



Planning Board  
Regular Meeting Agenda  
February 12, 2024, 6:30 p.m.

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1. Call to Order
2. Approval of January 16, 2024, Meeting Minutes
3. Request to rezone two properties totaling +/- 1.2 acres and located on S. Third Street (GPINs: 9815913029 and 9815902977) from R-20, Residential District, to R-12, Residential District, by Holly Gilliam.
4. Request to modify the conditional zoning district, B-2(CD), of three lots, totaling +/- 6.19-acres and located at Wilson Road and Forest Oaks Lane (GPINs 9824046036, 9824049256, and 9824038914) to allow for a farm supplies and equipment retail use by Hendon Tiller Mebane 3.0, LLC.
5. Request to establish R-8 (CD) zoning on two properties (GPINs: 9824530199 and 9824523988) totaling +/- 12.01 acres at 7515 Bowman Road, located outside of the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County, for a development of 89 townhomes by Bowman Rd 1, LLC.
6. Revisions to Updated Planning Board Rules of Procedure
7. New Business
8. Adjournment



The Planning Board meeting was held at the Glendel Stephenson Municipal Building located at 106 E. Washington Street, Mebane, NC 27302 and livestreamed via YouTube. The video can be accessed through the following link: [https://www.youtube.com/watch?v=07xXNtmS\\_kc](https://www.youtube.com/watch?v=07xXNtmS_kc).

**Members Present:**

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

**Members Absent:**

Keith Hoover

**City Staff Present:**

Ashley Ownbey, Development Director  
Briana Perkins, City Planner

**1. Call to Order**

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

**2. Approval of December 11, 2023, Meeting Minutes**

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

**3. City Council Actions Update**

Ashley Ownbey informed the Board that the City Council unanimously approved the conditional rezoning and special use permit for Buc-ee's.

**4. Bicycle and Pedestrian Transportation Plan Update**

Ashley Ownbey presented updates to the City's Bicycle and Pedestrian Transportation Plan that was originally adopted in 2015. She stated that major accomplishments since the plan's adoption include the establishment of the Bicycle and Pedestrian Advisory Commission (BPAC), adoption of the Complete Streets Resolution in December 2018, several community bicycle events and campaigns, amendments to the Unified Development Ordinance (UDO) in June 2022, and the completion of several of bicycle and pedestrian projects recommended in the current plan.

Ashley Ownbey provided a more detailed overview and PowerPoint presentation of the updates that can be found in the agenda packet [here](#).

Susan Semonite asked if the multi-use paths are wider and divided. Ashley Ownbey replied that the typical size of a multi-use was 10-feet wide but might be 8-feet wide under certain conditions. She reported that currently there was no standard to have a dividing line on the path.



Colin Cannell asked how the updates proposed would overlay onto the existing plan and how the overlay would affect projects. Ashley Ownbey replied that the new updates focused more on the projects and that the City wanted to keep portions of the original plan since it did provide more education and background that served the City's vision.

Colin Cannell also asked how the original goals had fared in being completed to date. Ashley Ownbey replied that part of the consultant's job for the updates was to create a system to better track completion of projects and that she would look further into how completed projects were prioritized in the current plan.

Colin Cannell asked if there were too many strategies within the plan to implement. Ashley Ownbey said that most of the initial strategies were expected to realize the plan. She said that most of the policies and standards strategies are already being implemented during development review processes and reviewed that with the education and encouragement strategies new priorities have emerged with a recently adopted traffic safety plan by the BGMPO and the growing prominence of a vision zero framework.

Colin Cannell asked about the purpose of the recommendations in the plan. Ashley Ownbey replied she considers them strategies to realize the larger goals and vision presented in the plan. Colin Cannell asked if a project came in through a developer if the project would reference the goals. Ashley Ownbey replied that typically the City does not require the developer to reference goals of the Bicycle and Pedestrian Transportation Plan, instead using the recommended projects as guidance for development proposals.

Judy Taylor asked if the plan could be used to help bridge the gaps between developments. Ashley Ownbey replied that it depends on neighboring properties and available right-of-way. She said that there have been cases where a neighbor refuses to allow sidewalk to be constructed within the right-of-way. Judy Taylor commented that she was thinking more along the lines of a business section and not residential. Ashley Ownbey replied that there were some projects currently in review that would be required to connect due to a multi-use path network emerging in that area. Ashley Ownbey said that the most recent development that had gone through the Planning Board that had a gap in the pedestrian network was the Deep River development. She said that the City had asked for the required payment in lieu of recreation to be reserved for a future multi-use path connection. Ashley Ownbey added that in this case the multi-use path would be crossing a bridge that is scheduled for future improvement by the NCDOT.

Colin Cannell asked how the power company factored into development such as the east-west greenway. Ashley Ownbey replied that it would depend on if the power company owned the property or held an easement or right-of-way. She also said that Duke Energy does have standards



that the City would be required to follow, particularly remaining a certain distance away from transmission structures.

Colin Cannell made a motion to approve the Bicycle and Pedestrian Transportation Plan Update as follows:

The plan is reasonable and in the public interest, and is consistent with the goals and objectives of the City's adopted plans, specifically:

- ❑ The City's Comprehensive Land Development Plan Growth Management Goal 1.2
- ❑ The City's Comprehensive Land Development Plan Public Facilities and Infrastructure Goal 2.1
- ❑ The City's Comprehensive Land Development Plan Open Space and Natural Resource Protection Goal 4.2.

Susan Semonite seconded the motion, which passed unanimously.

#### **5. New Business**

Ashley Ownbey informed the Board that the City was accepting applications for the Mebane Bicycle and Pedestrian Advisory Commission (BPAC) through Friday, January 26.

Colin Cannell asked if all the current members were reapplying. Ashley Ownbey replied that two members are not seeking reappointment. She also commented that the BPAC could benefit from representation south of the Interstate.

#### **6. Adjournment**

Chair Tulauskas adjourned the meeting at approximately 7:02 p.m.



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### Summary

Holly Gilliam is requesting approval to rezone two lots, totaling +/- 1.2-acres and located on S. Third Street (GPINs 9815913029 and 9815902977), from R-20 to R-12 to allow the property to be re-subdivided into three lots. The property is located within Mebane city limits in Alamance County.

The surrounding zoning in the area includes R-20, Residential to the south and east, R-12, Residential, to the north, and R-10, Residential to the southwest. Surrounding land uses are largely single-family residential. There is an existing church south of the property and South Mebane Elementary School is located directly west of the property. The subject property is located in the Secondary Growth Area. The proposed rezoning is consistent with the guidance provided within *Mebane By Design*, the City's Comprehensive Land Development Plan. The proposed rezoning will be a continuance of the existing R-12 zoning to the north of the property and will be compatible with the residential uses of the surrounding properties.

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

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### Financial Impact

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

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### Suggested Motion

1. Motion to approve the R-12 zoning as presented.
2. Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. Specifically, the request:
  - Is for a property within the City's G-4 Secondary Growth Area and is generally residential in nature (Mebane CLP, p. 66).

### OR

3. Motion to **deny** the R-12 rezoning as presented due to a lack of
  - a. Harmony with the surrounding zoning or land use

**OR**

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

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### Attachments

1. Preliminary Presentation Slides
2. Zoning Amendment Application
3. Zoning Map



Rachel Gaffney, City Planner

Request to rezone two lots, totaling +/- 1.2-acres and located on S. Third St.,  
from R-20 to R-12 by Holly Gilliam





# S Third Street

## General Rezoning Request

- Request by Holly Gilliam
- Two lots, totaling +/- 1.2 acres
- Existing zoning: R-20
- Requested zoning: R-12

**Legend**

- City Limits
- Mebane Zoning Districts**
- R-8 | Residential
- R-10 | Residential
- R-12 | Residential
- R-20 | Residential



**CITY OF MEBANE**  
ZONING MAP

**GENERAL REZONING**  
**S THIRD STREET**  
**(GPINs 9815913029 & 9815902977)**

1 inch = 300 feet

DATE: 02/05/24

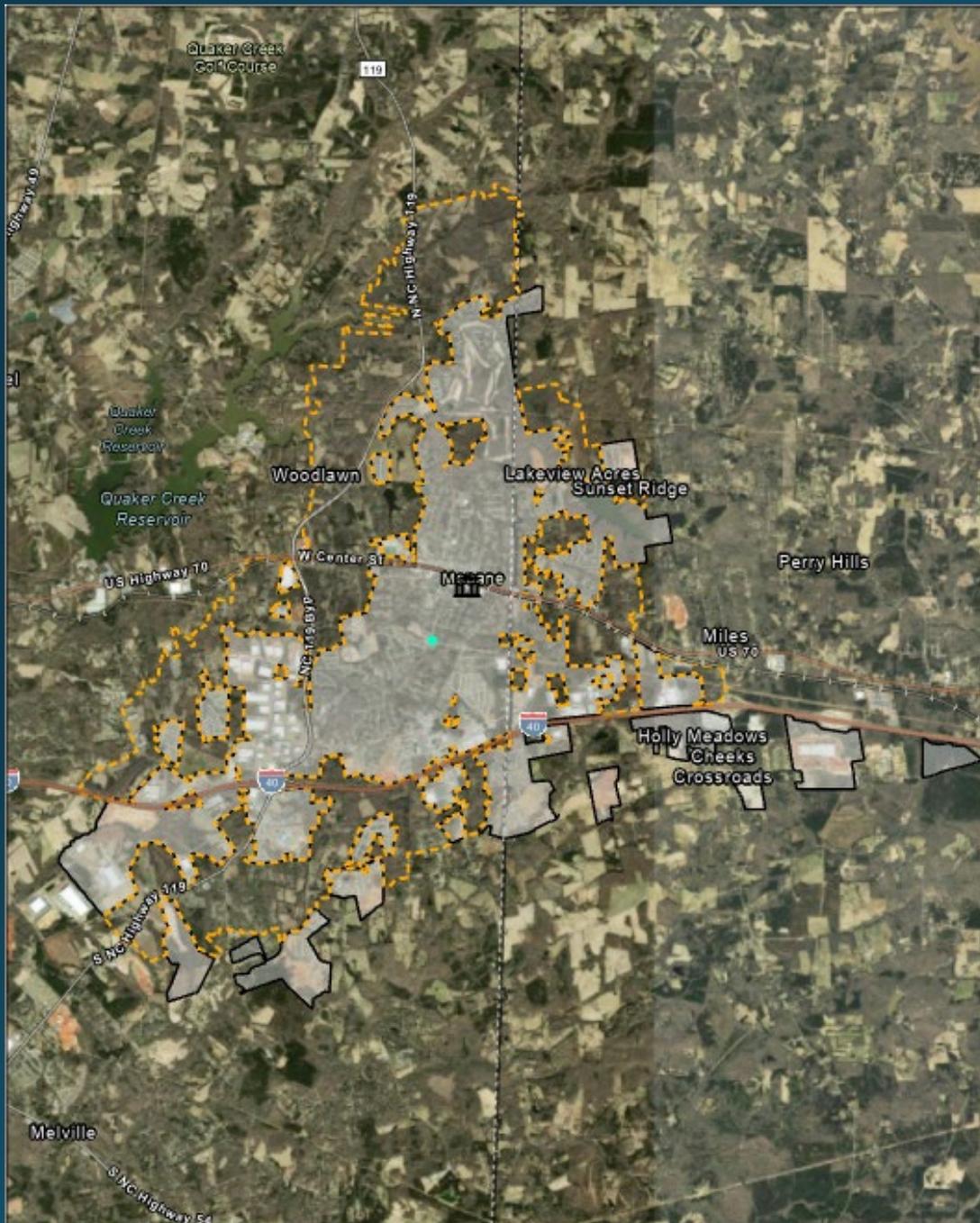
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# S Third Street

## General Rezoning Request

- Within City limits
- Water connection is available. Sewer line must be extended at developer's expense.





# S Third Street

## General Rezoning Request

- Vacant, forested
- Surrounding uses include:
  - Residential
  - Church
  - Elementary School





# S Third Street General Rezoning Request

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





## APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: Holly Gilliam

Address of Applicant: 1527 St. Andrews Dr. Mebane NC

Address and brief description of property to be rezoned: Lots 18, 19, 20 South Third St.

Mebane GIS Tax mapping # 165943 165926

Applicant's interest in property: (Owned, leased or otherwise) Owner  
(Across from South Mebane Elementary School)

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

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

Type of re-zoning requested: R12

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

Reason for the requested re-zoning: We would like to achieve the highest and best use of our land and with rezoning we could build 3 houses on the lots.

Signed: Holly Gilliam

Date: 1-14-24

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

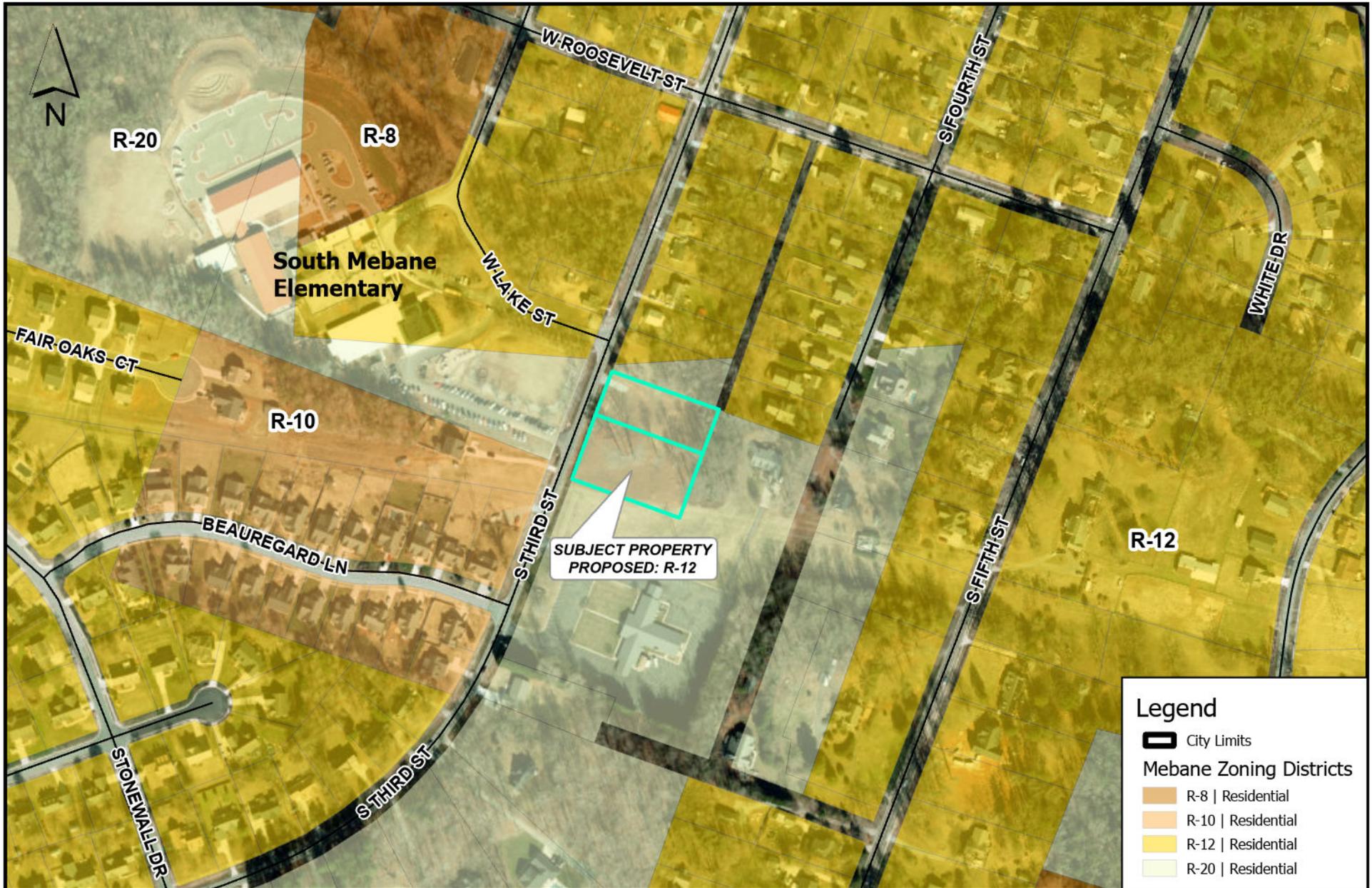
Public Hearing Date: \_\_\_\_\_ Action: \_\_\_\_\_

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

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

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





**Legend**

- City Limits
- Mebane Zoning Districts**
  - R-8 | Residential
  - R-10 | Residential
  - R-12 | Residential
  - R-20 | Residential



**CITY OF MEBANE  
ZONING MAP**

**GENERAL REZONING  
S THIRD STREET  
(GPINs 9815913029 & 9815902977)**

1 inch = 300 feet

**DATE: 02/05/24**

**DRAWN BY: RG**



# AGENDA ITEM #4

RZ 23-01

Conditional Rezoning **Amendment** –  
Tractor Supply

### Presenter

Rachel Gaffney, City Planner

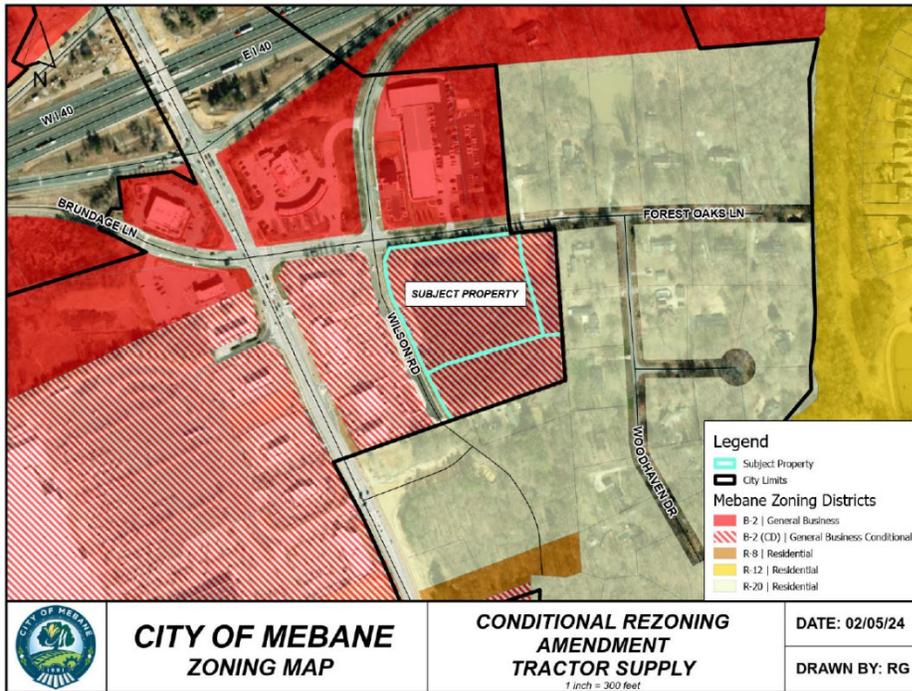
### Applicant

Hendon Properties, LLC  
Attn. Mark Tiller  
3445 Peachtree Rd NE #465  
Atlanta, GA 30326

### Public Hearing

Yes  No

## Zoning Map



### Property

~~Unaddressed~~ 3995  
Wilson Road

Alamance County GPINs:  
9824046036,  
9824038914,  
9824049256

### Proposed Zoning

B-2 (CD) – revised  
conditions

### Current Zoning

~~R-20~~ B-2 (CD)

### Size

+/-6.19 acres

### Surrounding Zoning

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

### Surrounding Land Uses

Commercial, Residential

### Utilities

Available

### Floodplain

No

### Watershed

No

### City Limits

~~No~~ Yes

**Application Brief**

*See Planning Project Report for more details.*

Recommendations	
Technical Review Committee:	The Technical Review Committee (TRC) has reviewed the <b>revised</b> site plan <del>four</del> <b>three</b> times and the applicant has revised the plan to reflect the comments.
Planning Staff:	The proposed development “Tractor Supply” is consistent with the guidance provided within Mebane By Design, the Mebane Comprehensive Land Development Plan.
Zoning & Land Use Report	
Jurisdiction:	Mebane Extraterritorial Jurisdiction (ETJ) <b>City Limits</b>
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):	<del>See conditions on next page</del> <b>Yes</b>
Multi-Modal Improvements (Yes/No):	Yes
Consistency with Bike/Ped Transportation Plan (Yes/No):	Yes

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## Summary

Hendon Properties, LLC is requesting approval to ~~conditionally rezone the~~ **revise the conditions for the +/- 6.19-acre property located on Wilson Road and Forest Oaks Lane (GPIN 9824046036), from R-20 to zoned B-2 (CD) to allow for a farm supplies and equipment retail use. The requested conditions reflect that Wilson Road will no longer be extended and a Traffic Impact Analysis was submitted to address the potential impacts of the proposed development without that connection.** The property is located in Alamance County in the **Mebane City Limits**. ~~Extra-Territorial Jurisdiction (ETJ). The applicant must petition for annexation before connecting to City water and sewer.~~

~~The site-specific plan features a subdivision of the +/- 6.19-acre lot into three lots. The +/- 6.19-acre parcel has been subdivided into three lots. Lot 1 will be developed as the farm supplies and equipment retail use, Lot 2 will be reserved for future commercial development, and Lot 3 will be primarily utilized as a stormwater management area. The revised site-specific plan proposes that Lot 5 will be subdivided into two lots. The proposed new Lot 7 is intended to be sold to Chick-Fil-A for use as a staff and overflow parking lot. The site plan shows three driveways, with two on Forest Oaks Lane and one on Wilson Road. The driveway on Wilson Road will provide shared access for the proposed Lot 1 and Lot 2. Lots 4, 5, and 7. The site plan also indicates that an overflow parking lot for Chick-Fil-A (located on the West side of Wilson Road) may be developed on Lot 2.~~

**Additional changes to the site plan originally approved by the Mebane City Council include:**

- **A reduction in the amount of curb and gutter on Forest Oaks Lane. The new site plan shows curb and gutter on Forest Oaks Lane opposite the site ending at the second commercial driveway on Forest Oaks Lane. The original site plan had curb and gutter extending past the first residential driveway on Forest Oaks Lane.**
- **The addition of crosswalks at the intersection of Wilson Road and Forest Oaks Lane and a mid-block crossing of Wilson Road.**
- **A minor modification to the parking lot layout around the entrance to the fenced outdoor display area.**

**As the developer did not secure the right-of-way needed to extend Wilson Road, a TIA was submitted for this project. The developer is required to make the following improvements:**

- **Provide a westbound left turn lane on Forest Oaks Road with adequate storage and taper, as requested by the NCDOT and the City of Mebane.**
- **Compliance of multimodal transportation requirements will be examined by staff to ensure adequacy of pedestrian, bike, and transit facilities along the property frontage. Additional crosswalks shall be considered at the intersection of Wilson Road and Forest Oak Lane.**

**The following conditions are proposed with the conditional rezoning request:**

Applicant-Proposed Conditions of Zoning District	Mebane UDO Requirements
<p><del>Before City staff approve construction plans or release any building permits, the developer will be required to secure and record right of way for the section of Wilson Road (Extension) shown outside of his property boundaries. The developer is required to construct this new section of road before any certificates of occupancy are released for the proposed structure. All typical bonding requirements would remain in place once the right of way is recorded. If the developer is unable to secure this right of way, he will be required to complete a Traffic Impact Analysis (TIA) and return to the Planning Board and City Council to amend the conditions of the zoning district for the property.</del></p>	<p>Section 4-7.8, Part H 2(e) states a Traffic impact analysis shall be provided in accordance with Article 7, Section 6.10. The proposed land use did not generate enough daily or peak hour trips to warrant a TIA by the NCDOT. Prior to the applicant showing the extension of Wilson Road, City staff requested a TIA in accordance with Section 7-6.10 due to roads in the area “experiencing congestion or safety concerns.” City staff find the new connection to Mebane Oaks Road will exceed any transportation improvements resulting from TIA recommendations.</p>
<p>The stormwater pond shall be constructed for a 100-year storm event. As noted on Sheet C4.0, the current design is considered by staff to be conceptual and additional design details are required with construction plans.</p>	<p>Section 5-1 of the Mebane UDO requires development to comply with applicable stormwater management requirements. Stormwater review and permitting typically occurs during construction plan review.</p>

**Financial Impact**

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

**Suggested Motion**

1. Motion to approve **the revised conditions of** the B-2(CD) rezoning as presented.
2. Motion to find that **the application is consistent** with the objectives and goals in the City’s 2017 Comprehensive Land Development Plan *Mebane By Design*. Specifically, the request:
  - Is for a property within the City’s G-4 Secondary Growth Area and is generally commercial in nature (Mebane CLP, p. 66).

**OR**

3. Motion to **deny the revised conditions of** the 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*.

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### Attachments

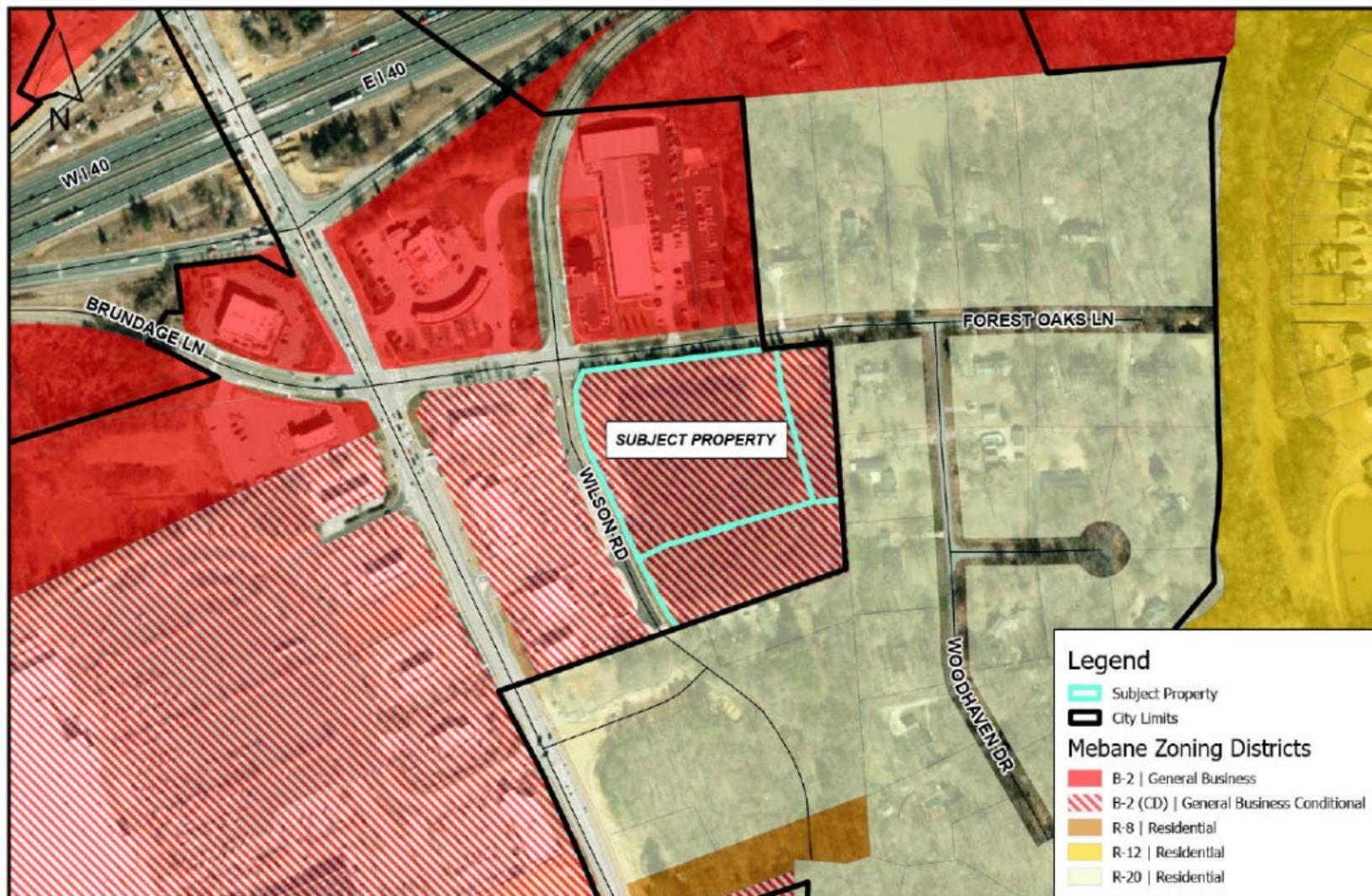
1. Preliminary Presentation Slides
2. Zoning Amendment Application
3. Zoning Map
4. Site Plan
5. Planning Project Report
6. Preliminary Water and Sewer System Approval Letter
7. Technical Memorandum – City Engineering Review
8. Traffic Impact Analysis – [click here to access](#).
  - a. VHB TIA Review



Rachel Gaffney, City Planner

Request to modify a conditional zoning district, B-2(CD),  
by Hendon Tiller Mebane 3.0 LLC



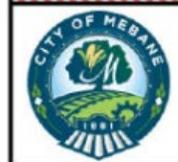


**Legend**

- Subject Property
- City Limits

**Mebane Zoning Districts**

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



**CITY OF MEBANE  
ZONING MAP**

**CONDITIONAL REZONING  
AMENDMENT  
TRACTOR SUPPLY**

1 inch = 300 feet

DATE: 02/05/24

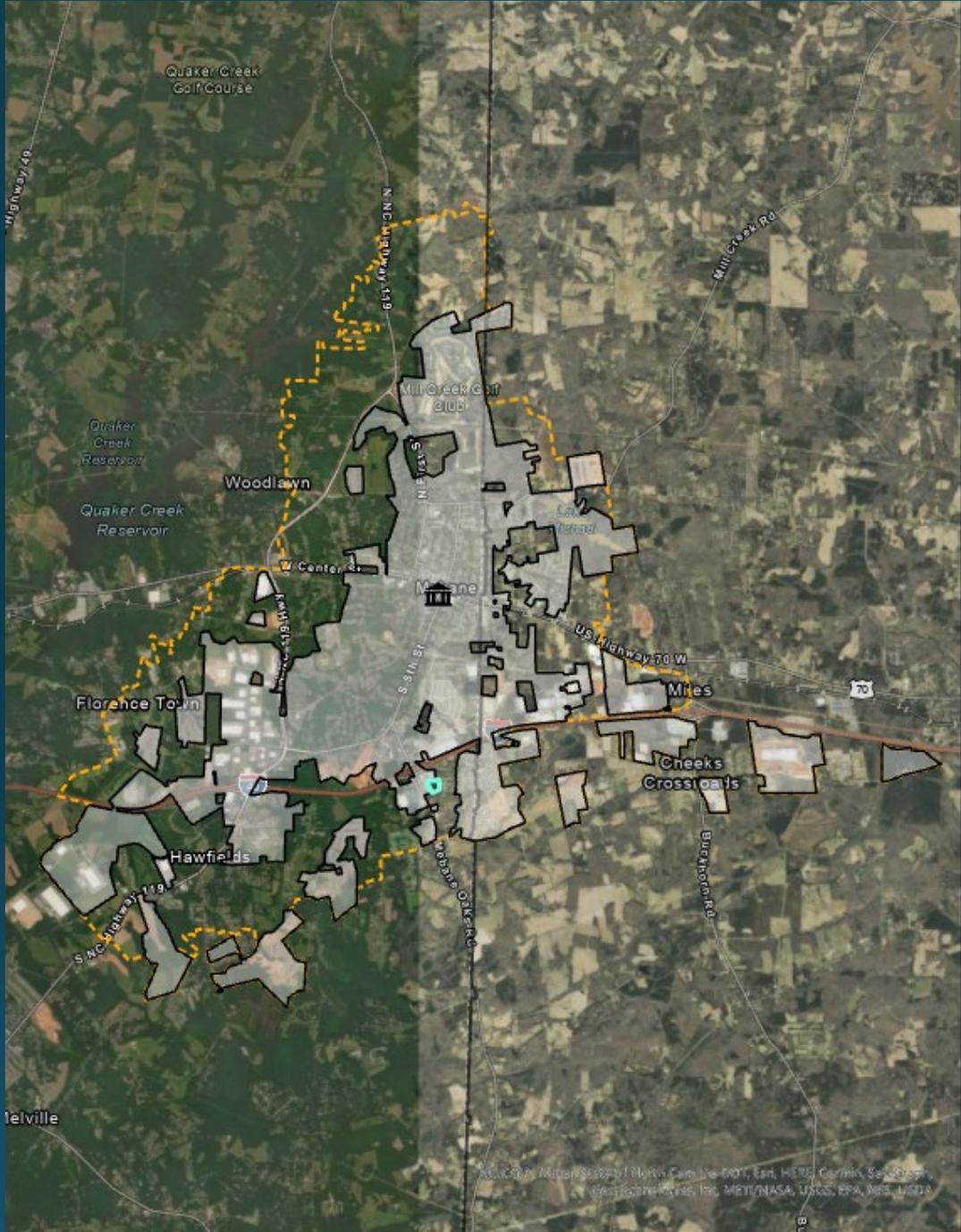
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# Tractor Supply

## Conditional Zoning Request

- Request by Hendon Tiller  
Mebane 3.0 LLC
- Three lots, totaling +/- 6.19  
acres
- Existing zoning: B-2 (CD)
- Requested zoning: B-2 (CD) –  
revised conditions





# Tractor Supply

Conditional Zoning Request

- Mebane City Limits
- Annexation approved since last review



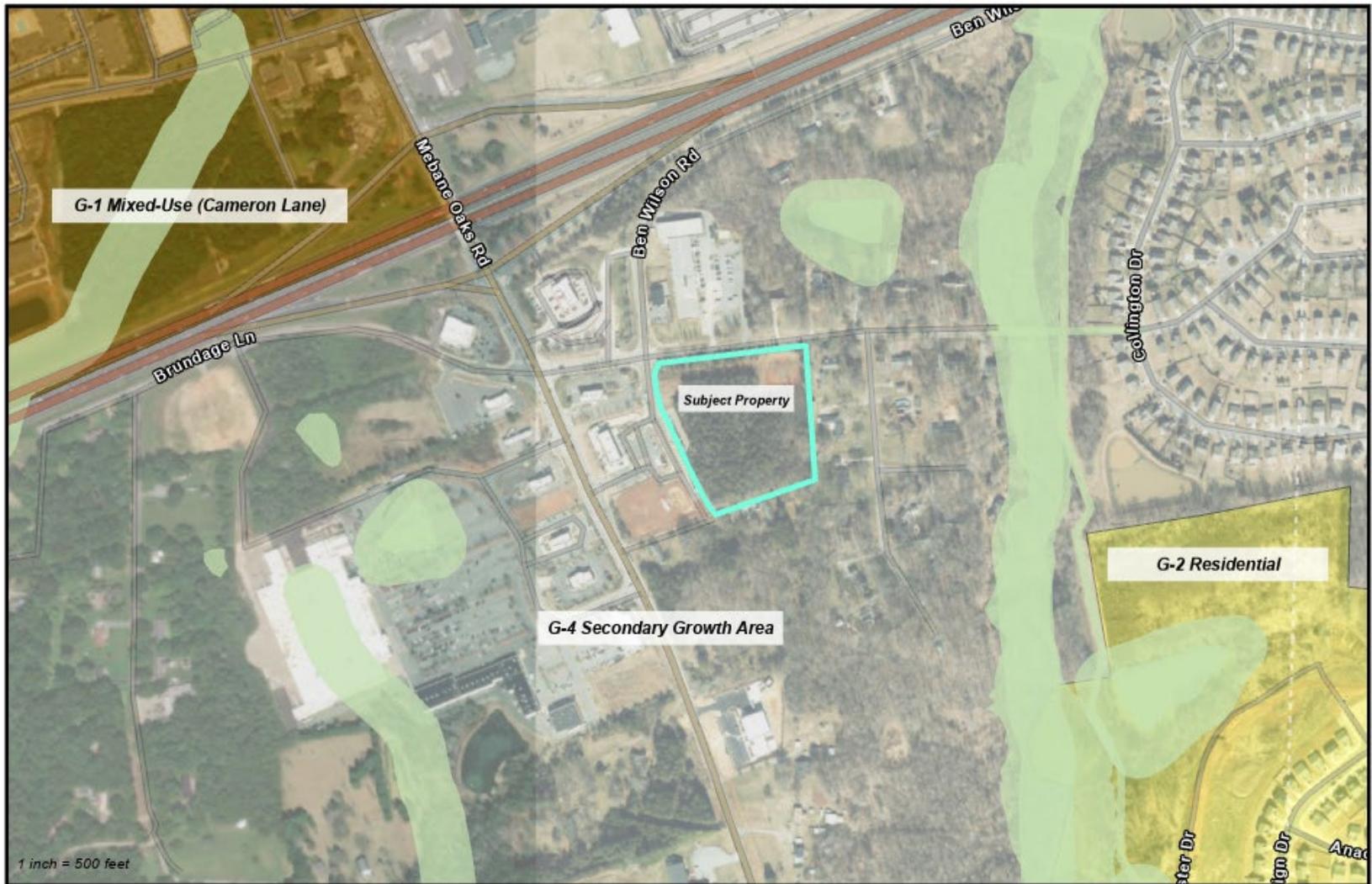


# Tractor Supply

## Conditional Zoning Request

- Vacant except for gravel parking, forested
- Surrounding uses include:
  - Restaurants
  - Retail
  - Medical and Veterinary offices, Fitness Gym, and Other Professional Service Uses
  - Residential

