

PLANNING & INSPECTIONS DEPARTMENT

Administration
(919) 245-2575
(919) 644-3002 (FAX)
www.orangecountync.gov



131 W. Margaret Lane
Suite 201
P. O. Box 8181
Hillsborough, NC 27278

May 23, 2022

ZONING COMPLIANCE PERMIT

In accordance with:

- Article 2 Procedures,
- Section 2.4 Zoning Compliance Permits,
- Section 2.5 Site Plan Review, and
- Article 6 Development Standards

of the Orange County Unified Development Ordinance (hereafter 'UDO'), this permit hereby authorizes the commencement of development consistent with permit file number SPR21-0006 proposing development of two parcels north of Interstate 85/40, east of Mt. Willing Road, within Cheeks Township (PINs **9854-16-1576 and 9854-36-3711**), submitted by Rebecca Vinter, Kimley Horn, and Tim Brent, Oppidan Development (submitted on May 6, 2022).

Proposed development includes construction of approximately 918,000 square feet of single story buildings, supporting parking/internal access roadways, preservation of approximately 32 acres of the Property as open space, and development of multiple stormwater control measures (SCMs).

The SPR21-0006 Zoning Compliance Permit application has been reviewed in accordance with the Orange County Unified Development Ordinance (UDO). Based on standards contained in the UDO, Planning staff's review, and Development Advisory Committee's review, the Zoning Compliance Permit has been approved with the following conditions:

1. Development of the property can include those land uses identified in Section 5.2, Table of Permitted Uses, of the Orange County Unified Development Ordinance (UDO), for development in the O/RM – Office / Research and Manufacturing Conventional Zoning District, presuming compliance with all applicable development standards. Permitted land uses include, but are not limited to, the following (with some uses also subject to use-specific standards, as contained in Article 5 of the UDO):
 - a. Manufacturing, Assembly, Processing and Distribution Uses – Food;
 - b. Manufacturing, Assembly, Processing and Distribution Uses – Other;
 - c. Medical Uses;
 - d. Office and Financial Services;
 - e. Service Uses; and

- f. Research Facilities (with and without manufacturing)
2. If there are subsequent specific tenant 'buildouts' an additional ZCP will verify permitted use by right tenant/business during the subsequent building permit application.
 3. Development is required to adhere to all applicable subsections of Section 6.4 (Performance Standards) of the UDO.
 4. A Recombination Plat shall be submitted and approved prior to building permit approval.
 5. Total number of employees for a specific land use shall be provided on an updated site plan at time of building permit submittal.
 6. Hours of operation for each specified land use shall be provided on an updated site plan at time of building permit submittal.
 7. Building permit applications for individual structures shall meet standards of Section 6.5 of the Orange County UDO.
 8. A signage plan shall be submitted as part of individual Zoning Compliance Sign Permits and shall meet standards of Section 6.12 of the UDO.
 9. Proposed onsite lighting shall meet standards of Section 6.11 of the UDO.
 10. Knox Locks, including key and opener, shall be provided at emergency access points for Orange County Emergency Services to enter.
 11. The size and location of all proposed stormwater control measures shall not impact the setbacks, buildings, and parking areas on the site plan.
 12. Developer and/or property owner shall allow for two vehicular access easements and potential public utility easements to the parcels located north of this site.
 13. Orange County Health Department shall be contacted if an abandoned well or septic system is found on-site.
 14. Abandoned and dedicated sewer easements shall be reviewed by the City of Mebane and Orange County and recorded on a plat prior to land disturbance.
 15. Sewer Bypass and Demolition Phasing Plan shall be provided and approved by the City of Mebane and Orange County prior to relocation of existing sewer lines.
 16. Water lines and associated infrastructure to meet fire suppression requirements shall be installed and constructed by the developer. Design and calculations for the waterline infrastructure shall be reviewed and approved by Orange-Alamance Water System.
 17. Development shall meet or exceed 50% nutrient removal and standards contained in Section 6.14 of the UDO.
 18. A Stormwater Management Plan shall be submitted for any new development that disturbs greater than 12,000 square feet.
 19. Erosion Control Permit shall be required for any land disturbing activity (including demolition and pre-construction mobilization) that exceeds 10,000 square feet.
 20. The site plan feasibility concept plan as it pertains to Stormwater, Soil Erosion and Sedimentation Control is approved. However, a full Land Disturbance Permit (LDP) with Stormwater and Erosion Control measures will need to be submitted, reviewed, approved and issued before any land disturbing activity can occur.
 21. Developer shall provide roadway and traffic improvements as required by the North Carolina Department of Transportation (NCDOT).

This authorization shall expire 18 months from the date of issuance, specifically November 23, 2023, if work is not commenced by this date.

The issuance of this permit does not exempt the applicant from obtaining all other local, State or Federal Permits necessary to complete the project. All waste generated (i.e. construction, yard, etc.) shall be disposed in accordance with the provisions of the Orange County Solid Waste Management Ordinance and the applicable provision of the Ordinance.

For questions, please contact the Orange County Planning Department at 919-245-2575.

Approved By:

Patrick Mallett
Erosion Control and Stormwater Supervisor
Orange County Planning and Inspections Department

Date