



Council Meeting Agenda  
June 3, 2024  
6:00PM

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1. Call to Order ..... Mayor Ed Hooks
2. Invocation..... Moment of Silence
3. Recognition- Rebecca Brouwer ..... Mayor
4. Public Comments ..... Mayor
5. Consent Agenda-
  - a. Approval of Minutes-
    - i. April 11, 2024- Special Meeting- Budget Work Session
    - ii. May 6, 2024- Regular Meeting
  - b. Voluntary Contiguous Annexation Petition- R & L Carriers
  - c. Voluntary Contiguous Annexation Petition- Buckhorn Industrial
  - d. Final Plat Approval- Peartree Homes
  - e. Final Plat Reapproval- Cambridge Park, Phase 3A
  - f. Verizon Wireless’s Lease Optimization Program
  - g. Interlocal Agreement between the City and Alamance County for the Collection of Occupancy Tax
  - h. Amendment to the Efland Fire Services Agreement
  - i. FY 2023-24 Budget Ordinance Amendment
6. **Public Hearings-**
  - a. Quasi-judicial- Amendment to Special Use Permit-  
McDonalds, 640 N. First Street.....Ashley Ownbey, Development Director
  - b. Ordinance to Extend Corporate Limits- Voluntary Contiguous  
Annexation- Meritage Homes of the Carolinas-  
Oakwood Subdivision .....Lawson Brown, City Attorney
  - c. Conditional Rezoning Amendment- Tractor Supply ..... Ms. Ownbey
  - d. Comprehensive Text Amendments to the  
Unified Development Ordinance..... Ms. Ownbey
  - e. Boundary Amendments to the General Watershed Area Overlay District-  
Graham-Mebane Lake Public Water Supply Watershed ..... Ms. Ownbey
  - f. FY 2024-25 Budget Ordinance &  
2025-2029 Capital Improvement Plan (CIP) ..... Chris Rollins, City Manager
  - g. Updated System Development Fees ..... Franz Holt, City Engineer
7. Board of Adjustment (BOA) Appointment Recommendation to the  
Alamance County Board of Commissioners..... Ms. Ownbey
8. Planning Board ETJ Appointment Recommendation to the Alamance  
County Board of Commissioners ..... Ms. Ownbey
9. Bicycle and Pedestrian Advisory Committee (BPAC) Appointment ..... Ms. Ownbey
10. Adjournment ..... Mayor



## AGENDA ITEM #5B

### Petition for Voluntary Contiguous Annexation- Orange County Investors Partnership- Tracts 1 & 3 (R&L Carriers)

#### Meeting Date

June 3, 2024

#### Presenter

Lawson Brown, City Attorney

#### Public Hearing

Yes  No

#### Summary

Staff received a petition requesting voluntary contiguous annexation from Orange County Investors Partnership.

#### Background

The applicant is requesting that the described property be annexed into Mebane's Corporate Limits. This is a contiguous annexation containing approximately +/- 84.756 acres located in Orange County on Buckhorn Road.

#### Financial Impact

The property will be added to the ad valorem tax base of the City once the property is annexed.

#### Recommendation

Staff recommends the Council's acceptance of the petition, the Clerk's Certificate of Sufficiency, and to adopt a Resolution setting a date of public hearing for July 1, 2024.

#### Suggested Motion

I make a motion to accept the petition, the Clerk's Certificate of Sufficiency, and to adopt a Resolution setting a date of public hearing for July 1, 2024.

#### Attachments

1. Petition
2. Clerk's Certificate of Sufficiency
3. Map
4. Resolution



# PETITION REQUESTING A CONTIGUOUS ANNEXATION

## Annexation Process – Approximately a 2 Month Process

1<sup>st</sup> Month- Submit a Petition for Annexation to the City Council, the Clerk reports to City Council the Sufficiency of the Annexation and the City Council adopts a Resolution to set a Public Hearing

2<sup>nd</sup> Month- A Public Hearing is held and normally that same night, the City Council will adopt an Ordinance to set the effective date as the same or the Council will deny the request

Date: 4/25/2024

To the City Council of the City of Mebane:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Mebane.
2. The area to be annexed is contiguous to the City of Mebane and the boundaries of such territory are as follows:

*Please include a Description of Boundaries Metes and Bounds Description on separate paper in WORD format.*

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in the termination of vested rights previously acquired for the property. *(If zoning vested rights are claimed, indicate below and attach proof).*

Name Individual or Company	Address	Vested Rights (Yes or No)	Signature	Print Name of Signatory
1. ORANGE COUNTY INVESTORS PARTNERSHIP	508 BUCKHORN RD MEBANE, NC 27302 PIN: 9834475147	NO		J. Wesley Ellison
2. ORANGE COUNTY INVESTORS PARTNERSHIP	510 BUCKHORN RD MEBANE, NC 27302 Old PIN: 9834454704	NO		Orange County Investors Partnership Member
3. ORANGE COUNTY INVESTORS PARTNERSHIP	610 BUCKHORN RD MEBANE, NC 27302 Old PIN: 9834357977	NO		Orange County Investors Partnership Member

- Municipality may wish to require metes and bounds description or map. (Provide 2 paper copies, an electronic copy and 3 mylars).
- This is one possible format for zoning vested rights declaration. This language may require modification to reflect the requirements of the municipal zoning vested rights ordinance, if any.

CERTIFICATE OF SUFFICIENCY

To the City Council of the City of Mebane, North Carolina:

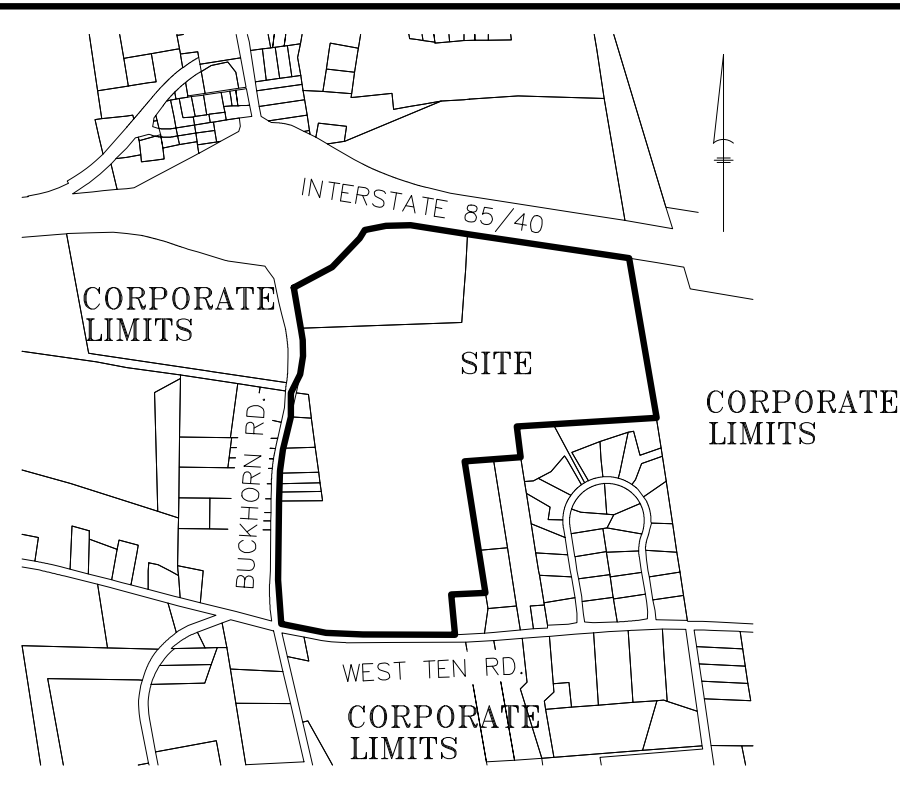
I, Stephanie W. Shaw, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Mebane, this 3<sup>rd</sup> day of June 2024.



*Stephanie W. Shaw*  
Stephanie W. Shaw, City Clerk





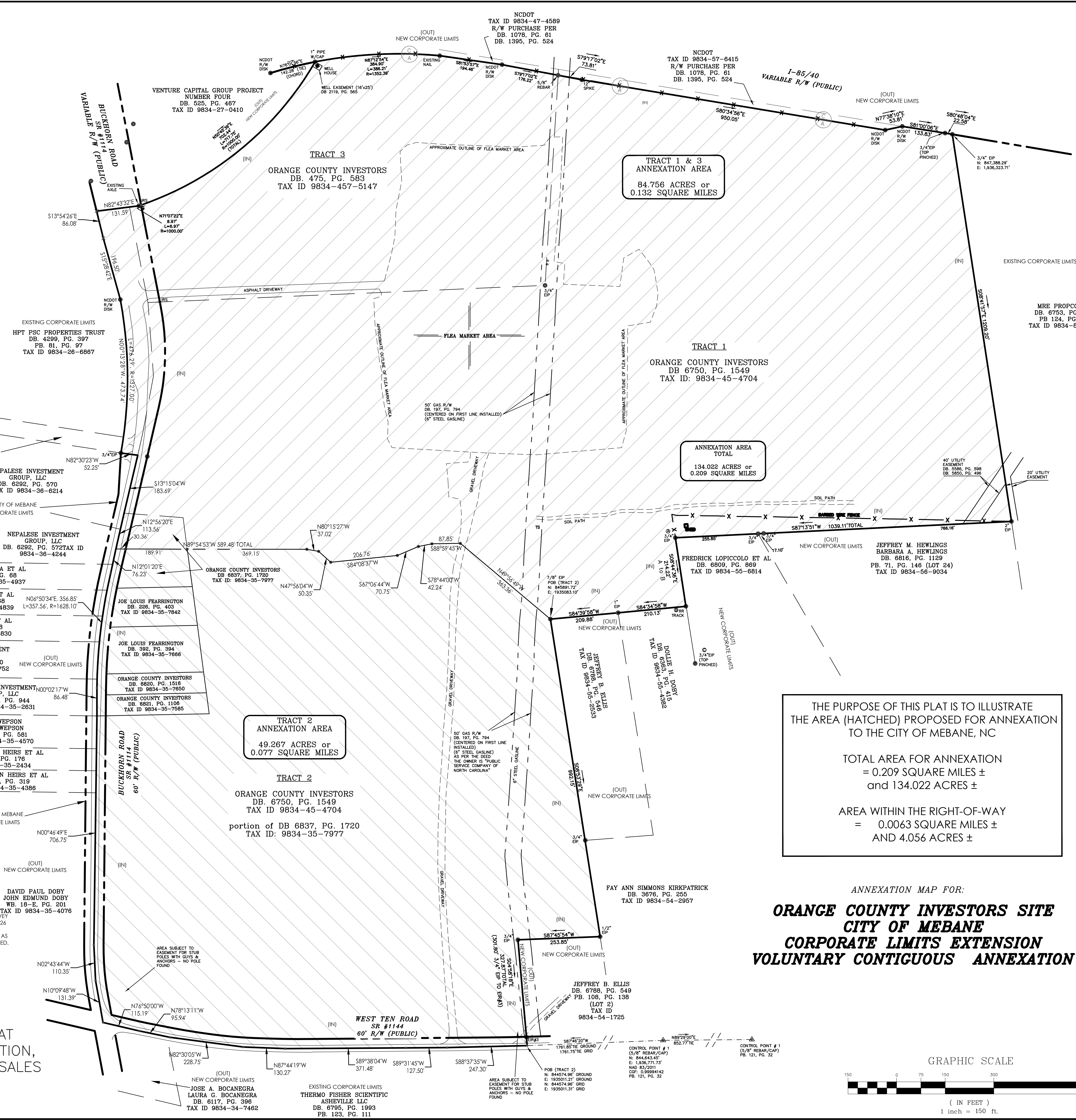
VICINITY MAP (1"=2000)

PLANNING DIRECTOR CERTIFICATION

THIS TRACT OF LAND IS WITHIN THE CITY OF MEBANE JURISDICTION. NO APPROVAL IS REQUIRED OF THE PLANNING BOARD OR CITY COUNCIL.

\_\_\_\_\_  
AUTHORIZED CITY OFFICIAL

\_\_\_\_\_  
DATE



EXISTING CORPORATE LIMITS  
HPT PSC PROPERTIES TRUST  
DB. 4299, PG. 397  
PB. 81, PG. 97  
TAX ID 9834-26-6867

EXISTING CORPORATE LIMITS  
BUCKHORN INDUSTRIAL II, LLC  
DB. 6782, PG. 1366  
PB. 124, PG. 49  
TAX ID 9834-26-2685

NEPALESE INVESTMENT GROUP, LLC  
DB. 6292, PG. 570  
TAX ID 9834-36-6214

NEPALESE INVESTMENT GROUP, LLC  
DB. 6292, PG. 572  
TAX ID 9834-36-4244

BAL K. SHARMA ET AL  
DB. 6261 PG. 68  
TAX ID 9834-35-4937

BAL K. SHARMA ET AL  
DB. 6261 PG. 68  
TAX ID 9834-35-4839

BAL K. SHARMA ET AL  
DB. 6261 PG. 68  
TAX ID 9834-35-4830

NEPALESE INVESTMENT GROUP, LLC  
DB. 6820, PG. 980  
TAX ID 9834-35-4752

NEPALESE INVESTMENT GROUP, LLC  
DB. 6643, PG. 944  
TAX ID 9834-35-2631

JOHN SWEPSON EULAR SWEPSON  
DB. 6789, PG. 581  
TAX ID 9834-35-4570

LEONA SWEPSON HEIRS ET AL  
DB. 3956, PG. 176  
TAX ID 9834-35-2434

LEONA SWEPSON HEIRS ET AL  
DB. 6829, PG. 319  
TAX ID 9834-35-4386

DAVID PAUL DOBY  
JOHN EDMUND DOBY  
WB. 18-E, PG. 201  
TAX ID 9834-35-4076

NCGS 47-30(1)(1)(1)(1)  
THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREAS ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.

CERTIFICATE OF ACCURACY OF MAPPING

I, DAVID K. ALLEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS IN DEED BOOK 475, PAGE 583 AND DEED BOOK 412, PAGE 223 AND DEED BOOK 6747, PAGE 2162); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS LISTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

NCGS 47-30(1)(1)(1)(1)(1)

THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION:

- THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
- (1) CLASS OF SURVEY: CLASS A
  - (2) POSITIONAL ACCURACY: 0.07"
  - (3) TYPE OF GPS FIELD PROCEDURE: RTK, NCGS REAL-TIME NETWORK
  - (4) DATES OF GPS SURVEY: MAY 07, 2019
  - (5) DATUM/EPOCH: NAD83/NSR2011
  - (6) PUBLISHED/FIXED CONTROL USED: NCGS VRS-NETWORK
  - (7) GEOID MODEL: GEOID 12A
  - (8) COMBINED GRID FACTOR: 0.99994142
  - (9) UNITS: US SURVEY FEET

WITNESS MY HAND AND OFFICIAL SEAL THIS 22ND DAY OF FEBRUARY, 2024

PRELIMINARY PLAT  
NOT FOR RECORDATION,  
CONVEYANCES, OR SALES

TRACT 2  
ANNEXATION AREA  
49.267 ACRES or  
0.077 SQUARE MILES

TRACT 2  
ORANGE COUNTY INVESTORS  
DB. 6750, PG. 1549  
TAX ID 9834-45-4704  
portion of DB 6837, PG. 1720  
TAX ID: 9834-35-7977

TRACT 1 & 3  
ANNEXATION AREA  
84.756 ACRES or  
0.132 SQUARE MILES

TRACT 1  
ORANGE COUNTY INVESTORS  
DB. 6750, PG. 1549  
TAX ID: 9834-45-4704

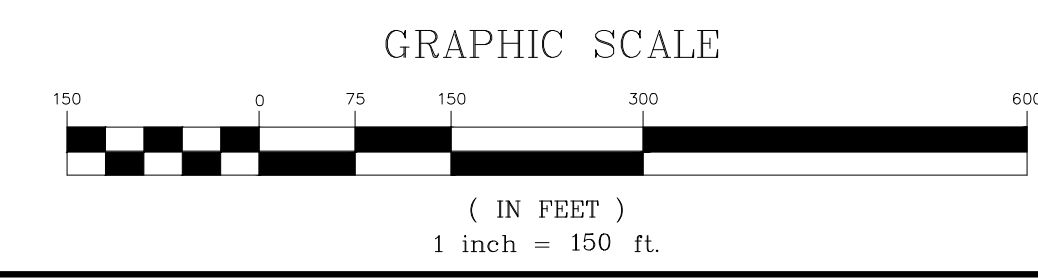
ANNEXATION AREA  
TOTAL  
134.022 ACRES or  
0.209 SQUARE MILES

THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE THE AREA (HATCHED) PROPOSED FOR ANNEXATION TO THE CITY OF MEBANE, NC

TOTAL AREA FOR ANNEXATION  
= 0.209 SQUARE MILES ±  
and 134.022 ACRES ±

AREA WITHIN THE RIGHT-OF-WAY  
= 0.0063 SQUARE MILES ±  
AND 4.056 ACRES ±

ANNEXATION MAP FOR:  
**ORANGE COUNTY INVESTORS SITE**  
**CITY OF MEBANE**  
**CORPORATE LIMITS EXTENSION**  
**VOLUNTARY CONTIGUOUS ANNEXATION**



Revision	By	Appd.	YY.MM.DD

Current Record Owner:  
ORANGE COUNTY INVESTORS PARTNERSHIP  
120 W WHITNER ROAD  
ANDERSON, SC 29624

Client:  
KIMLEY-HORN  
200 SOUTH TRYIN STREET, SUITE 200  
CHARLOTTE, N.C. 28202

ANNEXATION PLAT  
GIS PARCEL # 9834-45-4704, 9834-47-5147 &  
a portion of 9835-35-7977  
BEING 134.022 ACRES (ANNEXATION AREA)  
CHECKS TOWNSHIP  
CITY OF MEBANE  
COUNTY OF ORANGE  
STATE OF NORTH CAROLINA

Project No.	Scale	Date
234300072	1"=150'	02/15/2024

Drawing No.	Sheet	Revision
MSB_ANNEX.dwg	1 of 1	0

RESOLUTION FIXING DATE OF PUBLIC HEARING ON  
QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31

Annexation 170

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mebane, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Glendel Stephenson Municipal Building at 6:00 p.m. on July 1, 2024.

Section 2. The area proposed for annexation is described as follows:

LEGAL DESCRIPTION - ANNEXATION

Lying and being situate in Cheeks Township, Orange County, North Carolina, and being all the property referenced as Tax ID: 9834-47-5147 (Orange County Investors (Deed Book 475, Page 583), Tax ID: 9834-45-4704 (Orange County Investors (Deed Book 6750, Page 1549), Tax ID: 9834-35-7977 (Orange County Investors (Deed Book 6837, Page 1720), Tax ID: 9834-35-7585 (Orange County Investors (Deed Book 6821, Page 1106), Tax ID: 9834-35-7650 (Orange County Investors (Deed Book 6820, Page 1516), Tax ID: 9834-35-7666 (Joe Louis Fearington (Deed Book 392, Page 394) and Tax ID: 9834-35-7842 (Joe Louis Fearington (Deed Book 226, Page 403) and being more particularly described as follows:

**BEGINNING** at an existing 7/8" pipe being a common corner with Jeffrey B. Ellis (Deed Book 6788, Page 546) and having North Carolina Geodetic Coordinates (NAD 83/2011) of: Northing: 845,891.72 feet, Easting: 1,935,083.10 feet and said pipe being the **POINT OF BEGINNING**:

**THENCE** with the New Line of Division the following Eight (8) calls: (1) **North 49°56'49" West, 363.36 feet** to a new corner; (2) **South 88°59'45" West, 87.85 feet** to a new corner; (3) **South 78°44'00" West, 42.24 feet** to a new corner; (4) **South 67°06'44" West, 70.75 feet** to a new corner; (5) **South 84°08'37" West, 206.76 feet** to a new corner; (6) **North 47°56'04" West, 50.35 feet** to a new corner; (7) **North 80°15'27" West, 37.02 feet** to a new corner; (8) **North 89°54'53" West, 589.48 feet** to a point in the centerline of Buckhorn Road;

**THENCE** with the centerline of Buckhorn Road the following Two (2) calls: (1) **North 12°56'20" East, 113.56 feet** to a point; (2) **North 13°15'04" East, 183.69 feet** to a point;

**THENCE** leaving the centerline **North 82°30'23" West, 52.25 feet** to an existing 3/4" pipe in the western right-of-way of Buckhorn Road and being a common corner of Nepalese Investment Group LLC (Deed Book 6292, Page 570) and Buckhorn Industrial II LLC (Deed Book 6782, Page 1395);

**THENCE** along the western right-of-way line of Buckhorn Road the following Three (3) calls: (1) with a curve to the left having an arc length of **476.29 feet** and a radius of **1327.00 feet** and a chord bearing and distance of **North 00°13'28" West, 473.74 feet** to an existing NCDOT right-of-way disk; (2) **North 15°28'42" West, 196.50 feet** to a point; (3) **North 13°54'26" West, 86.08 feet** to a point;

**THENCE** leaving said right-of-way **North 82°43'32" East, 131.59 feet** to an existing axle;

**THENCE** with a curve to the left having an arc distance of **717.75 feet** and a radius of **1,000.00 feet** and a chord bearing and distance of **North 50°45'39" East, 702.44 feet** to an existing 1" pipe w/cap in the southern right-of-way of I-85/40;

**THENCE** with the said right-of-way of I-85/40 the following Eight (8) calls: **(1)** with a curve to the right having an arc distance of **386.21 feet** and radius of **1352.39 feet** and a chord bearing and distance of **North 87°12'54" East, 384.90 feet** to an existing nail; **(2) South 81°53'57" East, 194.46 feet** to an existing NCDOT right-of-way disk; **(3) South 79°17'02" East, 176.22 feet** to an existing 12" spike; **(4) South 79°17'02" East, 73.81 feet** to a point; **(5) South 80°34'56" East, 950.05 feet** an existing NCDOT right-of-way disk; **(6) North 77°38'10" East, 53.81 feet** to an existing NCDOT right-of-way disk; **(7) South 81°00'06" East, 133.83 feet** to an existing 3/4" pipe; **(8) South 80°48'04" East, 22.58 feet** to an existing 3/4" pipe being a common corner with MRE Propco LP (Deed Book 6753, Page 758);

**THENCE** with the common line of MRE Propco LP (Deed Book 6753, Page 758) **South 8°41'57" East, 1,209.20 feet** to an existing 2" pipe being a common corner with Jeffrey M. and Barbara A. Hewlings (Deed Book 6816, Page 1129);

**THENCE** with the common line of Jeffrey M. and Barbara A. Hewlings (Deed Book 6816, Page 1129) and Fredrick Lopiccolo et al (Deed Book 6809, Page 869) **South 87°13'51" West, 1,039.11 feet** to an existing 3/4" pipe;

**THENCE** continuing with the common line of Fredrick Lopiccolo et al (Deed Book 6809, Page 869) **South 8°44'36" East, 214.22 feet** to an existing railroad track iron being a common corner with Dollie H. Doby (Deed Book 6363, Page 415);

**THENCE** with the common line of Dollie H. Doby (Deed Book 6363, Page 415) **South 84°34'58" West, 210.13 feet** to an existing 1" pipe being a common corner with Jeffrey B. Ellis (Deed Book 6788, Page 546);

**THENCE** with the common line of Jeffrey B. Ellis (Deed Book 6788, Page 546) **South 84°39'58" West, 209.88 feet** to the **POINT OF BEGINNING** containing **84.756 Acres or 0.132 Square Miles** more or less.

Section 3. Notice of the public hearing shall be published once in the Alamance News and News of Orange, newspapers having general circulation in the City of Mebane, at least ten (10) days prior to the date of the public hearing.

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Ed Hooks, Mayor

ATTEST:

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Stephanie W. Shaw, City Clerk



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## AGENDA ITEM #5C

Petition for Voluntary Contiguous  
Annexation- Orange County Investors  
Partnership and Joe Fearington- Tract 2  
Buckhorn Industrial

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### Meeting Date

June 3, 2024

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### Presenter

Lawson Brown, City Attorney

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### Public Hearing

Yes  No

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### Summary

Staff received petitions requesting voluntary contiguous annexation from Orange County Investors Partnership and Joe Fearington.

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### Background

The applicants are requesting that the described property be annexed into Mebane's Corporate Limits. This is a contiguous annexation containing approximately +/- 49.267 acres located in Orange County on Buckhorn Road.

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### Financial Impact

The property will be added to the ad valorem tax base of the City once the property is annexed.

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### Recommendation

Staff recommends the Council's acceptance of the petition, the Clerk's Certificate of Sufficiency, and to adopt a Resolution setting a date of public hearing for July 1, 2024.

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### Suggested Motion

I make a motion to accept the petition, the Clerk's Certificate of Sufficiency, and to adopt a Resolution setting a date of public hearing for July 1, 2024.

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### Attachments

1. Petition
2. Clerk's Certificate of Sufficiency
3. Map
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# PETITION REQUESTING A CONTIGUOUS ANNEXATION

## Annexation Process – Approximately a 2 Month Process

1<sup>st</sup> Month- Submit a Petition for Annexation to the City Council, the Clerk reports to City Council the Sufficiency of the Annexation and the City Council adopts a Resolution to set a Public Hearing

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3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in the termination of vested rights previously acquired for the property. *(If zoning vested rights are claimed, indicate below and attach proof).*

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Name Individual or Company	Address	Vested Rights (Yes or No)	Signature	Print Name of Signatory
1. ORANGE COUNTY INVESTORS	706 BUCKHORN RD MEBANE, NC 27302 PIN: 9834357650	NO		J. Wesley Ellison
2. ORANGE COUNTY INVESTORS	710 BUCKHORN RD MEBANE, NC 27302 PIN: 9834357585	NO		Orange County Investors Partnership Member
3.				

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Name Individual or Company	Address	Vested Rights (Yes or No)	Signature	Print Name of Signatory
1. JOE L FEARRINGTON	0 BUCKHORN RD MEBANE, NC 27302 9834357842	NO	<i>Joe L Fearrington</i>	JOE L. FEARRINGTON
2.	0 BUCKHORN RD MEBANE, NC 27302 9834357666	NO	<i>Joe L Fearrington</i>	JOE L. FEARRINGTON
3.				

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CERTIFICATE OF SUFFICIENCY

To the City Council of the City of Mebane, North Carolina:

I, Stephanie W. Shaw, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Mebane, this 3<sup>rd</sup> day of June 2024.



*Stephanie W. Shaw*  
Stephanie W. Shaw, City Clerk

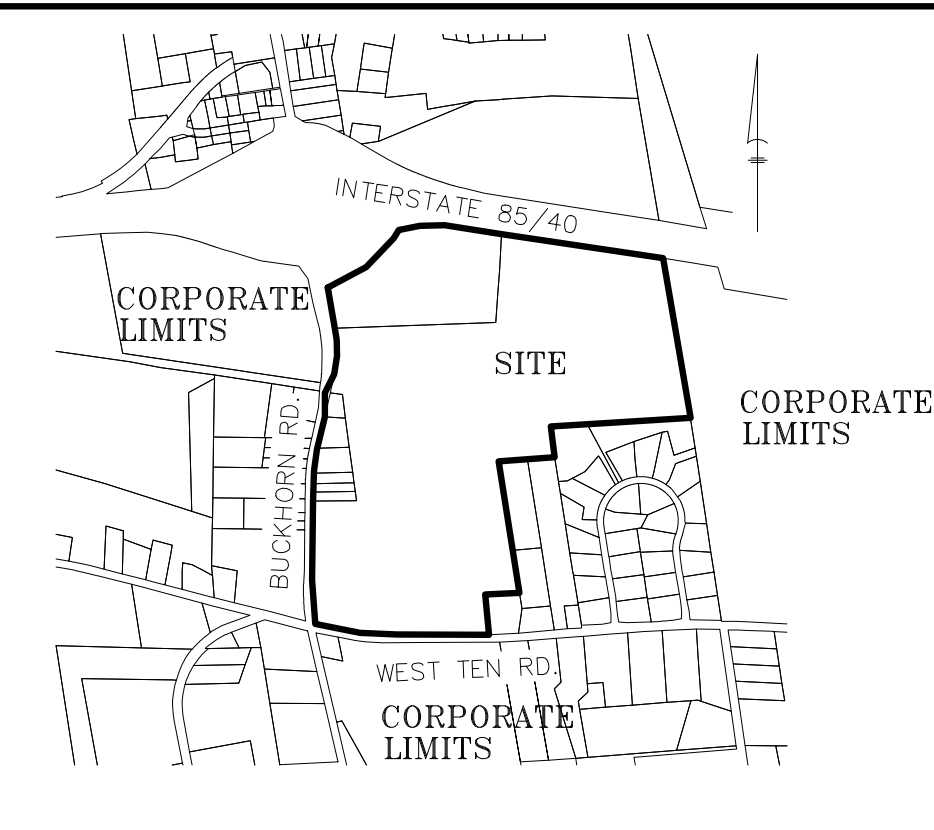


**Legend**

—	BOUNDARY LINE (SURVEYED)	---	RIGHT OF WAY LINE
---	ADJOINER LINE	---	EASEMENT LINE
---	OVERHEAD POWERLINES	---	SAN. SEWER LINE
---	MINOR CONTOUR LINE	---	FENCE LINE
---	MAJOR CONTOUR LINE		

N/F - NOW OR FORMERLY R/W - RIGHT-OF-WAY	S.B. - SETBACK
DB / PG - DEED BOOK AND PAGE	A.E. - ACCESS EASEMENT
MB / PG - PLAT MAP BOOK AND PAGE	B.C. - BACK OF CURB
F.I.R.M. - FLOOD INSURANCE RATE MAP	D.I. - DRAIN INLET
N.T.S. - NOT TO SCALE	CO - SANITARY CLEANOUT
- PROPERTY CORNER AS NOTED	S.T. - SIGHT TRIANGLE
- IRON PIN SET (#5 REBAR)	P.D.E. - PRIVATE DRAINAGE EASEMENT
CP - CALCULATED POINT	S.D.E. - STORM DRAIN EASEMENT
EIP - EXISTING IRON PIN	C.G.F. - COMBINED GRID FACTOR
REB - EXISTING REBAR	N.A.E. - NEGATIVE ACCESS EASEMENT
WV - WATER VALVE	C&G - CURB & GUTTER
WM - WATER METER	- ELECTRIC BOX/TRANSFORMER
HYD - FIRE HYDRANT	- LIGHT POLE
FDC - FIRE DEPTH CONN.	TW - TOP OF WALL ELEVATION
GV - GAS VALVE	

- Notes**
- 1) SURVEY WAS COMPLETED 6/15/2023.
  - 2) CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000. TRAVERSE ADJUSTED BY COMPASS RULE METHOD.
  - 3) OWNER(S) OF RECORD AS SHOWN HEREON.
  - 4) THIS PROPERTY IS LOCATED IN THE NON-SHADED ZONE X, AND IS THEREFORE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP 3710452100J, DATED MARCH 2, 2009 AND MAP 371045200J, DATED MARCH 2, 2009.
  - 5) AREAS (COMPUTED BY COORDINATE METHOD) ARE AS SHOWN HEREON.
  - 6) PROPERTY ZONED EDB-2 PER ORANGE COUNTY GIS.
  - 7) NO OBSERVABLE EVIDENCE OF BURIAL GROUNDS WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
  - 8) THIS PROPERTY MAY OR NOT MAY CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
  - 9) PLANNIMETRICS AS SHOWN ARE BASED ON CONVENTIONAL GROUND SURVEY METHODS BY STANTEC.
  - 10) DEED AND PLAT REFERENCES USED IN THE DETERMINATION OF BOUNDARY LOCATION ARE AS SHOWN.
  - 11) DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.



VICINITY MAP (1"=2000)

**PLANNING DIRECTOR CERTIFICATION**  
THIS TRACT OF LAND IS WITHIN THE CITY OF MEBANE'S JURISDICTION. NO APPROVAL IS REQUIRED OF THE PLANNING BOARD OR CITY COUNCIL.

\_\_\_\_\_  
AUTHORIZED CITY OFFICIAL  
\_\_\_\_\_  
DATE

EXISTING CORPORATE LIMITS	HPT PSC PROPERTIES TRUST DB. 4299, PG. 397 PB. 81, PG. 97 TAX ID 9834-26-6867
EXISTING CORPORATE LIMITS	BUCKHORN INDUSTRIAL II, LLC DB. 6782, PG. 1366 PB. 124, PG. 49 TAX ID 9834-26-2685
NEW CITY OF MEBANE CORPORATE LIMITS	NEPALESE INVESTMENT GROUP, LLC DB. 6292, PG. 570 TAX ID 9834-36-6214
NEW CITY OF MEBANE CORPORATE LIMITS	NEPALESE INVESTMENT GROUP, LLC DB. 6292, PG. 572 TAX ID 9834-36-4244
	BAL K. SHARMA ET AL DB. 6261 PG. 68 TAX ID 9834-35-4937
	BAL K. SHARMA ET AL DB. 6261 PG. 68 TAX ID 9834-35-4839
	BAL K. SHARMA ET AL DB. 6261 PG. 68 TAX ID 9834-35-4830
NEW CITY OF MEBANE CORPORATE LIMITS	NEPALESE INVESTMENT GROUP, LLC DB. 6820, PG. 980 TAX ID 9834-35-4752
NEW CITY OF MEBANE CORPORATE LIMITS	NEPALESE INVESTMENT GROUP, LLC DB. 6643, PG. 944 TAX ID 9834-35-2631
	JOHN SWEPSON EULAR SWEPSON DB. 6789, PG. 581 TAX ID 9834-35-4570
	LEONA SWEPSON HEIRS ET AL DB. 3956, PG. 176 TAX ID 9834-35-2434
	LEONA SWEPSON HEIRS ET AL DB. 6829, PG. 319 TAX ID 9834-35-4386

NCGS 47-30(1)(1)(1)  
THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREAS ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.

**CERTIFICATE OF ACCURACY OF MAPPING**  
I, DAVID K. ALLEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS IN DEED BOOK 475, PAGE 583 AND DEED BOOK 412, PAGE 223 AND DEED BOOK 6747, PAGE 2162); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS LISTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

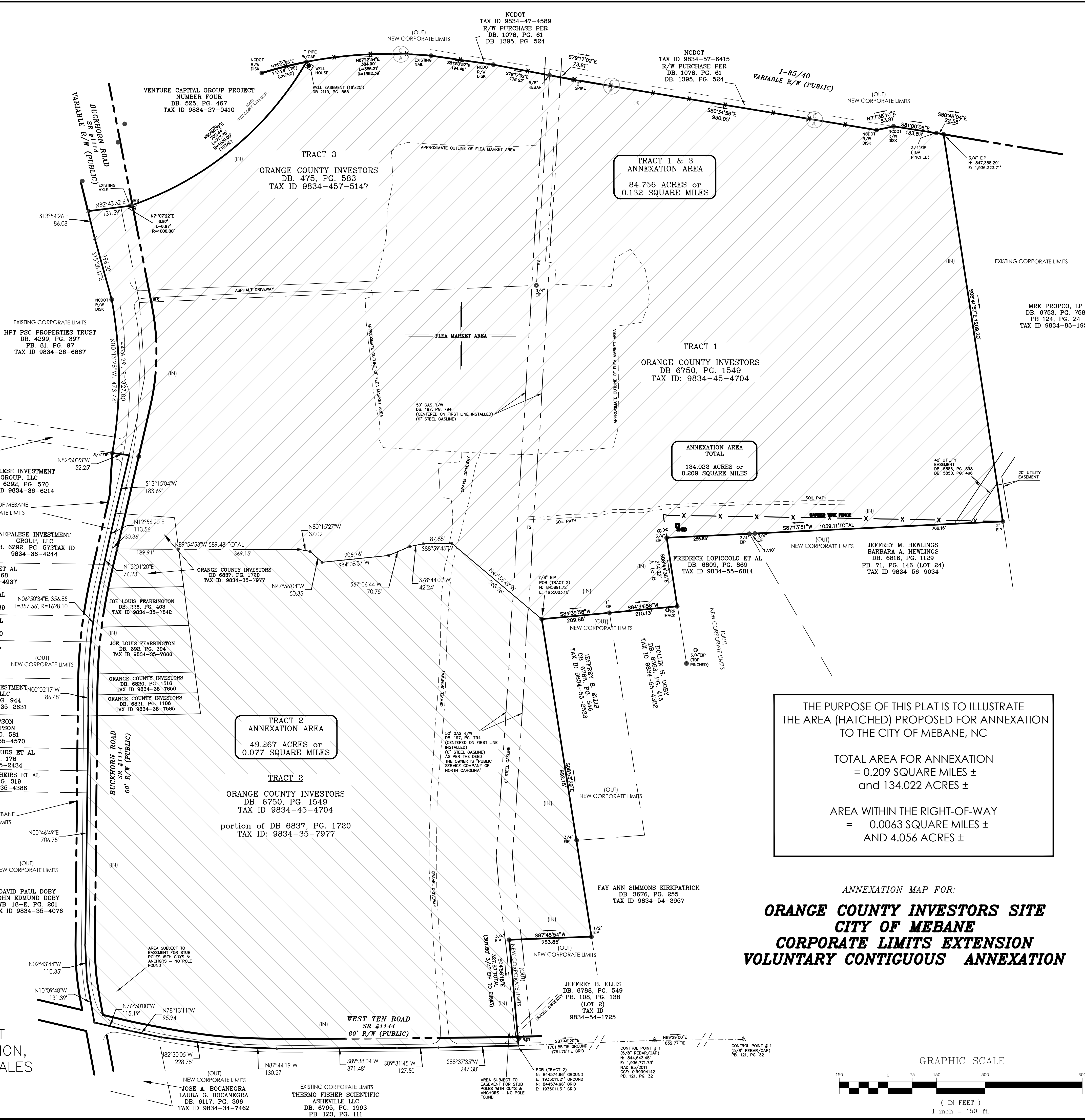
NCGS 47-30 (1)(1)(1)(1)(1)  
THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION:

THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:  
(1) CLASS OF SURVEY: CLASS A  
(2) POSITIONAL ACCURACY: 0.07'  
(3) TYPE OF GPS FIELD PROCEDURE: RTK, NCGS REAL-TIME NETWORK  
(4) DATES OF GPS SURVEY: MAY 07, 2019  
(5) DATUM/EPOCH: NAD83/NSR2011  
(6) PUBLISHED/FIXED CONTROL USED: NCGS VRS-NETWORK  
(7) GEOID MODEL: GEOID 12A  
(8) COMBINED GRID FACTOR: 0.99994142  
(9) UNITS: US SURVEY FEET

WITNESS MY HAND AND OFFICIAL SEAL THIS 22ND DAY OF FEBRUARY, 2024

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

L-4492  
LICENSE NO. \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR

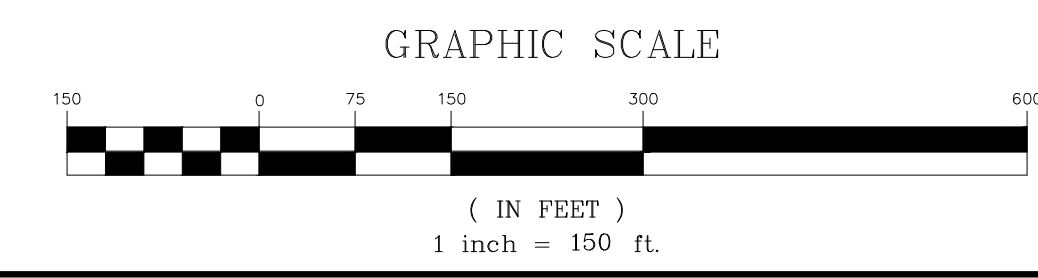


THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE THE AREA (HATCHED) PROPOSED FOR ANNEXATION TO THE CITY OF MEBANE, NC

TOTAL AREA FOR ANNEXATION  
= 0.209 SQUARE MILES ±  
and 134.022 ACRES ±

AREA WITHIN THE RIGHT-OF-WAY  
= 0.0063 SQUARE MILES ±  
AND 4.056 ACRES ±

ANNEXATION MAP FOR:  
**ORANGE COUNTY INVESTORS SITE  
CITY OF MEBANE  
CORPORATE LIMITS EXTENSION  
VOLUNTARY CONTIGUOUS ANNEXATION**



NEW CORPORATE LIMITS  
JOSE A. BOCANEGRA  
LAURA G. BOCANEGRA  
DB. 6117, PG. 398  
TAX ID 9834-34-7462

EXISTING CORPORATE LIMITS  
THERMO FISHER SCIENTIFIC  
ASHEVILLE, LLC  
DB. 6795, PG. 1993  
PB. 125, PG. 111

Revision	By	Appd.	YY.MM.DD
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Current Record Owner:  
ORANGE COUNTY INVESTORS PARTNERSHIP  
120 W WHITNER ROAD  
ANDERSON, SC 29624

Client:  
KIMLEY-HORN  
200 SOUTH TRYIN STREET, SUITE 200  
CHARLOTTE, N.C. 28202

ANNEXATION PLAT  
GIS PARCEL # 9834-45-4704, 9834-47-5147 &  
a portion of 9835-35-7977  
BEING 134.022 ACRES (ANNEXATION AREA)  
CHECKS TOWNSHIP  
CITY OF MEBANE  
COUNTY OF ORANGE  
STATE OF NORTH CAROLINA

Project No.	Scale	Date
234300072	1"=150'	02/15/2024
Drawing No.	Sheet	Revision
MSB_ANNEX.dwg	1 of 1	0

RESOLUTION FIXING DATE OF PUBLIC HEARING ON  
QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31

Annexation 171

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mebane, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Glendel Stephenson Municipal Building at 6:00 p.m. on July 1, 2024.

Section 2. The area proposed for annexation is described as follows:

LEGAL DESCRIPTION – ANNEXATION ORANGE COUNTY INVESTORS

Lying and being situate in Cheeks Township, Orange County, North Carolina, and being all the property referenced as Tax ID: 9834-47-5147 (Orange County Investors (Deed Book 475, Page 583), Tax ID: 9834-45-4704 (Orange County Investors (Deed Book 6750, Page 1549), Tax ID: 9834-35-7977 (Orange County Investors (Deed Book 6837, Page 1720), Tax ID: 9834-35-7585 (Orange County Investors (Deed Book 6821, Page 1106), Tax ID: 9834-35-7650 (Orange County Investors (Deed Book 6820, Page 1516), Tax ID: 9834-35-7666 (Joe Louis Fearington (Deed Book 392, Page 394) and Tax ID: 9834-35-7842 (Joe Louis Fearington (Deed Book 226, Page 403) and being more particularly described as follows:

**BEGINNING** at a point in the centerline of West Ten Road having North Carolina Geodetic Coordinates (NAD 83/2011) of: Northing: 844,574.96 feet, Easting: 1,935,011.31 feet and said point being the **POINT OF BEGINNING**:

**THENCE** with the centerline of West Ten Road the following Seven (7) calls: **(1) South 88°37'35" West, 247.30 feet** to a point; **(2) South 89°31'45" West, 127.50 feet** to a point; **(3) South 89°38'04" West, 371.48 feet** to a point; **(4) North 87°44'19" West, 130.27 feet** to a point; **(5) North 82°30'05" West, 228.75 feet** to a point; **(6) North 78°13'11" West, 95.94 feet** to a point; **(7) North 76°50'00" West, 115.19 feet** to a point in the intersection with Buckhorn Road;

**THENCE** with the centerline of Buckhorn Road the following Six (6) calls: **(1) North 10°09'48" West, 131.39 feet** to a point; **(2) North 2°43'44" West, 110.35 feet** to a point; **(3) North 0°46'49" East, 706.75 feet** to a point; **(4) North 0°02'17" West, 86.48 feet** to a point; **(5) with a curve to the right having an arc distance of 357.56 feet and radius of 1628.10 feet, a chord bearing and distance of North 06°50'34" East, 356.85 feet** to a point; **(6) North 12°01'20" East, 76.23 feet** to a point in a new line of division;

**THENCE** with the New Line of Division the following Eight (8) calls: **(1) South 89°54'53" East, 589.48 feet** to a new corner; **(2) South 80°15'27" East, 37.02 feet** to a new corner; **(3) South 47°56'04" East, 50.35 feet** to a new corner; **(4) North 84°08'37" East, 206.76 feet** to a new corner; **(5) North 67°06'44" East, 70.75 feet** to a new corner; **(6) North 78°44'00" East, 42.24 feet** to a new corner; **(7) North 88°59'45" East, 87.85 feet** to a new corner; **(8) South 49°56'49" East, 363.36 feet** to an existing 7/8" pipe being a common corner with Jeffrey B. Ellis (Deed Book 6788, Page 546);

**THENCE** continuing with the line of Fay Ann Simmons Kirkpatrick (Deed Book 3676, Page 255) and Jeffrey B. Ellis (Deed Book 6788, Page 546) **South 8°53'29" East, 992.15 feet** to an existing 1/2" pipe being a common corner with Jeffrey B. Ellis (Deed Book 6788, Page 549);

**THENCE** with the common line of Jeffrey B. Ellis (Deed Book 6788, Page 549) the following Two (2) calls: **(1) South 87°45'54" West, 253.85 feet** to an existing 3/4" pipe;

**(2) South 4°58'18" East, 327.87 feet to the POINT OF BEGINNING containing 49.267 Acres or 0.077 Square Miles more or less.**

Section 3. Notice of the public hearing shall be published once in the Alamance News and News of Orange, newspapers having general circulation in the City of Mebane, at least ten (10) days prior to the date of the public hearing.

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Ed Hooks, Mayor

ATTEST:

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Stephanie W. Shaw, City Clerk



# AGENDA ITEM #5D

SUB 24-07

Final Subdivision Plat  
Peartree Townhomes

### Presenter

Ashley Ownbey, Development Director

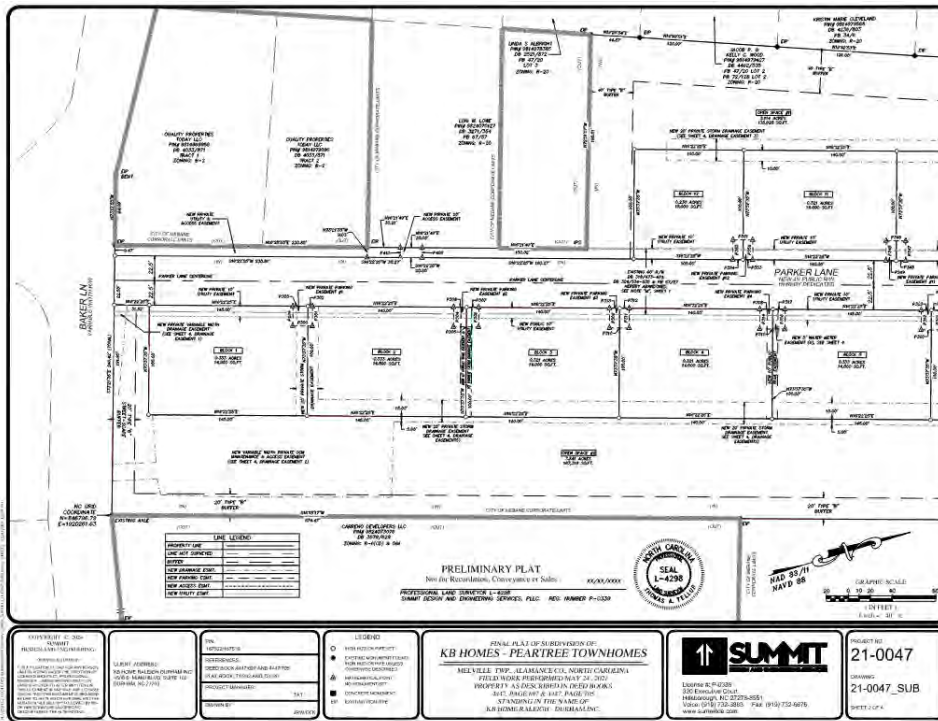
### Applicant

KB Home Raleigh Durham, Inc.  
4506 S. Miami Blvd  
Suite 100  
Durham, NC 27703

### Public Hearing

Yes  No

### Final Plat



### Property

Peartree Townhomes  
Alamance County

GPINs  
9824073438  
9824071555

### Proposed Zoning

N/A

### Current Zoning

R-8 (CD)

### Size

+/-10.65 acres

### Surrounding Zoning

Alamance County

### Surrounding Land Uses

Residential,  
Commercial

### Utilities

Extended at  
developer's expense.

### Floodplain

No

### Watershed

No

### City Limits

Yes



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**Summary**

KB Home Raleigh Durham, Inc., is requesting approval of the Final Plat for Peartree Townhomes (approved for rezoning for a townhome development by City Council on 08/01/22). The final plat will include a total area of +/- 10.65 acres featuring 12 townhome blocks, +/- 5.49 acres of open space, and +/-1.33 acres and +/- 1,285 linear feet of dedicated right of way.

The Technical Review Committee (TRC) has reviewed the final plat and the applicant has revised the plat to reflect comments. All infrastructure must be completed and approved to meet the City of Mebane specifications. All infrastructure not completed shall be bonded or a letter of credit provided prior to recordation.

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**Financial Impact**

The developer has extended utilities at his own expense.

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**Recommendation**

Staff recommends approval of the final plat.

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**Suggested Motion**

Motion to approve the final plat as presented.

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**Attachments**

1. Final Plat

NOTE "A"  
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.

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

NOTE "D"  
THERE MAY BE OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY

NOTE "E"  
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 "F"  
WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL OR STATE OR LOCAL AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. RIPARIAN BUFFERS AND OTHER RESTRICTIONS ON DEVELOPMENT MAY BE REQUIRED.

NOTE "G"  
SEE PLATS:

"FINAL PLAT SURVEY FOR GERALD M. LOWE & WIFE LORI W. LOWE" BY JEFFERY H RUDD, PLS DATED DECEMBER 4TH, 2006, AND RECORDED IN PB 71 PAGE 282.

"REDIVISION OF LOT NO. TWO PROPERTY OF PARKER WOOD" BY JOHN D. SOMERS, RLS DATED AUGUST 6th, 1992, AND RECORDED IN PB 47 PAGE 20.

NOTE "H"  
NO NCGS MONUMENTS WERE FOUND WITHIN 2000' OF THIS SITE.

NOTE "I"  
THIS PROPERTY IS WITHIN THE CAKE CREEK-HAW RIVER OF THE CAPE FEAR RIVER BASIN.

NOTE "J"  
THIS PROPERTY IS LOCATED IN ZONE "X" DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FEMA PANEL 9824, FIRM MAP# 3710982400L REVISED 11/17/2017.

NOTE "K"  
ZONING: PER ARTICLE 4 CITY OF MEBANE UDO 4-1-1 TABLE OF PERMITTED USES  
PARCEL: 9824071555, ZONING R-8(CD)  
PARCEL: 9824073438, ZONING R-8(CD)  
R-8(CD) DIMENSIONAL REQUIREMENTS:  
FRONT SETBACK: 20' WITH DRIVEWAYS  
REAR SETBACK: 20'  
SIDE SETBACK: 10' END UNIT ONLY  
SEPARATION OF BUILDING: 20' MINIMUM  
MINIMUM LOT SIZE, 4 UNITS: 10,000 SQ.FT.  
MINIMUM LOT SIZE, 6 UNITS: 14,000 SQ.FT.

NOTE "M"  
EXISTING 60' RIGHT OF WAY OF "PROPOSED ROAD" HEREBY ABANDONED AND NEW 45' RIGHT OF WAY OF PARKER LANE ESTABLISHED, AS SEEN ON SHEETS 2 & 3.

# PARKING EASEMENT LINE & CURVE TABLES (SEE SHEETS 2, AND 3)

PARKING EASEMENT #1			PARKING EASEMENT #2			PARKING EASEMENT #3			PARKING EASEMENT #4			PARKING EASEMENT #5			PARKING EASEMENT #6			PARKING EASEMENT #7		
LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
P299	18.10'	S73°37'35"E	P304	17.97'	S73°37'38"E	P309	17.99'	S73°37'38"E	P314	18.08'	S73°37'35"E	P319	18.00'	S73°37'38"E	P324	18.04'	S73°37'38"E	P329	18.00'	S73°37'38"E
P300	18.00'	N16°22'25"E	P305	22.99'	N16°22'22"E	P310	18.00'	N16°22'22"E	P315	23.00'	N16°22'22"E	P320	18.00'	N16°22'22"E	P325	18.00'	N16°22'22"E	P330	18.00'	N16°22'22"E
P301	18.10'	N73°37'35"W	P306	17.97'	N73°37'35"W	P311	17.99'	N73°37'35"W	P316	18.08'	N73°37'35"W	P321	18.00'	N73°37'38"W	P326	18.04'	N73°37'38"W	P331	18.00'	N73°37'38"W
P302	4.32'	S16°22'25"W	P307	11.33'	S16°22'25"W	P312	8.83'	S16°22'06"W	P317	11.34'	S16°22'12"W	P322	9.02'	S16°10'53"W	P327	8.83'	S16°21'24"W	P332	8.86'	S16°24'27"W
P303	13.68'	S16°22'21"W	P308	11.66'	S16°22'12"W	P313	9.17'	S16°22'44"W	P318	11.66'	S16°22'39"W	P323	8.98'	S16°34'06"W	P328	9.17'	S16°23'24"W	P333	9.14'	S16°20'28"W

### PRIVATE ACCESS EASEMENT 1

LINE TABLE		
LINE #	LENGTH	DIRECTION
P408	9.04'	S73°43'36"E
P410	9.04'	N73°43'36"W

PARKING EASEMENT #9			PARKING EASEMENT #10			PARKING EASEMENT #11			PARKING EASEMENT #12		
LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
P336	17.90'	N73°40'05"W	P340	18.10'	N73°40'04"W	P345	18.18'	N73°40'04"W	P350	18.12'	N73°40'04"W
P337	36.00'	N16°22'35"E	P341	18.00'	N16°19'56"E	P346	18.00'	N16°19'56"E	P351	18.00'	N16°19'56"E
P338	17.90'	S73°46'12"E	P342	18.11'	S73°40'04"E	P347	18.20'	S73°40'04"E	P352	18.12'	S73°40'04"E
P339	36.03'	S16°22'25"W	P343	8.87'	S16°22'25"W	P348	8.83'	S16°22'25"W	P353	8.83'	S16°22'25"W
			P344	9.13'	S16°22'25"W	P349	9.17'	S16°22'25"W	P354	9.17'	S16°19'59"W

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
EC2	122.50'	106.53'	49°49'37"	56.90'	N15° 39' 19"W	103.21'

### CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP, HAVING ACQUIRED TITLE TO IT BY DEED(S) RECORDED IN THE ALAMANCE/ORANGE COUNTY, NORTH CAROLINA REGISTER OF DEEDS OTHERWISE AS SHOWN BELOW AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL, I/W DO DEDICATE TO THE CITY OF MEBANE FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY AND PARKS SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES AND REGULATIONS OR CONDITIONS OF THE CITY OF MEBANE FOR THE BENEFIT OF THE PUBLIC, THIS DEDICATION SHALL BE IRREVOCABLE. ALSO, ALL PRIVATE STREETS SHOWN ON THIS MAP, IF ANY, ARE TO BE AVAILABLE FOR PUBLIC USE.

PROVIDED, HOWEVER, THE "COMMON ELEMENTS" SHOWN HEREON EXPRESSLY ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE CONVEYED BY \_\_\_\_\_ TO \_\_\_\_\_ HOMEOWNERS ASSOCIATION, INC. FOR THE USE AND ENJOYMENT OF THE MEMBERS THEREOF PURSUANT TO THE TERMS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR \_\_\_\_\_ RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, COUNTY REGISTRY, THE TERMS AND PROVISIONS OF WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE.

