/from the east via Bowman Road
- › 10% to/from the west via Old Hillsborough Road

Traffic assignment for the retail uses were based on the following trip distribution assumptions:

- › 20% to/from the west via I-40 WB/ I-85 SB
- › 10% to/from the east via I-40 EB/ I-85 NB
- › 15% to/from the north via Mebane Oaks Road
- › 5% to/from the south via Mebane Oaks Road

- › 10% to/from the east via Bowman Road
- › 25% to/from the west via Old Hillsborough
- › 15% to/from the north on Ben Wilson Road

Capacity Analysis Results

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

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

ID	Intersection and Approach	2022 Existing		2025 No-Build		2025 Build		2025 Build with Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
100	Mebane Oaks Road and I-40 WB/I-85 SB Ramps	B (14.7)	C (22.8)	C (21.7)	C (30.2)	C (22.5)	C (30.8)	C (22.5)	C (30.8)
	Westbound	E-56.1	D-51.5	D-52.3	D-51.3	D-51.7	D-52.3	D-51.7	D-52.3
	Northbound	A-4.2	A-9.1	B-17.3	C-21.8	B-18.3	C-22.5	B-18.3	C-22.5
	Southbound	B-10.2	B-19.4	B-14.5	C-25.7	B-15.6	C-26.0	B-15.6	C-26.0

The TIA indicated that this intersection is operating at LOS B or C during the AM and PM peak hours under the existing conditions; with widening improvements associated with NCDOT TIP I-5711, this intersection is expected to operate at LOS C during both the AM and PM peak hours under the future year conditions, with or without the proposed development. No mitigation was recommended within the TIA as the intersection is expected to operate acceptably with no queueing issues with the addition of site traffic.

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

ID	Intersection and Approach	2022 Existing		2025 No-Build		2025 Build		2025 Build with Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
200	Mebane Oaks Road and I-40 EB/I-85 NB Ramps	C (33.3)	C (31.4)	C (34.3)	C (32.8)	D (35.1)	C (33.5)	D (35.1)	C (33.5)
	Eastbound	D-49.1	D-45.3	D-39.7	D-37.0	D-38.1	D-39.8	D-38.1	D-39.8
	Northbound	C-23.0	C-24.4	C-31.2	C-34.5	C-34.4	C-35.0	C-34.4	C-35.0
	Southbound	C-30.1	C-28.2	C-32.9	C-27.9	C-33.2	C-27.1	C-33.2	C-27.1

The TIA indicated that this intersection is operating at LOS C during both the AM and PM peak hours under the existing conditions; with widening improvements associated with NCDOT TIP I-5711, this intersection is expected to operate at LOS C or D during both the AM and PM peak hours under the future year conditions, with or without the proposed development. No mitigation was recommended within the TIA as the intersection is expected to operate acceptably with no queueing issues with the addition of site traffic.



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

ID	Intersection and Approach	2022 Existing		2025 No-Build		2025 Build		2025 Build with Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
300	Mebane Oaks Road and Brundage Lane/ Forest Oaks Lane	C (23.3)	C (24.8)	C (26.5)	C (27.2)	C (26.2)	C (27.6)	C (26.2)	C (27.6)
	Eastbound	E-70.8	E-67.2	E-68.7	E-65.3	E-68.7	E-65.3	E-68.7	E-65.3
	Westbound	E-73.2	E-67.8	E-68.5	E-57.7	E-68.7	E-57.0	E-68.7	E-57.0
	Northbound	B-14.1	B-17.2	B-19.5	C-27.3	B-19.8	C-28.1	B-19.8	C-28.1
	Southbound	A-7.4	B-15.0	A-9.6	B-13.8	A-9.9	B-14.6	A-9.9	B-14.6

The TIA indicated that this intersection is operating at LOS C during both the AM and PM peak hours under the existing conditions; with widening improvements associated with NCDOT TIP I-5711, this intersection is expected to continue to operate at LOS C during both the AM and PM peak hours under the future year conditions, with or without the proposed development. No mitigation was recommended within the TIA as the intersection is expected to operate acceptably with no queueing issues with the addition of site traffic.

Mebane Oaks Road and Garrett Crossing (signalized)

ID	Intersection and Approach	2022 Existing		2025 No-Build		2025 Build		2025 Build with Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
400	Mebane Oaks Road and Garrett Crossing	B (12.5)	C (24.8)	B (12.2)	C (25.1)	B (11.5)	C (24.4)	B (11.5)	C (24.4)
	Eastbound	E-60.6	D-54.6	E-57.6	D-54.4	E-57.6	D-54.4	E-57.6	D-54.4
	Northbound	A-2.6	A-5.0	A-3.2	A-6.1	A-3.5	A-6.3	A-3.5	A-6.3
	Southbound	A-4.0	A-7.6	A-4.9	A-10.0	A-5.2	B-10.5	A-5.2	B-10.5

The TIA indicated that this intersection is expected to operate at LOS B or C during both the AM and PM peak hours under the existing, background, and build-out conditions. No mitigation was recommended within the TIA as the intersection is expected to operate acceptably with no queueing issues with the addition of site traffic.