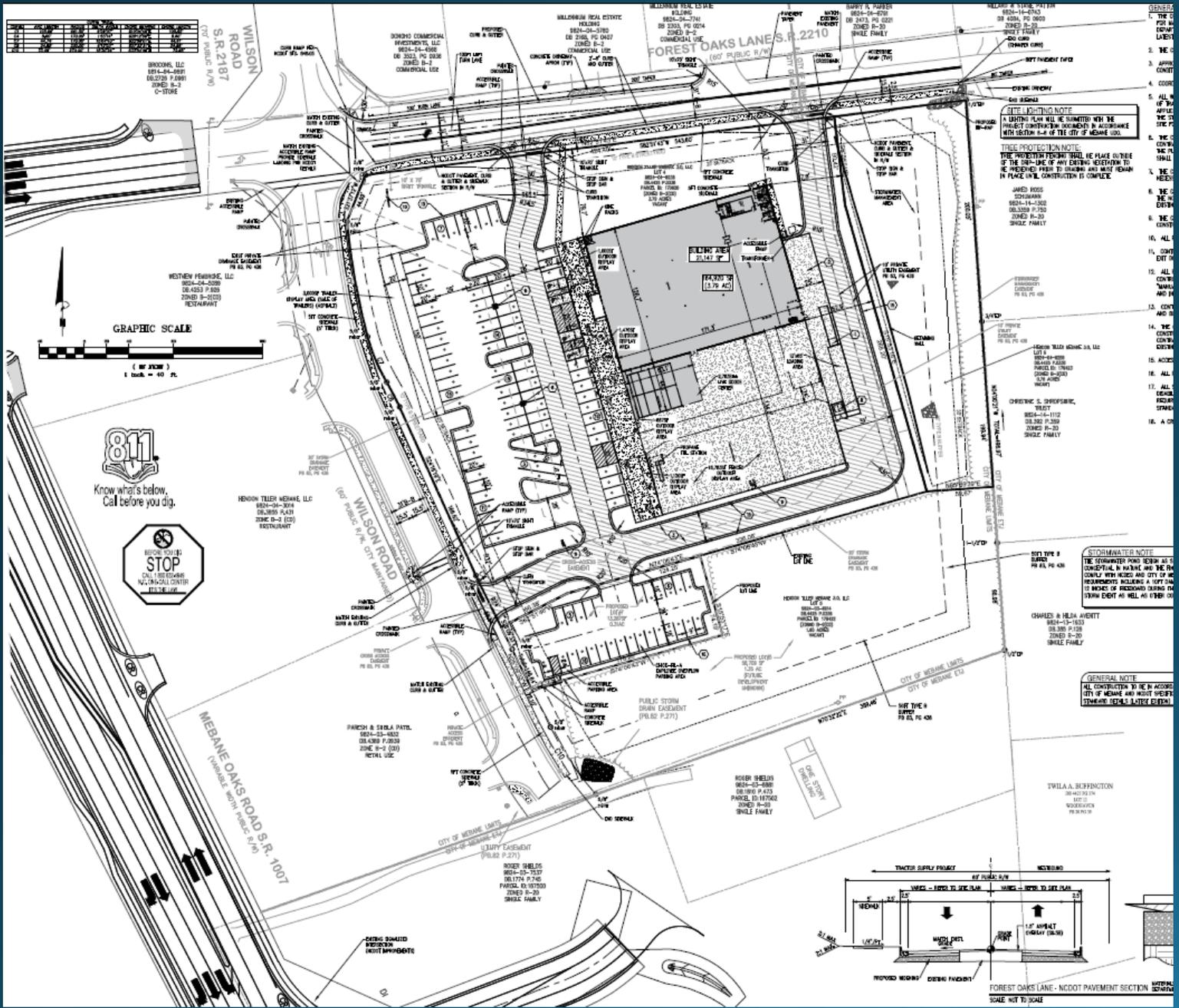




# Tractor Supply Conditional Rezoning Request

- Mebane By Design Primary Industrial Growth Strategy Area & Conservation Area





# Tractor Supply

## Conditional Zoning Request

Modification of the B-2(CD) zoning is requested as the right-of-way for the required extension of Wilson Road could not be secured. The proposed development is still a farm supplies and equipment retail use as shown on site-specific plan.

### Multi-modal Improvements:

- Construction of a 5-foot sidewalk on the east side of Wilson Road and on the south side of Forest Oaks Lane. Addition of crosswalks at Forest Oaks Lane and Wilson Road

### Road Improvements:

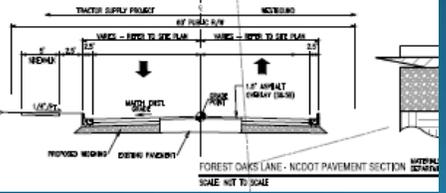
- Construction of a westbound left turn lane on Forest Oaks Road with minimal storage and taper.
- The amount of curb and gutter on Forest Oaks Lane has been reduced.

### Proposed Conditions:

- Stormwater pond constructed for a 100-year storm event.

### Subdivision:

- Revised site plan proposes that Lot 5 will be subdivided into Lot 5 and Lot 7. Lot 7 will contain overflow/staff parking for Chick-Fil-A.





# Applicant Presentation





**APPLICATION FOR A ZONING AMENDMENT**

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

Name of Applicant: HENDON TILLER MEBANE S.O, LLC

Address of Applicant: 6.19 ACRES - FOREST OAKS & WILSON ROAD EXT.

Address and brief description of property to be rezoned: 6.19 acres - undeveloped property to the east of Wilson Road EXTENSION

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

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

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

Type of re-zoning requested: REVISION to a zoning requirement

Sketch attached: Yes sent under separate email; No

Reason for the requested re-zoning: UNABLE TO REACH AGREEMENT WITH ADJOINING LAND OWNER

Signed: *M. Tiller*

Date: 1-24-24

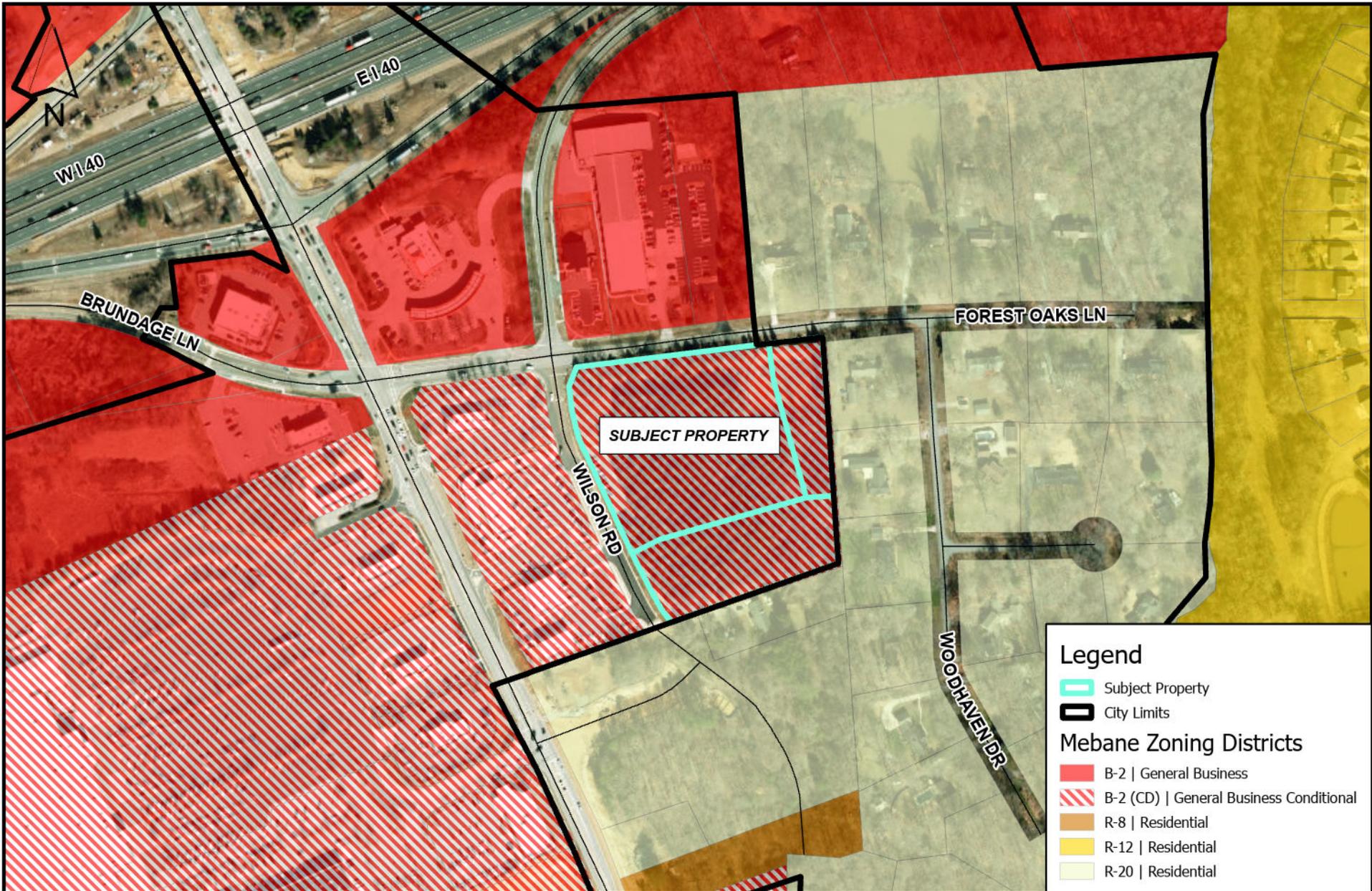
Action by Planning Board: \_\_\_\_\_

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

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

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

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



**CITY OF MEBANE  
ZONING MAP**

**CONDITIONAL REZONING  
AMENDMENT  
TRACTOR SUPPLY**

1 inch = 300 feet

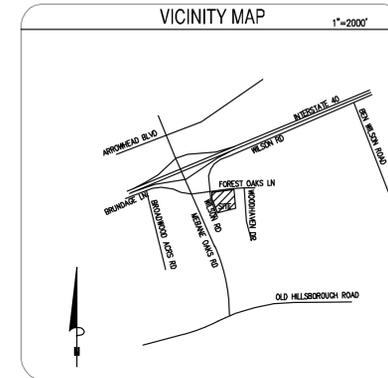
DATE: 02/05/24

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**GENERAL NOTE**  
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF MEBANE AND NCDOT SPECIFICATIONS AND STANDARD DETAILS (LATEST EDITION)

# PRELIMINARY SITE PLAN

## Proposed Tractor Supply Wilson Road Mebane, North Carolina Alamance County



**DEVELOPER**  
 Hendon Properties, LLC  
 Attn. Mark Tiller  
 3445 Peachtree Rd NE #465  
 Atlanta, GA 30326  
 404-262-7400  
 mtiller@hendonproperties.com

**CIVIL ENGINEER**  
 Bowman North Carolina, Ltd.  
 4006 Barrett Drive, Suite 104  
 Raleigh, NC 27609  
 (919) 553-6570  
 mlowder@bowman.com  
 FIRM# F-1445



DEVELOPMENT DATA	
DEVELOPMENT NAME:	TRACTOR SUPPLY
STREET ADDRESS:	WILSON ROAD MEBANE, NC ALAMANCE COUNTY
OWNER:	HENDON TILLER MEBANE 3.0, LLC
PROPERTY IDENTIFICATION #(PIN):	9824-04-6036, 9824-04-9256 & 9824-03-8914
PROPERTY #:	170920, 179423 & 179422
DEED BOOK/PAGE:	4425 / 0336
PLAT BOOK/PAGE:	081 / 0385
EXISTING ZONING:	R-20 RESIDENTIAL
PROPOSED ZONING:	B-2(CD) - GENERAL BUSINESS, CONDITIONAL DISTRICT
WATERSHED:	N/A
FLOOD ZONE:	NONE
LATITUDE & LONGITUDE	N36.068594, W-79.268823
TOTAL SITE ACRES:	164,920 SF (3.786 AC) PROPOSED TRACTOR SUPPLY EXISTING PROPERTY AREA = 269,606 SF (6.19 AC)
WATER SERVICE:	PUBLIC - CITY OF MEBANE PUBLIC UTILITIES
SANITARY SEWER SERVICE:	PUBLIC - CITY OF MEBANE PUBLIC UTILITIES
INSIDE TOWN LIMITS:	NO - ANNEXATION REQUIRED
EXISTING USE:	VACANT
PROPOSED BUILDING USE:	21,147 SF TRACTOR SUPPLY RETAIL STORE + 3,827 SF GARDEN CENTER
FLOOD ZONE:	NONE
B-2(CD) GENERAL BUSINESS, CONDITIONAL DISTRICT ZONING REQUIREMENTS	
MIN LOT AREA:	12,000 SF
MIN LOT WIDTH:	50 FT
FRONT YARD SETBACK:	25 FT
SIDE SETBACK (STREET):	25 FT
SIDE SETBACK (INTERIOR):	0; 5 FT IF PROVIDED
REAR SETBACK:	30 FT
MAXIMUM BUILDING HEIGHT:	70 FT
OUTDOOR DISPLAY AREA:	MAX OUTDOOR DISPLAY AREA = 15% OF SITE 24,040 SF OUTDOOR DISPLAY AREA / 164,920 SF SITE AREA PROPOSED OUTDOOR DISPLAY AREA = 14,58% OF SITE MIN LANDSCAPE OPEN SPACE AREA = 20% OF SITE OPEN SPACE PROVIDED = 44,151 SF OPEN SPACE PROVIDED = 44,151 SF / 164,920 SF = 26.77%
OPEN SPACE:	
TRACTOR SUPPLY PARKING REQUIREMENTS:	
RETAIL SALES OF BULKY ITEMS - 1 SPACE PER 500 SF	
24,974 SF TOTAL BUILDING AREA:	
24,974 SF RETAIL SALES OF BULKY ITEMS / 500 = 50 SPACES	
16,783 SF FENCED OUTDOOR DISPLAY AREA / 500 = 34 SPACES	
TOTAL SPACES REQUIRED = 84	
4 BIKE PARKING SPACES PROVIDED	
TOTAL SPACES PROVIDED (TRACTOR SUPPLY)	84 (80 REGULAR SPACES PROVIDED AND 4 ACCESSIBLE SPACES PROVIDED (2 VAN ACCESSIBLE))
PARKING SPACE DIMENSIONS	9' X 18' MIN (CITY REQUIREMENT) 10' X 20' SPACES PROVIDED
MIN DRIVE AISLE	26 FT TWO-WAY
CHICK-FIL-A PARKING	27 SPACES PROVIDED (25 REGULAR SPACES AND 2 ACCESSIBLE SPACES (1 VAN ACCESSIBLE))
LOADING SPACES:	1 SPACE PROVIDED (12' X 65')

IMPERVIOUS SUMMARY TABLE			
TRACTOR SUPPLY - ON-SITE AREA = 269,681 SF (6.19 AC)			
BUILDINGS	24,974 SF	0.57 ACRES	9.26% OF AREA
PAVEMENT	88,937 SF	2.04 ACRES	32.98% OF AREA
SIDEWALK	6,858 SF	0.16 ACRES	2.54% OF AREA
TOTAL IMPERVIOUS AREA	120,769 SF	2.77 ACRES	44.78% OF AREA
GREEN/OPEN SPACE	148,912 SF	3.42 ACRES	55.22% OF AREA
EXISTING IMPERVIOUS AREA	7,760 SF	0.18 ACRES	2.88% OF AREA
INCREASE IN IMPERVIOUS AREA	113,009 SF	2.59 ACRES	41.90% OF AREA

**CURRENT PROPERTY OWNERS**  
 Hendon Tiller Mebane 3.0, LLC  
 Attn. Mark Tiller  
 3445 Peachtree Rd NE #465  
 Atlanta, GA 30326  
 404-262-7400  
 mtiller@hendonproperties.com

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.2	CONSTRUCTION DETAILS
C7.0	LANDSCAPE PLAN

FEE TABLE	
FEE TYPE	FEE AMOUNT
PLANNING REVIEW FEE	\$300.00
ENGINEERING REVIEW FEE (\$10 PER 100 SF BUILDING)	\$2,500.00
24,974 SF / 100 = 249.84 * \$10	
STORMWATER CONTROL FACILITY REVIEW FEE	\$500.00
ENGINEERING CONSTRUCTION PLAN REVIEW FEE	\$
INSPECTION FEE	\$

**Bowman**

Bowman North Carolina Ltd.  
 4006 BARRETT DR  
 Suite 104  
 RALEIGH, NC 27609  
 Phone: (919) 553-6570  
 bowman.com  
 Bowman North Carolina Ltd.

**TSC**  
 TRACTOR SUPPLY COMPANY

COVER SHEET  
 Tractor Supply  
 Wilson Road  
 Mebane, NC Melville Township Alamance County

**HENDON PROPERTIES**  
 CREATING GREATER VALUE

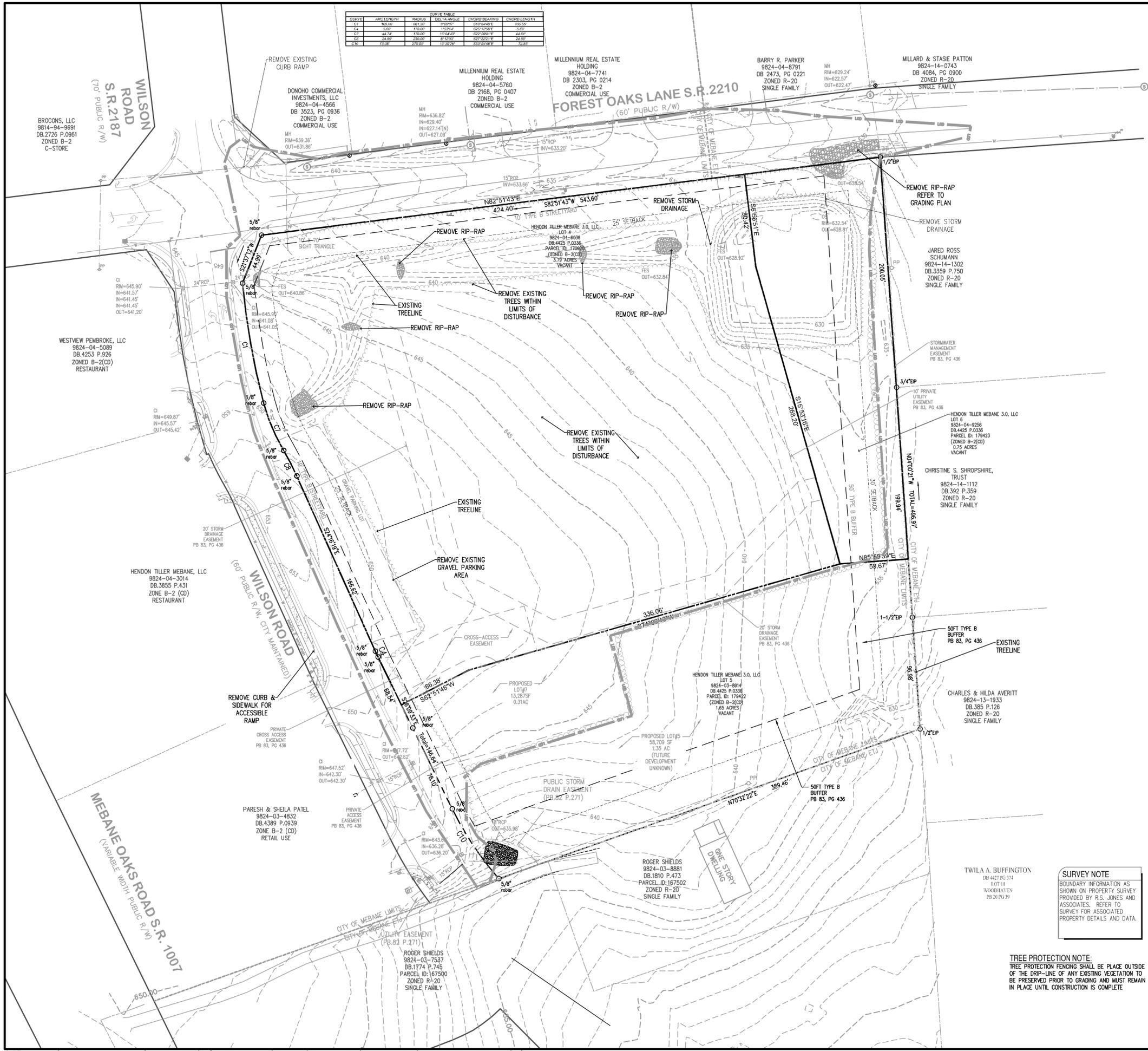
PRELIMINARY  
 DO NOT  
 USE FOR  
 CONSTRUCTION

PLAN STATUS		
1/11/24	PER TRC REVIEW	
1/24/24	PER TRC REVIEW	

DATE	DESCRIPTION
JP DESIGN	JP DRAWN
SCALE	HF: 1" = 40' VF: 1" = XXX'
JOB No.	220159-01-001
DATE	January 11, 2024
FILE No.	

SHEET C1.0

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	136.69'	483.80'	49.00°	S75°30'45"E	105.89'
C2	5.69'	170.00'	1°52'14"	S23°28'28"E	5.69'
C3	44.74'	170.00'	1°52'14"	S23°28'28"E	44.66'
C4	23.94'	233.00'	4° 0'00"	S27°02'11"E	24.29'
C5	73.08'	270.00'	1° 32'28"	S33°24'46"E	72.89'



- DEMOLITION NOTES:**
1. THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION.
  2. THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS AND AS DIRECTED BY THE OWNER.
  3. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS AND PAY FEES REQUIRED FOR DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES.
  4. THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED PRIOR TO THE COMMENCEMENT OF DEMOLITION.
  5. THE DEMOLITION PLAN IS INTENDED TO DEPICT GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO WORK.
  6. CONTRACTOR TO COMPLETELY DEMOLISH AND DISPOSE OF OFFSITE IN A LAWFUL MANNER EXISTING BUILDINGS, INCLUDING FOUNDATIONS AND ALL APPURTENANCES LOCATED ON AND AROUND THE PROPERTY INCLUDING BUT NOT LIMITED TO BOLLARDS, GAS METERS, AIR CONDITIONING UNITS, SIGNS, CURBS, SIDEWALKS, ELECTRIC METERS, FENCING, ETC.
  7. REMOVE AND DISPOSE OF ANY SIDEWALK, FENCES, STAIRS, WALLS, FOUNDATIONS, CONDUITS, LIGHT POLE BASES, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED LANDFILL.
  8. REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.
  9. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.
  10. THE CONTRACTOR SHALL ARRANGE FOR RESETTling OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND POLES WITH THE APPROPRIATE UTILITY COMPANY.
  11. INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PRIOR TO BEGINNING DEMOLITION WORK.
  12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.
  13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD SURFACE. FINISH SURFACE TO BE REMOVED OR DEMOLISHED SHALL BE CUT ALONG LINES OF JOINTS WHICH WILL PERMIT A NEAT SURFACE WHEN RESTORED.
  14. SAWCUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAWCUT EXISTING PAVEMENT.
  15. ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.
  16. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
  17. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
  18. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR.
  19. THE PROPERTY SELLER SHALL PUMP OUT BUILDING FUEL, GREASE TRAPS, AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY AN APPROPRIATELY LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH FEDERAL AND STATE REQUIREMENTS BEFORE CONSTRUCTION BEGINS.
  20. THE CONTRACTOR SHALL PROPERLY AND LEGALLY DISPOSE OF ALL DEMOLITION DEBRIS OFF OF THE SITE.

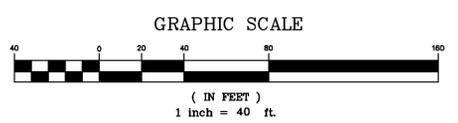
**UTILITY STATEMENT**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**CAUTIONARY NOTE**  
 THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE, ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.



**SURVEY NOTE**  
 BOUNDARY INFORMATION AS SHOWN ON PROPERTY SURVEY PROVIDED BY R.S. JONES AND ASSOCIATES. REFER TO SURVEY FOR ASSOCIATED PROPERTY DETAILS AND DATA.

**TREE PROTECTION NOTE:**  
 TREE PROTECTION FENCING SHALL BE PLACE OUTSIDE OF THE DRIP-LINE OF ANY EXISTING VEGETATION TO BE PRESERVED PRIOR TO GRADING AND MUST REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE



**Bowman**

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 Bowman North Carolina Ltd.



TRACTOR SUPPLY COMPANY

DEMOLITION PLAN  
 Tractor Supply  
 Wilson Road  
 Mebane, NC Melville Township Alamance County



PRELIMINARY  
 DO NOT  
 USE FOR  
 CONSTRUCTION

PLAN STATUS		
1/11/24	PER TRC REVIEW	
1/24/24	PER TRC REVIEW	
DATE	DESCRIPTION	
JP DESIGN	JP DRAWN	XXX CHKD
SCALE	H: 1" = 40'	V: 1" = XX'
JOB No.	220159-01-001	
DATE	January 11, 2024	
FILE No.		
SHEET	C2.0	

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	158.89	441.50	109.97°	S107°14'32" E	106.59
C2	5.89	170.00	1.531°	S89°50'01" E	5.89
C3	44.74	170.00	15.943°	S89°50'01" E	44.61
C4	74.89	230.00	8°22'32"	S72°22'11" E	74.89
C5	73.08	270.00	15.302°	S33°54'48" E	72.80

BRIDGEMAN, LLC  
9814-04-9691  
DB.2726 P.0961  
ZONED B-2  
C-STORE

WESTVIEW PEMBROKE, LLC  
9824-04-5089  
DB.4253 P.926  
ZONED B-2(CD)  
RESTAURANT

HENDON TILLER MEBANE, LLC  
9824-04-3014  
DB.3855 P.431  
ZONED B-2 (CD)  
RESTAURANT

PARISH & SHEILA PATEL  
9824-03-4832  
DB.4389 P.0939  
ZONED B-2 (CD)  
RETAIL USE

ROGER SHIELDS  
9824-03-8881  
DB.1810 P.473  
PARCEL ID:167502  
ZONED R-20  
SINGLE FAMILY

TWILA A. BUFFINGTON  
DB.4427 PG.374  
LOT 11  
WOODBRAYTON  
PB.20 PG.39

CHARLES & HILDA AVERITT  
9824-13-1933  
DB.3859 P.128  
ZONED R-20  
SINGLE FAMILY

CHRISTINE S. SHROPSHIRE, TRUST  
9824-14-1112  
DB.392 P.359  
ZONED R-20  
SINGLE FAMILY

HENDON TILLER MEBANE 3.0, LLC  
LOT 6  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

LOT 4  
9824-04-8036  
DB.4425 P.0336  
PARCEL ID: 179920  
ZONED B-2(CD)  
3.79 ACRES  
VACANT

LOT 5  
9824-05-8914  
DB.4425 P.0336  
PARCEL ID: 179422  
ZONED B-2(CD)  
1.65 ACRES  
VACANT

LOT 7  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

LOT 8  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

LOT 9  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

LOT 10  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

LOT 11  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

LOT 12  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

LOT 13  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

LOT 14  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

LOT 15  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

LOT 16  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

LOT 17  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

LOT 18  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

LOT 19  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

LOT 20  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

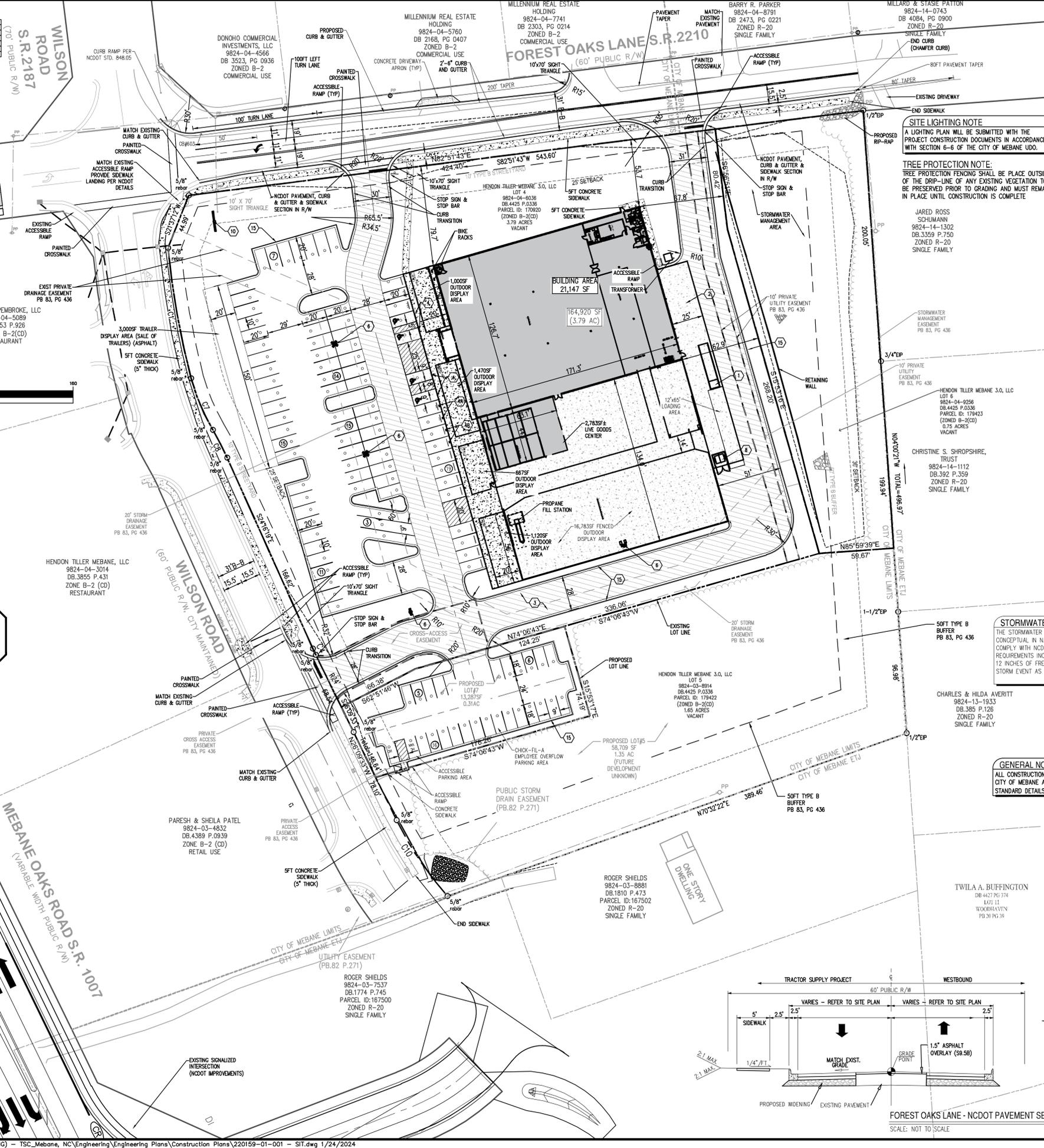
LOT 21  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

LOT 22  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

LOT 23  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

LOT 24  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT

LOT 25  
9824-04-9256  
DB.4425 P.0336  
PARCEL ID: 179423  
ZONED B-2(CD)  
0.75 ACRES  
VACANT



- GENERAL NOTES:**
- THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, FLAGMEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY CITY OF MEBANE AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND DEVICES.
  - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
  - APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
  - COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION "STANDARD DETAILS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND APPLICABLE CITY OF MEBANE CODES AND ORDINANCES. THE CONTRACTOR SHALL MAINTAIN A CURRENT EDITION OF THE STATE AND LOCAL CODES, ORDINANCES, STANDARD SPECIFICATION AND STANDARD DETAILS ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
  - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
  - THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
  - THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
  - THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
  - ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TRUCK DOCKS, EXIT DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
  - CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE CITY OF MEBANE PUBLIC UTILITIES DEPARTMENTS FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
  - ACCESSIBLE RAMPS TO BE PROVIDED IN ACCORDANCE WITH NCDOT AND CITY OF MEBANE STANDARDS.
  - ALL PLANTING ISLANDS WITH A SHADE TREE SHALL BE A MINIMUM OF 350 SQUARE FEET.
  - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
  - A CROSS-ACCESS AGREEMENT WILL BE PROVIDED BETWEEN THE CURRENT LOT 4 AND THE FUTURE LOTS 5 AND 7.

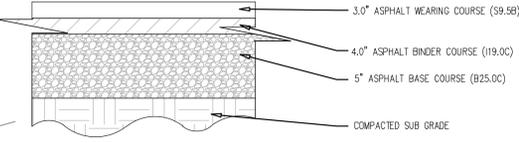
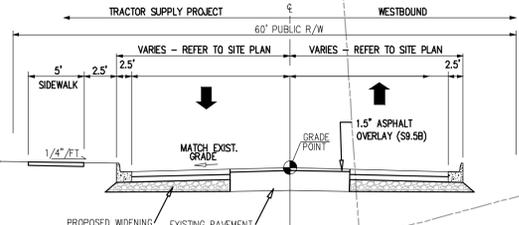
**SITE LIGHTING NOTE:**  
TREE PROTECTION FENCING SHALL BE SUBMITTED WITH THE PROJECT CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH SECTION 6-6 OF THE CITY OF MEBANE UDO.

**TREE PROTECTION NOTE:**  
TREE PROTECTION FENCING SHALL BE PLACE OUTSIDE OF THE DUMP-LINE OF ANY EXISTING VEGETATION TO BE PRESERVED PRIOR TO GRADING AND MUST REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE

**STORMWATER MANAGEMENT NOTE:**  
THE STORMWATER POND DESIGN AS SHOWN IS CONCEPTUAL IN NATURE AND THE FINAL DESIGN WILL COMPLY WITH NCDOT AND CITY OF MEBANE REQUIREMENTS INCLUDING A TURTLE DAM AND AT LEAST 12 INCHES OF FREEBOARD DURING THE 100-YEAR STORM EVENT AS WELL AS OTHER COMPLIANCE ITEMS.