BY THE RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO A UTILITY AND THE CITY OF MEBANE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RIGHTS-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS, AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE "COMMON ELEMENTS" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND UPON SAID "COMMON ELEMENTS" FOR THE PURPOSE OF MAINTAINING AND SERVING WIRES, LINES, CONDUITS, AND PIPES.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

(NOTARIZED) \_\_\_\_\_ DATE \_\_\_\_\_

BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

/s/ \_\_\_\_\_

### CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL AND ACCEPTANCE OF DEDICATION

I, \_\_\_\_\_ THE CITY CLERK OF MEBANE, NORTH CAROLINA, DO CERTIFY THAT THE CITY OF MEBANE APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PARKS SHOWN THEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, UNTIL IN THE OPINION OF THE CITY COUNCIL OF THE CITY OF MEBANE IT IS IN THE PUBLIC INTEREST TO DO SO.

DATE \_\_\_\_\_ CITY CLERK \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF ALAMANCE

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

REVIEW OFFICER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

I, THOMAS A. TELLUP, N.C.P.L.S. #4298, CERTIFY THAT NC GRID TIE DATA SHOWN ON THIS PLAT WAS OBTAINED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

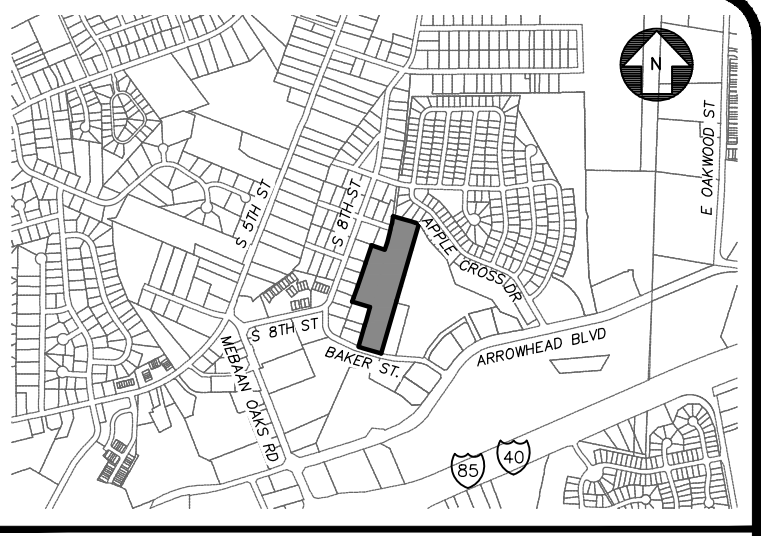
- (1) CLASS OF SURVEY: 'A'
- (2) POSITIONAL ACCURACY: 0.07'
- (3) TYPE OF GPS FIELD PROCEDURE: VRS
- (4) DATES OF SURVEY: 05/24/2021
- (5) DATUM/EPOCH: NAD 83/2011
- (6) PUBLISHED/FIXED CONTROL USED: HELD VRS
- (7) GEOD MODEL: 2012B
- (8) COMBINED GRID FACTOR: 0.99994209
- (9) UNITS: US SURVEY FEET

I, HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:  
G.S. 47-30 (F)(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.

I, THOMAS TELLUP, PLS NO. 4298, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK/PAGE:(AS NOTED HEREON) OR OTHER REFERENCE SOURCE:(AS NOTED HEREON)); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED IN A BROKEN LINETYPE AS DRAWN FROM INFORMATION IN BOOK/PAGE:(AS NOTED HEREON) OR OTHER REFERENCE SOURCE:(AS NOTED HEREON); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS MAP WAS DRAWN IN ACCORDANCE WITH G.S. 47.30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS XTH DAY OF MAY 2024.

**PRELIMINARY PLAT**  
Not for Recordation, Conveyance or Sales  
PROFESSIONAL LAND SURVEYOR REG. NUMBER L-4298

SUMMIT DESIGN & ENGINEERING, SERVICES, PLLC. REG. NUMBER P-0339



VICINITY MAP  
SCALE: 1" = 2000'

SITE SUMMARY		
ALAMANCE CO. PIN#	9824071555 & 9824073438	
DESCRIPTION	UNITS	TOTAL ACRES
OPEN SPACE = (OS)	2	5.49
BLOCKS/LOTS	12	3.83
R/W DEDICATION	1	1.33
LINEAR FEET OF NEW R/W	1285.19 LINEAR FEET	
TOTAL AREA	2	10.65



N:\2021\21-0047-002-Block\one\H1\SURVEY.DWG SURVEY\21-0047-SUB2.dwg SHEET 5/24/2024 12:38 PM

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DRAWING ALTERATION

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CLIENT ADDRESS:  
KB HOME RALEIGH DURHAM INC  
4506 S. MIAMI BLVD, SUITE 100  
DURHAM, NC 27703

PIN	167522/167519
REFERENCES	DEED BOOK:4447/697 AND 4447/705 PLAT BOOK: 71/282 AND 72/128
PROJECT MANAGER	TAT
DRAWN BY	JRW/OFK

**LEGEND**

- IRON ROD OR PIPE SET
- EXISTING MONUMENT FOUND; IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
- △ MATHEMATICAL POINT; NO MONUMENT SET
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- EIP EXISTING IRON PIPE

FINAL PLAT OF SUBDIVISION OF:  
**KB HOMES - PEARTREE TOWNHOMES**

MELVILLE TWP., ALAMANCE CO., NORTH CAROLINA  
FIELD WORK PERFORMED MAY 24 , 2021  
PROPERTY AS DESCRIBED IN DEED BOOKS  
4447, PAGE 697 & 4447, PAGE 705  
STANDING IN THE NAME OF  
KB HOME RALEIGH - DURHAM INC.

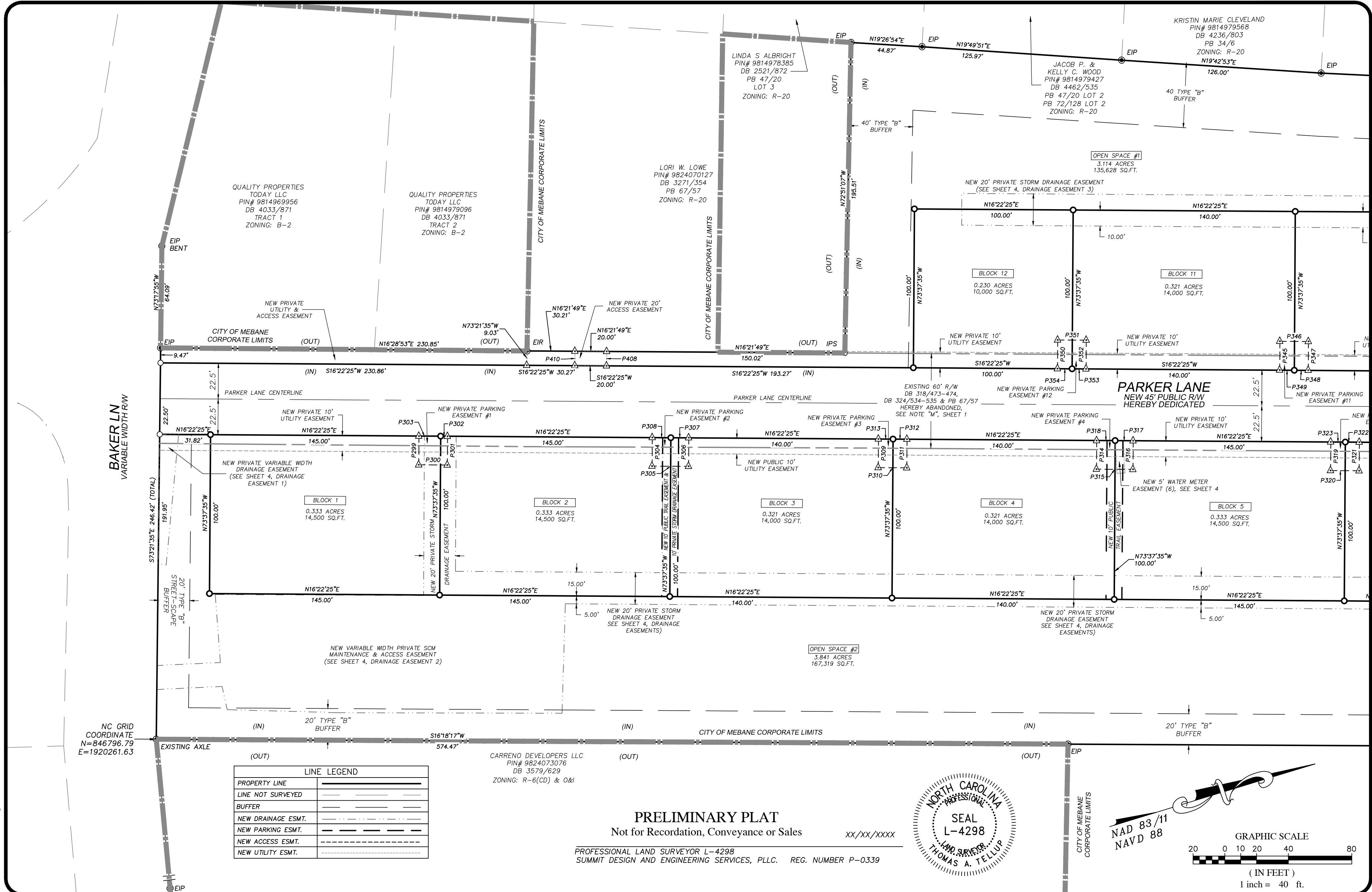
License #: P-0339  
320 Executive Court  
Hillsborough, NC 27278-8551  
Voice: (919) 732-3883 Fax: (919) 732-6676  
www.summitde.com

PROJECT NO.  
**21-0047**

DRAWING  
**21-0047 SUB**

SHEET 1 OF 4

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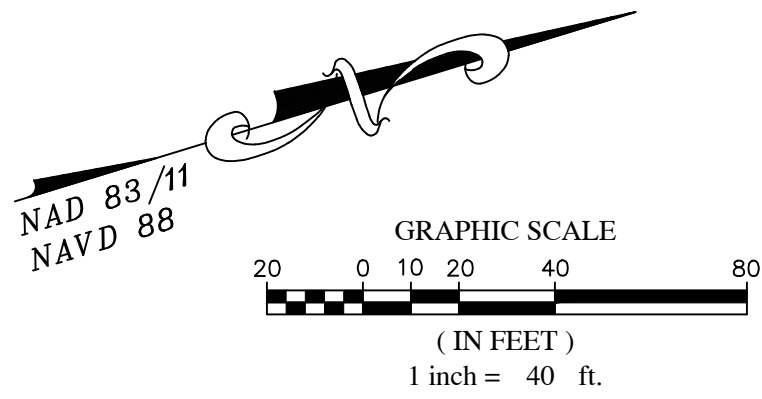


NC GRID  
COORDINATE  
N=846796.79  
E=1920261.63

LINE LEGEND	
PROPERTY LINE	—————
LINE NOT SURVEYED	- - - - -
BUFFER	—————
NEW DRAINAGE ESMT.	—————
NEW PARKING ESMT.	—————
NEW ACCESS ESMT.	—————
NEW UTILITY ESMT.	—————

CARRENO DEVELOPERS LLC  
PIN# 9824073076  
DB 3579/629  
ZONING: R-6(CD) & O&I

**PRELIMINARY PLAT**  
Not for Recordation, Conveyance or Sales  
xx/xx/xxxx  
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PROJECT MANAGER  
TAT  
  
DRAWN BY  
JRW/OFK

LEGEND  
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● EXISTING MONUMENT FOUND;  
IRON ROD OR PIPE UNLESS  
OTHERWISE DESCRIBED  
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PROJECT NO.  
**21-0047**  
  
DRAWING  
**21-0047\_SUB**  
  
SHEET 2 OF 4



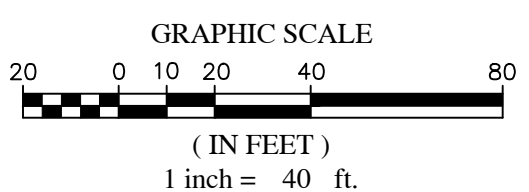
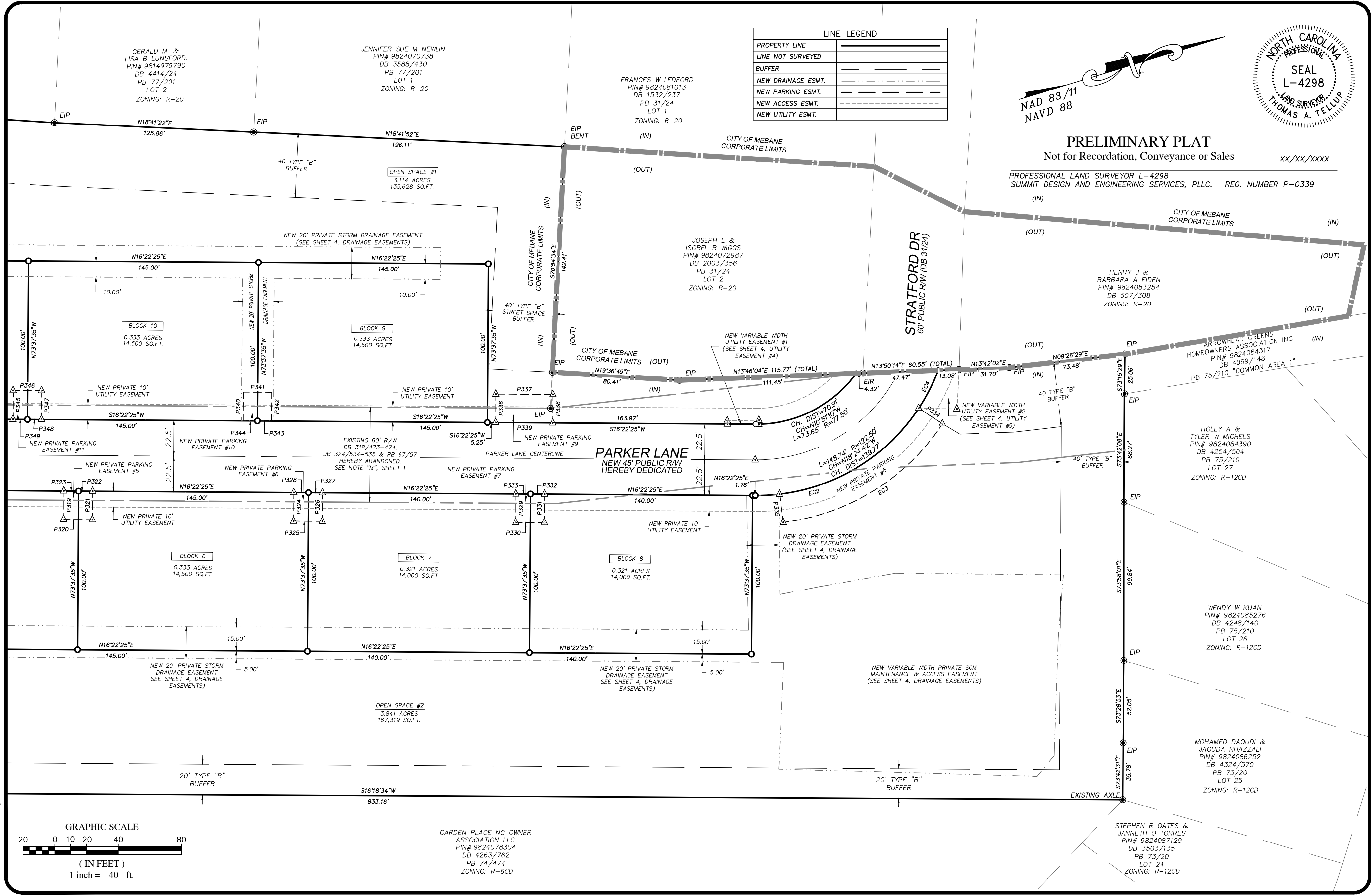


NAD 83/11  
NAVD 88

**PRELIMINARY PLAT**  
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LINE LEGEND	
PROPERTY LINE	—————
LINE NOT SURVEYED	- - - - -
BUFFER	—————
NEW DRAINAGE ESMT.	—————
NEW PARKING ESMT.	—————
NEW ACCESS ESMT.	—————
NEW UTILITY ESMT.	—————



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PIN  
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REFERENCES  
DEED BOOK:4447/697 AND 4447/705  
PLAT BOOK: 71/282 AND 72/128

PROJECT MANAGER  
TAT

DRAWN BY  
JRW/OFK

**LEGEND**

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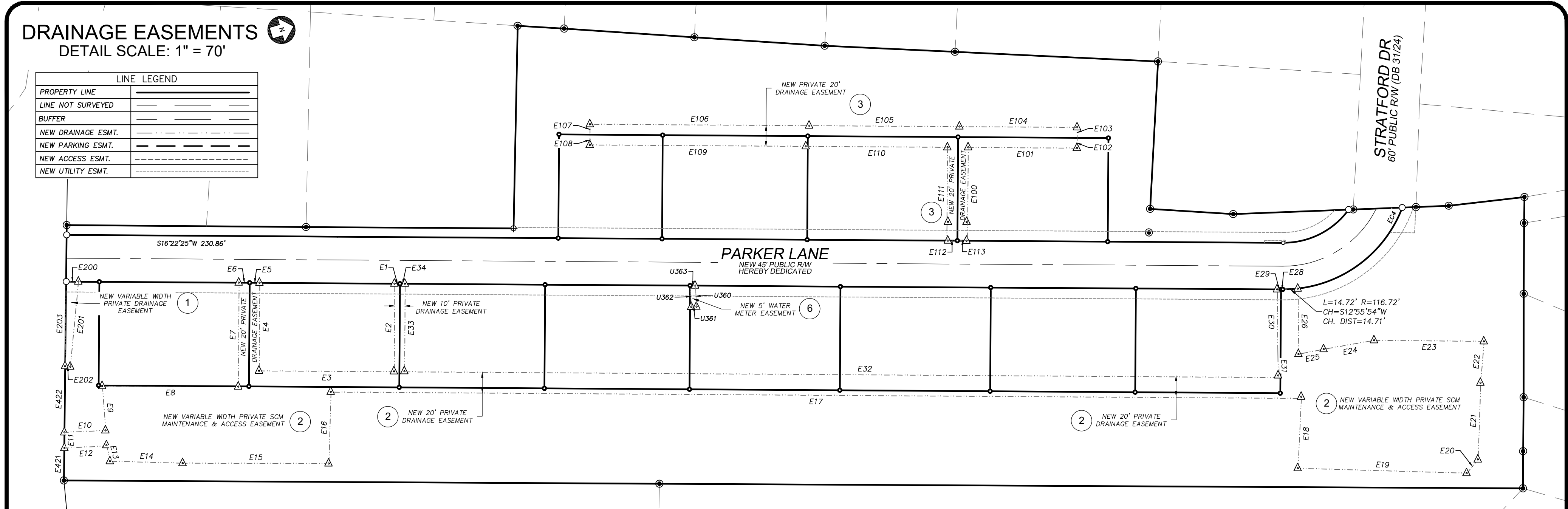
DRAWING  
**21-0047\_SUB**

SHEET 3 OF 4

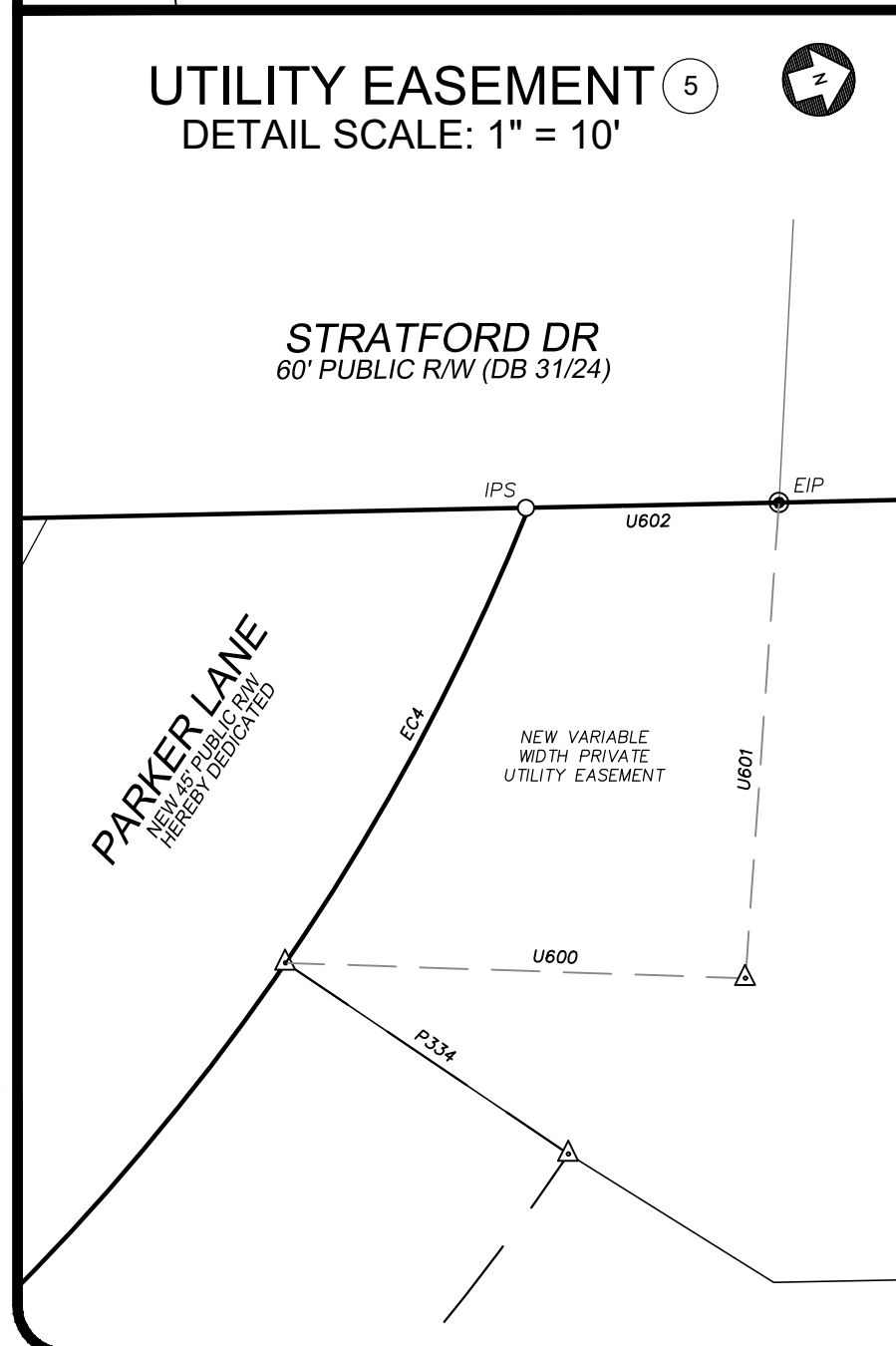


**DRAINAGE EASEMENTS**  
DETAIL SCALE: 1" = 70'

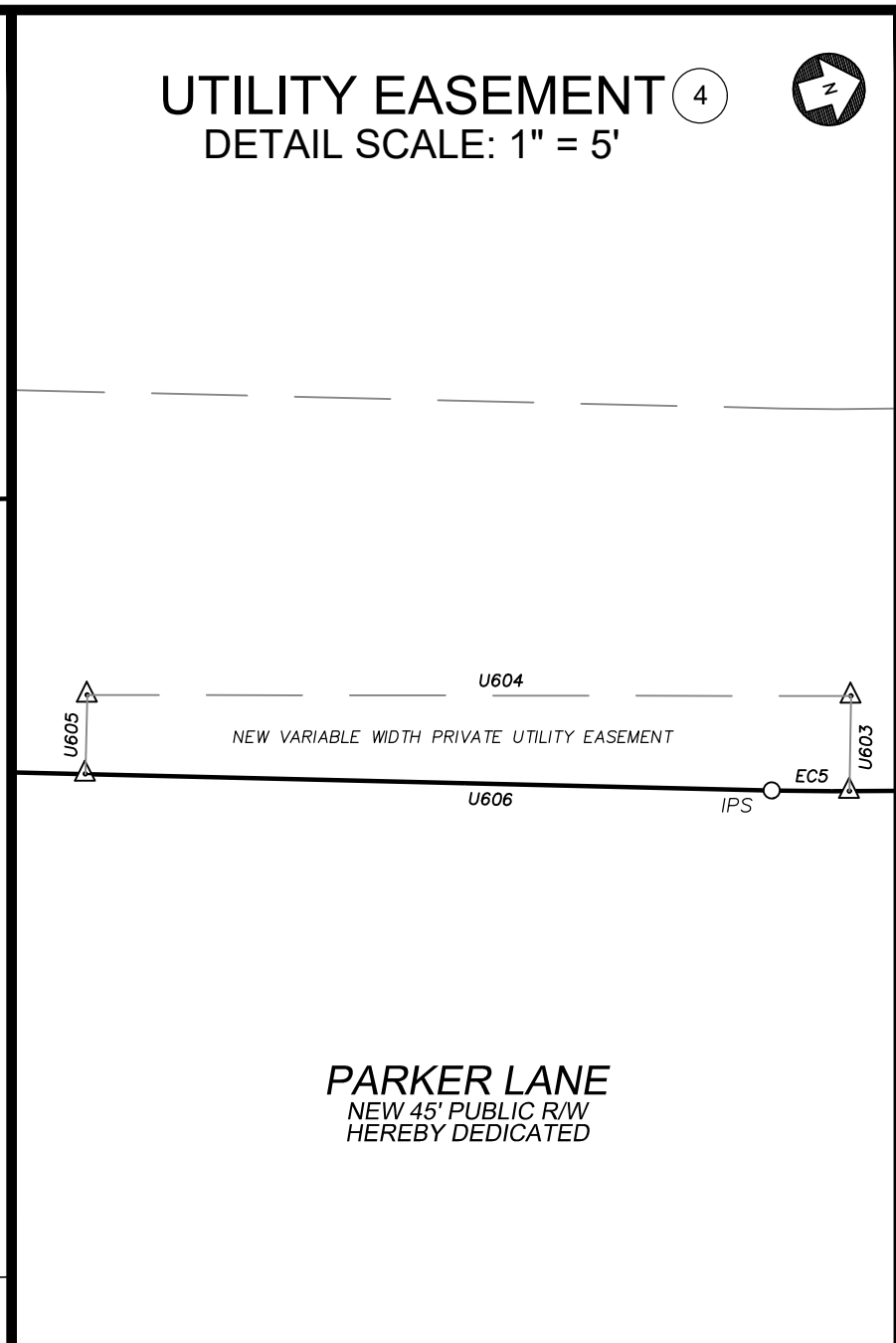
LINE LEGEND	
PROPERTY LINE	—————
LINE NOT SURVEYED	-----
BUFFER	.....
NEW DRAINAGE ESMT.	-----
NEW PARKING ESMT.	-----
NEW ACCESS ESMT.	-----
NEW UTILITY ESMT.	-----



**UTILITY EASEMENT** 5  
DETAIL SCALE: 1" = 10'



**UTILITY EASEMENT** 4  
DETAIL SCALE: 1" = 5'



**NEW PRIVATE 20' DRAINAGE EASEMENT** 3

LINE #	LENGTH	DIRECTION
E100	90.01'	N73°33'27"W
E101	104.94'	N16°22'25"E
E102	10.11'	N73°38'16"W
E103	9.89'	N73°37'35"W
E104	113.47'	S16°22'25"W
E105	145.02'	S16°22'25"W
E106	211.52'	S16°22'25"W
E107	10.00'	S73°49'42"E
E108	10.00'	S73°49'42"E
E109	208.38'	N16°22'25"E
E110	136.63'	N16°22'25"E
E111	90.00'	S73°33'27"E
E112	10.06'	N16°22'24"E
E113	9.94'	N16°25'53"E

**TIE LINES**

LINE #	LENGTH	DIRECTION
E421	31.32'	N73°21'35"W
E422	63.85'	N73°21'35"W

**NEW 5' WATER METER EASEMENT** 6

LINE #	LENGTH	DIRECTION
U360	20.32'	S77°09'27"E
U361	5.00'	S12°22'36"W
U362	20.66'	N77°09'28"W
U363	5.01'	N16°15'26"E

**NEW VARIABLE WIDTH PRIVATE SCM MAINTENANCE, DRAINAGE EASEMENT & ACCESS EASEMENT** 2

LINE #	LENGTH	DIRECTION
E1	5.00'	S16°19'29"W
E2	85.00'	S73°40'52"E
E3	130.24'	S16°22'25"W
E4	85.03'	N73°40'31"W
E5	9.76'	S16°12'36"W
E6	10.24'	S16°22'30"W
E7	100.33'	S73°40'31"E
E8	131.23'	S16°15'03"W
E9	42.92'	S78°17'27"E
E10	39.73'	S13°17'42"W
E11	15.12'	S73°21'35"E
E12	41.00'	N13°17'42"E
E13	14.97'	S86°26'18"E
E14	70.13'	N17°33'53"E
E15	140.86'	N16°08'29"E
E16	68.94'	N72°17'19"W
E17	936.12'	N16°22'25"E
E18	67.46'	S71°14'30"E

**NEW VARIABLE WIDTH DRAINAGE EASEMENT** 1

LINE #	LENGTH	DIRECTION
E200	11.95'	N16°22'25"E
E201	82.45'	S68°32'08"E
E202	5.03'	S21°27'52"W
E203	81.68'	N73°21'35"W

**UTILITY EASEMENT** 4

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
EC5	77.50'	2.03'	1°30'16"	1.02'	N15°37'17"E	2.03'

LINE #	LENGTH	DIRECTION
U603	2.49'	S74°07'22"E
U604	20.00'	N15°04'27"E
U605	2.07'	N73°37'35"W
U606	17.98'	S16°22'25"W

**UTILITY EASEMENT** 5

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
EC4	122.50'	27.00'	12°37'41"	13.55'	N46°52'58"W	26.94'

LINE #	LENGTH	DIRECTION
U600	24.04'	N16°55'07"E
U601	24.90'	N70°58'17"W
U602	13.08'	S13°50'14"W



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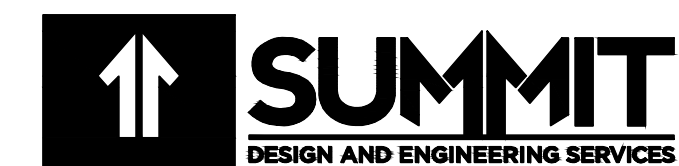
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PROJECT MANAGER  
TAT  
DRAWN BY  
JR/WOFK

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PROJECT NO.  
**21-0047**  
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**21-0047\_SUB**  
SHEET 4 OF 4

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# AGENDA ITEM #5E

SUB 23-09

Final Subdivision Plat  
Cambridge Park, Phase 3A

**REAPPROVAL**

### Presenter

Ashley Ownbey, Development Director

### Applicant

GHD-Cambridge Park Mebane, LLC  
1330 Sunday Drive, Suite 105  
Raleigh, NC 27607

### Public Hearing

Yes  No

## Final Plat



### Property

Cambridge Park,  
Alamance County

GPIN  
9813351154

### Proposed Zoning

N/A

### Current Zoning

R-12 PUD

### Size

+/-38.254 acres

### Surrounding Zoning

Alamance County

### Surrounding Land Uses

Residential,  
Agricultural, Vacant

### Utilities

Extended at  
developer's expense.

### Floodplain

No

### Watershed

No

### City Limits

Yes

---

### Summary

GHD-Cambridge Park Mebane, LLC, is requesting approval of the Final Plat for Phase 3A of the Cambridge Park Subdivision (approved for rezoning and a special use permit for a planned unit development by City Council 01/08/18). The final plat will include a total area of +/- 38.254 acres featuring 71 single-family lots, +/- 0.986 acres of open space, +/- 22.363 acres of private recreation space, and +/-3.138 acres and +/- 2,795 linear feet of dedicated right of way.

The Technical Review Committee (TRC) has reviewed the final plat and the applicant has revised the plat to reflect comments. All infrastructure must be completed and approved to meet the City of Mebane specifications. All infrastructure not completed shall be bonded or a letter of credit provided prior to recordation.

This major subdivision plat was originally approved by the City Council at its December 4, 2023, meeting and reapproved at its March 4, 2024, meeting.

---

### Financial Impact

The developer has extended utilities at his own expense.

---

### Recommendation

Staff recommends approval of the final plat.

---

### Suggested Motion

Motion to approve the final plat as presented.

---

### Attachments

1. Final Plat



**B. Certificate of Ownership and Dedication (For Use with Major Subdivision Plats Only)**

This certifies that the undersigned is (are) the owner(s) of the property shown on this map, having acquired title to it by deed(s) recorded in the Alamance County, North Carolina Register of Deeds otherwise as shown below and that by submission of this plat or map for approval, I/we do dedicate to the City of Mebane for public use all streets, easements, rights-of-way and parks shown thereon for all lawful purposes to which the city may devote or allow the same to be used and upon acceptance thereof and in accordance with all city policies, ordinances and regulations or conditions of the City of Mebane for the benefit of the public, this dedication shall be irrevocable. Also, all private streets shown on this map, if any, are to be available for public use.

Provided, however, the "Common Elements" shown hereon expressly are not dedicated hereby for use by the general public, but are to be conveyed by GHD-CAMBRIDGE PARK MEBANE, LLC to Cambridge Park Homeowners Association, Inc. for the use and enjoyment of the members thereof pursuant to the terms of that certain Declaration of Covenants, Conditions and Restrictions for Cambridge Park recorded in Book 3927, Page(s) 0656-0718, ALAMANCE County Registry, the terms and provisions of which are incorporated herein by this reference.

GHD-CAMBRIDGE PARK MEBANE, LLC by the recordation of this Plat, hereby gives, grants and conveys to a Utility and the City of Mebane, their respective successors and assigns, rights-of-way and easements to maintain and service their respective wires, lines, conduits, and pipes in their present locations within the "Common Elements" as shown hereon together with the right of ingress and egress over and upon said "Common Elements" for the purpose of maintaining and servicing wires, lines, conduits, and pipes.

Owner \_\_\_\_\_ Date \_\_\_\_\_

I, \_\_\_\_\_  
A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY AND UNDER OATH ACKNOWLEDGED THAT THE ABOVE FORM WAS EXECUTED BY HIM/HER WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC (SIGNATURE) \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

I hereby certify that the City of Mebane Planning Board approved on the \_\_\_\_\_ day of \_\_\_\_\_ the Preliminary Plat of subdivision as shown on this plat. Preliminary Plat approval is valid for a period of 12 months from the above date or as established under the vested rights procedures, if applicable.

Planning Director \_\_\_\_\_ Date \_\_\_\_\_

**REVIEW OFFICER CERTIFICATION**

I, \_\_\_\_\_ Review Officer of Alamance County, certify that this map or plat to which the certification is affixed meets all statutory requirements for recording.

Review Officer \_\_\_\_\_ Date \_\_\_\_\_

I, \_\_\_\_\_ the City Clerk of Mebane, North Carolina, do certify that the City of Mebane approved this plat or map and accepted the dedication of the streets, easements, rights-of-way and public parks shown thereon, but assumes no responsibility to open or maintain the same, until in the opinion of the City Council of the City of Mebane it is in the public interest to do so.

City Clerk \_\_\_\_\_ Date \_\_\_\_\_

**Certificate of Survey Accuracy:**

I, Robert S. Dischinger, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 4478 Page 694); that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE Page MAP; that the ratio of precision as calculated is 1:21,995; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 20 day of NOVEMBER, AD, 2023.

(11)a. this survey creates a subdivision of land within the area of county or municipality that has an ordinance that regulates parcels of land.

ROBERT S. DISCHINGER PLS-4521



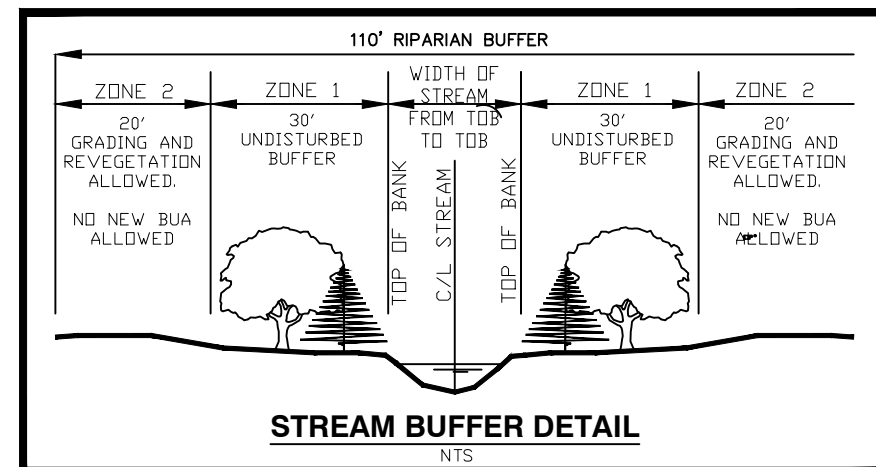
**SITE DATA:**  
PARCELS: PIN: 163091, 163107, 163248, 163252, 163253  
ADDRESS: 1909 JONES DRIVE  
TOTAL ACREAGE= 238.2 ACRES  
ZONING: PUD-R-12 WITH ANNEXATION  
EXISTING USE: VACANT AND RESIDENTIAL  
PROPOSED USE: RESIDENTIAL  
ADJACENT ZONING: ALAMANCE COUNTY  
DEED REFERENCES:  
#163252 - DB 4478, PG 694-699

**FLOOD INFORMATION:**  
FLOOD PLAIN PER FIRM MAP #3710981300K PANEL #9813, DATED 11-17-2017

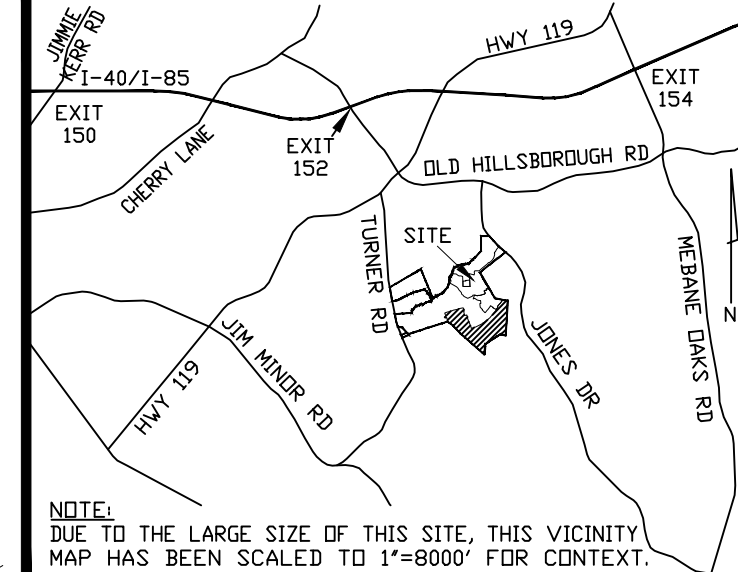
**WATERSHED INFORMATION:**  
WATERSHED: NDNE (NPDES PHASE II RULES APPLY)  
RIVER BASIN: CAPE FEAR (HAW CREEK, CLASS WS-VJNSW)  
COORDINATES: LAT. 36.050746  
LONG. -79.29087  
SOILS: CnB2, CnC2, CnD2, ISB2, R2A, WtB, WtC  
SEWER: PUBLIC  
WATER: PUBLIC

**LINE TYPE AND SYMBOL LEGENDS APPLIES TO ALL 9 SHEETS:**

- |     |                              |      |                        |
|-----|------------------------------|------|------------------------|
| ①   | EXISTING LOT OF RECORD       | D.B. | DEED BOOK              |
| --- | EXISTING RIGHT OF WAY        | P.B. | PLAT BOOK              |
| --- | PROPERTY LINE (NOT SURVEYED) | PG.  | PAGE                   |
| --- | EASEMENT                     | □    | STONE                  |
| --- | PROPERTY LINE                | ○    | NIP NEW IRON PIPE      |
| --- | CENTERLINE                   | ○    | EIP EXISTING IRON PIPE |
| --- | CREEK                        | △    | ESM.T. EASEMENT        |
|     |                              | SE.  | SIGHT EASEMENT         |
|     |                              | B.C. | BACK OF CURB           |
|     |                              | BFE  | BASE FLOOD ELEVATION   |
|     |                              | XXXX | DENOTES ADDRESS        |



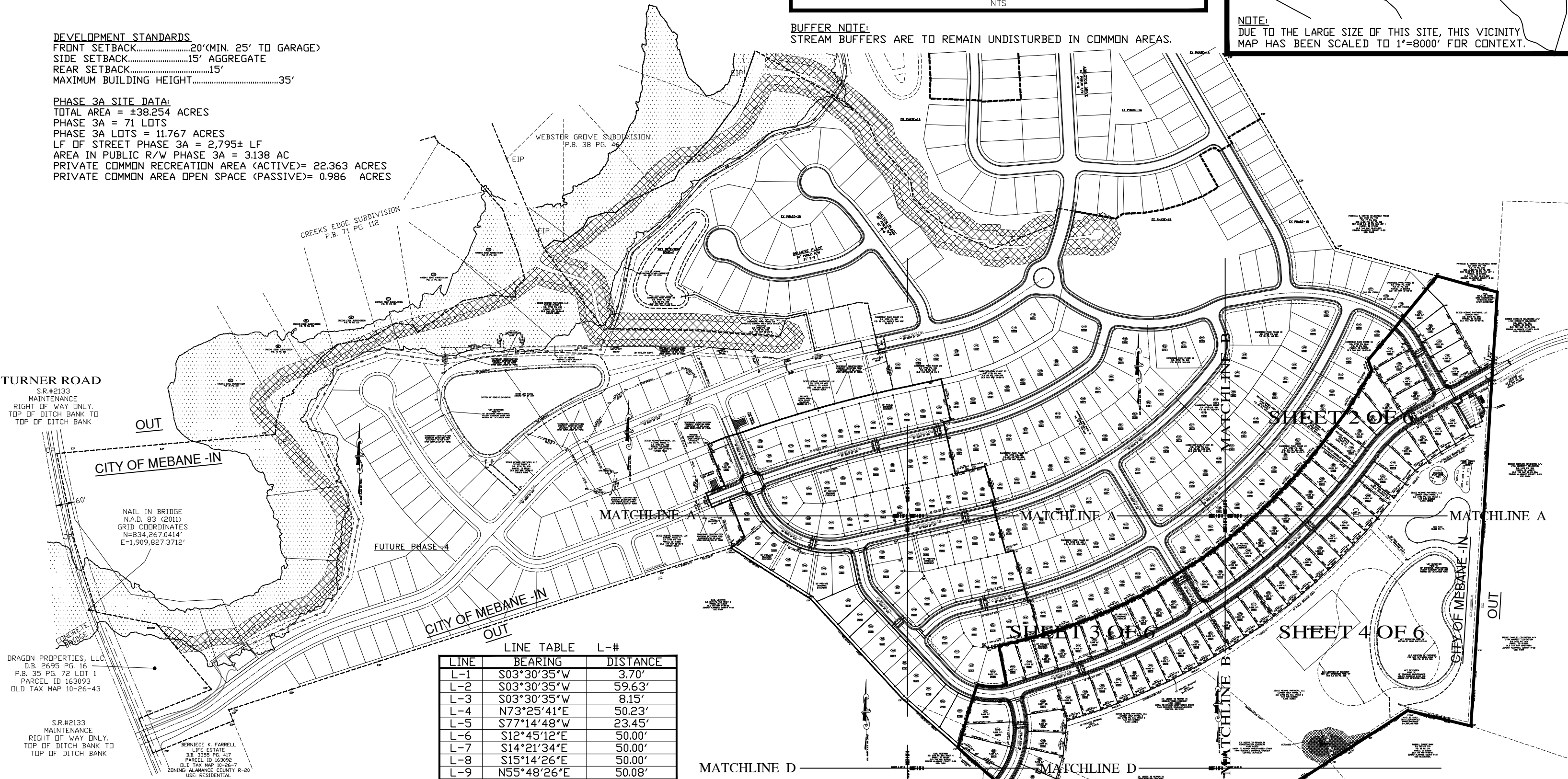
**BUFFER NOTE:**  
STREAM BUFFERS ARE TO REMAIN UNDISTURBED IN COMMON AREAS.



**NOTE:**  
DUE TO THE LARGE SIZE OF THIS SITE, THIS VICINITY MAP HAS BEEN SCALED TO 1"=8000' FOR CONTEXT.

**DEVELOPMENT STANDARDS:**  
FRONT SETBACK.....20'(MIN. 25' TO GARAGE)  
SIDE SETBACK.....15' AGGREGATE  
REAR SETBACK.....15'  
MAXIMUM BUILDING HEIGHT.....35'

**PHASE 3A SITE DATA:**  
TOTAL AREA = 138.254 ACRES  
PHASE 3A = 71 LOTS  
PHASE 3A LOTS = 11,767 ACRES  
LF OF STREET PHASE 3A = 2,795± LF  
AREA IN PUBLIC R/W PHASE 3A = 3,138 AC  
PRIVATE COMMON RECREATION AREA (ACTIVE)= 22.363 ACRES  
PRIVATE COMMON AREA OPEN SPACE (PASSIVE)= 0.986 ACRES



**LINE TABLE L-#**

LINE	BEARING	DISTANCE
L-1	S03°30'35"W	3.70'
L-2	S03°30'35"W	59.63'
L-3	S03°30'35"W	8.15'
L-4	N73°25'41"E	50.23'
L-5	S77°14'48"W	23.45'
L-6	S12°45'12"E	50.00'
L-7	S14°21'34"E	50.00'
L-8	S15°14'26"E	50.00'
L-9	N55°48'26"E	50.08'
L-10	N37°28'57"E	25.00'
L-11	N56°04'07"E	11.99'
L-12	N37°41'46"E	50.03'

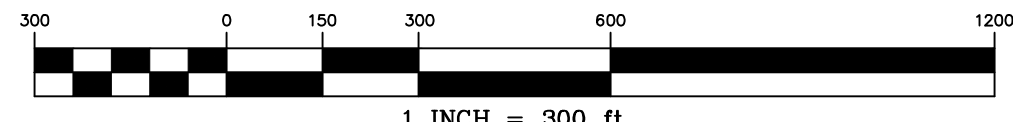
**CURVE TABLE C-#.** CURVE WITH -RADIUS INDICATES A NEGATIVE RADIUS OR CURVE TO THE LEFT.

CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-1	S68°01'57"W	62.99'	62.99'	-3,857.00'
C-2	N68°02'32"E	65.16'	65.16'	3,907.00'
C-3	S75°24'48"W	10.29'	10.29'	1,298.16'
C-4	N74°38'12"E	6.90'	6.90'	-1,612.49'
C-5	N74°32'56"W	28.27'	31.40'	20.00'
C-6	N33°34'23"W	31.30'	31.33'	-225.00'
C-7	N44°00'23"W	50.51'	50.62'	-225.00'
C-8	S39°45'10"E	61.79'	62.12'	175.00'
C-9	S15°27'04"W	28.30'	31.44'	20.00'
C-10	S59°19'21"W	17.26'	17.26'	-425.00'
C-11	S54°25'46"W	55.29'	55.33'	-425.00'
C-12	S46°58'14"W	55.29'	55.33'	-425.00'
C-13	S39°25'46"W	56.51'	56.55'	-425.00'
C-14	S36°32'02"W	61.20'	61.20'	-1,914.08'
C-15	S37°47'16"W	22.58'	22.58'	1,914.08'
C-16	S38°59'39"W	58.03'	58.03'	1,914.08'
C-17	S40°43'53"W	58.03'	58.03'	1,914.08'
C-18	S42°28'07"W	58.03'	58.03'	1,914.08'
C-19	S44°12'21"W	58.03'	58.03'	1,914.08'
C-20	S45°56'35"W	58.03'	58.03'	1,914.08'
C-21	S47°40'49"W	58.03'	58.03'	1,914.08'
C-22	S49°25'02"W	58.03'	58.03'	1,914.08'
C-23	S51°09'16"W	58.03'	58.03'	1,914.08'
C-24	S52°53'30"W	58.03'	58.03'	1,914.08'
C-25	S54°37'44"W	58.03'	58.03'	1,914.08'
C-26	S56°11'30"W	46.37'	46.37'	1,914.08'
C-27	N77°04'32"W	28.79'	32.14'	20.00'
C-28	S14°17'09"W	28.44'	31.64'	20.00'
C-29	S60°16'52"W	44.93'	44.93'	1,914.08'
C-30	S61°49'53"W	58.65'	58.65'	1,914.08'
C-31	S63°35'14"W	58.65'	58.65'	1,914.08'
C-32	S65°20'35"W	58.65'	58.65'	1,914.08'
C-33	S67°05'56"W	58.65'	58.65'	1,914.08'
C-34	S68°51'17"W	58.65'	58.65'	1,914.08'
C-35	S70°36'38"W	58.66'	58.66'	1,914.08'
C-36	S72°04'54"W	56.60'	56.60'	1,914.08'
C-37	S73°41'43"W	9.05'	9.05'	180.00'
C-38	N89°24'57"W	95.89'	97.06'	180.00'
C-39	S85°50'44"E	98.53'	99.30'	-230.00'
C-40	S56°10'12"E	25.84'	28.09'	20.00'

CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-41	S11°34'29"E	53.63'	53.73'	249.50'
C-42	S04°03'41"W	82.07'	82.44'	249.50'
C-43	S22°15'16"W	75.71'	76.00'	249.50'
C-44	S36°05'52"W	44.50'	44.56'	249.50'
C-45	N37°09'07"E	42.69'	42.73'	-299.50'
C-46	N27°47'48"E	55.00'	55.11'	-299.50'
C-47	N17°15'37"E	55.00'	55.11'	-299.50'
C-48	N06°43'25"E	55.00'	55.11'	-299.50'
C-49	N03°48'47"W	55.00'	55.11'	-299.50'
C-50	N13°13'17"W	43.25'	43.29'	-299.50'
C-51	N27°26'48"E	28.19'	31.28'	20.00'
C-52	N71°24'43"E	57.80'	57.80'	-1,964.08'
C-53	N69°46'00"E	55.00'	55.00'	-1,964.08'
C-54	N68°09'44"E	55.00'	55.00'	-1,964.08'
C-55	N66°33'27"E	55.00'	55.00'	-1,964.08'
C-56	N64°57'11"E	55.00'	55.00'	-1,964.08'
C-57	N63°20'55"E	55.00'	55.00'	-1,964.08'
C-58	N61°44'39"E	55.00'	55.00'	-1,964.08'
C-59	N60°08'23"E	55.00'	55.00'	-1,964.08'
C-60	N58°32'06"E	55.00'	55.00'	-1,964.08'
C-61	N56°55'50"E	55.00'	55.00'	-1,964.08'
C-62	N55'19'34"E	55.00'	55.00'	-1,964.08'
C-63	N53°43'18"E	55.00'	55.00'	-1,964.08'
C-64	N52°07'02"E	55.00'	55.00'	-1,964.08'
C-65	N50°30'45"E	55.00'	55.00'	-1,964.08'
C-66	N48°54'29"E	55.00'	55.00'	-1,964.08'
C-67	N47°18'13"E	55.00'	55.00'	-1,964.08'
C-68	N45°41'57"E	55.00'	55.00'	-1,964.08'
C-69	N44°05'41"E	55.00'	55.00'	-1,964.08'
C-70	N42°29'24"E	55.00'	55.00'	-1,964.08'
C-71	N40°53'08"E	55.00'	55.00'	-1,964.08'
C-72	N39°16'52"E	55.00'	55.00'	-1,964.08'
C-73	N38°06'51"E	25.00'	25.00'	-1,964.08'
C-74	N36°56'50"E	55.00'	55.00'	-1,964.08'
C-75	N35°46'50"E	18.07'	18.07'	-1,964.08'
C-76	N34°36'50"E	52.92'	52.96'	375.00'
C-77	N49°32'05"E	76.12'	76.25'	375.00'
C-78	N57°55'22"E	33.54'	33.55'	375.00'

**SURVEYORS NOTES:**

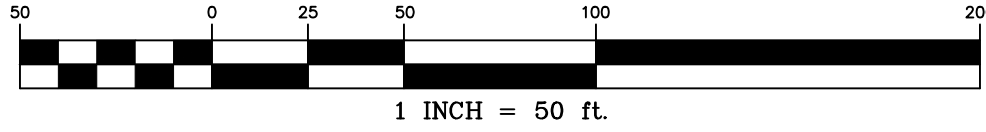
- AREA IS DETERMINED BY LEAST SQUARES METHOD.
- BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
- THIS SURVEY IS OF AN ACTUAL FIELD SURVEY HAVING AN ERROR OF LESS THAN 1:21,995' D.M., D.Y.
- ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET UNLESS INDICATED OTHERWISE.
- CITY OF MEBANE ZONING PUD-R-12 WITH ANNEXATION. PROPERTY ANNEXED 11-20-2017 PER PLAT BOOK 79 PAGE 41.
- EVANS ENGINEERING HAS NOT PERFORMED ANY TITLE SEARCH.
- TOTAL AREA= 38.254 ACRES MORE OR LESS.
- MAIL PICK-UP WILL BE PROVIDED AT THE PARKING AREA ADJACENT TO LOT 185.
- STRUCTURAL STORMWATER BMP MAINTENANCE AGREEMENT FOR WET DETENTION POND-G AND POND-H RECORDED IN DEED BOOK 0000 PAGE 0000 THROUGH 0000.



