

New developments ahead for Mebane

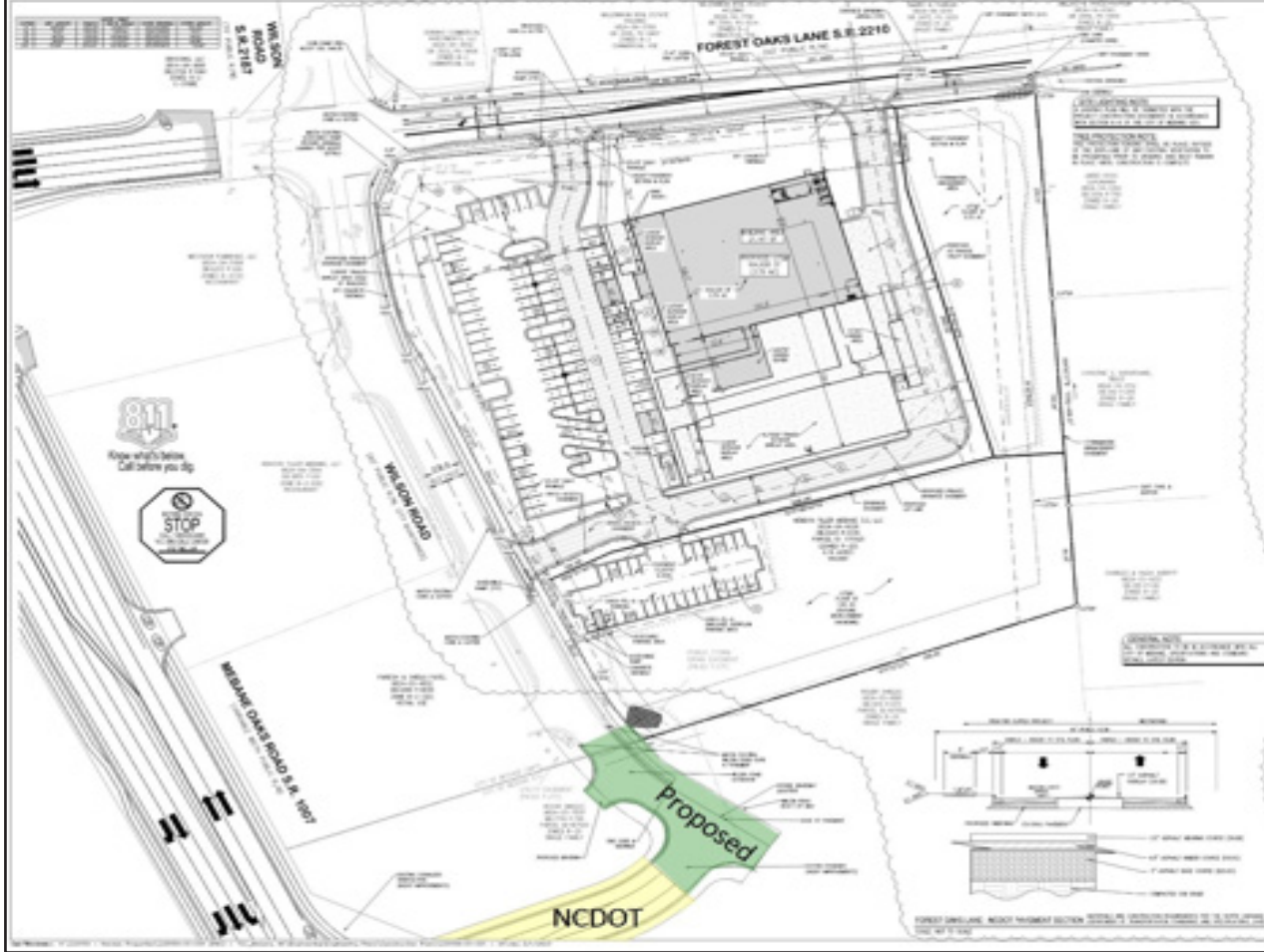
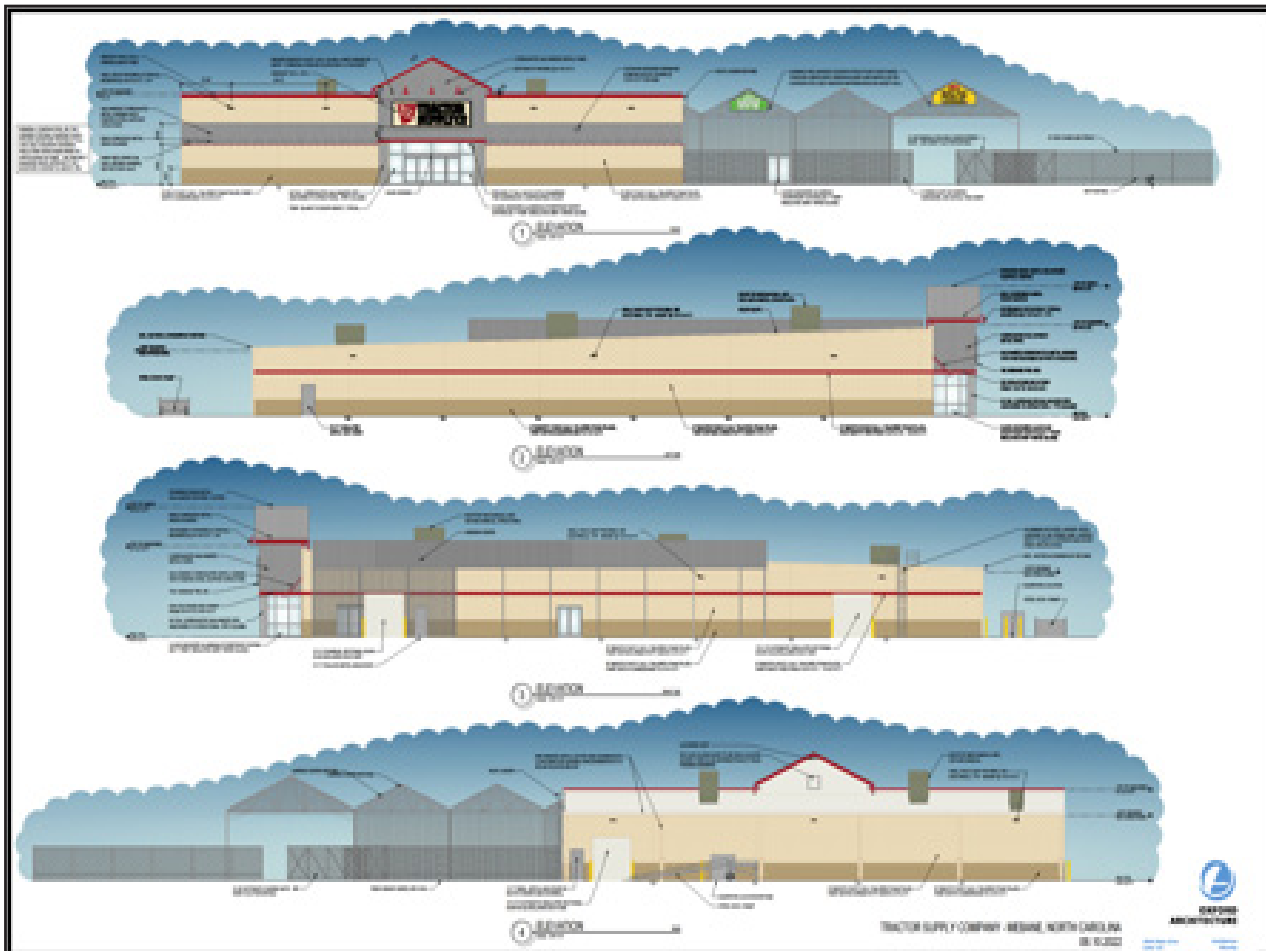
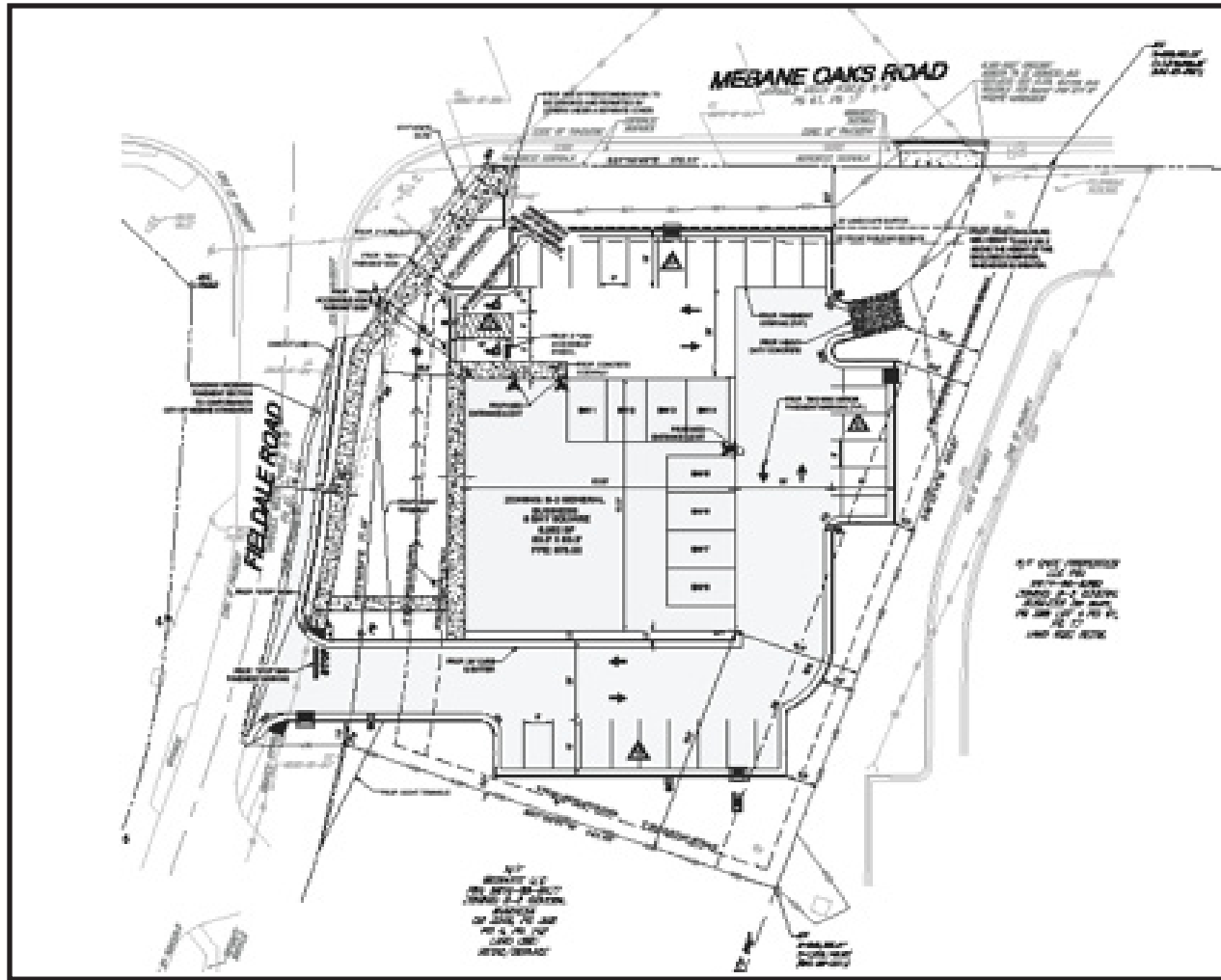
Have you ever wondered how companies or individuals are approved to construct developments within Mebane city limits? Some key components must be looked into when determining where to place your business and what codes/regulations you must follow in that area. The first is the classification of the type of development. Development is a broad term described in the Mebane Unified Development Ordinance (UDO) (<https://cityofmebanenc.gov/unified-development-ordinance/>) as referring to many kinds of activities, including new or renovated structures, land disturbance, the subdivision of land, and changes in land use. New development in Mebane must meet specific rules and standards, most of which are specified in the UDO and determined according to the property's zoning classification. Zoning, one part of the development process, is defined in the UDO as the designation of a particular property or portion thereof using one of the zoning designations contained in the ordinance. This means local governments use zoning to establish rules about what type of developments can go where. There are four broad categories of zoning in Mebane – residential, business, institutional, and industrial. Specific zoning districts are associated with these categories. For instance, there are six residential zoning districts, each allowing a different density level (i.e., the number of homes permitted on an acre of land). The zoning districts establish the basis for determining if proposed development can happen on a particular piece of land. This is summarized in the Table of Permitted Uses found in the Mebane UDO. To determine your property zoning ordinance, visit <https://cityofmebanenc.gov/general-map/>. Mebane Development Director Ashley Ownbey says, "Zoning is an important land use planning tool and a first step in determining the path forward for development. Our zoning regulations help guide Mebane's future by ensuring development is located and designed in a manner complementary to existing land uses and achieving growth-related goals identified in the City's long-range plans."