**GENERAL NOTE:**  
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF MEBANE AND NCDOT SPECIFICATIONS AND STANDARD DETAILS (LATEST EDITION)

- KEYNOTES**
- STEEL DOCK/RAMP - REFER TO ARCHITECTURAL DRAWINGS FOR DETAIL
  - CONCRETE PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS - SEE DETAIL SHEET C6.2  
EXPANSION AND CONTROL JOINTS - SEE DETAILS SHEET C6.2
  - ASPHALT PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS - SEE DETAIL SHEET C6.2  
STANDARD DUTY PAVEMENT  
HEAVY DUTY PAVEMENT  
NCDOT PAVEMENT SECTION
  - HANDICAP PARKING SIGN - SEE DETAIL SHEET C6.2
  - VETERANS PARKING SIGN - SEE DETAIL SHEET C6.2
  - ON-LINE PARKING SIGN - SEE DETAIL SHEET C6.2
  - BOLLARD - SEE DETAIL SHEET C6.2
  - CONCRETE LIGHT POLE BASE
  - CONCRETE SIDEWALK - SEE DETAIL SHEET C6.2 FOR SIDEWALKS AROUND BUILDING.
  - DUMPSTER ENCLOSURE - SEE DETAIL SHEET C6.2
  - 6'-0" LONG CONCRETE WHEEL STOP, PINNED TO PAVEMENT - SEE DETAIL SHEET C6.2. LOCATE 2'-6" FROM FACE OF CURB OR SIDEWALK.
  - SIGN (UNDER SEPARATE PERMIT)
  - 4" WIDE PARKING STRIPE PAINTED WHITE (TYP)
  - 4" WIDE PARKING DIAGONAL STRIPES
  - ACCESSIBLE PARKING AREA - (PER A.D.A. REQUIREMENTS)
  - NEW GRASS/LANDSCAPE AREA
  - CONCRETE CURB AND GUTTER - SEE DETAIL SHEET C6.2
  - STOP SIGN - SEE DETAIL SHEET C6.2
  - PAVEMENT MARKINGS
  - NEW CURB CUT, MATCH EXISTING EOP & APPROACH PER LOCAL CODES & SPECS.
  - PROPOSED PARKING COUNT



FOREST OAKS LANE - NCDOT PAVEMENT SECTION  
MATERIALS AND CONSTRUCTION REQUIREMENTS PER THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, LATEST EDITION  
SCALE: NOT TO SCALE

**811**  
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**Bowman**

Bowman North Carolina Ltd.  
4006 BARRIETT DR  
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RALEIGH, NC 27609  
Phone: (919) 555-6570  
bowman.com



**SITE PLAN**  
Tractor Supply  
Wilson Road  
Mebane, NC Melville Township Alamance County



PRELIMINARY  
DO NOT  
USE FOR  
CONSTRUCTION

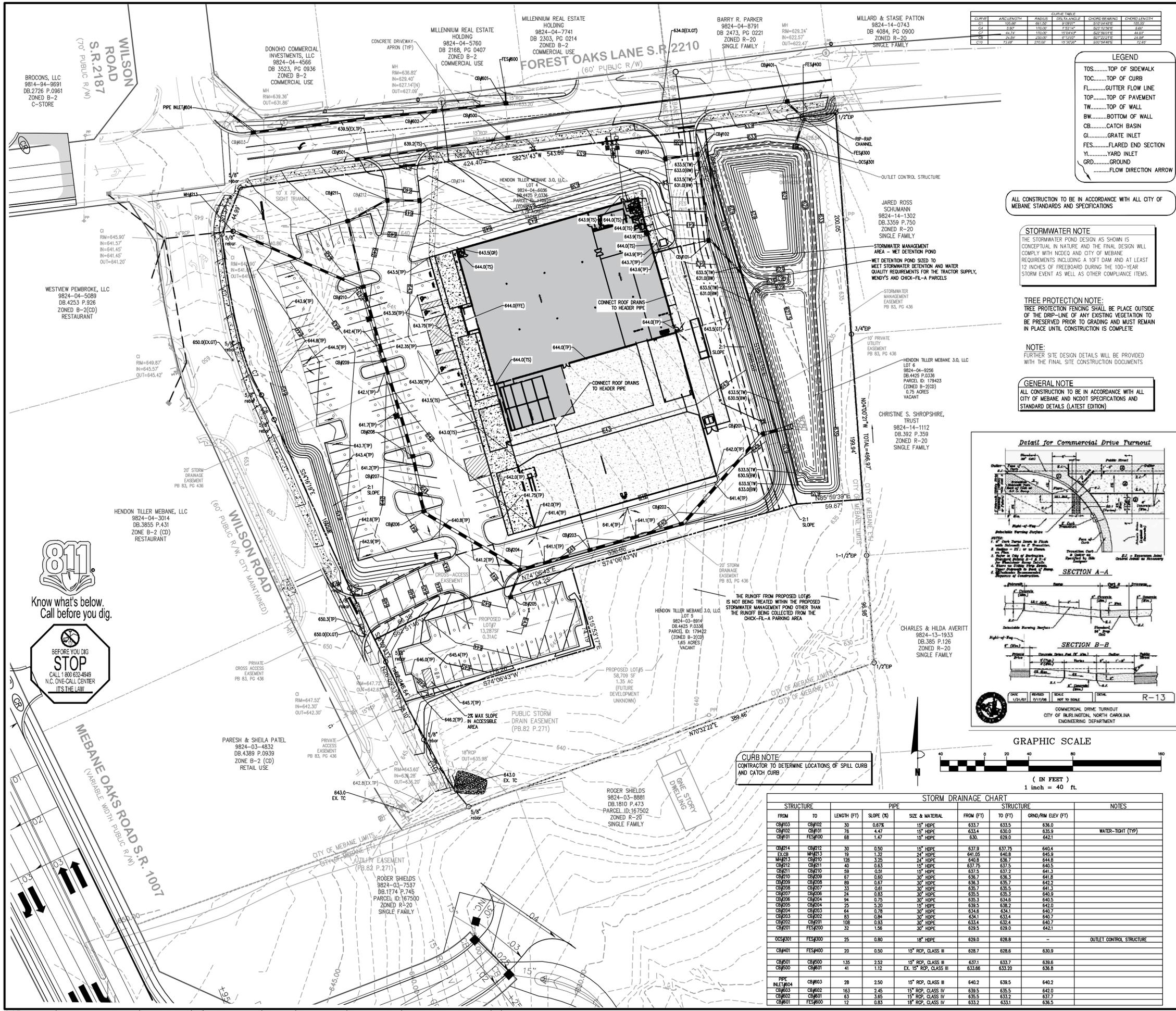
**PLAN STATUS**

1/11/24	PER TRC REVIEW
1/24/24	PER TRC REVIEW

**DATE DESCRIPTION**

JP DESIGN	JP DRAWN	XXX CHKD
SCALE	H: 1" = 40'	V: 1" = XX'
JOB No.	220159-01-001	
DATE	January 11, 2024	
FILE No.		

SHEET **C3.0**



PIPE	LENGTH	RADIUS	DELTA ANGLE	GROUND ELEVATION	CONCRETE LENGTH
CB#103	10.00	60.00	0.00	633.0	10.00
CB#104	1.00	150.00	1.9014	632.0	1.00
CB#105	1.00	150.00	1.9014	631.0	1.00
CB#106	1.00	150.00	1.9014	630.0	1.00
CB#107	1.00	150.00	1.9014	629.0	1.00
CB#108	1.00	150.00	1.9014	628.0	1.00
CB#109	1.00	150.00	1.9014	627.0	1.00
CB#110	1.00	150.00	1.9014	626.0	1.00

**LEGEND**

TOS.....TOP OF SIDEWALK  
 TL.....TOP OF CURB  
 FC.....GUTTER FLOW LINE  
 TP.....TOP OF PAVEMENT  
 TW.....TOP OF WALL  
 BW.....BOTTOM OF WALL  
 CB.....CATCH BASIN  
 GI.....GRATE INLET  
 FES.....FLARED END SECTION  
 YI.....YARD INLET  
 GRD.....GROUND  
 -----FLOW DIRECTION ARROW

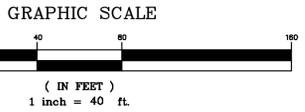
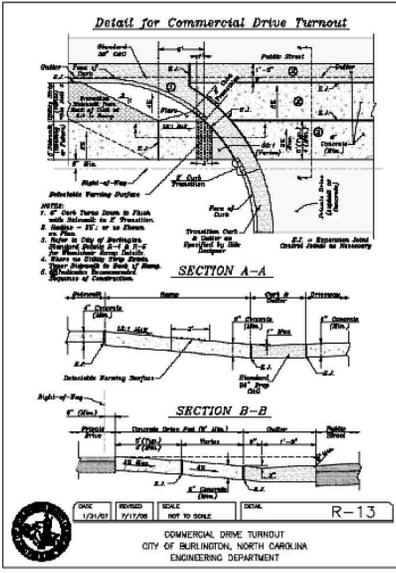
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF MEBANE STANDARDS AND SPECIFICATIONS

**STORMWATER NOTE**  
 THE STORMWATER POND DESIGN AS SHOWN IS CONCEPTUAL IN NATURE AND THE FINAL DESIGN WILL COMPLY WITH NCEQ AND CITY OF MEBANE REQUIREMENTS INCLUDING A 10FT DAM AND AT LEAST 12 INCHES OF FREEBOARD DURING THE 100-YEAR STORM EVENT AS WELL AS OTHER COMPLIANCE ITEMS.

**TREE PROTECTION NOTE:**  
 TREE PROTECTION FENCING SHALL BE PLACED OUTSIDE OF THE DROP-LINE OF ANY EXISTING VEGETATION TO BE PRESERVED PRIOR TO GRADING AND MUST REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

**NOTE:**  
 FURTHER SITE DESIGN DETAILS WILL BE PROVIDED WITH THE FINAL SITE CONSTRUCTION DOCUMENTS

**GENERAL NOTE**  
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF MEBANE AND NCEQ SPECIFICATIONS AND STANDARD DETAILS (LATEST EDITION)



**CURB NOTE**  
 CONTRACTOR TO DETERMINE LOCATIONS OF SPILL CURB AND CATCH CURB

STRUCTURE		PIPE		STORM DRAINAGE CHART		NOTES	
FROM	TO	LENGTH (FT)	SLOPE (%)	SIZE & MATERIAL	FROM (FT)	TO (FT)	GRD/RIM ELEV (FT)
CB#103	CB#102	30	0.67%	15" HDPE	633.7	633.5	636.0
CB#102	CB#101	78	1.47	15" HDPE	633.4	630.0	635.9
CB#101	FES#100	69	1.47	15" HDPE	630.0	629.0	642.1
CB#214	CB#212	30	0.50	15" HDPE	637.9	637.75	640.4
CB#212	CB#211	19	1.32	24" HDPE	641.05	640.8	645.9
CB#211	CB#210	126	3.75	24" HDPE	640.8	636.7	644.8
CB#210	CB#209	40	0.63	15" HDPE	637.75	637.5	640.5
CB#209	CB#208	59	0.51	15" HDPE	637.5	637.2	641.3
CB#208	CB#207	67	0.50	30" HDPE	636.7	636.3	641.8
CB#207	CB#206	89	0.67	30" HDPE	636.3	635.7	642.2
CB#206	CB#205	33	0.61	30" HDPE	635.7	635.5	641.3
CB#205	CB#204	24	0.53	30" HDPE	635.5	635.3	640.9
CB#204	CB#203	94	0.75	30" HDPE	635.3	634.6	640.5
CB#203	CB#202	73	0.50	30" HDPE	635.3	635.2	640.0
CB#202	CB#201	64	0.78	30" HDPE	634.8	634.4	640.7
CB#201	FES#200	83	0.84	30" HDPE	634.4	633.4	640.7
CB#200	FES#200	108	0.93	30" HDPE	633.4	632.4	640.7
CB#201	FES#200	32	1.56	30" HDPE	629.5	629.0	642.1
OCS#301	FES#300	25	0.80	18" HDPE	629.0	628.8	-
CB#401	FES#400	20	0.50	15" RCP, CLASS III	628.7	628.6	630.9
CB#501	CB#500	135	2.52	15" RCP, CLASS III	637.1	633.7	638.6
CB#500	CB#601	41	1.12	EX. 15" RCP, CLASS III	633.66	633.20	636.8
PIPE INLET#004	CB#603	28	2.50	15" RCP, CLASS III	640.2	639.5	640.2
CB#603	CB#602	163	2.45	15" RCP, CLASS IV	639.5	635.5	642.0
CB#602	CB#601	63	3.65	15" RCP, CLASS IV	635.5	633.2	637.7
CB#601	FES#600	12	0.83	18" RCP, CLASS IV	633.2	633.1	636.5

- GRADING NOTES:**
- REFER TO THE SITE PLAN FOR RELATED NOTES.
  - ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
  - ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
  - THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.
  - THE CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
  - LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
  - THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
  - THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.
  - ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN, IS PROHIBITED.
  - LAND DISTURBANCE WITHOUT AN APPROVED ESC PLAN IS PROHIBITED.
  - STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON DISTURBED AREAS AND ESPECIALLY WHEN THE CONSTRUCTION SEQUENCE REQUIRES IT.
  - ALL GRADED AREAS ARE TO BE STABILIZED (SEEDED OR LANDSCAPED) WITHIN 14 DAYS OF HAVING REACHED FINAL GRADE.
  - EXISTING GRADES, CONTOURS, UTILITIES AND OTHER EXISTING FEATURES FROM FIELD RUN SURVEY.
  - THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.
  - THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION, ELEVATION, AND DIMENSIONS OF EXIT DOORS, RAMPS, BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - ALL FILL MATERIALS, EXISTING BUILDING FOUNDATIONS, PAVEMENT AND UTILITY STRUCTURES, TOPSOIL, AND ANY OTHER DELETERIOUS MATERIALS SHALL BE COMPLETELY REMOVED FROM WITHIN THE BEARING ZONE BELOW THE STRUCTURE.
  - ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNSUITABLE MATERIAL SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.
  - ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED OR DEPICTED.
  - THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
  - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
  - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
  - ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER.
  - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- DRAINAGE NOTES:**
- A MINIMUM GRADE OF 0.50 % SHALL BE MAINTAINED ON ALL PIPES, UNLESS OTHERWISE NOTED.
  - PIPE LENGTHS AND SLOPES INDICATED ON THE PLANS ARE APPROXIMATE ONLY.
  - UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
    - NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME.
    - EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
    - EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
    - MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
    - RE-STABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REGULATIONS.
    - APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
  - CATCH BASINS, MANHOLES, FRAMES, GRATES, ETC. SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS. REFERENCE THE FOLLOWING STANDARD DETAILS:
    - 840.02 - CONCRETE CATCH BASIN
    - 840.03 - FRAME, GRATES, AND HOOD FOR CATCH BASINS
    - 840.14 - CONCRETE DROP INLET
    - 840.04 - CONCRETE OPEN THROAT CATCH BASIN
    - 840.14 - CONCRETE DROP INLET
    - 840.16 - DROP INLET FRAME AND GRATES
    - 840.31 - CONCRETE JUNCTION BOX
    - 840.36 - TRAFFIC BEARING GRATED DROP INLET
    - 840.52 - PRECAST MANHOLE
    - 840.45 - PRECAST DRAINAGE STRUCTURE
    - 838.80 - PRECAST CONCRETE ENDWALL
  - ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
  - STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
    - RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.
    - TYPE 2: HIGH DENSITY POLYETHYLENE PIPE (HDPE) - AASHTO DESIGNATION M252 TYPE S, M254 TYPE S, AND MPP-97 TYPE S, SMOOTH INTERIOR/SMOOTH EXTERIOR. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON THE CONSTRUCTION DRAWINGS. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION GUIDELINES. PIPE JOINTS AND FITTINGS SHALL BE WATERTIGHT.
  - ALL STORM DRAINAGE WITHIN THE PUBLIC ROADS SHALL BE CLASS III REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
  - EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE SILT AND DEBRIS.
  - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
  - ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUDED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
  - PRECAST STRUCTURES MAYBE USED AT CONTRACTORS OPTION.
  - ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
  - STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.
  - RIM ELEVATIONS AS NOTED ARE TO THE GUTTER FLOW LINE.



**Bowman**

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 bowman.com

**TSC**  
 TRACTOR SUPPLY COMPANY

**HENDON PROPERTIES**  
 CREATING GREATER VALUE

GRADING PLAN  
 Tractor Supply  
 Wilson Road  
 Mebane, NC  
 Melville Township Alamance County

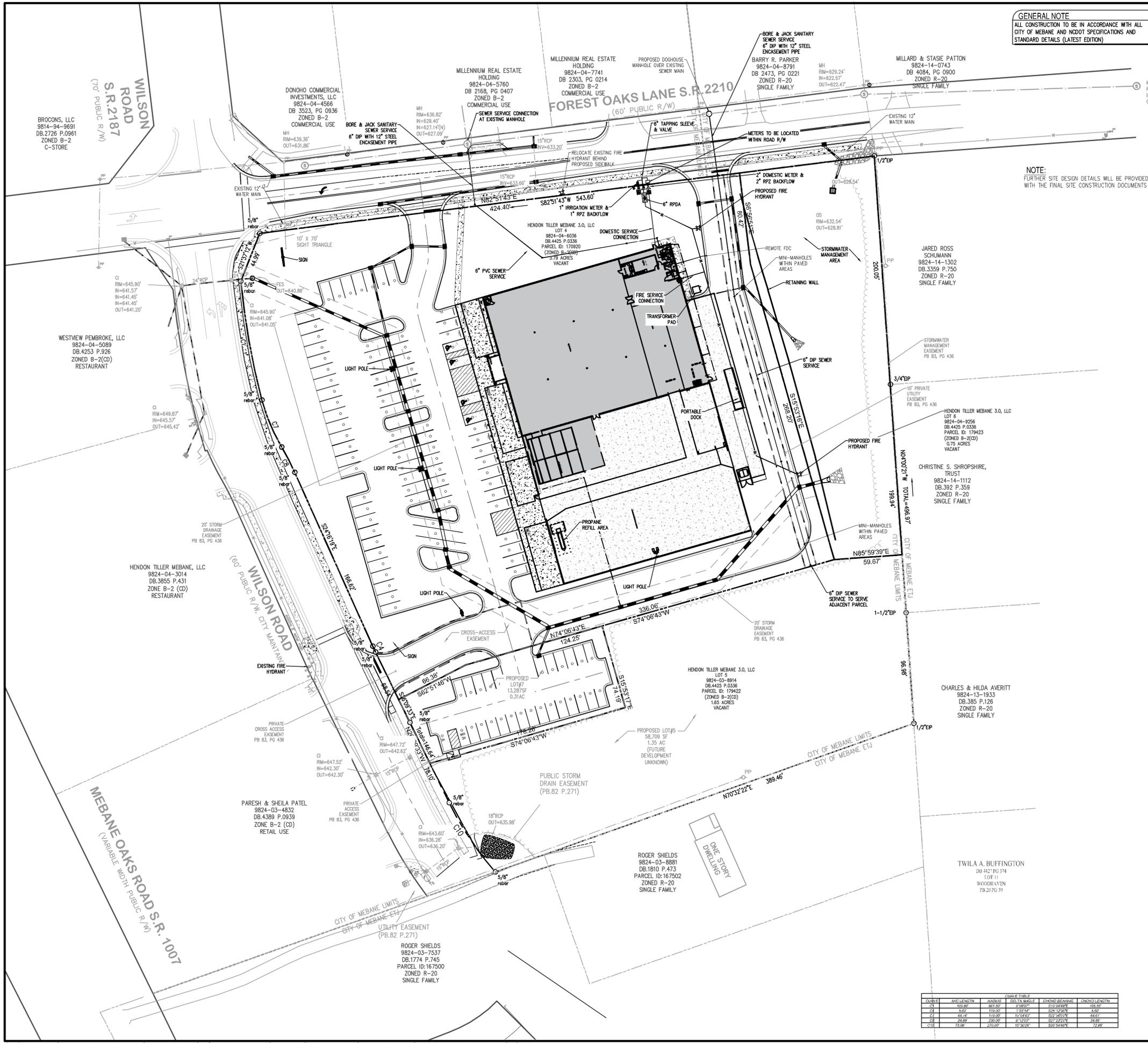
PRELIMINARY  
 DO NOT  
 USE FOR  
 CONSTRUCTION

PLAN STATUS  
 1/11/24 PER TRC REVIEW  
 1/24/24 PER TRC REVIEW

DATE	DESCRIPTION
JP DESIGN	JP DRAWN
SCALE	H: 1" = 40' V: 1" = 10'

JOB No. 220159-01-001  
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SHEET **C4.0**



**GENERAL NOTE**  
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF MEBANE AND NCDOT SPECIFICATIONS AND STANDARD DETAILS (LATEST EDITION)

- UTILITY NOTES:**
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH CITY OF MEBANE STANDARD DRAWINGS AND SPECIFICATIONS.
  - IN THE EVENT THAT A UTILITY ITEM IS NOT COVERED BY THESE PLANS, THEN THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE CITY OF MEBANE PUBLIC UTILITIES DEPARTMENT HANDBOOK COVERING SUCH ITEMS SHALL APPLY.
  - WATER SERVICES 3/4-INCH TO 2-INCH SHALL BE TYPE "K" SOFT COPPER. ALL OTHER WATER MAINS, SERVICES, AND FITTINGS SHALL BE CEMENT-LINED DUCTILE IRON PIPE PER CITY OF MEBANE STANDARDS AND SPECIFICATIONS.
  - GRAVITY SANITARY SEWER MAINS SHALL BE DUCTILE IRON PIPE OR PVC PIPE, AS SPECIFIED IN THESE PLANS AND CITY OF MEBANE STANDARDS AND SPECIFICATIONS. SANITARY SEWER SERVICES SHALL BE SCHEDULE 40 PVC.
  - CLEAN-OUT SYMBOLS SHOWN ON THESE PLANS REPRESENT LOCATION OF SURFACE ACCESS POINT. CONTRACTOR SHALL LOCATE WYE APPROPRIATELY BASED ON PIPE DEPTH.
  - ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MEBANE STANDARDS. MANHOLE DIAMETER SHALL VARY DEPENDING ON PIPE DIAMETER AND DEPTH, PER CITY OF MEBANE STANDARDS.
  - LOCATIONS AND SIZES OF EXISTING UTILITIES SHOWN ON THESE PLANS WERE TAKEN FROM MAPS PREPARED BY OTHERS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES AND FOR DAMAGES RESULTING FROM FAILURE TO DO SO.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING RECORD DRAWINGS TO THE ENGINEER SHOWING THE LOCATION OF WATER AND SEWER SERVICES AND ANY DEVIATIONS FROM PLANS DURING CONSTRUCTION. THE ENGINEER WILL PROVIDE THESE RECORD DRAWINGS TO THE OWNER.
  - WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" BELOW PROPOSED GRADE.
  - ALL UNDERGROUND UTILITIES AND FIRE HYDRANTS MUST BE FUNCTIONALLY APPROVED PRIOR TO STRUCTURAL CONSTRUCTION.
  - THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
  - DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
  - ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
  - ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
  - GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
  - ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
  - CONTRACTOR SHALL NOTIFY THE WATER AUTHORITY INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
  - ALL UTILITIES SHOULD BE KEPT TEN (10) FEET (PARALLEL) OR WHEN CROSSING 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
  - PRESSURE REDUCING VALVES WILL BE REQUIRED ON THE DOMESTIC WATER MAINS IF THE STATIC PRESSURE AT THE BUILDING EXCEEDS 80PSI.
  - IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
  - DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
  - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF MEBANE WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES OR UTILITIES BY OTHERS AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - ALL CONSTRUCTION METHODS & MATERIALS SHALL CONFORM WITH THE CURRENT SPECIFICATIONS AND STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA). THE AWWA CONSTRUCTION STANDARDS ARE SET FORTH IN THEIR CONSTRUCTION SPECIFICATIONS AND STANDARD FOR WATER AND SANITARY SEWERAGE FACILITIES. A COPY OF WHICH MUST BE PURCHASED FROM THE AWWA BY THE CONTRACTOR AND KEPT AT THE JOB SITE AT ALL TIMES. REFERENCE TO NCDOT SHALL MEAN THE CURRENT STANDARDS AND/OR SPECIFICATIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
  - THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE BELOW PLAN GRADE ANY MATERIALS WHICH ARE UNSUITABLE FOR FOUNDATIONS, SUB GRADES, PIPE TRENCH BOTTOMS OR OTHER PURPOSES AND BACKFILL THESE AREAS WITH AN APPROVED MATERIAL. THE EXTENT OF UNDERCUTTING AND BACKFILLING SHALL BE DETERMINED BY THE CITY OF MEBANE AS TO AREAS WITHIN STREET RIGHT-OF-WAY AND THE ENGINEER IN OTHER AREAS. COMPENSATION SHALL BE AS SET FORTH IN THE CONTRACT DOCUMENTS.
  - A MINIMUM VERTICAL SEPARATION OF 24" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & WATER LINES AND A FULL JOINT OF WATER LINE PIPE SHALL BE CENTERED WHERE WATER LINE CROSSES OVER SANITARY SEWER. WHERE CLEARANCE IS LESS THAN 18" BUT GREATER THAN 12", SANITARY SEWER SHALL BE PRESSURE TESTED DUCTILE IRON PIPE 10" FROM WATER-MAN. WHEN WATER LINE CROSSES UNDER SANITARY SEWER, 18" MINIMUM CLEARANCE MUST BE MAINTAINED, AND SANITARY SEWER SHALL BE PRESSURE TESTED DUCTILE IRON PIPE 10" FROM WATER-MAN.
  - ALL WATERLINES SHALL HAVE BURIED WITH THE PIPE # 12 COATED ELECTRIC WIRE AND BROUGHT UP INTO THE METER BOXES.
  - THE CONTRACTOR SHALL PROVIDE A SURVEY AS-BUILT RECORD DRAWING OF THE SANITARY SEWER SYSTEM AND THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MEBANE UTILITY DEPARTMENT.

**NOTE:**  
 FURTHER SITE DESIGN DETAILS WILL BE PROVIDED WITH THE FINAL SITE CONSTRUCTION DOCUMENTS

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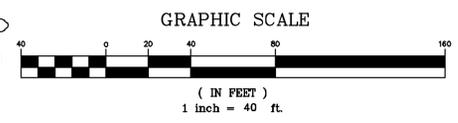


UTILITY PLAN  
 Tractor Supply  
 Wilson Road  
 Mebane, NC Melville Township Alamance County



PRELIMINARY  
 DO NOT  
 USE FOR  
 CONSTRUCTION

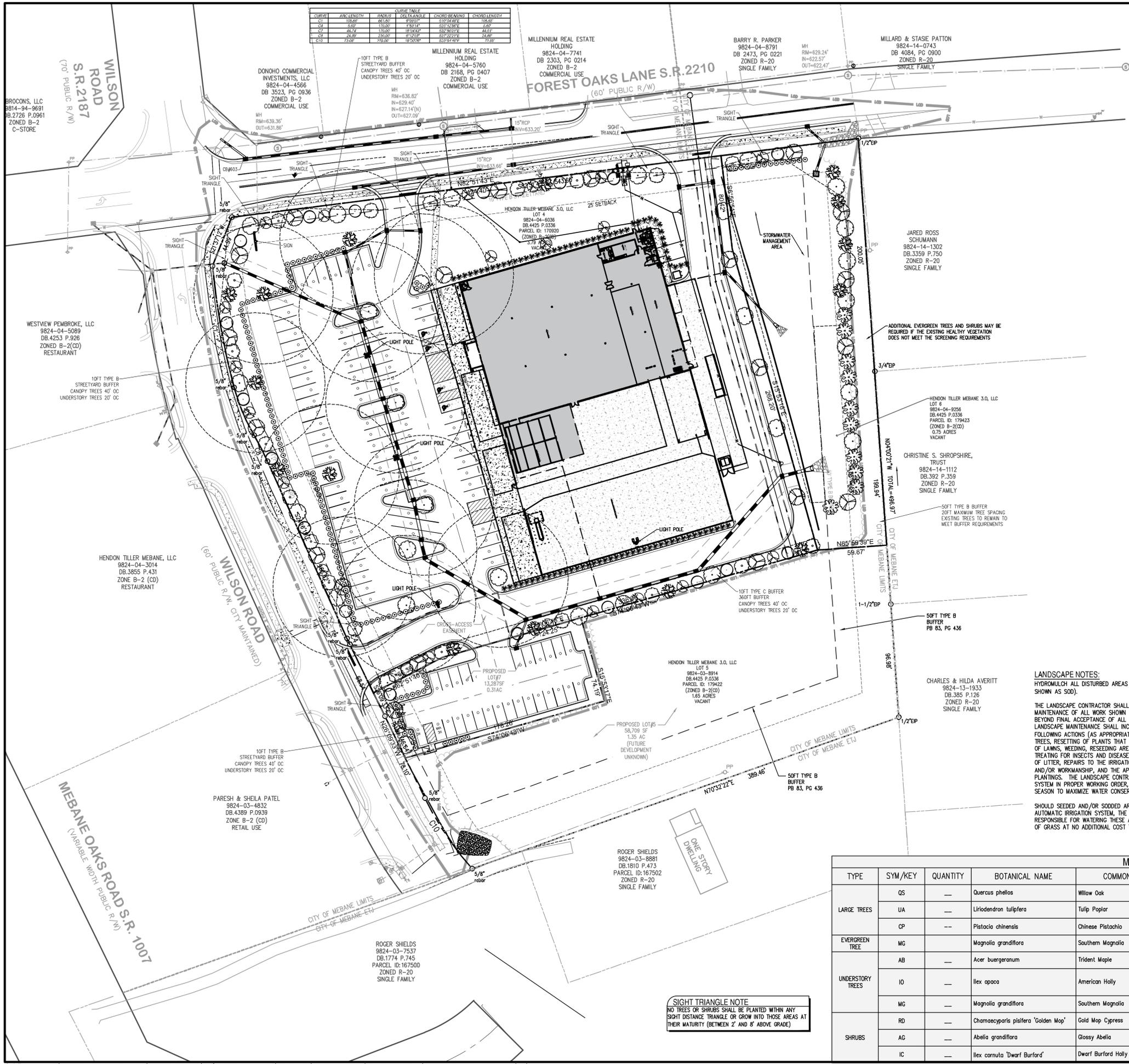
PLAN STATUS		
1/11/24	PER TRC REVIEW	
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SHEET	C5.0	



LINE	ANG LENGTH	WASHER	WELLS RIGGLE	CRONO BEARING	KNOWN LENGTH
CT	100.00'	80.50'	1.0000"	S100°04'00"	100.00'
CE	3.00'	1.0000"	1.3747"	S89°59'58"	6.00'
CT	44.44'	1.0000"	15.3443"	S22°30'17"	44.44'
CB	24.00'	20.000"	0.1000"	S77°22'22"	24.00'
CB	72.00'	22.000"	15.3625"	S83°54'45"	72.00'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CB	106.68'	60.50'	99.01°	S109°24'58"E	106.68'
CB	8.00'	110.20'	17.01°	S80°12'58"E	2.00'
CB	48.20'	100.00'	28.67°	S76°26'01"E	22.00'
CB	24.00'	200.00'	6°27'00"	S87°22'18"E	24.00'
CB	21.00'	210.00'	6°02'00"	S87°24'18"E	21.00'



- GENERAL LANDSCAPE NOTES:**
- ANY DISTURBED AREAS NOT SCHEDULED FOR HARDSCAPE, PLANTINGS, OR MULCH SHALL BE SEEDED LAWN.
  - NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL OF THE OWNERS REPRESENTATIVE.
  - ALL PLANT AND BED LINE LOCATIONS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
  - ALL PLANTINGS SHALL BE INSTALLED WITH THE SPECIFIED LAYER OF MULCH. REFERENCE DETAILS AND SPECIFICATIONS FOR DEPTH AND TYPE OF MULCH. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS AND SHALL BE SEPARATED FROM TURF GRASS AREAS.
  - GRASS COVERAGE TO EXTEND FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND/OR CURBS.
  - MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
  - ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
  - FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
  - LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
  - ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAINAGE, GAS, WATER, PHONE, AND ELECTRICAL LINES.)
  - ATTENTION LANDSCAPER: NOTIFY OWNER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.

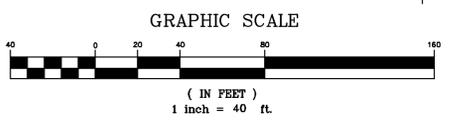
- LANDSCAPING NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL REQUIRED LANDSCAPING FOR THE ENTIRE SITE, TO INCLUDE BUT NOT LIMITED TO: SOODED/SEEDED AREAS, SHRUB BEDS, PARKING LOT ISLANDS, ROADSIDE SIGN BASE(S) AND MONUMENT PLANTERS.
  - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED AREAS.
  - IN THE EVENT THAT PLANTING BEDS AND MULCH ARE REQUIRED, THE CONTRACTOR SHALL INSTALL BLACK FABRIC WEED BLOCK LANDSCAPE MESH UNDER THE MULCH TO PREVENT WEED GROWTH.
  - CONTRACTOR SHALL PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDERANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND THE MAINTENANCE OF ALL LANDSCAPED AREAS UNTIL THE LATER OF: (a) THIRTY (30) DAYS FOLLOWING THE PLANTING OF THE GRASS AND SHRUBS, OR (b) THE DATE THAT BUILDINGS OPEN FOR BUSINESS TO THE PUBLIC.
  - GENERAL CONTRACTOR IS TO CLEAN ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND RAKE ALL GRASS AREAS.
  - PROVIDE LANDSCAPE PLANS TO OWNER AND AS REQUIRED BY LOCAL JURISDICTION TO THE BLDG. DEPT. FOR REVIEW AND APPROVAL PRIOR TO START OF WORK.
  - ALL LANDSCAPING, TRESS, SHRUBS, ETC. SHALL NOT INTERFERE WITH THE VISIBILITY OF PROJECT SIGNAGE
  - CONTRACTOR TO VERIFY QUANTITIES PRIOR TO COMMENCING WORK.
  - OPEN AREAS WITHIN PLANTING BEDS SHALL BE MULCHED.

**IRRIGATION NOTE:**  
IRRIGATION SYSTEM TO BE A DESIGN-BUILD SYSTEM PROVIDED BY THE CONTRACTOR. IRRIGATION HEADS TO BE A MINIMUM OF 3" FROM EDGE OF CURB LINE. ALL LANDSCAPE BEDS TO HAVE CUT EDGE OR COMMERCIAL EDGING MATERIAL INSTALLED FULLY SEPARATING THE MULCH BED FROM ADJACENT LAWN AREA. ANY TREES OVER 2" CALIPER MUST BE STAKED AND TIED.

**GENERAL NOTE**  
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF MEBANE AND NCDOT SPECIFICATIONS AND STANDARD DETAILS (LATEST EDITION)

**TREE PROTECTION NOTE:**  
TREE PROTECTION FENCING SHALL BE PLACE OUTSIDE OF THE DRIP-LINE OF ANY EXISTING VEGETATION TO BE PRESERVED PRIOR TO GRADING AND MUST REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE

**LANDSCAPE NOTES:**  
HYDRONMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).  
THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTORATION OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.  
SHOULD SEEDED AND/OR SOODED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.