1 INCH = 300 FT.

**EVANS ENGINEERING, INC.**  
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4609 DUNDAS DRIVE GREENSBORO, N.C. 27407  
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FIRM LICENSE C-0168

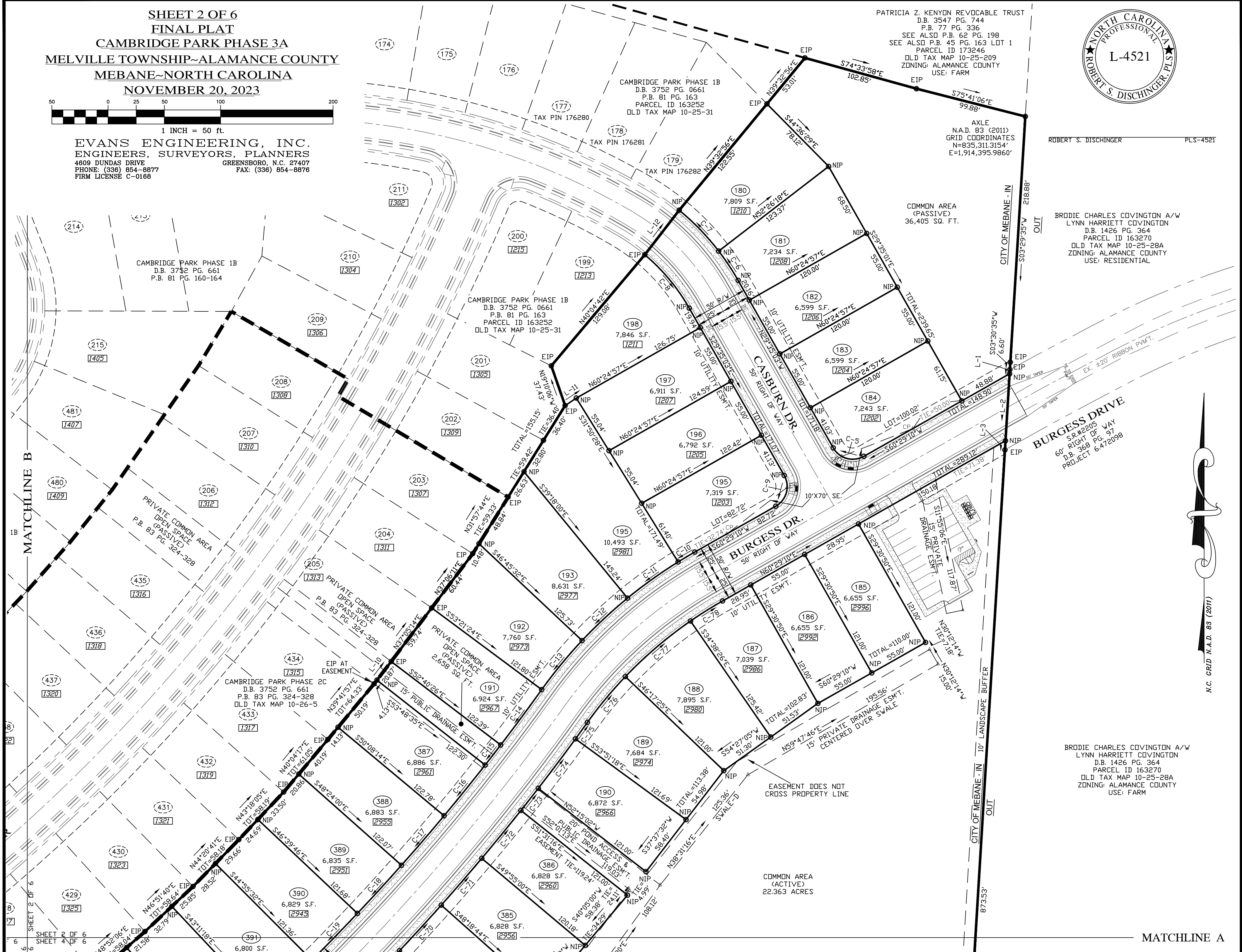
**SHEET 2 OF 6**  
**FINAL PLAT**  
**CAMBRIDGE PARK PHASE 3A**  
**MELVILLE TOWNSHIP~ALAMANCE COUNTY**  
**MEBANE~NORTH CAROLINA**  
**NOVEMBER 20, 2023**



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ROBERT S. DISCHINGER PLS-4521



PATRICIA Z. KENYON REVOCABLE TRUST  
 D.B. 3547 PG. 744  
 P.B. 77 PG. 336  
 SEE ALSO P.B. 62 PG. 198  
 SEE ALSO P.B. 45 PG. 163 LOT 1  
 PARCEL ID 173246  
 OLD TAX MAP 10-25-209  
 ZONING: ALAMANCE COUNTY  
 USE: FARM

AXLE  
 N.A.D. 83 (2011)  
 GRID COORDINATES  
 N=835,311.3154'  
 E=1,914,395.9860'

BRODIE CHARLES COVINGTON A/W  
 LYNN HARRIETT COVINGTON  
 D.B. 1426 PG. 364  
 PARCEL ID 163270  
 OLD TAX MAP 10-25-28A  
 ZONING: ALAMANCE COUNTY  
 USE: RESIDENTIAL

**BURGESS DRIVE**  
 S.R. #2205  
 60' RIGHT OF WAY  
 D.B. 369 PG. 97  
 PROJECT 6.472098

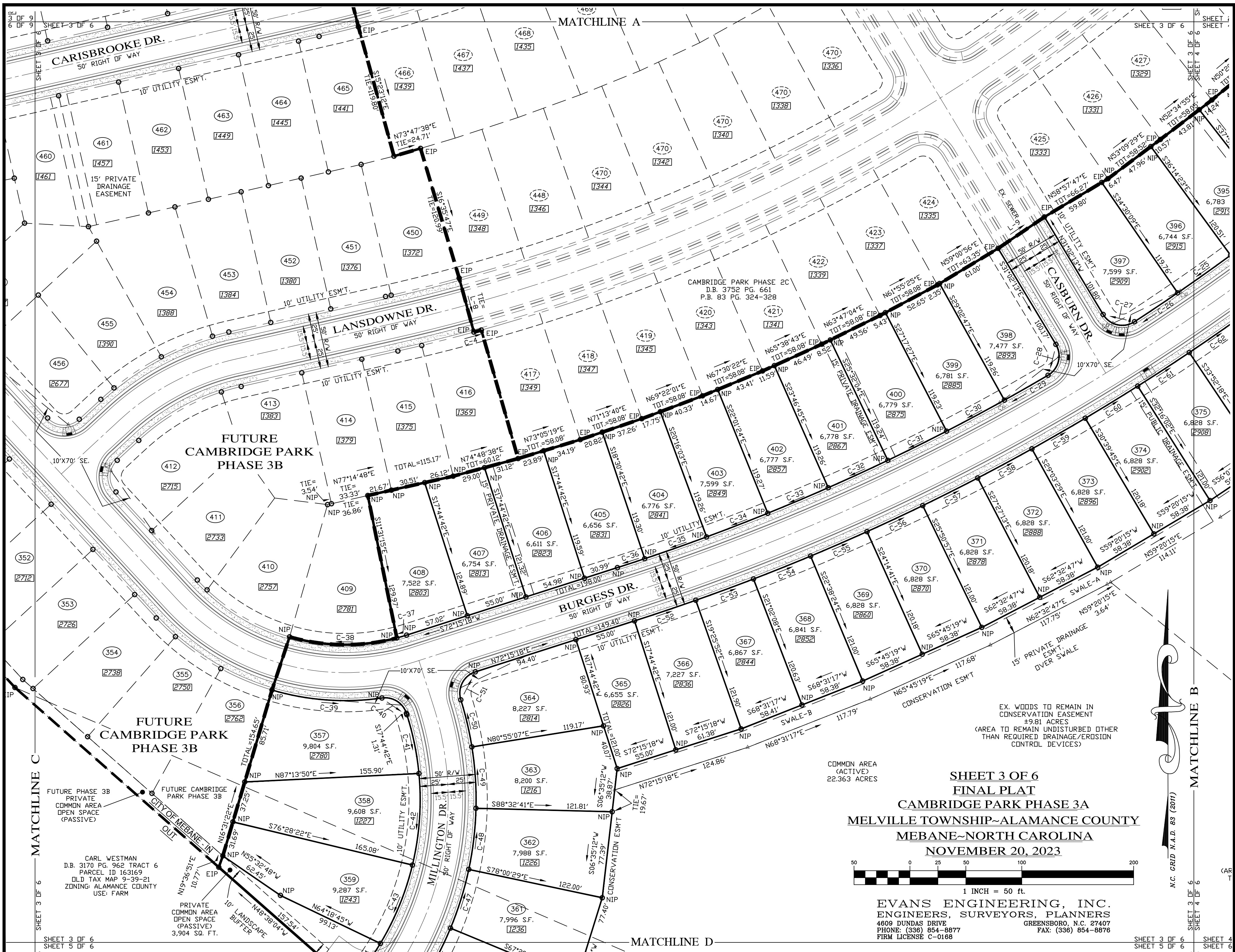
BRODIE CHARLES COVINGTON A/W  
 LYNN HARRIETT COVINGTON  
 D.B. 1426 PG. 364  
 PARCEL ID 163270  
 OLD TAX MAP 10-25-28A  
 ZONING: ALAMANCE COUNTY  
 USE: FARM

N.C. GRID N.A.D. 83 (2011)

SHEET 2 OF 6  
 SHEET 4 OF 6

MATCHLINE A





MATCHLINE A

MATCHLINE B

MATCHLINE C

MATCHLINE D

CARISBROOKE DR.  
50' RIGHT OF WAY

LANSDOWNE DR.  
50' RIGHT OF WAY

BURGESS DR.  
50' RIGHT OF WAY

CASBURN DR.  
50' RIGHT OF WAY

FUTURE CAMBRIDGE PARK PHASE 3B

FUTURE CAMBRIDGE PARK PHASE 3B

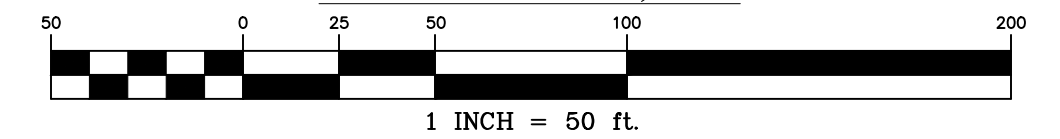
CARL WESTMAN  
D.B. 3170 PG. 962 TRACT 6  
PARCEL ID 163169  
O.L.D. TAX MAP 9-39-21  
ZONING: ALAMANCE COUNTY  
USE: FARM

PRIVATE COMMON AREA OPEN SPACE (PASSIVE)  
3,904 SQ. FT.

EX. WOODS TO REMAIN IN CONSERVATION EASEMENT  
±9.81 ACRES  
(AREA TO REMAIN UNDISTURBED OTHER THAN REQUIRED DRAINAGE/EROSION CONTROL DEVICES)

COMMON AREA (ACTIVE)  
22.363 ACRES

**SHEET 3 OF 6**  
**FINAL PLAT**  
**CAMBRIDGE PARK PHASE 3A**  
**MELVILLE TOWNSHIP~ALAMANCE COUNTY**  
**MEBANE~NORTH CAROLINA**  
**NOVEMBER 20, 2023**

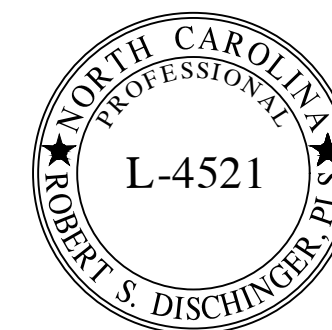


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FIRM LICENSE C-0168

SHEET 3 OF 6  
SHEET 5 OF 6

SHEET 3 OF 6  
SHEET 4 OF 6

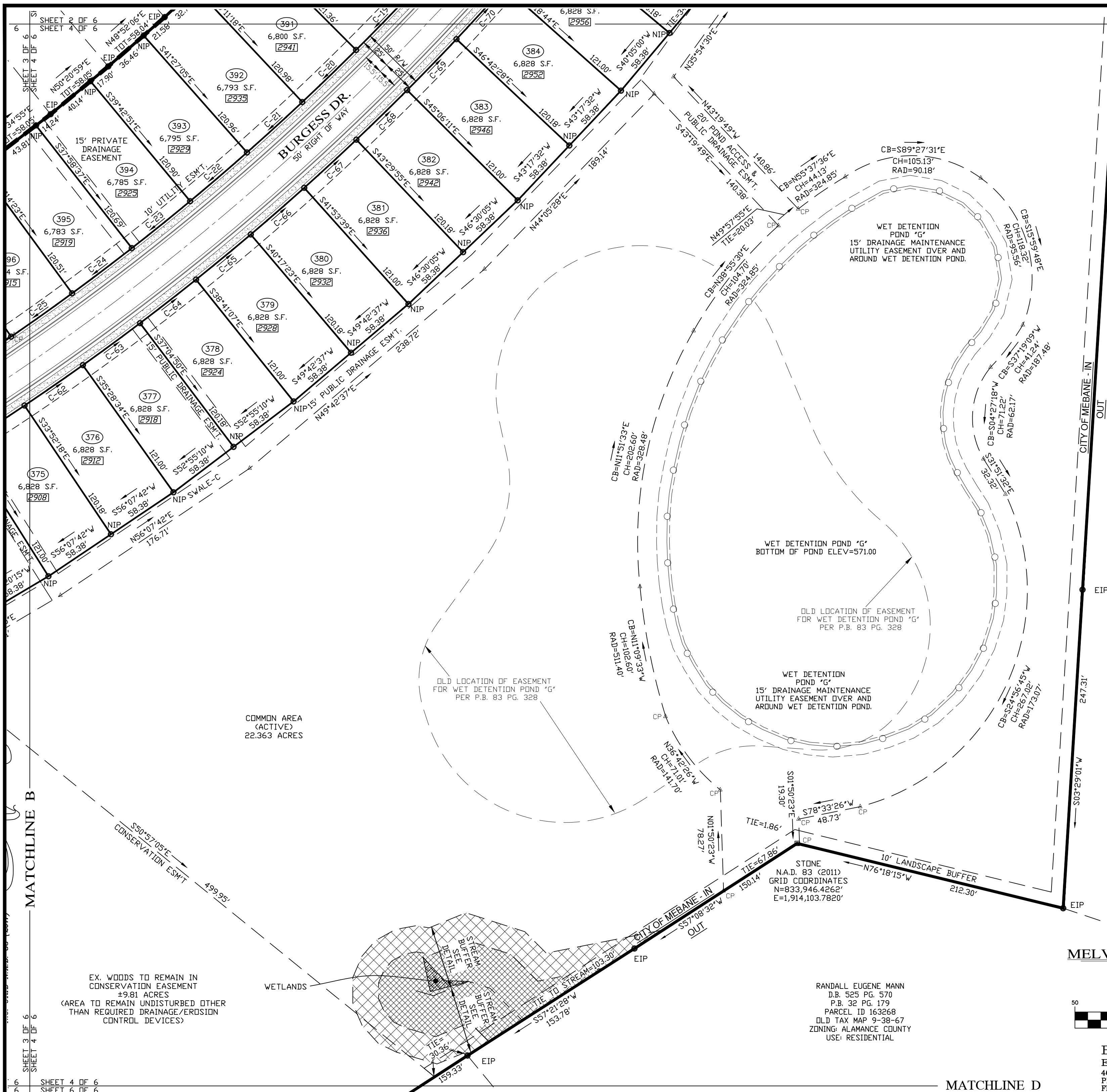
N.C. GRID N.A.D. 83 (2011)



ROBERT S. DISCHINGER PLS-4521

BRODIE CHARLES COVINGTON A/W  
LYNN HARRIETT COVINGTON  
D.B. 1426 PG. 364  
PARCEL ID 163270  
OLD TAX MAP 10-25-28A  
ZONING: ALAMANCE COUNTY  
USE: FARM

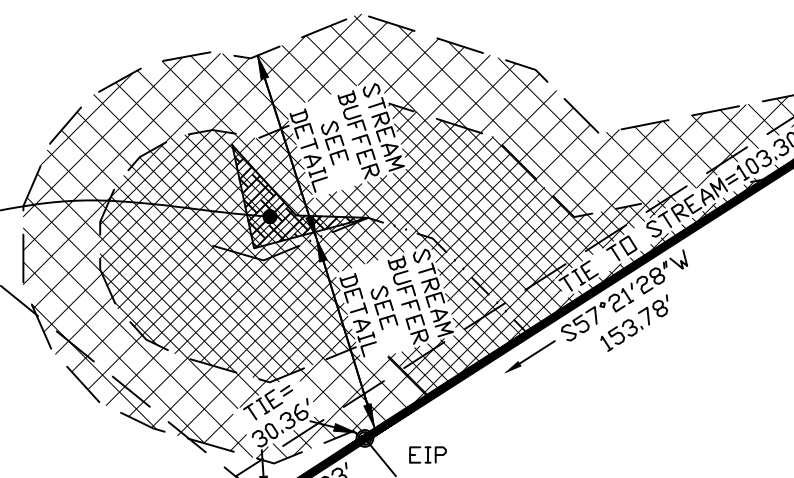
N.C. GRID N.A.D. 83 (2011)



COMMON AREA  
(ACTIVE)  
22.363 ACRES

EX. WOODS TO REMAIN IN  
CONSERVATION EASEMENT  
±9.81 ACRES  
(AREA TO REMAIN UNDISTURBED OTHER  
THAN REQUIRED DRAINAGE/EROSION  
CONTROL DEVICES)

WETLANDS

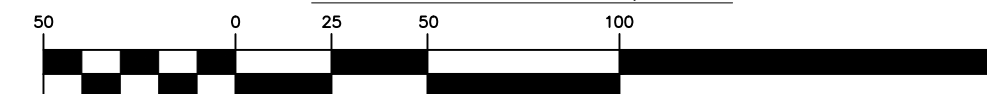


STONE  
N.A.D. 83 (2011)  
GRID COORDINATES  
N=833,946.4262'  
E=1,914,103.7820'

RANDALL EUGENE MANN  
D.B. 525 PG. 570  
P.B. 32 PG. 179  
PARCEL ID 163268  
OLD TAX MAP 9-38-67  
ZONING: ALAMANCE COUNTY  
USE: RESIDENTIAL

**SHEET 4 OF 6**  
**FINAL PLAT**  
**CAMBRIDGE PARK PHASE 3A**  
**MELVILLE TOWNSHIP~ALAMANCE COUNTY**  
**MEBANE~NORTH CAROLINA**

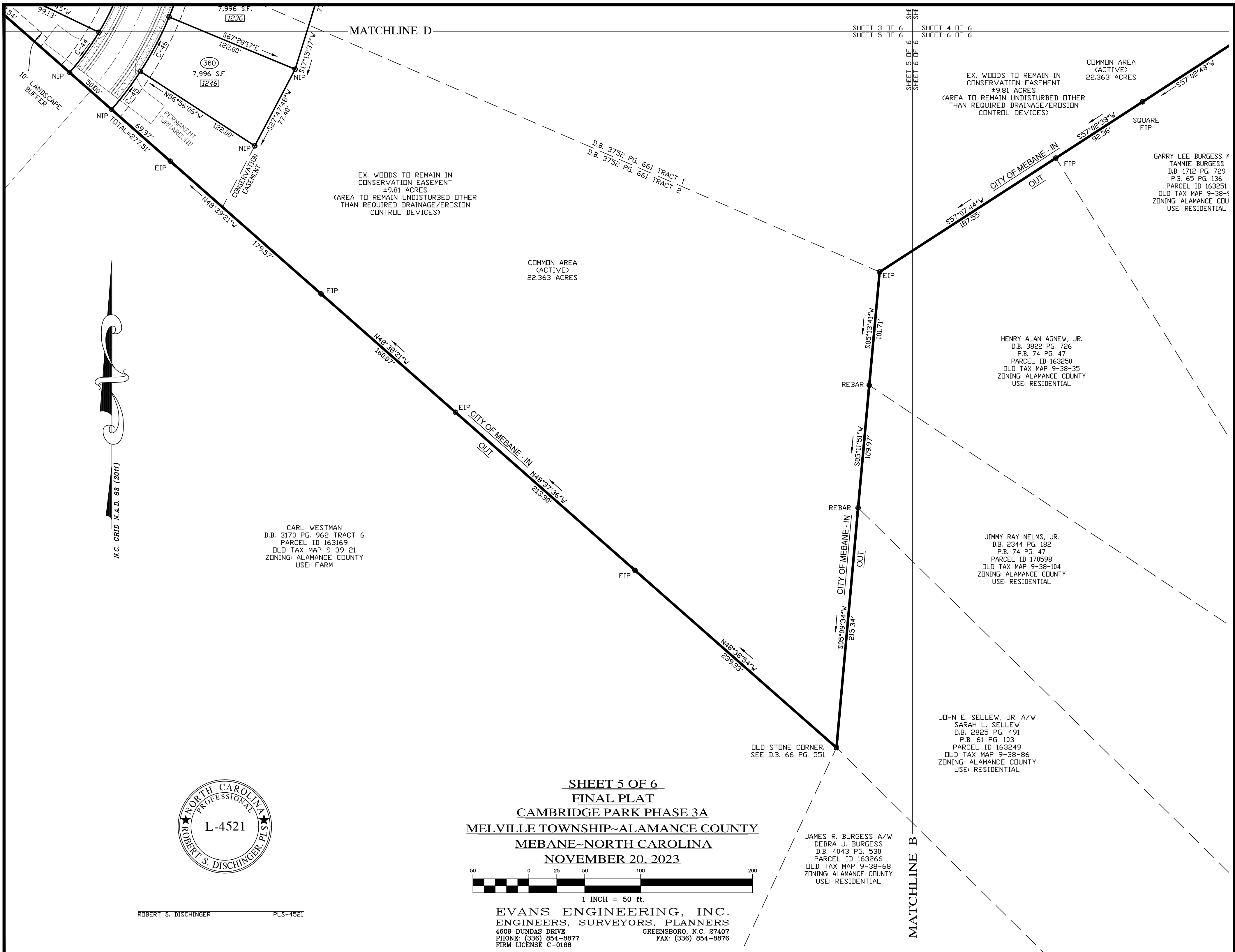
NOVEMBER 20, 2023



1 INCH = 50 ft.

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FIRM LICENSE C-0168





MATCHLINE D

SHEET 3 OF 6  
SHEET 5 OF 6

SHEET 4 OF 6  
SHEET 6 OF 6

SHEET 5 OF 6  
SHEET 6 OF 6

MATCHLINE B



ROBERT S. DISCHINGER PLS-4521

EX. WOODS TO REMAIN IN  
CONSERVATION EASEMENT  
±9.81 ACRES  
(AREA TO REMAIN UNDISTURBED OTHER  
THAN REQUIRED DRAINAGE/EROSION  
CONTROL DEVICES)

COMMON AREA  
(ACTIVE)  
22.363 ACRES

EX. WOODS TO REMAIN IN  
CONSERVATION EASEMENT  
±9.81 ACRES  
(AREA TO REMAIN UNDISTURBED OTHER  
THAN REQUIRED DRAINAGE/EROSION  
CONTROL DEVICES)

COMMON AREA  
(ACTIVE)  
22.363 ACRES

GARRY LEE BURGESS A/W  
TAMMIE BURGESS  
D.B. 1712 PG. 729  
P.B. 65 PG. 136  
PARCEL ID 163251  
OLD TAX MAP 9-38-5  
ZONING: ALAMANCE COU  
USE: RESIDENTIAL

HENRY ALAN AGNEW, JR.  
D.B. 3822 PG. 726  
P.B. 74 PG. 47  
PARCEL ID 163250  
OLD TAX MAP 9-38-35  
ZONING: ALAMANCE COUNTY  
USE: RESIDENTIAL

JIMMY RAY NELMS, JR.  
D.B. 2344 PG. 182  
P.B. 74 PG. 47  
PARCEL ID 170598  
OLD TAX MAP 9-38-104  
ZONING: ALAMANCE COUNTY  
USE: RESIDENTIAL

JOHN E. SELLEW, JR. A/W  
SARAH L. SELLEW  
D.B. 2825 PG. 491  
P.B. 61 PG. 103  
PARCEL ID 163249  
OLD TAX MAP 9-38-86  
ZONING: ALAMANCE COUNTY  
USE: RESIDENTIAL

JAMES R. BURGESS A/W  
DEBRA J. BURGESS  
D.B. 4043 PG. 530  
PARCEL ID 163266  
OLD TAX MAP 9-38-68  
ZONING: ALAMANCE COUNTY  
USE: RESIDENTIAL

CARL WESTMAN  
D.B. 3170 PG. 962 TRACT 6  
PARCEL ID 163169  
OLD TAX MAP 9-39-21  
ZONING: ALAMANCE COUNTY  
USE: FARM

OLD STONE CORNER.  
SEE D.B. 66 PG. 551

SHEET 5 OF 6

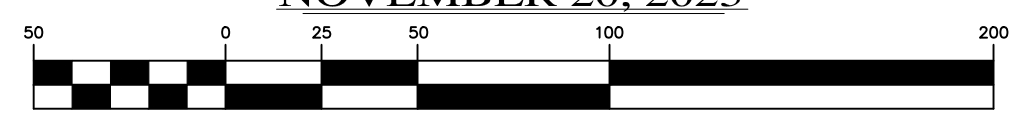
FINAL PLAT

CAMBRIDGE PARK PHASE 3A

MELVILLE TOWNSHIP~ALAMANCE COUNTY

MEBANE~NORTH CAROLINA

NOVEMBER 20, 2023



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FIRM LICENSE C-0168

PARCEL ID 163268  
OLD TAX MAP 9-38-67  
ZONING: ALAMANCE COUNTY  
USE: RESIDENTIAL

MATCHLINE D

SHEET 3 OF 6  
SHEET 4 OF 6  
SHEET 5 OF 6  
SHEET 6 OF 6

AREA TO REMAIN UNDISTURBED OTHER THAN REQUIRED DRAINAGE/EROSION CONTROL DEVICES)

EX. WOODS TO REMAIN IN CONSERVATION EASEMENT ±9.81 ACRES  
(AREA TO REMAIN UNDISTURBED OTHER THAN REQUIRED DRAINAGE/EROSION CONTROL DEVICES)

COMMON AREA (ACTIVE)  
22.363 ACRES

GARRY LEE BURGESS A/W TAMMIE BURGESS  
D.B. 1712 PG. 729  
P.B. 65 PG. 136  
PARCEL ID 163251  
OLD TAX MAP 9-38-93  
ZONING: ALAMANCE COUNTY  
USE: RESIDENTIAL

HENRY ALAN AGNEW, JR.  
D.B. 3822 PG. 726  
P.B. 74 PG. 47  
PARCEL ID 163250  
OLD TAX MAP 9-38-35  
ZONING: ALAMANCE COUNTY  
USE: RESIDENTIAL

JIMMY RAY NELMS, JR.  
D.B. 2344 PG. 182  
P.B. 74 PG. 47  
PARCEL ID 170598  
OLD TAX MAP 9-38-104  
ZONING: ALAMANCE COUNTY  
USE: RESIDENTIAL

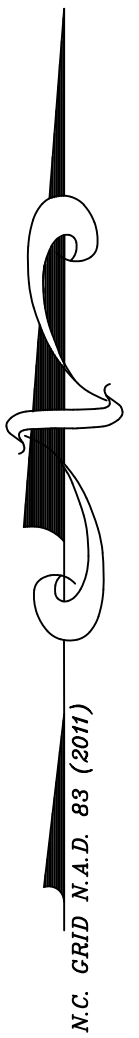
JOHN E. SELLEW, JR. A/W SARAH L. SELLEW  
D.B. 2825 PG. 491  
P.B. 61 PG. 103  
PARCEL ID 163249  
OLD TAX MAP 9-38-86  
ZONING: ALAMANCE COUNTY  
USE: RESIDENTIAL

JAMES R. BURGESS A/W DEBRA J. BURGESS  
D.B. 4043 PG. 530  
PARCEL ID 163266  
OLD TAX MAP 9-38-68  
ZONING: ALAMANCE COUNTY  
USE: RESIDENTIAL

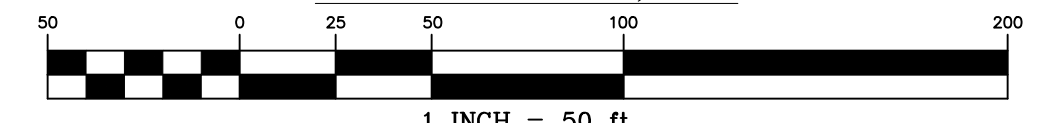
OLD STONE CORNER.  
SEE D.B. 66 PG. 551



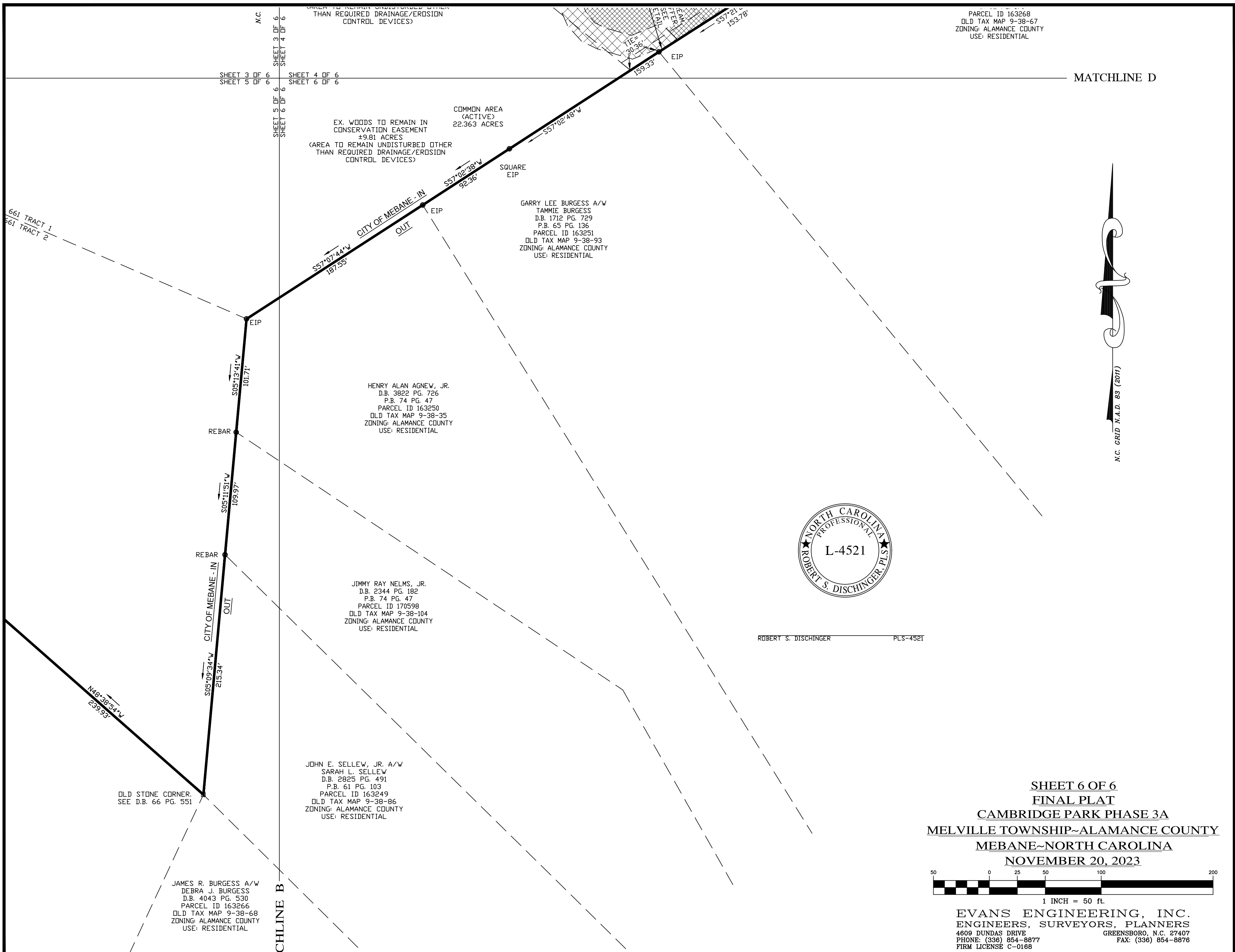
ROBERT S. DISCHINGER PLS-4521



**SHEET 6 OF 6**  
**FINAL PLAT**  
**CAMBRIDGE PARK PHASE 3A**  
**MELVILLE TOWNSHIP~ALAMANCE COUNTY**  
**MEBANE~NORTH CAROLINA**  
**NOVEMBER 20, 2023**



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FIRM LICENSE C-0168





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## AGENDA ITEM #5F

### Verizon Wireless's Lease Optimization Program

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#### Meeting date

June 3, 2024

#### Presenter

Lawson Brown, City Attorney

Kyle Smith, PE- Utilities Director

---

#### Public Hearing

Yes  No

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#### Summary

Verizon Wireless is seeking to renew their lease for antenna space on the elevated water storage tank located at 115 S Eleventh Street. Verizon will pay \$1,150 per month beginning on August 1, 2024. The lease will be for a twenty-year term with a 10% increase every five years. The first increase will begin on August 1, 2029.

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#### Background

The City of Mebane and Alltel Communications, before being acquired by Verizon Wireless, entered into an agreement to lease antenna space at the elevated water storage tank located at 115 S Eleventh Street. The lease transferred to Verizon with the purchase of Alltel. The original lease was for twenty years with four – five year terms where the lease amount increased by 10% each term. The last term is ending in August of 2024 with Verizon paying \$1,464.10 per month. Verizon contacted the City to execute a new lease agreement beginning August 1, 2024. Again, the lease will be for twenty years with four – five-year terms where the lease would increase by 10% every five years.

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#### Financial Impact

The City will receive \$1,150 per month for the first five year term, \$1,265 per month for the second five year term, \$1,391.50 per month for the third five year term, and \$1,530.65 per month for the final five year term.

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#### Recommendation

Staff recommends Verizon Wireless's Lease Optimization Program.

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#### Attachments

1. Verizon Wireless's Lease Optimization Program Letter
2. Original Communication Site Agreement



May 9, 2024

City of Mebane

ATTN: Lawson Brown

**Site Name: Mebane**

**Site ID: 89255**

Dear Lawson,

I am following up with you regarding our recent telephone conversation setting forth Verizon Wireless's Lease Optimization Program. As discussed during our conversation, Verizon Wireless is interested in making certain modifications to the cell site lease regarding the Verizon Wireless communications facility on your property. These lease modifications will allow the cell site on your property to better meet Verizon Wireless's current operational needs and enhance its long term value to the overall network.

#### **Criteria for Cell Site Retention**

As we discussed, Verizon Wireless would like to include this site in its long-term portfolio under the following terms:

- **New Rent Amount:** \$1,150.00 per month, commencing on (August 1, 2024)
- **New Rent Escalator:** Ten Percent (10%) every 5 years (next increase on August 1, 2029)
- **Additional Renewal Terms:** Four (4) additional five (5) year renewal terms

Additionally, in order to maintain long-term operational flexibility, Verizon Wireless requires that the following language, substantially in the form of the following, be added to the Lease:

**Right of First Refusal.** If Lessor elects, during the Term (i) to sell or otherwise transfer all or any portion of the Property, whether separately or as part of a larger parcel of which the Property is a part, or (ii) to grant to a third party by easement or other legal instrument an interest in and to that portion of the Building and or Property occupied by Lessee, or a larger portion thereof, with or without an assignment of this Agreement to such a third party, Lessee shall have the right of first refusal to meet any bona fide offer of sale or transfer on the same terms and conditions of such offer. If Lessee fails to meet such bona fide offer within thirty (30) days after written notice thereof from Lessor, Lessor may sell or grant the easement or interest in the Property or portion thereof to such third person in accordance with the terms and conditions of such third-party offer. For purposes of this Section, any transfer, bequest or devise of Lessor's interest in the Property as a result of the death of Lessor, whether by will or intestate succession, or any conveyance to Lessor's family member by direct conveyance or by conveyance to a trust for the benefit of family members shall not be considered a sale of the Property for which Lessee has any right of first refusal.

The foregoing proposal does not constitute a binding offer to amend the lease. No legal obligation is created by this letter or any other written or oral communications until a written amendment to the lease has been signed by both Landlord and Verizon Wireless. Verizon Wireless will continue to abide by the terms of the current lease until an amendment has been executed or the existing lease has been terminated or expires.





Verizon Wireless values its affiliation with you and hopes that you choose to secure your site(s) to continue a long and mutually profitable relationship in the years to come.

Sincerely,

**Lynne Rush**

Lease Consultant

Lease Optimization - CENREV

O 469-421-9101

180 Washington Valley Road, Bedminster, NJ 07921

**WATER TOWER ATTACHMENT  
COMMUNICATION SITE AGREEMENT  
(With 90 day Due Diligence Period)**

**THIS WATER TOWER ATTACHMENT COMMUNICATION SITE AGREEMENT** ("Agreement") is entered into this \_\_\_\_ day of May, 2003, by and between the **The City of Mebane, a body political and political subdivision of the State of North Carolina** ("Owner") and **Raliegh-Durham MSA Limited Partnership d/ba/ ALLTEL by its General Partner ALLTEL Communications, INC.**, ("Tenant").

1. Grant. Subject to the following terms and conditions, Owner hereby grants to Tenant the non-exclusive right to install, maintain, operate and remove radio communications equipment and appurtenances on Owner's tower (the "Water Tower") located on the property described in Exhibit "A" (the "Premises"), and leases to Tenant a portion of the Premises for construction and occupancy of an equipment shelter or building to house Tenant's equipment on the Premises as more particularly described in Exhibit "A". Owner shall continue to have the right to occupy the Premises and operate the Water Tower and to grant others rights to occupy or utilize the Premises and the Water Tower at Owner's sole discretion. Owner also grants to Tenant a non-exclusive easement during the term of this Agreement for ingress, egress and regress and for the installation and transmission of utilities on property described on attached Exhibit "B" ("Easement"). Tenant may install equipment, personal property, improvements, alterations or fixtures as listed on and in locations as shown on Exhibit "C" (the "Site Plans and Equipment"), or as Owner may otherwise approve, such approval not to be unreasonably withheld, conditioned or denied. Any personal property owned by Tenant, whether or not fixed or attached to the Premises or Water Tower, shall remain the property of Tenant prior to termination of this Agreement without regard to whether it appears on Exhibit "C".

2. Use. Tenant shall use the Equipment and the Premises for the purpose of constructing, installing, maintaining, improving and operating, at Tenant's expense, a communications facility, including antennae, equipment shelter or building, platforms, cable runs and incidental uses of the Water Tower. Tenant shall be solely responsible for securing any and all building permits and approvals, zoning changes or approvals, variances, use permits, and other governmental permits from applicable governmental authorities, including any Federal Aviation Administration approval (collectively, "Permits") prior to any construction on the Premises. Owner agrees to reasonably cooperate with Tenant in obtaining the Permits, and copies of the Permits shall be provided to Owner upon request. Tenant shall promptly pay all costs and expenses and shall not cause or permit any lien to be created against the Premises.

3. Term. The term of this Agreement shall be **five (5) years**, commencing upon the earlier date of Commencement of Installation of Equipment on the Water Tower or ninety (90) days from the date of full execution of this Agreement, (the "Commencement Date") and terminating at midnight on May \_\_\_\_, 2008 ("Initial Term"). Notice of the Commencement of Installation of Equipment on the Water Tower for purposes of determining the Commencement Date shall be made pursuant to the Notice provisions of paragraph 17 hereof in a form substantially the same as "Notification of Commencement of Installation of Equipment" attached hereto as Exhibit "D".

4. Renewal Term(s). Tenant shall have the right to extend this Agreement for **four (4)** additional terms of **five (5)** years each ("Renewal Term(s)") on the same terms and conditions as set forth in this Agreement except that the Rent shall be increased as specified in Paragraph 5 below. This Agreement shall automatically be renewed for each successive Renewal Term unless Tenant notifies Owner of Tenant's intention not to renew the Agreement at least 30 days prior to expiration of the then current term.

5. Rent.

(a) Initial Term. Beginning on the Commencement Date, Tenant shall pay to Owner as rental the sum **One Thousand Dollars (\$1,000.00)** per month ("Rent") which shall include Tenant's

irrevocable right to use and occupy the ground space surrounding Owner's Water Tower. Rent payments shall be made monthly in advance to The City of Mebane at the notice address as specified below and shall be prorated for any partial month at the commencement or termination of this Agreement, based on the number of days in that month.

(b) Renewal Terms. In the event that Tenant elects to renew this Agreement as provided in paragraph 4, Rent shall increase by an amount equal to ten percent (10%) over the Rent to be paid by Tenant during the immediately preceding Term or Renewal Term. Tenant shall pay Owner Rent during each Renewal Term ("RT") according to the following schedule:

First RT \$1,100.00 per month      Third RT \$1,331.00 per month  
Second RT \$1,210.00 per month      Fourth RT \$1,464.10 per month

6. Water Tower Maintenance.

(a) Owner represents and warrants that its operation of the Water Tower, exclusive of Tenant's Equipment, including the lighting system, meets and will be maintained in accordance with all applicable laws, rules and regulations, including, without limitation, rules and regulations of the Federal Communications Commission, Federal Aviation Administration and all applicable local codes and regulations. The costs of maintaining the Water Tower, including painting of the exterior and finishing or painting the interior of the Water Tower, shall be borne by Owner, with the exception of Tenant's antennae and Equipment. In the event damage is caused to Tenant's equipment or personal property by Owner's agents, employees, contractors or subcontractors, the cost of repairing such damage shall be borne by Lessee unless such damage was due to willful or aggravated negligence of Owner's agents, employees, contractors or subcontractors.

(b) Tenant shall maintain its antennae, transmission lines, equipment and equipment shelter in good operating condition. In the event damage is caused to the Water Tower by Tenant or Tenant's agents, employees, contractors or subcontractors, the cost of repairing such damage shall be borne by Tenant who shall timely repair any such damage. Should Tenant fail to timely make repairs required by this Agreement, Owner may, at Owner's option, make such repairs and Tenant shall promptly reimburse Owner for its costs and expenses incurred in such repair. Upon termination or expiration of this License, Tenant shall remove its Equipment from the Water Tower and repair damage, if any, to the Water Tower caused by the removal of Tenant's Equipment, normal wear and tear excepted.

Tenant's activities and operations and the Equipment shall not interfere with Owner's maintenance, repair and operation of the Water Tower and its lighting system.

7. Due Diligence Period. Tenant's obligation to perform under this Agreement shall be subject to and conditioned upon:

(a) Tenant's securing appropriate approvals for Tenant's intended use of its Equipment on the Premises from the Federal Communications Commission, the Federal Aviation Administrator, and any other federal, state or local regulatory agency having jurisdiction over Tenant's proposed use of the Equipment;

(b) Tenant's obtaining, at its option, a title report or commitment for a leasehold title policy from a title insurance company of Tenant's choice which must show no defects or restrictions of title or any liens or encumbrances which may adversely affect Tenant's use of the Premises or Tenant's ability to obtain financing;

(c) Tenant's obtaining, at its option, a survey and analysis tests which must show no defects which, in the opinion of the Tenant may adversely affect Tenant's use of the Premises;

(d) Tenant's approval of the condition of the Premises, which may be subject to, at Tenant's option, an environmental audit of the Premises performed by an environmental consulting firm of Tenant's choice; and

(e) Tenant's determination that the Water Tower is structurally appropriate for Tenant's needs.

Tenant shall act with due diligence within ninety (90) days of the date of execution hereof to obtain all governmental approvals necessary and to obtain any reports or analyses as set forth above which are

necessary for Tenant to perform under this License. In the event that Tenant determines during the due diligence period that the Water Tower and the Premises are, in Tenant's opinion, unacceptable to Tenant, then this Agreement shall terminate and be of no further force or effect.

8. Interference. (a) Tenant agrees to install Equipment of types and generating frequencies which will not cause interference to transmissions or signals from other users of the Water Tower as may be already in place on the Water Tower. At Owner's request, Tenant shall provide a detailed interference analysis showing potential conflicts between Tenant's frequencies and those of the other users already in place on the Water Tower. In the event the Equipment causes such interference, Tenant will take all steps necessary to correct and eliminate the interference. If the interference cannot be eliminated within 48 hours after receipt of written notice from Owner to Tenant (Notice Date), Tenant shall temporarily disconnect the electric power and shut down the Equipment (except for intermittent operation for the purpose of testing, after performing maintenance, repair, modification, replacement, or other action taken for the purpose of correcting such interference) and if such interference is not corrected within 30 days after receipt of the written notice, Tenant agrees to remove the Equipment from the Water Tower and the Premises and this Agreement shall terminate as if by expiration. After the Equipment has been installed, Owner shall place similar restrictions upon interference with Tenant's frequencies on others using Owner's Water Tower with Owner's permission, or under privity of contract with Owner (Third Parties), installed on the Water Tower after Tenant's installation of the Equipment. In the event Third Parties' interference cannot be eliminated or rectified to Tenant's satisfaction within 48 hours after receipt of written notice from Tenant to Owner (Notice Date), Owner shall cause such Third Parties to temporarily disconnect the electric power and shut down the Third Parties' Equipment (except for intermittent operation for the purpose of testing, after performing maintenance, repair, modification, replacement, or other action taken for the purpose of correcting such interference) and if such interference is not corrected within 30 days after receipt of the written notice, Owner shall, at the request of Tenant require the party causing the interference to remove its equipment from the Water Tower and the Premises, or Tenant may, at Tenant's sole discretion and option, terminate this Agreement upon notice to Owner.

9. Utilities and Access.

(a) Owner represents that utilities adequate for Tenant's intended use of the Premises are presently available. Further, from time to time, Tenant shall have the right to install utilities, to be separately metered at Tenant's expense, and to improve present utilities on the Premises, including but not limited to the installation of emergency power generators. Tenant shall have the right to permanently place utilities on, or to bring utilities across or under, the Premises and the Easement in order to service the Equipment throughout the Initial Term or any Renewal Term of this Agreement. Owner shall, upon Tenant's request, execute a separate written easement in a form which may be filed of record evidencing this right. Tenant shall be responsible for all utility connection charges, and all utility use charges, for electricity or any other utility used by Tenant.

(b) Tenant shall have access to the Premises and the Equipment at all times, 24 hours each day, through the access drive presently existing on the Easement. Tenant may, at its option and own expense, construct a suitable private access drive to the Premises and the Equipment within the Easement.

10. Termination. Except as otherwise provided, this Agreement may be terminated, without any penalty or further liability, immediately upon written notice or as otherwise provided below, as follows:

(a) By either party upon a default of any covenant or term of this Agreement by the other party which default is not cured within 30 days of receipt of written notice of default (without, however, limiting any other rights available to the parties pursuant to any other provisions of this Agreement); or

(b) By Tenant if it is unable to obtain or maintain any license, permit or other Permits necessary to the construction and operation of the Equipment or Tenant's business or intended use of the Premises; or

(c) By Tenant if the Premises or Equipment is damaged by casualty so as to hinder the effective use of the Equipment; or in the event that interference, whether or not from Owner's activities or any other



source, to transmissions or signals from the Communications Facility, in Tenant's judgment, may not be adequately corrected or eliminated by Tenant;

(d) By Tenant, if, in Tenant's reasonable judgment, network design or technology changes render the Communications Facility obsolete or unnecessary; or

(e) (e) By Owner if tenant's use of the premises unreasonably disrupts or intereferes with the primary purpose of the tower, to wit, public water supply.(add insert A here).The Lessee acknowledges that the primary function of the leased premises is public water supply and agrees that its tenancy shall at all times be subordinate to that use. In the event that the Lessor, in its sole discretion, shall determine that the water tower is no longer necessary for water supply purposes and determines to abandon the same, then and in that event, Lessor may terminate this lease upon 180 days notice to Lessee. Should the water tower be relocated or another tower constructed to replace the existing leased premises. Lessor shall negotiate with lessee in good faith for repalcement space on any new or replacement tower. Leessor shall not be responsible for any disruption in Lesees' use of the tower space or of its business activities which may be caused by damage to or maintenance of the water tower.

11. Structural Analysis.

(a) Tenant shall be solely responsible to ensure that Tenant's installation of the Equipment shall not significantly effect the structural integrity of the Water Tower, and that no such damage results to the Water Tower due to installation of the Equipment. Owner agrees to furnish Tenant promptly upon Tenant s request, with true and accurate copies of all analyses performed on the Water Tower within the two years preceding the request and Tenant s attachment of antennas or Equipment on the Water Tower. In the absence of such an analysis or if the most recent analyses are insufficient for Tenant s needs, Tenant may request a new analysis. If Owner reasonably believes that the structural integrity of the Water Tower will be effected, Owner may request Tenant obtain a new analysis. Owner agrees to cooperate with Tenant in acquiring the new analysis of the Water Tower. If a new analysis of the Water Tower is requested by Tenant or Owner, Tenant shall be responsible for coordinating that new analysis by a licensed structural engineer or other party acceptable to Owner, and Tenant shall furnish a copy of the analysis to Owner. The costs of the new analysis shall be paid solely by Tenant. .

(b) Owner shall notify Tenant in writing five (5) days prior to attaching, or permitting any other person or entity to attach, any additional antennas, microwave dishes, or other similar equipment (Additional Antennas) to the Water Tower. Should Additional Antennas be attached to the Water Tower, and Tenant reasonably believes that such attachment endangers the structural integrity of the Water Tower, upon Tenant's written request, Owner shall furnish, at Owner's expense, a tower analysis performed on the Water Tower by a licensed structural engineer, or other party acceptable to Tenant indicating that attachment of the Additional Antennas to the Water Tower does not impair the structural integrity of the Water Tower and will not materially diminish the Water Tower s function or useful life. All such tower analyses shall be in compliance with current industry standards.

12. Taxes. Tenant shall pay any personal property taxes assessed on, or any portion of such taxes attributable to, Tenant's Equipment. Tenant shall not pay real property taxes or other fees and assessments attributable to the Water Tower or the Premises.

13. Liability Insurance. During the Initial term and all Renewal Terms of this Agreement, tenant shall maintain, at its own expense, insurance covering claims for public liability, personal injury, death and property damage under a policy of general liability insurance, with limits of not less than \$1,000,000.00 per person and \$2,000,000.00 per occurrence, and property damage insurance of not less than \$500,000.00. Such insurance shall insure against liabilities arising out of or in connection with Tenant's use or occupancy of the Premises and the Water Tower subject to the standard exceptions found in commercial general liability insurance policies.

14. Condemnation. If a condemning authority takes, or acquires by deed in lieu of condemnation, all of the Premises, or a portion sufficient to render the Premises or the Water Tower, in the opinion of Tenant, unsuitable for the use which Tenant was then making of the Premises or the Water Tower, Tenant may terminate this Agreement effective as of the date the title vests in the condemning authority. Owner and Tenant shall share in the condemnation proceeds in proportion to the values of their respective interests in the Premises (which for Tenant shall include, where applicable, the value of its Equipment, moving expenses, prepaid Fees and business dislocation expenses).

15. Environmental Matters.

If after Tenant takes possession of the Premises Hazardous Materials are discovered to exist on, under or beneath the Premises, Tenant may terminate this Agreement and Tenant shall owe no further duties, obligations or liability to Owner.

(b) Tenant shall comply with all laws, ordinances, rules, orders or regulations applicable to Hazardous Materials. Tenant shall not use the Premises or the Easement for treatment, storage, transportation to or from, use or disposal of Hazardous Materials (other than petroleum products necessary for the operation of an emergency electrical generator to serve the Equipment). Tenant shall be responsible for any expense incident to the abatement or compliance with the requirements of any federal, state or local statutory or regulatory requirements caused, directly or indirectly, by the activities of the Tenant or Tenant's agents, employees or contractors.

As used in this Agreement, "Hazardous Materials" shall mean any and all polychlorinated biphenyls, petroleum products, asbestos, urea formaldehyde and other hazardous or toxic materials, wastes or substances, any pollutants, and/or contaminants, or any other similar substances or materials which are defined or identified as such in or regulated by any federal, state or local laws, rules or regulations (whether now existing or hereinafter enacted) pertaining to environmental regulations, contamination, cleanup or any judicial or administrative interpretation of such laws, rules or regulations or any substance that after release into the environment and upon exposure, ingestion, inhalation or assimilation, either directly from the environment or directly through food chains will or may reasonably be anticipated to cause death, disease, behavior abnormalities, cancer or genetic abnormalities.

16. Hold Harmless. Owner agrees to defend, indemnify and hold Tenant and its affiliates or subsidiary companies, their officers, agents and employees harmless from and against any and all, costs, charges, expenses, losses, claims, actions, suits, causes of action, judgments and charges of every kind and nature whatsoever, including reasonable attorneys fees, which in any manner arise out of or relate to Owner's use or occupancy of the Premises, or from Owner's performance or failure to perform under this Agreement or from any negligence or intentional misconduct by Owner, its subcontractors, agents, servants, employees or any or all of them, or from any defect in the title to the Premises, or from the presence of any Hazardous Materials on the Premises prior to the Commencement Date, or thereafter if brought onto the Premises by Owner or Owner's agents, employees, invitees or contractors.

Tenant agrees to defend, indemnify and hold Owner and its Affiliates or subsidiary companies, their officers, agents and employees harmless from and against any and all costs, damages, expenses, losses, claims, actions, suits, causes of action, judgments, and charges of every kind and nature whatsoever, including reasonable attorney's fees, which may in any manner arise out of or relate to Tenant's use of the Equipment or Premises or the performance or non-performance of this Agreement by Tenant's subcontractors, employees, agents, or assigns, including without limitation, those that may arise out of the use or furnishing of materials, and as to such claims, actions or causes of action arising from or resulting from any negligence or intentional misconduct by Tenant its subcontractors, agents, servants, employees, or any or all of them. Affiliates shall mean any person or entity that directly or indirectly, through one or more intermediaries, controls, is controlled by or is under common control with, another person or entity. Control for this definition shall be defined as holding at least a majority of voting power or operating control.

17. Notices. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, by certified mail, return receipt requested, or by overnight service having a record of receipt to the addresses indicated below:

If to Owner, to:

The City of Mebane  
106 East Washington Street  
Mebane, NC 27302  
( 919 )563 - 5901

\_\_\_\_\_ Tax Identification No.

Hand Delivery Address (if different):  
\_\_\_\_\_

If to Tenant, to:

ALLTEL Communications Inc.  
One Allied Drive  
Attn : Wireless Property Management  
Building II, 2<sup>nd</sup> Floor  
Little Rock, AR 72202  
( 877 ) 557 -8226

Hand Delivery Address (if different):  
\_\_\_\_\_

18. Title and Quiet Enjoyment. Owner represents and warrants that it has the full right, power and authority to execute and enter into this Agreement. Owner further warrants that Tenant shall have the quiet enjoyment of the Premises during the term of this Agreement and Owner shall defend, protect, indemnify and hold harmless Tenant against any interference with Tenant's use and quiet enjoyment of the Premises or breach of this paragraph 18.

19. Owner's Representations and Warranties. Owner represents and warrants that Tenant's intended use of the Premises as a site for the transmission and receipt of wireless communication signals; for the construction and maintenance of towers, antennae or buildings; and related facilities ("Intended Use") is not prohibited by any covenants, restrictions, reciprocal easements, servitudes, subdivision rules or regulations which would prohibit Tenant's Intended Use of the Premises. Nor are there any easements, licenses, rights of use or other encumbrances on the Premises which will interfere with or constructively prohibit Tenant's Intended Use of the Property.

20. Assignment. Tenant may assign this Lease provided Tenant promptly notifies Owner of such assignment and the assignment is subject to the provisions of this Lease. Further, Tenant may, upon notice to Owner, mortgage or grant a security interest in this Lease and the Communications Facility, and may assign this Lease and the Communications Facility to any such mortgagees or holders of security interests including their successors and assigns (hereinafter collectively referred to as "Mortgagees").

21. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties, their respective heirs, successors, personal representatives and assigns.

22. Compliance with Laws. All installations and operations in connection with this Agreement by either party shall be conducted in accordance with all applicable rules and regulations of the Federal Communications Commission, Federal Aviation Agency, and any other applicable federal, state and local laws, codes and regulations. Tenant is solely responsible for the licensing, operation and maintenance of Tenant's Equipment, including, without limitation, compliance with any terms of its Federal Communications Commission license with respect to tower light observation and any notification to the Federal Aviation

Administration in that regard. Tenant's Equipment, transmission lines, and any related devices, and the installation, maintenance and operation thereof, shall not damage the Water Tower or any property or properties adjoining, or interfere with the use of the Water Tower and the remainder of the Premises, by Owner or others, and Tenant shall defend, indemnify and hold harmless Owner from any such damage.

23. Holding Over. In the event Tenant remains on the Water Tower and in possession of the shelter or building on the Premises after the expiration of the Initial Term or a Renewal Term without executing a new Agreement, Tenant shall occupy the Premises month-to-month, subject to all of the terms and conditions of this Agreement insofar as so consistent.

24. Estoppel. Each party agrees to furnish to the other, within 10 days after request, such truthful estoppel information as the other may reasonably request.

25. WAIVER OF LIABILITY. Neither Owner nor Tenant shall be responsible or liable to the other party for any loss or damage arising from any claim to the extent attributable to any acts or omissions of other licensees or tower users occupying the communications facility or vandalism or for any structural or power failures or destruction or damage to the communications facility except to the extent caused by the negligence or willful misconduct of such party. Notwithstanding anything to the contrary in this agreement, in no event shall Owner or Tenant be liable to the other for, and Owner and Tenant each hereby waive the right to recover, incidental, consequential (including lost profits, loss of use or loss of business opportunity), punitive, exemplary and similar damages.