When you have a new development, and you are looking at constructing or renovating an area, there are two paths the development will ultimately go down. The first is By Right Development, and the second is Rezoning/Conditional District Rezoning. By Right Development occurs when the proposed use of the land is listed as permitted in the Table of Permitted Uses. The Mebane UDO defines a permitted use as "any use, as designated in the Ordinance, that is by right allowed to occur within a specific zoning district." Meaning that the proposed development already occurs on property adequately zoned for the development in question, as listed in the Table of Permitted Uses. A by-right development does not require rezoning as the development will be used in a similar fashion to the surrounding buildings in that area. However, the development still requires the proposed project to go through site and construction plan approval by the Mebane Technical Review Committee. The Mebane Technical Review Committee is composed of City staff, engineers from the North Carolina Department of Transportation, and other representatives important for that said project. "The City's Technical Review Committee (TRC) meets twice monthly, with four projects typically on the agenda. Often, one of those projects is a by-right development. These types of developments must meet all standards identified in the Mebane UDO. Most recently, by right developments reviewed by the Mebane TRC have included the redevelopment of the Sheetz on Mebane Oaks Road, two car washes on Mebane Oaks Road, an oil change business on S NC 119, and a tire business on Mebane Oaks Road," says Mebane Development Director, Ashley Ownbey.