TYPE	SYM/KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SYMBOL	CALIPER	HEIGHT	SPREAD	ROOT	SPACING	OTHER
LARGE TREES	QS	---	Quercus phellos	Willow Oak		2.5"	10' MIN		B&B	AS SHOWN	
	UA	---	Liriodendron tulipifera	Tulip Poplar		2.5"	10' MIN		B&B	AS SHOWN	
	CP	---	Pistacia chinensis	Chinese Pistachio		2.5"	10' MIN		B&B	AS SHOWN	
EVERGREEN TREE	MG	---	Magnolia grandiflora	Southern Magnolia		2.5"	10' MIN		B&B	AS SHOWN	
UNDERSTORY TREES	AB	---	Acer buergerianum	Trident Maple		2.0"	8' MIN		B&B	AS SHOWN	
	IO	---	Ilex opaca	American Holly		2.0"	8' MIN		B&B	AS SHOWN	50% OF UNDERSTORY TREES TO BE EVERGREEN
SHRUBS	MG	---	Magnolia grandiflora	Southern Magnolia		2.0"	8' MIN		B&B	AS SHOWN	
	RD	---	Chamaecyparis platifera 'Golden Mop'	Gold Mop Cypress		-	18" MIN		3 GAL	AS SHOWN	
	AG	---	Abelia grandiflora	Glossy Abelia		-	18" MIN		3 GAL	AS SHOWN	
	IC	---	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly		-	18" MIN		3 GAL	AS SHOWN	

**SIGHT TRIANGLE NOTE**  
NO TREES OR SHRUBS SHALL BE PLANTED WITHIN ANY SIGHT DISTANCE TRIANGLE OR GROW INTO THOSE AREAS AT THEIR MATURITY (BETWEEN 2' AND 8' ABOVE GRADE)



Bowman North Carolina Ltd.  
4006 BARRIETT DR  
Suite 104  
RALEIGH, NC 27609  
Phone: (919) 555-6570  
bowman.com



TRACTOR SUPPLY COMPANY

LANDSCAPE PLAN  
Tractor Supply  
Wilson Road  
Mebane, NC Melville Township Alamance County



PRELIMINARY  
DO NOT  
USE FOR  
CONSTRUCTION

PLAN STATUS	DATE	DESCRIPTION			
1/11/24	PER TRC REVIEW				
1/24/24	PER TRC REVIEW				
DATE	DESIGN	JP	DRAWN	XXX	CHKD
	SCALE	H: 1" = 40'	V: 1" = XX'		
JOB No.	220159-01-001				
DATE	January 11, 2024				
FILE No.					
SHEET	C7.0				

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# PLANNING PROJECT REPORT

DATE	02/06/2024
PROJECT NUMBER	RZ 23-01 - Amended
PROJECT NAME	Tractor Supply
	Hendon Properties, LLC
APPLICANT	Attn. Mark Tiller
	3445 Peachtree Rd NE #465
	Atlanta, GA 30326

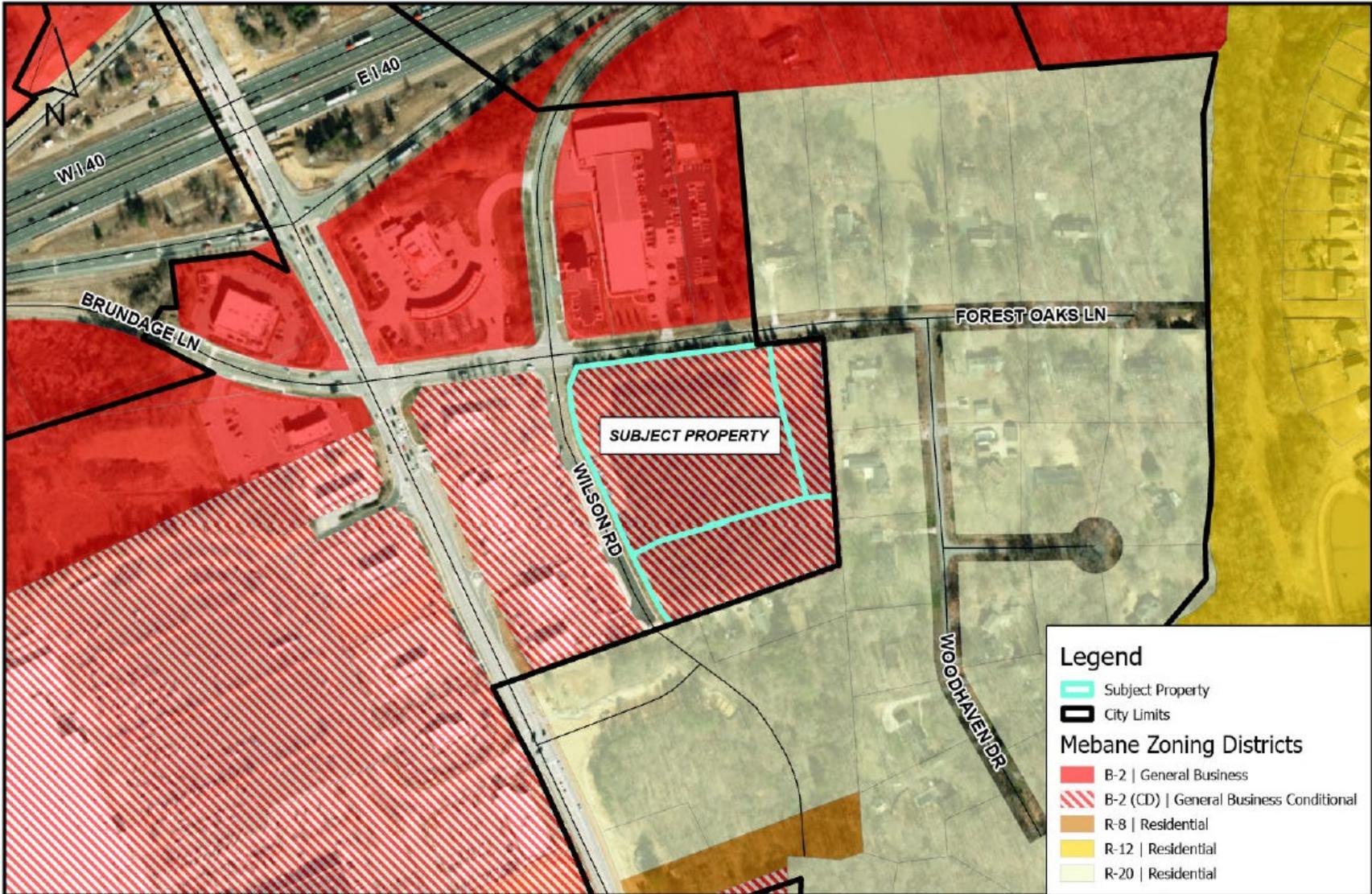
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PROJECT NAME & APPLICANT .....	PAGE 1
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STAFF ZONING REQUEST RECOMMENDATION .....	PAGE 8

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## ZONING REPORT

EXISTING ZONE	<del>R-20, Residential</del> B-2 (CD) (General Business Conditional District)
REQUESTED ACTION	B-2 (CD) (General Business Conditional District) – Revised Conditions
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	Vacant, Gravel Parking Lot, Forested
PARCEL SIZE	+/- 6.19 acres
PROPERTY OWNERS	Hendon Tiller Mebane 3.0 LLC 3445 Peachtree Rd NE #465 Atlanta, GA 30326 GPINs: 9824046036, 9824049256, and 9824038914
LEGAL DESCRIPTION	Request to rezone the +/- 6.19-acre property located on Wilson Road and Forest Oaks Lane (GPIN 9824046036), from R-20 to B-2 (CD) to allow for a farm supplies and equipment retail use by Hendon Properties, LLC. Request to modify the conditional zoning district, B-2(CD), of three lots, totaling +/- 6.19-acres and located at Wilson Road and Forest Oaks Lane (GPINs 9824046036, 9824049256, and 9824038914) to allow for a farm supplies and equipment retail use by Hendon Tiller Mebane 3.0, LLC.
AREA ZONING & DISTRICTS	The properties to the west, across Wilson Road, are zoned B-2 (CD), General Business Conditional District. The properties to the north, across Forest Oaks Lane, are a mix of B-2, General Business and R-20, Residential. The properties to the east and south are all zoned R-20, Residential.
SITE HISTORY	The property has historically been sparsely forested although it is currently taxed as vacant commercial land. The gravel parking lot, utilized by Chick-Fil-A, was added between 2018 and 2020. A stormwater pond, currently serving the Wendy's and Chick-fil-A developments, is also on the property.
<b>STAFF ANALYSIS</b>	
CITY LIMITS?	<input checked="" 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 rezoning is consistent with the B-2 (CD) and B-2 zoning of the properties to the north and west of the subject property. The proposed development will introduce a commercial use in close proximity to an existing residential neighborhood. However, the proposed site plan includes a stormwater control area on the east side of the property and a semi-opaque buffer.



**Legend**

- Subject Property
- City Limits

**Mebane Zoning Districts**

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



**CITY OF MEBANE  
ZONING MAP**

**CONDITIONAL REZONING  
AMENDMENT  
TRACTOR SUPPLY**

1 inch = 300 feet

DATE: 02/05/24

DRAWN BY: RG

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## LAND USE REPORT

EXISTING LAND USE	Vacant, Gravel Parking Lot, Forested
PROPOSED LAND USE & REQUESTED ACTION	The applicant is requesting a rezoning to develop a <del>+/- 6.19 acre lot</del> <b>three lots, totaling +/- 6.19 acres</b> , with frontages on Wilson Road and Forest Oaks Lane (GPINs: 9824046036, <b>9824049256, and 9824038914</b> ) for a farm supplies and equipment retail use. The applicant intends to <b>re</b> -subdivide the <del>lot</del> <b>property</b> into <del>three</del> <b>four</b> lots. Lot <del>1</del> <b>4</b> will be utilized for the farm supplies and equipment retail use, Lot <del>2</del> <b>5</b> will be reserved for future commercial development, <del>and</del> Lot <del>3</del> <b>6</b> will be utilized as a stormwater management area, <b>and Lot 7 is proposed to be sold to Chick-Fil-A for their use as a staff and overflow parking lot.</b>
PROPOSED ZONING	B-2 (CD) (General Business Conditional District) – <b>revised conditions</b>
PARCEL SIZE	+/- 6.19 acres
AREA LAND USE	<p>The subject property is located just east of an arterial commercial strip along Mebane Oaks Road. The properties to the west are developed with a Wendy’s, Chick-Fil-A, and Aspen Dental. The properties to the north include Southern Animal Hospital and a multi-use commercial building that includes a gym, insurance office, and other similar uses. There are developed residential lots to the south, east, and northeast of the subject property.</p> <p>The applicant proposes a 5’ sidewalk on the east side of Wilson Road and on the south side of Forest Oaks Lane. Curb and gutter will be constructed on Forest Oaks Lane as shown on the site plan and approved by the NCDOT. <b>The revised site plan shows a reduction in how far the curb and gutter extends along Forest Oaks Lane on the opposite side of the site.</b></p>
ONSITE AMENITIES & DEDICATIONS	<del>The applicant proposes to extend Wilson Road from where it currently ends to the end of NCDOT’s “stub” roadway improvements associated with the I-5711 Mebane Oaks Road Interchange and Roadway Improvements. The roadway “stub” is located at the signalized intersection which serves Garrett Crossing Shopping Center (Walmart Supercenter and others). This will create a second access point in addition to the Forest Oaks Lane signalized intersection with Mebane Oaks Road, consistent with the City’s adopted Mebane Oaks Small Area Plan.</del>
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF PROPOSED CONDITIONS	<del>Prior to the applicant showing the extension of Wilson Road, City staff requested a TIA in accordance with Section 7-6.10 due to roads in the area “experiencing congestion or safety concerns.” City staff find the new connection to Mebane Oaks Road will exceed any transportation improvements resulting from TIA recommendations. The developer will be required to secure and record right-of-way for the section of Wilson Road (Extension) shown outside of his property boundaries. The developer is</del>

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required to construct this new section of road before any certificates of occupancy are released for the proposed structure. All typical bonding requirements would remain in place once the right of way is recorded. If the developer is unable to secure this right of way, he will be required to complete a Traffic Impact Analysis (TIA) and return to the Planning Board and City Council to amend the conditions of the zoning district for the property.

The applicant has offered to construct the stormwater pond for a 100-year storm event. As noted on Sheet C4.0, the current design is considered by staff to be conceptual and additional design details are required with construction plans.

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



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## UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	<p>Per the memorandum from Franz Holt of AWCK, the anticipated water use for the proposed development is 2,500 gallons per day and the anticipated wastewater use is less than 2,500 gallons per day. The development will be served by connecting to Mebane’s existing 12-inch water line on Forest Oaks Lane. The project will also be connected to the existing sewer system by extending a new 6-inch private sewer service line from an existing manhole located at Forest Oaks Lane. Additionally, a 6-inch private sewer service will be extended from a newly set manhole over Mebane’s 8-inch gravity line in Forest Oaks Lane, through Lot ± 4 and ending at the Lot ± 5 property line with a private easement dedicated over the service line.</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 south of Forest Oaks Lane and east of Wilson Road. The site plan features two proposed driveway entrances from Forest Oaks Lane and one proposed driveway entrance from Wilson Road. The driveway from Wilson Road is proposed to provide access to <del>both Lot 1 and Lot 2</del> Lots 4, 5, and 7 of the proposed subdivision. Both Forest Oaks Lane and Wilson Road are NCDOT maintained roads.</p> <p>NCDOT does not provide traffic count data for Forest Oaks Lane or Wilson Road. Mebane Oaks Road, to the west of the site, had an average daily traffic volume of 26,000 trips in 2021.</p> <p>The section of Forest Oaks Lane adjacent to the subject property has a safety score of 0, being the best possible score, in 2022. However, from 2017 to 2021 there were 42 crashes at the</p>
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intersection of Forest Oaks Lane and Mebane Oaks Road. This section of Wilson Road does not have a safety score.

**TRAFFIC IMPACT ANALYSIS  
REQUIRED?**

YES  NO

**DESCRIPTION OF RECOMMENDED  
IMPROVEMENTS**

A TIA was not submitted for the project. The applicant proposes to extend Wilson Road from where it currently ends to the end of NCDOT's "stub" roadway improvements associated with the I-5711 Mebane Oaks Road Interchange and Roadway Improvements. The roadway "stub" is located at the signalized intersection which serves Garrett Crossing Shopping Center (Walmart Supercenter and others).

As the developer did not secure the right-of-way needed to extend Wilson Road, a TIA was submitted for this project. The developer is required to make the following improvements:

- Provide a westbound left turn lane on Forest Oaks Road with adequate storage and taper (as requested by NCDOT and the City of Mebane.
- Construct all drives with one ingress lane and one egress lane striped as a shared left-right turn lane operating under stop-control. Due to intersection spacing concerns, permitting of a driveway at Site Drive 1 on Forest Oaks Lane is subject to meeting adequate design and sight distance requirements.
- Compliance of multimodal transportation requirements will be examined by staff to ensure adequacy of pedestrian, bike, and transit facilities along the property frontage. Additional crosswalks shall be considered at the intersection of Wilson Road and Forest Oak Lane.

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

YES  NO

**MULTIMODAL IMPROVEMENTS  
PROVIDED BY APPLICANT?**

YES  NO

**DESCRIPTION OF MULTIMODAL  
IMPROVEMENTS**

The applicant proposes to construct a sidewalk for the length of the property on the south side of Forest Oaks Lane and on the east side of Wilson Road. Bike racks will also be provided in accordance with UDO requirements. Crosswalks will be provided as shown on the site plan.

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## STAFF RECOMMENDATION

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



February 6, 2024

Mr. Matt Lowder, PE  
Bowman North Carolina, Ltd.  
4006 Barrett Drive, Suite 104  
Raleigh, NC 27609

Subject: Tractor Supply – Water and Sewer System Layout

Dear Mr. Lowder:

Regarding the Preliminary Site Plans for Tractor Supply and in accordance with the UDO, this memo is provided to indicate that I have reviewed the preliminary water and sewer system layout and find it acceptable and meets City standards based on the following:

- A. Water system – The project is proposed to be served by connecting to Mebane’s existing 12-inch water line on Forest Oaks Lane. Extension of private domestic (2-inch), irrigation service (1-inch) and fire line (6-inch) are shown with appropriate backflow prevention and fire hydrant locations. The estimated water use is 2,500 gallons per day (100 gallons/1,000 square feet per State 2T rules). The City has adequate water capacity available to meet the project’s domestic demand and fire flow requirements.
- B. Sanitary Sewer system – The project is proposed to be served by extending a new 6-inch private sewer service line from an existing manhole located at Forest Oaks Lane to the new building by steel encasement fore and jack under Forest Oaks Lane. Additionally, a 6-inch private sewer service will be extended from a newly set manhole over Mebane’s 8-inch gravity line in Forest Oaks Lane, through lot 4 and ending at the lot 5 property line with a private easement being over the service line by steel encasement bore and jack under Forest Oaks Lane. The estimated wastewater from this project is less than 2,500 gallons per day (100 gallons/1,000 square feet per State 2T rules). The City has adequate wastewater capacity available at the downstream Southeast Regional Pump Station and at the WRRF to meet this demand.

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  
Kyle Smith, Utilities Director



Technical Memorandum

Date: February 6, 2024

To: Ashley Ownbey, Development Director

From: Franz K. Holt, P.E.

Subject: Tractor Supply – City Engineering review

City Engineering has reviewed Site Plans submitted for Tractor Supply on Wilson Road (Extension) dated January 11, 2024, prepared by Matt Lowder, P.E. with Bowman North Carolina, Ltd. Of Raleigh, NC. Our technical review comments are as follows:

A. General Summary

1. The Tractor Supply includes a 21,147 square foot facility (one story) and 3,827 square foot garden center on a newly created lot no. 4 (3.79 acres), with lot no. 7 (0.31 acre) designated for Chick-Fil-A employee overflow parking and lot no. 6 (0.75 acres) designated as a stormwater management lot. The subdivision is along City owned/maintained Wilson Road (Extension) and NCDOT owned/maintained Forest Oaks Lane S.R. 2210.
2. On-site stormwater controls are proposed that treat the runoff from a 1-inch rain and reduce the peak stormwater discharge rates for post construction runoff is no more than the pre-development rates for up to a 100-year storm event.
3. City of Mebane public water and sewer lines are available for service extensions to the facility. Additionally, a private sewer extension will be made to lot no. 5 through lot no. 4.
4. Street Access has one proposed driveway connection to Wilson Road (Extension) and two connections to Forest Oaks Lane with a proposed left turn lane onto Wilson Road (Extension) from Forest Oaks Lane.
5. The plans include a sidewalk along the south side of Forest Oaks Lane and the east side of Wilson Road (Extension).
6. NCDOT plan approvals, driveway permits, and encroachment agreements are required by NCDOT for the proposed improvements to and along Forest Oaks Lane.



## B. Availability of City Water and Sewer

Regarding the Preliminary Site Plans for Tractor Supply and in accordance with the UDO, this memo is provided to indicate 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 project is proposed to be served by connecting to Mebane’s existing 12-inch water line on Forest Oaks Lane. Extension of private domestic (2-inch), irrigation service (1-inch) and fire line (6-inch) are shown with appropriate backflow prevention and fire hydrant locations. The estimated water use is 2,500 gallons per day (100 gallons/1,000 square feet per State 2T rules). The City has adequate water capacity available to meet the project’s domestic demand and fire flow requirements.
2. Sanitary Sewer system – The project is proposed to be served by extending a new 6-inch private sewer service line from an existing manhole located at Forest Oaks Lane to the new building by steel encasement fore and jack under Forest Oaks Lane. Additionally, a 6-inch private sewer service will be extended from a newly set manhole over Mebane’s 8-inch gravity line in Forest Oaks Lane, through lot 4 and ending at the lot 5 property line with a private easement being over the service line by steel encasement bore and jack under Forest Oaks Lane. The estimated wastewater from this project is less than 2,500 gallons per day (100 gallons/1,000 square feet per State 2T rules). The City has adequate wastewater capacity available at the downstream Southeast Regional Pump Station and at the WRRF to meet this demand.

## C. Watershed Overlay District and Phase II Stormwater Requirements

1. UDO Watershed Overlay District requirements.

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



## 2. Phase II Stormwater Post Construction Ordinance

Sec. 5.1 in the UDO provides standards for Storm Water Management and 5.1.F requires compliance with the Mebane Post Construction Runoff Ordinance. Built upon an area of more than 24% requires 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. storm event where post construction stormwater runoff peak discharges are no more than predevelopment rates. This wet pond serves as a shared device for Wendy's, Chick-fil-a, Tractor Supply, and Chick-fil-a employee overflow parking.

### D. Storm Drainage System

The UDO provides requirements for storm drainage systems. The site plans include a storm drainage system layout that indicates certain pipe locations, inlets, and all being directed to the engineered stormwater control device located at the rear of the property.

### E. Street Access

A TIA was required for this project with certain improvements being indicated as follows:

#### Forest Oaks Lane and Wilson Road

- Provide a westbound left turn lane on Forest Oaks Road with minimal storage and taper [as requested by NCDOT]. This improvement could be provided by restriping the existing pavement on Forest Oaks Lane to provide storage for 1-2 vehicles.

#### Forest Oaks Lane and Site Drive 1

- Construct Site Drive 1 with one ingress lane and one egress lane striped as a shared left-right turn lane operating under stop-control.

#### Forest Oaks Lane and Site Drive2

- Construct Site Drive 2 with one ingress lane and one egress lane striped as a shared left-right turn lane operating under stop-control.

### F. Construction Plan Submittal

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



## Memorandum

To: Ashley Ownbey  
Development Director  
City of Mebane

Date: January 23, 2023

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

Project #: 39160.00, Task 23

From: Baohong Wan, PhD, PE

Re: Mebane Tractor Supply Traffic Impact Analysis  
Technical Review  
Mebane, NC

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A Traffic Impact Analysis (TIA) was prepared by Ramey Kemp Associates for the proposed Tractor Supply in the southeast quadrant of the intersection of Forest Oaks Lane and Wilson Road in Mebane, North Carolina. Per request by the City of Mebane, VHB conducted an independent review of the Mebane Tractor Supply TIA. This memo provides a list of critical findings, followed 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 Mebane Tractor Supply TIA:

- › Forest Oaks Lane and Wilson Road
  - Provide a westbound left turn lane on Forest Oaks Road with ~~minimal~~ **adequate** storage and taper [as requested by NCDOT **and the City of Mebane**].
- › Forest Oaks Lane and Site Drive 1
  - Construct Site Drive 1 with one ingress lane and one egress lane striped as a shared left-right turn lane operating under stop-control.
  - **Due to intersection spacing concerns, permitting of a driveway at this location is subject to meeting adequate design and sight distance requirements.**
- › Forest Oaks Lane and Site Drive 2
  - Construct Site Drive 2 with one ingress lane and one egress lane striped as a shared left-right turn lane operating under stop-control.
- › **Wilson Road and Site Drive 3 (not analyzed in the TIA)**
  - **Construct Site Drive 3 with one ingress lane and one egress lane striped as a shared left-right turn lane operating under stop-control.**
- › **Multimodal Considerations: Compliance of multimodal transportation requirements should be examined to ensure adequacy of pedestrian, bike, and transit facilities along the property frontage. Additional crosswalks should be considered at the intersection Wilson Road and Forest Oak Lane.**

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

**Engineers | Scientists | Planners | Designers**

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

P 919.829.0328 F 919.833.0034 www.vhb.com

## General Comments

### Wilson Road Connector

- › Wilson Road Connector is shown in STIP I-5711 roadway design files, signal design plans (Inv# 07-2060), and site plan (Figure 2) included in the TIA. However, due to uncertainties of Wilson Road extension, the intersection of Mebane Oaks Road and Walmart Driveway was analyzed as a T-intersection in the TIA. Traffic performance at this intersection could be worse if it is analyzed as a four-leg intersection.
- › The left-turn storage along Garrett Crossing (Walmart Driveway) at Mabane Oaks Road is insufficient and could potentially cause lane blockage and inefficient traffic operations. Longer queue is expected with a fourth leg added at this location. Restriping Garrett Crossing (Walmart Driveway) to provide longer storage should be considered to improve traffic operations and safety.

### Wilson Road Extension

- › Though not analyzed in this study, extension of Wilson Road to intersect Mebane Oaks Road opposite Walmart Driveway could result in different traffic ingress and egress patterns to Tractor Supply and other establishments along Wilson Road. This potential change is anticipated to provide additional ways and alleviate traffic congestion along Wilson Road.

### Forest Oaks Lane and Site Drive 1

- › Spacing between Site Drive 1 and Wilson Road is less than ideal for full movement access considerations. Limiting traffic movements to right-in/right-out at Site Drive 1 may be considered if adequate traffic circulation can still be provided.

### Wilson Road and Site Drive 3

- › Site Drive 3 on Wilson Road was omitted in the capacity analysis. Site Drive 3 should be subject to typical standards for laneage, sight triangle and IPS requirements.

### Synchro Capacity Analysis

- › The third northbound lane along Mebane Oaks Road at Forest Oaks Lane is coded as a pocket lane on the right-hand side of road with 350' of storage in Synchro, while this storage is omitted in the TIA report. Field check indicates that this pocket lane is located on the left side of northbound approach.
- › Synchro models have several extra intersections with zero traffic volumes. Although traffic operations at these intersections are not required to be analyzed in the TIA, including them in Synchro models may have slight impact on corridor signal timing optimization and traffic simulation results.

## Summary of TIA Assumptions and Results

### Development Plan

The proposed Mebane Tractor Supply will consist of 21,200 square feet (sf) of retail space. According to the TIA, the proposed development is expected to generate 361 daily trips with 34 trips (21 entering, 13 exiting) occurring in the AM peak hour and 63 trips (29 entering, 34 exiting) occurring in the PM peak hour.

Access to the site is to be provided via two (2) new full movement driveways on Forest Oaks Lane and one (1) new full movement driveway on Wilson Road that will align with an existing driveway.

### Study Area and Analysis Scenarios

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

**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

- › Existing (2023) Conditions
- › Background (2024) Conditions
- › Build-out (2024) Conditions

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

- › Mebane Oaks Road and Forest Oaks Lane – Signalized
- › Mebane Oaks Road and Walmart Driveway – Signalized
- › Forest Oaks Lane and Wilson Road – Unsignalized
- › Forest Oaks Lane and Proposed Site Driveways (2) – Unsignalized

### Existing and No-Build Analysis Assumptions

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

The No-Build scenario included an annual growth rate of one percent (1.0%) between the existing year (2023) and the future analysis year (2024). In addition, site trips due to the following adjacent development were identified and included in the future year analyses:

- › Deep River
- › The Meadows
- › Summit Church
- › Meadowstone Townhomes
- › McKays Book Store
- › Mebane Oaks Mixed-Use (Evolve)

Based on coordination with NCDOT and the City, it was determined that roadway improvements that will be made by the NCDOT State Transportation Improvement Program (STIP) project I-5711 should be considered in this study. Within the study area, STIP I-5711 is expected to provide additional northbound and southbound through lanes along Mebane Oaks Road from Arrowhead Road to the signalized Wal-Mart driveway.

### Trip Generation & Distribution

Since the ITE Trip Generation Manual, 11th Edition does not include enough data points for a Tractor Supply Store (ITE Code 810), multiple land uses were considered to estimate the trip generation potential for the proposed development. According to the TIA, the proposed development is expected to generate 361 daily trips with 34 trips (21 entering, 13 exiting) occurring in the AM peak hour and 63 trips (29 entering, 34 exiting) occurring in the PM peak hour.

Traffic assignment for the development was based on the following trip distribution assumptions:

- › 60% to/from the north via Mebane Oaks Road
- › 30% to/from the south via Mebane Oaks Road
- › 10% to/from the north/east via 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 Forest Oaks Lane (signalized)

ID	Intersection and Approach	2023 Existing		2024 No-Build		2024 Build		2024 Build w/ Imp	
		AM	PM	AM	PM	AM	PM	AM	PM
1	<b>Mebane Oaks Road &amp; Brundage Lane/Forest Oaks Lane</b>	<b>C (31.8)</b>	<b>C (30.4)</b>	<b>C (20.6)</b>	<b>B (19.5)</b>	<b>C (21.0)</b>	<b>C (20.6)</b>	<b>C (21.0)</b>	<b>C (20.6)</b>
	Eastbound	E-68.3	E-67.6	D-53.0	D-49.0	D-53.0	D-48.5	D-53.0	D-48.5
	Westbound	F-80.9	F-82.5	D-51.1	D-50.2	D-50.6	D-50.2	D-50.6	D-50.2
	Northbound	B-16.6	B-17.3	B-17.1	B-13.9	B-17.8	B-15.2	B-17.8	B-15.2
	Southbound	C-20.5	C-22.7	A-7.7	B-12.1	A-8.1	B-12.9	A-8.1	B-12.9

The TIA indicated that the signalized intersection is expected to operate at LOS C during both the AM and PM peak hours under the Build-out conditions with the STIP I-5711 improvements in place. Since the intersection is expected to operate acceptably with the development in place, no improvements were recommended in the TIA.

#### Mebane Oaks Road and Wal-Mart Driveway (signalized)

ID	Intersection and Approach	2023 Existing		2024 No-Build		2024 Build		2024 Build w/ Imp	
		AM	PM	AM	PM	AM	PM	AM	PM
2	<b>Mebane Oaks Road &amp; Walmart Driveway</b>	<b>A (9.6)</b>	<b>C (20.9)</b>	<b>A (7.6)</b>	<b>B (19.3)</b>	<b>A (7.7)</b>	<b>B (19.3)</b>	<b>A (7.7)</b>	<b>B (19.3)</b>
	Eastbound	D-44.0	D-41.5	D-51.9	D-48.6	D-51.9	D-48.6	D-51.9	D-48.6
	Northbound	A-2.3	A-5.0	A-2.2	A-5.1	A-2.2	A-5.1	A-2.2	A-5.1
	Southbound	A-6.9	B-14.1	A-3.9	B-10.7	A-4.1	B-11.0	A-4.1	B-11.0

The TIA indicated that the signalized intersection is expected to operate at LOS A or B during both the AM and PM peak hours under the Build-out conditions with the STIP I-5711 improvements in place. Since the intersection is expected to operate acceptably with the development in place, no improvements were recommended in the TIA.

It should be noted that Wilson Road Connector is shown in STIP I-5711 roadway design files, signal design plans (Inv# 07-2060), and site plan (Figure 2) included in the TIA. However, due to uncertainty of Wilson Road extension, the intersection of Mebane Oaks Road and Walmart Driveway was analyzed as a T-intersection in the TIA. Traffic performance at this intersection could be worse if it is analyzed as a four-leg intersection.

In addition, the left-turn storage along Garrett Crossing (Walmart Driveway) at Mebane Oaks Road is insufficient to accommodate projected queuing, and it could potentially cause lane blockage and inefficient traffic operations. Longer queue is expected with a fourth leg added at this location. As a result, restriping Garrett Crossing (Walmart Driveway) to provide longer storage length may be considered to improve traffic operations and safety at this location.

Forest Oaks Lane and Wilson Road (unsignalized)

ID	Intersection and Approach	2023 Existing		2024 No-Build		2024 Build		2024 Build w/ Imp	
		AM	PM	AM	PM	AM	PM	AM	PM
3	<b>Wilson Road &amp; Forest Oaks Lane</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Northbound	B-13.6	C-16.2	C-21.0	E-40.0	C-22.4	F-53.5	C-22.4	F-53.5
	Southbound	A-9.5	B-10.0	B-10.1	B-11.0	B-10.4	B-11.6	B-10.4	B-11.6

The TIA indicated that the stop-controlled northbound approach is expected to experience delay increases and LOS degradation under the Build-out conditions. However, the maximum queue lengths are expected to exceed four or five vehicles, and traffic operations could experience improvement once Wilson Road is extended to connect to the connector road that intersects Mebane Oaks Road opposite Walmart Driveway. On the other hand, a westbound left-turn lane is considered and recommended based on the coordination with NCDOT:

- › Provide a westbound left turn lane on Forest Oaks Road with minimal storage and taper [as requested by NCDOT]. This improvement could be provided by restriping the existing pavement on Forest Oaks Lane to provide storage for 1-2 vehicles.

Forest Oaks Lane and Site Drive 1 (unsignalized)

ID	Intersection and Approach	2023 Existing		2024 No-Build		2024 Build		2024 Build w/ Imp	
		AM	PM	AM	PM	AM	PM	AM	PM
4	<b>Site Drive 1 &amp; Forest Oaks Lane</b>	-	-	-	-	N/A	N/A	N/A	N/A
	Northbound	---	---	---	---	A-8.8	A-9.3	A-8.8	A-9.3

The TIA indicated that the stop-controlled Site Drive 1 is expected to operate at LOS A during both the AM and PM peak hours under the Build-out conditions. Due to intersection spacing concerns, permitting of a full movement driveway at this location is subject to NCDOT review and approval. Nevertheless, the following improvements were recommended in the TIA to be constructed with the proposed development:

- › Construct Site Drive 1 with one ingress lane and one egress lane striped as a shared left-right turn lane operating under stop-control.

Forest Oaks Lane and Site Drive 2 (unsignalized)

ID	Intersection and Approach	2023 Existing		2024 No-Build		2024 Build		2024 Build w/ Imp	
		AM	PM	AM	PM	AM	PM	AM	PM
5	<b>Site Drive 2 &amp; Forest Oaks Lane</b>	-	-	-	-	N/A	N/A	N/A	N/A
	Northbound	---	---	---	---	A-8.7	A-9.0	A-8.7	A-9.0

The TIA indicated that the stop-controlled Site Drive 2 is expected to operate at LOS A during both the AM and PM peak hours under the Build-out conditions. The following improvements were recommended in the TIA to be constructed with the proposed development:

- › Construct Site Drive 2 with one ingress lane and one egress lane striped as a shared left-right turn lane operating under stop-control.



# AGENDA ITEM #5

RZ 24-01

Conditional Rezoning – Bowman Road Townhomes

### Presenter

Briana Perkins, City Planner

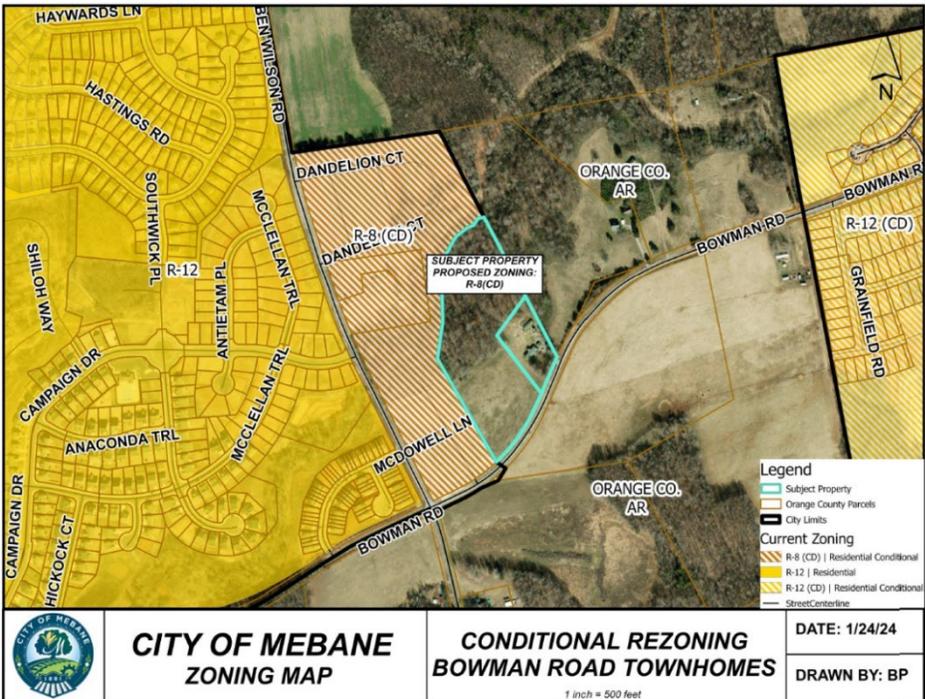
### Applicant

Bowman Rd. 1, LLC  
 3301 Atlantic Ave.  
 Raleigh, NC 27612

### Public Hearing

Yes  No

### Zoning Map



### Property

Unaddressed  
 7515 Bowman Rd.  
 Orange County GPINs:  
 9824530199; 9824523988

### Proposed Zoning

R-8 (CD)

### Current Zoning

Agricultural Residential  
 (Orange County Zoning)

### Size

+/- 12.01 acres

### Surrounding Zoning

R-8(CD), R-12, R-12(CD),  
 Orange Co. AR

### Surrounding Land Uses

Townhomes, Single-family  
 Residential, Vacant,  
 Agricultural

### Utilities

Yes

### Floodplain

No

### Watershed

No

### City Limits

No

**Application Brief**

*See Planning Project Report for more details.*

<b>Recommendations</b>	
Technical Review Committee:	The Technical Review Committee (TRC) has reviewed the site plan four times (not including pre-submittal meetings), and the applicant has revised the plan to reflect the comments.
Planning Staff:	The proposed development “Bowman Road Townhomes” is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan.
<b>Zoning &amp; Land Use Report</b>	
Jurisdiction:	Orange County
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
<b>Utilities Report</b>	
Available Utilities (Yes/No):	Yes
Adequate Stormwater Control (Yes/No):	Yes
Innovative Stormwater Control (Yes/No):	No
Consistency with Long-Range Utility Plan (Yes/No):	Yes
<b>Transportation Report</b>	
Traffic Impact Analysis Required (Yes/No):	No
Multi-Modal Improvements (Yes/No):	Yes
Consistency with Bike/Ped Transportation Plan (Yes/No):	Yes

**Summary**

Bowman Rd 1, LLC is requesting to establish R-8 (CD) zoning on two properties (GPINs: 9824530199 and 9824523988) totaling +/- 12.01 acres at 7515 Bowman Road, located outside of the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County, for a development of 89 townhomes. The properties are currently zoned AR, Agricultural Residential, by Orange County. Bowman Road 1, LLC, has the properties under contract to purchase, contingent upon approval of the conditional rezoning.