26. Miscellaneous.

(b) This Agreement constitutes the entire agreement and understanding of Owner and Tenant and supersedes all offers, negotiations and other agreements. Any amendments to this Agreement must be in writing and executed by Owner and Tenant.

(c) If either Owner or Tenant is represented by a real estate broker or agent in this transaction, that party shall be fully responsible for any fees or commission due such broker or agent and shall hold the other party harmless from any such claims arising from execution of this Agreement.

(d) Owner agrees to cooperate with Tenant in executing any documents necessary to protect Tenant's rights under this Agreement or Tenant's use of the Premises. Tenant may record this Agreement or a Memorandum of Agreement executed by all parties.

(e) This Agreement shall be construed in accordance with the laws of the state in which the Premises are located.

(f) If any term of this Agreement is found to be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.

(g) Each of the undersigned warrants that he or she has the full right, power, and authority to execute this Agreement on behalf of the party indicated for the purposes herein contained.

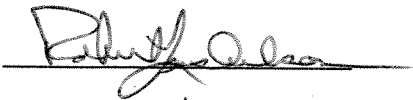
**THIS WATER TOWER ATTACHMENT AGREEMENT CONSTITUTES A PROPOSAL BY TENANT TO LEASE SPACE ON OWNER'S PREMISES AND SHALL NOT BE BINDING UPON TENANT UNTIL SUCH TIME AS IT IS EXECUTED ON BEHALF OF TENANT BY TENANT'S AUTHORIZED REPRESENTATIVE AND DELIVERED TO OWNER.**

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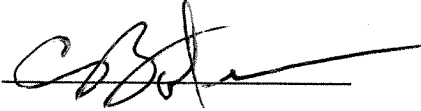


IN WITNESS WHEREOF, Owner and Tenant have executed Agreement as of the date year first above written.

Witness(es): OWNER: **The City of Mebane, a body political and political subdivision of the State of North Carolina**





By:   
**Glendel Stephenson**

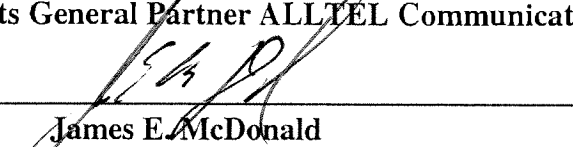


Title: Mayor

ATTEST: By: 

Witness(es) TENANT: **Raliegh Durham MSA Limmited Partnership d/ba/ ALLTEL by its General Partner ALLTEL Communications, Inc**

By:   
**James E. McDonald**

Title: Vice President Network Services

ACKNOWLEDGMENTS

STATE OF NORTH CAROLINA  
COUNTY OF ALAMANCE

I, Patricia D. Philipps, a Notary Public of the County and State aforesaid, certify that Glenda / Stephenson personally appeared before me this day and acknowledged that he/she is MAJOR of the City of Mebane, a NC municipal corporation, and that by authority duly given and as the act of the said corporation, the foregoing instrument was signed in its name.

WITNESS my hand and notarial seal this 16<sup>th</sup> day of May, 2003

Patricia D. Philipps  
Notary Public

My Commission Expires: 5-10-08  
SEAL

STATE OF Arkansas  
COUNTY OF Pulaski

I, Shirley D. Maddox, a Notary Public of the County and State aforesaid, certify that James E. McDonald personally appeared before me this day and acknowledged that he/she is VP of Network Services, a ALLTEL corporation, and that by authority duly given and as the act of the said corporation, the foregoing instrument was signed in its name.

WITNESS my hand and notarial seal this 30<sup>th</sup> day of July, 2003.

Shirley D. Maddox  
Notary Public

My Commission Expires

SEAL

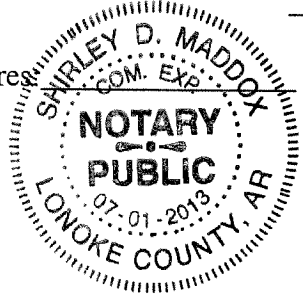


EXHIBIT "A"

LEGAL DESCRIPTION OF  
PROPERTY

The property referred to herein as Premises is located within the parent parcel described as follows:

BEGINNING at an iron stake in the East property line of Eleventh Street (formerly County line Road), said iron stake being a control corner and being located at the Northwest corner of the Alice Fowler property, and thence from said beginning point and along the Northern property line of said Fowler South  $86^{\circ} 24'$  East 180.19 feet to an iron stake in the West property line of J. Sam White and being the Northeast corner of said Fowler property; thence along the said White property North  $2^{\circ} 45'$  East 151.68 feet to an iron stake, the Southeast corner of the Florine V. Hunter property; thence along the South property line of said Hunter North  $86^{\circ} 46'$  West 179.53 feet to an iron stake in the East property line of Eleventh Street and being the Southwest corner of the said Hunter property; thence along the East property line of Eleventh Street South  $3^{\circ} 00'$  West 150.53 feet to an iron stake, the point of beginning; containing an area of 27,026.64 square feet as shown on Plat and survey drawn by Robert A. Jones, dated January 9, 1967, and entitled "PROPERTY OF JAMES J. FREELAND."

The Water Tower is located on the parent parcel description. Owner and Tenant agree that within one hundred eighty (180) days following the full execution of the Agreement, Tenant shall attach Exhibit B which shall include an "as built" survey and site plan.

**EXHIBIT "B"**

LEGAL DESCRIPTION OF  
EASEMENT

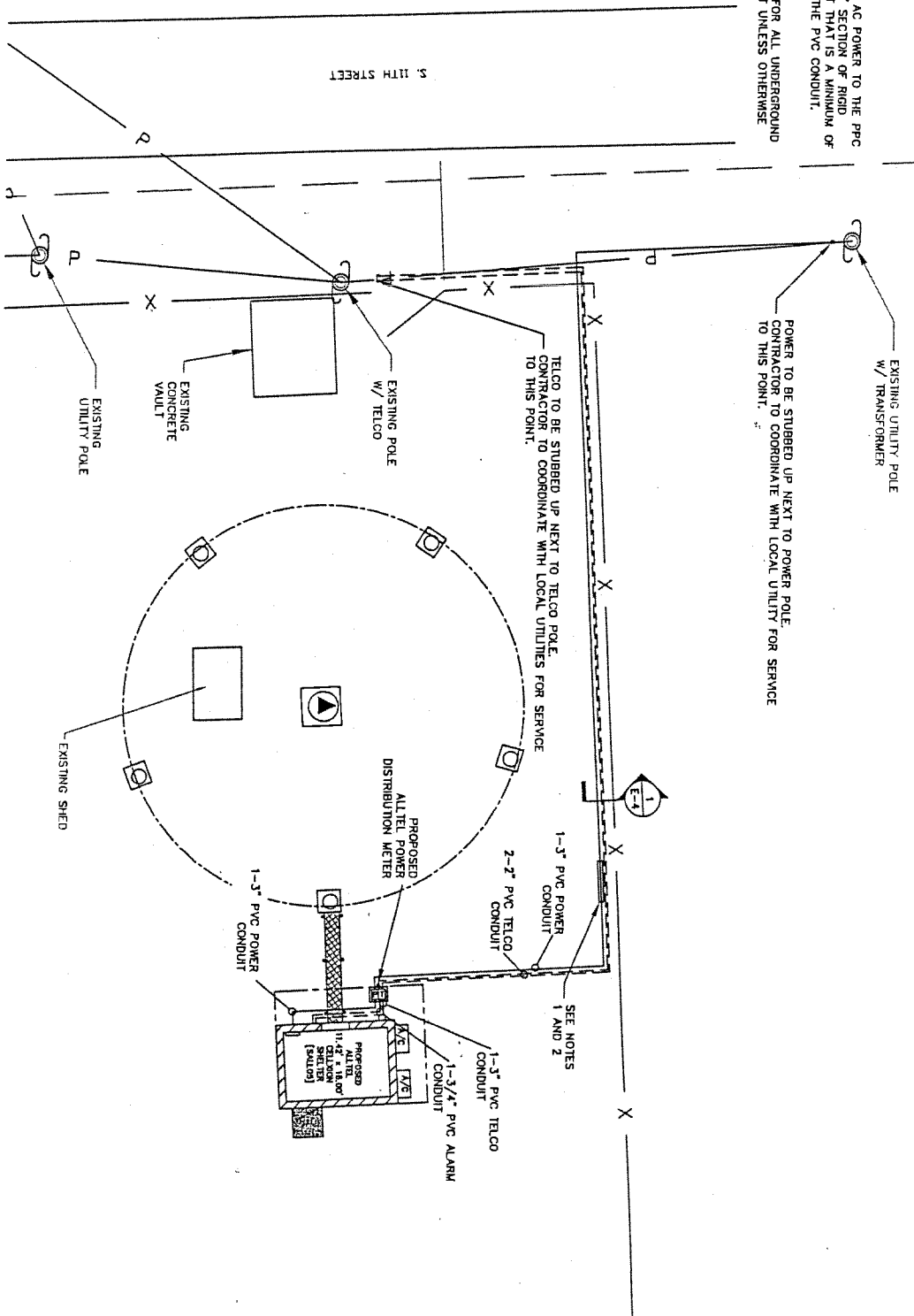
The Easement for ingress, egress and utilities across the parent parcel described on Exhibit "A" will be Twenty feet (20') wide and located within the hatchmarked area on the sketch below. Owner and Tenant agree that within sixty (60) days following the full execution of the Agreement, Tenant shall replace this Exhibit "B" with a revised Exhibit "B" which shall be a metes and bounds legal description of the ingress, egress and utility easement which will specifically identify the location and dimensions of the aforesaid easement.

**Please see attached**



# Exhibit B

- NOTES:
1. THE CONDUIT PROMISING AC POWER TO THE PPC CABINET SHALL HAVE A 10' SECTION OF RIGID GALVANIZED STEEL CONDUIT THAT IS A MINIMUM OF 4" DIAMETER FITTED OVER THE PVC CONDUIT. SEE DETAIL 4/E-4.
  2. USE SCHEDULE 80 PVC FOR ALL UNDERGROUND TELCO AND POWER CONDUIT UNLESS OTHERWISE NOTED.



**1**  
E-1  
**SERVICE ROUTING PLAN**  
SCALE: 1" = 16'-0"

This document, together with the drawings and design presented herein, is an instrument of service. It is intended to be read in conjunction with the general program and shall be held in full force and effect until it is superseded or amended. It is the responsibility of the engineer to coordinate with all other professionals and consultants to ensure that the design is consistent with all applicable laws, codes, and regulations. The engineer shall be held liable for any errors or omissions in this document.

<p>DATE: 04/10/03 SCALE: AS NOTED DRAWN: MCB CHECKED: JMB</p>	<p><b>SERVICE ROUTING PLAN</b> WATER TOWER MOUNTED EQUIPMENT ALLTEL - MEBANE CITY OF MEBANE ORANGE COUNTY NORTH CAROLINA</p> <p>DOCUMENT NO. 01334128</p>		<p><b>ALLTEL</b> Alltel Communications, Inc.</p> <p><b>TOWER OWNER</b> City of Mebane 140 East Washington Street Mebane, NC 27302 ATTN: Robert Wilson (919) 863-6991</p> <p><b>CONSTRUCTION</b> Mick - Construction 3811 Jonathan Blvd. Raleigh, North Carolina 27603 ATTN: Brock Slough (919) 863-1482</p> <p><b>CONSULTANT</b> Smyers-Horn &amp; Associates 3081 Winton Parkway Cary, North Carolina 27513 ATTN: Karl Butler, P.E. (919) 677-2888</p>	<p><b>BUILDING DEPARTMENT</b> City of Mebane 140 East Washington Street Mebane, NC 27302 ATTN: Robert Wilson (919) 863-6991</p> <p><b>TELEPHONE COMPANY</b> Mick 252 East Washington Street Mebane, NC 27302 ATTN: Commuer Service (919) 863-6911</p> <p><b>POWER COMPANY</b> Duke Power 326 South Church Street Charlotte, NC 28202 ATTN: Commuer Service (336) 863-6915</p>	<p>PREPARED FOR: <b>Apogee Consulting Group, P.A.</b> 1330 Copper Hill Road, Suite 202 Raleigh, North Carolina 27607 (919) 858-7426 fax (919) 858-7423 ACC PROJECT NO.: 2003 042</p> <p>REVISIONS: 0</p> <p><b>Kinley-Horn and Associates, Inc.</b> Raleigh, North Carolina P.O. Box 12066, Dup 27106-2066 (919) 877-2999</p>
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**EXHIBIT "C"**

SITE PLAN  
and  
EQUIPMENT LIST

**Please see attached site plan**

Equipment Shelter to house transmission cables & equipment to be located upon concrete pad located as shown on the site drawing.

Cabinet size shall be approx. 12' wide X 11' tall X 18' deep (see diagram).

12 Antennas, each 48" X 20.5" X 9";

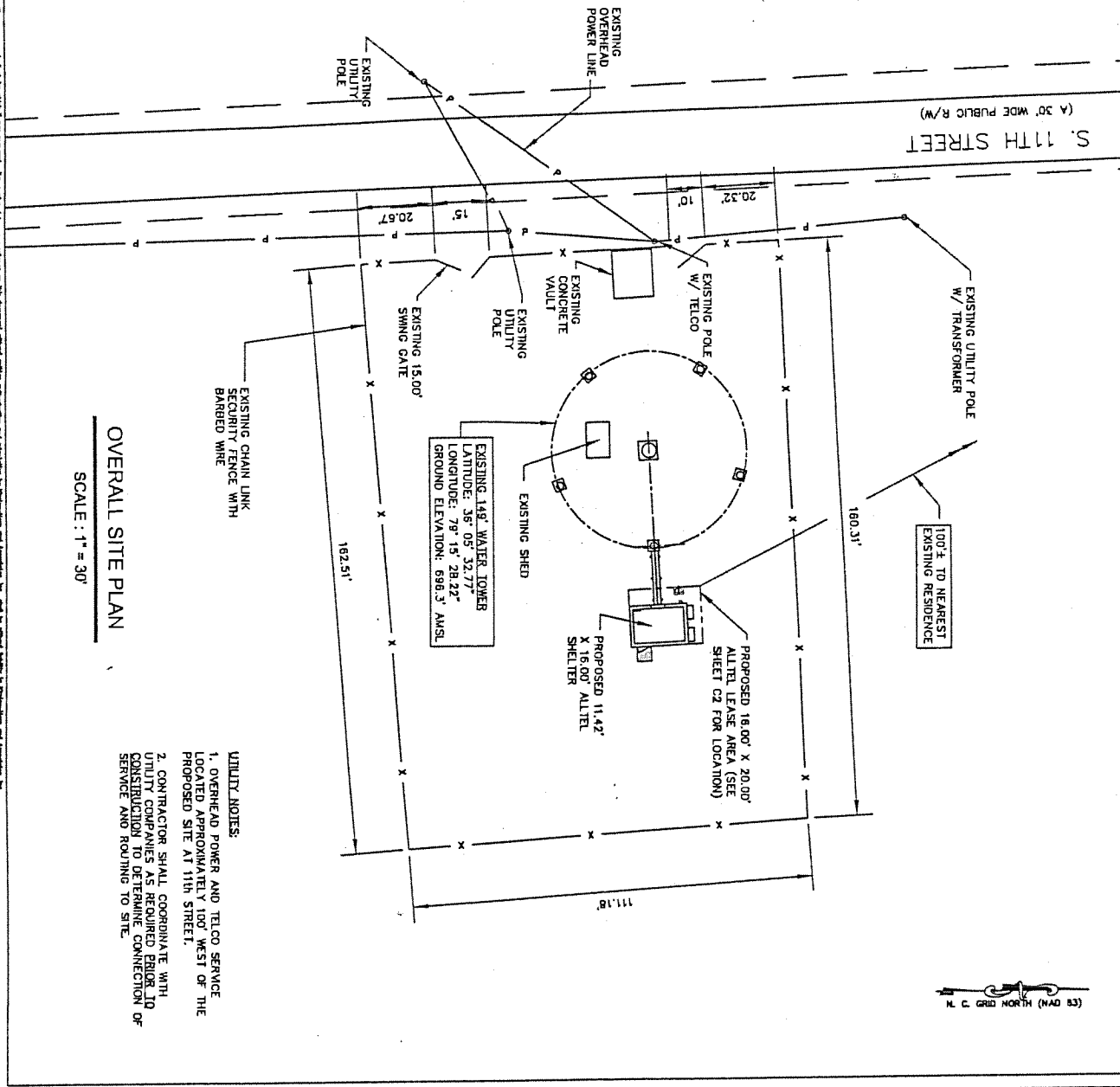
Coaxial cable that connects the cabinet to the antennas;

Electrical power panel and cable;

Telephone panel and cable.

## GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA BUILDING CODE, NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ALLTEL PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN THE DRAWINGS AND ALLTEL SPECIFICATIONS, THE ALLTEL PROJECT MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
3. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF CONSTRUCTION DETAILS SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
4. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED LEASE PARCEL EXHIBIT (SHEET A2), THE OVERALL SITE PLAN (SHEET C1), AND THE COMPOUND LAYOUT (SHEET C2).
5. WAREHOUSE BRIDGE AND PRE-FAB SHELTER ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PRE-ENGINEERED DRAWINGS FOR SPECIFIC INFORMATION.
6. ALL FINISH GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT CABINETS AND SHELTERS IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
7. DESIGN OF THE EXISTING WATER TOWER AND FOUNDATIONS COULD NOT BE OBTAINED. ANALYSIS OF THE EXISTING FOUNDATION OF THE WATER TOWER AND PROPOSED FOUNDATION FOR THE WATER TOWER. REFER TO THE INFORMATION PROVIDED ON THESE PLANS IS FOR REFERENCE PURPOSES ONLY. NOTIFY THE ENGINEER OR PROJECT MANAGER FOR ANY CONFLICTS OR DISCREPANCIES.
8. THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
9. ALL SITE WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER, AND SHALL NOT BE A DISSENT TO OTHER OF EQUIPMENT ON SITE UPON COMPLETION OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE AREA. ANY NEW FILL MATERIALS SHALL BE COMPACTED, ALL DISTURBED COMPOUND AREAS SHALL BE GRASS-SEDED.
10. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES AND SHALL LOCATE ALL UTILITIES AND UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY INTERFERE WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "NO-CUTS" 48 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (800) 227-2600. ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
11. CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND STAGING WITH THE WATER TOWER OWNER.

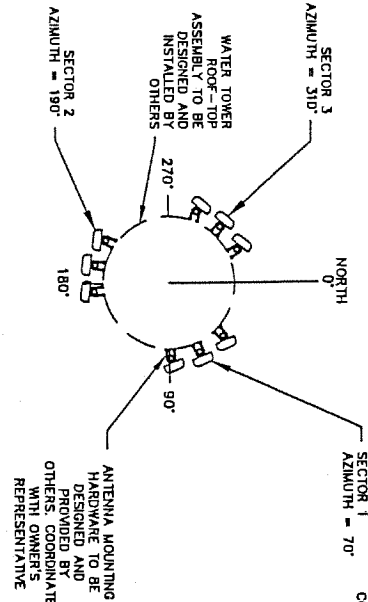


<p><b>OVERALL SITE PLAN</b></p> <p>WATER TOWER MOUNTED EQUIPMENT</p> <p>ALLTEL - MEBANE</p> <p>CITY OF MEBANE ORANGE COUNTY NORTH CAROLINA</p> <p>DOCUMENT NO. 011348128</p>		<p><b>TOWER OWNER</b></p> <p>City of Mebane 194 East Washington Street Mebane, NC 27302 ATTN: Robert White (919) 862-0681</p> <p><b>CONSTRUCTION</b></p> <p>Alltel Construction 3851 American Blvd. Raleigh, North Carolina 27602 ATTN: Tom Hough (919) 862-0442</p> <p><b>CONSULTANT</b></p> <p>Kimley-Horn &amp; Associates 3041 Westgate Parkway Cary, North Carolina 27513 ATTN: Karl Suther, P.E. (919) 677-2008</p>	<p><b>BUILDING DEPARTMENT</b></p> <p>City of Mebane 194 East Washington Street Mebane, NC 27302 ATTN: Rebecca Hester (919) 862-0681</p> <p><b>TELEPHONE COMPANY</b></p> <p>282 East Washington Street Mebane, NC 27302 ATTN: Customer Service (919) 862-0111</p> <p><b>POWER COMPANY</b></p> <p>Duke Power 625 South Church Street Charlotte, NC 28202 ATTN: Customer Service (336) 862-0813</p>	<p>PREPARED BY THE OFFICE OF:</p> <p><b>Kimley-Horn and Associates, Inc.</b></p> <p>Raleigh, North Carolina P.O. Box 33068 Zip 27630-3068 (919) 877-2008</p>
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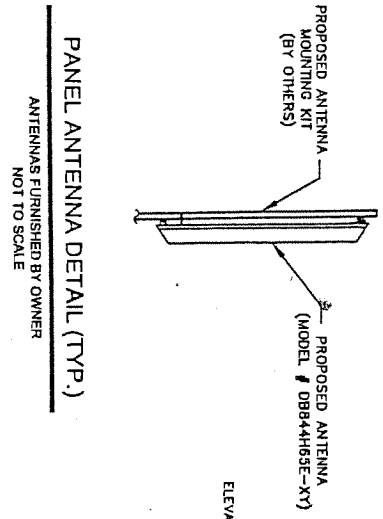
### ANTENNA AND COAXIAL CABLE SCHEDULE

SECTOR	1	2	3
RADIUS CENTER	150'	150'	150'
AZIMUTH	70°	190°	310°
CABLE LENGTH	210'	210'	210'
CABLE SIZE	1 5/8"	1 5/8"	1 5/8"
NO. OF CABLES	3	3	3

NOTE: 3 ANTENNA PER SECTOR  
NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CABLE LENGTHS.



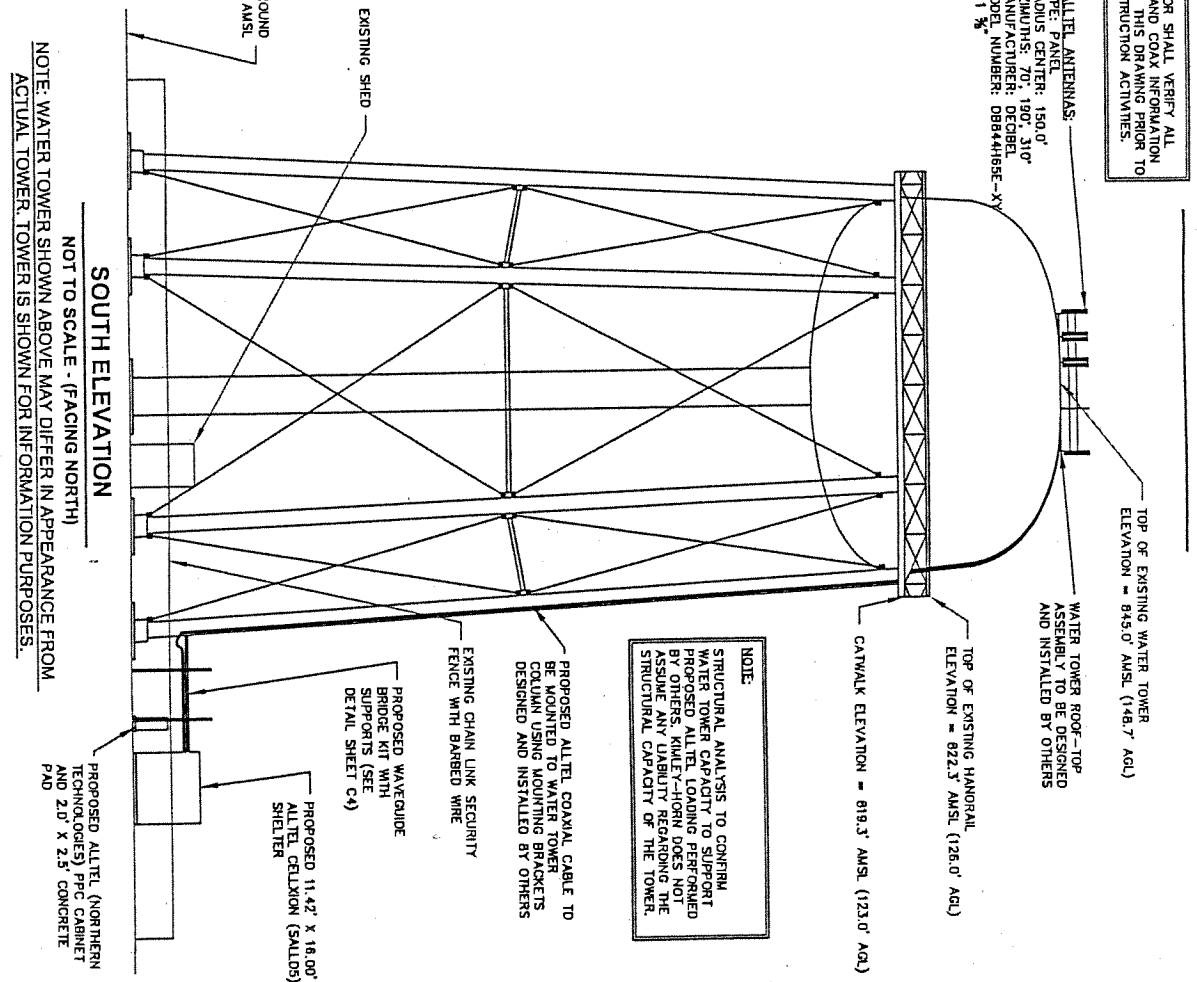
TOWER & ANTENNA ORIENTATION DIAGRAM  
NOT TO SCALE



CONTRACTOR SHALL VERIFY ALL ANTENNA AND COAX INFORMATION SHOWN ON THIS DRAWING PRIOR TO ANY CONSTRUCTION ACTIVITIES.

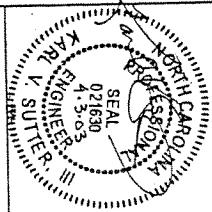
PROPOSED ALLTEL ANTENNAS:  
ANTENNA TYPE: PANEL  
ANTENNA RADIUS CENTER: 150.0'  
ANTENNA AZIMUTHS: 70°, 190°, 310°  
ANTENNA MANUFACTURER: DECIBEL  
ANTENNA MODEL NUMBER: DB844H65E-XY  
COAX SIZE: 1 5/8"

WATER TOWER ELEVATION



SOUTH ELEVATION  
NOT TO SCALE - (FACING NORTH)  
NOTE: WATER TOWER SHOWN ABOVE MAY DIFFER IN APPEARANCE FROM ACTUAL TOWER. TOWER IS SHOWN FOR INFORMATION PURPOSES.

TOWER ELEVATION  
WATER TOWER MOUNTED EQUIPMENT  
ALLTEL - MEBANE  
CITY OF MEBANE  
ORANGE COUNTY  
NORTH CAROLINA



**ALTER**  
Alltel Communications, Inc.

**TOWER OWNER**  
City of Mebane  
100 East Washington Street  
Mebane, NC 27302  
ATTN: Robert Wilson (919) 363-2851

**CONSTRUCTION**  
Alltel - Construction  
2951 Junction Blvd.  
Raleigh, North Carolina 27603  
ATTN: Brad Stough (919) 882-1482

**CONSULTANT**  
Kimley-Horn & Associates  
2001 Hanes Parkway  
Cary, North Carolina 27513  
ATTN: Karl Suttler, P.E. (919) 877-2000

**BUILDING DEPARTMENT**  
City of Mebane  
100 East Washington Street  
Mebane, NC 27302  
ATTN: Monroise Haskley (919) 363-2851

**TELEPHONE COMPANY**  
Alltel  
201 East Washington Street  
Mebane, NC 27302  
ATTN: Customer Service (919) 363-0111

**POWER COMPANY**  
Duke Power  
630 South Church Street  
Charlotte, NC 28202  
ATTN: Customer Service (336) 383-0111

DATE: 04/03/03  
SCALE: AS SHOWN  
DRAWN BY: JMA  
CHECKED BY: HVA

PREPARED IN THE OFFICE OF:  
  
**Kimley-Horn and Associates, Inc.**  
Raleigh, North Carolina  
P.O. Box 23068 27626-2068  
(919) 877-2000

**EXHIBIT "D"**

Notice of Commencement of Installation of Equipment

City of Mebane  
106 East Washington Street  
Mebane, NC 27302

Re: Lease Agreement from Owner to Tenant at \_\_\_\_\_, \_\_\_\_\_  
Site No. \_\_\_\_\_

Dear \_\_\_\_\_:

Pursuant to Section \_\_\_\_ of the above-referenced \_\_\_\_\_, this letter serves to advise you that Tenant commenced the installation of its Facilities on the Leased Space on the above-referenced property on \_\_\_\_\_, 19\_\_\_\_, which date shall be the Commencement Date, as defined in the above referenced Site Agreement.

Sincerely,

Tenant





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## AGENDA ITEM #5G

### Interlocal Agreement between the City and Alamance County for the Collection of Occupancy Tax

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#### Meeting Date

June 3, 2024

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#### Presenter

Lawson Brown, City Attorney

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#### Public Hearing

Yes  No

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#### Summary

The City adopted an occupancy tax pursuant to authorizing legislation from the North Carolina General Assembly and joined the Alamance County Tourism Development Authority as authorized and mandated by the General Assembly. Collection of the tax is addressed in the Background set forth herein.

---

#### Background

Alamance County has for years collected the County occupancy tax. City staff, in conjunction with the other Authority participating municipalities, Graham, Burlington and Elon, recommend that Alamance County collect the occupancy taxes within the corporate limits of the participating municipalities. This can be accomplished by the proposed Interlocal Agreement which provides for the collection of the occupancy taxes by Alamance County within the corporate limits of the City. The other participating municipalities are entering into the same Agreement with the County to collect the occupancy tax in their respective corporate limits.

---

#### Financial Impact

The overall estimated revenue creation of the occupancy tax, as stated earlier, is revenue estimated at \$158,550 with the County charging 3% of the first \$500,000 of collected taxes and City of Burlington charging 1% of the remaining amount for the required Municipal TDA Board required audit and general administration.

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#### Recommendation

Staff recommends that the City enter into the Interlocal Agreement providing for the collection of the occupancy tax by Alamance County.

---

#### Suggested Motion

I move that the City enter into the Interlocal Agreement providing for the collection of the occupancy tax by Alamance County.

---

#### Attachments

1. Interlocal Agreement for Collection of Occupancy Tax

**ALAMANCE COUNTY  
CITY OF MEBANE  
ALAMANCE COUNTY MUNICIPAL TOURISM DEVELOPMENT AUTHORITY**

**INTERLOCAL AGREEMENT  
FOR COLLECTION OF OCCUPANCY TAX**

**THIS INTERLOCAL AGREEMENT**, (“Agreement”) made and entered into pursuant to North Carolina General Statutes § 160A-461 and § 160A-215 this \_\_\_ day of \_\_\_\_\_ 2024, by and between Alamance County, (hereinafter referred to as “County”) a body politic and corporate organized and existing under the laws of the State of North Carolina, the City of Mebane (hereinafter referred to as “City”), a North Carolina Municipal Corporation organized and existing under the laws of the state of North Carolina and Alamance County Municipal Tourism Development Authority (hereinafter, “Authority”).

WHEREAS, on October 25, 2023, the North Carolina General Assembly ratified Senate Bill 154, An Act to Make Various Occupancy Tax Changes, designated as Session Law 2023-144, herein known as “the Act;” and,

WHEREAS, the City of Burlington, (hereinafter, “Burlington”), adopted a Resolution Creating and Levying a Municipal Room Occupancy Tax on January 2, 2024; and,

WHEREAS, the Burlington Resolution Creating and Levying a Municipal Room Occupancy Tax created and levied a room occupancy tax of three percent (3%) of the gross receipts derived from the rental of accommodations within Mebane’s corporate limits which are subject to sales tax imposed by the State under G.S. § 105-164.4(a)(3); and,

WHEREAS, the Town of Elon, (hereinafter, “Elon”), adopted a Resolution Creating and Levying a Municipal Room Occupancy Tax on February 13, 2024; and,

WHEREAS, the Elon Resolution Creating and Levying a Municipal Room Occupancy Tax created and levied a room occupancy tax of three percent (3%) of the gross receipts derived from the rental of accommodations within Elon’s corporate limits which are subject to sales tax imposed by the State under G.S. § 105-164.4(a)(3); and,

WHEREAS, the City of Graham, (hereinafter, “Graham”), adopted a Resolution Creating and Levying a Municipal Room Occupancy Tax on March 12, 2024; and,

WHEREAS, the Graham Resolution Creating and Levying a Municipal Room Occupancy Tax created and levied a room occupancy tax of three percent (3%) of the gross receipts derived from the rental of accommodations within Graham’s corporate limits which are subject to sales tax imposed by the State under G.S. § 105-164.4(a)(3); and,

WHEREAS, the City of Mebane, (hereinafter, “Mebane”), adopted a Resolution Creating and Levying a Municipal Room Occupancy Tax on April 8, 2024; and,

WHEREAS, the Resolution Creating and Levying a Municipal Room Occupancy Tax created and levied a room occupancy tax of three percent (3%) of the gross receipts derived from the rental of accommodations within Mebane’s corporate limits which are subject to sales tax imposed by the State under G.S. § 105-164.4(a)(3); and,

WHEREAS, the Burlington City Council adopted a Resolution Establishing Alamance County Municipal Tourism Development Authority, (hereinafter, “Authority”), on January 2, 2024; and,

WHEREAS, pursuant to Session Law 2023-144, said Resolution Establishing Alamance County Municipal Tourism Development Authority established a duty of the Authority to collect the proceeds of the tax levies from the room occupancy tax and segregate the net proceeds into separate accounts based on the municipality from which the proceeds are collected; and,

WHEREAS, Elon adopted a Resolution joining said Authority on February 13, 2024;

WHEREAS, Graham adopted a Resolution joining said Authority on March 12, 2024;

WHEREAS, Mebane adopted a Resolution joining said Authority on April 8, 2024;

WHEREAS, pursuant to N.C.G.S. § 160A-215(d), the taxing municipality shall administer and collect a room occupancy tax it levies; and,

WHEREAS, pursuant to Session Law 2023-144, the taxing municipality may withhold a portion of the gross occupancy tax receipts for administering and collecting the occupancy tax, not to exceed three (3%) of the first five hundred thousand dollars (\$500,000.00) collected each year and one percent (1%) of the remaining gross occupancy tax receipts collected each year; and,

WHEREAS, pursuant to N.C.G.S. § 160A-461, units of local government may enter into contracts or agreements with each other in order to execute any undertaking; and,

WHEREAS, Alamance County and the City of Mebane desire Alamance County Tax Department to collect the occupancy tax from the accommodation retailers located within the corporate limits of Mebane to be paid to Authority.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSIONERS  
OF ALAMANCE COUNTY, THE CITY OF MEBANE  
CITY COUNCIL, AND THE ALAMANCE COUNTY  
MUNICIPAL TOURISM DEVELOPMENT AUTHORITY that:**

**Section 1. Collection of Tax.**

Alamance County shall be responsible for collecting the occupancy tax. The Alamance County Tax Collector shall design and furnish to all appropriate businesses and persons within the corporate limits of Mebane the necessary forms for filing returns and instructions to ensure the full collection of the tax.

**Section 2. Administration and Penalties.**

A room occupancy tax is due and payable to the Alamance County Tax Collector in monthly installments on or before the 20<sup>th</sup> day of the month following the month in which the tax accrues. Every person, firm, corporation, or association liable for the tax shall, on or before the 20<sup>th</sup> day of each month, prepare and render a return on the form prescribed by the Alamance County Tax Collector as set out in Section 1 above. The occupancy tax return shall state the total gross receipts derived in the preceding month from rentals upon which the tax is levied. A room occupancy tax return filed with the Alamance County Tax Collector is not a public record and may not be disclosed except in accordance with N.C.G.S. § 160A-208.1. A person, firm, corporation, or association who fails or refuses to file a room occupancy tax return or pay a room occupancy tax as required by law is subject to the civil and criminal penalties set by N.C.G.S. 105-236 for failure to pay or file a return for State sales and use taxes. The governing board of the taxing municipality has the same authority to waive the penalties for a room occupancy tax that the Secretary of Revenue has to waive the penalties for State sales and use taxes.

**Section 3. Collection Expenses.**

As administration and collection expenses, County shall withhold three percent (3%) of the first five hundred thousand dollars (\$500,000.00) gross occupancy tax receipts collected each year and one percent (1%) of the remaining gross occupancy tax receipts collected each year.

**Section 4. Remittance of Tax.**

On a quarterly basis, Alamance County will remit the gross proceeds of the occupancy tax, less the administration and collection expenses as set out in Section 3 above, to the Alamance Municipal Tourism Development Authority which shall, in turn, pursuant to Session Law 2023-144, collect the gross occupancy tax proceeds of the participating municipalities and then segregate the net occupancy tax proceeds into separate accounts based upon the municipality from which the proceeds were collected.

**Section 5. Effective Date.**

This Resolution shall become effective upon the adoption of the Alamance County Commissioners, City of Mebane City Council and Alamance County Municipal Tourism Development Authority, whichever signatory is last.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
John P. Paisley, Jr., Chair  
Alamance County Commissioners

ATTEST:

\_\_\_\_\_  
Tory Frink, County Clerk to the Board

\_\_\_\_\_  
Ed Hooks, Mayor  
City of Mebane

ATTEST:

\_\_\_\_\_  
Stephanie W. Shaw, City Clerk

\_\_\_\_\_  
\_\_\_\_\_, Chair  
Alamance County Municipal Tourism Development Authority

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, Secretary to the Board





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## AGENDA ITEM #5H

### Proposed Amendments to the Efland Volunteer Fire Company Co, Inc. Fire and Related Services Agreement

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**Meeting Date**

June 3, 2024

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**Presenter**

John Wellons, Fire Chief

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**Public Hearing**

Yes  No

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**Summary**

The Council will consider amendments to the existing agreement with the Efland Fire Department. Within this updated contract, the only change is the cost per year that Efland will pay Mebane for fire and emergency services in the pre-existing, contracted district. The contract will be valid for five years with Mebane receiving \$12,000 for the first year and \$15,000 each subsequent year. The contract will be effective July 1, 2024. This is an increase from the annual amount paid now of \$9,000.00.

---

**Background**

The current agreement states that Mebane will provide fire and emergency services to a pre-determined area of Efland. Over the last several years, call volume in this area has increased. The cost of Mebane's equipment operation has increased; therefore, Efland is responsible for increasing the dollar amount paid to Mebane for these support services to remain feasible.

---

**Financial Impact**

The City will receive \$12,000.00 for the first year and \$15,000.00 annually thereafter. These amounts should cover the department's expenses.

---

**Recommendation**

Staff recommends that the Council approve the proposed amendments to the agreement.

---

**Suggested Motion**

I move that the City approve the agreement with Efland Fire Company, Inc. as presented.

---

**Attachments**

1. Proposed Agreement

AGREEMENT FOR  
FIRE AND RELATED SERVICES

NORTH CAROLINA  
ORANGE COUNTY

This Agreement, made and entered as of the 1<sup>st</sup> day of July 2024, by and between the Efland Volunteer Fire Company, Inc., of County of Orange, State of North Carolina, herein "Efland", and the City of Mebane of the County of Alamance, State of North Carolina, herein "Mebane".

RECITALS:

- A. Efland has duly contracted with the County of Orange to provide fire protection within the Efland Fire Protection District; and
- B. Mebane has a well-qualified fire department willing to provide fire protection, fire prevention, emergency medical response, rescue and all other calls for service provided by Efland, for part of the district as herein agreed

Now therefore, in consideration of ten dollars and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. This contract will be for a period of five (5) years, effective July 1, 2024.
2. Mebane shall provide fire protection, fire prevention, emergency medical response, rescue response and all other calls for service provided by Mebane, to an area of the Efland Fire Protection District described as follows:

Beginning at a point where Orange County Road # 1340 intersects the Alamance County line, thence along said Alamance County line in a southerly direction until said line intersects Orange County Road # 1007, thence along said road to intersection of Road # 1117, thence along to said road to intersection of Road #1120, thence along said road to intersection of Road #1114, thence along said road to intersection of Road # 1310, thence along said road to intersection of Road # 1306, thence along said road to intersection of Road # 1342, thence along said road and imaginary projection of said road to a point where it would intersect with Road # 1340, thence along said road to a point at beginning.

3. Upon call by or on behalf of any resident, business or property owner of the described area, Mebane will dispatch to the area, and utilize in combating such fires as may exist, such equipment and as many men as the Fire Chief, or his designate, deems, in his sole and absolute discretion, available under the circumstances. From the moment any of the Mebane fire personnel arrive within the Efland Fire District in response to a call, such

person as in command of the detail, as a representative of Mebane, shall assume absolute command of all activity being carried on, on property on which there is a fire and all persons on that property shall be subject to his absolute direction and control. Such, Mebane fire personnel shall have sole discretion as to the manner in which such fires as may exist are combated and what men and equipment are to be committed thereto. Mebane, through its Fire Department, shall exert its best efforts under the circumstance in combating said fires. Efland shall in no way be liable for actions of Mebane for failure or lack of success in connection therewith or for damage done to property of residents, businesses or property owners of the Efland Fire District or to that of their agents, servants, employees, licensees or invitees, by virtue of or arising out of the same. All obligations of Mebane shall be secondary to providing protection for its own citizens.

4. Efland shall pay to Mebane the sum of twelve thousand dollars (\$12,000.00) for 1st year beginning July 1<sup>st</sup>, 2024 through July 2025. The remaining four years shall be the sum of fifteen thousand dollars (\$15,000.00) a year starting July 1<sup>st</sup> 2025 and lasting until June 30<sup>th</sup> 2029.

5. It is covenanted and agreed between the parties that this contract shall continue in effect for a period of five (5) years unless terminated by either party in the following manner: Should either party desire to terminate this contract, then and in such event, said party shall give to the other party six months written notice of such intentions at least six months before the 30<sup>th</sup> day of June in any year, and if such notice is given, then and in such event this contract shall cease and terminate on the first day of July following such written notice,

6. To the extent allowed by law, each party agrees to indemnify and hold harmless the other and its officers, agents, elected officials and employees from all loss, liability, claims or expense (including reasonable attorneys' fees) arising from bodily injury, including death or property damage to any person or persons caused in whole or in part by the negligence or willful misconduct of such party except to the extent same are caused by the negligence or misconduct of the other.

7. Efland shall require evidence of Mebane's current valid insurance during the duration of this agreement and further requires that Efland be named as an additional insured. The required coverage limits are \$1,000,000 per occurrence and \$2,000,000 for aggregate for Comprehensive General Liability and Automobile Liability of \$1,000,000 Workers' Compensation coverage requirements are \$100,000 for both employer's liability and bodily injury by disease for each employee and \$500,000 for the disease policy limit.

8. Efland shall administer all functions without discrimination because of race, creed, sex, national origin, age, economic status, sexual orientation, gender identity or gender expression.

9. Efland at all times shall be in full compliance with all federal and state laws, including those on immigration.

10. This Agreement may be amended in writing by mutual agreement of Mebane and Efland.

11. This Agreement shall be construed and enforced under the laws of North Carolina. In the event of any dispute between the parties, venue is properly laid in Alamance County, North Carolina for any state court action and in the Middle District of North Carolina for any federal court action.

12. The parties intend and agree that if any provision of this agreement or any portion thereof shall be held to be void or otherwise unenforceable, all other portions of this contract shall remain in full force and effect.

13. This Agreement shall not be assigned without the prior written consent of the parties.

14. Efland acknowledges that Mebane is a governmental entity, and the agreement validity is based upon the availability of public funding under the authority of its statutory mandate.

In the event that public funds are unavailable and not appropriated for the performance of Mebane's obligations under this contract, then this agreement shall automatically expire without penalty to Mebane, thirty (30) days after written notice to Efland advising of the unavailability and non-appropriation of public funds. It is expressly agreed that Mebane shall not activate this non-appropriation provision for its convenience or to circumvent the requirements of this contract, but only as an emergency fiscal measure during a substantial fiscal crisis, which affects generally its governmental operations.

15. This Agreement shall constitute the entire agreement of the parties and no other warranties, inducements, considerations, promises, or interpretations shall be implied or impressed upon this Agreement that are not expressly addressed herein. All prior agreements, understandings and discussions are hereby superseded by this Agreement.

In testimony whereof, said parties have executed this agreement in duplicate originals, one of which is retained by each of the parties, the day and year first above written.

CITY OF MEBANE

EFLAND VOLUNTEER FIRE CO., INC.

By: \_\_\_\_\_  
Mayor Ed Hooks

By: \_\_\_\_\_  
President Ronnie McAdams, Sr.

By: \_\_\_\_\_  
City Manager  
Chris Rollins

By: \_\_\_\_\_  
Secretary & Treasurer  
Jack Adams

By: \_\_\_\_\_  
Fire Chief  
John Wellons

By: \_\_\_\_\_  
Fire Chief  
Kevin Brooks

Approved as to form:

\_\_\_\_\_  
City Attorney  
Lawson Brown

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
Finance Director  
Daphna Schwartz

North Carolina  
Orange County

I, \_\_\_\_\_, Notary Public, do hereby certify that Ronnie McAdams, Sr., and Jack Adams, officials of the Efland Volunteer Fire Company, Inc., each personally appeared before me this day and acknowledged the due execution of the foregoing and attached contract.

Witness my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

North Carolina  
Alamance County



I, \_\_\_\_\_Notary Public, do hereby certify that Ed Hooks, Chris Rollins, and John Wellons, officials of the City of Mebane, each personally appeared before me this day and acknowledged the due execution of the foregoing and attached contract.

Witness my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



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## AGENDA ITEM #51

### FY 2023-24 Budget ordinance amendment

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#### Meeting Date

June 3, 2024

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#### Presenter

Finance Director

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#### Public Hearing

Yes  No

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#### Summary

The attached budget amendment aims to transfer funds from the Utility Fund to the Water Resource Recovery Facility Expansion Capital Project Ordinance.

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#### Background

To cover the expenditures in the Water Resource Recovery Facility Expansion Capital Project Ordinance, a \$908,500 transfer is necessary. The transferred funds arise from the revenue replacement funds received by the American Rescue Plan grant.

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#### Financial Impact

Other revenues from the utility fund will increase by \$908,500.

---

#### Recommendation

Approve the Budget Ordinance Amendment as presented.

---

#### Suggested Motion

Motion to approve the FY24 Budget Ordinance Amendment.

---

#### Attachments

1. FY24 Budget Ordinance Amendment.

BE IT ORDAINED by the Council of the City of Mebane that the Budget Ordinance for the Fiscal Year beginning July 1 2023 as duly adopted on June 5, 2023, is hereby amended as follows:

ARTICLE I

APPROPRIATIONS	Current Budget	Change	Revised Budget
Utility Fund - Non-Departmental	\$ 1,638,769	\$ 908,500	\$ 2,547,269

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
Utility Fund - All Other Revenues	\$ 1,097,900	\$ 908,500	\$ 2,006,400

This the 3rd day of June, 2024.



# AGENDA ITEM #6A

SU 24-01

Amendment to Special Use Permit– 640 N. First Street

### Presenter

Ashley Ownbey, Development Director

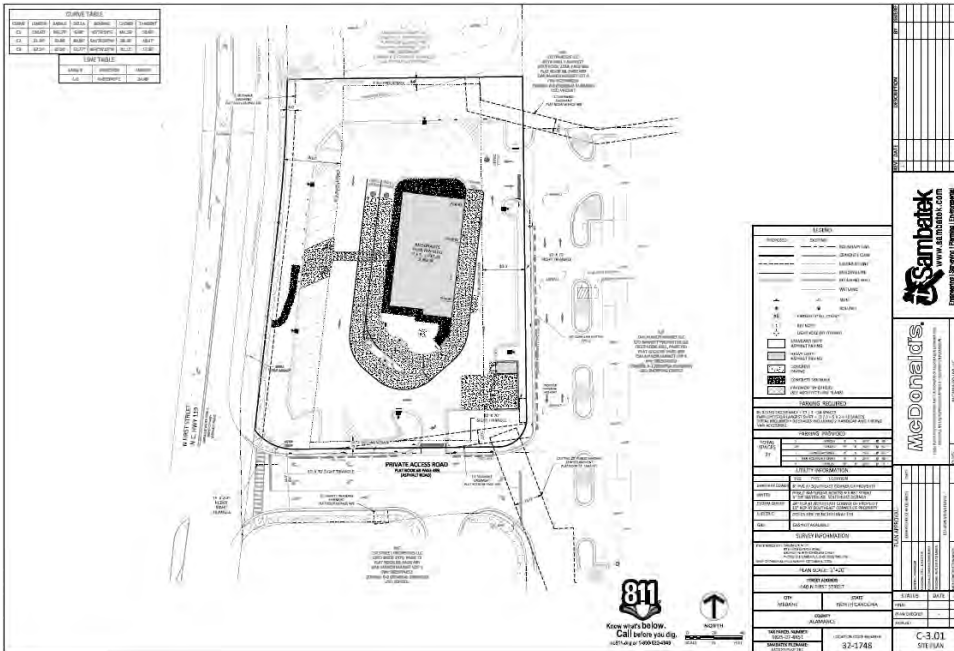
### Applicant

McDonald's USA, LLC  
110 N Carpenter Street  
Chicago, IL 60607

### Public Hearing

Yes  No  (Quasi-Judicial)

### Site Plan



### Property

640 N. First Street  
Alamance County GPIN:  
9825074851

### Proposed Zoning

N/A

### Current Zoning

B-2

### Size

+/-1.06 acres

### Surrounding Zoning

B-2, R-12, B-3

### Surrounding Land Uses

Shopping Center,  
Childcare Center, Public  
Park, Vacant

### Utilities

Available

### Floodplain

No

### Watershed

Yes

### City Limits

Yes

**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 three times, and the applicant has revised the plan to reflect the comments.
Planning Staff:	The proposed development is in harmony with surrounding uses and is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan.
Planning Board:	At their May 13 meeting, the Planning Board voted 8-0 to recommend approval of the special use request.
<b>Zoning &amp; Land Use Report</b>	
Jurisdiction:	City Limits
Proposed Use By-Right (Yes/No):	No
Type of Rezoning Request:	N/A
Special Use Request (Yes/No):	Yes
Consistency with Mebane By Design (Yes/No):	Yes
<b>Utilities Report</b>	
Available Utilities (Yes/No):	Yes
Adequate Stormwater Control (Yes/No):	Yes
Innovative Stormwater Control (Yes/No):	No
Consistency with Long-Range Utility Plan (Yes/No):	Yes
<b>Transportation Report</b>	
Traffic Impact Analysis Required (Yes/No):	Yes
Multi-Modal Improvements (Yes/No):	Yes
Consistency with Bike/Ped Transportation Plan (Yes/No):	Yes

---

### Summary

McDonald's USA, LLC is requesting to amend a Special Use Permit to develop a restaurant with a drive-through on a +/- 1.06-acre outparcel of the Oak Manor Market Shopping Center addressed 640 N. First Street (GPIN: 9825074851). The subject property is currently zoned B-2, General Business District. Development of the shopping center and outparcels was approved with a special use permit by the Mebane City Council on December 9, 2002. One of the conditions of the special use permit reads: "The only restaurants allowable on the out parcels will be restaurants with no "drive- thru" windows." The applicant is requesting to amend this provision for the subject property only. Restaurants with drive-throughs are permitted with development standards in the B-2, General Business District.

The Mebane Technical Review Committee (TRC) has reviewed the proposal to confirm the development complies with the Mebane Unified Development Ordinance and other City standards. Additionally, Mebane Planning Staff have confirmed compliance with the other conditions of the original special use permit.

The proposed development was estimated to generate enough trips to warrant a traffic impact analysis (TIA) by local ordinance, though the trip generation did not meet the threshold for the North Carolina Department of Transportation to require a traffic study. A TIA was completed and reviewed by the City and the NCDOT. No improvements to public roadways are required. The applicant will provide a crosswalk across the shopping center's entrance at North First Street.

Surrounding uses include the shopping center, a childcare center, a pocket park, and vacant parcels. The property is located in the Secondary Growth Strategy Area as identified by *Mebane By Design*, the Mebane Comprehensive Land Development Plan, which supports residential and commercial uses.

---

### Financial Impact

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

---

### Suggested Motion

1. Motion to approve the amendment to the special use permit as presented; and,
2. Motion to find that the request is both reasonable and in the public interest because it has been found that the request:
  - a. Will not materially endanger the public health or safety;
  - b. Will not substantially injure the value of adjoining or abutting property;
  - c. Will be in harmony with the area in which it is located; and
  - d. Will be in conformity with the land development plan or other plans officially adopted by the City Council.