If a development is not by right, it will go down the conditional district rezoning path. Rezoning occurs whenever someone wishes to develop a property for a use not permitted within the existing zoning district. In these instances, an amendment to change the zoning district before that development can occur is required. This amendment is brought before the Mebane City Council, which has to approve these amendments before any construction or work can be done. In North Carolina, two types of rezoning are allowed: general rezoning and conditional rezoning. A general rezoning is a simple change from one zoning district to another. A conditional rezoning includes specific conditions, most often a site-specific plan. The Mebane UDO defines Conditional Zoning District as "A zoning district that permits a particular use of uses established only by specified standards and conditions tailored to each project" and is the type of rezoning process utilized in recent years within the City of Mebane. Rezoning requests are unique in the sense that you must include a plan submittal for the site and various conditions that the development must meet during the latter construction plan approval process and actual construction.

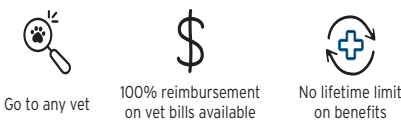
In addition to plan submittal, rezoning requests also require submittal and presentation to the Mebane Planning Board (an advisory body that makes recommendations to the City Council on planning matters such as long-range development plans, land use studies, rezoning requests, and text amendments to the Unified

See **DEVELOPMENTS**, page 10



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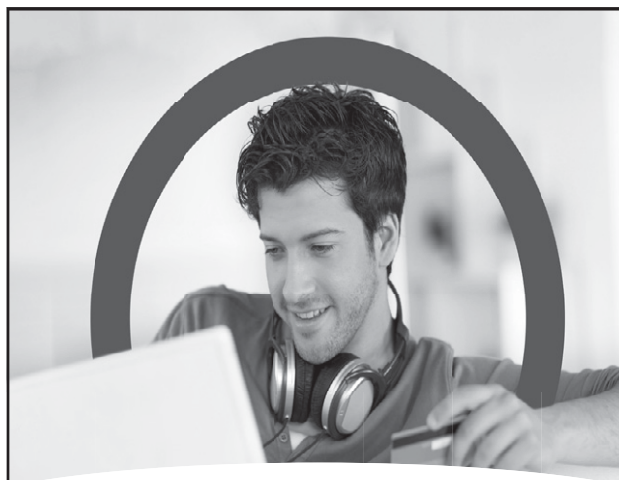
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DEVELOPMENTS

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Development Ordinance), so they can then send a recommendation to City Council. Once the City Council receives a recommendation, a public hearing is held during a City Council meeting where the public votes upon approval or disapproval. Neighbors of the rezoning request are notified before the Planning Board and City Council meetings, and signs are posted to the property being considered for rezoning. The City also runs legal advertisements in local newspapers. It prepares meeting packets with information about rezoning requests that get posted to the City's website approximately five days before these meetings to obtain maximum public input. After recommendation by the Mebane Planning Board and once approval is acquired from the City Council, the proposed project must go through Construction Plan approval via the Mebane Technical Review Committee. City Attorney Lawson Brown states, "Conditional zoning allows the City Council to see exactly what a development or project will be. As a site-specific plan with stated conditions, simply

said, conditional zoning results in "what you see is what you get." The applicant must offer all conditions. Staff and Council can have significant input into what conditions are offered by an applicant, but the applicant ultimately determines the conditions that are offered."