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

- A 10’ wide multi-use path along the property’s frontage on Bowman Road connecting to the multi-use path by the Meadowstone Townhomes development.
- All internal roads within the development will include 5’ wide sidewalks on one side of the streets.
- The development will include pickleball court, a gathering pavilion, and dog park as private recreational amenities.

Proposed Conditions of Zoning District	Mebane UDO Requirements
The applicant has proposed a minimum 8’ side yard setback for end units, a minimum 10’ side street setback, and a minimum 15’ rear yard setback.	The Mebane Unified Development Ordinance (UDO) requires a 15’ side yard for end units and a 20’ rear yard setback.
The applicant is providing 0.17 acres of public recreation space and requests to provide a payment in lieu of the remaining public recreation space. The payment in lieu totals \$54,041.	Pursuant to Section 6-8 of the Mebane UDO, the applicant is required to provide 2.55 acres of public recreation space. The applicant may request the Mebane City Council consider a payment in lieu.

The proposed development does not generate enough trips to warrant a traffic impact analysis (TIA). The applicant is required by the Mebane UDO to provide turn lanes at the entrance to the development. The turn lanes must be installed before the second phase of development.

**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) 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-2 Industrial (Part of BEDD) and proposes workforce housing (Mebane CLP, p. 76); and
- Provides a greenway and open space in a developing area, connecting to other locations, consistent with Open Space and Natural Resource Protection Goal 4.3 (p. 17, 89, & 90).

**OR**

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

**OR**

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

---

**Attachments**

1. Preliminary Presentation Slides
2. Zoning Amendment Application
3. Zoning Map
4. Site Plan
5. Planning Project Report
6. Preliminary Water and Sewer System Approval Letter
7. Technical Memorandum – City Engineering Review
8. Traffic Impact Statement



Briana Perkins, City Planner

Rezoning Request: Orange County AR to R-8 (CD)

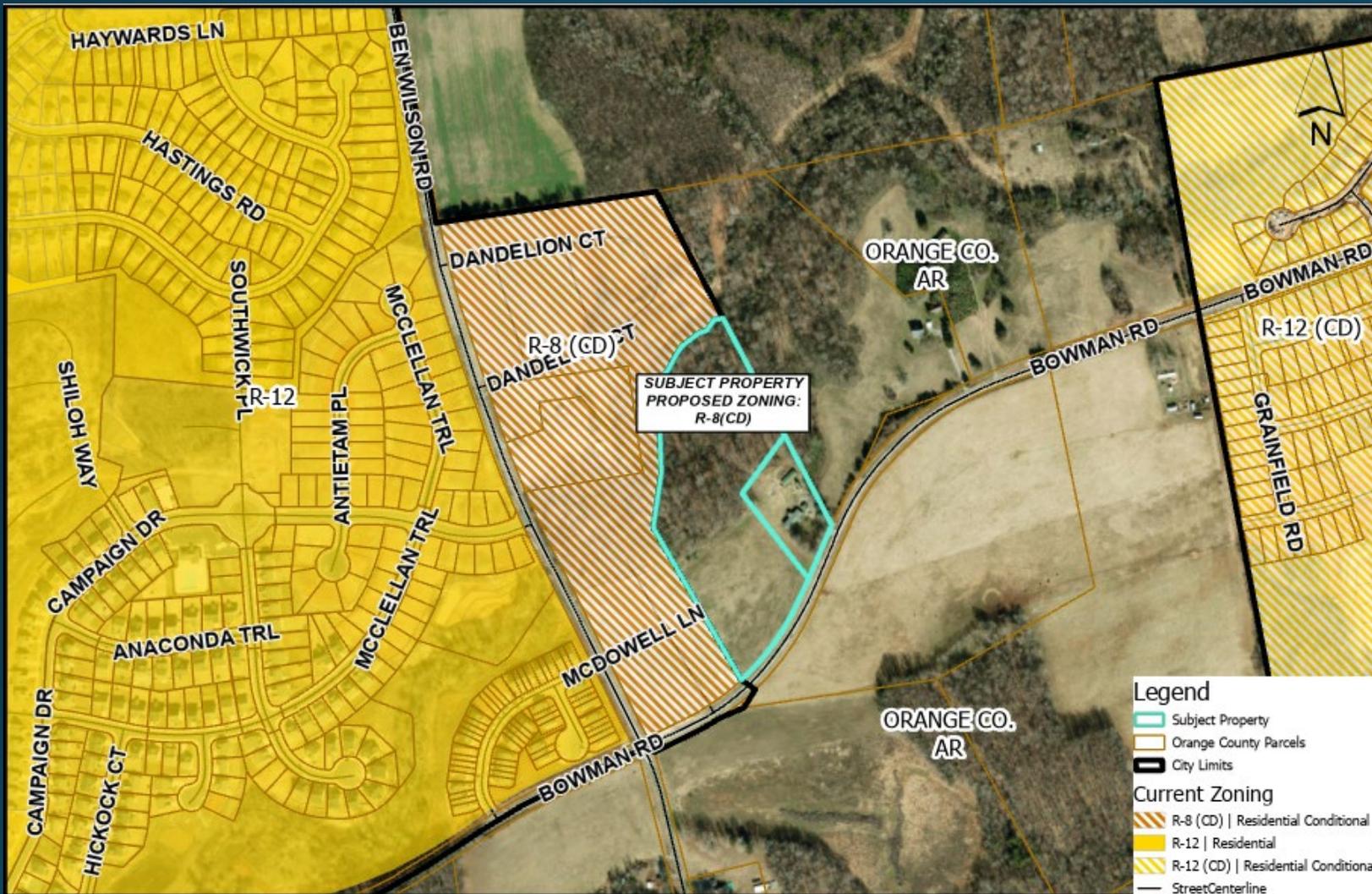
by Bowman Rd 1, LLC



# Bowman Road Townhomes

## Conditional Rezoning Request

- Request by Bowman Rd. 1, LLC
- +/- 12.01 Acres
- Existing zoning: Orange Co. AR
- Requested zoning: R-8 (CD)



**Legend**

- Subject Property
- Orange County Parcels
- City Limits

**Current Zoning**

- R-8 (CD) | Residential Conditional
- R-12 | Residential
- R-12 (CD) | Residential Conditional
- Street Centerline



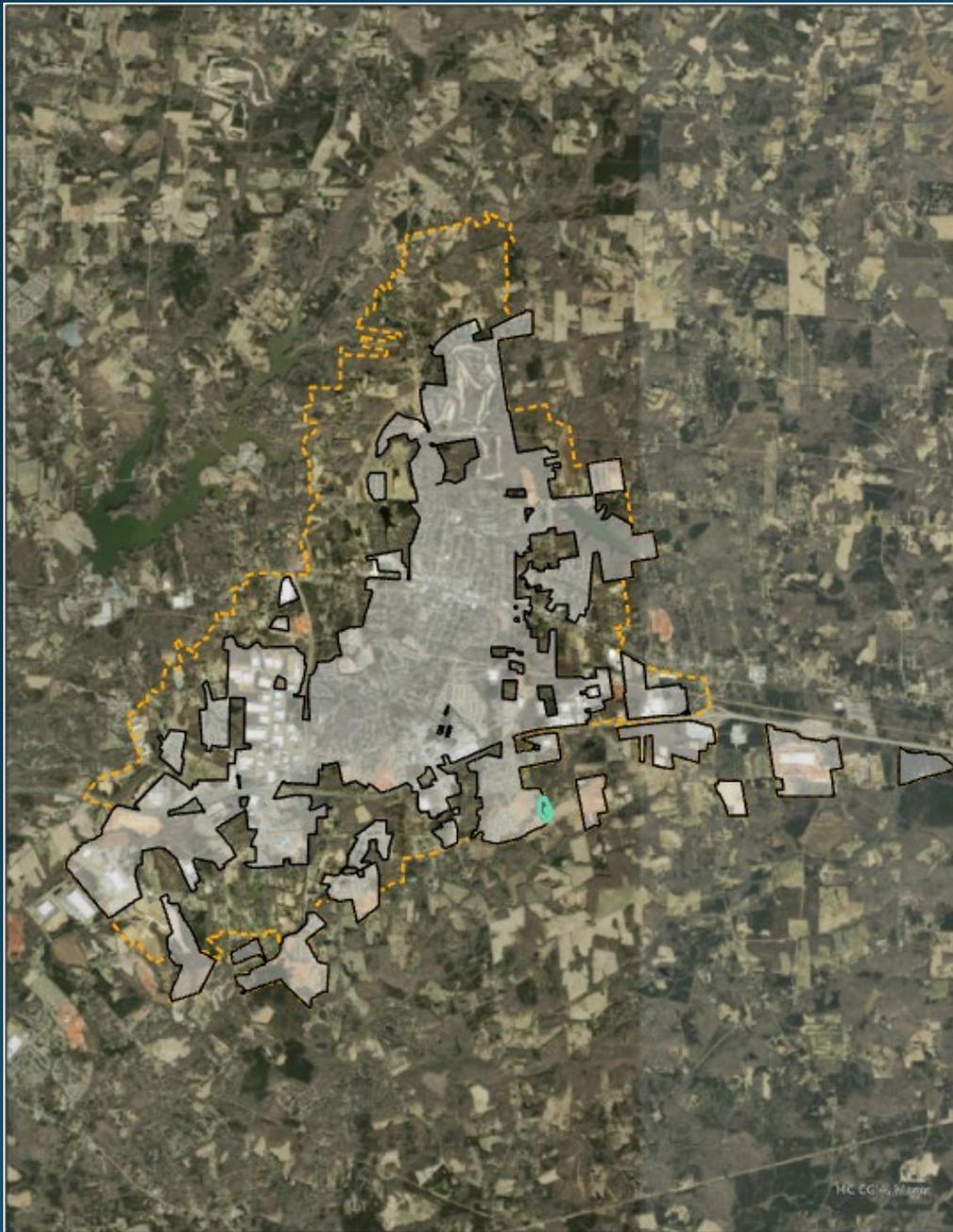
**CITY OF MEBANE**  
**ZONING MAP**

**CONDITIONAL REZONING**  
**BOWMAN ROAD TOWNHOMES**

1 inch = 500 feet

DATE: 1/24/24  
DRAWN BY: BP



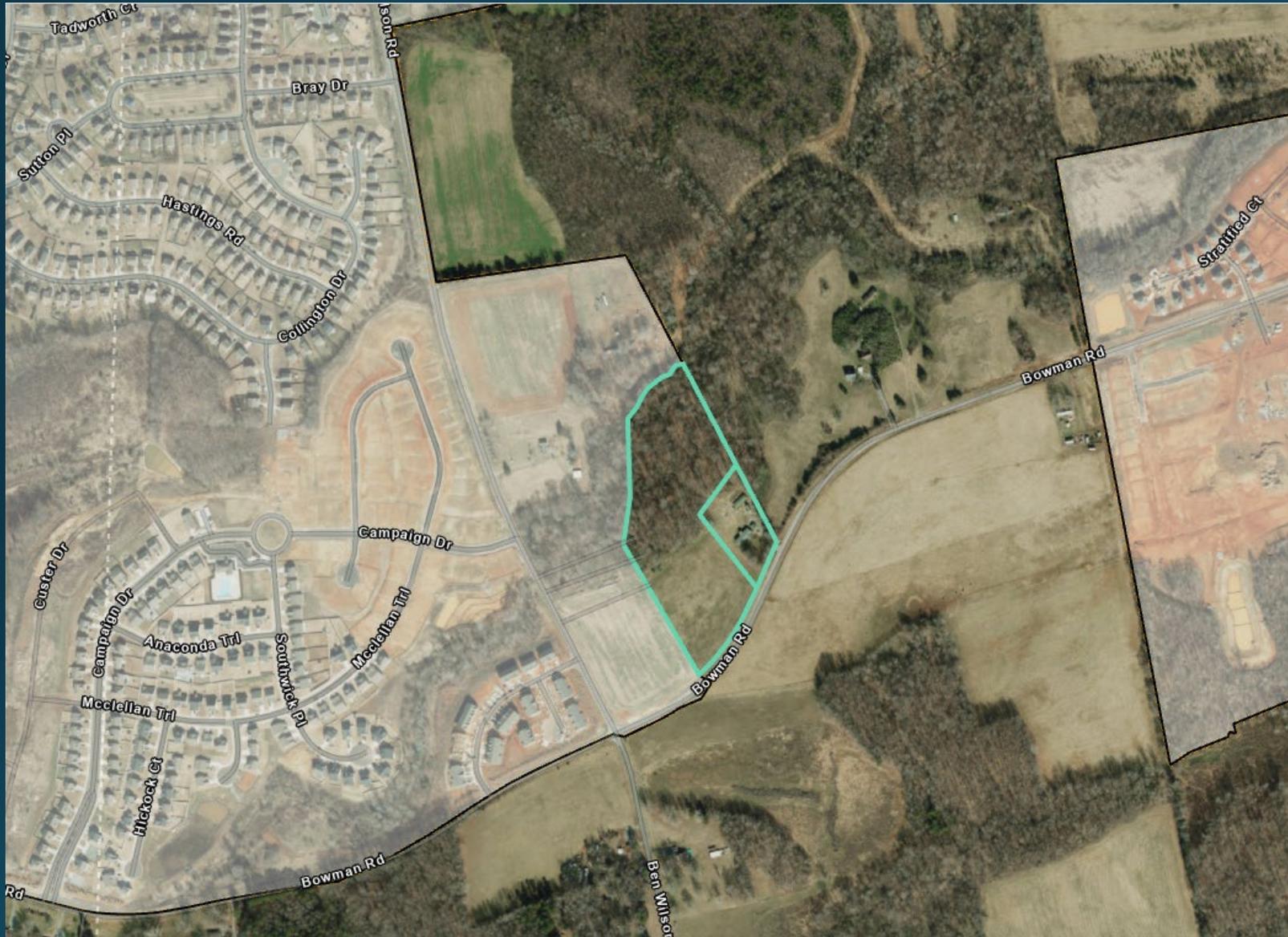


# Bowman Road Townhomes

## Conditional Rezoning Request

- Located outside of ETJ in Orange County
- Existing use: Vacant and residential
- Annexation hearing to be held on March 4, 2024.

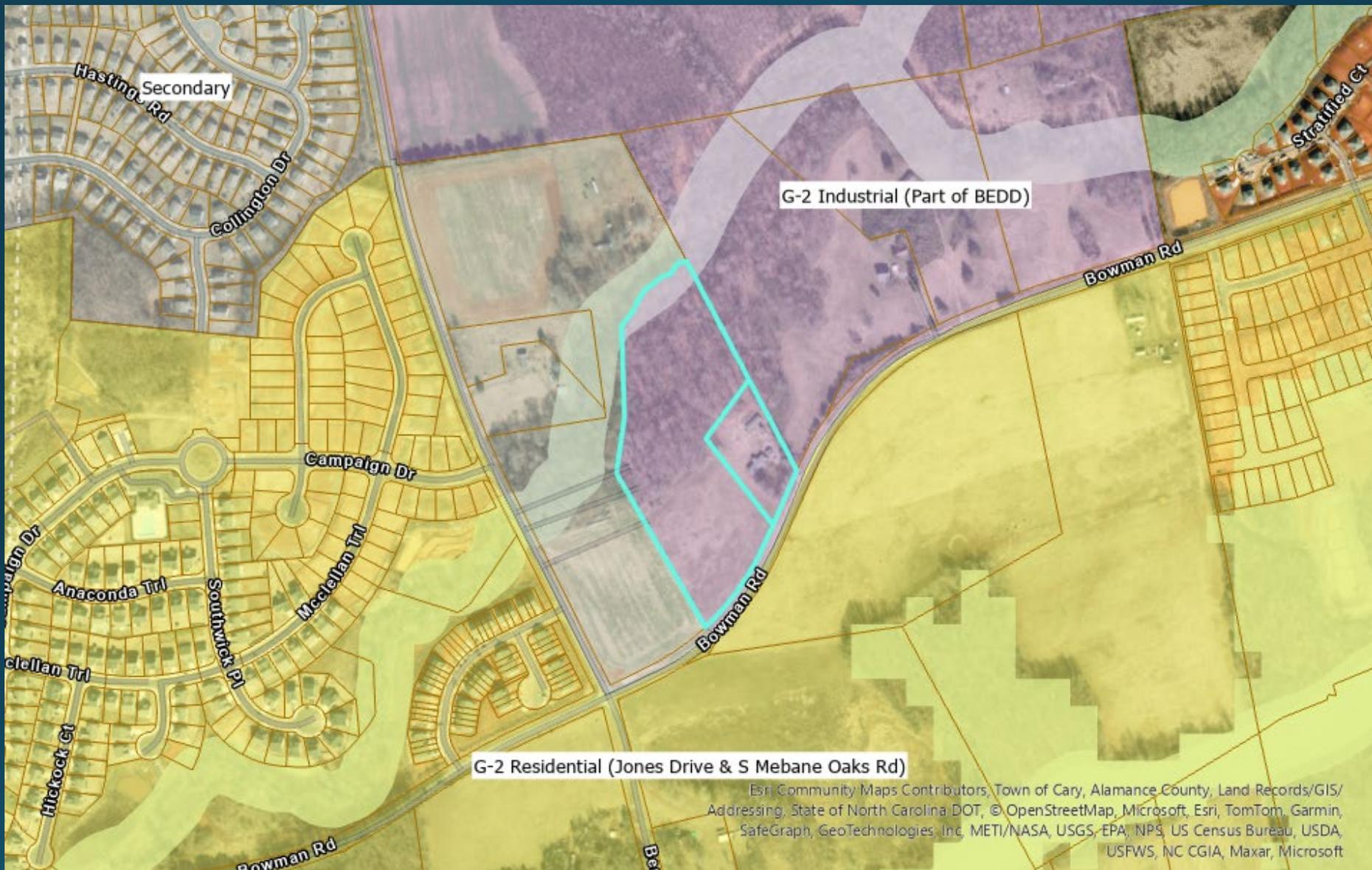




# Bowman Road Townhomes Conditional Rezoning

- Townhomes, Single-Family Residential, and Vacant
- Surrounding uses include:
  - Meadowstone Subdivision (townhomes)
  - Single-family residential
  - Vacant agricultural





# Bowman Road Townhomes Conditional Rezoning Request

- *Mebane By Design* G-2 Industrial Growth Area (Part of Buckhorn Economic Development District (BEDD))









# Applicant Presentation





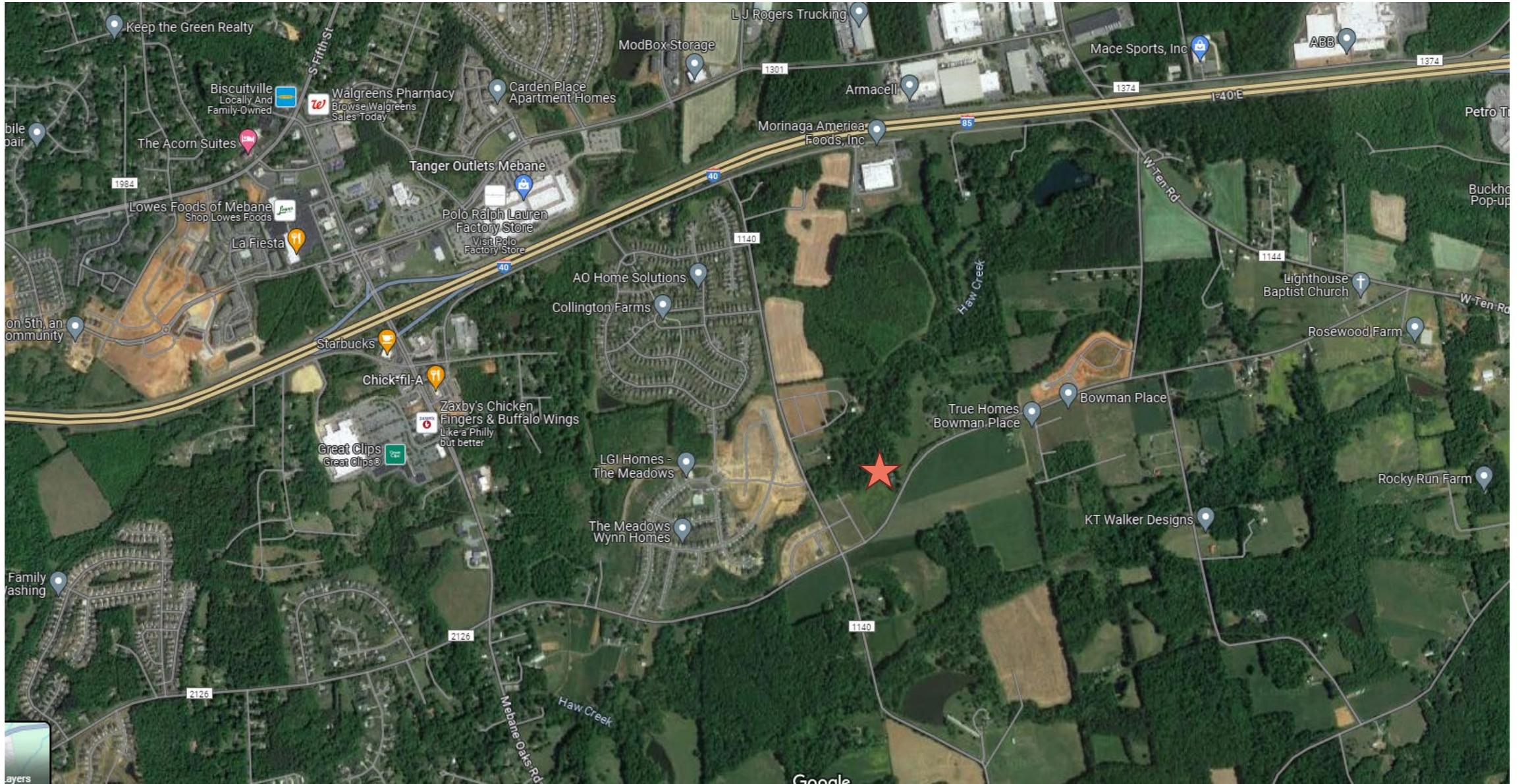
# **BOWMAN ROAD TOWNHOMES**

City of Mebane Planning Board

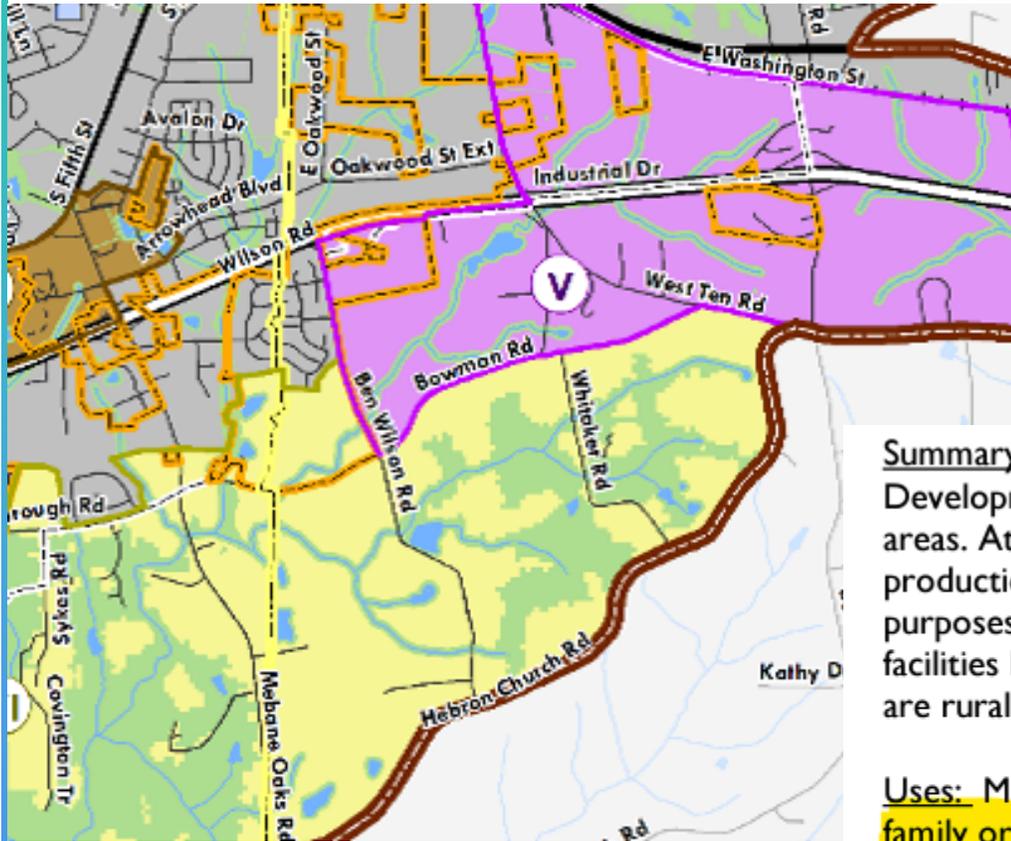
February 12, 2024

# NATURE OF REQUEST

- 12.01 Acre Site
- Annex into the City of Mebane and Rezone to R8(CD)
- Proposed Number of Homes is 89
- Community To Include Amenities of Pickleball Court, Dog Park, Multi-Use Trail, Community Gathering Pavilion



# MEBANE BY DESIGN

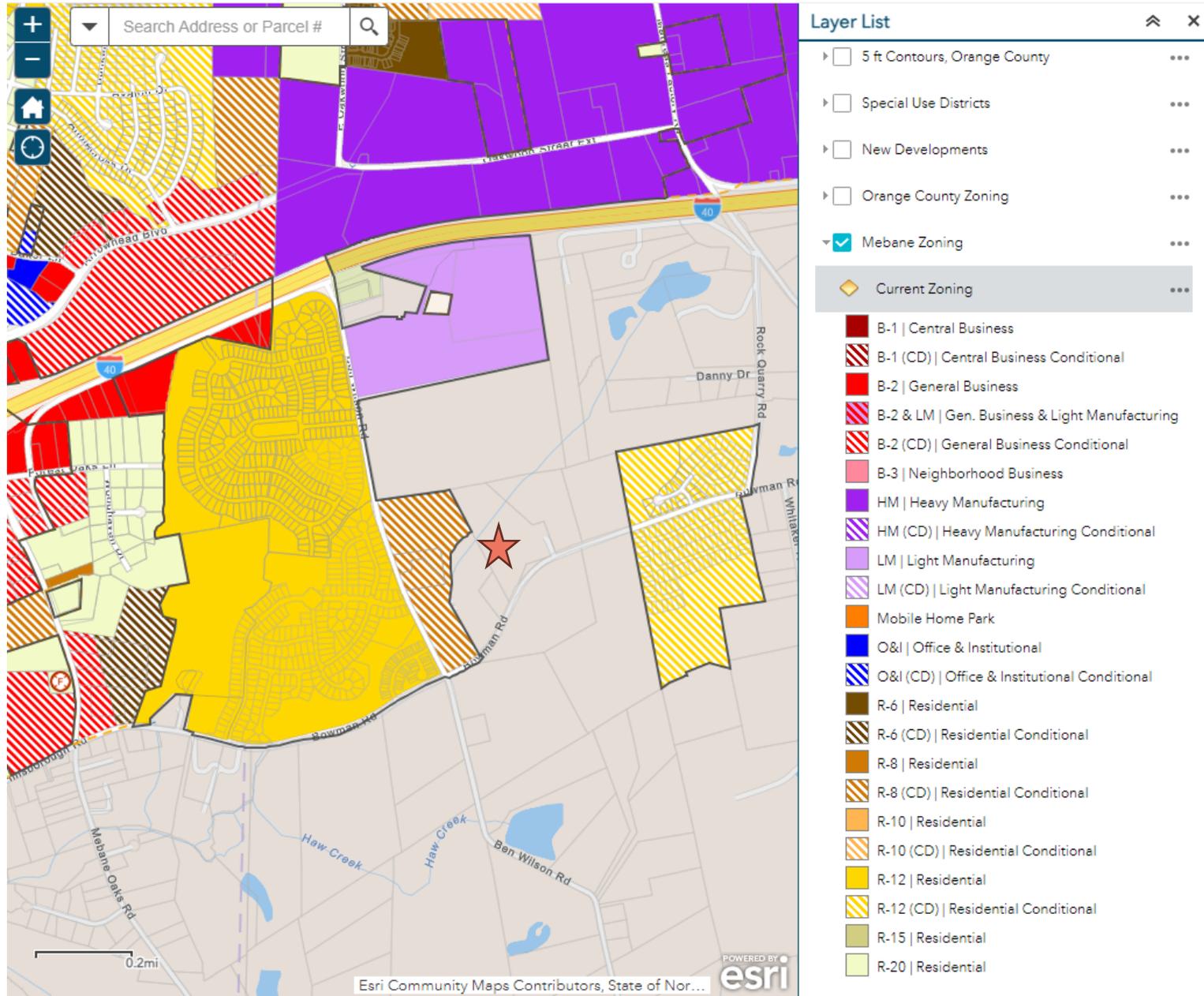


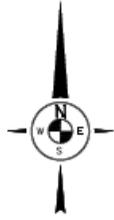
- Property is designated Primary Growth Area G-2
- Specific Designation of Industrial V, part of the Buckhorn Economic Development District

**Summary:** This area encompasses the western portion of the Buckhorn Economic Development District (BEDD) and its existing industrial uses and some existing residential areas. At present, the BEDD is primarily defined by the Morinaga America Confectionary production facility. The area is intended for more robust growth, primarily for light industrial purposes. The Mattress Factory Road area north of I-40/85 is also a corridor for light industrial facilities like Kingsdown and AKG. The areas immediately outside of these corridors, though, are rural residential lots.

**Uses:** Maximize non-residential use and discourage further single family developments. Multi-family or workforce housing in close proximity to the current and future industrial land uses will be encouraged to minimize commuting concerns, especially traffic congestion. Encourage low water user and incentivize the employment of local residents at any new industries developed in this area.

# ZONING CONTEXT



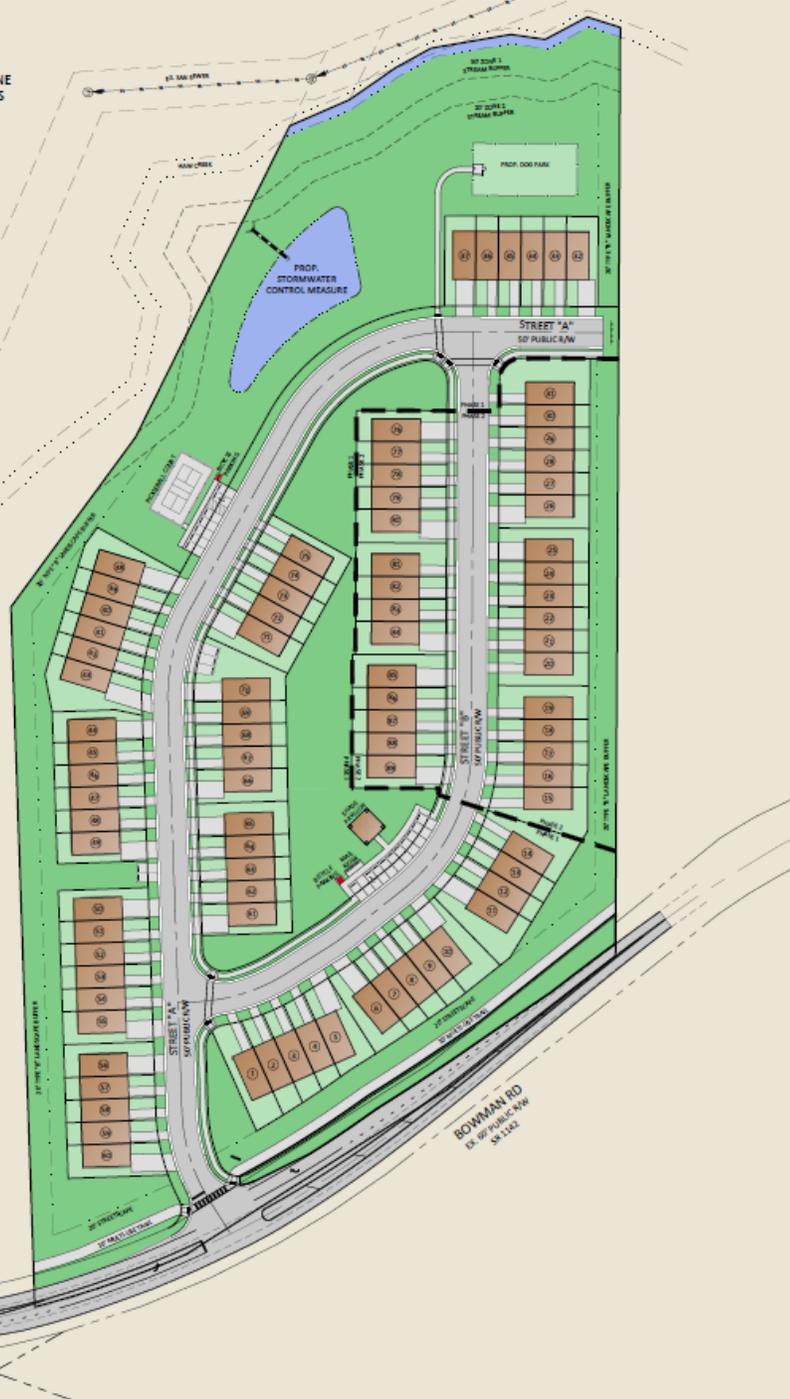


VICINITY MAP  
1" = 2,000'

MEADOWSTONE TOWNHOMES

MEADOWSTONE TOWNHOMES

MEADOWSTONE TOWNHOMES



# BOWMAN ROAD TOWNHOMES

CITY OF MEBANE  
ORANGE COUNTY, NORTH CAROLINA

**SITE DATA:**  
TOTAL ADDRESS: 123.8 AC +/-  
TOTAL DEVELOPABLE: 118.8 AC +/-  
PROPOSED ZONING: R-60 (CITY OF MEBANE)  
UNITS: 48 (SINGLE-FAMILY TOWNHOMES)  
COUNT: 48 UNITS/225.88 AC +/- (77% DENSITY)

BEN WILSON RD  
50' PUBLIC R/W  
50' R/W

BOWMAN RD  
50' PUBLIC R/W  
50' R/W



CONCEPTUAL PLAN  
12/12/2023  
GRAPHIC SCALE



(IN FEET)  
1 inch = 40 ft.



# HOME STYLES



# BUILDING COMMITMENTS

- All homes shall have a covered front porch/alcove.
- All homes shall have projecting eaves.
- Townhome building shall feature an articulated roofline through the use of gables, dormers and height variations.
- The front façade of each home shall feature some mix of building materials to include, minimal maintenance siding, masonry, stone, or board and batten.
- Each home shall have a garage.
- Garage doors shall feature decorative paneling.

# AMENITIES



# NEIGHBORHOOD OUTREACH

## BOWMAN RD 1, LLC

---

December 5, 2023

Dear Neighbor:

Our company, Bowman Rd 1, LLC, is under contract to purchase those certain parcels of land located at 7515 Bowman Road, being approximately 12 acres in total and identified as PINs 9824523988 and 9824530199 (the "Property"). We intend to develop a townhome community on the Property.