### OR

1. Motion to **deny** the special use permit amendment as presented due to a failure to satisfy any one of the four criteria required for approval (**NOTE: criterion for failure must be specified**):



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

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### Attachments

1. Preliminary Presentation Slides
2. Special Use Permit Application
3. Site Plan – [click here to access.](#)
4. Planning Project Report
5. Technical Memorandum – City Engineering Review
6. Traffic Impact Analysis – [click here to access.](#)
  - a. VHB TIA Review



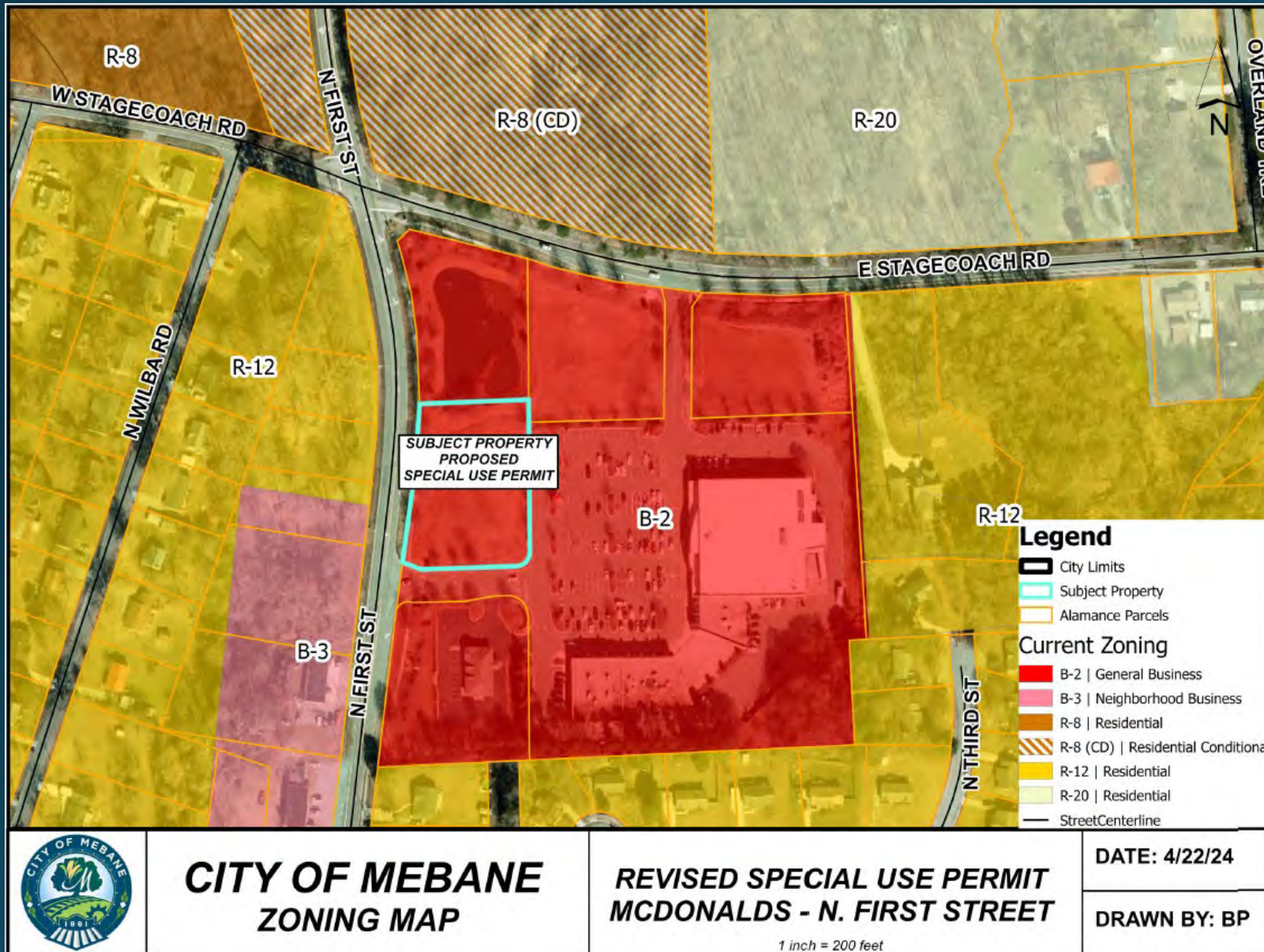
Ashley Ownbey, Development Director

Special Use (Quasi-Judicial) – Amendment to SUP  
by McDonalds USA, LLC

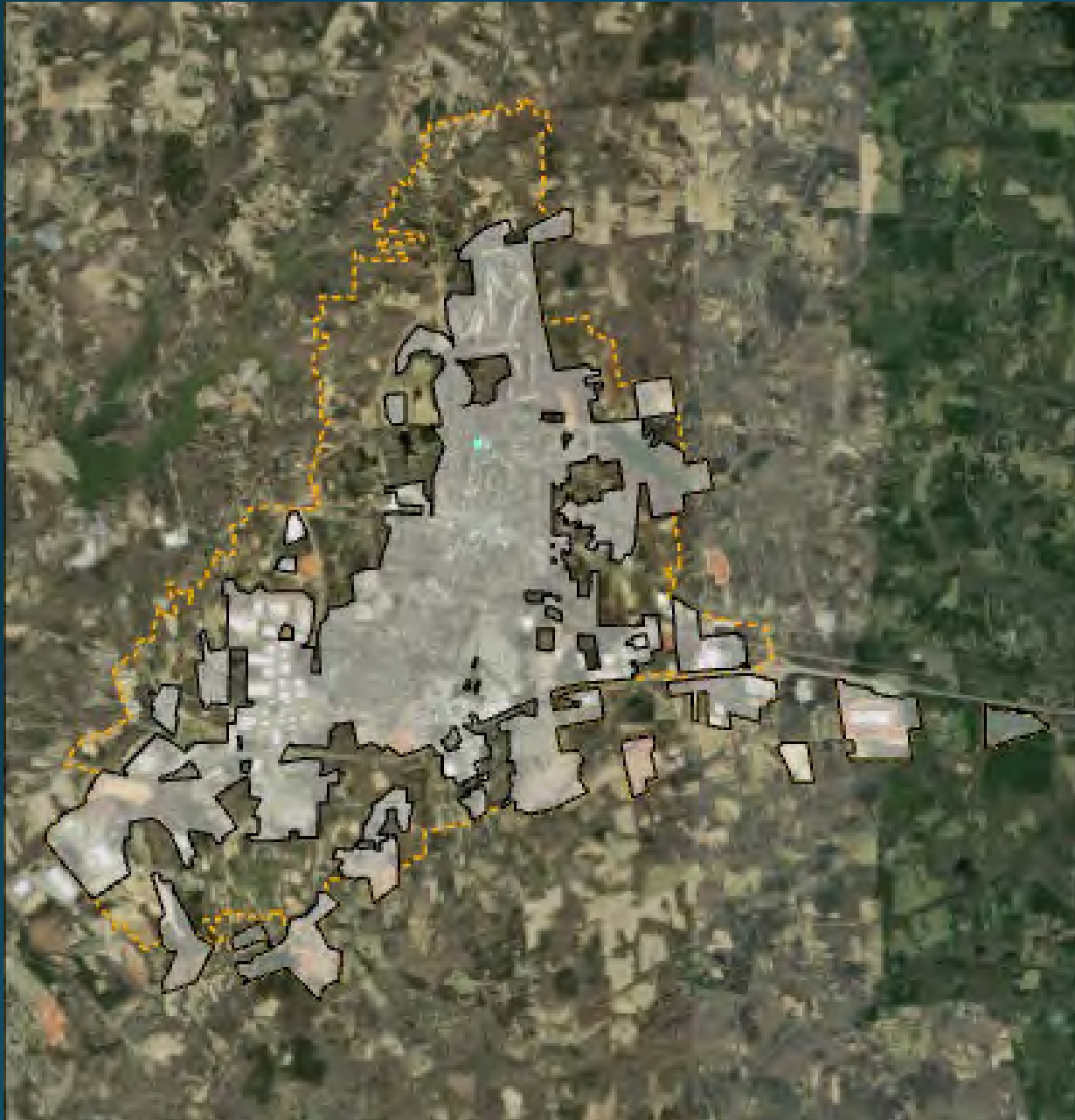


# 640 N. First Street Special Use Amendment

- Request by McDonalds USA, LLC
- +/- 1.06 acres
- Existing zoning: B-2
- Requested amendment to an existing special use permit
- Four findings of special use requests:
  1. Public health or safety
  2. Adjoining property values
  3. Harmony with area
  4. Consistency with long-range plans







## 640 N. First Street Special Use Amendment

- Mebane City Limits
- City utilities available





## 640 N. First Street Special Use Amendment

- Vacant
- Surrounding uses include:
  - Shopping center
  - Montessori school
  - Pocket park
  - Stormwater pond
  - Vacant parcels





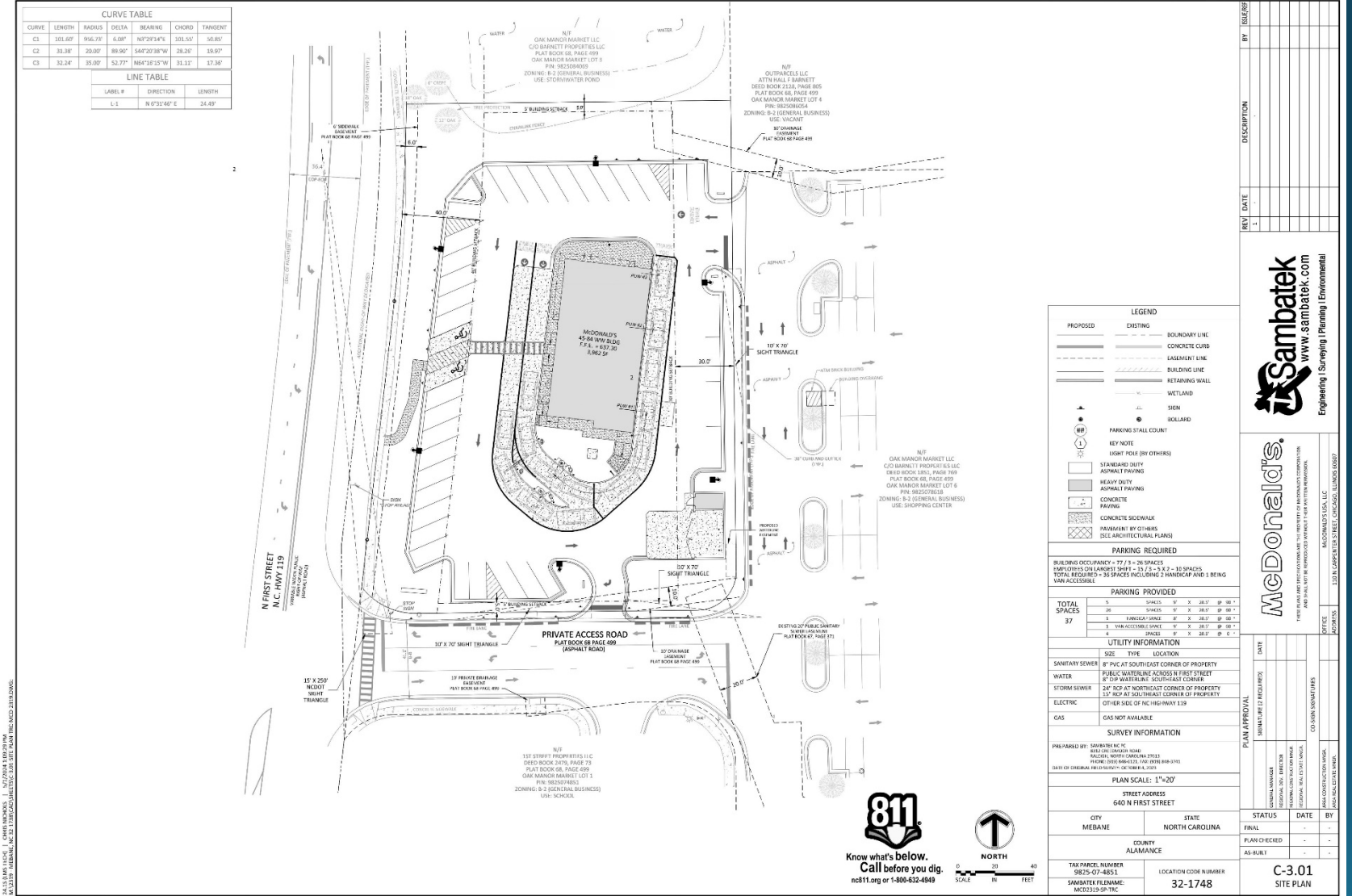


# 640 N. First Street Special Use Amendment

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







# 640 N. First Street Special Use Amendment

- Provision of existing special use permit:
  - “The only restaurants allowable on the out parcels will be restaurants with no “drive- thru” windows.”
- Applicant is requesting to amend the special use permit to allow the outparcel to be developed to include a restaurant with drive-through.
- Site plan reviewed for compliance with UDO and other City standards.
- TIA completed.
  - No public roadway improvements required.



24.15.040 (REV. 11-14-2019) 1. CHAIR: MICHAEL J. 2. CLERK: JENNIFER L. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.





Front Elevation

Rear Elevation



Non-Drive-Thru Side Elevation



Drive-Thru Side Elevation

**SCHEME: STEEL**

**Materials Legend:**

- Brick: Medium Impact #77
- Brick: Ceramic Impact
- Drive Thru - Metal Panel & Side Metal Panel by Aluma 104 1032
- Metal Panels - 104 1032
- Sign Enclosure
- Aluminum Canopy (Metal)
- Glass
- Window - Standard
- Standard Painting - Green
- Metal Panel Coating
- Weathered Zinc

**AECOM**  
March 04, 2024

Proposed McDonald's Restaurant  
Rendered Elevations  
032-1738- 628 N FIRST ST. MEBANE, NC 27302

# 640 N. First Street Special Use Amendment





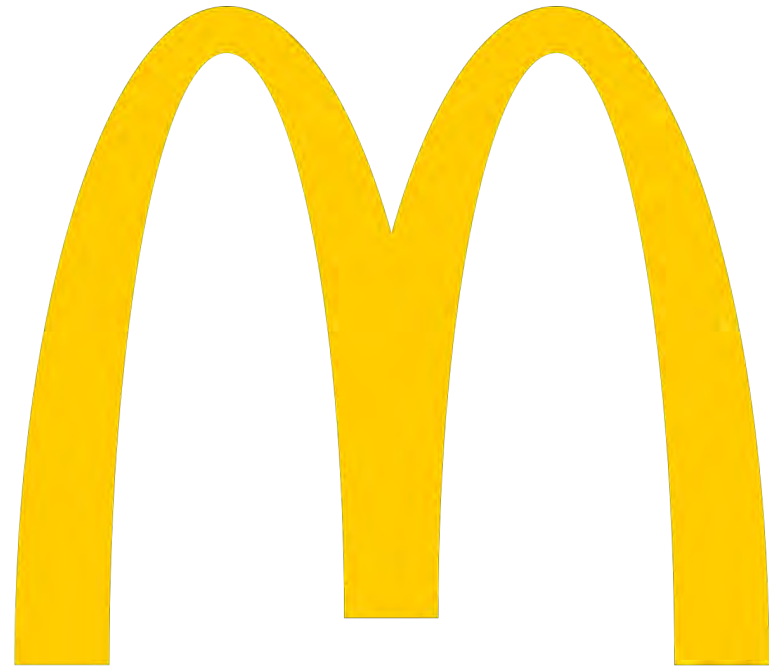
# Applicant Presentation





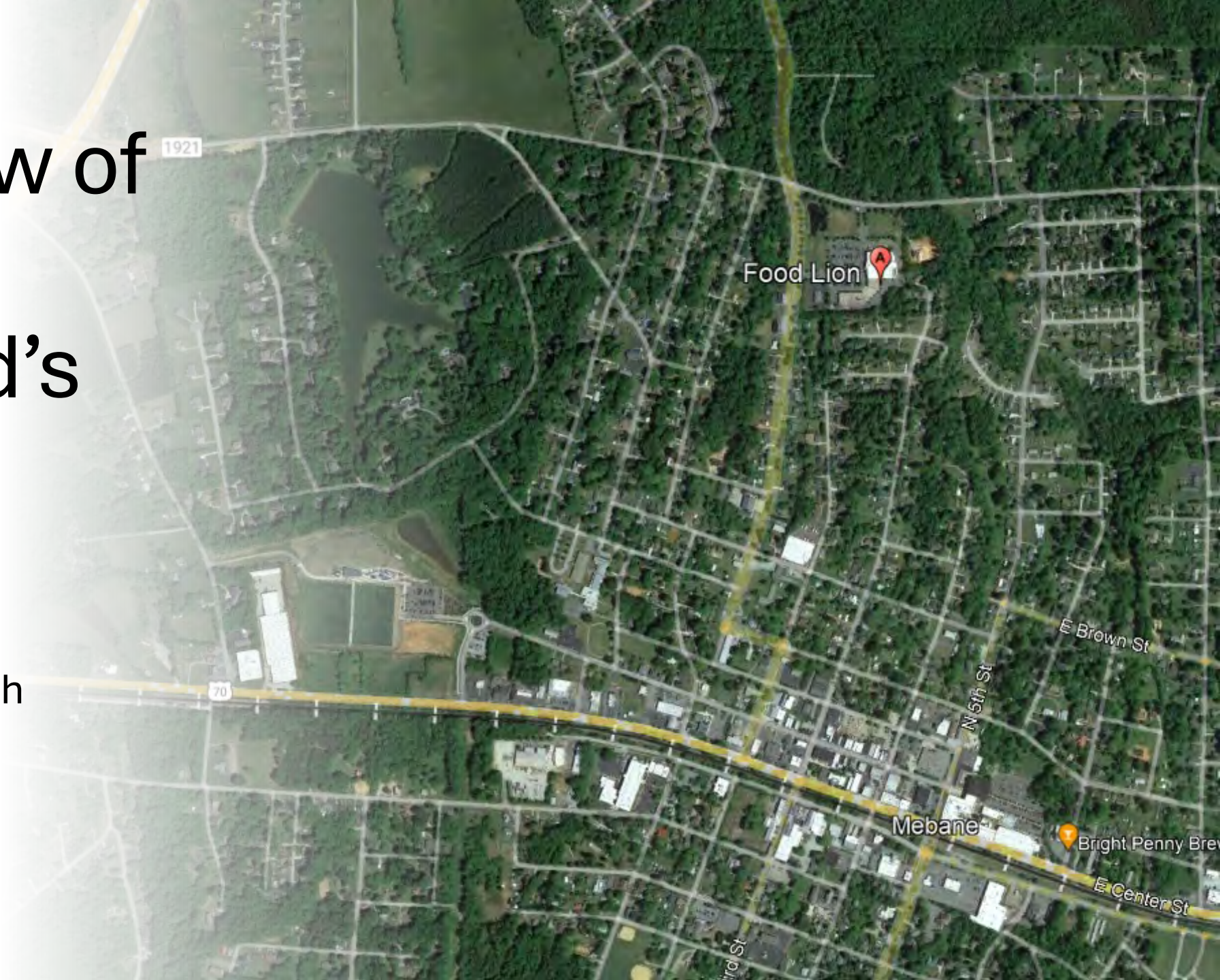
McDonald's  
N. First Street  
(Food Lion – Oak  
Manor Market)

Special Use Permit to allow  
drive-through window

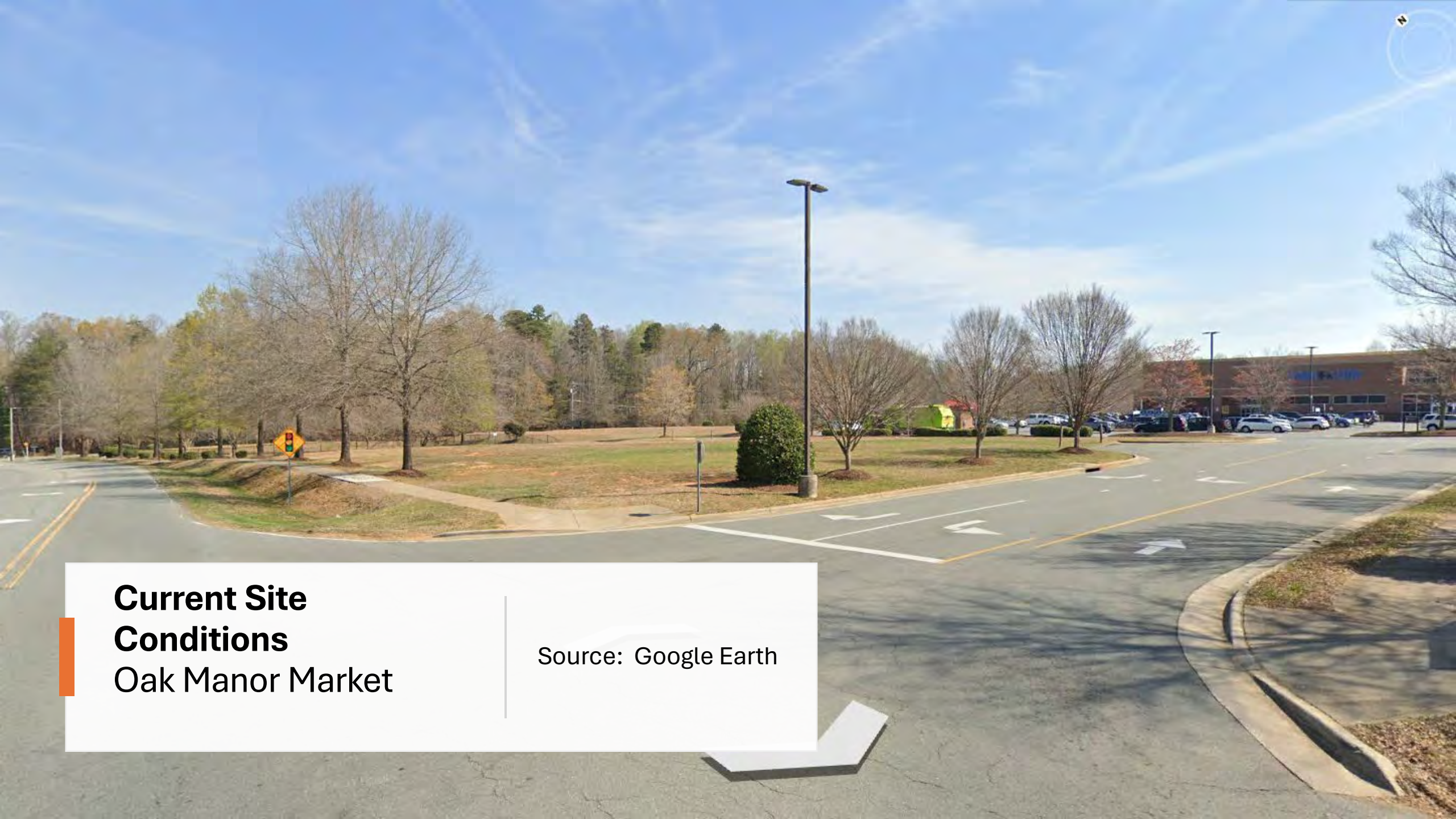


# Aerial View of Proposed McDonald's Site

Source: Google Earth





An aerial view of a parking lot and road intersection. The parking lot is paved and has several white arrows pointing in different directions. There are several trees, some with bare branches and some with green leaves. A tall light pole stands in the middle of the parking lot. In the background, there is a large brick building with a sign that says "OAK MANOR MARKET". The sky is blue with some light clouds.

**Current Site  
Conditions**  
Oak Manor Market

Source: Google Earth





# Close Up Aerial Photo of Proposed McDonald's

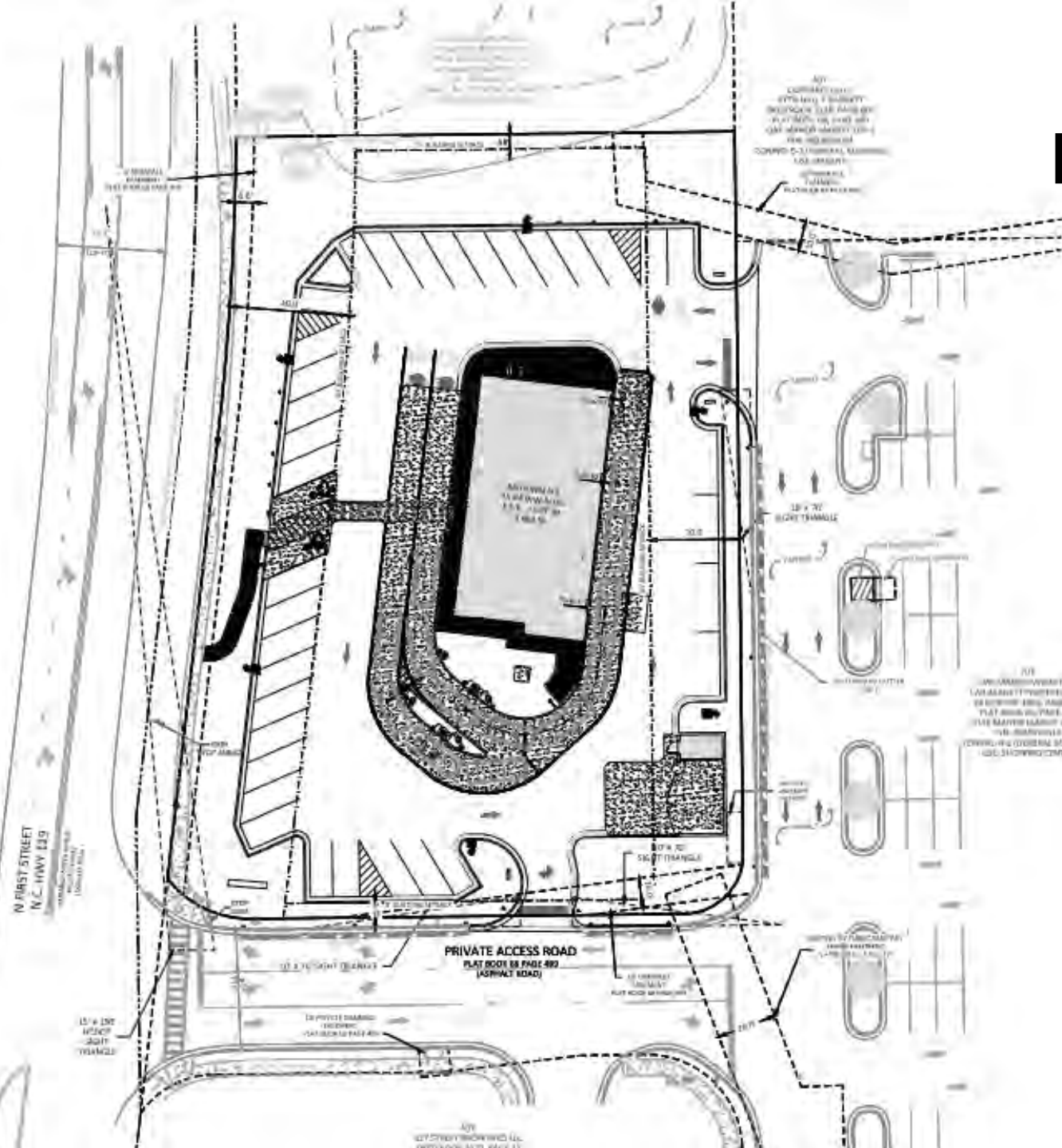
Source: Google Earth





LINE NO.	LENGTH	BEARING	START STA.	END STA.	CHORD	TANGENT
01	164.85	S 89° 12' 00" E	0+00	1+64.85	164.85	0.00
02	124.80	S 00° 00' 00" E	1+64.85	2+89.65	124.80	0.00
03	164.85	N 89° 12' 00" W	2+89.65	4+54.50	164.85	0.00
04	124.80	N 00° 00' 00" W	4+54.50	5+79.30	124.80	0.00
05	164.85	S 89° 12' 00" E	5+79.30	7+44.15	164.85	0.00

MARK	DIRECTION	DISTANCE
1	S 89° 12' E	164.85



# Proposed McDonald's Site Plan

LEGEND	
	PROPOSED
	EXISTING
	BOUNDARY LINE
	CONCRETE CURB
	CASEMENT LINE
	EASEMENT LINE
	UTILITY LINE
	BUILDING WALL
	FENCING
	SIGN
	ROADWAY
	PARKING SPACE
	LIGHT POLE (BY OTHER)
	STANDOFF UTILITY
	ACCESS DRIVEWAY
	CONCRETE SLAB
	PAVED AREA
	ASPHALT DRIVEWAY

PARKING REQUIRED	
MINIMUM OCCUPANCY	77 SEAT - 10 SPACES
MINIMUM OCCUPANCY	20 SEAT - 25 SPACES
TOTAL REQUIRED	27 SPACES INCLUDING 2 HANDICAP AND 2 BIKING SPACES

UTILITY INFORMATION	
SDS	TYPE LOCATION
SEWER	8" 15C AT 5.50% AND CORNER OF PROPERTY
WATER	8" POLYETHYLENE GLASS REINFORCED STREET
STORM SEWER	8" 15C AT 5.50% AND CORNER OF PROPERTY
ELECTRIC	OTHER SIDE OF RT. HIGHWAY E.D.
TELEPHONE	OTHER SIDE OF RT. HIGHWAY E.D.

SURVEY INFORMATION	
PREPARED BY	SAMBAOTEK, LLC
DATE	03/20/2024
DRAWN BY	J. SAMPSON
CHECKED BY	J. SAMPSON

REV.	DATE	DESCRIPTION	ISSUED BY



PLAN APPROVAL	DATE





## APPLICATION FOR A SPECIAL USE PERMIT

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

**Name of Applicant:** *McDonalds USA LLC*

**Address of Applicant:** *110 N. Carpenter St. Chicago, IL 60607*

**Address and brief description of property:** *The unaddressed parcel on N. First Street (PIN: 168206) that is located in front of the Food Lion Grocery Store.*

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

*The applicant is the developer of the proposed McDonalds*

**\*Do you have any conflicts of interest with: Elected/Appointed Officials, Staff, etc.?** *No*

**Type of request:** *A special use permit*

**Sketch attached:** *yes*

**Reason for the request:** *The special use permit will be amended to allow a drive through restaurant at the location.*

Signed: *Tony Kuhn*

Date: *2/12/2024*

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

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

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

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

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



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# PLANNING PROJECT REPORT

DATE	5/08/2024
PROJECT NUMBER	SU 24-01
PROJECT NAME	McDonald's – N. First Street
	McDonald's USA, LLC
APPLICANT	110 N Carpenter Street
	Chicago, IL 60607

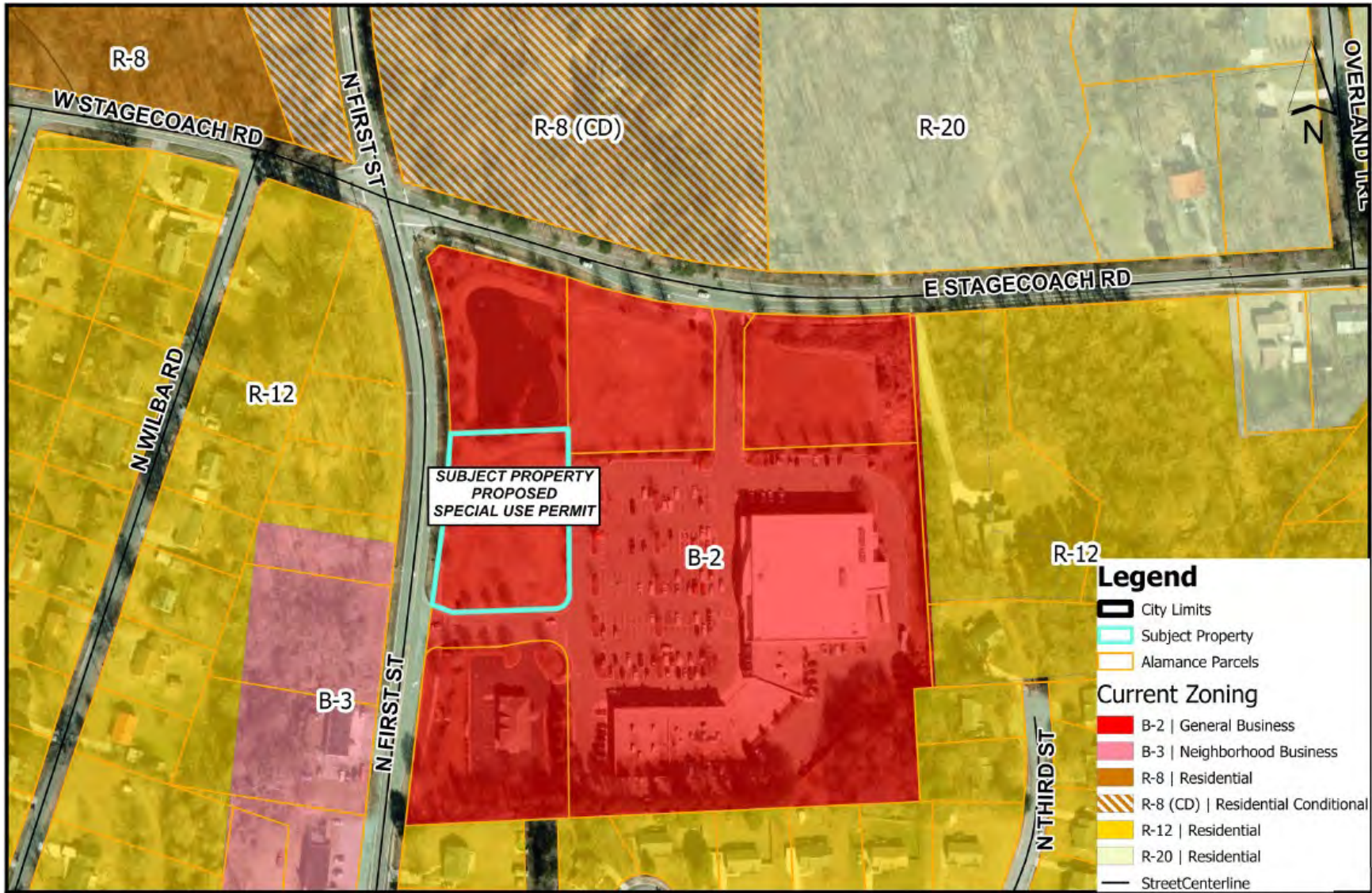
## CONTENTS

PROJECT NAME & APPLICANT .....	PAGE 1
ZONING REPORT .....	PAGE 2
LAND USE REPORT .....	PAGE 4
UTILITIES REPORT .....	PAGE 6
STAFF SPECIAL USE CONSISTENCY FINDING.....	PAGE 7

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## ZONING REPORT

EXISTING ZONE	B-2, General Business
REQUESTED ACTION	N/A
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CURRENT LAND USE	Vacant
PARCEL SIZE	+/- 1.06 acres
PROPERTY OWNERS	Outparcels, LLC
LEGAL DESCRIPTION	Request to amend a Special Use Permit for a +/- 1.06-acre outparcel of the Oak Manor Market Shopping Center addressed 640 N. First Street (GPIN: 9825074851) to allow for a drive-through restaurant by McDonalds USA, LLC.
AREA ZONING & DISTRICTS	The properties to the immediate north, east, and south are zoned B-2, General Business District. The parcels to the west of the subject property are zoned R-12, Residential District and B-3, Neighborhood Business District.
SITE HISTORY	On December 9, 2002, the Mebane City Council approved a special use permit to allow for development of the Oak Manor Market shopping center and outparcels. The shopping center was constructed in 2003 and one outparcel was developed in 2005.
<b>STAFF ANALYSIS</b>	
CITY LIMITS?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED USE BY-RIGHT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SPECIAL USE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
EXISTING UTILITIES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
POTENTIAL IMPACT OF PROPOSED ZONE	There is no rezoning request. Currently, a restaurant could be developed on the parcel. The proposed amendment to the special use permit is to allow for a restaurant with a drive-through.



**CITY OF MEBANE  
ZONING MAP**

**REVISED SPECIAL USE PERMIT  
MCDONALDS - N. FIRST STREET**

1 inch = 200 feet

DATE: 4/22/24

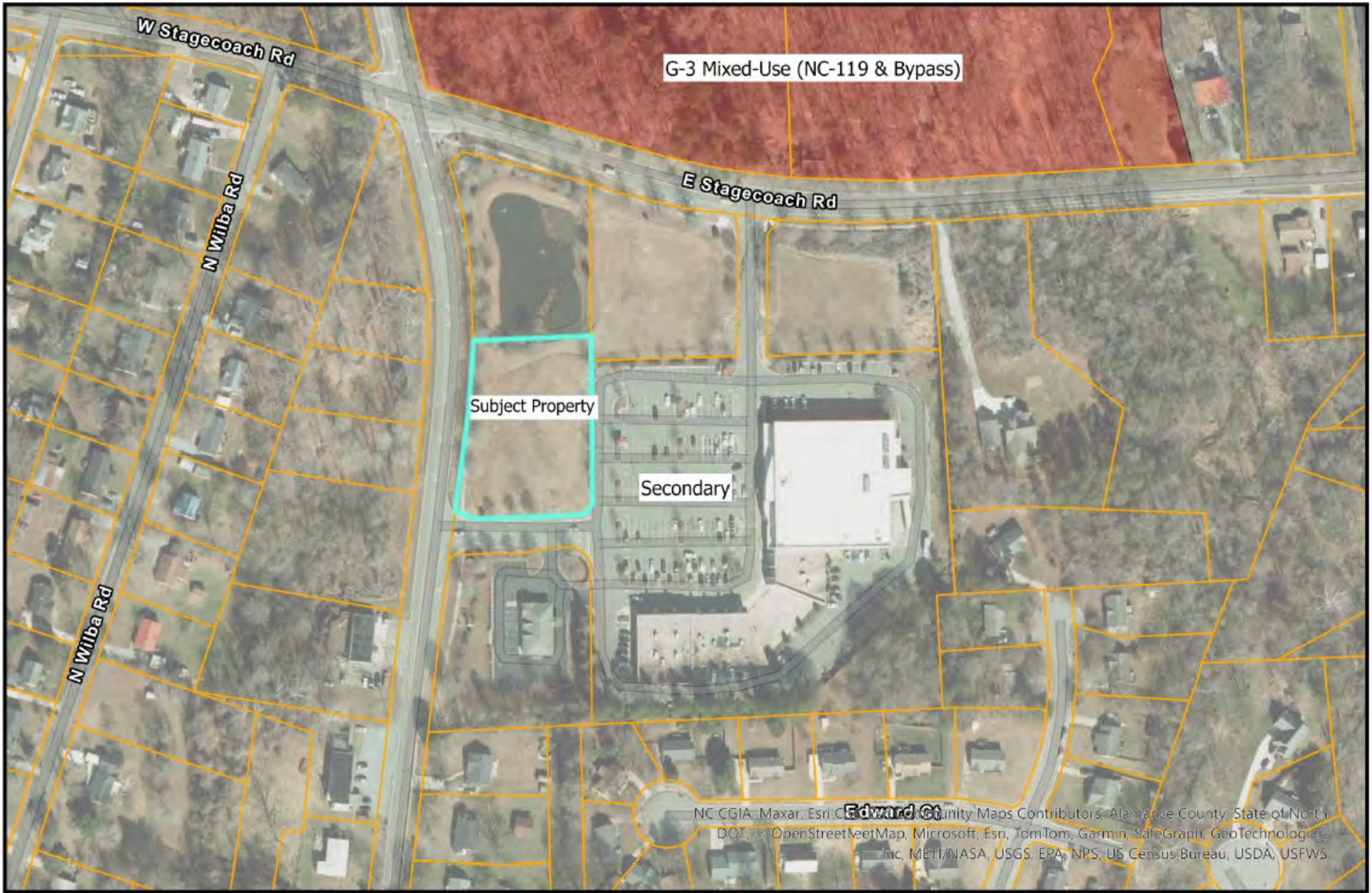
DRAWN BY: BP

## LAND USE REPORT

EXISTING LAND USE	Vacant
PROPOSED LAND USE & REQUESTED ACTION	The applicant is requesting to amend a Special Use Permit for a +/- 1.06-acre outparcel of the Oak Manor Market Shopping Center addressed 640 N. First Street (GPIN: 9825074851) to allow for a drive-through restaurant.
PROPOSED ZONING	B-2, General Business
PARCEL SIZE	+/- 1.06 acres
AREA LAND USE	West of the site, across North First Street, is a pocket park and primarily wooded and vacant lots. The parcel directly north has a stormwater pond. Properties to the east and south are part of the Oak Manor Market, and include such uses as a grocery store, Montessori school, and various smaller retailers.
ONSITE AMENITIES & DEDICATIONS	N/A
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF PROPOSED CONDITIONS	N/A

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





---

## UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	Per the memorandum from the City Engineer, the development is anticipated to use approximately 1,850 gallons per day of water and sewer. The project will be served from connections to an existing 8-inch water main and 8-inch sewer system onsite at Oak Manor Market.
UTILITIES PROVIDED BY APPLICANT	The applicant has pledged to provide all on-site utilities, as described in the memo from the City Engineer.
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
<b>TRANSPORTATION NETWORK STATUS</b>	
CURRENT CONDITIONS	The proposed driveways are internal to the shopping center and the development will not have direct access to North First Street. North First Street is a two-lane, undivided road that is maintained by NCDOT and recorded 4,400 average daily trips in 2021. The shopping center is also served by East Stagecoach Road, which is a two-lane, undivided road maintained by the NCDOT that recorded 5,600 average daily trips in 2021.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF RECOMMENDED IMPROVEMENTS	A TIA was completed and reviewed by the City and the NCDOT. No improvements to public roadways are required. The applicant will provide a crosswalk across the shopping center's entrance at North First Street.
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 site plan shows pedestrian access to the site via a connection to the existing sidewalk on North First Street. Additionally, the developer will provide a high-visibility crosswalk at the entrance of the shopping center and bicycle racks as required by the Mebane UDO.

---

## STAFF RECOMMENDATION

STAFF RECOMMENDATION	<input type="checkbox"/> APPROVE <input type="checkbox"/> DISAPPROVE
STAFF SPECIAL USE FINDING	<input checked="" type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT.....WITH <i>MEBANE BY DESIGN</i>
RATIONALE	The proposed development is consistent with guidance provided by <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan. Specifically, the property is in the Secondary Growth Area, which supports commercial uses.
<b>PUBLIC INTEREST CONFORMANCE?</b>	
ENDANGER PUBLIC HEALTH OR SAFETY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED?	<input type="checkbox"/> YES <input type="checkbox"/> NO
CONSISTENT WITH <i>MEBANE BY DESIGN</i> , THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?	<input type="checkbox"/> The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , and, as such, has been recommended for approval.
	<input type="checkbox"/> The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies.
	<input type="checkbox"/> The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , and, as such, has been recommended for denial.



Technical Memo

Date: 5-07-24

From: Franz Holt, City Engineer

To: Ashley Ownbey, Development Director

Subject: McDonald's at 640 N. First Street (Oak Manor Market)

The Engineering Department has completed its review of site plans by Sambatek NC PC located in Raliegh NC for a proposed McDonald's in the Oak Manor Market. Our technical review comments are as follows:

- A. Water Service – The site plans call for tapping Mebane's 8-inch water main onsite at Oak Manor Market and extending a 6-inch DIP water main to the site ending in a new fire hydrant. The developer will make domestic and irrigation water taps with required meters and backflow prevention. The city can meet the proposed water needs (domestic and fire) of approximately 1,850 gallons per day with its water distribution/treatment/supply system.
- B. Sewer Service – The site plans call for a 6-inch connection to Mebane's onsite 8-inch sewer collection system. The restaurant requires a grease trap (shown the plans). The city can meet the proposed sewer needs of approximately 1,850 gpd (per 2t rules) with its downstream wastewater collection system, North Regional pump station/force main, and at the WRRF.
- C. The developer provides a sidewalk connection to the existing eastern public sidewalk along N. First Street.
- D. Stormwater Management – The proposed site development has an existing private common stormwater management device (fenced wet pond). Site storm drainage piping will connect to existing private common storm drainage piping before entering the wet pond. The proposed development is in the balance of watershed of the Graham-Mebane Lake and limited to 70% of built upon area (non-residential). The Oak Manor Markert has a special intensity allocation allowing the 70% built upon area.
- E. TIA Analysis – DRMP completed a TIA reviewed by Mebane's consultant VHB (showing no new public roadway improvements).





## Memorandum

To: Ashley Ownbey  
Development Director  
City of Mebane

Date: April 10, 2024

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

Project #: 39160.00, Task 24

From: Kathleen Arbogast, PE

Re: N. First Street Development Traffic Impact Analysis  
Technical Review  
Mebane, NC

---

A Traffic Impact Analysis (TIA) was prepared by DRMP for the proposed North First Street Development located in the southeast corner of N. First Street and Stagecoach Road in Mebane, North Carolina. VHB is contracted by the City of Mebane to conduct an independent review of the TIA. This memo provides a list of critical findings, following by an in-depth summary of study assumptions and analysis results.

### List of Mitigation Recommendations

The following items in **red** should be considered in addition to mitigation measures that have been identified within the North First Street Townhomes TIA:

- › N. First Street
  - Examine adequacy of pedestrian, bike, and transit facilities across the project site and along roadways comprising the property frontage.
- › Stagecoach Road and N. Food Lion Driveway (unsignalized)
  - None.
- › N. First Street and W. Food Lion Driveway (unsignalized)
  - None.
- › N. First Street and W. Graham Street (unsignalized)
  - Alternative traffic control method (such as AWSC) may be desired for multimodal and safety considerations.

### Summary of TIA Assumptions and Results

#### Development Plan

The proposed development will consist of a 3,692 square foot (SF) fast-food restaurant with drive through. Site access is proposed via two (2) existing full movement driveways along Stagecoach Road (N. Food Lion Driveway) and N. First Street (W. Food Lion Driveway).

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

## Study Area and Analysis Scenarios

The TIA included the following intersections through coordination with NCDOT and the City of Mebane:

- › N. First Street and Stagecoach Road (signalized)
- › Stagecoach Road and N. Food Lion Driveway (unsignalized)
- › N. First Street and W. Food Lion Driveway (unsignalized)
- › N. First Street and W. Graham Street (unsignalized)

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

- › 2024 Existing Traffic Conditions
- › 2025 No-Build Traffic Conditions
- › 2025 Build Traffic Conditions

## Existing and No-Build Analysis Assumptions

Existing (2024) analysis was conducted based on traffic counts conducted in January 2024 during weekday AM (7 to 9 AM) and PM (4 to 6 PM) peak hours.

The No-Build scenario included an annual growth rate of one percent (1%) between the existing year (2024) and the future analysis year (2025). Based on coordination with the NCDOT and the City, it was determined that the following adjacent developments were included in the future year analyses:

- › Stagecoach Corner, 35 single family detached homes north of Stagecoach Road and west of Lebanon Road
- › Potter's Mill, 42 townhomes in the northeast quadrant of Stagecoach Road/N. First Street
- › N. First Street Townhomes, 150 townhomes west of N. First Street (NC 119) and north of W. Stagecoach Road
- › Tupelo Junction, 181 single family homes on Lebanon Road and west of Saddle Club Road
- › Tupelo North, 207 single family homes north of Lebanon Road and west of Saddle Club Road

## Trip Generation & Distribution

Trip generation potential was determined based on methodology outlined in the ITE Trip Generation Manual, 11<sup>th</sup> Edition. Based on the TIA, the proposed development is expected to generate 1,725 total daily trips with 165 trips (84 entering, 81 exiting) occurring during the AM peak hour and 112 trips (63 entering, 59 exiting) occurring during the PM peak hour.

In accordance with existing traffic patterns, population centers adjacent to the study area, and engineering judgment, vehicle site traffic for this development were distributed as follows:

- › 35% to/from the north via N. First Street
- › 20% to/from the east via Stagecoach Road
- › 35% to/from the east via W. Graham Street
- › 10% to/from the west via Stagecoach 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.



N. First Street (NC 119) and Stagecoach Road (signalized)

ID	Intersection and Approach	Traffic Control	Existing (2024)		No-Build (2025)		Build (2025)	
			AM	PM	AM	PM	AM	PM
1	<b>N. First Street &amp; Stagecoach Road</b>	Signalized	<b>A (9.7)</b>	<b>B (11.0)</b>	<b>B (10.4)</b>	<b>B (13.1)</b>	<b>B (10.4)</b>	<b>B (13.3)</b>
	Eastbound		B-13.7	B-11.2	B-12.2	B-14.9	B-12.0	B-15.1
	Westbound		B-13.5	B-13.2	B-12.8	B-15.9	B-12.6	B-16.2
	Northbound		A-5.1	A-9.2	A-6.8	A-9.7	A-7.1	A-9.7
	Southbound		A-5.7	A-8.9	A-8.3	A-9.5	A-8.7	A-9.6

The TIA indicated that this intersection is expected to operate at LOS A or B during both the AM and PM peak hours under the existing, no-build, and build-out conditions. No mitigation was recommended within the TIA as the intersection is expected to operate acceptably if the existing permitted left-turns are to be maintained.

The conclusions appear agreeable from the vehicular traffic operations standpoint. However, pedestrian timings were omitted in the Synchro analysis although this intersection has recently been upgraded with a new crosswalk on the south leg. A new crosswalk on the east leg will be provided with the development plans and trail connection in the northeast corner at this intersection. Nevertheless, omission of pedestrian timings in traffic models may have minimal impact on mitigation decisions since this intersection is projected to operate at LOS B with sufficient extra capacity for accommodating both vehicular and pedestrian traffic.

Turn lane and pedestrian improvements have been considered at this intersection due to additional traffic associated with other planned developments in this area. Alternative traffic control (such as roundabout) could be considered as a multimodal and safety improvement, although this is not stipulated and should not be required to be constructed by this development.

Stagecoach Road and N. Food Lion Driveway (unsignalized)

ID	Intersection and Approach	Traffic Control	Existing (2024)		No-Build (2025)		Build (2025)	
			AM	PM	AM	PM	AM	PM
2	<b>N. Food Lion Driveway &amp; Stagecoach Road</b>	Unsignalized	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Northbound		B-10.4	B-13.2	B-11.3	C-16.9	B-11.9	C-18.7

The TIA indicated that this stop-controlled approach is expected to at LOS B during both the AM and PM peak hours under the existing and all future traffic scenarios. No mitigation was recommended in the TIA by the proposed development. **The conclusion appears agreeable.**

N. First Street and W. Food Lion Driveway (unsignalized)

ID	Intersection and Approach	Traffic Control	Existing (2024)		No-Build (2025)		Build (2025)	
			AM	PM	AM	PM	AM	PM
3	<b>W. Food Lion Driveway &amp; N. First Street</b>	Unsignalized	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Westbound		A-9.2	A-9.9	A-9.3	B-10.3	A-9.7	B-10.7

The TIA indicated that this stop-controlled approach is expected to at LOS B during both the AM and PM peak hours under the existing and all future traffic scenarios. No mitigation was recommended in the TIA by the proposed development. **The conclusion appears agreeable.**

N 1<sup>st</sup> Street (NC 119) and Graham Street (unsignalized)

ID	Intersection and Approach	Traffic Control	Existing (2024)		No-Build (2025)		Build (2025)	
			AM	PM	AM	PM	AM	PM
4	<b>W. Graham Street &amp; N. First Street</b>	Unsignalized	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Northbound		A-8.6	A-8.6	A-8.6	A-8.6	A-8.6	A-8.6

The TIA indicated that since the stop-controlled northbound approach is expected to operate at LOS A during both the AM and PM peak hours under the existing and all future year traffic scenarios. No mitigation was recommended in the TIA by the proposed development.

The conclusions appear agreeable. Note that it appears traffic control at this intersection is unconventional as the northbound approach is currently placed under stop control, westbound under yield control, and southbound under free flow conditions. From pedestrian perspective, alternative traffic control methods (such as all way stop control) may be preferred to avoid potential confusion.

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## AGENDA ITEM #6B

Ordinance to Extend the Corporate Limits-  
Voluntary Contiguous Annexation-  
Meritage Homes of the Carolinas, Inc.  
Oakwood Subdivision

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### Meeting Date

June 3, 2024

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### Presenter

Lawson Brown, City Attorney

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### Public Hearing

Yes  No

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### Summary

The Council will consider the approval of an Ordinance to Extend the Corporate Limits as the next step in the annexation process. This is a voluntary contiguous annexation of +/- 53.347 acres in Orange County off E. Washington Street and Mattress Factory Road. A residential subdivision is planned for this property.

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### Background

At the May 6, 2024, Council Meeting, the Council accepted the petition for annexation and the Clerk's certificate of sufficiency and adopted a Resolution setting a date of Public Hearing for June 3, 2024, to consider approval of extending Mebane's corporate limits. The Public Hearing Notice was properly advertised.

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### Financial Impact

The property and improvements will be added to the ad valorem tax base for the City once the property is annexed as determined by the state statute.

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### Recommendation

Staff recommends the adoption of an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina.

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### Suggested Motion

I motion to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the +/- 53.347 acres.