Mebane Oaks Road and Old Hillsborough Road/ Bowman Road (unsignalized, future signalized)

ID	Intersection and Approach	2022 Existing		2025 No-Build		2025 Build		2025 Build with Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
500	Mebane Oaks Road and Old Hillsborough Road/ Bowman Road	D (41.3)	C (31.8)	D (45.4)	D (35.2)	D (45.8)	D (36.0)	D (45.8)	D (36.0)
	Eastbound	E-66.9	E-66.1	E-60.3	E-60.7	E-58.5	E-59.6	E-58.5	E-59.6
	Westbound	F-98.9	F-99.6	F-98.8	F-98.0	F-98.0	F-97.4	F-98.0	F-97.4
	Northbound	B-16.8	B-15.6	C-22.1	C-20.7	C-23.9	C-22.0	C-23.9	C-22.0
	Southbound	A-8.4	A-7.0	B-11.8	A-9.5	B-12.6	B-10.2	B-12.6	B-10.2

The TIA indicated that the eastbound and westbound approaches are operating at failing levels of service during both the AM and PM peak hours under the existing conditions; with turn lanes and traffic signal improvements constructed by SM-5707B, this intersection is expected to operate at LOS D during both the AM and PM peak hours under the future year conditions, with or without the proposed development. No mitigation was recommended within the TIA as the intersection is expected to operate acceptably with no queueing issues with the addition of site traffic.

Bowman Road and Ben Wilson Road (unsignalized)

ID	Intersection and Approach	2022 Existing		2025 No-Build		2025 Build		2025 Build with Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
600	Bowman Road and Ben Wilson Road	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Northbound	A-9.6	A-9.9	B-10.0	B-10.9	B-10.5	B-11.2	B-10.5	B-11.2
	Southbound	B-10.1	B-10.0	B-10.7	B-11.0	B-11.3	B-11.3	B-11.3	B-11.3

The TIA indicated that the stop-controlled northbound and southbound approaches are expected to operate at LOS B during both the AM and PM peak hours under the existing, background, and build-out conditions. No mitigation was recommended within the TIA as the intersection is expected to operate acceptably with no queuing issues with the addition of site traffic.

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

ID	Intersection and Approach	2022 Existing		2025 No-Build		2025 Build		2025 Build with Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
6	Mebane Oaks Road and Site Access #1	-	-	-	-	N/A	N/A	N/A	N/A
	Westbound	---	---	---	---	C-19.4	C-22.5	C-19.3	C-21.9

This future full movement site access is planned along Mebane Oaks Road approximately 800 feet north of Old Hillsborough Road. The TIA indicated that if permitted by the NCDOT and City of Mebane, this future site access is expected to operate at LOS C during both the AM and PM peak hours under the build-out conditions. The TIA recommended the following improvements to be constructed with the proposed development:

- › Construct Site Access #1 with at least one ingress lane and one egress lane according to applicable NCDOT and local standards.
- › Construct a southbound left-turn lane with at least 100 feet of storage and appropriate taper.

Although this driveway location has less than ideal spacing from the Old Hillsborough Road intersection, a full movement driveway located directly across from the existing fire station access is considered acceptable subject to construction of the southbound left turn lane along Mebane Oaks Road. In addition, two egress lanes consisting of an exclusive left- and an exclusive right-turn lane with sufficient storage and internal protection stem (IPS) length should be provided to accommodate queues reported in the TIA.

Old Hillsborough Road and Site Access #2 (future unsignalized)

ID	Intersection and Approach	2022 Existing		2025 No-Build		2025 Build		2025 Build with Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
12	Bowman Road and Site Access #2	-	-	-	-	N/A	N/A	N/A	N/A
	Southbound	---	---	---	---	B-10.5	B-10.8	B-10.5	B-10.8

This future full movement site access is planned along Old Hillsborough Road approximately 350 feet east of Mebane Oaks Road. The TIA indicated that if permitted by the NCDOT and City of Mebane, this future site access is expected to operate at LOS B during both the AM and PM peak hours under the build-out conditions. The TIA recommended the following improvements to be constructed with the proposed development:

- › Construct Site Access #2 with at least one ingress lane and one egress lane according to applicable NCDOT and local standards.

Although this driveway location has less than ideal spacing from the Mebane Oaks Road intersection, NCDOT is amenable to a full movement access at this location subject to construction of an exclusive eastbound left turn lane on Old Hillsborough Road. It is generally consistent with Mebane's adopted Mebane Oaks Road Area Transportation Improvement Plan which indicates an ultimate connection of Wilson Road at this location. Nevertheless, two egress lanes consisting of an exclusive left and an exclusive right-turn lane with sufficient storage and IPS length should be provided to accommodate queues reported in the TIA.



NEW BUSINESS ITEM #1

Updates to the Mebane Planning Board Bylaws and Rules of Procedure

Meeting Date

September 18, 2023

Presenter

Ashley Ownbey, Development Director

Public Hearing

Yes No

Summary

Planning staff are beginning the process of reviewing and proposing 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 requires updates. This review provides the Mebane Planning Board the opportunity to evaluate current rules of procedure and assess if additional changes are needed.

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 are asking the Mebane Planning Board to review the document, offer comments, and prepare for discussion at an upcoming meeting.

Financial Impact

N/A

Recommendation

This item is presented as information in preparation for future discussion.

Attachments

1. Bylaws and Rules of Procedure of the City of Mebane Planning Board, with staff’s initial markup.

**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~~ **Chapter 160D-301,307,308,309, and 310**, 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 the meeting ~~date may be moved due to Holidays or by 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 ~~North Carolina~~ General Statutes 160D-601. 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;~~ City Council Updates; d) ~~unfinished business;~~ action items; e) new business; d) adjournment.

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~~ Secretary may dispense with a regular meeting by giving notice in accordance with ~~North Carolina~~ General Statutes 160D-601.

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~~ **uploaded to the City website** 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 **North Carolina** General Statutes **160D-601**.

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 day of , 1999.

ATTESTED:

Elaine J. Hicks
(Seal)

3/1/99
Date