In order to facilitate our development plan, we are applying to the City of Mebane to annex the Property with an original zoning of R8 (CD) (Conditional District - Residential, 8 units per acre). The Property is adjacent to similar zoning in the City of Mebane, and our request is consistent with existing land uses in the immediate area and would support employment opportunities in the area. We believe our request reflects a reasonable plan for the highest and best use of the Property.

In order to provide information about our project and respond to any questions that you might have, we will host a neighborhood Zoom meeting on Thursday, January 4, 2024 at 5:30 pm. The Zoom link is attached to this letter.

We look forward to hearing your thoughts and questions as we move through the rezoning process. Please feel free to contact our project representative, Amanda Hodierne, with any questions about this request. Her direct phone number is 336-609-5137, or you can email her at [amanda@isaacsonsheridan.com](mailto:amanda@isaacsonsheridan.com).

The Mebane Planning Board will consider our request early in 2024. We will know the exact meeting date and share those details with you at our zoom meeting on January 4<sup>th</sup>, 2024.

Sincerely,



Cliff Minsley  
Manager

- Letter mailed to 10 Neighboring Property Owners
- Invited Neighbors to a Zoom Informational Meeting
- No Participants



## APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: Bowman Rd 1, LLC

Address of Applicant: c/o Amanda Hodierne 804 Green Valley Road, Suite 200 Greensboro, NC 27408

Address and brief description of property to be rezoned: PINS 9824523988 and 9824530199

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

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

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

Type of re-zoning requested: R8 (CD)

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

Reason for the requested re-zoning: To permit development of the properties for  
workforce housing.

Signed: [Signature]

Date: 12/13/2023

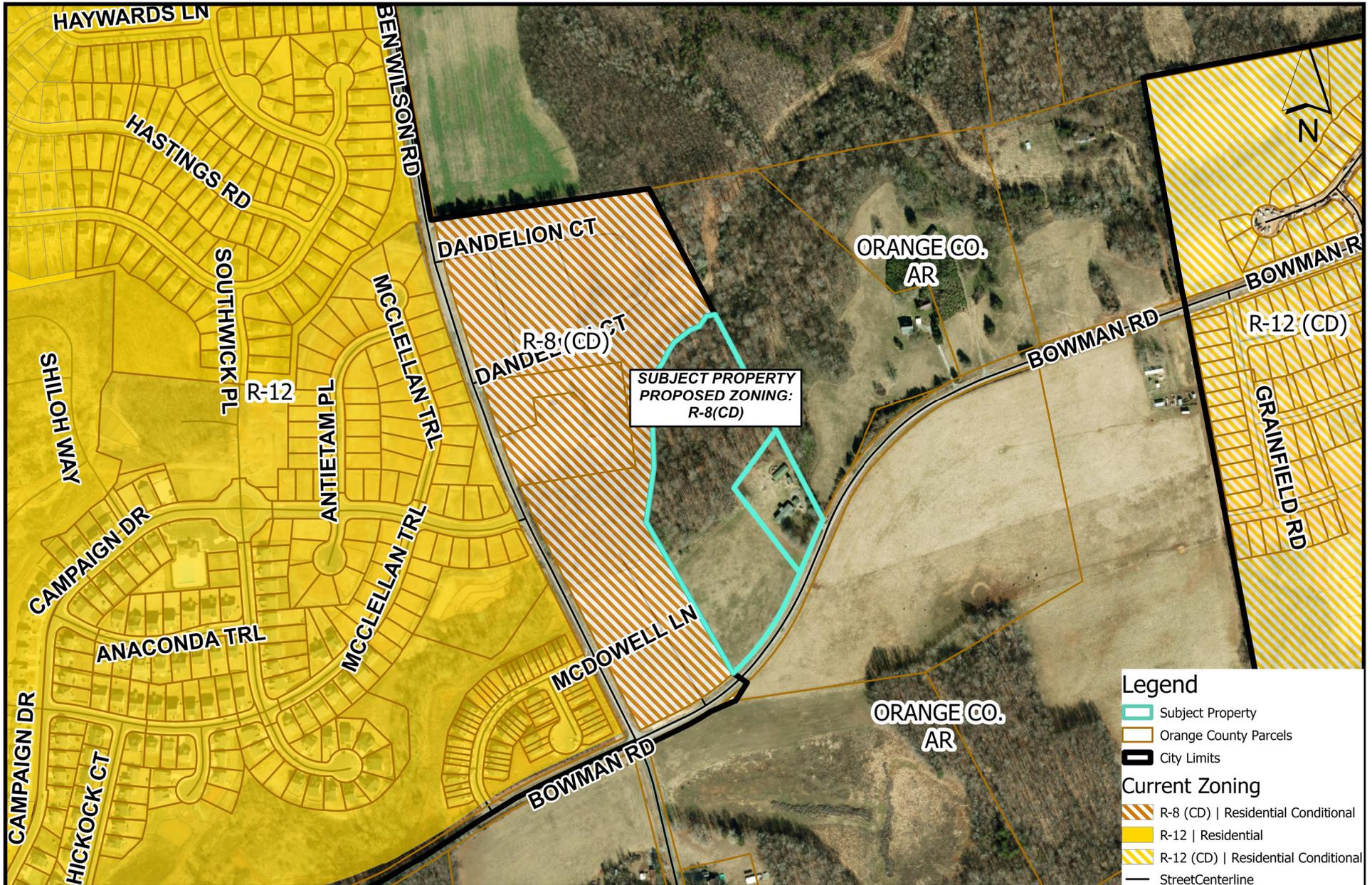
Action by Planning Board: \_\_\_\_\_

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

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

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

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



SUBJECT PROPERTY  
PROPOSED ZONING:  
R-8(CD)

**Legend**

- Subject Property
- Orange County Parcels
- City Limits

**Current Zoning**

- R-8 (CD) | Residential Conditional
- R-12 | Residential
- R-12 (CD) | Residential Conditional
- StreetCenterline



**CITY OF MEBANE  
ZONING MAP**

**CONDITIONAL REZONING  
BOWMAN ROAD TOWNHOMES**

DATE: 1/24/24

DRAWN BY: BP

1 inch = 500 feet

- DEVELOPMENT & UTILITY NOTES:**
1. ALL NEW UTILITIES TO BE LOCATED UNDERGROUND.
  2. ALL PUBLIC UTILITIES AND CONNECTIONS TO PUBLIC UTILITIES SHALL CONFORM TO THE CITY OF MEBANE STANDARDS AND SPECIFICATIONS.
  3. FIRE HYDRANT AND VALVE LOCATIONS TO BE SHOWN ON CONSTRUCTION DRAWINGS UPON INPUT FROM THE CITY OF MEBANE FIRE AND ENGINEERING DEPT.
  4. ALL UTILITIES AND BMP DEVICES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION DESIGN PHASE.
  5. EASEMENTS MEETING CITY OF MEBANE STANDARDS SHALL BE LOCATED ON ALL PUBLIC UTILITIES LOCATED OUTSIDE OF RIGHT-OF-WAY. NO FENCING OF PUBLIC UTILITY EASEMENTS OR PRIVATE DRAINAGE EASEMENTS WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY OF MEBANE. A NOTE SHALL BE ADDED TO THE HOA DOCUMENTS TO THIS EXTENT.
  6. 10' UTILITY EASEMENT REQUIRED ALONG PUBLIC STREET RIGHT OF WAY.
  7. AS A HIGH DENSITY PROJECT THIS DEVELOPMENT SHALL COMPLY WITH NPDES PHASE II STORMWATER REGULATIONS, RIPARIAN BUFFER ORDINANCE AND THE CITY OF MEBANE STORM DRAINAGE DESIGN MANUAL.
  8. ANY LANDSCAPE BUFFERS ON PRIVATE LOTS SHALL BE IN EASEMENTS MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
  9. PRESERVED TREE AREAS WILL BE FENCED OFF AND UNDISTURBED DURING CONSTRUCTION.
  10. OBTAIN NCDOT DRIVEWAY PERMIT FOR PROPOSED ACCESS FOR BOWMAN ROAD PRIOR TO CONSTRUCTION.
  11. OBTAIN NCDOT THREE-PARTY ENCROACHMENT AGREEMENT FOR PROPOSED/STIPULATED WATER AND SEWER CONSTRUCTION AND ANY SIDEWALK, MULTI-USE PATHS AND RELATED IMPROVEMENTS.
  12. PARCEL TO BE ANNEXED INTO THE CITY OF MEBANE CORPORATE LIMITS. ANY AREA OF PARCEL NOT LOCATED IN THE CITY OF MEBANE CORPORATE LIMITS OR ETI, WILL NEED TO BE ANNEXED BY THE CITY PRIOR TO ANY ZONING ACTION BY THE CITY COUNCIL.
  13. OVERALL SUBDIVISION SPEED LIMIT TO BE 25 MPH.
  14. THE CITY OF MEBANE WILL ONLY MAINTAIN ITEMS SUCH AS SIDEWALKS, WATER, SEWER, STREET AND STORM DRAINS THAT ARE IN PUBLIC RIGHT-OF-WAY OR SPECIFICALLY HAVE AN EASEMENT DEDICATED TO THE CITY OF MEBANE FOR OWNERSHIP AND MAINTENANCE OR A DEDICATED PARCEL OF LAND. HOWEVER, ALL LANDSCAPING IS WITH THE HOA TO MAINTAIN.
  15. DETAILED LANDSCAPING PLANS TO BE PROVIDED WITH CONSTRUCTION DRAWINGS. ALL LANDSCAPING SHALL BE COMPLETED OR BONDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR EACH PHASE OF DEVELOPMENT. ALL AMENITIES, MAIL KIOSK AND OFF-STREET PARKING TO BE SCREENED FROM THE ADJACENT LOTS PER CITY OF MEBANE STANDARD.
  16. LIGHTING PLAN COMPLYING WITH SECTION 6-6 OF THE UDO WILL BE PROVIDED WITH CONSTRUCTION DRAWINGS. ELECTRICAL CONDUIT SHALL EXTEND PARALLEL WITH THE CENTERLINE OF THE STREET BEYOND THE EDGE OF ASPHALT OR THE BACK OF CURB, OR PERPENDICULAR TO THE CENTERLINE OF THE STREET IF CROSSING UNDER THE STREET. CITY OF MEBANE WILL FUND SELECT COBRA LET FIXTURES ON STANDARD WOOD POLES. UPFRONT DECORATIVE "ADDER" COSTS ARE TO BE PAID BY THE DEVELOPER AND THE CITY ACCEPTS THE MONTHLY COST FOR THE LIGHT FIXTURE AT APPROVED LOCATIONS. ADDITIONAL LIGHTS ARE AT THE DISCRETION OF THE DEVELOPER AND OWNERS' ASSOCIATION.
  17. STREAM AND WETLAND IMPACTS WILL BE PERMITTED THROUGH US ARMY CORPS OF ENGINEERS AND NCDWR. BUFFER IMPACTS WILL BE PERMITTED THROUGH CITY OF MEBANE.
  18. ENTRANCE TO THE SUBDIVISION WILL MEET THE STANDARDS LISTED IN SECTION 7-6.5.F.18 OF THE UDO.
  19. SITE IS TO PROVIDE POST DEVELOPMENT MATCHING OF FIRE DEVELOPMENT RUNOFF RATES FOR 100 YEAR STORM DUE TO EXTENSIVE DOWNSTREAM FLOODING CONCERNS. FLOOD STUDY REQUIRED AND WILL BE PERFORMED DURING CONSTRUCTION DESIGN PHASE.
  20. ALL COMMON OPEN SPACE, INCLUDING STORMWATER CONTROL MEASURES, PONDS, DRAINAGE SWALES, STREETSAPES, BUFFERS, RETAINING WALLS, LANDSCAPING, PARKING AND OTHER COMMON ELEMENTS ARE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION TO OWN AND MAINTAIN.
  21. LAND DISTURBANCE PERMITS WILL BE PROCESSED THROUGH ORANGE COUNTY. CONTACT KENNY OWENS (KOWENS@ORANGECOUNTY.NC.GOV)
  22. THE DEVELOPER IS RESPONSIBLE FOR MATERIAL COST AND INSTALLING STOP SIGNS THROUGHOUT THE DEVELOPMENT. THE SIGNS SHOULD BE IN PLACE WHEN THE FIRST CERTIFICATE OF OCCUPANCY IS RELEASED BY THE CITY. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING THE STOP SIGNS THROUGHOUT CONSTRUCTION ACTIVITY. THE CITY WILL ACCEPT THE SIGNS FOR MAINTENANCE DURING THE SAME PROCESS THE STREETS ARE ACCEPTED.

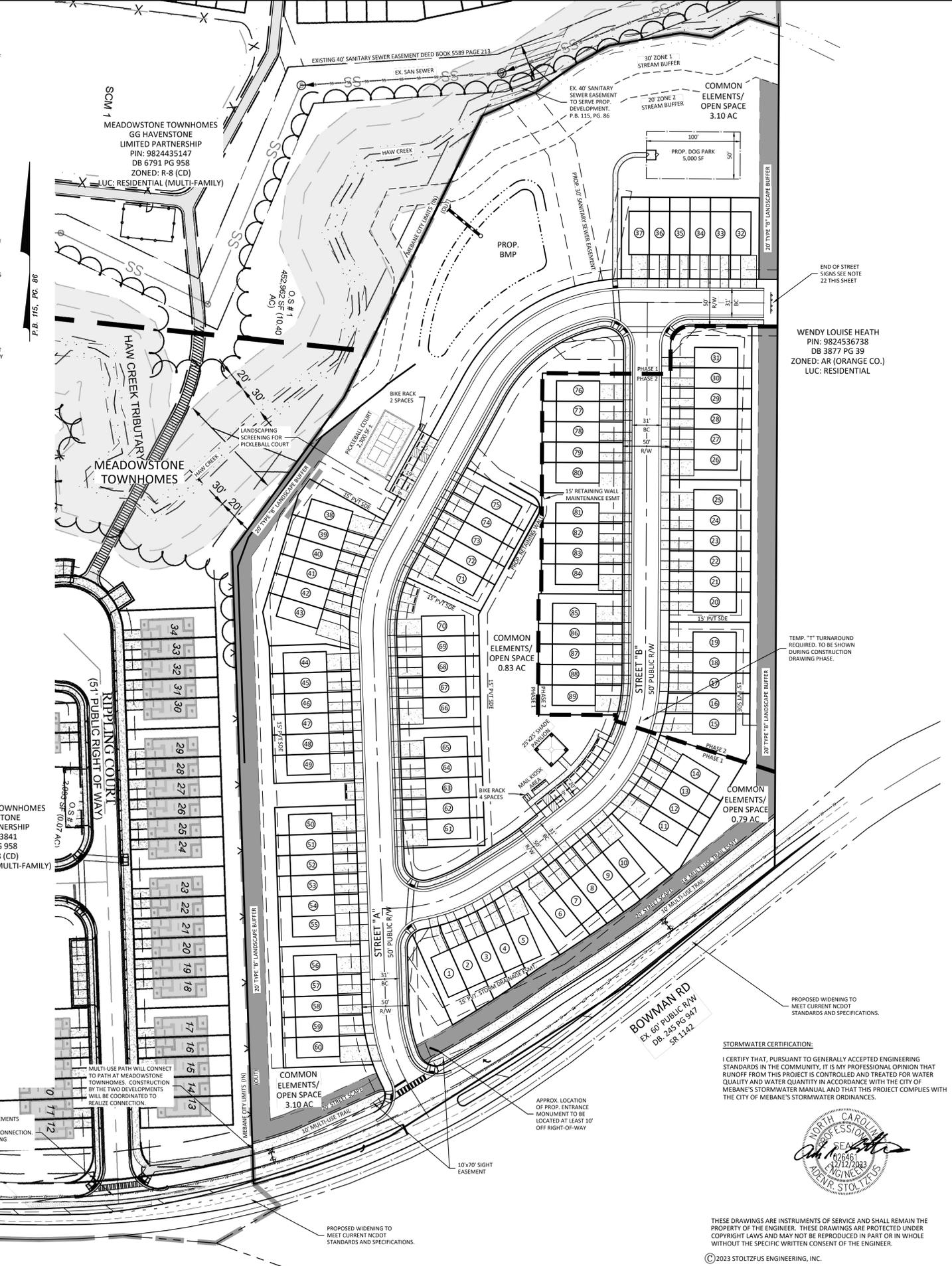
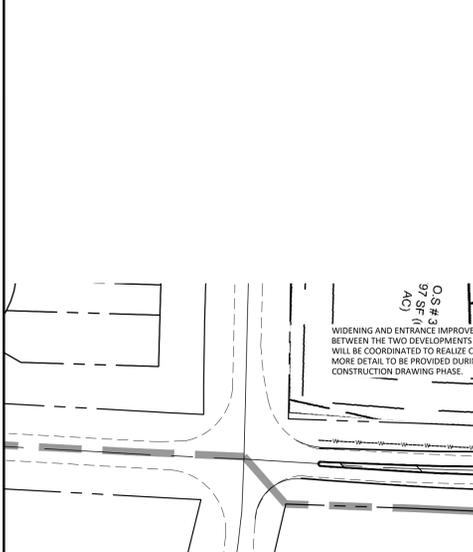
STOP SIGN SHALL BE 30"x30" WITH HIGH INTENSITY PRISMATIC REFLECTIVE SHEETING ON U-CHANNEL POSTS.  
 DEAD END STREET WITH FUTURE CONNECTION TO BE ADDED AT THE END OF STREET "A" BY DEVELOPER.  
 TWO OMA-1 RED DIAMOND SIGNS WITH RED REFLECTORS SIZED 18"x18" TO THE LEFT AND RIGHT OF THE DEAD END SIGN.  
 ONE W14-1 DEAD END, BLACK TEXT ON YELLOW BACKGROUND SIGN TO BE PLACED AT THE END OF THE FUTURE 57th STREET, ALIGNED WITH THE CENTERLINE OF THE STREET. SIGN IS SIZED 36"x36" SIGN MODIFIED TO READ "DEAD END FUTURE STREET CONNECTION"



**QUANTITY DATA:**

A) TOTAL LF OF STREETS:	1,948 LF
B) TOTAL LF SIDEWALKS:	1,667 LF
5' PUBLIC STREETS:	622 LF
10' MULTI-USE PATH:	3,394 LF
C) LF STORM DRAINAGE:	1,889 LF
D) LF WATER LINE:	2,085 LF
E) LF GRAVITY SEWER:	89
F) SERVICE CONNECTIONS:	89
# OF WATER SERVICES:	89
# OF SEWER SERVICES:	89
G) NUMBER OF DRIVEWAY:	89
H) NUMBER OF ENGINEERED STORMWATER DEVICES:	1 DEVICE(S)
I) TOTAL # OF BEDROOMS:	267

**MEADOWSTONE TOWNHOMES**  
 GG HAVENSTONE  
 LIMITED PARTNERSHIP  
 PIN: 982443841  
 DB 6791 PG 958  
 ZONED: R-8 (CD)  
 LUC: RESIDENTIAL (MULTI-FAMILY)



**PARCEL DATA:**  
 PIN: 9824530199 & 9824523988 (ORANGE COUNTY)  
 TOTAL ACREAGE: 12.01 AC +/-  
 AREA IN BOWMAN RD. R/W: 0.45 AC +/-  
 NET ACREAGE: 11.56 AC +/-  
 2.17 AC +/- IN RW  
 4.67 AC +/- IN LOTS  
 4.72 AC +/- IN COMMON AREA

DEED REF: DB 6076 PG. 413 & DB 10-E PG. 265  
 PLAT REF: PB 115 PG. 86 & PB. 81 PG. 186  
 EXISTING ZONING: AR (ORANGE CO.)  
 PROPOSED ZONING: R8(CD)-CITY OF MEBANE  
 EXISTING USE: VACANT/RESIDENTIAL  
 PROPOSED USE: MULTI-FAMILY TOWNHOUSE DEVELOPMENT (FOR SALE)

**SITE DATA:**  
 ALLOWABLE TOWNHOMES: 11.56 ACRES \* 10 UNITS/ACRES = 115 UNITS  
 PROPOSED TOWNHOMES: 89 UNITS  
 PROPOSED DENSITY: 7.70 UNITS/ACRE

**PROPOSED INTERNAL LOT BUILDING SETBACKS:**  
 INTERNAL STREET SETBACK FRONT: 25 FT.  
 INTERNAL STREET SETBACK SIDE: 10 FT.  
 MIN. BUILDING SEPARATION: 20'

**PERIMETER SETBACKS:**  
 FRONT: 30' BOWMAN ROAD  
 SIDE AND REAR EXTERNAL BOUNDARY: 20'  
 MAXIMUM BUILDING HEIGHT: 50'

**LOT SETBACKS:**  
 FRONT: 25'  
 SIDE: 8'  
 SIDE STREET: 10'  
 REAR: 10'

**PRIVATE RECREATION, PRIVATE OPEN SPACE & PUBLIC RECREATION AREA REQUIREMENTS:**

PRIVATE OPEN SPACE REQUIRED: 500 SF/DWELLING UNIT  
 89 x 500 SF = 44,500 SF (1.02 AC.)  
 PRIVATE OPEN SPACE PROVIDED: 204,456 SF (4.69 AC.)

PUBLIC RECREATION SPACE REQUIRED: 1,250 SF/DWELLING UNIT  
 89 x 1,250 = 2.55 ACRES  
 PUBLIC RECREATION PROVIDED: 0.17 AC.  
 (MULTI-USE PATH)  
 OUTSTANDING ACREAGE: 2.38 AC  
 PAYMENT IN LIEU OF: 2.38 x \$22,706 = \$54,041

MULTI-USE PATH ALONG BOWMAN ROAD TO BE UTILIZED TO SATISFY A PORTION OF THE PUBLIC RECREATION REQUIREMENT THE REMAINDER TO BE PROVIDED VIA PAYMENT IN LIEU OF DEDICATION FOR THE PROJECT.

**PAYMENT IN LIEU**

PARCEL	ASSESSED VALUE	ACREAGE	ASSESSED VALUE/AC
9824530199	\$94,000	10.01	
9824523988	\$178,700	2	
	\$272,700	12.01	\$22,706

**PARKING:**  
 REQUIRED: 89 THREE BR UNITS \* 2.5 SPACES/UNIT = 223 SPACES  
 PROVIDED: 63 THREE BR UNITS \* 2 SPACES/UNIT (1 DRIVEWAY & 1 GARAGE) = 126 SPACES  
 26 THREE BR UNITS \* 3 SPACES/UNIT (2 DRIVEWAY & 1 GARAGE) = 78 SPACES  
 90' PARKING SPACES ALONG PUBLIC ROADS, MAIL KIOSK AND AMENITY AREA = 22 SPACES (INCLUDING 2 VAN ACCESSIBLE PARKING SPACES)  
 TOTAL PARKING = 226 SPACES

**TOTAL PARKING** = 226 SPACES  
**WATERSHED INFORMATION:**  
 THIS PROPERTY IS NOT LOCATED IN A PROTECTED WATER SUPPLY WATERSHED

**FLOOD INFORMATION:**  
 THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN PER NCRIS MAP NUMBER 3710982400L, PANEL #9824, DATED NOVEMBER 17, 2017

**ENGINEERING REVIEW FEE**

UNIT TYPE	NUMBER OF UNITS	FEE	TOTAL
TOWNHOMES/MULTI-FAMILY	89	\$25	\$2,225

**FEE INFORMATION:**  
 IN ADDITION TO THE ABOVE FEES, PAYMENT OF REZONING AND TRC SITE PLAN REVIEW FEES WILL BE REQUIRED BEFORE THE PROJECT ADVANCES TO PLANNING BOARD. CONTACT PLANNING STAFF TO PROVIDE LETTER TO SUMMARIZE FEES.

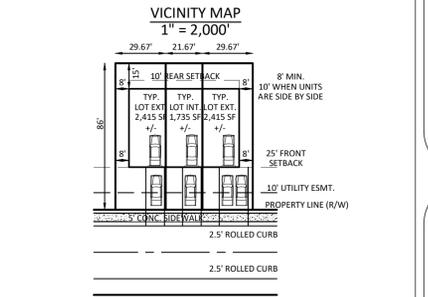
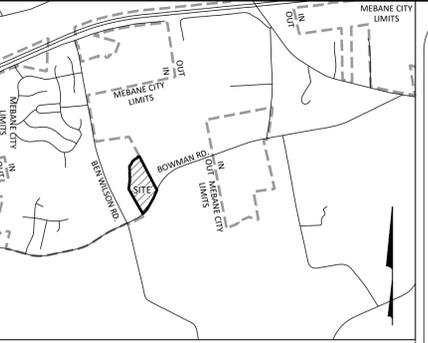
**ENGINEERING REVIEW FEE**

UNIT TYPE	NUMBER OF UNITS	FEE	TOTAL
TOWNHOMES/MULTI-FAMILY	89	\$25	\$2,225

**LEGEND:**  
 WATER METER BOX (WM)  
 WATER VALVE (WV)  
 STORM MANHOLE (STMH)  
 UTILITY POLE  
 LIGHT POLE  
 GROUND LIGHT  
 GUY WIRE  
 YARD INLET (YI)  
 GAS VALVE  
 OVERHEAD POWER LINE  
 GAS LINE  
 WATER LINE  
 UNDERGROUND ELECTRICAL  
 FENCE LINE  
 WOODS/LINE (TYP.)

**STORMWATER CERTIFICATION:**  
 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.

**811**  
 BEFORE YOU DIG!  
 CALL 811 N.C. ONE-CALL CENTER  
 IT'S THE LAW!  
 ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT



**NOTES:**  
 THIS MAP DOES NOT MEET G.S. 47-30 AND IS NOT FOR RECORDING.  
 THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS MAP AND WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.  
 THIS MAP WAS PREPARED WITH OUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THIS PROPERTY.  
 TOPOGRAPHIC INFORMATION TAKEN FROM NC ONE MAPS.  
 BOUNDARY INFORMATION TAKEN FROM PB. 115 PG. 86 & PB 81 PG 186.  
 NO SURVEYING OR SUBSURFACE INVESTIGATIONS PERFORMED BY STOLTZBUS ENGINEERING, INC.

**UTILITY JURISDICTION**

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

**DRAWING INDEX:**

PRELIMINARY SITE PLAN	C1
SURROUNDING AREA PLAN	C2
EXISTING CONDITIONS PLAN	C3
PHASING PLAN	C4
PRELIMINARY SITE, WATER, SEWER, STORM DRAINAGE & GRADING PLAN	C5
TYPICAL SECTION PLAN	C6
MARY ROLLINS ESTATE PLAT BOUNDARY	C7
ERNEST & DEBORAH HOLLAND PLAT BOUNDARY	C8

**REVISION NOTE**

NO.	DATE	REVISION
1	11/09/23	CITY OF MEBANE COMMENTS
2	11/30/23	CITY OF MEBANE COMMENTS
3	12/12/23	CITY OF MEBANE COMMENTS
4		
5		

**DRAWN BY:** SDT  
**CHECKED BY:** ARS  
**DATE:** 09/25/2023  
**PROJECT NO.:** 100-12  
**REF. NO.:**  
**SCALE:** 1" = 60'

**GRAPHIC SCALE**  
 0 30 60 90 120 150  
 (IN FEET)  
 1 inch = 60 ft.

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**BOWMAN ROAD TOWNHOMES**  
**PRELIMINARY SITE PLAN**

**STOLTZBUS ENGINEERING, INC.**  
 Civil Engineering Consultants  
 Aden R. Stoltzbus, PE C-3812  
 aden@stoltzbusengineering.com  
 336-904-0207  
 683 Gralin Street  
 Kernersville, NC 27284

**PROPERTY OWNER INFORMATION:**  
 BOWMAN RD LLC  
 3801 ATLANTIC AVE.  
 RALEIGH, NC 27612-5540  
 (919) 307-4983

**PROJECT LOCATION:**  
 BOWMAN RD, LUC  
 ERNEST & DEBORAH HOLLAND PLAT  
 COUNTY: ORANGE  
 TOWNSHIP: CHEERS

**PROPERTY OWNER INFORMATION:**  
 ERNEST & DEBORAH HOLLAND  
 DILLON C. HOLLAND  
 7515 BOWMAN RD.  
 ANSIEER, NC 27501  
 (919) 307-4983

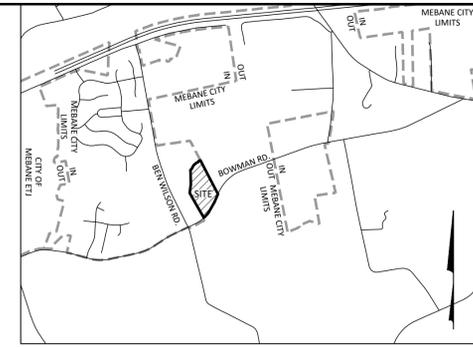
**PROJECT INFORMATION:**  
 PROJECT NO.: 100-12  
 DRAWING NO.: C1  
 SCALE: 1" = 60'

**1 OF 8**

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7.8. 115. 400. 86



VICINITY MAP  
1" = 2,000'

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



**Stoltzfus Engineering Inc.**  
 Civil Engineering Consultants

**BOWMAN ROAD TOWNHOMES**

**SURROUNDING AREA PLAN**

**PROJECT LOCATION:**  
 SECTION: 10  
 TOWNSHIP: CHEERS  
 COUNTY: ORANGE

**DEVELOPER INFORMATION:**  
 BOWMAN RD 1, LLC  
 3301 ATLANTIC AVE.  
 RALEIGH, NC 27612-5540  
 (919) 307-4883

**PROPERTY OWNER INFORMATION:**  
 ERIC P. HOLLAND  
 DILLON C. HOLLAND  
 7515 BOWMAN RD.  
 ANGBIER, NC 27501  
 (919) 307-4883

NO.	DATE	REVISION NOTE
1	11/09/23	CITY OF MEBANE COMMENTS
2	11/30/23	CITY OF MEBANE COMMENTS
3	12/12/23	CITY OF MEBANE COMMENTS
4		
5		

DRAWN BY: SDT  
 CHECKED BY: ARS  
 DATE: 09/25/2023  
 PROJECT NO.: 100-12  
 REF. NO.:  
 SCALE: 1"=200'

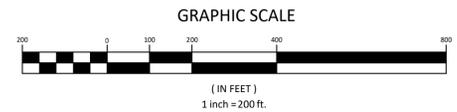
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ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT



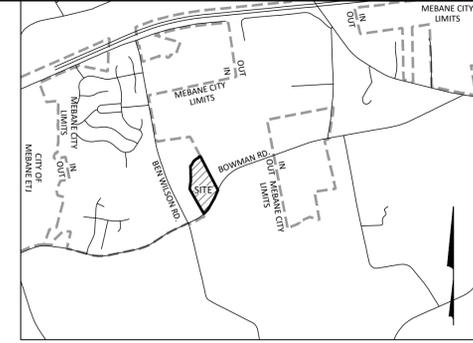
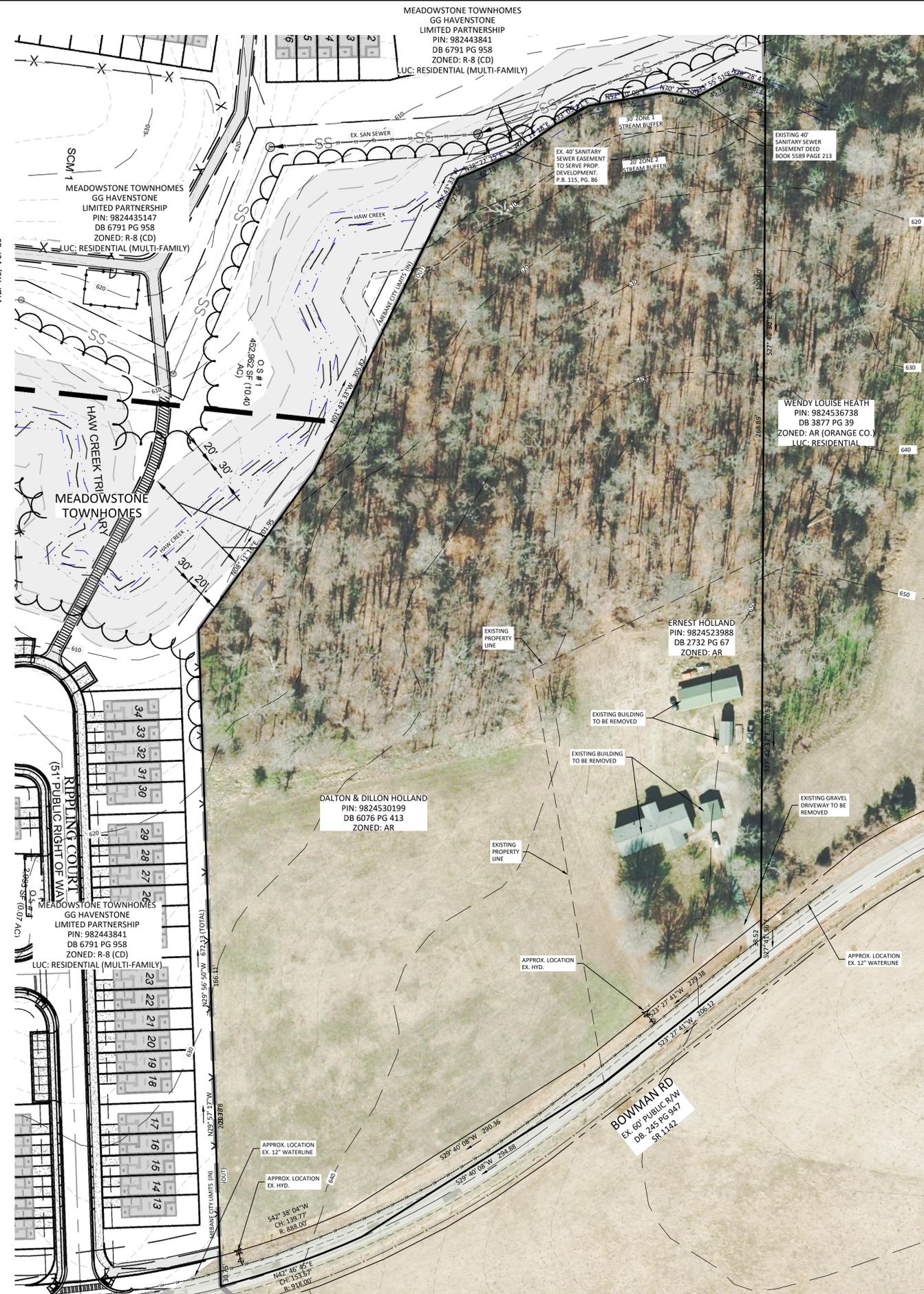
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**C2**  
**2 OF 8**

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VICINITY MAP  
1" = 2,000'

**SEPTIC AND WELL NOTES:**

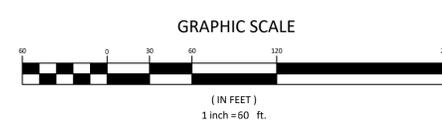
1. ANY EXISTING WELLS MUST BE ABANDONED IN ACCORDANCE WITH ORANGE COUNTY ENVIRONMENTAL HEALTH REQUIREMENTS.
2. ANY EXISTING SEPTIC SYSTEMS MUST BE ABANDONED IN ACCORDANCE WITH ORANGE COUNTY AND NCDEQ WASTEWATER RULES.

**STREAM AND WETLAND NOTES:**

WETLANDS AND STREAM DELINEATIONS SHALL BE COMPLETED PRIOR TO DETAILED CONSTRUCTION PLANS.