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### Attachments

1. Ordinance
2. Map

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS  
OF THE CITY OF MEBANE, NORTH CAROLINA

*Mail after recording to: City of Mebane, Attn: City Clerk, 106 E. Washington Street, Mebane, NC 27302*

Ordinance No. 169

WHEREAS, the City Council has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Glendel Stephenson Municipal Building at 6:00 p.m. on June 3, 2024, after due notice by the News of Orange on May 22, 2024, and the Alamance News on May 23, 2024; and

WHEREAS, the City Council finds that the petition meets the requirements of G.S. 160A-31;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Mebane, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Mebane as of June 3, 2024:

LYING AND BEING SITUATED IN CHEEKS TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF MERITAGE HOMES OF THE CAROLINAS, INC. AS RECORDED IN DEED BOOK 6760, PAGE 1539, IN THE ORANGE COUNTY DEED REGISTRY, BEING ALSO IN THE NORTH LINE OF THE AKG NORTH AMERICA, INC. TRACT AS RECORDED IN DEED BOOK 5134 PAGE 528 IN SAID REGISTRY, BEING ALSO AT THE SOUTHWEST CORNER OF THE CARLTON A. AND LYNNE J. LAWS TRUSTEES TRACT AS RECORDED IN DEED BOOK 4025 PAGE 169 IN SAID REGISTRY, BEING ALSO IN THE EXISTING MEBANE CORPORATE LIMITS, HAVING THE NC GRID COORDINATES OF NORTHING 849771.84 AND EASTING 1926786.06:

THENCE, ALONG THE NORTH LINE OF SAID AKG NORTH AMERICA TRACT WITH THE EXISTING MEBANE CORPORATE LIMITS THE FOLLOWING THREE (3) COURSES; (1) S89°24'55"W, 255.27 FEET TO AN IRON PIPE FOUND; (2) S89°26'02"W, 249.99 FEET TO AN IRON PIPE FOUND; AND (3) S89°26'03"W, 384.97 FEET TO AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID AKG NORTH AMERICA TRACT, BEING ALSO IN THE EAST LINE OF THE MERITAGE OF THE CAROLINAS, INC. TRACT AS RECORDED IN DEED BOOK 6744 PAGE 1296 IN SAID REGISTRY; THENCE, ALONG THE SOUTH AND EAST LINES OF SAID MERITAGE TRACT WITH THE EXISTING MEBANE CORPORATE LIMITS THE FOLLOWING THREE (3) COURSES: (1) S89°26'21"W, 44.14 FEET TO AN IRON ROD FOUND; (2) N01°38'29"W, 1740.04 FEET TO A POINT; AND (3) N00°29'23"W, 645.99 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE TERESA A. ALVARADO TRACT AS RECORDED IN DEED BOOK 2939 PAGE 583 IN SAID REGISTRY; THENCE, LEAVING THE EXISTING MEBANE CORPORATE LIMITS AND PROCEEDING ALONG THE NEW MEBANE CORPORATE LIMITS ALONG THE EAST LINE OF SAID ALVARADO TRACT, N02°29'11"W, 194.40 FEET TO AN IRON PIPE FOUND AT THE



SOUTHEAST CORNER OF THE KATHRYN LEE WESSELL TRACT AS RECORDED IN DEED BOOK 4559 PAGE 102 IN SAID REGISTRY; THENCE, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS ALONG THE EAST LINE OF SAID WESSELL TRACT,  $N00^{\circ}57'31''E$ , 236.57 FEET TO AN IRON PIPE IN THE SOUTHERN MARGIN OF A 200-FOOT WIDE RIGHT-OF-WAY CORRIDOR OF THE NORTH CAROLINA RAILROAD COMPANY TRACT AS RECORDED IN DEED BOOK 53 PAGE 517 IN SAID REGISTRY, BEING ALSO THE SOUTHERN MARGIN OF EAST WASHINGTON STREET; THENCE, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS ALONG SAID SOUTHERN MARGIN, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5705.00 FEET, AN ARC LENGTH OF 201.48 FEET, AND A CHORD OF  $S73^{\circ}52'26''E$ , 201.47 FEET TO AN IRON PIPE SET AT THE NORTHWEST CORNER OF MERITAGE HOMES OF THE CAROLINAS, INC. AS RECORDED IN DEED BOOK 6760 PAGE 1539 IN SAID REGISTRY; THENCE, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5705.00 FEET, AN ARC LENGTH OF 150.29 FEET, AND A CHORD OF  $S72^{\circ}06'27''E$ , 150.29 FEET TO AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE LAURA AND SAMUEL PEARSON TRACT AS RECORDED IN DEED BOOK 3266 PAGE 52 IN SAID REGISTRY; THENCE, LEAVING THE SOUTHERN MARGIN OF E. WASHINGTON STREET AND THE SOUTHERN MARGIN OF THE RIGHT-OF-WAY CORRIDOR OF THE NORTH CAROLINA RAILROAD COMPANY AND CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS ALONG THE WEST LINE OF SAID PEARSON TRACT,  $S12^{\circ}55'05''W$ , 275.00 FEET TO AN IRON PIPE FOUND; THENCE, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS  $S65^{\circ}36'24''E$ , 237.62 FEET TO AN IRON PIPE FOUND IN THE WEST LINE OF THE LINDA S. DAVIS TRACT AS RECORDED IN ESTATE FILE 11-E-180 IN SAID REGISTRY; THENCE, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS ALONG THE WEST AND SOUTH LINES OF SAID DAVIS TRACT THE FOLLOWING TWO (2) COURSES, (1)  $S20^{\circ}52'19''W$ , 50.14 FEET TO AN IRON PIPE FOUND; AND (2)  $S64^{\circ}35'26''E$ , 280.55 FEET TO AN IRON PIPE FOUND IN THE WEST LINE OF A B WALKER CONSTRUCTION INC. AS RECORDED IN DEED BOOK 6770 PAGE 421 IN SAID REGISTRY; THENCE, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS ALONG THE WEST AND SOUTH LINES OF SAID TRACT THE FOLLOWING TWO (2) COURSES, (1)  $S07^{\circ}06'21''E$ , 194.89 FEET TO AN IRON PIPE FOUND; AND (2)  $N82^{\circ}48'56''E$ , 99.07 FEET TO AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE JAMES RICKY FAULK TRACT AS RECORDED IN DEED BOOK 6064 PAGE 347, AND BEING ALSO THE NORTHWEST CORNER OF LOT 20 OF THE EASTERN ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 5 PAGE 95 IN SAID REGISTRY; THENCE, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS ALONG THE WEST LINE OF SAID FAULK TRACT AND SAID EASTERN ACRES,  $S07^{\circ}05'06''E$ , 153.70 FEET TO AN IRON PIPE AT A BEND IN THE WEST LINE OF SAID EASTERN ACRES; THENCE, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS  $S09^{\circ}32'36''E$ , 527.76 FEET TO THE SOUTHWEST CORNER OF THE WALTER AND BARBARA HOWERTON TRACT AS RECORDED IN DEED BOOK 252 PAGE 1105 IN SAID REGISTRY, BEING ALSO THE SOUTHWEST CORNER OF LOT 46 OF SAID EASTERN ACRES, BEING ALSO THE NORTHWEST CORNER OF THE MERITAGE HOMES OF THE CAROLINAS, INC. TRACT AS RECORDED IN DEED BOOK 6760 PAGE 1539 IN SAID REGISTRY; THENCE, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS ALONG THE NORTH LINE OF SAID MERITAGE TRACT,  $N80^{\circ}24'44''E$ , 150.00 FEET TO AN IRON PIPE SET IN THE WESTERN MARGIN OF A 50-FOOT WIDE RIGHT-OF-WAY OF MATTRESS FACTORY ROAD; THENCE, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS ALONG SAID WESTERN MARGIN,  $S09^{\circ}30'40''E$ , 126.14 FEET TO AN IRON PIPE SET IN THE WESTERN RIGHT-OF-WAY OF SAID ROAD; THENCE, LEAVING SAID RIGHT-OF-WAY, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS  $S80^{\circ}26'46''W$ , 150.08 FEET TO A SOLID IRON ROD AT THE NORTHWEST CORNER OF THE KENNETH B. HENDRICKS, SR. AND MARICEL ORBE HENDRICKS TRACT AS RECORDED IN DEED BOOK 6570 PAGE 225 IN SAID REGISTRY, BEING ALSO THE NORTHWEST CORNER OF LOT 52 OF SAID EASTERN ACRES; THENCE, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS  $S09^{\circ}22'57''E$ , 124.04 FEET TO AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 57 OF SAID EASTERN ACRES, BEING ALSO THE NORTHWEST CORNER OF MERITAGE HOMES OF THE CAROLINAS, INC. AS RECORDED IN DEED BOOK 6760 PAGE 1539 IN SAID REGISTRY; THENCE, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS  $N80^{\circ}26'47''E$ , 150.36 FEET TO AN IRON PIPE SET IN THE WESTERN MARGIN OF A 50-FOOT WIDE RIGHT-OF-WAY OF MATTRESS FACTORY ROAD; THENCE, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS ALONG SAID WESTERN MARGIN,  $S09^{\circ}30'40''E$ , 49.40 FEET TO AN IRON PIPE SET IN THE WESTERN RIGHT-OF-WAY OF SAID ROAD; THENCE, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS  $S11^{\circ}13'14''E$ , 50.00 FEET TO AN IRON PIPE SET IN THE WESTERN RIGHT-OF-WAY OF SAID ROAD; THENCE, LEAVING SAID RIGHT-OF-WAY, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS  $S78^{\circ}46'46''W$ , 150.00 FEET TO AN AXLE FOUND AT THE NORTHWEST CORNER OF THE AGNES M. COLLINS TRACT AS RECORDED IN ESTATE FILE 08-E PAGE 457 IN SAID REGISTRY; THENCE, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS ALONG THE WEST LINE OF SAID COLLINS TRACT,  $S11^{\circ}13'41''E$ , 597.77 FEET TO AN IRON PIPE SET IN A BEND OF SAID EASTERN ACRES; THENCE, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS  $S09^{\circ}33'45''E$ , 172.73 FEET TO AN IRON PIPE SET IN THE NORTH LINE OF THE DONNIE L. APPLE TRACT AS RECORDED IN DEED BOOK 917 PAGE 192 IN SAID REGISTRY;

THENCE, LEAVING WEST LINE OF SAID EASTERN ACRES, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS ALONG THE NORTH LINE OF SAID DONNIE L. APPLE TRACT, S80°32'09"W, 199.28 FEET TO AN IRON PIPE SET; THENCE, CONTINUING ALONG THE NEW MEBANE CORPORATE LIMITS ALONG THE WEST LINES OF SAID DONNIE L. APPLE AND LAWS TRUSTEES TRACTS, S09°27'10"E, 112.50 FEET TO AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF CARTON A. LAWS & LYNNE J. LAWS TRUSTEE TRACTS AS RECORDED IN DEED BOOK 4025, PAGE 169 IN SAID REGISTRY; THENCE S09°24'00"E, 69.04 FEET TO THE PLACE AND POINT OF BEGINNING, CONTAINING 53.3497 ACRES(0.0834 SQUARE MILES), MORE OR LESS.

BOUNDARY AND NC GRID COORDINATE DATA USED IN THIS DESCRIPTION TAKEN FROM SIGNED AND SEALED, UNRECORDED PRELIMINARY SURVEY ENTITLED "ALTA SURVEY BAILEY DAVIS BORDERS TRACTS" PERFORMED BY RICHARD E. BULLOCK, JR PLS L-3266, USED WITH PERMISSION OF THE SURVEYOR FOR PURPOSE OF MUNICIPAL ANNEXATION.

Section 2. Upon and after June 3, 2024, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Mebane and shall be entitled to the same privileges and benefits as other parts of the City of Mebane. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Mebane shall cause to be recorded in the office of the Register of Deeds of Orange County and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with duly certified copy of this ordinance. Such a map shall also be delivered to the Orange County Board of Elections as required by G.S. 163-288.1.

Adopted this 3<sup>rd</sup> day of June 2024.

City of Mebane

\_\_\_\_\_  
Ed Hooks, Mayor

ATTEST:

\_\_\_\_\_  
Stephanie W. Shaw, City Clerk

Approved as to form:

\_\_\_\_\_  
Lawson Brown, City Attorney





# AGENDA ITEM #6C

RZ 23-01 Amended

Conditional Rezoning Amendment –  
Tractor Supply

### Presenter

Ashley Ownbey, Development Director

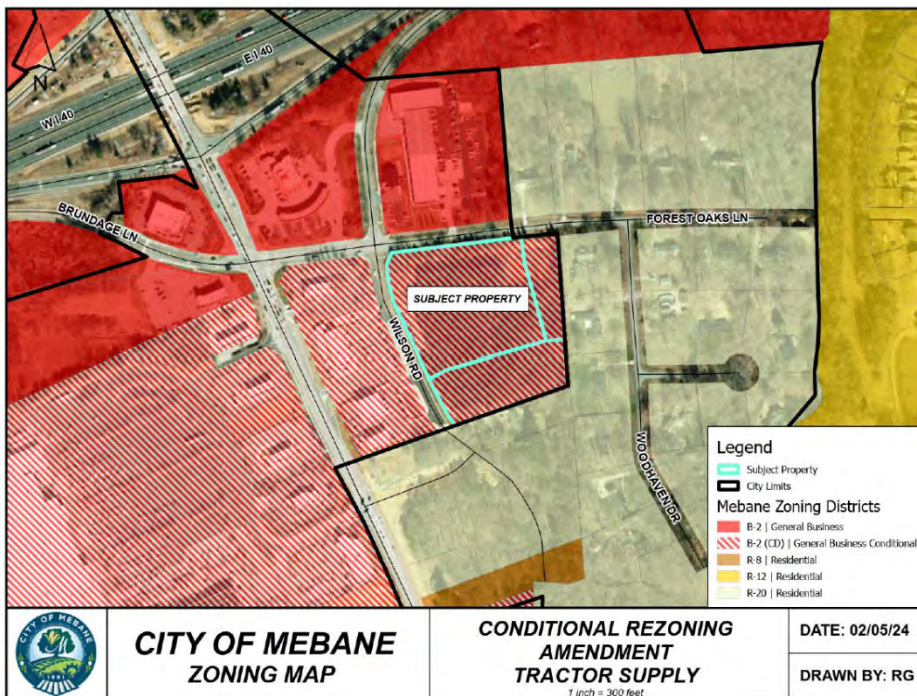
### Applicant

Hendon Tiller Mebane 3.0, LLC  
Attn. Mark Tiller  
3445 Peachtree Rd NE #465  
Atlanta, GA 30326

### Public Hearing

Yes  No

### Zoning Map



### Property

3995 Wilson Road  
Alamance County GPINs:  
9824046036,  
9824038914,  
9824049256

### Proposed Zoning

B-2 (CD) – revised conditions

### Current Zoning

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

Yes



**Application Brief**

*See Planning Project Report for more details.*

<b>Recommendations</b>	
Technical Review Committee:	The Technical Review Committee (TRC) has reviewed the revised site plan three 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.
Planning Board:	At their March 11 meeting, the Planning Board voted 7-0 to recommend approval of the conditional rezoning request.
<b>Zoning &amp; Land Use Report</b>	
Jurisdiction:	Mebane City Limits
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):	Yes
Multi-Modal Improvements (Yes/No):	Yes
Consistency with Bike/Ped Transportation Plan (Yes/No):	Yes

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### Summary

Hendon Tiller Mebane 3.0, LLC is requesting approval to revise the conditions for the +/- 6.19-acre property located on Wilson Road and Forest Oaks Lane (GPINs 9824046036, 9824038914, 9824049256), 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.

The +/- 6.19-acre parcel has been subdivided into three lots. Lot 4 will be developed as the farm supplies and equipment retail use, Lot 5 will be reserved for future commercial development, and Lot 6 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 Lots 4, 5, and 7.

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.
- The 3,827 square-foot Garden Center has been changed to a 2,640 square-foot Live Goods Center. This has increased the outdoor display area from 24,040 square feet (14.58% of the site area) to 26,745 square feet (16.22% of the site area). Of the total outdoor display area, 2,640 square feet will be covered, 19,654 square feet will be fenced, and the remaining 4,451 square feet will be uncovered and unfenced.

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 Lane with adequate storage and taper, as required by the NCDOT and the City of Mebane.
- Construction of the three site driveways with one ingress lane and one egress lane striped as a shared left-right turn lane operating under stop-control.
- 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>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>
<p>The applicant has requested a total outdoor display area of 26,745 square feet or 16.22% of the site area. The breakdown of the proposed outdoor display area is as follows:</p> <ul style="list-style-type: none"> <li>• 2,640 square feet of covered area</li> <li>• 19,654 square feet of fenced area</li> <li>• 4,451 square feet of other areas</li> </ul>	<p>The development standards for this particular use, which are found in Section 4-7.8.H of the Mebane UDO, include a limit on the outdoor area devoted to the display and sales of retail goods to a maximum of 15 percent of the net developable lot area.</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*.

**Attachments**

1. Preliminary Presentation Slides
2. Zoning Amendment Application

3. Zoning Map
4. Site Plan – [click here to access](#).
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

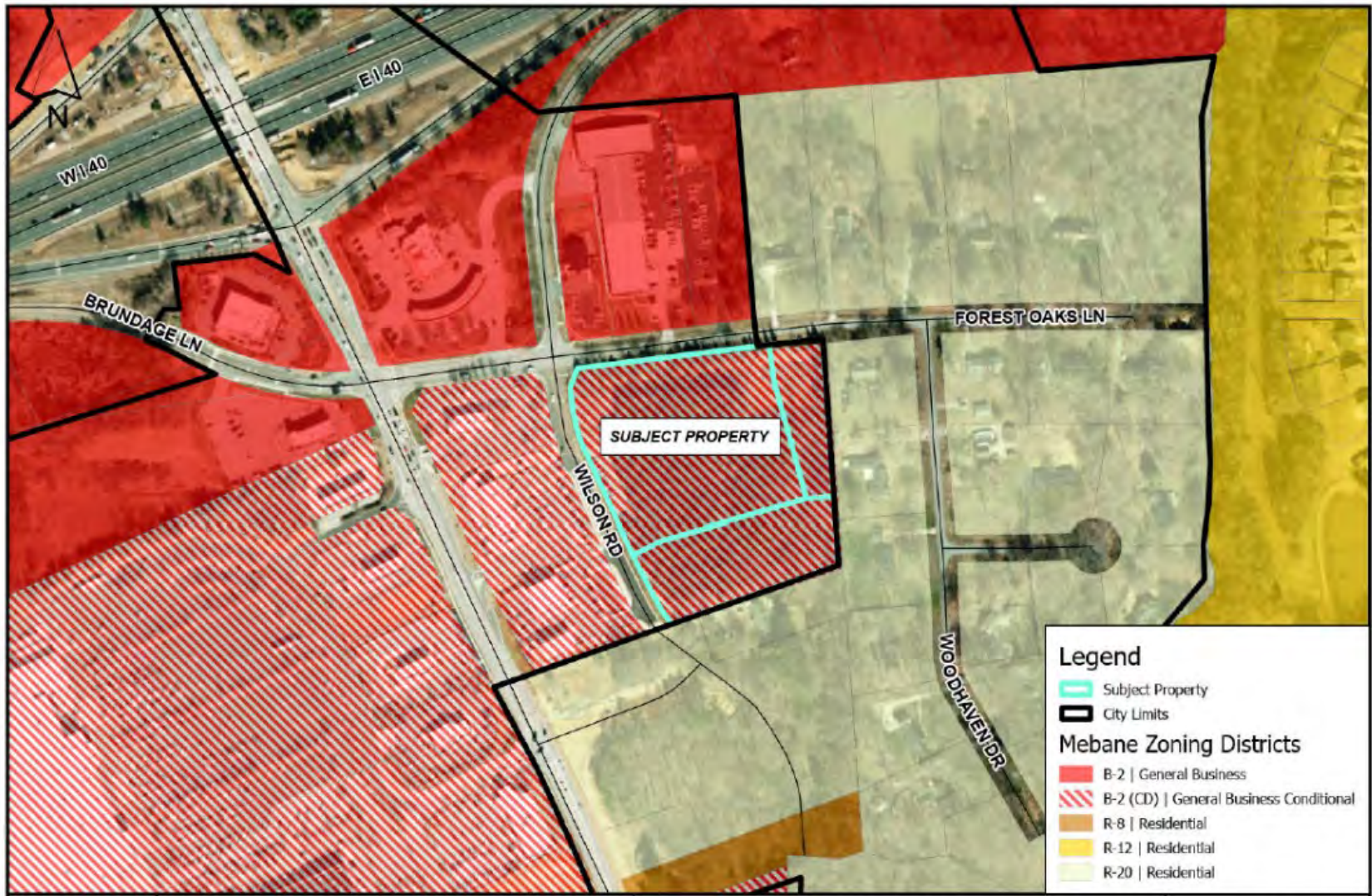






Ashley Ownbey, Development Director

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

DRAWN BY: RG

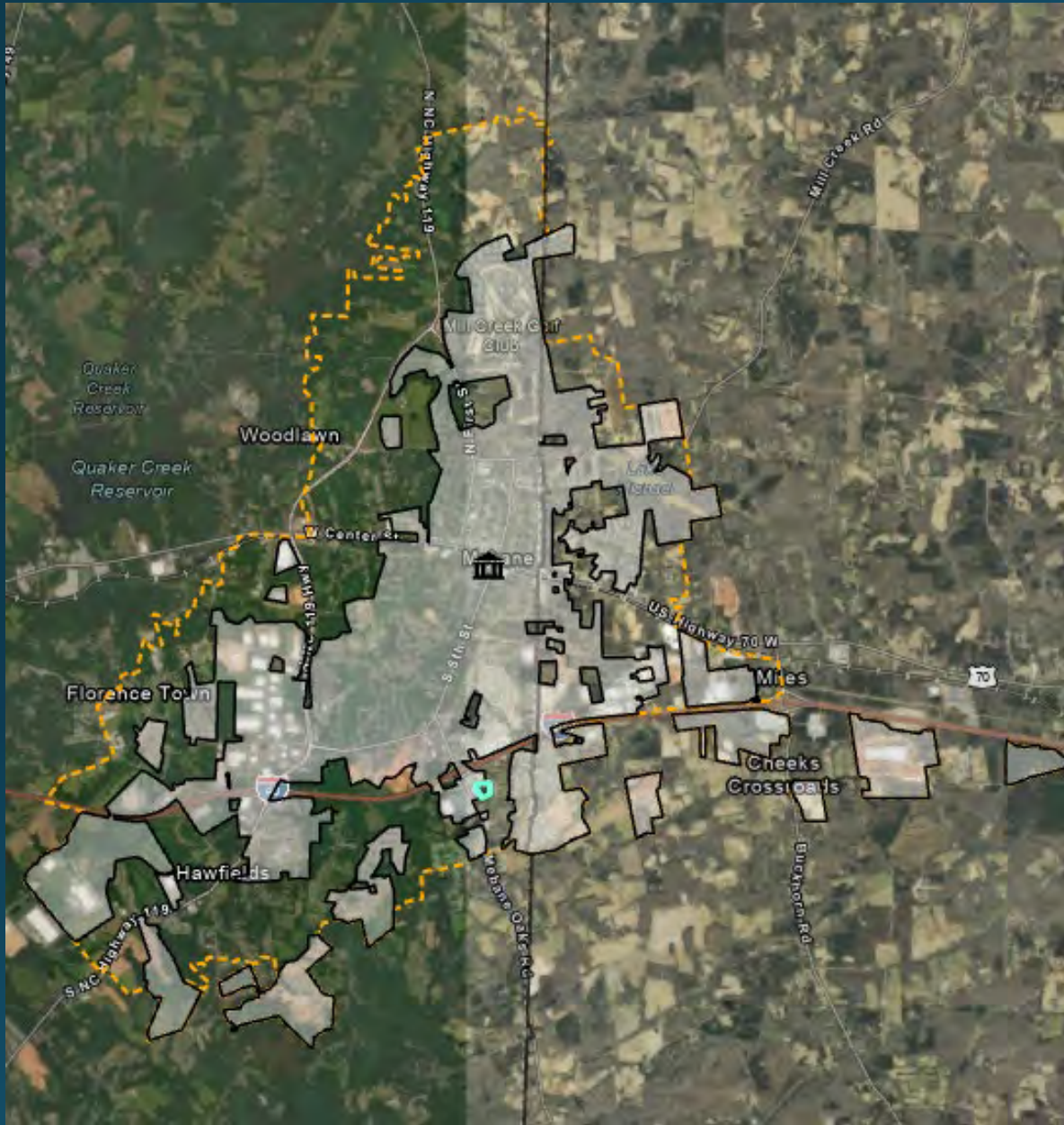
# Tractor Supply

## Conditional Rezoning 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)  
with revised conditions







# Tractor Supply

## Conditional Rezoning Request

- Mebane City Limits
- The site was annexed after original approval of B-2 (CD) zoning.







# Tractor Supply

## Conditional Rezoning Request

- Gravel parking, forested, stormwater pond
- 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* G-4 Secondary Growth Strategy Area





# Tractor Supply

## Conditional Rezoning Request

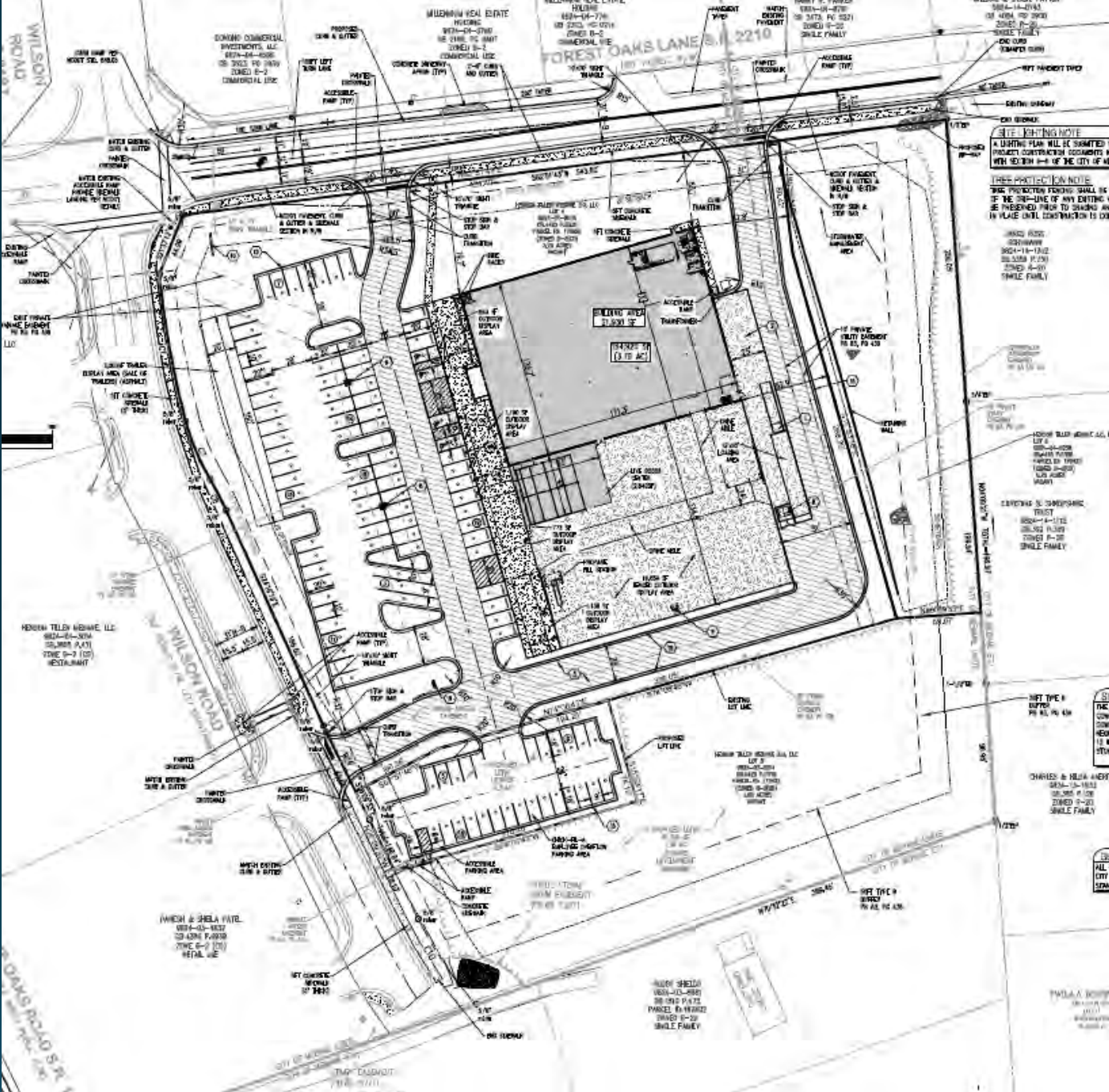
Modification of the B-2(CD) zoning is requested as the right-of-way for the required to extend Wilson Road could not be secured and a TIA has been completed.

### Amendments to original site-specific plan:

- Reduced curb and gutter on Forest Oaks Lane
- Addition of crosswalks at the intersection of Wilson Road and Forest Oaks Lane and at a mid-block location on Wilson Road
- Minor modification to the parking lot layout
- Lot 5 to be subdivided into new Lot 5 and Lot 7
- Garden Center replaced with Live Goods Center

### Proposed Conditions:

- Stormwater pond constructed for a 100-year storm event.
- Outdoor display area equal to 16.22% of total site area.





# 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: *Hendon Tiller*

Date: 1-24-24

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

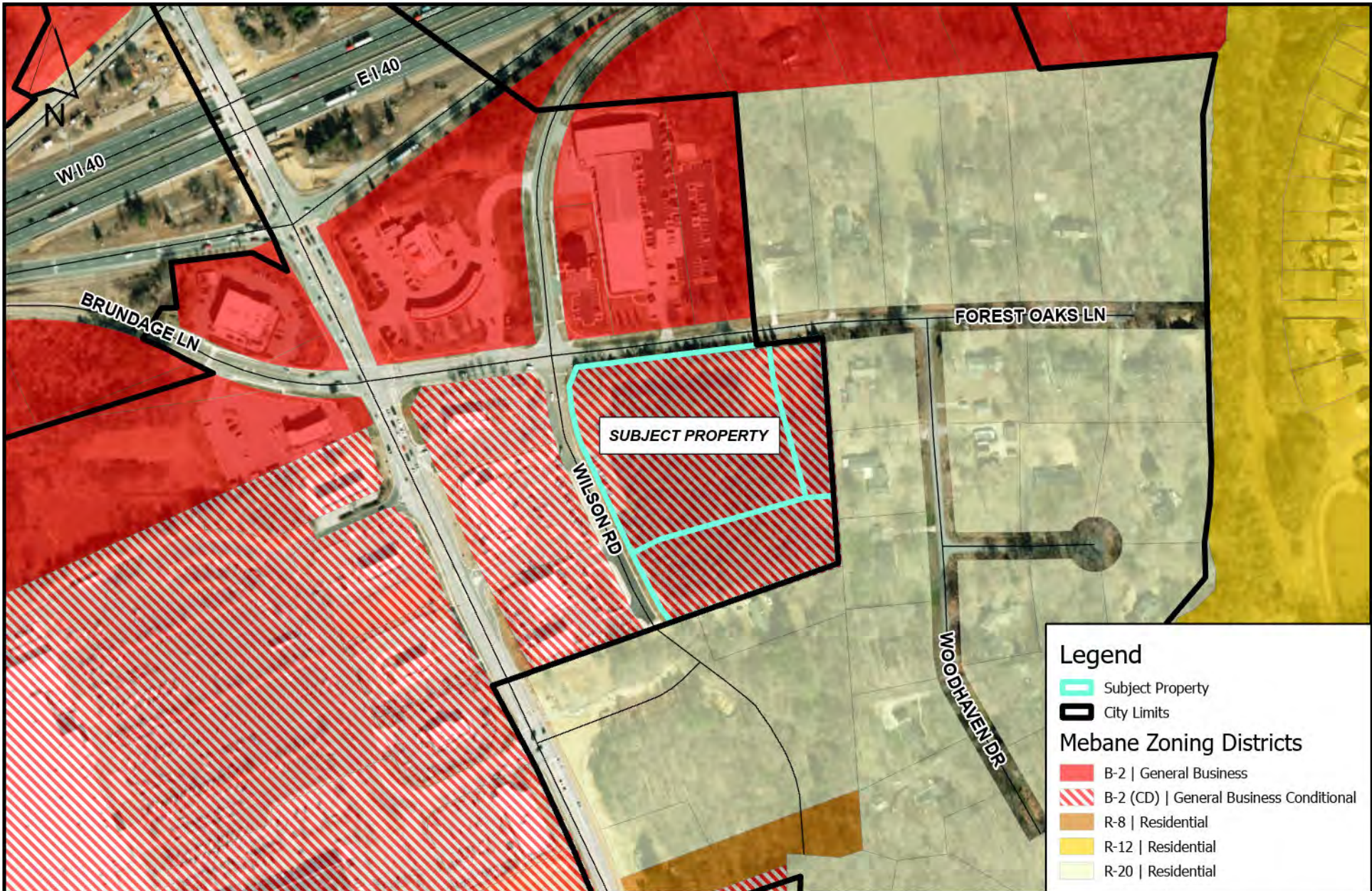
Public Hearing Date: \_\_\_\_\_ Action: \_\_\_\_\_

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

DRAWN BY: RG

The site plan can be downloaded through the following link:

<https://cityofmebane.sharefile.com/public/share/web-se58fcba448fe479ba763c41231d6caa1>



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# APLANNING PROJECT REPORT

DATE	03/06/2024
PROJECT NUMBER	RZ 23-01 - Amended
PROJECT NAME	Tractor Supply Hendon Tiller Mebane 3.0, LLC
APPLICANT	Attn. Mark Tiller 3445 Peachtree Rd NE #465 Atlanta, GA 30326

## CONTENTS

PROJECT NAME & APPLICANT .....	PAGE 1
SUMMARY OF CHANGES .....	PAGE 2
ZONING REPORT .....	PAGE 3
LAND USE REPORT .....	PAGE 5
UTILITIES REPORT .....	PAGE 8
STAFF RECOMMENDATION .....	PAGE 9

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## SUMMARY OF CHANGES:

Since RZ 23-01 was approved on April 3, 2023, the +/- 6.19-acre parcel has been subdivided into three lots. Lot 4 is proposed to be developed as the farm supplies and equipment retail use, Lot 5 is reserved for future commercial development, and Lot 6 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 Lots 4, 5, and 7. The City Council approved the property's annexation into Mebane's City Limits on June 5, 2023, and the annexation plat was recorded on June 29, 2023, in the Alamance County Register of Deeds.

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.
- The 3,827 square-foot Garden Center has been changed to a 2,640 square-foot Live Goods Center. This has increased the outdoor display area from 24,040 square feet (14.58% of the site area) to 26,745 square feet (16.22% of the site area). Of the total outdoor display area, 2,640 square feet will be covered, 19,654 square feet will be fenced, and the remaining 4,451 square feet will be uncovered and unfenced.

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:

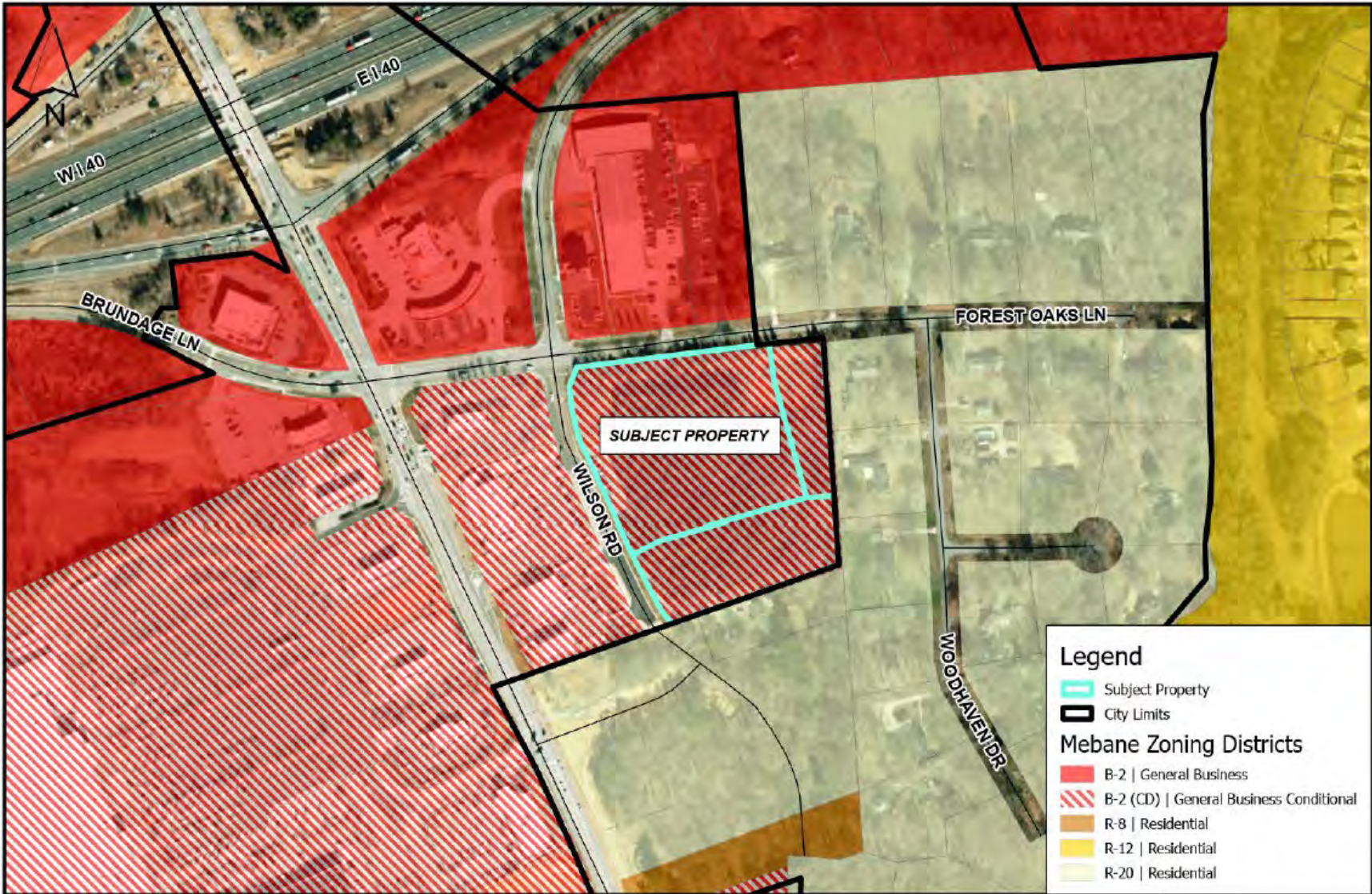
- Provide a westbound left turn lane on Forest Oaks Lane with adequate storage and taper, as required by the NCDOT and the City of Mebane.
- Construction of the three site driveways with one ingress lane and one egress lane striped as a shared left-right turn lane operating under stop-control.
- Compliance 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.



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## ZONING REPORT

EXISTING ZONE	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 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 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

<b>EXISTING LAND USE</b>	Vacant, Gravel Parking Lot, Forested
<b>PROPOSED LAND USE &amp; REQUESTED ACTION</b>	The applicant is requesting a rezoning to develop three lots, totaling +/- 6.19 acres, with frontages on Wilson Road and Forest Oaks Lane (GPINs: 9824046036, 9824049256, and 9824038914) for a farm supplies and equipment retail use. The applicant intends to re-subdivide the property into four lots. Lot 4 will be utilized for the farm supplies and equipment retail use, Lot 5 will be reserved for future commercial development, Lot 6 will be utilized as a stormwater management area, 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>	B-2 (CD) (General Business Conditional District) – revised conditions
<b>PARCEL SIZE</b>	+/- 6.19 acres
<b>AREA LAND USE</b>	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.
<b>ONSITE AMENITIES &amp; DEDICATIONS</b>	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. 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>CONDITIONAL ZONE?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>DESCRIPTION OF PROPOSED CONDITIONS</b>	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.  The applicant has requested a total outdoor display area of 26,745 square feet or 16.22% of the site area. The development standards for this particular use, which are found in Section 4-7.8.H of the Mebane UDO, include a limit on the outdoor area devoted to the display and sales of retail goods to a maximum of 15 percent of the net developable lot area. Of the total proposed outdoor display area, 2,640 square feet will be covered, 19,654 square feet will be fenced, and the remaining 4,451 square feet will be uncovered and unfenced.

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CONSISTENCY WITH *MEBANE BY DESIGN* STRATEGY

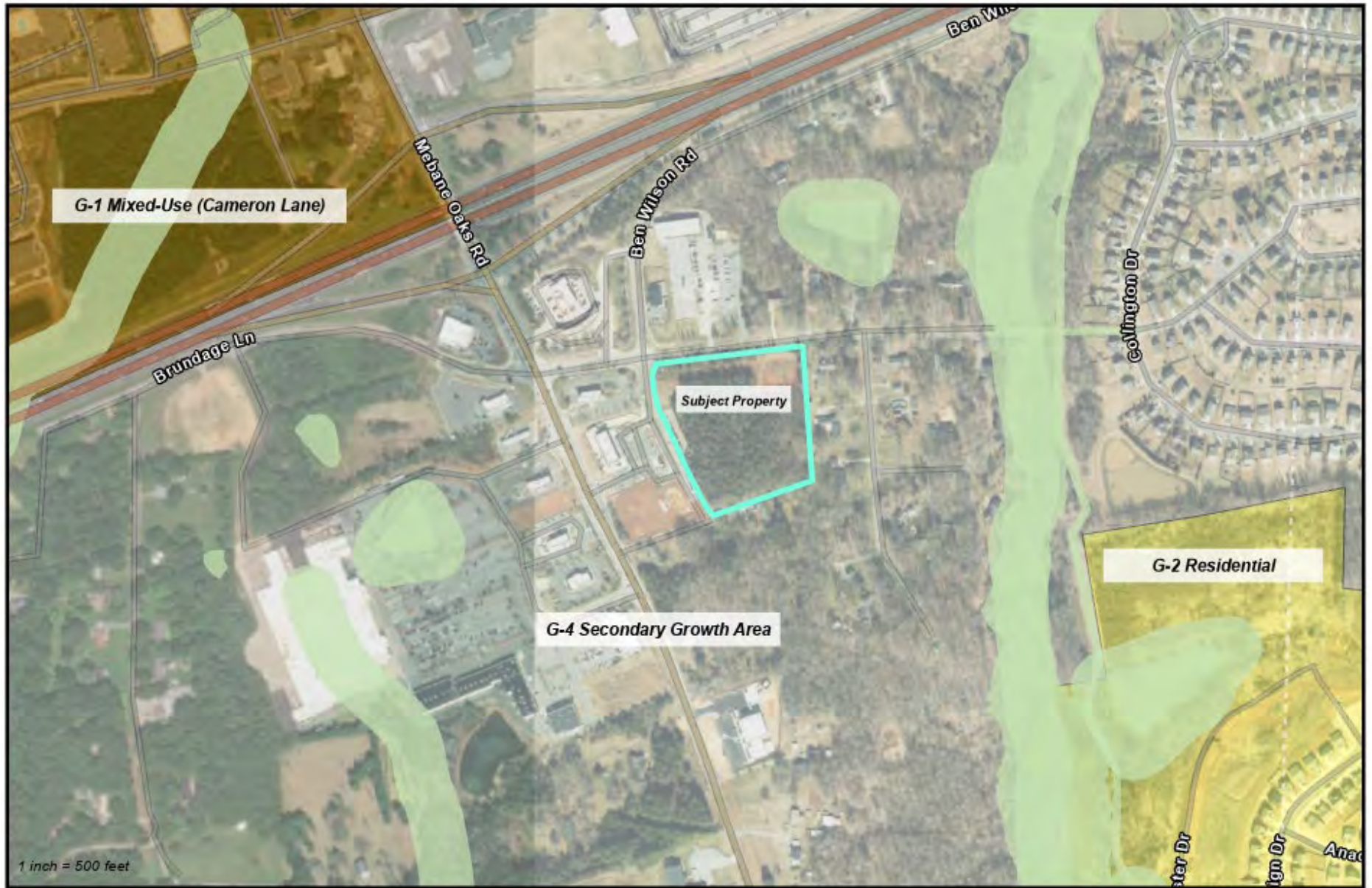
LAND USE GROWTH STRATEGY DESIGNATION(S) G-4 Secondary

OTHER LAND USE CONSIDERATIONS Mebane Oaks Road Small Area Plan

*MEBANE BY DESIGN* GOALS & OBJECTIVES SUPPORTED

*MEBANE BY DESIGN* GOALS & OBJECTIVES NOT SUPPORTED





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## UTILITIES REPORT

<b>AVAILABLE UTILITIES</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>PROPOSED UTILITY NEEDS</b>	<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 be connected to the existing sewer system by extending a new 6-inch private sewer service line from an existing manhole located on 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>
<b>UTILITIES PROVIDED BY APPLICANT</b>	Applicant has pledged to provide all on-site utilities, as described in AWCK's Technical Memo.
<b>MUNICIPAL CAPACITY TO ABSORB PROJECT</b>	The City has adequate water & sewer supply to meet the domestic and fire flow demands of the project.
<b>CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>ADEQUATE STORMWATER CONTROL?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>INNOVATIVE STORMWATER MANAGEMENT?</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

### TRANSPORTATION NETWORK STATUS

<b>CURRENT CONDITIONS</b>	<p>The subject property is situated south of Forest Oaks Lane and east of Wilson Road. The site plan features two proposed driveway entrances on Forest Oaks Lane and one proposed driveway entrance on Wilson Road. The driveway from Wilson Road is proposed to provide access to Lots 4, 5, and 7 of the proposed subdivision. Both Forest Oaks Lane and Wilson Road are maintained by the NCDOT.</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>From 2017 to 2021, 42 crashes were recorded at the intersection of Forest Oaks Lane and Mebane Oaks Road.</p>
<b>TRAFFIC IMPACT ANALYSIS REQUIRED?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

**DESCRIPTION OF RECOMMENDED IMPROVEMENTS**

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 required by the 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 at the intersection of Wilson Road and Forest Oaks Lane and at a mid-block location on Wilson Road.

**STAFF RECOMMENDATION**

**STAFF ZONING RECOMMENDATION**

APPROVE  DISAPPROVE

**STAFF SPECIAL USE FINDING**

CONSISTENT  NOT CONSISTENT.....WITH *MEBANE BY DESIGN*

**RATIONALE**

The proposed development “Tractor Supply” is consistent with the guidance provided within Mebane By Design, the Mebane Comprehensive Land Development Plan. The project 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 bore 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,

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 bore 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.

The traffic impact analysis (TIA) can be downloaded through the following link:

<https://cityofmebane.sharefile.com/public/share/web-se58fcba448fe479ba763c41231d6caa1>





## 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 Mabane 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.



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## AGENDA ITEM #6D

### Comprehensive Amendments to the Unified Development Ordinance

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#### Presenter

Ashley Ownbey, Development Director

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#### Public Hearing

Yes  No

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#### Summary

The City Council shall consider the request to amend portions of Articles 2 – 12 and Appendices A – F of the Unified Development Ordinance (UDO). The proposed amendments are the result of a three-phased approach to comprehensively amend the Mebane UDO.

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#### Background

The City of Mebane UDO regulates all development and land use in the City and extraterritorial jurisdiction. The City adopted the UDO in 2008 and has regularly amended it to reflect current and emerging needs. The most significant recent changes occurred in the summer of 2022, with the first phase of comprehensive UDO amendments, and the summer of 2023, with the second phase of amendments to regulations for signs and parking.

Early in the process of updating the Mebane UDO, staff recognized that several of the proposed UDO amendments are likely to generate more discussion than others. To distribute comments and shepherd through amendments in a timely manner, staff opted to present changes to the UDO in phases. The first phase of amendments was considered by the Planning Board in May 2022 and approved by the Mebane City Council in June and July 2022. This first phase consisted of many changes, including amendments to the Table of Permitted Uses, dimensional standards, perimeter landscaping, streetscaping, definitions, and standards for fences and accessory structures. The second phase of amendments was considered by the Planning Board in March and April 2023 and approved by the Mebane City Council in June 2023. This second phase included a new set of sign standards and new parking and stacking requirements.

A third phase of UDO amendments is proposed that primarily includes minor revisions and illustrations for sign types. More significant amendments with the third phase, primarily to Articles 4, 5, 6, and 7, are detailed below and in the attachments.

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#### Summary of Proposed Amendments

##### Article 2

Most of the amendments to Article 2 involve updates to references and other minor edits. Two amendments are more significant and include:

- 1) Removal of part C of Section 2-18 because it duplicates information.

- 2) Edits to part K of Section 2-18 to reflect quasi-judicial decisions and to remain consistent with North Carolina General Statutes.

### **Article 3**

Most of the amendments to Article 3 involve minor word corrections. Two amendments are more significant and include:

- 1) Removal of residential densities from the Office and Institutional Zoning District. Residential uses are only permitted with certain uses and development standards specify the allowed density.
- 2) Revisions to the descriptions of the watershed overlay districts to reflect proposed changes in Article 5.

### **Article 4**

Amendments to Article 4 include updates to references, changes to language for consistency across other articles of the UDO, and minor edits. Additionally, City staff recommend more substantial amendments, including:

- 1) The Table of Permitted Uses has been amended to reflect the following:
  - o Various updates for consistency between Articles 4 and 12, largely resulting from the first phase of comprehensive amendments to the Mebane UDO.
  - o Minor edits to correct spelling and alphabetical order.
  - o The consolidation of many recreational uses into either Entertainment Facility, Indoor or Entertainment Facility, Outdoor.
  - o Removal of “with golf course” from the Country Club use.
  - o Updates to ensure the Golf Course, Outdoor use is allowed in the same zoning districts as Country Club.
  - o Addition of two outdoor recreational uses – Drive-In Theater and Shooting Range, Outdoor – to distinguish them from the newly created use, Entertainment Facility, Outdoor.
  - o Allowance of places of worship in all zoning districts.
  - o Allowance of Furniture Display and Showrooms in the LM and HM zoning districts.
  - o Addition of development standards for Hardware Stores in the B-1 and B-3 zoning districts.
  - o Allowance for Restaurants (without drive-through) by-right in the B-3 zoning district.
  - o Distinction between major and minor utility facilities, with minor utility facilities being permitted by-right in all zoning districts.
  - o Addition of development standards for Outside Storage in the B-2 zoning district.

- Allowance of Outdoor Religious Events in the B-1 and B-2 zoning districts with a special use permit.
- 2) New prohibited uses in the General Watershed Area Overlay District consistent with proposed changes in Article 5.
  - 3) Addition of corner lot setback requirement to nonresidential zoning districts.
  - 4) Revision to the regulation of when a garage or carport is allowed in a side yard.
  - 5) Proposed changes to the limitations on the number of accessory structures allowed in residential zoning districts to consider the size of a property.
  - 6) Revision to maximum allowed size of a single, accessory structure.
  - 7) Limitations on the height of detached accessory dwelling units (ADUs) that are approvable by staff.
  - 8) New allowances for the size of detached ADUs on lots of more than one acre.
  - 9) Revision to the required side setback for the end unit of a townhome building to avoid conflict with required townhome building separation.
  - 10) Addition of development standards for Entertainment Facility, Outdoor, which is a new use proposed as part of the changes to the Table of Permitted Uses.
  - 11) Addition of development standards for Hardware Stores, consistent with what is required of Food Stores.
  - 12) Revisions to the prohibited uses for a shopping center.
  - 13) Amended approval process for larger shopping centers.
  - 14) Addition of development standards for Outside Storage in the B-2 Zoning District, consistent with what is required of Contractor Office with Outside Storage Yard.
  - 15) Addition of development standards for Temporary Debris Storage and Reduction Sites.
  - 16) Removal of outdoor lighting standards for specific uses due to proposed amendments to the general outdoor lighting standards in Section 6-6.

### **Article 5**

Most of the amendments to Article 5 involve updates to references and other minor edits. Two amendments are more significant and include:

- 1) Addition of new section to create processes for amending and interpreting watershed area boundaries.
- 2) New prohibited uses for the General Watershed Area Overlay District



**Article 6**

The following amendments are proposed to Article 6:

- 1) Section 6-4, "Landscaping, Buffering, and Screening," is amended to adjust spacing in the Type B buffer, suggest changes to enhance streetscape buffers and parking lot screening, add a graphic to better communicate tree protection fencing requirements, and promote plantings in open space and major subdivision developments.
- 2) Section 6-5, "Parking, Stacking, and Loading," is amended to correct the requirement for bicycle parking, adjust the parking requirement for warehousing uses for consistency with recent changes to the requirement for manufacturing and industrial uses, and a minor change to the required length of loading spaces.
- 3) A rewrite of most parts of Section 6-6, "Outdoor Lighting," to prohibit certain lighting, improve staff's ability to review submitted lighting plans, implement new standards that encourage full cutoff fixtures and restrict spillover onto residential properties adjoining new developments, and create more enforceable standards for wall-mounted lighting.
- 4) Section 6-7, "Signs," is amended to include additional graphics for communicating sign types.
- 5) Section 6-8, "Recreation and Open Space Requirements," is amended to ensure requirements are based on land use as opposed to whether a dwelling unit is intended for sale or for rent, new language to clarify the value of the land to be used in the calculation of a payment in lieu of public recreation space, and removal of the requirement that the Recreation and Parks Director reviews private recreation proposed in a development.

**Article 7**

Major amendments to Article 7 include:

- 1) New definitions of minor and major subdivisions.
- 2) Removal of requirements for hard copies of plats.
- 3) Proposal of a revised process for considering sidewalk waiver requests.

**Article 8**

Most of the amendments to Article 8 are proposed to improve clarity and consistency with North Carolina General Statutes. The allowance for staff to authorize administrative variances is proposed to be amended to allow for consideration of prospective actions.

**Article 9**

Minor amendments are proposed to Article 9.

**Article 10**

Minor amendments are proposed to Article 10.

### **Article 11**

Minor amendments are proposed to Article 11 to remove references to criminal penalties.

### **Article 12**

Most changes proposed to Article 12 involve updating definitions to be consistent with the Table of Permitted Uses and North Carolina General Statutes and to also include correct references. New definitions have been added for: Family Care Home; Full Cutoff Fixture; Fully Shielded Fixture; Major Utility Facility; Minor Utility Facility; Non-Cutoff Fixture; Person with Disabilities; Public Utilities Director; Subdivision, Major; Subdivision, Minor; and, Truck Stop, Travel Plaza. Deleted definitions include Halfway House and Handicapped Person.

### **Appendices**

- Appendix A: Reduction in the requirement of hard copies and minor edits to submittal requirements.
- Appendix B: Minor formatting edits, the addition of two new certificates, and the removal of one unused certificate.
- Appendix C: Updates to remain consistent with Table 6-3-2 in Article 6.
- Appendix D: Minor edits.
- Appendix E: Minor edits.
- Appendix F: Minor edits.

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### **Financial Impact**

N/A

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### **Staff Recommendation**

Staff recommends approval of the presented amendments of the Mebane UDO.

The Planning Board unanimously (8-0) recommended approval of the text amendments.

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### **Suggested Motion**

Motion to approve the amendments to the City of Mebane Unified Development Ordinance as presented. The amendments are consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan *Mebane By Design*.

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### **Attachments**

1. Preliminary Presentation Slides
2. Proposed text amendments to the Unified Development Ordinance – [click here to access](#).



Ashley Ownbey, Development Director

Comprehensive Text Amendments to the Mebane  
Unified Development Ordinance



# Articles 1, 2, 3

## Article 1

- No changes

## Article 2

- Minor edits, including updates to references, insertion of missing words, etc.
- Sec. 2-18: Evidentiary Hearing Requirements and Procedures for Special Use Permit Applications
  - Removal of duplicate section regarding notification
  - Editing of NCGS language regarding impartial decision maker to reflect correct process and permit

## Article 3

- Minor edits, including updates to references, word corrections, and deletion of reference to residential densities for O&I District.
- Updates to reflect proposed amendments in Article 5.





# Article 4 – Table of Permitted Uses

## Recreational Uses:

- The addition of the new use – Entertainment Facility, Indoor – resulted in the removal of the following uses:
  - Batting Cages, Indoor
  - Billiard Parlor, Pool Hall
  - Bowling Center
  - Indoor Recreation featuring coin-operated amusements and similar entertainment
  - Fortune Tellers, Astrologers
  - Skating Rink
  - Theater (indoor), except Adult Theater
- The addition of the new use – Entertainment Facility, Outdoor – resulted in the removal of the following uses:
  - Batting Cages, Outdoor
  - Go-Cart Raceway
  - Golf Course, Miniature
  - Golf Driving Range
  - Theater (outdoor)
- The addition of the new use – Entertainment Facility, Outdoor – resulted in the addition of the following uses:
  - Drive-In Theater
  - Shooting Range, Outdoor



# Article 4 – Table of Permitted Uses

- Minor changes are largely focused on maintaining consistency between Articles 4 and 12 and ensuring alphabetical order of the table.
- Additional changes include:
  - Removing “with Golf Course” from Country Club and ensuring Golf Course, Outdoor is permitted in the same zoning districts as Country Club.
  - Permitting School for the Arts in the O&I district.
  - Allowing of places of worship in all zoning districts.
  - Permitting Furniture Display and Showrooms in the LM and HM districts.
  - Removing of Martial Arts Instructional School since this can be classified as School for the Arts.
  - Adding development standards for Hardware Stores in the B-1 and B-3 districts.
  - Permitting Restaurant (without drive-through) in the B-3 district.
  - Creating a new use – Minor Utility Facilities – and permitting these facilities in all zoning districts. Major Utility Facilities still require a special use permit.
  - Removing Telephone Exchanges, Transformer Stations which are now covered under Major Utility Facilities.
  - Allowing Outdoor Religious Event by special use permit in the B-1 and B-3 districts.



# Article 4 – Prohibited Uses

Amendment consistent with proposed changes to Article 5 to prohibit the following uses in the General Watershed Area Overlay District:

- All landfills
- Manufacturing of hazardous or toxic materials
- Storage of hazardous or toxic materials for purposes of distribution





# Article 4 – Accessory Structures

Amendment to when garages and carports are allowed in the side yard:

- Current Language: “serving not more than two vehicles”
- New Language: “with a width of 24 feet or less, excluding any roof overhang”





# Article 4 – Accessory Structures

Amendment to how many accessory structures are permitted in residential zoning districts:

- Current Language: “shall not exceed two on a single lot”
- New Language: “shall not exceed 10% of the total lot area”
- New Language: No single residential accessory structure shall be larger than the heated floor area of the principal structure.

The purpose is to better consider the size of a property as opposed to a set number for all residential properties. The current language encourages property owners to expand existing structures.

Lot Area	New Allowance for Accessory Structures
20,000 square feet	2,000 square feet
12,000 square feet	1,200 square feet
7,200 square feet	720 square feet



# Article 4 – Accessory Structures

Amendments to the height of freestanding detached, accessory dwelling units (ADUs) approvable by staff and the allowance for larger ADUs on properties of more than one acre.

The new provisions include:

- If a freestanding dwelling unit is of more than one and one-half story, a special use permit approved by the Mebane City Council.
- On lots larger than one acre, the size of a detached accessory dwelling unit shall not exceed 1,000 square feet or 50 percent of the heated floor area of the principal building, whichever is greater, and shall be no closer than 25 feet from dwelling units on neighboring lots.



# Article 4 – Development Standards

New development standards have been drafted for the following uses:

- Entertainment Facility, Outdoor
- Hardware Store
- Outside Storage
- Temporary Debris Storage and Reduction Sites

The development standards for townhomes have been amended as follows:

- Current Requirement: “Side yard for end dwelling: 15 feet”
- Proposed Requirement: “Side yard for end dwelling: 8 feet”

The development standards for shopping centers have been amended as follows:

- Revisions to the list of prohibited uses
- Conditional zoning is required as opposed to a special use permit

Removal of outdoor lighting sections from all development standards due to changes to Section 6-6.



# Article 5 – Watershed Overlay Districts

New language to create a process for reviewing amendments or interpretations of the watershed area boundaries.

- Combination of recommended language from the NCDEQ, with an extra section (e) to allow for the City to amend the boundaries based upon more accurate information and data.