New developments in Mebane are either by right developments or conditional district rezoning developments. An example of a by-right development in our city is Mavis Tires & Brakes. This development is proposed to be located at 220 Mebane Oaks Road.

The project has received approval from the TRC. A pre-construction conference was held a few weeks ago, and the applicant has received permission to begin work on the site. An example of conditional district rezoning is the Tractor Supply proposed to be located at the corner of Wilson Road and Forest Oaks Lane. The unique aspects presented for the Tractor Supply rezoning process were to extend Old Wilson Road to the new Mebane Oaks Road and widen the project stub street to the south, with the

right of way being recorded before the project received construction plan approval. The extended street must be constructed before a certificate of occupancy is received. Tractor Supply must also expand the existing stormwater pond to accommodate a 100-year storm event, and sidewalks must be built along Wilson Road and Forest Oaks Lane. This includes curb and gutter improvements on Forest Oaks Lane.

If you would like to see these and other published project plans, please visit the Mebane Development Map on the Mebane city website (<https://cityofmebanenc.gov/development-map/>). By Right Developments are published after Construction Plan approval is obtained, and Conditional District Rezoning Developments are posted before the applicants proceed to the Mebane Planning Board. A video stream on how to use this online map was produced on the City's YouTube channel on March 31, 2023, titled Guardians of the Future: Mapping out Mebane.

WARRIORS

Continued from page 1

ous, non-combat or combat-related injuries and physical or psychological illnesses. Recovering Service Members rebuild their strength and endurance, while also drawing inspiration from their teammates.

"Sports also help build self-esteem, lowers stress levels and invite service members to rejoin a team environment. All enrollees in Navy Wounded Warrior are encouraged to include adaptive athletics in their recovery plans," the press release from the Navy

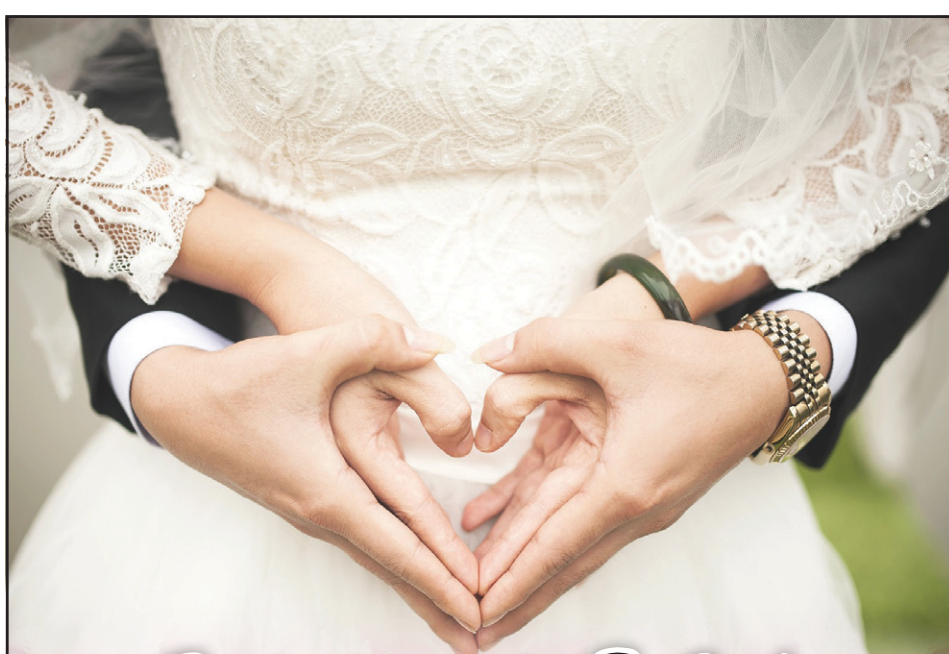
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Participation in the Navy Wounded Warriors program is voluntary and requires sailors and Coast Guardsmen to self-refer or be referred by their commands, chaplain, medical team, peers, or others for enrollment determination. For more information about the 2023 DoD Warrior Games Challenge, visit dodwarriorgames.com.



U.S. Navy photos by MC1 Kegan Kay

Local resident Christopher Ratliff, a member of the United States Navy, recently competed for ten days at the Warrior Games Challenge in San Diego. Ratliff, a Burlington resident, competed in cycling and volleyball events at the nationwide event, which brought together wounded servicemen and servicewomen from throughout the United States.



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