**LEGEND**

- |  |                        |  |  |
|--|------------------------|--|--|
|  | WATER METER BOX (WMB)  |  | FIRE HYDRANT (HYD)                           |
|  | WATER VALVE (WV)       |  | SANITARY SEWER MANHOLE (SSMH)                |
|  | STORM MANHOLE (STMH)   |  | CLEAN OUT                                    |
|  | UTILITY POLE           |  | DEED BOOK                                    |
|  | LIGHT POLE             |  | PLAT BOOK                                    |
|  | GROUND LIGHT           |  | PAGE   |
|  | GUY WIRE               |  | R/W RIGHT-OF-WAY                             |
|  | YARD INLET (YI)        |  | E/P EDGE OF PAVEMENT                         |
|  | GAS VALVE              |  | DI DROP INLET                                |
|  | OVERHEAD POWER LINE    |  | CI CURB INLET                                |
|  | GAS LINE               |  | FFE FINISH FLOOR ELEVATION                   |
|  | WATER LINE             |  | BSMT BASEMENT                                |
|  | UNDERGROUND ELECTRICAL |  | TYED TELEPHONE PEDESTAL                      |
|  | FENCE LINE             |  | THH TELEPHONE HAND HOLD                      |
|  | WOODSLINE (TYP.)       |  | DMUE DRAINAGE MAINTENANCE & UTILITY EASEMENT |
|  |                        |  | ● FOUND IRON PIPE                            |
|  |                        |  | ● SET IRON PIPE                              |
|  |                        |  | ● COMPLETED POINT                            |
|  |                        |  | ▲ CONCRETE MONUMENT                          |
|  |                        |  | CH = CHORD                                   |
|  |                        |  | R/W = RIGHT OF WAY                           |
|  |                        |  | D.B. = DEED BOOK                             |
|  |                        |  | PG = PAGE                                    |
|  |                        |  | DE = DRAINAGE ESMT.                          |
|  |                        |  | CE = COMMON ELEMENTS                         |



**BOWMAN ROAD TOWNHOMES**

**EXISTING CONDITIONS PLAN**

PROJECT LOCATION: BOWMAN RD, L.LUC, DALTON, C. HOLLAND, COUNTY: ORANGE, TOWNSHIP: CHEERS

DEVELOPER INFORMATION: BOWMAN RD L.LUC, 380 ATLANTIC AVE, RALEIGH, NC 27612-5540, (919) 307-4883

PROPERTY OWNER INFORMATION: ERNEST P. HOLLAND, DILLON C. HOLLAND, 7515 BOWMAN RD., ANGBIER, NC, 27501

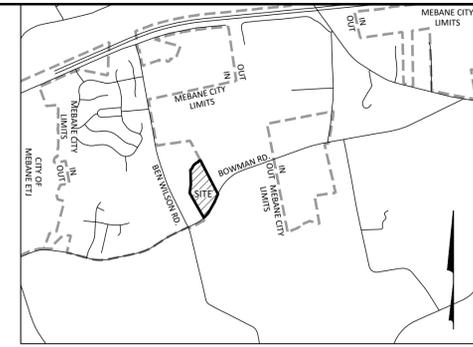
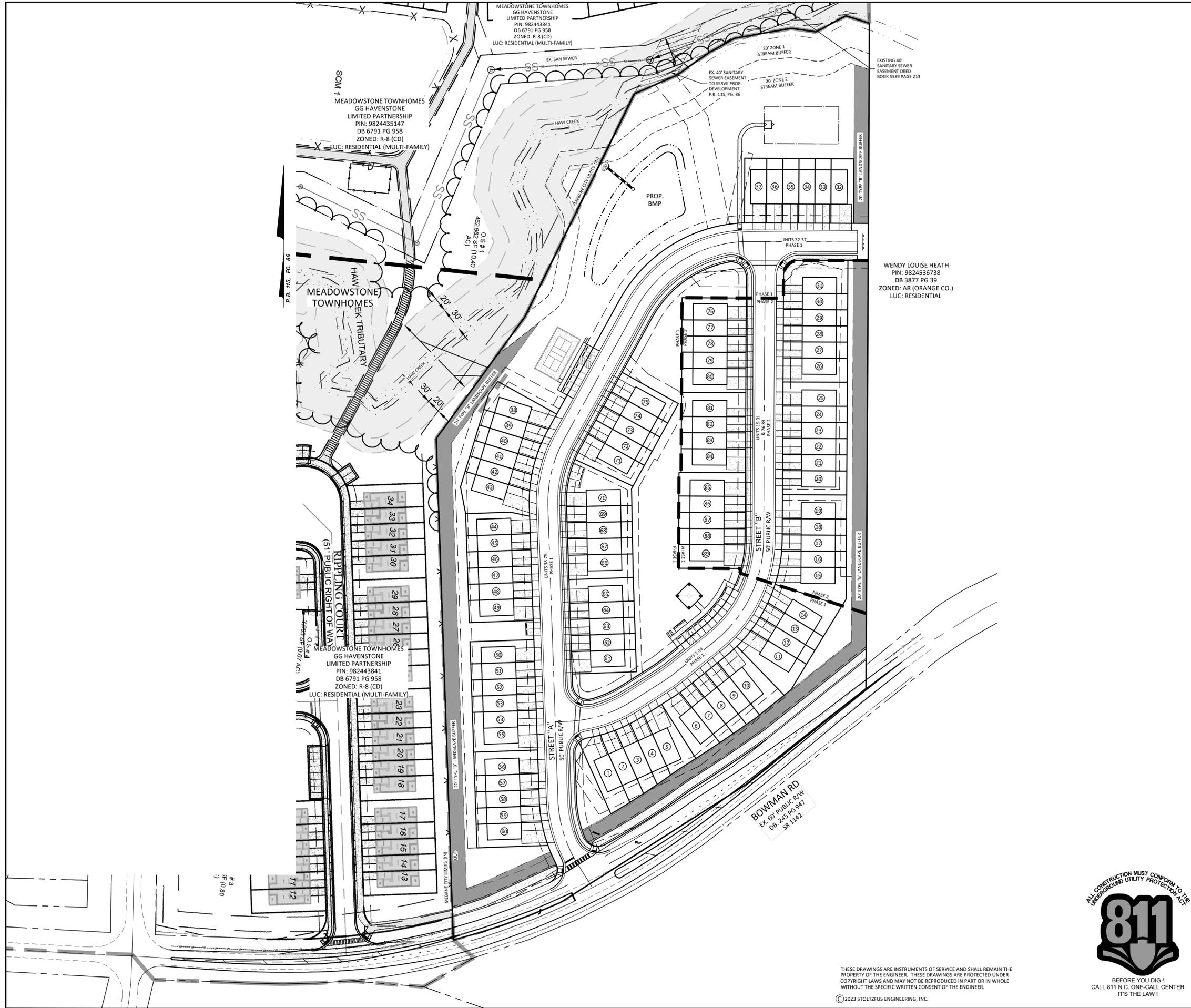
NO.	DATE	REVISION NOTE
1	11/09/23	CITY OF MEBANE COMMENTS
2	11/30/23	CITY OF MEBANE COMMENTS
3	12/12/23	CITY OF MEBANE COMMENTS

DRAWN BY: SDT  
CHECKED BY: ARS  
DATE: 09/25/2023  
PROJECT NO.: 100-12  
REF. NO.:  
SCALE: 1"=60'



Aden R. Stoltz, PE C-3812  
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683 Gralin Street  
Kernersville, NC 27284





VICINITY MAP  
1" = 2,000'

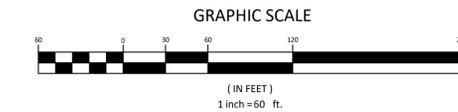
PHASING NOTE:  
DURING CONSTRUCTION DRAWING DESIGN PHASE OF PROJECT THE ABILITY FOR PUBLIC GARBAGE PICKUP AND EMERGENCY SERVICES WILL BE EXAMINED AND MEASURES WILL BE PUT INTO PLACE WITH TEMP. TURNAROUNDS AND OTHER MEASURES TO ENSURE THAT THESE SERVICES ARE BEING PROVIDED DURING CONSTRUCTION OF ADJOINING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

PHASED UNIT COUNT		
PHASE	UNITS	
1	58	1-14, 32-75
2	31	76-89

WENDY LOUISE HEATH  
PIN: 9824536738  
DB 3877 PG 39  
ZONED: AR (ORANGE CO.)  
LUC: RESIDENTIAL

LEGEND

- WATER METER BOX (WM)
- WATER VALVE (WV)
- STORM MANHOLE (STMH)
- UTILITY POLE
- LIGHT POLE
- GROUND LIGHT
- GUY WIRE
- YARD INLET (YI)
- GAS VALVE
- OVERHEAD POWER LINE
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRICAL
- FENCE LINE
- WOODSLINE (TYP.)
- FIRE HYDRANT (HYD)
- SANITARY SEWER MANHOLE (SSMH)
- CLEAN OUT
- DEED BOOK
- PLAT BOOK
- PAGE
- R/W RIGHT-OF-WAY
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CONC. CONCRETE
- RCP REINFORCED CONCRETE PIPE
- DI DROP INLET
- CI CURB INLET
- FFE FINISH FLOOR ELEVATION
- BSMT BASEMENT
- TYPED TELEPHONE PEDESTAL
- THH TELEPHONE HAND HOLD
- DMLE DRAINAGE MAINTENANCE & UTILITY EASEMENT
- FOUND IRON PIPE
- SET IRON PIN
- COMPLETED POINT
- CONCRETE MONUMENT
- CHD CHORD
- R/W RIGHT OF WAY
- P.B. PLAT BOOK
- D.B. DEED BOOK
- PG. PAGE
- DE DRAINAGE ESMT.
- CE COMMON ELEMENTS



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683 Gralin Street  
Kernersville, NC 27284

Stoltzfus Engineering Inc.  
Civil Engineering Consultants

**BOWMAN ROAD TOWNHOMES**

**PHASING PLAN**

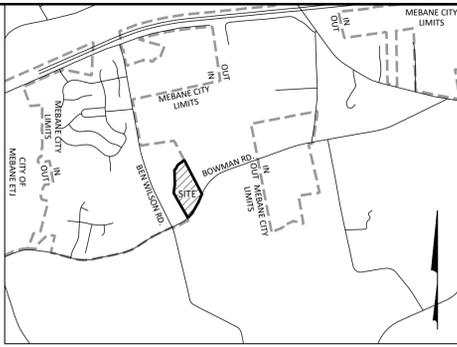
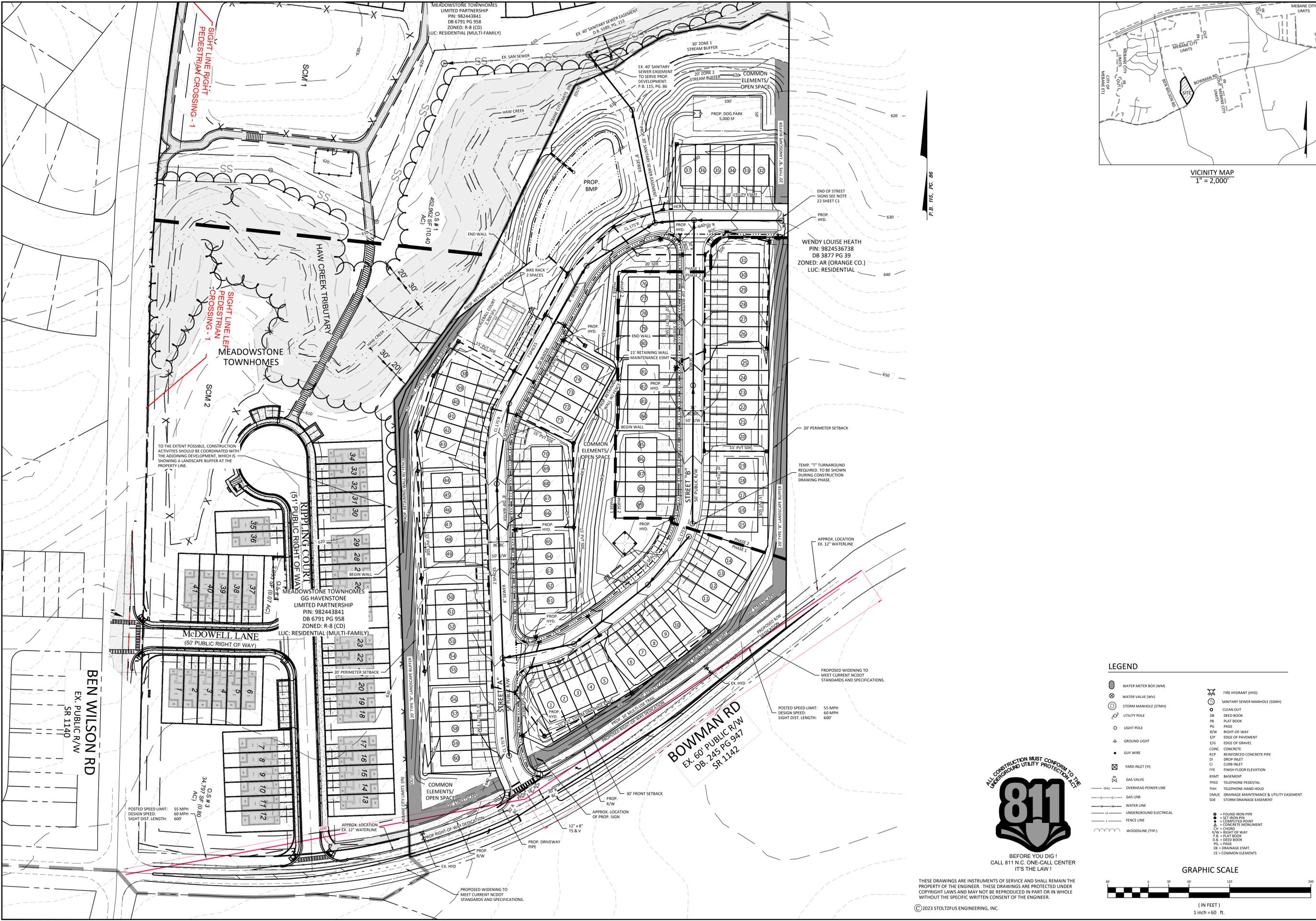
PROPERTY OWNER INFORMATION:  
BOWMAN RD I, LLC  
ERNEST P. HOLLAND  
7515 BOWMAN RD.  
ANGIER, NC 27501  
(919) 307-4883

PROPERTY OWNER INFORMATION:  
DILLON C. HOLLAND  
7515 BOWMAN RD.  
ANGIER, NC 27501  
(919) 307-4883

NO.	DATE	REVISION NOTE
1	11/09/23	CITY OF MEBANE COMMENTS
2	11/30/23	CITY OF MEBANE COMMENTS
3	12/12/23	CITY OF MEBANE COMMENTS
4	02/14/24	CITY OF MEBANE COMMENTS

DRAWN BY: SDT  
CHECKED BY: ARS  
DATE: 09/25/2023  
PROJECT NO.: 100-12  
REF. NO.:  
SCALE: 1"=60'

**C4**  
**4 OF 8**



VICINITY MAP  
1" = 2,000'

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



**BOWMAN ROAD TOWNHOMES**  
PRELIMINARY SITE, WATER, SEWER, STORM DRAINAGE & GRADING PLAN

PROJECT LOCATION:  
BOWMAN RD  
380 ATLANTIC AVE  
RALEIGH, NC 27612-5540  
(919) 307-4283

PROPERTY OWNER INFORMATION:  
DILLON C. HOLLAND  
7515 BOWMAN RD.  
ANGIER, NC 27501

DEVELOPER INFORMATION:  
ERNEST P. HOLLAND  
PO BOX 1926  
ANGIER, NC 27501

NO.	DATE	REVISION NOTE
1	11/09/23	CITY OF MEBANE COMMENTS
2	11/30/23	CITY OF MEBANE COMMENTS
3	12/12/23	CITY OF MEBANE COMMENTS

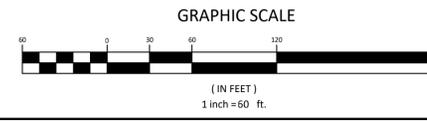
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CHECKED BY: ARS  
DATE: 08/10/2023  
PROJECT NO.: 100-12  
REF. NO.:  
SCALE: 1"=60'



**C5**  
**5 OF 8**

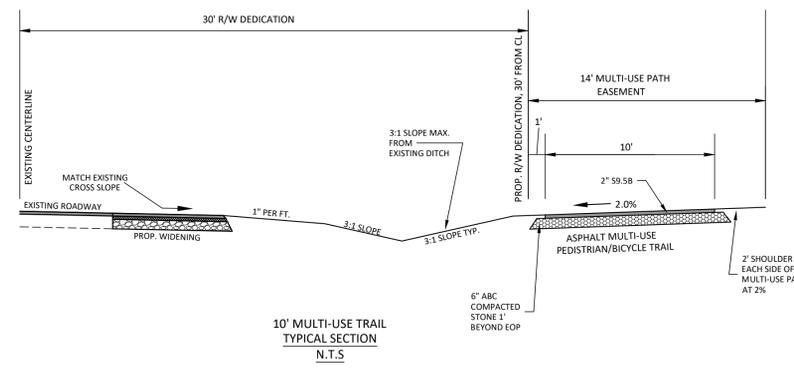
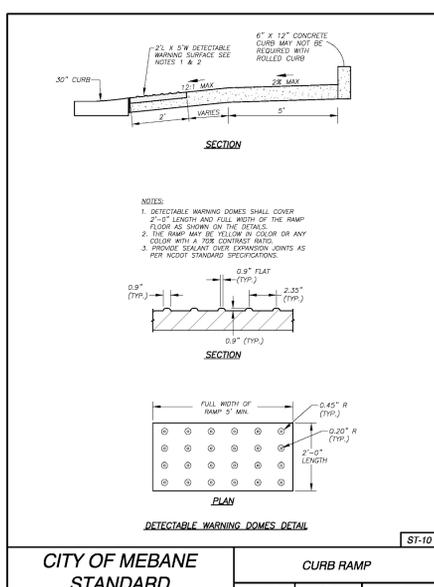
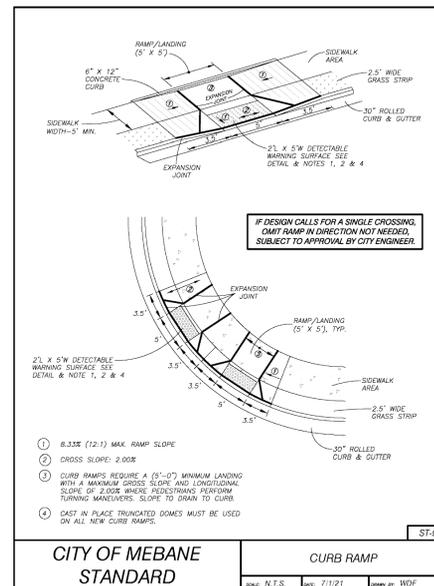
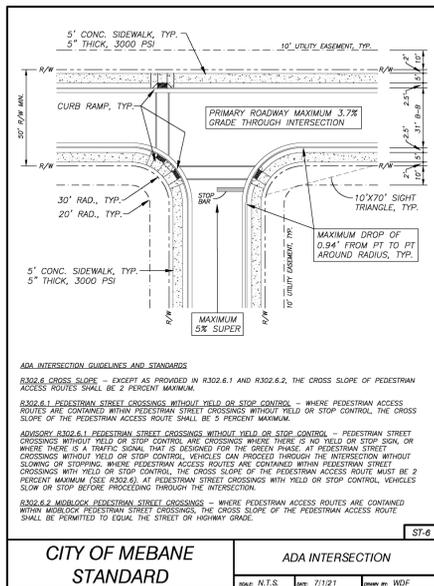
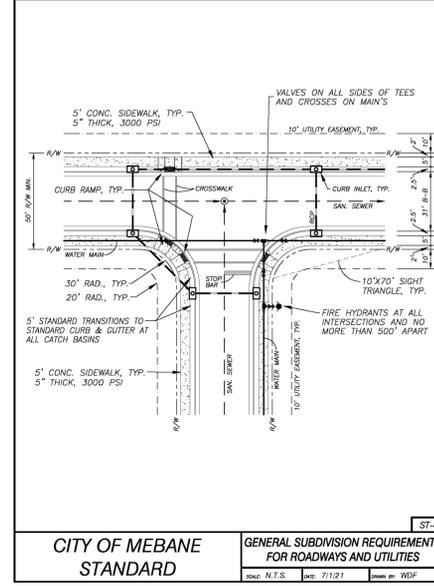
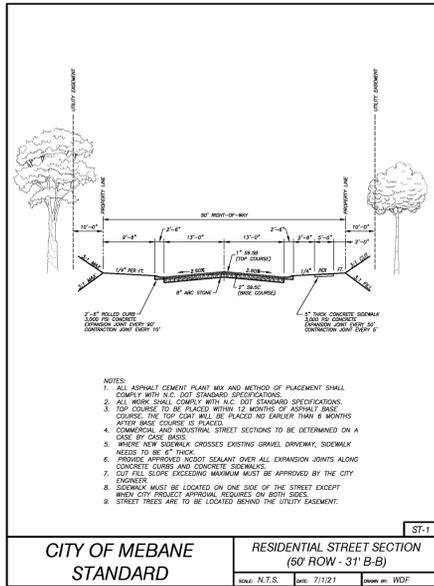
**LEGEND**

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



THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DRAWINGS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REPRODUCED IN PART OR IN WHOLE WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE ENGINEER.

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

**SEI**  
 Stoltzfus Engineering Inc.  
 Civil Engineering Consultants

**BOWMAN ROAD TOWNHOMES**

**TYPICAL SECTION PLAN**

PROPERTY OWNER INFORMATION:  
 DILLON C. HOLLAND  
 7515 BOWMAN RD.  
 ANSBIE, NC 27501  
 (919) 307-4883

DEVELOPER INFORMATION:  
 BOWMAN RD LLC  
 3801 ATLANTIC AVE.  
 RALEIGH, NC 27612-5940  
 (919) 307-4883

NO.	DATE	REVISION NOTE
1	11/09/23	CITY OF MEBANE COMMENTS
2	11/30/23	CITY OF MEBANE COMMENTS
3	12/12/23	CITY OF MEBANE COMMENTS

DRAWN BY: SDT  
 CHECKED BY: ARS  
 DATE: 09/25/2023  
 PROJECT NO.: 100-12  
 REF. NO.:  
 SCALE: 1"=60'

PROJECT LOCATION:  
 SELECTION: 100-12  
 COUNTY: ORANGE  
 TOWNSHIP: CHEERS

DRAWING FILE PATH: SEI\Projects\100-12\BowmanMaster\Plan.dwg

**PROFESSIONAL SEAL**  
 NORTH CAROLINA  
 PROFESSIONAL ENGINEER  
 ADEN R. STOLTZFUS  
 028461  
 7/12/2023

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JANE & BEN WILSON JR. FAMILY, LLC DEED BOOK 5334 PAGE 171 TRACT TWO BEN WILSON SR. HEIRS PLAT BOOK 71 PAGE 32

3.25" DIAMETER PIPES  
N 79°45'40" E 49.76'  
S 27°42'02" E 50.00'  
892.79'  
174.19'  
574.00'  
N 81°51'50" E 94.80'  
201612580016889 PLAT BY 2/27/2016 11:51:58 AM 1/1 FILED BY: Michael A. Robertson, Professional Land Surveyor, PLS L-3395 Recording Fee: \$21.00 NC IC Real Estate TX: \$00

Certificate of Exemption

I hereby certify that the subdivision of land shown and described herein is not a subdivision of land subject to the Orange County Subdivision Regulations of the Orange County Planning Department. The subdivision of land shown and described herein is what is certified in this certification.

Michael A. Robertson  
Planning Director or Authorized Agent  
Date 11/15/2016

Review Officer Certification  
State of North Carolina  
County of Orange

1. MICHAEL A. ROBERTSON, SR., Review Officer of Orange County, certifies that the subdivision of land shown and described herein meets all statutory requirements for recording for which the Review Officer has responsibility as provided by law.

Michael A. Robertson  
Orange County Land Records/GIS  
01-25-2016  
Date of Certification

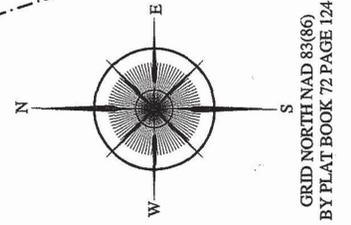
PARENT = 9824438054  
NEW = 9824530199  
MAB

SAMUEL ARMSTRONG WILSON, JR.  
REMAINDER OF  
DEED BOOK 1707 PAGE 93  
LOT 1, PLAT BOOK 79 PAGE 194  
ALAMANCE COUNTY ESTATE  
FILE # 14-E-920

34.88 ACRES  
-2.00 ACRES PB 81 PG 186  
-10.01 AC± TRACT ONE THIS PLAT  
22.87 AC± REMAINING

BDG ARLINGTON ASSOCIATES, LLC  
DB 4389 PG 155  
PB 102 PG 158

- LEGEND  
Monument  
New Iron Pipe  
Existing Iron Pipe  
Mathematical Point  
Power Pole



BEN WILSON ROAD  
SECONDARY ROAD # 1140  
60' PUBLIC  
RIGHT OF WAY  
DEED NOT FOUND  
GRANTING R/W

CERTIFICATE OF ACCURACY  
I, Douglas R. Yarbrough, certify that this plat was drawn under my direction from an original survey record under my supervision (read and verified) and that the same is true and correct in all particulars. The survey was conducted in accordance with the provisions of the General Statutes of the State of North Carolina, Chapter 47, Article 30, and the rules and regulations of the State Board of Professional Land Surveyors, promulgated pursuant to G.S. 47-30 as amended. Witness my original signature, license number and seal this 12th day of January, 2016.

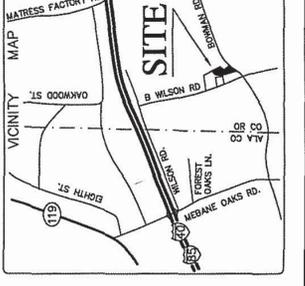
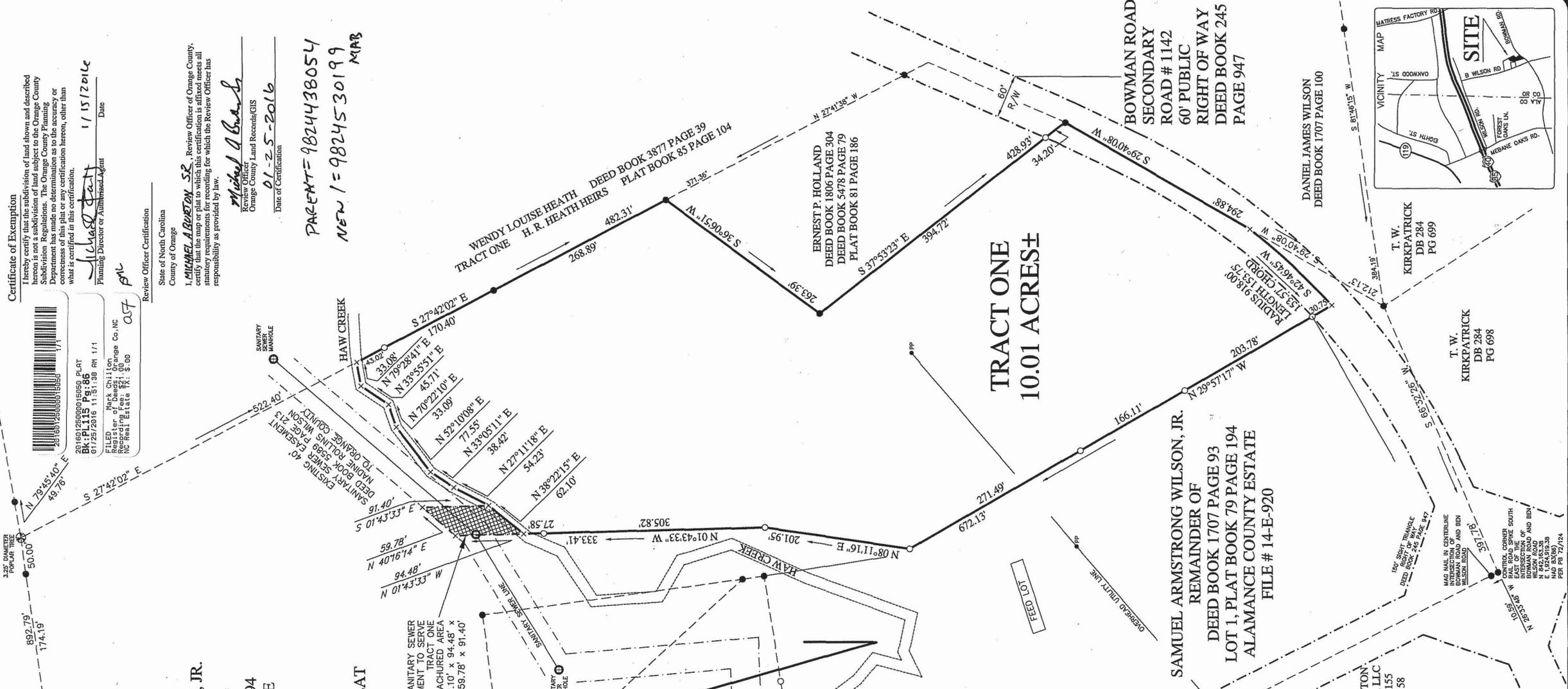
Douglas R. Yarbrough  
Professional Land Surveyor, PLS L-3395



DOUGLAS R. YARBROUGH, PROFESSIONAL LAND SURVEYOR NO. L-3395, CERTIFY TO ONE OF THE FOLLOWING:  
- A. county or municipality that has an ordinance that regulates parcels of land.  
- B. municipality that is a portion of a county or municipality that is unincorporated as to an ordinance that regulates parcels of land.  
- C. Any one of the following: an existing parcel or parcels of land and not create a new street or change an existing street; the survey is of an existing building or other structure, or natural feature such as a watercourse; or the survey is a control survey; or the survey is a subdivision of an existing parcel, as the result of a court-ordered survey, or other exception to the definition of subdivision.  
- E. The information available to the surveyor is such that the surveyor is confident that the survey is correct and that he or her professional ability as to problems contained in the plat is as follows:  
1. land and not create a new street or change an existing street;  
2. structure, or natural feature such as a watercourse; or  
3. that the survey is a control survey;  
4. the survey is a subdivision of an existing parcel, as the result of a court-ordered survey, or other exception to the definition of subdivision.  
- E. The information available to the surveyor is such that the surveyor is confident that the survey is correct and that he or her professional ability as to problems contained in the plat is as follows:  
1. land and not create a new street or change an existing street;  
2. structure, or natural feature such as a watercourse; or  
3. that the survey is a control survey;  
4. the survey is a subdivision of an existing parcel, as the result of a court-ordered survey, or other exception to the definition of subdivision.

- SITE NOTES
- CO-EXECUTORS OF THE ESTATE OF MARY NADINE ROLLINS SAMUEL ARMSTRONG WILSON, JR. 900 BEN WILSON RD, MEBANE, NC 27302 DANIEL JAMES WILSON 6905 HEBRON CHURCH RD, MEBANE, NC 27302 DEED REFERENCE: DEED BOOK 1707 PAGE 93 PLAT REFERENCE: LOT 1, SAM & NADINE WILSON, PB 79 PG 194 PARENT PIN: 9824438054.
  - TOTAL AREA SURVEYED 10.01 ACRES±. AREA COMPUTATION BY COORDINATE METHOD.
  - NO GEODETIC MONUMENTS FOUND WITHIN 2000' OF SURVEY.
  - MARY NADINE ROLLINS ALAMANCE CO. ESTATE FILE # 14-E-920 ITEM VII. DB 4389 PG 155 PB 102 PG 158

FINAL PLAT  
MARY NADINE ROLLINS ESTATE  
CHEEKS TOWNSHIP ORANGE COUNTY NORTH CAROLINA  
DATE 01/12/2016 SCALE 1" = 100'  
LANDMARK SURVEYING, INC. 109 E. HARDEN STREET GRAHAM, N.C. 27253  
FIRM LICENSE # C-0862 TELEPHONE: 336-229-6275 EMAIL: dylandmark@triad.rr.com  
FILE 151208 DISC D151208 SURVEY BY GS DWG BY DMGP APP'D BY DRY



98-170

**ENVIRONMENTAL HEALTH CERTIFICATION**

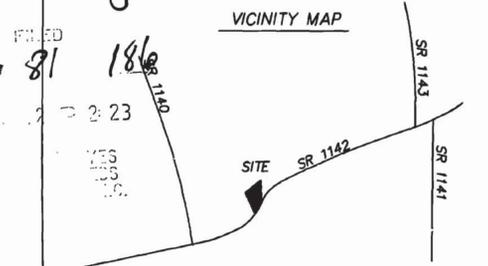
Soil and site evaluations have been conducted by the Orange County Health Department, Environmental Health Division, and unless otherwise noted, an area on each lot has been tentatively designated for septic installation and repair. This certification is not an improvements permit and is not approval of a septic system for any lot in this subdivision. An improvements permit must be issued by the Orange County Health Department prior to any alteration of the lot.

Deed Health, R.S. 9-15-98  
Environmental Health Specialist Date

RESTRICTIONS AND REQUIREMENTS PERTAINING TO SETBACKS, IMPERVIOUS SURFACE, BUFFERS, STORMWATER DETENTION/RETENTION, LANDSCAPING AND ACCESS, ARE DESCRIBED IN GREATER DETAIL AND RECORDED AT DEED BOOK/PAGE 186/301, OFFICE OF THE REGISTER OF DEEDS, ORANGE COUNTY, NORTH CAROLINA.

ACCEPTANCE OF RIGHT-OF-WAY DEDICATION  
Orange County hereby accepts, for the use of the general public, without maintenance responsibility, the offer of public dedication of all public rights-of-way, public easements, public streets, public recreation areas, public open space, public utilities and other public improvements shown on this plat.

9-9-98 Date  
John M. Luck County Manager



**ORANGE COUNTY PLANNING DEPARTMENT APPROVAL CERTIFICATE**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Orange County Subdivision Regulations. Provided that this plat shall be recorded within 10 days of final approval, approved by the Orange County Planning Department on

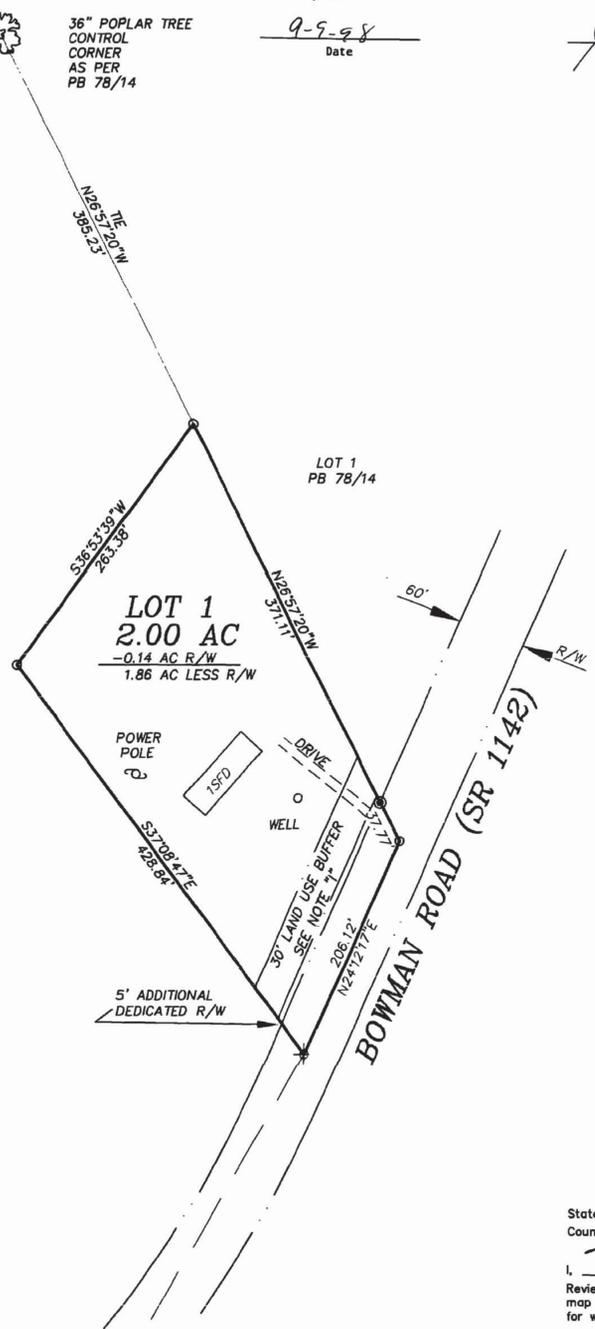
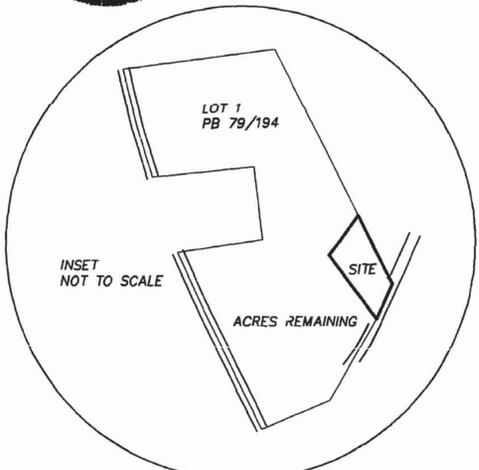
23 September 1998 (Date) Janet A. Barrett Planning Director or Authorized Agent

**OWNER'S CERTIFICATE**

The undersigned hereby certifies that the land shown herein is owned by the undersigned and is located within the subdivision regulation jurisdiction of Orange County and hereby freely dedicates all rights-of-way, easements, streets, recreation areas, open space, common area, utilities and other improvements to public or private common use as noted on this plat, and further assumes full responsibility for the maintenance and control of said improvements until they are accepted for maintenance and control by an appropriate public body or by an incorporated neighborhood or homeowner's association or similar legal entity.

x Nadine R. Wilson 9/24/98  
Owner Date

North Carolina ORANGE County  
I, Sherrie Dixon, a Notary Public/Asst. Register of Deeds, for said County do hereby certify that NADINE R. WILSON personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal, this the 24th day of September, 1998.  
Sherrie Dixon Notary Public/Asst. Register of Deeds  
My Commission Expires 5/20 2000



I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:

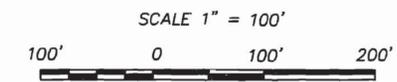
G.S. 47-30 (1)(11)(a). This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Alois Callemyn  
REGISTERED LAND SURVEYOR (REG. NUMBER 2544)

I, ALOIS CALLEMYN, RLS NO. 2544, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION THAT THE DEED DESCRIPTION(S) FOR THIS PROPERTY IS/ARE LISTED UNDER "REFERENCES" ON THIS MAP. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN HEREON WITH A BROKEN LINETYPE, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 27TH DAY OF AUGUST 1998.