Prohibition of the following uses in the General Watershed Area Overlay District:

- All landfills
- Manufacturing of hazardous or toxic materials
- Storage of hazardous or toxic materials for purposes of distribution

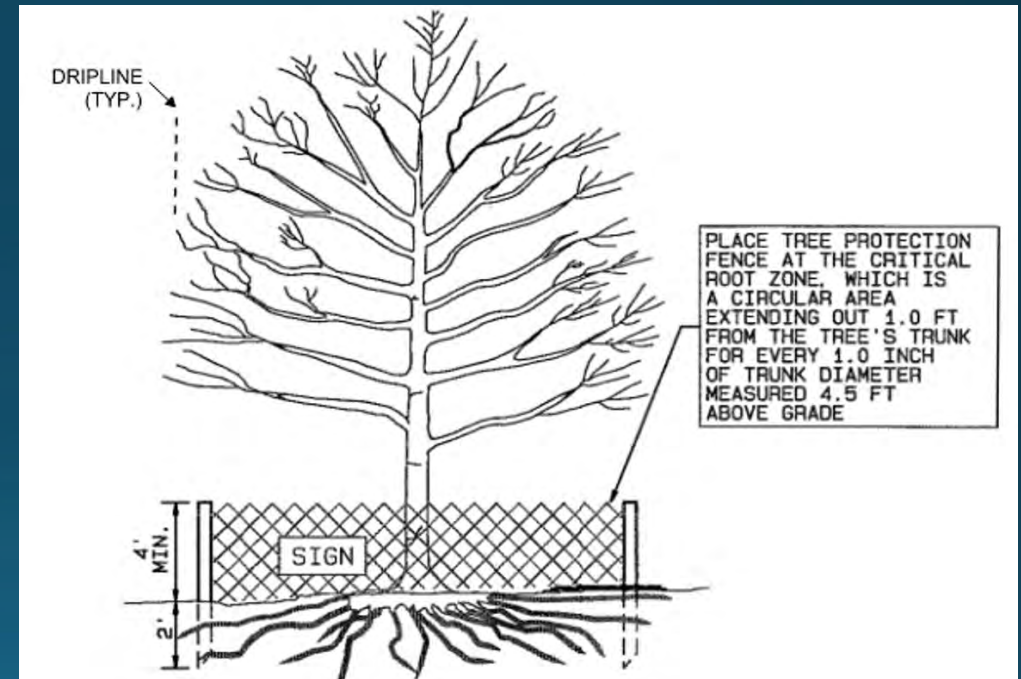




# Article 6 – Landscaping, Buffering, & Screening

Minor edits are recommended along with the following changes:

- Enhance streetscape buffers and parking lot screening
- Promote plantings in open space and new residential developments
- New graphic for tree protection fencing



# Article 6 – Parking, Stacking, & Loading

Minor edits are recommended:

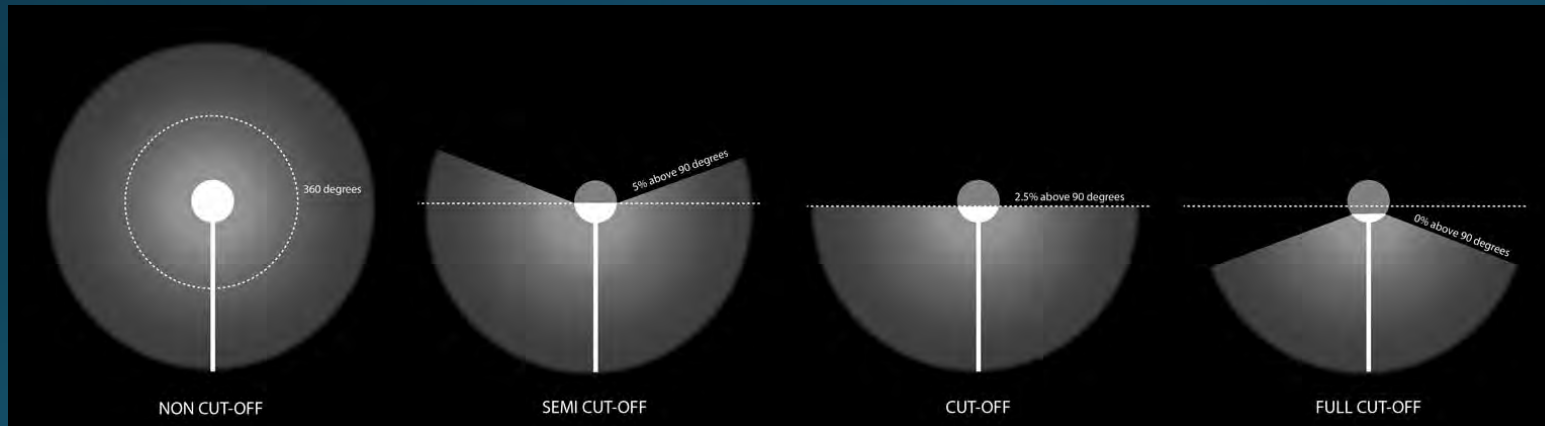
- Clarification of bicycle parking requirements
- New parking requirement for Transportation, Warehousing, and Utilities
  - Current Requirement: 1 space for every 2 employees on largest shift plus 1 space per vehicle used in the operation
  - New Requirement: 1 space per 2,000 square feet of gross floor area with discretion to staff to consider the user.
- Change from 65' length requirement for loading spaces to 60'



# Article 6 – Outdoor Lighting

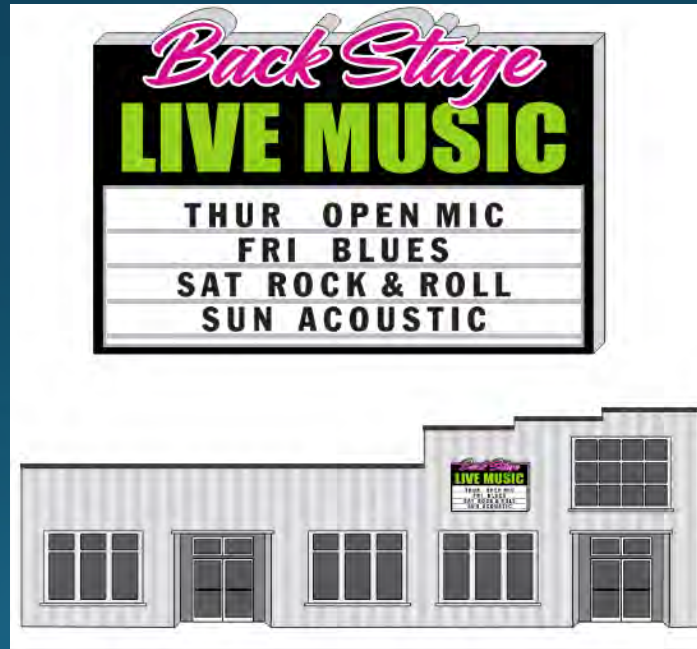
Most of Section 6-6 has been rewritten to:

- Prohibit certain lighting
- Improve the review process for lighting plans
- Implement new standards to encourage full cutoff fixtures
- Restrict spillover onto residential properties that adjoin new development
- Create more enforceable wall-mounted lighting



# Article 6 – Signs

New illustrative graphics





# Article 6 – Recreation & Open Space

Amendments include:

- Removal of language that creates requirements based on if a dwelling unit is intended for sale or for rent. The language is now based on land use.
- Improvement of language to clearly articulate the value used in calculating payments in lieu of required public recreation area.
- Removal of the requirement that the Recreation and Parks Director review private recreation for new development.



# Article 7

Minor edits, including updated references and corrected titles.

## Revised definitions of minor and major subdivision:

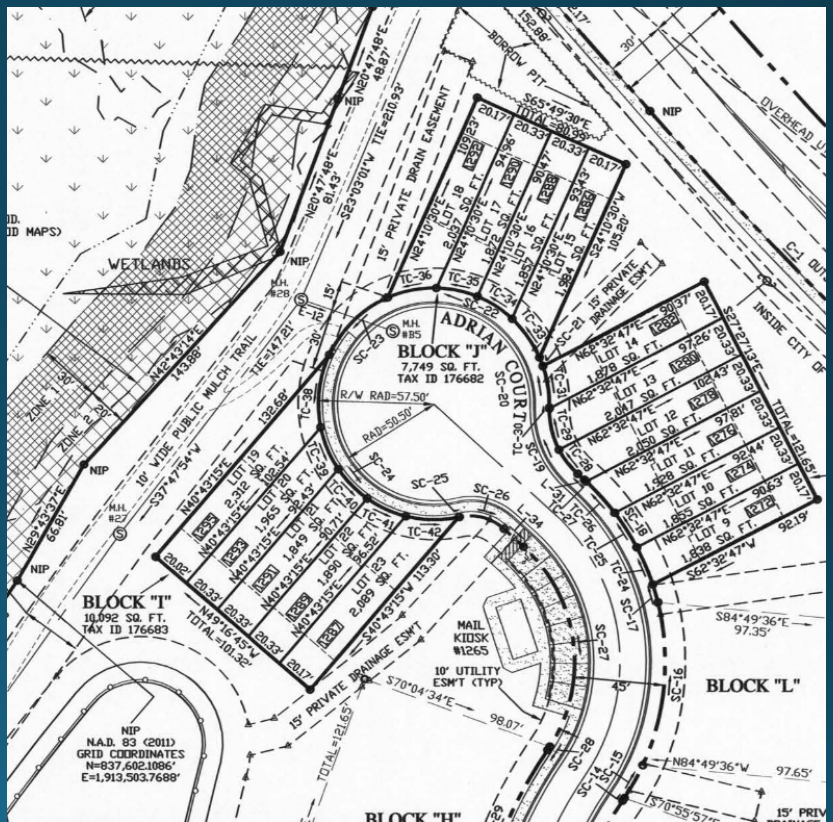
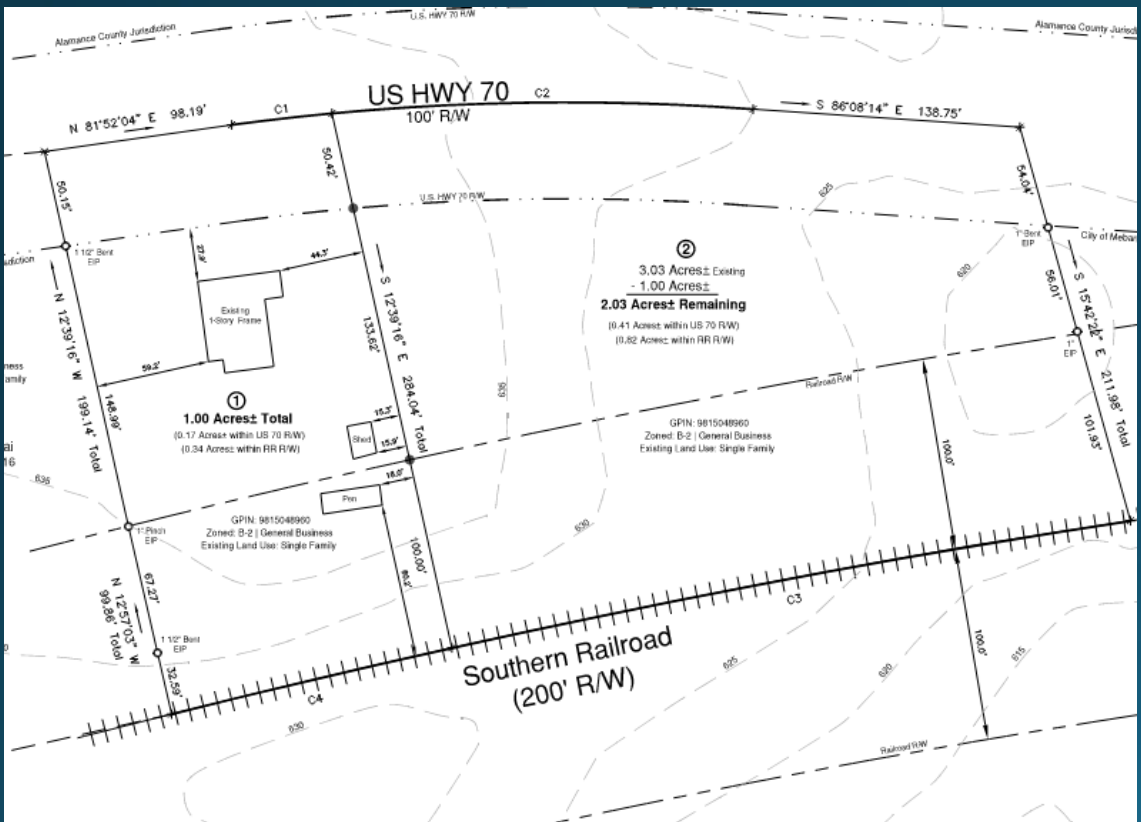
- Minor Subdivision:
  - Current Definition – based on size of existing property (three acres or less)
  - New Definition – based on the number of lots (six) with exception for townhome developments
- Major Subdivision:
  - New Definition – more than six lots and/or dedication of public right-of-way

## Sidewalk waiver:

- Waiver of sidewalk requirement for single-family residential subdivisions resulting in three or fewer lots.
- Allowance for staff to require a payment in lieu in certain situations.
- Maintains the City Council's authority to fully waive the sidewalk requirement.



# Example Plats



# Articles 8, 9, 10, 11

## Article 8

- Minor edits, largely related to formatting of references
- Section 8-1: Appeals
  - New language has been proposed for different parts of this section to improve clarity and consistency with North Carolina General Statutes.
- Insignificant Variances
  - Remove sentence that prohibits consideration of prospective actions.

## Article 9

- Minor edits, largely related to formatting and consistency with North Carolina General Statutes.

## Article 10

- Updated reference and edited language to clarify section regarding nonconforming signs.

## Article 11

- Removed references to criminal penalties in accordance with North Carolina General Statutes.





# Article 12

Most revisions are to maintain consistency between Articles 4 and 12.

New definitions have been added for:

- Family Care Home
- Full Cutoff Fixture
- Fully Shielded Fixture
- Major Utility Facility
- Minor Utility Facility
- Non-Cutoff Fixture
- Person with Disabilities
- Public Utilities Director
- Subdivision, Major
- Subdivision, Minor

The definitions for Halfway House and Handicapped Person have been removed.



# Appendices A-G

Minor edits are proposed to Appendices A, B, C, D, E, and F.

No amendments are proposed to Appendix G.





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## AGENDA ITEM #6E

### Boundary Amendments to the General Watershed Area Overlay District of the Graham-Mebane Lake Public Water Supply Watershed

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#### Presenter

Ashley Ownbey, Development Director

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#### Public Hearing

Yes  No

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#### Summary

The Planning Board shall advise and comment on the request to amend the boundary of the General Watershed Area Overlay District of the Graham-Mebane Lake Public Water Supply Watershed WS-II Balance of Watershed Area. The proposed amendments to the boundary represent the best available information from previously surveyed projects, GIS data, and field investigation. If approved, the City's zoning map will be amended, and the revisions shared with the North Carolina Department of Environmental Quality, Alamance County, and Orange County.

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#### Background

As part of a third phase of comprehensive amendments to the Mebane Unified Development Ordinance, the City of Mebane is proposing a text amendment to Article 5 to create a process for reviewing amendments or interpretations of the watershed area boundaries. Based on better and more accurate information, the City of Mebane is proposing amendments to a portion of the General Watershed Area Overlay District. This is considered an intermediate update, and further updates could occur. Approximately 48 acres and 106 properties are affected by the amendments, with 92% of affected properties being partially or fully removed from the overlay district.

A watershed is defined as land area contributing surface drainage to a particular water source, such as a lake or river. The land area is largely determined by topography. Watershed protection overlay districts are designed to protect designated public water supply watersheds from activities that could degrade water quality. The City of Mebane's regulations are consistent with the rules adopted by the North Carolina Environmental Management Commission. These regulations will no longer apply to areas removed from the overlay district. Applicable restrictions of the overlay district will become relevant to new areas of properties added. Any existing built-upon area or impervious surface will be exempt from the rules as will most activity related to an existing single-family home.

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#### Financial Impact

N/A

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**Staff Recommendation**

Staff recommends approval of the presented boundary amendments to the General Watershed Area Overlay District of the Graham-Mebane Lake Public Water Supply Watershed WS-II Balance of Watershed Area.

The Planning Board unanimously (8-0) recommended approval of the boundary amendments.

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**Suggested Motion**

Motion to approve the amendments to the boundary of the General Watershed Area Overlay District of the Graham-Mebane Lake Public Water Supply Watershed WS-II Balance of Watershed Area according to the best available information.

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**Attachments**

1. Overall Map – Graham-Mebane Lake Water Supply Watershed
2. Focus Area Map – Proposed Boundary Amendments





**Graham-Mebane  
Lake Water Supply Watershed**

**Focus Area of Proposed  
Changes**



**CITY OF MEBANE**

**MEBANE WSW  
OVERALL**

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DATE: 05/31/2023  
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Feet

**Legend**  
Corporate Limits  
WSW - Updated  
Watershed Balance



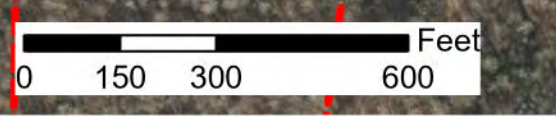


Revised Water Supply  
Watershed (purple hatch)

Existing Water Supply  
Watershed Boundary (green)

**Legend**

- Corporate Limits
- Watershed
- WSW - updated
- outline
- PCA\_TYPE
- Watershed Balance



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**MEBANE WSW  
CHANGES**

**CITY OF MEBANE**







## AGENDA ITEM #6F

### 2024-25 Budget Ordinance & 2025-2029 Capital Improvement Plan (CIP)

Date: June 3, 2024

#### Presenter

Chris Rollins, City Manager

#### Public Hearing

Yes  No

#### Summary

The manager's recommended budget was presented at the May regular meeting. The budget ordinance for the fiscal year ending June 30, 2025, is presented for a public hearing and consideration by the City Council for adoption. The Five-Year Capital Improvement Plan, Fee Schedule for 2024-25, and the Position Classification and Pay Plan for 2024-25 are also included.

#### Background and Financial Impact

##### General Fund

The proposed General Fund revenues for FY24-25 are \$32,572,200, which includes a \$910,864 transfer to a Restricted General Capital Reserve Fund to reduce the cost of borrowing for a new Police Facility, Fire Station 4, and one or more Recreation Projects. The General Fund contains debt funding of \$360,084 for three police vehicles and a bucket truck for Public Works. There are 15 position reclassifications in the General Fund, resulting in a \$65,393 increase in personnel costs. A cost of living salary increase of 4% is included for all employees.

##### General Capital Reserve Fund

This fund accumulates reserves for a new Police Station, Fire Station 4, and a recreation project. Each year, two cents of the property tax collected in the General Fund transfers to the reserve fund. The estimated revenues for FY24-25 are \$915,864.

##### Occupancy Tax Special Revenue Fund

This fund receives and expends occupancy tax proceeds. The new occupancy tax will take effect on July 1, 2024. The estimated revenues for FY24-25 are \$158,550. Two-thirds of the net proceeds are budgeted for travel and tourism promotion, and the other one-third is budgeted for tourism-related activities.

##### Utility Fund

The Utility Fund has a total budget of \$14,006,649 for FY24-25, which includes debt funding of \$758,750 for a Vac truck and a backhoe. One reclassified position is included for \$14,990. The proposed budget includes a 10% rate increase for water and sewer rates. The increase will fund the revenue bonds issued for the WRRF renovation, elevated water tower, WRRF expansion projects, and other capital needs. A cost of living salary increase of 4% is included for all employees.

Water and Sewer Rates					
Fiscal Year	Inside Water	Outside Water	Inside Sewer	Outside Sewer	Increase
FY23-24	\$7.56	\$15.12	\$8.12	\$16.24	6%
FY24-25	\$8.32	\$16.64	\$8.93	\$17.86	10%

\* Rates are per 1,000 gallons.

Utility Capital Reserve Fund

This fund is used to account for system development fees. The estimated revenues for FY24-25 are \$3,512,000, and appropriated fund balance of \$5,500,000. The budget totals \$9,012,000. The appropriated fund balance will be transferred to the WRRF Expansion Capital Project Ordinance to reduce the required borrowing. Growth projections support the estimated system development fees.

Capital Improvement Plan 2025-2029

The plan identifies \$122.5 million in needs over the next five fiscal years. The General Fund needs \$48.9 million, and the Utility Fund needs \$73.6 million.

Fee Schedule FY24-25

The changes to the fee schedule are in red font.

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**Recommendation**

The staff recommends that the Budget Ordinance, Fee Schedule, Position Classification Pay Plan, and Capital Improvement Plan be approved as presented.

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**Suggested Motion**

I motion to approve the Budget Ordinance for the Fiscal Year Ending June 30, 2025, the Fee Schedule, the Position Classification and Pay Plan, and the Capital Improvement Plan for 2025-2029, as presented.

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**Attachments**

1. Budget Ordinance for 2024-25
2. Fee Schedule for 2024-25
3. Position Classification and Pay Plan 2024-25
4. Capital Improvement Plan 2025-2029





**BE IT ORDAINED BY** the City Council of Mebane, North Carolina:

**Section 1.** The following amounts are hereby appropriated in the General Fund for the operation of the city government and its activities for the fiscal year beginning July 1, 2024, and ending June 30, 2025, in accordance with the chart of accounts heretofore established for the City:

City Council	\$ 74,781
Administration	990,167
Human Resources	445,644
Finance	678,093
Information Technology	1,715,953
Police	6,680,564
Fire	4,995,471
Economic Development	900,214
Planning	448,505
Inspections	985,962
Engineering	455,000
Public Works	3,415,555
Public Facilities	958,574
Sanitation	2,001,909
Recreation & Parks	2,973,274
Non-Departmental	4,852,534
<b>Total General Fund Appropriations</b>	<b>\$ 32,572,200</b>

**Section 2.** It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2024, and ending June 30, 2025:

Current Year Property Tax	\$ 16,769,858
Sales Tax	6,957,734
Utility Franchise Tax	1,300,000
Other Property Tax	40,000
Fire District Tax	590,318
Powell Bill Allocation	585,000
Sanitation User Fees	596,636
Permits and Fees	1,523,704
Proceeds of Debt	360,084
All Other Revenues	1,548,866
Appropriated Fund Balance	2,300,000
<b>Total General Fund Revenues</b>	<b>\$ 32,572,200</b>

**Section 3.** There is hereby levied a tax at the rate of thirty-seven cents (\$0.37) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2025, for the purpose of raising the revenue listed "Current Year's Property Taxes" and in the General Fund in Section 2 of this ordinance.

This rate is based on a valuation of property for the purposes of taxation of \$4,323,296,118 for non-registered motor vehicle property tax with an estimated rate of collection of 99.55%, and \$231,024,738 for registered motor vehicle property tax with an estimated collection rate of 98.93%. The estimated rate of collection is based on the fiscal year 2022-23 collection rates.

**Section 4.** The following amounts are hereby appropriated in the General Capital Reserve Fund to preserve two cents (\$0.02) of the property tax collected in the General Fund for capital purposes for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Reserved for Capital Projects	915,864
Total General Capital Reserve Appropriations	<u>\$ 915,864</u>

**Section 5.** It is estimated that the following revenues will be available in the General Capital Reserve Fund for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Two-cents of property tax	\$ 910,864
Other Revenues	5,000
Total Utility Capital Reserve Fund Revenues	<u>\$ 915,864</u>

**Section 6.** The following amounts are hereby appropriated in the Occupancy Tax Special Revenue Fund for travel and tourism purposes for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Travel and Tourism promotion	\$ 100,667
Tourism-related	50,333
Other	7,550
Total Occupancy Tax Special Revenue Fund Appropriations	<u>\$ 158,550</u>

**Section 7.** It is estimated that the following revenues will be available in the Occupancy Tax Special Revenue Fund for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Occupancy Tax Revenues	158,550
Total Occupancy Tax Special Revenue Fund Revenues	<u>\$ 158,550</u>

**Section 8.** There is hereby levied a tax at the rate of three percent (3.0%) of the gross receipts derived from the rental of an accommodation within the City of Mebane.

**Section 9.** The following amounts are hereby appropriated in the Utility Fund for the operation of the water and sewer utilities for the fiscal year beginning July 1, 2024, and ending June 30, 2025, in accordance with the chart of accounts heretofore approved for the City:

Administration and Metering	\$ 2,023,616
Utilities	5,795,618
Engineering	293,000
Waste Water Treatment Plant	2,537,388
Non-Departmental	3,357,027
Total Utility Fund Appropriations	<u>\$ 14,006,649</u>



**Section 10.** It is estimated that the following revenues will be available in the Utility Fund for the fiscal year beginning July 1, 2024, and ending June 30, 2025:

Water Utility Fees	\$	5,083,352
Sewer Utility Fees		5,217,605
All Other Revenues		621,540
Proceeds of Debt		758,750
Appropriated Fund Balance		2,325,402
Total Utility Fund Revenues	\$	<u>14,006,649</u>

**Section 11.** The following amounts are hereby appropriated in the Utility Capital Reserve Fund to preserve system development fees for appropriation to capital and infrastructure purposes for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Reserved for Capital Projects		3,512,000
Transfer to Capital Projects		5,500,000
Total Utility Capital Reserve Appropriations	\$	<u>9,012,000</u>

**Section 12.** It is estimated that the following revenues will be available in the Utility Capital Reserve Fund for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

System Development Fees	\$	3,472,000
Other Revenues		40,000
Appropriated Fund Balance		5,500,000
Total Utility Capital Reserve Fund Revenues	\$	<u>9,012,000</u>

**Section 13.** The Budget Officer is hereby authorized to transfer appropriations as contained herein under the following conditions:

- a. Except as noted for the General and Utility Capital Reserve Funds below, they may transfer amounts between line item expenditures and departments within a fund without limitation and without a report being required.
- b. They may not transfer any amounts between funds, except as approved by the Governing Board through a Budget Ordinance amendment.
- c. City Council approval by budget ordinance amendment is required to amend appropriations in the General and Utility Capital Reserve Funds.

**Section 14.** The City of Mebane Fee Schedule, herein referenced, for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby adopted for this fiscal year.

**Section 15.** The accompanying Position and Classification Plan, herein referenced, for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby adopted for this fiscal year and shall be administered in accordance with the City of Mebane Personnel Policy Principles as adopted August 4, 2014.

**Section 16.** Operating funds encumbered by the City as of June 30, 2024, or otherwise designated, are hereby re-appropriated for this fiscal year.

**Section 17.** Copies of this Budget Ordinance shall be furnished to the Clerk, the City Council, the Budget Officer, and Finance Officer for their use in directing the disbursement of funds.

Adopted this 3rd day of June 2024.

## City of Mebane Fee Schedule - Effective July 1, 2024

### Contents

Administration	Copies, sale of Mebane brand items
Cemetery	Plots and staking
Public Works	Garbage/recycling, street cleaning, memorials
Finance	NSF Fees, ABC Permits
Development Fees	Tap fees, system development fees, water rates
Planning and Inspections	Zoning and plan review fees, construction permits, inspection fees
Fire	Inspections, false alarms, overcrowding
Police	False alarms, document fees
Recreation	Facility rental and activity fees
Water Resource Recovery Facility	Water testing and analysis fees



Administration

Fee Schedule  
Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

Document Fees for Public Records

Paper copies cost per page	\$0.10	CD copies (audio minutes request)	No charge
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Fee Schedule

Cemetery

Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

Mebane Memorial Garden		Oakwood Cemetery	
Cost per Grave - Inside City	\$1,000	Cost per Grave - Inside City	<del>\$200</del> Sold Out
Cost per Grave - Outside City	\$1,500	Cost per Grave - Outside City	<del>\$400</del> Sold Out
Cremation/Urn Section per Grave- Inside City	\$500	Transfer of Ownership	No Charge
Cremation/Urn Section per Grave- Outside City	\$750	Internment, disinterment, and removal charge	No Charge
Transfer of Ownership	No Charge	Grave Marker Permit Fees	No Charge
Internment, disinterment, and removal charge	No Charge	Marker Installation Fees	No Charge
Grave Marker Permit Fees	No Charge		
Marker Installation Fees	No Charge		



Fee Schedule

Public Works

Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

Garbage/Recycling

Fee per address per month	\$8/month	Trash Cart	Actual cost
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Street Washing

Street Washing	\$75/hr 2hr min
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Memorials

Memorial Bench	\$500 <u>1,250</u>	Memorial Brick	\$75

Privilege License

~~Privilege Licenses were eliminated by the legislature as of 07-01-15, with the exception of Article 15 and 16 regarding ABC licenses and section 39 regarding peddlers.~~

~~On-premises malt beverage \$15~~

~~Off-premises malt beverage \$5~~

~~On-premises unfortified wine, on-premises fortified wine, or both \$15~~

~~Off-premises unfortified wine, off-premises fortified wine, or both \$10~~

~~Tax on additional license – the tax stated above is for the first license issued to a person or business. The tax for each additional license of the same type issued to that person or business for the same year is one hundred ten percent (110%) of the base license tax. The increase applies progressively for each additional license.~~

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Returned Payment Fee

Charge for processing returned checks or returned electronic payments	\$	25
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Fee Schedule

Development Fees

Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

Engineering Construction Plan Review and Inspection Fees			
Public/Private Streets & Alleys		Public/Private Storm Sewer Lines	
Review/Inspection/Testing/As-built Review & Record Keeping - per centerline foot of street	\$3	Review/Inspect/Certify per centerline foot in public right of way/easement	\$2
Driveway inspections within the street right-of-way per driveway	\$100	Review/Inspection per centerline foot in private drainage easement (residential)	\$1
Sidewalks			
Sidewalk Inspection/Certifying in street right of way (when installed with driveway)	\$100	Review/Inspection/Certifying of public sidewalk/multi-use path/in street right of way or easement per centerline foot	\$1
Water and Sewer Lines (Private or Public)		Water & Sewer Services	
Review/Inspection/Permitting/Testing/As-built Review & Record Keeping - per centerline foot of water	\$2.50	Main line tap inspection to the right of way for single family property line	\$100, water, \$100 sewer
Review/Inspection/Permitting/Testing/As-built Review & Record Keeping - per centerline foot of sewer	\$2.50	Main line tap inspection to the building for multi-family/commercial/industrial	\$500, water, \$500 sewer
Sewer Pump Stations requiring Permits		Stormwater Management	
Plan Review	\$5,000	Overall plan review for compliance	\$2,500
Inspection	\$5,000	Review/Inspection per device	\$1,500
Preliminary Site or Subdivision Plan Review		Driveway Pipe Installation	
Residential (Single Family and Multi-Family) per lot or unit	\$25	12-inch RCP	<del>\$26.1015</del> per lf
Commercial, Office, or Institutional per 100 sq. ft.	\$10	15-inch RCP	<del>\$32.7518</del> per lf
Industrial per 1000 sq. ft.	\$10	18-inch RCP	<del>\$43.1022</del> per lf



Development Fees

Fee Schedule  
Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

Water & Sewer Rates			
Inside water (per 1,000 gallon)	<del>\$7.56</del> \$8.32	Deposit sewer (outside city limits)	\$150
Inside sewer (per 1,000 gallon)	<del>\$8.12</del> \$8.93	Meter re-read with no city error (per re-read)	\$10
Outside water (per 1,000 gallon)	<del>\$15.12</del> \$16.64	Cutoff List Fee	\$50
Outside sewer (per 1,000 gallon)	<del>\$16.24</del> 17.86	Late Fee (added each month after the 20th)	\$10
Metered sewer users not using Mebane water (Multiple of the inside rate)	3.25	Return Check Fee	\$25
Unmetered residential sewer users- (inside city limits)	\$67.43	Water Shortage Response Plan - Excess Users Charge (per event for violation)	\$100
Unmetered residential sewer users- (outside city limits)	\$78.58	Meter installation fee with no city error (each attempt after first installation attempt)	\$50
Deposit water (inside city limits)	\$75	Bulk Water Purchases (per 1,000 gallons)	Current inside water rate
Deposit sewer (inside city limits)	\$75	Deposit Bulk Water	\$75
Deposit water (outside city limits)	\$150		

Schedule of Water and Sewer Tap Fees and Meter Charges

Tap Size	Water Tap Fee		Sewer Tap Fee		Meter Charge
	Inside City Limits	Outside City	Inside City Limits	Outside City Limits	
¾" Water	\$1,500	\$3,000			\$500
1" Water	\$2,000	\$4,000			\$1,000
4" Sewer			\$1,000	\$2,000	

Note: Additional \$500 charge for road bores and pavement cuts.  
Please contact Public Works for meter charge larger than 1".

Fee Schedule

Development Fees

Effective July 1, 2024

Schedule Subject to Change Upon Approval by City Council

Water & Sewer System Development Fees†

Customer Type	Equivalent Residential Unit‡	Water Fee	Sewer Fee	Total Fee
Residential Dwelling Unit (3/4" Meter - 3 BR <del>Mebane WRRF)*</del>	1	<del>\$1,151</del> 1,558	<del>\$2,679</del> 3,936	<del>\$3,830</del> 5,494
Residential Dwelling Unit (3/4" Meter - 2 BR <del>Mebane WRRF)*</del>	0.66	<del>\$760</del> 1,029	<del>\$1,768</del> 2,598	<del>\$2,528</del> 3,627
Residential Dwelling Unit (3/4" Meter - 4 BR <del>Mebane WRRF)*</del>	1.33	<del>\$1,532</del> 2,073	<del>\$3,562</del> 5,234	<del>\$5,094</del> 7,307
Residential Dwelling Unit (3/4" Meter - 5 BR <del>Mebane WRRF)*</del>	1.66	<del>\$1,911</del> 2,587	<del>\$4,447</del> 6,533	<del>\$6,358</del> 9,120
<del>Residential Dwelling Unit (3/4" Meter - 2 BR GRAHAM WWTP)**</del>	<del>1</del>	<del>\$1,151</del>	<del>\$2,679</del>	<del>\$3,830</del>
<del>Residential Dwelling Unit (3/4" Meter - 3 BR GRAHAM WWTP)**</del>	<del>1.5</del>	<del>\$1,727</del>	<del>\$4,018</del>	<del>\$5,745</del>
<del>Residential Dwelling Unit (3/4" Meter - 4 BR GRAHAM WWTP)**</del>	<del>2</del>	<del>\$2,302</del>	<del>\$5,358</del>	<del>\$7,660</del>
<del>Residential Dwelling Unit (3/4" Meter - 5 BR GRAHAM WWTP)**</del>	<del>2.5</del>	<del>\$2,878</del>	<del>\$6,697</del>	<del>\$9,575</del>
All Other Zoning Categories/Uses - 3/4" Meter	1	<del>\$1,151</del> 1,558	<del>\$2,679</del> 3,936	<del>\$3,830</del> 5,494
All Other Zoning Categories/Uses - 1" Meter	1.67	<del>\$1,918</del> 2,597	<del>\$4,466</del> 6,559	<del>\$6,384</del> 9,156
All Zoning Categories/Uses - 1.5" Meter	3.33	<del>\$3,837</del> 5,195	<del>\$8,934</del> 13,119	<del>\$12,768</del> 18,314
All Zoning Categories/Uses - 2" Meter	5.33	<del>\$6,139</del> 8,311	<del>\$14,290</del> 20,990	<del>\$20,429</del> 29,301
All Zoning Categories/Uses - 3" Meter	11.67	<del>\$13,428</del> 18,181	<del>\$31,260</del> 45,916	<del>\$44,688</del> 64,097

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All Zoning Categories/Uses - 4" Meter	21	\$24,171 32,726	\$56,267 82,648	\$80,438 115,374
All Zoning Categories/Uses - 6" Meter	43.33	\$49,876 67,530	\$116,107 170,544	\$165,983 238,074

†Applicable System Development Fee(s) for development requiring smaller or larger water meters will be calculated on a project specific basis using rates and methodology identified in the City's System Development Fee Analysis.

‡Equivalent Residential Unit is an approximate multiplier adapted from AWWA Manual of Water Supply Practices-M1, *Principles of Water Rates, Fees, and Charges*.

\*80 Water Fees are based on 250 gallons per day per equivalent residential unit, bedroom (min. 2-BR) and tributary to the Mebane-WRRF.

\*Sewer fees are based on 225 gallons per day per equivalent residential unit.

\*\*120 gallons per day per bedroom (min. 2-BR) and tributary to the Graham WWTP.

Any item not included in the above schedule shall be referred to the Utility Director for a specific price determination. See policy for additional information.

## Fee Schedule

Effective July 1, 2024

### Development Fees

*Schedule Subject to Change Upon Approval by City Council*

#### Hydraulic System Modeling Fees

Fire Flow Test Fee	\$1,200 for all requested fire flow test and re-test
Fire Flow Modeling Fee	\$1,200 for flow test, \$500 for first hydrant, and \$250 for each additional

Fire flow modeling is to be completed for all new hydrants in the City of Mebane's water system. Fees are based on the number of new hydrants to be installed. Extensive modeling may require additional modeling fees. See policy for additional information.

#### Hydrant Meter Deposit

3/4" Meter	\$500
1" Meter	\$700
3" Meter	\$1,500



Fee Schedule

Effective July 1, 2024

Planning Fees

Schedule Subject to Change Upon Approval by City Council

Planning & Zoning			
Zoning Verification	\$25	Zoning Permit	\$50
Zoning Reinspection (no charge for 1st inspection)	\$50/visit	Plot Review > 3 Submittals	\$100/submittal
Rezoning Application	\$300 per property	City Right of Way or Easement Encroachment Agreement*	\$100
Special Use Permit Application	\$400 per property	Water Supply Watershed Review (N/A current residential properties)	\$50 per property
Zoning Variance/Appeal Application - <u>Residential</u>	\$300	Floodplain Development Permit	\$400
Zoning Variance/Appeal Application - <u>Non-Residential</u>	\$400	Buffer Authorization Permit	\$300
Technical Review Committee - Site Plan Review	\$300 + <del>Lot</del> Unit Fee	<del>Subdivision, Recombination &amp; Easements Exempt Plats &amp; Easement Plats</del>	\$50
Site Plan Dwelling Unit Fee, Site <2 acres	0/dwelling unit	Subdivision Plat Fee - 1 to 5 Lots	\$50 + \$25/ <del>dwelling unit lot</del>
Site Plan Dwelling Unit Fee, Site 2 - 10 acres	\$25/dwelling unit	Subdivision Plat Fee - 6 or More Lots	\$300 + \$25/ <del>dwelling unit lot</del>
Site Plan Dwelling Unit Fee, Site >10 acres	\$50/dwelling unit	Plat Review for >3 Submittals	\$100/submittal
Storm water Control Facilities - Permit Application & Plan Review per project	\$500 + \$500/Primary Stormwater Control Measure	Construction Plan Review, Residential	\$50/lot
Storm water Control Facilities - Annual Inspection in water supply watershed (20 yr)	\$5,000	Construction Plan Review, Non-Residential	\$300/lot
Wireless Communication Facilities - up to 25 facilities (see UDO Section 4-7.9E & F)	\$100/1-5 facilities	\$50/Facilities 6 - 25	\$500/engineer review

\* Not applicable to existing residences or to properties in the recognized Downtown District.

Fee Schedule  
Effective July 1, 2024

Inspection Fees

*Schedule Subject to Change Upon Approval by City Council*

**Sign Permit Fees**

Minimum Permit Fee	\$60	Greater than 300 sq. ft.	\$110
100-300 sq. ft.	\$80		

**Building Permits**

**Other Types of Construction**

Minimum	\$60	Modular Construction	Cost of Construction (plus Trades)
\$5,000 to \$20,000	\$75	Manufacturing Housing - single	\$100 plus trades
\$20,001 to \$50,000	\$5 per \$1,000	Manufacturing Housing double	\$125 plus trades
\$50,001 to \$500,000	\$175 plus \$3 per \$1,000	Manufacturing Housing triple	\$150 plus trades
Greater than \$500,001	\$1,300 plus \$3.25 per \$1,000	Construction Trailers	\$50
Homeowner Recovery Fee	\$10	Travel Trailers & Recreational Vehicles	\$50
Decks with pour Footings	\$100	Insulation - Residential	\$50 one trip
Decks, Trellises, Pergolas	Cost of Construction (plus Trades)	Insulation - Commercial	\$100 for trip
		Insulation - Multi-Family dwellings	\$20 per unit
		Accessory Structures (Screened Porches, Roofs, Covered Decks)	Cost of Construction (plus Trades)
		Swimming Pools	\$100

New construction, alterations, additions and renovations will be calculated on \$70 a sqft to determine value to price permit

\*\* Work commencing prior to obtaining the necessary permits are subject to double permit fees.

\*\* All re-inspection fees shall be paid prior to the next inspection.

Fee Schedule  
Effective July 1, 2024

Inspection Fees

*Schedule Subject to Change Upon Approval by City Council*

Other Services			
Administrative Fees (Amending Information on Permit)	\$50	Commercial Plan Review	
Extra Building Permit Card, Duplicate Certificate of Occupancy	\$10	Less Than 4,000 s.f.	\$125
Stocking Permit	\$50	4,000 to 50,000 s.f.	\$200
Onsite Inspections (Walk Through)	\$50	Greater than 50,000 s.f.	\$300
Temporary Certificate of Occupancy	\$50	Day Care, ABC License Inspection	
Business Occupancy	\$100	First Inspection	\$100
		Each Additional Inspection	\$50

Demolition Permit			
Less than \$1,000	Minimum Fee = \$70		
\$1,000 or more	Minimum Fee plus-\$2 per \$1,000		

\*\* Electrical, mechanical, and plumbing must get separate permits.

Plumbing Permits			
First fixture, including sewer, pits, interceptors or sewer lifts	\$60	Minimum Permit Fee	\$60
Additional fixture per fixture	\$6	Re-Inspection Fee	\$50
Sewer service	\$50		
Water service	\$50		

\*\* The fees prescribed above shall apply to all old work as well as new and to inspections made necessary by moving any house from one location to another or by raising the house and shall apply when it is necessary for any reason to re-rough or replace any fixture or water heater.

\*\* If any person commences any work on a building or service system before obtaining the necessary permits, he or she shall be subject to a double permit fee.

\*\* All Re-Inspection fees must be paid for before the next inspection is done.



Fee Schedule  
Effective July 1, 2024

Inspection Fees

*Schedule Subject to Change Upon Approval by City Council*

**Electrical Permits**

	Residential	Commercial
Up to 200 amps	\$80	\$100
201-400 amps	\$90	\$120
Greater than 400 amps	\$110	\$130 + .40 Per Additional Amp
Underground Inspections	\$50	\$50
Additions & Alterations (Based on # boxes added or removed)	First 10 = \$60, Each Additional 10 = \$3	First 10 = \$100, Each Additional 10

\*\* If any person commences any work on a building or service system before obtaining the necessary permits, he or she shall be subject to a double permit fee.

\*\* All Re-Inspection fees must be paid for before the next inspection is done.

**Other Electrical**

Minimum Permit Fee	\$60	Solar Installations	\$75
Temporary Power	\$50	HVAC Change Outs	\$75
Saw Service	\$50	Swimming Pools	\$125
Motors up to 4 h.p.	\$20	Motors greater than 4 h.p.	\$20 plus \$.20/h.p.
Low Voltage Residential	\$50	Low Voltage Commercial	\$100

**Mechanical Permits**

Minimum Permit Fee	\$60
<b>Residential</b>	
First HVAC Unit	\$75
Each additional HVAC Unit	\$50

Inspection Fees

Fee Schedule  
Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

**Commercial**

Heat Only	1st - \$100, 2nd - \$50
Cooling Only	1st - \$100, 2nd - \$50
Heating & Cooling	1st - \$100, 2nd - \$50
Refrigeration System - Walk-in Cooler or Unit	\$100 First Unit, \$50 Each Additional Unit

**Boilers & Chillers**

Up to 150,000 BTU	\$100
Greater than 150,000 BTU	\$225
Commercial Hood	\$80
Gas Logs	\$50
Gas Piping	\$50
Ductwork Inspection	\$50
Fireplaces	\$50

Fire Inspection Fees

Effective July 1, 2024

Schedule Subject to Change Upon Approval by City Council

Fire Inspections and Permits (Permits issued for a duration of 6 months)			
Airports/Heliports	\$50	Lumber Storage	\$50
Bowling Pin Refinishing	\$50	Magnesium	\$50
Bowling Alley Refinishing	\$50	Mechanical Refrigeration	\$50
Cellulose Nitrate Motion Picture	\$50	Organic Coatings	\$50
Cellulose Nitrate Plastic (Pyroxylin)	\$50	Ovens	\$50
Combustible Fibers	\$50	Pipelines Flammable/Combustible	\$50
Compressed Gases	\$50	Pulverized Particles (Dust)	\$50
Crude Oil Production	\$50	Repair Garages	\$50
Cryogenic Fluids	\$50	Tank Vehicle Flammable/Combustible	\$50
Dry Cleaning Plants (NEW)	\$50	Tire Rebuilding plants	\$50
Flammable Finishes Paint Booths	\$50	Wrecking Yards/Junk Yards/Waste Handling	\$50
Fruit Ripening Processes	\$50	Welding/Cutting	\$50
Fumigation/Thermal Insecticide Fogging	\$50	Match Manufacturing	\$50
High Pile Storage	\$50	Radioactive Materials Storage/Handling	\$100
Liquified Natural Gas 100-500 gal.	\$50	Hood and Ansul Systems	
500-2,000 gal.	\$50	Hood Systems Extinguishment	\$100
2,000-30,000 gal.	\$50	Ansul Test and Inspection	\$50
Entertainment			
Motion Picture Projection	\$50	Fireworks	\$50
Tents	\$50	Explosives/Blasting**	\$100
Canopies more than 400 sq. ft.	\$50	Return Inspection Fee	\$100
Fire Suppression Systems		Fire Alarm Systems	
1 Riser	\$150	1-30,000 sq. ft.	\$150
2 Risers	\$300	30,001-80,000 sq. ft.	\$300
3 Risers or more	\$500	80,000 sq. ft. or more	\$500
Clean Agent Systems	\$200		
Flammable/Combustible Liquids Installation			
Above Ground Tank	\$100	Return Inspection Fee	\$100
Underground Tank	\$100	Tank Removal	\$100
Additional Tank	\$50	Upgrade Piping	\$50
Noncompliance with Fire Code (Code of Ordinances Article III, Chapter 16, Section 16-65)		Recoupment Charge for False Alarms (Code of Ordinances Article VI, Chapter 6, Section 6-164)	
1st Re-inspection	\$100	5 or more in 1 year	\$100
2nd Re-inspection	\$200	2 in a <del>24-hour</del> 24-hour period	\$300
3rd Re-inspection	\$300	More than 2 in a <del>7-day</del> 7-day period	\$300
Overcrowding		Annual Inspection Fees	
Per person over posted occupancy	\$100	0-5,000 sq. ft.	\$50
		5,001-10,000 sq. ft.	\$100
		10,001- 50,000 sq. ft.	\$200
		50,001 - 100,000 sq. ft.	\$300
		100,001-300,000 sq. ft.	\$400
		300,001-500,000	\$500
		Over 500,000	\$600

\*Governments, Non-Profits and foster homes exempt.

\*\*Explosives/Blasting Permits require a valid certificate of insurance for \$1,000,000 of general liability. Permits issued for a 3 month duration.

\*\*\*Apartments will be charged \$50 per building not to exceed \$600.

\*\*\*\*Beginning work or maintaining an operation

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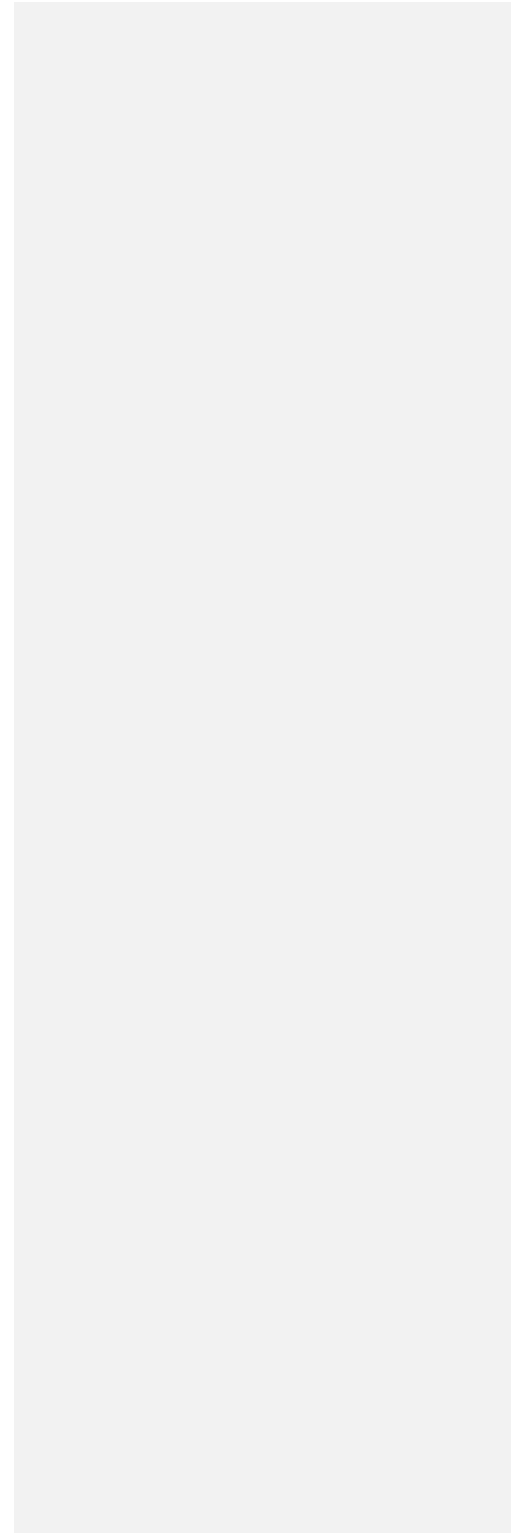
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requiring any permits adopted by the City of Mebane without obtaining the proper permit(s) shall double the permit fee.  
A stop work order shall be issued until payment is received and the permit is issued.

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Police

Fee Schedule  
Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

Background and Document Fees

Precious Metals Background Investigation	\$38	Taxi Driver Application	\$10
Precious Metals Background Investigation - Required Photograph	\$10	Accident Report	\$1

Recoupment for False Alarms

5 or more in 1 year	\$100
2 in a 24 hour period	\$100
More than 2 in a 7 day period	\$100

Fee Schedule

Recreation and Parks

Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

**Athletics**

Camp Fees	Resident	Non-Resident
Basketball Camp	\$45	\$55
Football Camp	\$45	\$55
Lacrosse Camp	\$35	\$45
Tennis Camp	\$35	\$45
Volleyball Camp	\$35	\$45

Athletic Fees	Resident	Non-Resident
First Child	\$25	\$50
Second Child	\$15	\$45
Third Child	\$10	\$40
Lacrosse Program	\$15	\$40
Pod Programs	\$10	\$20
Esports	\$10	\$10
Middle & High School Tennis Program	\$20	\$50
Youth Tennis Clinics	\$20	\$50
Adult Tennis Nights	\$20	\$50
Adult Tennis Mebane City Tournament	\$20	N/A
Mebane Adult Volleyball League Team Fee	\$200	N/A
Mebane Adult Sand Volleyball League Team Fee	\$100	N/A

**Programs**

3 hours kids camps (Monday - Thursday) per week	\$50
Event tickets per person	\$25
Farmers Market application fee	\$20

**Christmas Parade**

Business Entry	\$100
Walkers, 25-50	\$15
Walker, 51+	\$25

**Facilities**

Walker & Youth Field & Equipment Rentals			
Per Hour - Resident	\$15	Per Hour - Non-resident	\$25
Lights per day per field	\$25		

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Recreation and Parks

Fee Schedule  
Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

Walker Field Tennis Court Rentals (Mebane Courts on 2nd Street)

Per Hour 3 Courts	\$15	Tourney Rental 1 Day	\$100
Per Hour All Courts	\$25	Tourney Rental 2 Days	\$175
		Tourney Rental 3 Days	\$225

Mebane Community Park Rentals

Per Hour Per Field - Resident	\$25	Tourney Rental 1 Field/Day	\$400
Non-Resident Per Field Per Hour	\$50	Tourney Rental Both Fields/Day	\$800
Lights per Day	\$25	Tourney Rental Weekend/Field (includes Friday night)	\$1,500

Lake Michael Rentals & Fees

Jon-boat Rental Per Person	\$5/hour	Single Kayak Rental	\$5/hour
Launch of Boat	\$0	Double Kayak Rental	\$5/hour
Fishing	\$0	Canoe Rental	\$5/hour
Paddle Boat	\$5/hour	Shelter Fee (4-hour block)	\$25
Trail Rental for 5K Race	\$400		

Basketball Court Rental

Per hour per court	\$25	Tournament Rental per day	\$200
Per day per court	\$100		

Corregidor Drive Athletic Complex Rentals

Per Hour Per Field	\$25	Tournament Rental Per Field/day	\$250
Lights per day	\$25	Construction of new lines	\$100
Non-Residents Per Hour Per Field	\$50	Entire four field complex	\$750/day

Old Rec Center

		Resident	Non-Resident
Old Rec. Center Basketball Court (Gym) per hour		\$25	\$40

Old Rec Center Tennis Court Rentals

Per Hour All Courts	\$15	Tourney Rental 1 Day	\$75
		Tourney Rental 2 Days	\$125
		Tourney Rental 3 Days	\$175

Additional Items for Field Rentals

Staff Supervision	\$25/hour	Field Crew Prep	\$25/hour
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Fee Schedule

Recreation and Parks

Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

**Arts & Community Center**

Multi-Purpose Room Rental	\$1,000	Community Meeting Room (Full)	\$150
Multi-Purpose Room Rental (1/2)	\$50	Community Meeting Room (Full)	\$25
Multi-Purpose Room (Full Area)-Non-Profit(up to 5hrs.)	\$500	Civic Meeting Room (1/2 Area) (per use up to 5 hrs.)	\$75
Multi-Purpose Room Rental (Full Area) - Non-Profit (per hr. over 5 hrs.)	\$80	Civic Meeting Room (1/2 Area) (per hr. over 5 hrs.)	\$20
Multi-Purpose Room Rental - Kitchen Use (per use)	\$50	Civic Meeting Room (Full Area) (per use up to 5 hrs.)	\$100
Community Meeting Room (1/2)	\$100	Civic Meeting Room (Full Area)	\$25
Community Meeting Room (1/2)	\$20	Score Table Rental per day	\$200

**Additional Items for Facility Rentals**

Scoreboard Use per hour*	\$5	Paint Field/Application	\$25
Scorer's Table - full season add on for single court	\$250	Score Table Rental per day two courts	\$400
Scorer's Table - Weekly add on one court	\$100	One-night personal message	\$25
Staff Supervision per hour	\$15	Chalk Field/Application	\$10
New Lines Set Up Fee	\$100	Field Crew Prep per Hour	\$15
Lights per Day	\$25	Wi-Fi Access @ MACC (guest)	\$25/Rental/Day
Camera Streaming Option	\$100/Rental/Day	* We reserve the right to require staff for any event to operate equipment.	