Alois Callemyn  
REGISTERED LAND SURVEYOR (REG. NUMBER 2544)



REFERENCES	REVISIONS
DB 548/418 DB 1707/93 DB 284/698 PB 79/194 DB 284/699 PB 71/33 PB 46/16 PB 71/32 PB 78/14 DB 198/861 DB 595/50	OWNERS ADDRESS: WILSON 4222 OLD HILLSBOROUGH RD. MEBANE NC 27302

<input type="radio"/> IRON PIN SET <input checked="" type="radio"/> EXISTING IRON/ROCK <input type="checkbox"/> CONC. MONUMENT SET <input type="checkbox"/> EXISTING CONC. MON. <input type="checkbox"/> MATHEMATICAL POINT <input type="checkbox"/> UTILITY POLE	DRAWN BY: JDC CHECKED BY:
--	------------------------------

State of NC  
County of Orange  
I, Tammy H. Wood  
Review Officer of Orange County, certify that this map or plat meets all statutory requirements for recordation for which the Review Officer has responsibility by law.  
Tammy H. Wood 10-2-98  
Review Officer  
Orange County Land Records/GIS Date

#1= 9824-52-3988 3.42..18 parent  
TAX MAP # 3.42..1 PIN # 9824-42-9695 JOB # 98-170

**NOTE "A"**  
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.

**NOTE "B"**  
EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

**NOTE "C"**  
ALL DISTANCES ARE HORIZONTAL GROUND AND AREA BY COORDINATE COMPUTATION.

**NOTE "D"**  
THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.

**NOTE "E"**  
ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

**NOTE "F"**  
SEE PLAT "SAM & NADINE WILSON" BY ALOIS CALLEMYN, RLS, DECEMBER 29, 1997, PB 79/194.

**NOTE "G"**  
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.

**NOTE "H"**  
BUILDING SETBACKS ARE AS FOLLOWS:  
40' FRONT, 20' SIDE AND REAR.

**NOTE "I"**  
LAND USE BUFFER: THE USE AND MAINTENANCE OF THIS BUFFER AND THE BUILDING OF STRUCTURES THEREON IS RESTRICTED PURSUANT TO ARTICLE 1V-B-8-e-1 OF THE ORANGE CO. SUBDIVISION REGULATIONS.

FINAL PLAT  
PROPERTY SURVEYED FOR  
**ERNEST P. & DEBORAH W. HOLLAND**  
CHECKS TWP., ORANGE CO., NORTH CAROLINA  
FIELD WORK PERFORMED DECEMBER 29, 1997  
PROPERTY AS DESCRIBED IN D.B. 1707, PG. 93  
STANDING IN THE NAME OF  
NADINE ROLLINS WILSON

LAND SURVEYING  
**CALLEMYN**  
**PARKER** INC.  
ENGINEERING  
104 N. CHURTON STREET  
HILLSBOROUGH, NC 27278  
919-732-3883

---

# PLANNING PROJECT REPORT

DATE	01/24/24
PROJECT NUMBER	RZ 24-01
PROJECT NAME	Bowman Road Townhomes
APPLICANT	Bowman Rd. 1, LLC 3301 Atlantic Ave. Raleigh, NC 27612

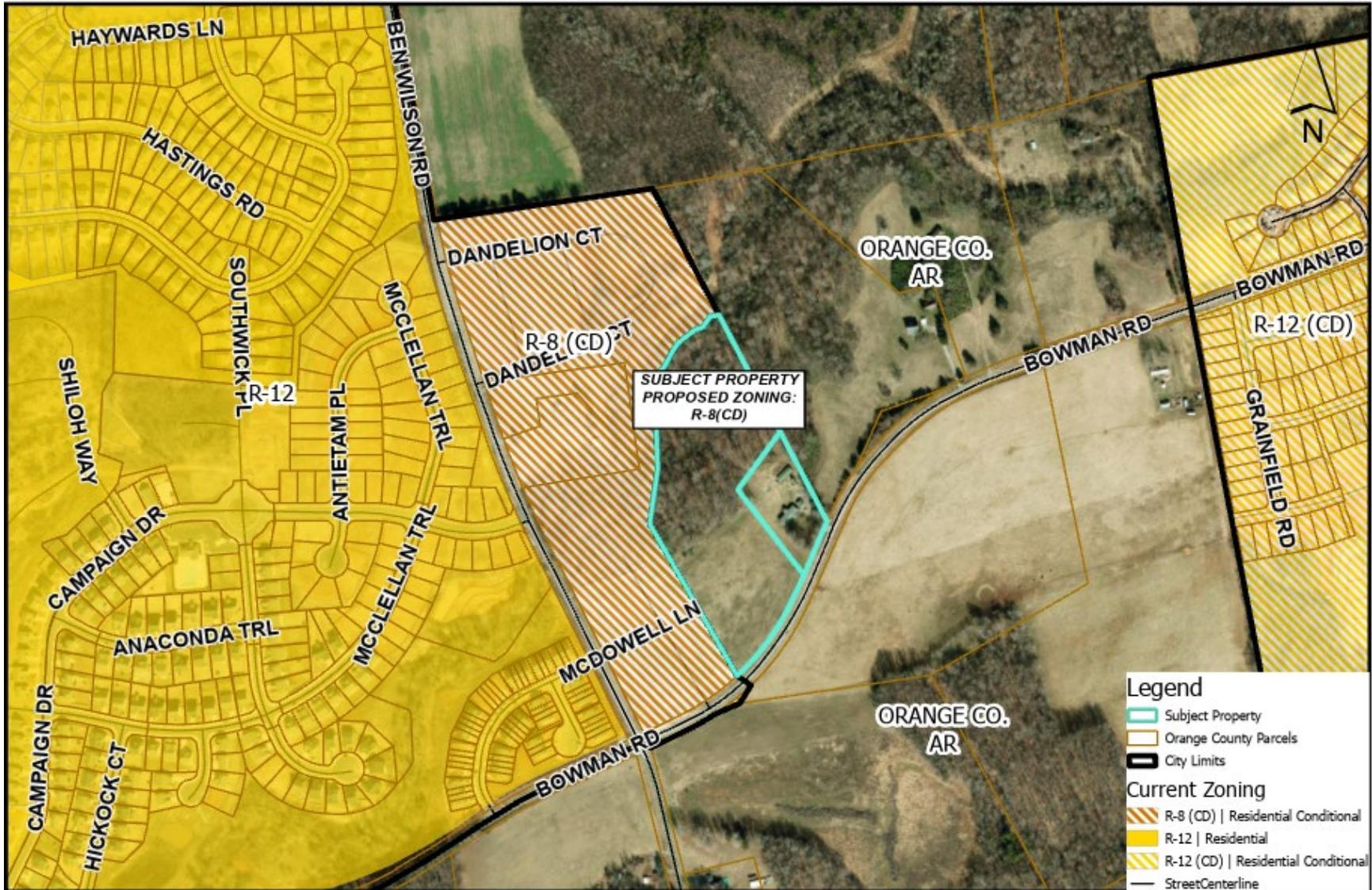
## CONTENTS

PROJECT NAME & APPLICANT .....	PAGE 1
ZONING REPORT .....	PAGE 2
LAND USE REPORT .....	PAGE 4
UTILITIES REPORT .....	PAGE 6
STAFF ZONING REQUEST RECOMMENDATION .....	PAGE 7

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## ZONING REPORT

EXISTING ZONE	AR (Orange County)	
REQUESTED ACTION	R-8 (CD), Residential Conditional	
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
CURRENT LAND USE	Vacant, Residential	
PARCEL SIZE	+/- 12.01 acres	
PROPERTY OWNERS	Dalton J. and Dillon C. Holland 7515 Bowman Rd. Mebane, NC 27302	Ernest P. Holland PO Box 1926 Angier, NC 27501
LEGAL DESCRIPTION	Request to establish R-8 (CD) zoning on two properties (GPINs: 9824530199 and 9824523988) totaling +/- 12.01 acres at 7515 Bowman Road, located outside of the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County, for a development of 89 townhomes by Bowman Rd 1, LLC.	
AREA ZONING & DISTRICTS	Properties to the west are zoned R-8(CD). Properties to the north, east, and west are zone AR, Agricultural Residential, by Orange County.	
SITE HISTORY	The site is largely vacant and forested with a single-family residence one of the properties.	
<b>STAFF ANALYSIS</b>		
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 is consistent with the adjacent zoning for the Meadowstone Townhome development. It is a higher residential density than the surrounding AR zoning by Orange County.	



**CITY OF MEBANE  
ZONING MAP**

**CONDITIONAL REZONING  
BOWMAN ROAD TOWNHOMES**

1 inch = 500 feet

DATE: 1/24/24

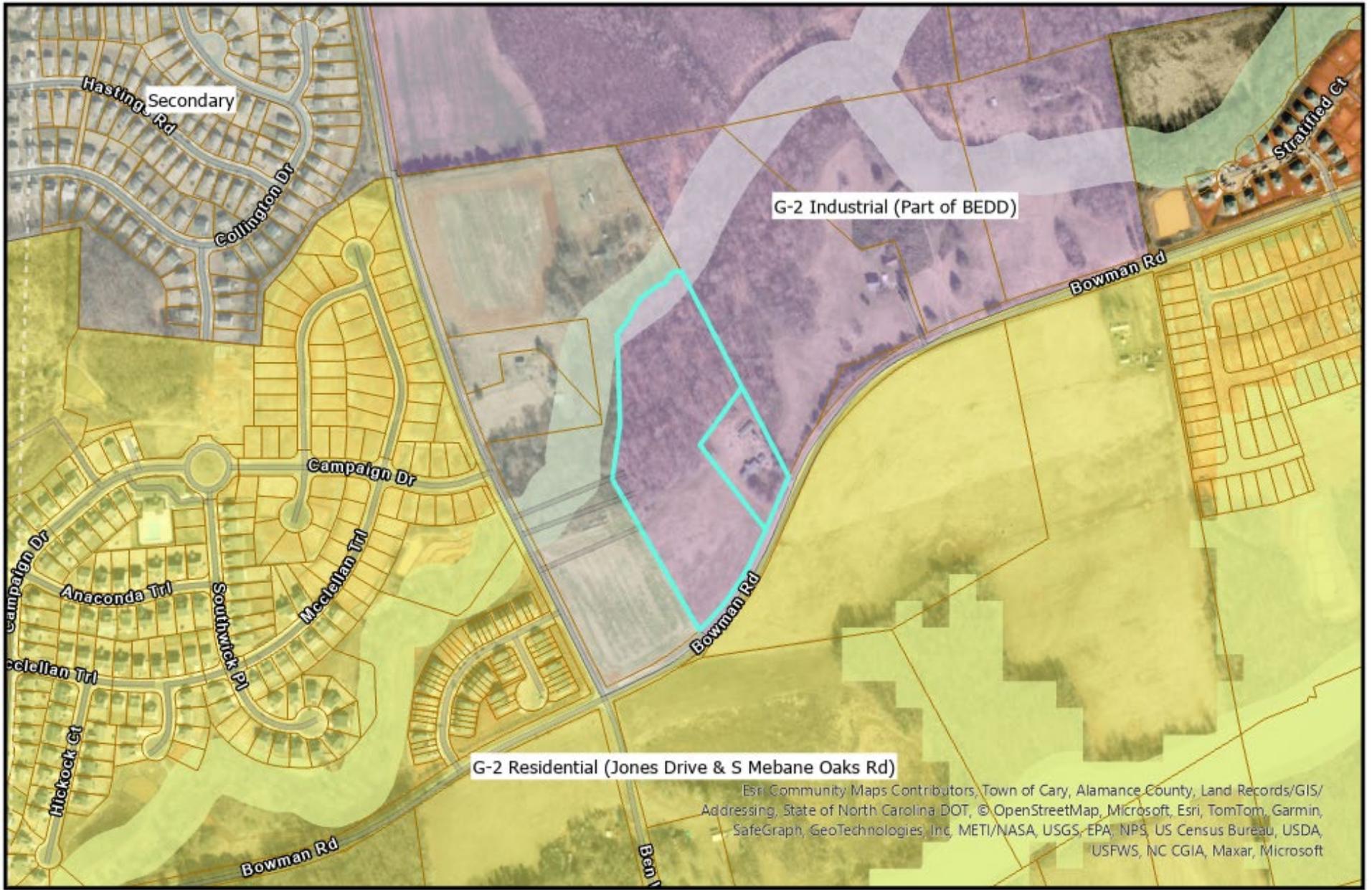
DRAWN BY: BP

## LAND USE REPORT

<b>EXISTING LAND USE</b>	Single-Family Residential, Vacant
<b>PROPOSED LAND USE &amp; REQUESTED ACTION</b>	The applicant is requesting to establish a rezoning of two properties totaling +/- 12.01 acres located at 7515 Bowman Road from Orange County AR to R-8 (CD) for a development consisting of 89 townhomes by Bowman Rd 1, LLC.
<b>PROPOSED ZONING</b>	R-8 (CD), Residential Conditional District
<b>PARCEL SIZE</b>	+/- 12.01 acres
<b>AREA LAND USE</b>	The subject properties are located along Bowman Road. The surrounding uses include the Meadows and Meadowstone subdivision to the west, the Bowman Village and Bowman Place subdivisions to the east, and larger single-family lots and agricultural land immediately adjoining the site to the east and across Bowman Road.
<b>ONSITE AMENITIES &amp; DEDICATIONS</b>	The proposed development will feature 4.69 acres of private open space and private recreational amenities including a shade pavilion, dog park, and pickleball court. Additionally, a 10' multi-use path will run along the development's frontage and connect to the path by the Meadowstone Townhomes development.
<b>CONDITIONAL ZONE?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>DESCRIPTION OF PROPOSED CONDITIONS</b>	The applicant has proposed a minimum 8' side yard setback for end units, a minimum 10' side street setback, and a minimum 15' rear yard setback. The Mebane Unified Development Ordinance (UDO) requires a 15' side yard for end units and a 20' rear yard setback.  The applicant is providing 0.17 acres of public recreation space and requests to provide a payment in lieu of the remaining public recreation area in the amount of \$54,041.

### CONSISTENCY WITH *MEBANE BY DESIGN* STRATEGY

<b>LAND USE GROWTH STRATEGY DESIGNATION(S)</b>	G-2 Industrial (V) (Part of BEDD)
<b>OTHER LAND USE CONSIDERATIONS</b>	
<b><i>MEBANE BY DESIGN</i> GOALS &amp; OBJECTIVES SUPPORTED</b>	Goal 4.3: Support park, greenway, and open space expansion in developed and developing areas, prioritizing connectivity between each location.
<b><i>MEBANE BY DESIGN</i> GOALS &amp; OBJECTIVES <u>NOT</u> SUPPORTED</b>	



---

## UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	Per the memorandum from Franz Holt of AWCK, the anticipated utility use is approximately 20,025 gallons per day of water and of sewer. The project will be served from connections to an existing 12-inch water line along Bowman Road and an existing 18-inch sewer outfall that runs through the rear of the property. The City has adequate sewer capacity in the downstream sewer outfall and at the Water Resource Recovery Facility.
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	One entrance is proposed on Bowman Road, which is a two-lane, undivided road maintained by the NCDOT. In 2023, this section of Bowman Road recorded an annual average daily traffic volume of 1,800. From 2018-2022, there have been three reported crashes in this section of Bowman Road, with two accidents resulting in minor and moderate injuries, and one resulting in property damage only.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF RECOMMENDED IMPROVEMENTS	As required by the Mebane UDO, the developer will install left and right turn lanes at the entrance before the second phase of development.
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	The applicant will construct a 10' multi-use path along Bowman Road to connect to the Meadowstone Townhome development. Internal sidewalks and crosswalks will be provided as shown on the site plan.

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## STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION	<input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> DISAPPROVE
STAFF SPECIAL USE FINDING	<input type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT.....WITH <i>MEBANE BY DESIGN</i>
RATIONALE	The proposed development “Bowman Road Townhomes” 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.



February 6, 2024

Mr. Aden Stoltzfus, PE  
Stoltzfus Engineering, Inc.  
Kernersville, NC 27284

Subject: Bowman Road Townhomes – Water and Sewer System Layout

Dear Mr. Stoltzfus:

Regarding the subject Preliminary Subdivision Plans and in accordance with paragraph 7-4.3 A.3(a) in the UDO, this memo is provided to indicate that I have reviewed the preliminary water and sewer system layout and find it acceptable and meets City standards based on the following:

Water system – The project is to be served by the City’s 12-inch water line along Bowman Road. Internal to the subdivision are 8-inch water lines with appropriate fire hydrant spacing and valves. The City has adequate water capacity available to meet the domestic demand at approximately 20,025 gallons per day and fire flow requirements. When completed, the new water lines will become part of the city’s water distribution system.

Sanitary Sewer system – The project is to be served from connections to an existing 18-inch sewer outfall that runs through the rear of the property. Internal to the subdivision are proposed 8-inch sewer mains with appropriate manhole spacing. The permitted sewer use is 89 residential units x 3-bedrooms x 75 gallons per day per bedroom equaling 20,025 gallons per day. The City has adequate sewer capacity in the downstream sewer outfall, Southeast Regional Pump Station, and at the Water Resource Recovery Facility. When completed, the new sewer mains will become part of the city’s sewer collection system.

As the project is planned to be phased sewer permitting will follow the City’s accumulated paper flow policy. 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, Development Director  
Kyle Smith, Utilities Director



## Technical Memorandum

Date: February 6, 2024  
To: Ashley Ownbey, Development Director  
From: Franz K. Holt, P.E.  
Subject: Bowman Road Townhomes – City Engineering review

The preliminary site plans for the proposed Bowman Road Townhomes Subdivision sealed on 12-12-23 and prepared by Aden Stoltzfus with Stoltzfus Engineering, Inc. in Kernersville, NC, have been reviewed by the Engineering Department as a part of the TRC process. Our technical review comments are as follows:

### A. General

The project proposes 89 townhomes (attached) on 12.01-acres along Bowman Road between Ben Wilson Road and Rock Quarry Road. Private amenities include a dog park and pickleball court.

### B. Water and Sewer System Layout

Regarding the subject Preliminary Subdivision Plans and in accordance with paragraph 7-4.3 A.3(a) in the UDO, this memo is provided to indicate 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 project is to be served by the City’s 12-inch water line along Bowman Road. Internal to the subdivision are 8-inch water lines with appropriate fire hydrant spacing and valves. The City has adequate water capacity available to meet the domestic demand at approximately 20,025 gallons per day and fire flow requirements. When completed, the new water lines will become part of the city’s water distribution system.
2. Sanitary Sewer system – The project is to be served from connections to an existing 18-inch sewer outfall that runs through the rear of the property. Internal to the subdivision are proposed 8-inch sewer mains with appropriate manhole spacing. The permitted sewer use is 89 residential units x 3-bedrooms x 75 gallons per day per bedroom equaling 20,025 gallons per day. The City has adequate sewer capacity in the downstream sewer outfall, Southeast Regional Pump Station, and at the Water Resource Recovery Facility. When completed, the new sewer mains will become part of the city’ sewer collection system.

As the project is planned to be phased sewer permitting will follow the City’s accumulated paper flow policy.



#### C. Watershed Overlay District and Phase II Stormwater Requirements

1. Watershed Overlay District requirements are provided under Sec. 5.3 of the UDO. These requirements in the UDO are for the Back-Creek Watershed, which includes the Graham-Mebane Lake. The project is tributary to 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  
Section 5-2 of the UDO provides requirements for Phase 2 Post Construction Runoff compliance. It is estimated that the new built upon area will be approximately 40% making the project high density requiring engineered storm water controls. The project proposes one engineered storm water control device which will require fencing if constructed as a wet pond or if bio retention, sand filter, and or wetlands storing 2 feet or more of surface water. The plans call for the post construction runoff post vs. peak discharge be detained for the 100-year design storm exceeding city requirements of a 10-year storm event. A property association (HOA) will be responsible for ownership and maintenance.

#### D. Storm Drainage System

Sec. 5-1 in the UDO provides requirements for storm drainage systems. The preliminary site plans include a preliminary piping layout that indicates certain pipe locations, inlets, and discharge points. Stormwater flows from these pipes will be transported to stormwater management devices before being released.

#### E. Street Access and Traffic Impact Statement

Internal streets are considered local streets and are to be constructed to the city standard of 31-ft. b-b roll curb and gutter section with 5' wide concrete sidewalks along one side of the street. A street stub is provided to the adjacent eastern property. A proposed 10' wide multi-use path is proposed along the property frontage. When completed, the new streets, sidewalks, and multi-use path will become part of the city's network.

One connection is proposed to Bowman Road (SR 1142) with left and right turn lanes. A NCDOT driveway permit is required for the proposed roadway connection and turn lane improvements. A Three-Party NCDOT encroachment agreement is required for proposed pedestrian improvements and water line connection inside NCDOT right-of-way.

A Traffic Impact Statement prepared by Ramey Hemp was provided to the city in lieu of a TIA. The statement indicates peak hourly trips of 41 am and 49 pm being less than *100 peak hourly trips* and average daily trips of 628 being less than the *1,000 average daily trips* (TIA requirement).



#### F. Construction Plan Submittal

Sec. 7-6.7. A. in the UDO indicates that construction plans for all street facilities, including water and sewer facilities, shall be submitted following preliminary plat or site plan approval; therefore, construction plans are not required as a part of the site plan review. A utility plan is provided which generally shows the proposed water lines, sewer lines, and storm drainage and stormwater management devices to indicate that the project is feasible for utility service and providing stormwater management. Appendix E which is included in the UDO is a Construction Document checklist which is to be provided at such time as construction plans are submitted after Preliminary Site Plan approval. Based on city engineering review of the referenced preliminary site plans, it is my opinion that said plans are in substantial compliance with the UDO.



November 28, 2023

Aden Stoltzfus, PE  
683 Gralin Street  
Kernersville, NC 27284  
P: 336.904.0207  
E: [aden@seiengineering.com](mailto:aden@seiengineering.com)

Reference: Bowman Road Townhomes - Mebane, NC

Subject: Traffic Impact Statement

Dear Mr. Stoltzfus:

This letter provides a Traffic Impact Statement with an estimate of the trip generation for the proposed residential development to be located north of Bowman Road and east of Ben Wilson Road in Mebane, North Carolina. The proposed residential development is anticipated to consist of 89 townhomes. Refer to the attachments for the preliminary site plan.

**Trip Generation**

Table 1 provides a summary of the weekday peak hour trip generation for the proposed development based on the number of townhomes anticipated to be built.

**Table 1: Site Trip Generation Summary**

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Arrival Peak Hour Trips (vph)		Departure Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Townhomes (215)	89 units	628	10	31	29	20

As shown in Table 1, it is estimated that the buildout of the development is expected to generate approximately 628 trips during a typical weekday. Of the weekday daily site trips, it is anticipated that 41 trips (10 entering and 31 exiting) occur during the weekday AM peak hour and 49 trips (29 entering and 20 exiting) occur during the weekday PM peak hour.

**TIA Determination**

It should be noted that the typical threshold for NCDOT to require a TIA is 3,000 trips per day, which this development is anticipated to generate significantly less than. The City of Mebane (City) United Development



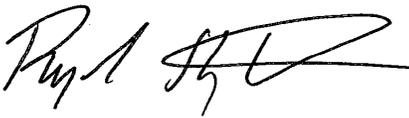
Ordinance states “a traffic impact study shall be required for applications for preliminary plat or rezoning requests that are anticipated to generate 100 or more undisturbed peak hour vehicle trips or 1,000 or more undisturbed average daily trips (ADT), based on trip generation rates from the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.” The development is anticipated to generate 628 daily site trips, 41 AM peak hour site trips, and 49 PM peak hour site trips. These numbers are significantly less than both the NCDOT and City of Mebane thresholds. Given this information, a TIA is not recommended.

**Findings and Summary**

Based on the trip generation results, it is expected that the proposed development will have minimal impact on the surrounding roadway network. The peak hour trip generation potential for this proposed development is expected to be under the typical threshold to require a TIA.

If you have any questions or concerns, please feel free to contact me at (919) 872-5115.

Sincerely,



Rynal Stephenson, P.E.  
Director of North Carolina  
Infrastructure Consulting Services, Inc.  
*dba*

**RAMEY KEMP ASSOCIATES**



NC Corporate License #F-1489

Attachments: Preliminary Site Plan





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## AGENDA ITEM #6

### Revisions to Updated Mebane Planning Board Rules of Procedure

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#### Meeting Date

February 12, 2024

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#### Presenter

Ashley Ownbey, Development Director

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#### Public Hearing

Yes  No

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#### Summary

Planning staff have reviewed and proposed updates to the *Bylaws and Rules of Procedure of the City of Mebane Planning Board*, which was adopted in 1999. The document is outdated and could be improved. At their December 4, 2023, meeting, the Mebane City Council requested staff revise the document to promote decision-making by the Planning Board be respective of ordinances, policies, and procedures.

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#### Background

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

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

City staff announced the updates at the July 17, 2023, meeting of the Mebane Planning Board and made a request for comments from the Board at the September 18, 2023, meeting. Based on comments provided by the Board and discussion at the October 9, 2023, meeting, staff revised the document and consulted with the City Attorney who provided recommendations. The document was recommended for approval by the Mebane Planning Board at the November 13, 2023, meeting. The Mebane City Council requested staff revise the document at their December 4, 2023, meeting. The proposed revisions are indicated in red.

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#### Financial Impact

N/A

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#### Recommendation

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

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#### Attachments

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

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

The objectives and purpose of the Mebane Planning Board shall be set forth by North Carolina General Statutes and ordinances of the City of Mebane as the same may change from time to time. Specifically, Section 2-2 of the Mebane Unified Development Ordinance establishes the Mebane Planning Board which section is incorporated into these rules and procedures, as amended. **As an appointed, advisory body, the Planning Board makes recommendations to the City Council in accordance with ordinances, policies, and long-range planning documents adopted by the City of Mebane.** The purpose of these rules of procedure is to guide and govern meetings. Should any rules be inconsistent with ordinances or laws of the City of Mebane or the State of North Carolina, said ordinances and laws shall govern.

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

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

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

## **2) Officers**

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

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

A staff member of the City's Planning Department shall serve as the Secretary. The Secretary shall keep full and accurate minutes of the board's proceedings.

## **3) Meetings**

- A. **Regular Meetings** – The board shall hold regular meetings on the second Monday of each month; provided, however, the meeting date shall not conflict with a meeting of the Mebane City Council nor a legal holiday. When a scheduling conflict occurs, the regular meeting shall be held at the same time on the next Monday. The meeting shall be held in the Glendel

Stephenson Municipal Building and begin at 6:30 p.m., unless proper notice is given of a change in location, day, or time.

- B. **Special Meetings** – The board may hold special meetings at the call of the Chair or the majority of the board. Notice of special meetings shall be provided in accordance with North Carolina General Statutes.
- C. **Quorum** – As required by the Mebane Unified Development Ordinance, a quorum shall consist of a majority of the board's actual membership, excluding vacant seats, and is necessary for the board to take official action. A voting member who has withdrawn from a meeting without being recused by a majority vote of the remaining voting members present shall be counted as present for purposes of determining whether or not a quorum is present.
- D. **Open Meetings** – The board is a public body and shall meet in accordance with the [North Carolina Open Meetings Law](#) (North Carolina General Statutes, Chapter 143, Article 33C) and any other laws established by the State of North Carolina governing the conduct of meetings by public bodies.
- E. **Agenda** – The Secretary shall prepare an agenda for each regular meeting, as well as a packet that includes, for each item of business placed on the agenda, necessary background information on the subject. The Secretary shall order items on the agenda according to the order of business. The order of business for each regular meeting shall be as follows:
  - 1) Call to order and establishment of a quorum
  - 2) Approval of minutes from previous meeting(s)
  - 3) Unfinished business from previous meeting(s)
  - 4) New business
  - 5) Announcements
  - 6) Adjournment

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

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

#### 4) Conduct of Meetings

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

The presiding officer shall have the following powers:

1. To recognize any person wishing to address the board, including other members;
2. To rule motions in or out of order, including any motion offered for obstructive or dilatory purposes;
3. To determine whether a speaker has exceeded the permitted amount of time or standards of courtesy in provided remarks, and to entertain and rule on objections from other members on these grounds;
4. To entertain and answer questions of procedure;
5. To call a brief recess; and
6. To adjourn in an emergency.

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

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

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

**C. Substantive Motions**

1. Any member, including the presiding officer, may make a motion or second a motion.
2. No speaker may address the board while a motion is on the floor.
3. A member may make only one motion at a time.

4. A substantive motion is out of order while another substantive motion is pending.
5. A motion may be withdrawn at any time by the moving member and the member seconding the motion before it is amended or before the presiding officer puts the motion to vote, whichever occurs first.
6. A motion that does not get a second or does not receive enough affirmative votes to be adopted will be deemed to have failed.
7. Once a substantive motion has been stated and seconded, the presiding officer shall open the floor to debate.

D. **Debate** – The presiding officer shall preside over debates unless they become actively engaged in debate on a particular matter, in which case they may designate another board member to preside over the debate. The officer shall resume presiding as soon as action on the matter is concluded. In a debate on a motion:

1. The maker of the motion is entitled to speak first;
2. A member who has not spoken on the issue shall be recognized before someone who has already spoken; and
3. To the extent possible, the debate shall alternate between proponents and opponents of the measure.

E. **Procedural Motions** – In addition to substantive motions, the following procedural motions, and no others, are in order. Unless otherwise noted, each motion is debatable, may be amended, and requires a majority of the votes cast, a quorum being present, for adoption. Procedural motions are in order while a substantive motion is pending and at other times, except as otherwise noted. In order of priority (if applicable), the procedural motions are:

1. To Appeal a Procedural Ruling of the Presiding Officer

A decision of the presiding officer ruling a motion in or out of order, determining whether a speaker has gone beyond reasonable standards of courtesy in his remarks, or entertaining and answering a question of procedure.

2. To Adjourn

This motion may be made only at the conclusion of action on a pending substantive matter. It may not interrupt deliberation of a pending matter. A motion to adjourn to a time and place certain shall also comply with the requirements of Special Meetings.

3. To Take Brief Recess

This motion allows the board to pause briefly in its proceedings.

4. Call to Follow the Agenda

The motion must be made at the first reasonable opportunity, or it is deemed waived.

5. To Suspend the Rules

The board may not suspend provisions of the rules that are imposed by law on the board. For adoption, the motion requires a vote equal to the number required for a quorum.

6. To Divide a Complex Motion and Consider it by Paragraph  
This motion is in order whenever a member wishes to consider and vote on sub-parts of a complex motion separately.
7. To Close Debate  
This motion is not in order until every member has had an opportunity to speak at least once.
8. To Defer Consideration  
The board may defer a substantive motion for later consideration at an unspecified time. Consideration of which has been deferred expires 30 days thereafter unless a motion to revive consideration is adopted. If consideration of a motion has been deferred, a new motion with the same effect cannot be introduced while the deferred motion remains pending (has not expired). A person who wishes to revisit the matter during that time must take action to revive consideration of the original motion, or else move to suspend the rules. This rule is subject to North Carolina General Statutes Section 160D-604.
9. To Postpone to a Certain Time or Day  
This motion allows the board to defer consideration to a specified time or day and is appropriate when more information is needed, or the deliberations are likely to be lengthy. If consideration of a motion has been postponed, a new motion with the same effect cannot be introduced while the postponed motion remains pending. A person who wishes to revisit the matter must either wait until the specified time or move to suspend the rules. This rule is subject to North Carolina General Statutes Section 160D-604.
10. To Amend  
An amendment to a motion must be pertinent to the subject matter of the motion. An amendment is improper if adoption of the motion with that amendment added would have the same effect as a rejection of the original motion. A proposal to substitute completely different working for a motion or an amendment shall be treated as a motion to amend. A motion may be amended, and that amendment may be amended, but no further amendments may be made until the last offered amendment is disposed of by a vote.
11. To Revive Consideration  
The board may vote to revive consideration of any substantive motion earlier deferred by adoption of a previous motion.
12. To Reconsider  
The board may vote to reconsider its action on a matter. The motion to do so must be made by a member who voted with the prevailing side and only at the same meeting as the vote was taken, including any continuation of that meeting through adjournment to a time and place certain. The motion cannot interrupt

deliberation on a pending matter but is in order at any time before final adjournment of the meeting.

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

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

**OBJECTIVES AND PURPOSE**

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

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

**ARTICLE I – ELECTION OF OFFICERS**

**Section 1.**

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

**Section 2.**

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

**Section 3.**

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

**Section 4.**

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

**ARTICLE II – OFFICERS AND THEIR DUTIES**

**Section 1. Officers**

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

**Section 2. Chairman**

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

**Section 3. Vice Chairman**

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

**Section 4. Secretary**

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

**ARTICLE III – MEETINGS**

**Section 1. Regular meetings**

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

**Section 2. Notice of meeting**

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

**Section 3. Special meeting**

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

**Section 4. Quorum**

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

**Section 5. Conduct of meetings**

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

**Section 6. Voting**

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

**Section 7. Cancellation of meetings**

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

## **ARTICLE IV - AGENDA PREPARATION**

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

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

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

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

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

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

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

The agenda shall be made up of the following items:

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

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

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

### **Section 6.**

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

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

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

### **Section 1.**

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

## **ARTICLE VI – COMMITTEES**

### **Section 1.**

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

## **ARTICLE VII – EMPLOYEES**

### **Section 1.**

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

## **ARTICLE VIII – EXPENDITURES**

### **Section 1.**

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

## **ARTICLE IX – RECORDS**

### **Section 1.**

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

All records of the Planning Board shall be public record.

## **ARTICLE X - COMPOSITION**

### **Section 1.**

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

**ARTICLE XI - TERMS OF OFFICE**

**Section 1.**

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

**ARTICLE XII - AMENDMENTS**

**Section 1.**

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

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

ATTESTED:

Elaine J. Hicks  
(Seal)

3/1/99  
Date