**Athletic Uniform Sponsorships**

Baseball Team	\$500	Baseball Program	\$5,000
Softball Team	\$500	Softball Program	\$4,000
T-Ball Team	\$500	T-ball Program	\$3,000
Basketball Team	\$400	Basketball Program	\$6,000
Football Team	\$3,500	Football Program (All three teams)	\$10,000
Tennis League	\$1,000	Lacrosse League	\$750

**Signage at Ball Fields**

Single Banner	\$500	Two Banners	\$750
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Fee Schedule

Recreation and Parks

Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

Program/Special Event Sponsorship			
Business Booth at Events		\$50	
Tent/Table setup at one night sporting events		\$100	
Food Truck at Events		\$50	
Clay St. After Work Concert Series - Presenting Sponsor - Limit 1		\$2,500	
Clay St. After Work Concert Series - Stage Sponsor - Unlimited		\$1,000	
Clay St. After Work Concert Series - Single Concert - Unlimited		\$500	
Mebane 4th of July Celebration - Band & Presenting Sponsor - Limit 1		\$4,000	
Mebane 4th of July Celebration- Food and Beverage Sponsor - Limit 1		\$1,000 or In Kind	
Mebane 4th of July Celebration - Outdoor Sponsorships - Unlimited		\$500	
Mebane Sports Hall of Fame - Presenting Sponsor - Limit 1		\$2,500	
Mebane Sports Hall of Fame - Stage Sponsor - Limit - 4		\$1,000	
Mebane Farmers Market Sponsor - Limit 5		\$1,000	
Mebane Christmas Parade - Presenting Sponsor - Limit 1		\$5,000	
Mebane Christmas Parade -		\$500	
Movie in the Park Sponsorship - Limit 1 / Movie		\$500	
Baseball/Softball Opening Night Celebration -		\$500 or In Kind	
Mid Season Madness Basketball Celebration -		\$500 or In Kind	
Grow Golf Now Season Sponsor (2 per year)		\$1,500	
Juneteenth Sponsorship		\$500	
Christmas Parade - float lineup sponsor		\$1,000	
Santa's Arrival Sponsorship		\$500	
Eggstravaganza Sponsor		\$500	
Spooktacular Sponsorship		\$1,500	
Spooktacular - individual booth		\$500	
Summer Sports Camp T-Shirt Sponsors			
Basketball Camp	\$1,500	Football Camp	\$1,000
Lacrosse Camp	\$500	Tennis Camp	\$500
Facility Sponsorships			
MACC Baseball Field	\$1,000/Yr	Community Park Soccer Field	\$2,500/Yr
MACC Soccer Field	\$1,000/Yr	Both Community Park Soccer	\$4,000/Yr
MACC Baseball Complex	\$3,000/Yr	Both MACC Complex	\$5,000/Yr
MACC Soccer Complex	\$3,000/Yr	All Tennis Courts	\$1,000/Yr



Fee Schedule

Water Resources Recovery Facility

Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

**Wastewater Treatment Plant Analytical Costs**

pH	\$5	Cadmium (Cd)	\$18
Biochemical Oxygen Demand	\$25	Chromium (Cr)	\$18
Total Suspended Solids (TSS)	\$15	Copper (Cu)	\$18
Ammonia Nitrogen as Nitrogen (NH <sub>3</sub> -N)	\$15	Lead (Pb)	\$18
Total Phosphorus (TP)	\$15	Nickel (Ni)	\$18
Chemical Oxygen Demand (COD)	\$22	Zinc (Zn)	\$18
Oil & Grease (O&G)	\$50	Aluminum (Al)	\$18
Mercury (Hg)	\$25	Fluoride	\$20
Total Kjeldahl Nitrogen (TKN)	\$25	Silver (Ag)	\$18
Nitrate Nitrite (NO <sub>3</sub> NO <sub>2</sub> )	\$15	Selenium (Se)	\$18
Cyanide (CN)	\$30	Fecal Coliform	\$20

**Wastewater Treatment Plant Sampling Cost**

Sampling Technician	\$19.50 per hour (\$58.50 per event)	Program Administration	\$60 per hour (\$90 per event)
Pretreatment Coordinator	\$22 per hour (\$66 per event)	Sampler Rental	\$60 per day

**Surcharges**

Parameter Base Conc.	(mg/l)	Cost per Pound
BOD5	>250	\$0.25
COD	>750	\$0.09
TSS	>250	\$0.34
NH <sub>3</sub> as N	>15	\$0.85
Phosphorus	>7	\$0.66
Oil & Grease	>100	\$0.25

## CITY OF MEBANE POSITION CLASSIFICATION AND PAY PLAN

Updated 2024-2025 (Adopted 6/3/2024)

Grade	Classification Title	Minimum	Job Rate	Maximum
3	Maintenance Worker	\$30,737	\$38,421	\$48,026
4	Receptionist/Office Assistant	\$32,274	\$40,342	\$50,428
	Sanitation Worker			
5	Groundskeeper	\$33,887	\$42,359	\$52,949
	Meter Reader			
	Utilities Maintenance Technician			
6	(Grade 6 reserved for future use)	\$35,582	\$44,477	\$55,596
7	Public Works Equipment Operator I	\$37,361	\$46,701	\$58,376
	Utilities Equipment Operator I			
	Meter Reader Technician			
	<i>Police Cadet (Part-time)</i>			
8	Administrative Support Specialist	\$39,229	\$49,036	\$61,295
	Customer Service Representative			
	Evidence Technician			
	Permit Specialist			
	Public Works Equipment Operator II			
	Utilities Equipment Operator II			
9	Accounting Tech I	\$41,190	\$51,488	\$64,360
10	Accounting Tech II	\$43,250	\$54,062	\$67,578
	Equipment Operator III (Sanitation Equipment Operator)			
	Utilities Location Technician			
	Utilities System Mechanic I			
11	Firefighter	\$45,412	\$56,765	\$70,956
	Public Works Crew Leader			
	Recreation Program & Athletic Coordinator			
	Utilities System Mechanic II			
12	Accounting Payroll Specialist	\$47,682	\$59,603	\$74,504
	Code Enforcement Officer			
	Facilities Coordinator			
	Fire Engineer			

# CITY OF MEBANE POSITION CLASSIFICATION AND PAY PLAN

Updated 2024-2025 (Adopted 6/3/2024)

Grade	Classification Title	Minimum	Job Rate	Maximum
	Fire Life Safety Educator			
	Fleet Mechanic			
	Laboratory Technician			
	Parks Operations & Maintenance Crew Leader			
	Wastewater Treatment Plant Opr			
	Water Billing & Collections Specialist			
	Recreation Supervisor for Athletics			
13	Meter and Sampling Coordinator	\$50,066	\$62,583	\$78,229
	Police Accreditation Officer			
	Public Works Supervisor			
14	Accountant	\$52,570	\$65,712	\$82,140
	Beautification Supervisor			
	Building Code Inspector I			
	Fire Inspector I			
	Fire Lieutenant			
	Fleet Mechanic Supervisor			
	Laboratory Supervisor			
	Planner			
	Police Officer			
	Pretreatment Coordinator			
	Utilities Maintenance Supervisor			
15	Compliance Manager	\$55,198	\$68,998	\$86,248
	Human Resources Analyst			
	Lead Wastewater Plant Operator			
	Police Investigator			
	Police Corporal			
16	Building Code Inspector II	\$57,958	\$72,448	\$90,560
17	Accounting Supervisor	\$60,856	\$76,070	\$95,088
	Arts & Community Center Supervisor			
	Building Code Inspector III			
	Information Technology Specialist			
	Police Sergeant			
18	Athletics Director	\$63,899	\$79,874	\$99,843
	Deputy Fire Marshal			
	Fire Captain			



# CITY OF MEBANE POSITION CLASSIFICATION AND PAY PLAN

Updated 2024-2025 (Adopted 6/3/2024)

Grade	Classification Title	Minimum	Job Rate	Maximum
	Public Information Officer			
19	City Clerk	\$67,094	\$83,868	\$104,835
	Special Projects Coordinator			
	Plan Reviewer			
	Recreation and Parks Superintendent			
20	Assistant Fire Chief	\$70,449	\$88,061	\$110,076
	Fire Marshal			
	Police Lieutenant			
21	Assistant Public Works Director	\$73,971	\$92,464	\$115,580
22	(Grade 22 reserved for future use)	\$77,670	\$97,087	\$121,359
23	Inspections Director	\$81,553	\$101,941	\$127,426
	Police Captain			
24	Assistant Police Chief	\$85,630	\$107,038	\$133,798
25	Planning Director	\$89,912	\$112,390	\$140,488
	Recreation and Parks Director			
26	Human Resources Director	\$94,408	\$118,010	\$147,513
27	Fire Chief	\$99,129	\$123,911	\$154,889
	Information Technology Director			
	Public Utilities Director (Wastewater Plant)			
	Public Utilities Director (Water/Sewer)			
	Public Works Director			
28	(Grade 28 reserved for future use)	\$104,086	\$130,107	\$162,634
29	Finance Director	\$109,290	\$136,612	\$170,765
	Police Chief			
30	(Grade 30 reserved for future use)	\$114,754	\$143,443	\$179,304
31	(Grade 31 reserved for future use)	\$120,492	\$150,615	\$188,269
32	(Grade 32 reserved for future use)	\$126,517	\$158,146	\$197,683

# CITY OF MEBANE POSITION CLASSIFICATION AND PAY PLAN

Updated 2024-2025 (Adopted 6/3/2024)

Grade	Classification Title	Minimum	Job Rate	Maximum
33	Assistant City Manager	\$132,842	\$166,053	\$207,566

# City of Mebane

## Capital Improvement Plan

2022 - 2027





## SECTION 1: OVERVIEW OF THE CAPITAL IMPROVEMENT PLAN

The Capital Improvement Plan (CIP) is the planning mechanism by which the City Council allocates limited financial resources to implement long-term goals as defined in the Comprehensive Land Development Plan, Comprehensive Transportation Plan, Bicycle and Pedestrian Transportation Plan, Mebane Downtown Vision Plan, Recreation and Parks Master Plan, Long Range Utility Master Plan, and other similar planning documents. The purpose of the CIP is to forecast and match projected revenues and significant capital needs over five years. Capital planning is an important management tool that strengthens the linkage between community infrastructure needs and the City's financial capacity.

The CIP is a multi-year plan for significant capital expenditures such as the acquisition of land, construction, or considerable renovation of public facilities (i.e., buildings and parks), construction of new transportation infrastructure (i.e., roads, sidewalks, multi-use paths), expansion or significant renovation of water, wastewater, or stormwater infrastructure, capital equipment to support operations or any combination of the above. Projects eligible for inclusion in the CIP have assets greater than \$5,000 and a useful life of over three years.

When identifying new projects, the staff looks to the long-term priorities and direction set by the City Council and submits formal requests through the CIP process. A formal request includes a description of the project, the estimated cost, and an estimate of the recurring expenses associated with a completed project (i.e., additional staff, additional utilities, etc.). The formal request also includes alternative solutions, if any, and a statement on the effect on services and programs if the project does not receive funding.

Once adopted by the City Council, the CIP becomes a statement of City policy regarding the need, priority, timing, and funding of future capital projects. The Capital Improvement Plan is simply that – a plan. Projects and funding mechanisms are subject to change based on new or shifting service needs, unique financing opportunities, emergency needs, or other directives or priorities established by the City Council. Future needs and financial constraints may result in changes in priority over the next five years. Because priorities can change, projects included in outward planning years are not guaranteed funding. The CIP represents the City Administration and City Council's best judgment when adopting the Plan. Priorities established in the CIP subsequently guide decisions made by the City Administration and the various boards and commissions appointed by the City Council.

The capital planning process will begin earlier in future years to make the Plan more feasible in general, especially due to the current environment of high inflation and interest rates. An earlier start will allow staff to incorporate feedback from the City Council on future projects.

## RELATIONSHIP TO THE ANNUAL OPERATING BUDGET

Annual operating funds, such as the General and Utility Funds, are the funding source for some CIP projects. In these cases, these CIP projects become authorized by adopting the Annual Budget Ordinance. Projects funded through debt financing also impact the operating budget through ongoing debt service expenses. Finally, some completed CIP projects will directly affect the operating budget as they will require ongoing expenditures for staff and other operating costs.

## CAPITAL IMPROVEMENT FUNDING

The funding sources used to execute the Plan are as important as the capital projects in the Plan. The City of Mebane funds Capital Improvements using various sources broadly categorized as cash, grants, or debt financing.

Cash, or pay-as-you-go (PAYGO), funds come from tax revenue, development-related fees, program fees, State revenue, and interest earnings. Some sources, such as State revenue from the Powell Bill and certain others, may only be spent to meet particular needs. Other revenue sources are unrestricted. Funding sources for the CIP are as follows:

General Fund: General Fund revenue, such as ad valorem taxes, sales taxes, utility taxes, and other similar revenues, are used to fund City operations and may be used to fund capital projects such as facility improvements, transportation system improvements, and other similar projects. General fund resources are flexible, unrestricted revenue sources compared to other sources.

Utility Fund: The utility fund collects user fees for their operations and then invests a portion of that revenue into capital projects. The City uses these funds only for corresponding enterprise projects.

Water/Sewer Capital Reserve Fees: These fees are charged, based upon a City Council-approved System Development Fee Schedule, to developers of land within the City of Mebane to pay for the capital facility burden created by new development. Revenue from these fees is restricted for capital improvements to the water/sewer system or to fund debt service payments for improvements to these systems.

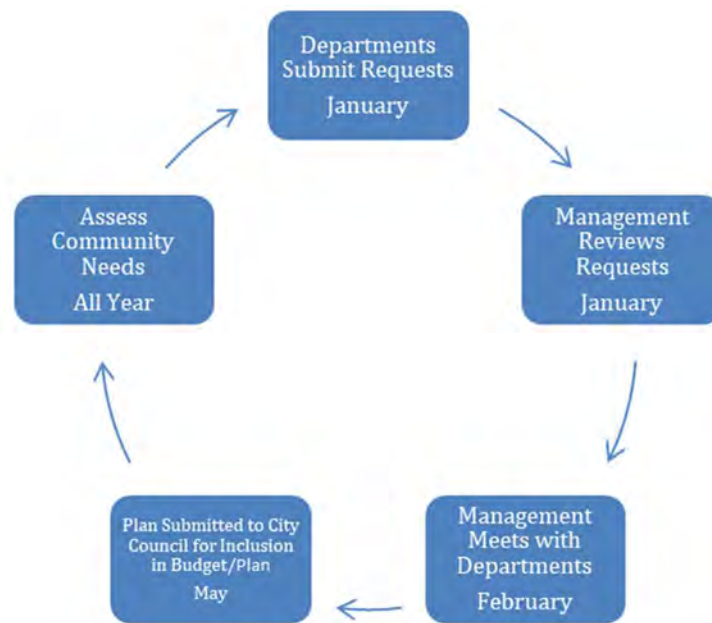
Debt Financing: The City uses several debt mechanisms for debt financing, including revenue bonds and traditional lease-purchase or installment financing. The tool selected varies depending on the funding level needed, the terms offered, and current debt market conditions. The City does not currently have general obligation bonds; however, they require approval by voters and are backed by the City's taxing authority to repay the bonds. Revenue bonds pledge the revenue generated by specific enterprise (water and sewer) charges.

Grants: The City actively seeks local, State, and federal grant opportunities. Grants restrict expenditures to the purpose of the grant and, at times, will require a matching contribution from the City.

Reserve from Prior Years: As projects conclude, unspent budgeted amounts accumulate into reserves available for future projects. Reserves can also build up when the City collects revenue over the amount budgeted.

## The CIP PROCESS

As illustrated below, the process for developing the CIP begins shortly after the beginning of a new fiscal year (July 1) as staff considers unmet capital needs in the recently adopted budget and other emerging needs. For each project, staff in the requesting department complete a CIP project request form and compile supporting documentation. All CIP project requests are due by the beginning of January of each year.



## CIP PRACTICES

Long-Range Cost Estimates: Using the upcoming fiscal year as the base, staff consult the City Engineer to estimate future construction costs better.

Closing Projects: Projects are closed when the approved scope of work is complete. Staff reviews project statuses periodically to identify finished projects that can be closed. If the budget for a completed project has remaining funds, generally, the budget is closed, and the remaining balance accumulates in the fund balance. The accumulated fund balance is available to pay for future projects.



Horizon Issues: The proposed CIP funds projects based on priority. Staff reviews and analyzes the project details supporting these projects and considers them ready to move forward. However, in many situations, the City has identified a future need but has not yet completed a detailed analysis of weighed options or designed a specific facility. These projects include facilities, capital infrastructure, and business systems needed in the future, often beyond the CIP's five-year timeframe.

## PLANNING BY FUND

The following sections present the projects submitted for the five-year planning timeframe under consideration, as well as the proposed funding source.

### GENERAL FUND

Most projects included in the CIP are in the General Fund. This fund generates most revenue through ad valorem taxes, sales taxes, utility taxes, and other similar revenues. Compared to different sources, General Fund resources are largely flexible revenue sources.

Project Title	FY 24-25 Recommended					Total	Proposed Funding Source
	Budget	FY 25-26	FY 26-27	FY 27-28	FY 28-29		
Dark Fiber Setup	60,000					\$ 60,000	Cash
Fire Wall Upgrade	42,000					\$ 42,000	Cash
Fat Pipe Implementation	14,000					\$ 14,000	Cash
City Hall Copier Replacement	8,387					\$ 8,387	Cash
<b>IT Total</b>	<b>\$ 124,387</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 124,387</b>	
Lake Michael Spillway Renovation	6,273,468					\$ 6,273,468	Installment Financing
MACC Roof Renovation	423,000					\$ 423,000	Cash
Old Rec Gym Floor Restoration	175,000					\$ 175,000	Cash
Lake Michael Trail Expansion		100,000	400,000			\$ 500,000	Cash
Replacement of Work Truck #50		45,000				\$ 45,000	Installment Financing
Lebanon Rd. Trail Connector Paving	35,000					\$ 35,000	Cash
Replacement platform and stairs at MACC		16,000				\$ 16,000	Cash
Community Park Nets and Fence Replacement	18,000					\$ 18,000	Cash
Zero Turn Mower Replacement	15,000					\$ 15,000	Cash
Flag Pole Additions for Community Park and	12,000					\$ 12,000	Cash
ATV Vehicle for Greenway and Cates Farm	-	20,000				\$ 20,000	Cash
Shade Structure over Playground @ Old Rec	-	20,000				\$ 20,000	Cash
Replacement Pedal Boats for Lake Michael		30,000				\$ 30,000	Cash
Lake Michael's New Office / Boat House		250,000				\$ 250,000	Cash
Cates Farm Park Playground Phase #2		350,000				\$ 350,000	Cash
MACC Baseball/Softball Scoreboard Replacements			45,000			\$ 45,000	Cash
Community Park Shelter #1			45,000			\$ 45,000	Cash
Old Rec AC for the Gym				125,000		\$ 125,000	Cash
Shade for Farmers Market				750,000		\$ 750,000	Installment Financing
<b>Rec &amp; Parks Total</b>	<b>\$ 6,951,468</b>	<b>\$ 831,000</b>	<b>\$ 490,000</b>	<b>\$ 875,000</b>	<b>\$ -</b>	<b>\$ 9,147,468</b>	

Project Title	FY 24-25 Recommended					Total	Proposed Funding Source
	Budget	FY 25-26	FY 26-27	FY 27-28	FY 28-29		
Replace Existing Patrol Vehicles - reduced per	240,084	353,715	367,864	382,579	397,882	\$ 1,742,124	Installment Financing
Special Event Traffic Control Trailer		25,000				\$ 25,000	Cash
New Police Headquarters Design		888,250				\$ 888,250	General Obligation Bond
New Police Headquarters Construction			14,630,000			\$ 14,630,000	General Obligation Bond
Police Department Roof Replacement				287,375		\$ 287,375	Cash
<b>Police Total</b>	<b>\$ 240,084</b>	<b>\$ 1,266,965</b>	<b>\$ 14,997,864</b>	<b>\$ 669,954</b>	<b>\$ 397,882</b>	<b>\$ 17,572,749</b>	
PW-060 Bucket Truck Replacement (2000) Used	120,000					\$ 120,000	Installment Financing
New two bay addition to storage building - Boom mower	25,000	25,000				\$ 25,000	Cash
PWD & PUD new equipment shelters - design		30,000				\$ 30,000	Cash
Sidewalk - S. Eighth St. to Fifth St. Park via Arrowhead Villas - Construction	55,000					\$ 55,000	Cash
Asphalt hot box	62,000					\$ 62,000	Cash
John Deere 930 m Zero Turn Mower	15,000					\$ 15,000	Cash
Signal Light and Control Box Replacement		50,000				\$ 50,000	Cash
PW/PUD Office Renovation Construction			160,000			\$ 160,000	Cash
New two bay addition to storage building - Multi-use path - Third Street to Fifth Street Connector - Construction		300,000				\$ 300,000	Cash
Snowplow for Backhoe			20,000			\$ 20,000	Cash
Tractor			70,000			\$ 70,000	Cash
Swap Loader w/ dump body, plow, and salt/sand spreader			80,000			\$ 80,000	Cash
Sidewalk - S. Third Ext. from Corporate Park Drive to Augusta Drive			700,000			\$ 700,000	Cash
Sidewalk - S. Third St. from Peppertree Dr. to Corregidor St. south side of S. Third St. - design, cost estimate, (easement maps) and DOT permits				50,000		\$ 50,000	Cash
Sidewalk - S. Third St. at Briarwood Dr. - intersection improvement design, cost estimate, and DOT permits				75,000		\$ 75,000	Cash
Sidewalk - S. Third Ext. from Augusta Drive to Gibson Rd - construction				350,000		\$ 350,000	Cash
New equipment shed approx. 50' X 300'				600,000		\$ 600,000	Installment Financing
Sidewalk - S. Third St. from Peppertree Dr. to Corregidor St. south side of S. Third St. - construction and easements					175,000	\$ 175,000	Cash
Dump Truck - add sand/salt spreader & plow					200,000	\$ 200,000	Installment Financing
Sidewalk - S. Third St. at Briarwood Dr. - Construction, easements, CEI					350,000	\$ 350,000	Cash
Salt shed w/ brining station approx. 50' X 200'					400,000	\$ 400,000	Installment Financing
<b>Public Works Total</b>	<b>\$ 277,000</b>	<b>\$ 405,000</b>	<b>\$ 1,280,000</b>	<b>\$ 1,075,000</b>	<b>\$ 1,125,000</b>	<b>\$ 4,162,000</b>	
Carbon monoxide exhaust system (2 items) - Sidewalk exhaust fan - garage bay	24,000					\$ 24,000	Cash
Library HVAC RTU #3 unit replacement	10,000					\$ 10,000	Cash
Mebane Library Roof Replacement	18,000					\$ 18,000	Cash
<b>Public Facilities Total</b>	<b>\$ 52,000</b>	<b>\$ 270,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 322,000</b>	
New Knuckle boom Truck		259,000				\$ 259,000	Installment Financing
Pull-behind leaf vacuum trailer (Used)	80,000					\$ 80,000	Cash
Sanitation transfer station feasibility study and preliminary site design (RFP)		40,000				\$ 40,000	Cash
Replacement Leaf Vacuum Truck		275,000				\$ 275,000	Installment Financing
Rear Load Garbage Truck (waiting on updated quote)			210,000			\$ 210,000	Installment Financing
Replacement Leaf Vacuum Truck			285,000			\$ 285,000	Installment Financing
Sanitation transfer station construction			500,000			\$ 500,000	Installment Financing
Knuckle boom Truck				270,000		\$ 270,000	Installment Financing
Side-load garbage truck					380,000	\$ 380,000	Installment Financing
<b>Sanitation Total</b>	<b>\$ 80,000</b>	<b>\$ 574,000</b>	<b>\$ 995,000</b>	<b>\$ 270,000</b>	<b>\$ 380,000</b>	<b>\$ 2,299,000</b>	

Project Title	FY 24-25 Recommended					Total	Proposed Funding Source
	Budget	FY 25-26	FY 26-27	FY 27-28	FY 28-29		
Plymovent Exhaust Management System Station	-	150,000				\$ 150,000	Cash
Plymovent Exhaust Management System Station	-	120,000				\$ 120,000	Cash
MSA E600+ Thermal Camera - 2 needed	23,000					\$ 23,000	Cash
MSA RescueAire - 2 needed	15,000					\$ 15,000	Cash
Hurst SC 758 E3	-	11,500				\$ 11,500	Cash
Battalion Chief Vehicle		80,000				\$ 80,000	Installment Financing
Fire Station 4 West Design (CPO)		125,000				\$ 125,000	Cash
Replacement Platform Truck		3,000,000				\$ 3,000,000	Installment Financing
Engine			1,000,000			\$ 1,000,000	Installment Financing
Fire Station 4 West Construction (CPO)			7,500,000			\$ 7,500,000	General Obligation Bonds
Administration Vehicle				80,000		\$ 80,000	Installment Financing
Engine 5-East				1,000,000		\$ 1,000,000	Installment Financing
SCBA Replacement					660,000	\$ 660,000	Installment Financing
Quint or Rescue Truck					1,500,000	\$ 1,500,000	Installment Financing
<b>Fire Total</b>	<b>\$ 38,000</b>	<b>\$ 3,486,500</b>	<b>\$ 8,500,000</b>	<b>\$ 1,080,000</b>	<b>\$ 2,160,000</b>	<b>\$ 15,264,500</b>	
<b>Grand Total</b>	<b>\$ 7,762,939</b>	<b>\$ 6,833,465</b>	<b>\$ 26,262,864</b>	<b>\$ 3,969,954</b>	<b>\$ 4,062,882</b>	<b>\$ 48,892,104</b>	

## Utility Fund

The Utility Fund only funds projects related to the water and sewer system.

Project Title	FY 24-25 Recommended					Project total	Proposed Funding Source
	Budget	FY 25-26	FY 26-27	FY 27-28	FY 28-29		
Water Meters	170,000	180,000	190,000	190,000	200,000	\$ 930,000	Cash
<b>Utilities Administration Total</b>	<b>\$ 170,000</b>	<b>\$ 180,000</b>	<b>\$ 190,000</b>	<b>\$ 190,000</b>	<b>\$ 200,000</b>	<b>\$ 930,000</b>	
Vac Truck	603,750					\$ 603,750	Installment Financing
Pick-up Truck	50,098	50,000	65,000	80,000	65,000	\$ 310,098	Cash
Replacement Backhoe	155,000					\$ 155,000	Installment Financing
Water Rehab	17,000	250,000			200,000	\$ 467,000	Cash
Utility Oversizing	-	150,000	150,000	150,000	150,000	\$ 600,000	Cash
50% share of capital improvements @							
Graham water plant	140,750	57,500	240,000	25,000	1,000,000	\$ 1,463,250	Cash
Inflow & Infiltration	-	500,000	500,000	500,000	500,000	\$ 2,000,000	Cash
Jones Road Outfall		112,500	887,500			\$ 1,000,000	Cash
Bowman -West Ten Road Connector & OAWS Interconnect		692,500	93,750	750,000		\$ 1,536,250	Cash
Replacement Mini-Excavator			120,000			\$ 120,000	Cash
Gravelly Hill Force Main Reroute			798,000			\$ 798,000	Cash
Wal-Mart Pump Station Abandonment				500,000		\$ 500,000	Cash
GE Pump Station and Force Main				1,250,000	2,000,000	\$ 3,250,000	Revenue Bonds
Fieldstone Pump Station Rehab					1,000,000	\$ 1,000,000	Cash
<b>Utilities Maintenance Total</b>	<b>\$ 966,598</b>	<b>\$ 1,812,500</b>	<b>\$ 2,854,250</b>	<b>\$ 3,255,000</b>	<b>\$ 4,915,000</b>	<b>\$ 13,803,348</b>	
WRRF Plant Expansion	57,892,342					\$ 57,892,342	Revenue Bonds
21.43% share of capital improvements @ Graham WRRF	86,135	75,440	465,750	23,575	59,800	\$ 710,700	Cash
Rotary Drum Thickener Rehab	-	100,000				\$ 100,000	Cash
Aeration basin nutrient analyzer		25,000				\$ 25,000	Cash
Polymer skid		35,000				\$ 35,000	Cash
Ford Escape		35,000				\$ 35,000	Cash
Aqua guard influent screen Rehab			100,000			\$ 100,000	Cash
<b>WRRF Total</b>	<b>\$ 57,978,477</b>	<b>\$ 270,440</b>	<b>\$ 565,750</b>	<b>\$ 23,575</b>	<b>\$ 59,800</b>	<b>\$ 1,005,700</b>	
<b>Grand Total</b>	<b>\$ 59,115,075</b>	<b>\$ 2,262,940</b>	<b>\$ 3,610,000</b>	<b>\$ 3,468,575</b>	<b>\$ 5,174,800</b>	<b>\$ 73,631,390</b>	





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## AGENDA ITEM #6G

### FY 24-25 – New Water & Wastewater System Development Fee Adoption

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#### Meeting Date

June 3, 2024

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#### Presenter

Franz Holt, City Engineer

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#### Public Hearing

Yes  No

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#### Summary

The System Development Fee is charged to new water and wastewater customers to cover a fair proportion of the financial burden for both existing and new water and wastewater infrastructure. At its April 8<sup>th</sup>, 2024, meeting, the City Council received the new analysis and presentation by Stantec Engineers and approved posting the report on its website for a 45-day review period seeking public comment. No comments have been received to date.

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#### Background

The City of Mebane currently charges Water and Sewer System Development Fees as follows:

- The fees are based on the cost per gallon of system capacity and then applied to a 3-bedroom residential water (equivalent residential user) and scaled up or down based on the no. of bedrooms.
- Non-residential fees are scaled based on meter size.

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#### Financial Impact

Based on the new analysis, the maximum water and sewer system development fee the city can charge for an equivalent residential user is \$5,494. This is an increase of \$1,664 above the current fee of \$3,830.

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#### Recommendation

Staff recommends adopting the Water and Wastewater System Development Fee charges determined from the Stantec analysis with the FY 24-25 budget.

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#### Suggested Motion

Move to adopt the Water and Wastewater System Development Fee charges determined from the Stantec analysis with the FY 24-25 budget.

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#### Attachments

1. Stantec Water and Wastewater System Fees Development Fee Study
2. April PowerPoint Presentation
3. New Fee Schedule



## City of Mebane, NC

# Draft Water and Sewer System Development Fee Study

March 6, 2024





March 6, 2024

Franz Holt, PE  
City Engineer  
City of Mebane, NC  
106 E Washington Street  
Mebane, NC 27302

Re: Water and Sewer System  
Development Fee Study

Dear Mr. Holt,

Stantec is pleased to present this Draft Report on the Water and Sewer System Development Fee Study that we performed for the City of Mebane, North Carolina. We appreciate the professional assistance provided by you and all of the members of the City staff who participated in the Study.

If you have any questions, please do not hesitate to call us at (202) 585-6391. We appreciate the opportunity to be of service to the City and look forward to the possibility of doing so again in the near future.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Hyder".

David A. Hyder  
Senior Principal

1101 14<sup>th</sup> Street NW  
Washington DC 20005  
(202) 585-6391  
David.hyder@stantec.com

Enclosure



# TABLE OF CONTENTS

<b>1. Introduction.....</b>	<b>1</b>
1.1 Background .....	1
1.2 Legal Requirements .....	1
1.3 General Methodology .....	2
<b>2. Basis of Analysis .....</b>	<b>5</b>
2.1 Buy-in net System Value.....	5
2.2 Incremental/EXpansion Net System Value .....	6
2.3 System Capacity .....	7
2.3.1 Existing System Capacity .....	7
2.3.2 Added System Capacity .....	8
2.4 Combined Cost Calculation .....	8
2.5 Level of Service Standards .....	9
<b>3. Results.....</b>	<b>11</b>
3.1 Existing Water and Sewer System Development Fees .....	11
3.2 Calculated Water and Sewer System Development Fees.....	12
3.3 Conclusions and Recommendations .....	14
<b>Appendix: Supporting Schedules.....</b>	<b>16</b>

# 1. INTRODUCTION

Stantec Consulting Services Inc. (Stantec) has conducted a Water and Sewer System Development Fee Study (Study) for the City of Mebane’s water and sewer systems (hereafter referred to as the “City” or “Utility”). This report presents the results of the comprehensive Study, including background information, legal requirements, an explanation of the calculation methodology employed, and the results of the analysis.

## 1.1 BACKGROUND

A system development fee is a one-time charge paid by a new customer to recover a portion the cost of constructing water and sewer system capacity. The fees are also often assessed to existing customers requiring increased system capacity. In general, system development fees are based upon the costs of utility infrastructure including, but not limited to, water supply facilities, treatment facilities, effluent disposal facilities, and transmission mains. System development fees serve as the mechanism by which growth can “pay its own way” and minimize the extent to which existing customers must bear the cost of facilities that will be used to serve new customers.

The City currently assesses water and sewer system development fees based on an analysis completed in June of 2021. The City has retained the services of Stantec to calculate updated system development fees for each system in accordance with the North Carolina Public Water and Sewer System Development Fee Act, set forth in North Carolina General Statute 162A, Article 8.

## 1.2 LEGAL REQUIREMENTS

The Public Water and Sewer System Development Fee Act (“SDF Act”) was approved on July 20<sup>th</sup>, 2017 and grants local government entities that own or operate municipal water and sewer systems the authority to assess system development fees for the provision of utility service to new development.

The SDF Act defines new development as 1) subdivision of land, 2) construction or change to existing structure that increases service needs or 3) any use of land which increased service needs within 1 year (no longer than 12 months) of a development fee being adopted.

According to the SDF Act the following procedural requirements need to be followed in order to adopt a system development fee:

- **Requirement 1:** The fee should be calculated in a written analysis (“SDF Analysis”) prepared by a financial professional or licensed professional engineer (qualified by experience and training or education) who employs generally accepted accounting, engineering, and planning methodologies to calculate system development fees for water and sewer systems, including the buy-in, incremental cost or marginal cost, and combined costs methods for each service; and that (1) documents the facts and data used in the analysis and their sufficiency and reliability; (2) provides analysis regarding the selection of the appropriate method of analysis; (3) documents

and demonstrates reliable application of the methodology to the facts and data, including all reasoning, analysis, and interim calculations underlying each identifiable component of the system development fee; (4) identifies all assumptions and limiting conditions affecting the analysis and demonstrates that they do not materially undermine the reliability of the conclusions reached; (5) calculates a system development fee per service unit of new development and includes an equivalency or conversion table to use in determining the fees applicable for various categories of demand; and (6) covers a planning horizon of between 5 and 20 years.

- **Requirement 2:** The system development fee analysis must be posted on the City’s website, and the City must solicit comments and provide a means by which people can submit their comments, for a period of at least 45 days.
- **Requirement 3:** Comments received from the public must be considered by preparer of the system development fee analysis for possible adjustments to the analysis.
- **Requirement 4:** The City Council must hold a public hearing prior to considering adoption of the system development fees including any adjustments made as part of the comments received by the City.
- **Requirement 5:** The City must publish the system development fee schedule as part of its annual budget or fee ordinance.
- **Requirement 7:** The City cannot adopt a fee that is higher than the fee calculated by the professional analysis.
- **Requirement 6:** The City must update the system development fee analysis at least every five years.

In addition to the procedural requirements listed above, the SDF Act provides specific requirements pertaining to the calculation of the system development fees. These requirements are highlighted within the body of this report in concert with the calculation of the system development fees for the City. Further, the City must follow the SDF Act guidance when actually charging the system development fee: it may be charged only to “new development” and only at the time specified in the legislation; and new development must be given a credit for costs in excess of the development’s proportionate share of connecting facilities required to be oversized for use of others outside of the development.

### 1.3 GENERAL METHODOLOGY

There are three primary approaches to the calculation of system development fees, all of which are outlined within the SDF Act. Each of the approaches are discussed below.

#### *Buy-In Method*

This approach determines the system development fees solely on the existing utility system assets. Specifically, the replacement cost of each system’s major functional components serve as the cost basis for the system development fee calculation. This approach is most appropriate for a system with



considerable excess capacity, such that most new connections to the system will be served by that existing excess capacity and the customers are effectively “buying-in” to the existing system.

#### *Incremental/Marginal Cost Method*

The second approach is to use the portion of each system’s multi-year capital improvement program (CIP) associated with the provision of additional system capacity by functional system component as the cost basis for the development fee calculation. This approach is most appropriate where 1) the existing system has limited or no excess capacity to accommodate growth, and 2) the CIP contains a significant number of projects that provide additional system capacity for each functional system component representative of the cost of capacity for the entire system.

#### *Combined Cost Method*

The third approach is a combination of the two previous approaches described. This approach is most appropriate when 1) there is excess capacity in the current system that will accommodate some growth, but additional capacity is needed in the short-term as reflected in each system’s CIP, and 2) the CIP includes a significant number of projects that will provide additional system capacity but does not necessarily have a sufficient number of projects in each functional area to be reflective of a total system.

While the SDF Act allows for the use of any one of the three methodologies discussed above, it specifies restrictions on how the revenues generated by the fees calculated using each methodology may be utilized. Table 1-1 summarizes each of the three methodologies, their typical application, and restriction of how the revenues can be utilized for each.

**Table 1-1 Description of Methodologies & Restriction to Proceeds**

<b>Methodology / Approach:</b>	<b>Description:</b>	<b>Fee Proceeds Allowed for:</b>
<b>Buy-In Method</b>	New development shares in <u>capital costs previously incurred</u> which provided capacity for demand arriving with new development needs.	Expansion and/or rehabilitation projects. Since the buy-in method reimburses the system for certain past investments, proceeds can be utilized for all types of capital projects.
<b>Incremental / Marginal Cost</b>	New development share in <u>capital costs to be incurred in the future</u> which will provide capacity for demand arriving with new development needs.	Professional services costs in development of new fees and expansion costs (construction costs, debt service, capital, land purchase, other costs etc.) related to new development only. If no capital projects in next five years can be used for debt related to existing assets.

<b>Methodology / Approach:</b>	<b>Description:</b>	<b>Fee Proceeds Allowed for:</b>
<b>Combined Cost</b>	Combination of Buy-In and Incremental / Marginal Cost methods	May be expended for previously completed capital improvements for which capacity exists and for capital rehabilitation projects.

Given that the City has existing capacity within the water system and limited plans for expansion of the water system over the planning period, the Buy-In approach methodology was chosen for the calculation of the system development fee for the water system. For the sewer system the Combined approach methodology was selected since the sewer system has capacity to sell, while at the same time, significant sewer capital spending is planned over the next 10 years. To comply with the SDF Act, the City will revisit the methodology at least every five years to determine if the methodology for each system is still the most appropriate methodology to use.

## 2. BASIS OF ANALYSIS

The following section outlines the calculation of the system development fees using the Buy-In approach for the water system and the Combined approach for the sewer system. It should be noted that using the Combined approach, requires a Buy-in calculation and an Incremental Cost calculation. Therefore, the discussion regarding the Buy-In approach applies to both the water and sewer systems but the incremental component only applies to the sewer. The following outlines the process to determine the net value (cost basis) for each system.

- 1) The existing system assets are analyzed to determine the replacement cost new less depreciation (RCNLD) of the City's existing major water and sewer system components.
- 2) Any non-core system assets are excluded from the existing system value including items such as vehicles, meters, computer equipment and other non-core system assets.
- 3) Growth-related capital project spending over the next 10 years as identified in the City's official capital improvement plan is added to the analysis. This includes projects designated to add new capacity to the system, whether partially or entirely.
- 4) Any donated assets and/or assets not funded by the City (funded by grants, developers, etc.) are removed from the system assets (both existing assets and those to be funded by outside sources within the capital improvement plan).
- 5) The assets are further reduced by either the maximum of the outstanding principal on existing debt for each system or at least 25% of the cost of expansion related projects to provide a revenue credit as required by the SDF Act.

The resulting net system value is used in the determination of the system development fee.

The following section outlines the details of the analysis completed during the Study to calculate the water and sewer system development fees.

### 2.1 BUY-IN NET SYSTEM VALUE

The City provided an asset inventory which included description, asset category/class, year placed in service, original cost, and useful life for each asset through FY 2023 for both the water and sewer systems. These assets were classified by each major system function, and a replacement cost new less depreciation was calculated for each asset record using the data provided by the City and the Engineering News Record Construction Cost Index. Any assets determined to be administrative and serve all systems and functions were split based on the overall allocation of classified assets.

The SDF Act requires that the system development fee calculations include provisions for credits against the value of the system to account for assets that were not funded by the municipality. As such, those items were identified and therefore removed from the determinations of net asset value of each system.



In addition to donated asset, non-core system assets are excluded from the determination of the RCNLD. These include meters, vehicles, equipment, computers, and other. Results of the RCNLD for the City's existing water and sewer systems based upon the asset records provided by City staff are shown in Tables 2-1 and 2-2.

**Table 2-1 Replacement Cost New, Less Depreciation: Water System**

Asset Category	Source / Treatment	Transmission	Total
RCNLD Value	\$19,198,051	\$30,740,528	\$49,938,579
Allocated Administrative Costs	\$449,122	\$435,405	\$884,527
<b>Total Costs</b>	<b>\$19,647,173</b>	<b>\$31,175,933</b>	<b>\$50,823,106</b>
Less Contributed Assets / Non-Cost Assets	(\$18,748)	(\$12,146,978)	(\$12,165,725)
<b>Net Asset Value</b>	<b>\$19,628,425</b>	<b>\$19,028,955</b>	<b>\$38,657,381</b>

**Table 2-2 Replacement Cost New, Less Depreciation: Sewer System**

Asset Category	Treatment	Conveyance / Collection	Total
RCNLD Value	\$22,889,594	\$43,543,374	\$66,432,969
Allocated Administrative Costs	\$535,953	\$604,041	\$1,139,994
<b>Total Costs</b>	<b>\$23,425,547</b>	<b>\$44,147,416</b>	<b>\$67,572,963</b>
Less Contributed Assets / Non-Cost Assets	(\$2,265)	(\$17,748,383)	(\$17,750,648)
<b>Net Asset Value</b>	<b>\$23,423,282</b>	<b>\$26,399,032</b>	<b>\$49,822,315</b>

## 2.2 INCREMENTAL/EXPANSION NET SYSTEM VALUE

The City provided a 10-year capital improvements plan (CIP), which included the project description, total spending, and an indication of whether the project was designated for expansion or rehabilitation. The water system does not currently include capital projects that will provide additional capacity. To calculate the Incremental Cost approach all expansion related projects that would increase capacity were identified. Review of the sewer system CIP revealed that the City currently has four planned capital projects that will expand the capacity of the sewer system at a total cost of approximately \$78 million. A portion of these projects will be funded with grants or outside funding sources. The net portion included in the SDF analysis totals \$65.17 million. Table 2-3 identifies each of the projects that are included in the analysis for the sewer system, the grant funded portion and the net capital included in the analysis.

**Table 2-3 Expansion Related Capital Projects for the Sewer System**

Project	Function	Total Project Cost	Grant Funded Portion	Growth Related CIP Costs
GKN Force Main Reroute	Collection System	\$1,900,000	\$900,000	\$1,000,000
3 <sup>rd</sup> Pump at N Regional	Collection System	\$95,000	\$95,000	\$95,000
Jones Rd Outfall	Collection System	\$1,000,000	\$1,000,000	\$1,000,000
WRRF Expansion to 4.0 MGD	Treatment	\$75,000,000	\$11,925,000	\$63,075,000
<b>Total Expansion Costs</b>		<b>\$77,995,000</b>	<b>\$13,920,000</b>	<b>\$65,170,000</b>

The SDF Act requires that the total project costs be reduced by a revenue credit equal to a minimum of 25 percent of the cost of the capital projects included in the analysis when the Combined Cost is utilized. The SDF Act “Minimum Requirements” allow for the credit to be determined by “*either the outstanding debt principal or the present value of projected water and sewer revenues received by the local government unit for the capital improvements.*” For this Study, the revenue credit was determined by removing the net present value of debt principal for the cost of the future capital projects that the Town plans to finance over the 10-year CIP planning period. Specifically, of the \$65.17 million in expansion costs the City plans to finance approximately \$57.9 million. Table 2-4 presents the determination of the net system value of future capital investments given the revenue credit for future debt service.

**Table 2-4 New System Value including Revenue Credits**

Sewer System	
Total Expansion Costs	\$65,170,000
Net Present Value of Principal Over Planning Period <sup>1</sup>	(\$21,287,111)
Additional Credit to Achieve 25%	(\$- )
<b>Net Incremental Value</b>	<b>\$43,882,889</b>
<b>Revenue Credit (% of Projects)</b>	<b>32.66%</b>

<sup>1</sup>Assumes a 20-year term with 5% discount rate

## 2.3 SYSTEM CAPACITY

### 2.3.1 Existing System Capacity

The City’s water and sewer systems consist of numerous functional components such as water treatment, source of supply, transmission and storage. Each of the functional components have a physical or regulatory permitted capacity. While treatment, supply, and disposal capacities are readily available and

generally accepted to be the physical or regulatory permitted capacity of such facilities, transmission system capacities are more difficult to quantify.

As such, it is common to define the capacity for all functional components (including the transmission facilities) based on the system's total treatment capacity. This approach was utilized for the determination of the system capacities of the City's utility systems. The rationale behind this decision is that even if the transmission and pumping portion of either system is larger than that system's treatment capacity, the maximum capacity the system can offer to its connections is its total treatment capacity.

The City retains 50% ownership and capacity allocation in the 12.0 million gallon per day ("MGD") Graham-Mebane Lake Water Treatment Facility. However, based on discussions with City staff, the City is only able to deliver 5.2 MGD given finished water pumping capacity. As a result, this capacity of 5.2 MGD was assumed to be the water system capacity for the system development fee analysis.

The City owns and operates the 2.5 MGD Mebane Water Resource and Recovery Facility. Additionally, the City retains a 21.4% capacity allocation (0.75 MGD) in the 3.5 MGD City of Graham Wastewater Treatment Plant, providing a combined sewer system treatment capacity of 3.25 MGD. This combined capacity was used as the existing sewer system capacity for the system development fee analysis.

### 2.3.2 Added System Capacity

The expansion related capital improvement projects identified in the City's capital plan will all add capacity to the City's sewer system. The sewer projects include the expansion of the City's WRRF by 1.5 MGD. Additionally, the conveyance main projects will allow the City to fully utilize all of the sewer system capacity within the system flowing to the Mebane WRRF and the system flowing to the Graham WWTP. Table 2-5 summarizes the capacity by function used in the combined system development fee calculations.

**Table 2-5 System Capacity by Function**

	Water Capacity (MGD)		Sewer Capacity (MGD)	
	Source of Supply/ Treatment	Transmission/ Distribution	Treatment	Conveyance / Collection
Current Capacity	5.20	5.20	3.25	3.25
Capacity Expansion	-	-	1.50	1.50
<b>Total System Capacity</b>	<b>5.20</b>	<b>5.20</b>	<b>4.75</b>	<b>4.75</b>

## 2.4 COST CALCULATION

Table 2-6 summarizes the Buy-In Cost for the water system and the Combined Cost calculation for both the sewer system to allow for the determination of development fee calculation and provides the cost per gallon per day for system capacity based on the total capacity within each system.



**Table 2-6 Calculation of Cost per Gallon**

	Water	Sewer
Replacement Value of Existing Depreciated Assets	\$50,823,106	\$67,572,963
Expansion Capital Projects	-	\$65,170,000
<b>Total Value</b>	<b>\$50,823,106</b>	<b>\$132,742,963</b>
<i>Less Credits</i>		
Outstanding Debt Principal	(\$7,174,433)	(\$13,035,492)
Donated Assets / Non-Core Assets	(\$12,165,725)	(\$17,750,648)
Revenue Credit (NPV of future debt principal over planning period)	-	(\$21,287,111)
Additional credit to meet 25% requirement <sup>1</sup>	-	-
<b>Net System Value</b>	<b>\$31,482,948</b>	<b>\$80,669,712</b>
<b>System Capacity - Gallons per Day</b>	<b>5,200,000</b>	<b>4,750,000</b>
<b>Cost Gallons Per Day</b>	<b>\$6.05</b>	<b>\$16.98</b>

<sup>1</sup>Additional credit not required as shown in Table 2-4

## 2.5 LEVEL OF SERVICE STANDARDS

The SDF Act requires that system development fees be assessed based on a “Service Unit” which represents a unit of measure of system capacity, typically defined as an equivalent residential unit (ERU). Utilizing this approach, it is possible to define the City’s capacity in units of capacity or ERUs. Expressing the system capacities in terms of ERUs allows for the development of the unit pricing of capacity which is essential for the determination of system development fees. The basis for the determination of the ERU needs to be related to a specific level of service standard utilized by the local government for system engineering and planning purposes. The total system capacity (treatment capacity in million gallons per day for each system) divided by the level of service in gallons per day is equal to the total number of ERUs the City can serve with the system capacity.

The City’s current level of service for the water system is defined as 250 gallons per day per equivalent residential unit (equivalent to a 3-bedroom residential dwelling) or 83 gallons per day per bedroom. The City’s current level of service is defined as 75 gallons per day per bedroom for a typical 3-bedroom unit flowing to the Mebane WRRF as permitted by the North Carolina Department of Environmental Quality (NCDEQ), resulting an ERU level of service of 225 gallons per day. For residential connections flowing to the Graham WWTP the City has used the NCDEQ permitted capacity of 120 gallon per day per bedroom, which has resulted in a differentiated system development fees between the two service areas when assessing the fees to single family development. Given the recent legislation passed by the North Carolina General Assembly that allows for a planning standard of 75 gallons per day per bedroom, Stantec recommends that this standard be used for the determination of system development fees regardless of where the wastewater is treated. This will result in consistent water and sewer system development fees for all new connections. Table 2-7 presents the total ERUs within the water and sewer systems based on

the existing and additional capacity added with the City's capital improvement plan based on the discussed level of service standards.

**Table 2-7 System ERUs**

	Water	Sewer
System Capacity (gallons)	5,200,000	4,750,000
Level of Service (gpd)	250	225
<b>Total ERUs</b>	<b>20,800</b>	<b>21,111</b>

To determine the system fees for non-residential connections, the City currently scales the fees based on meter size. This approach is consistent with industry standards and is an acceptable means of determining the fees based on potential use of the system as defined by the maximum flow rate of the water meter. Table 2-8 presents the basis for the scaling factors and the resulting ERUs by meter size.

**Table 2-8 Equivalent Residential Unit Scaling**

Meter Size	Maximum Flow Rate (GPM)	Equivalent Residential Units
3/4"	30	1.00
1"	50	1.67
1 1/2"	100	3.33
2"	160	5.33
3"	350	11.67
4"	630	21.00
6"	1,300	43.33

To determine the system fees for residential connections, the City currently scales the fees based on the number of bedrooms associated with the connection. The proposed scaling based on the discussed level of service standards are shown in Table 2-9.

**Table 2-9 Residential Scaling**

Bedrooms	Water (Gallons per Day)	Sewer (Gallons per Day)
2 - Bedroom	167	150
3 - Bedroom	250	225
4 - Bedroom	333	300
5 - Bedroom	417	375

### 3. RESULTS

This section summarizes the results of the Study, the existing and calculated system development fees, and conclusions and recommendations.

#### 3.1 EXISTING WATER AND SEWER SYSTEM DEVELOPMENT FEES

The City currently charges system development by meter size for non-residential customers and by number of bedrooms for residential connections. Additionally, the system development fees are differentiated for residential connections between those served by the Mebane WRRF and those served by the Graham WWTP. The tables below summarize the existing system development fees collected by the City.

**Table 3-1 Existing System Fees**

Meter Size	Water	Sewer
3/4"	\$1,151	\$2,679
1"	\$1,918	\$4,465
1.5"	\$3,837	\$8,930
2"	\$6,139	\$14,288
4"	\$13,428	\$31,255
6"	\$24,171	\$56,259

**Table 3-2 Existing Residential System Development Fees (permitted to Mebane WRRF)**

Bedrooms	Water	Sewer
2 - Bedroom	\$760	\$1,768
3 - Bedroom	\$1,151	\$2,679
4 - Bedroom	\$1,531	\$3,563
5 - Bedroom	\$1,911	\$4,447

**Table 3-3 Existing Residential System Development Fees (permitted to Graham WWTP)**

Bedrooms	Water	Sewer
2 - Bedroom	\$1,151	\$2,679
3 - Bedroom	\$1,727	\$4,019
4 - Bedroom	\$2,302	\$5,358
5 - Bedroom	\$2,878	\$6,698



### 3.2 CALCULATED WATER AND SEWER SYSTEM DEVELOPMENT FEES

To calculate the system development fees, the total unit cost per gallon for capacity described in Section 2 is multiplied by the level of service standard for an ERU of 250 and 225 gallons per day as demonstrated in Table 3-4.

**Table 3-4 System Development Charge per EDU**

	Water	Sewer
Cost per Gallon	\$6.05	\$16.98
Per ERU Level of Service (gpd)	250	225
SDF per ERU	\$1,513	\$3,821
Escalation Factor to Effective Year	3%	3%
<b>SDF per ERU</b>	<b>\$1,558</b>	<b>\$3,936</b>

Tables 3-5 and 3-6 provide a schedule of the existing and calculated non-residential water, sewer and combined system development fees respectively based upon the cost and capacity information discussed herein by meter size. The scaling of the system development fee by meter size is intended to reflect the potential demand associated with each meter as described in Section 2.

**Table 3-5 Non-Residential Water System Development Fees**

Meter size	Current Water SDF	Maximum Allowable Water SDF	Change
3/4" (1 ERU)	\$1,151	\$1,558	\$407
1"	\$1,918	\$2,597	\$679
1 1/2"	\$3,837	\$5,195	\$1,358
2"	\$6,139	\$8,311	\$2,173
3"	\$13,428	\$18,181	\$4,753
4"	\$24,171	\$32,726	\$8,555
6"	\$49,877	\$67,530	\$17,654

**Table 3-6 Non-Residential Sewer System Development Fees**

Meter size	Current Sewer SDF	Maximum Allowable Sewer SDF	Change
3/4" (1 ERU)	\$2,679	\$3,936	\$1,257
1"	\$4,465	\$6,559	\$2,094
1 1/2"	\$8,930	\$13,119	\$4,189
2"	\$14,288	\$20,990	\$6,702
3"	\$31,255	\$45,916	\$14,661
4"	\$56,259	\$82,648	\$26,389
6"	\$116,090	\$170,544	\$54,454

As mentioned previously, the City currently differentiates system development fees for single family connections based on which wastewater treatment plant serves the connection. The basis for this differentiation is due to the permitted flows per bedroom as defined the NCDEQ. Given the recent legislative changes which allow for the use of a lower planning standard and the fact that the system development fees are based on a system-wide approach (costs are not tracked and determined by system), we would recommend that use of a consistent level of service for all single-family residential connections at 225 gallons per day per ERU for determination of the fees for residential connections. The calculated existing and calculated fees for residential connections by bedrooms are shown in Table 3-7 through 3-10.

**Table 3-7 Residential Water System Development Fees - Wastewater Permitted to WRRF**

Bedrooms	Current Water SDF	Maximum Allowable Water SDF	Change
2-Bedroom	\$760	\$1,029	\$269
3-Bedroom	\$1,151	\$1,558	\$407
4-Bedroom	\$1,531	\$2,073	\$542
5-Bedroom	\$1,911	\$2,587	\$676

**Table 3-8 Residential Water System Development Fees - Wastewater Permitted to Graham**

Bedrooms	Current Water SDF	Maximum Allowable Water SDF	Change
2-Bedroom	\$1,151	\$1,029	(\$122)
3-Bedroom	\$1,727	\$1,558	(\$168)
4-Bedroom	\$2,302	\$2,073	(\$229)
5-Bedroom	\$2,878	\$2,587	(\$291)

**Table 3-9 Residential Sewer System Development Fees - Wastewater Permitted to WRRF**

Bedrooms	Current Sewer SDF	Maximum Allowable Sewer SDF	Change
2-Bedroom	\$1,768	\$2,598	\$829
3-Bedroom	\$2,679	\$3,936	\$1,257
4-Bedroom	\$3,563	\$5,234	\$1,671
5-Bedroom	\$4,447	\$6,533	\$2,086

**Table 3-10 Residential Sewer System Development Fees - Wastewater Permitted to Graham**

Bedrooms	Current Sewer SDF	Maximum Allowable Sewer SDF	Change
2-Bedroom	\$2,679	\$2,598	(\$81)
3-Bedroom	\$4,019	\$3,936	(\$83)
4-Bedroom	\$5,358	\$5,234	(\$124)
5-Bedroom	\$6,698	\$6,533	(\$164)

It is important to note that the City has discretion regarding the percentage of cost recovery utilized in the establishment of the system development fees. The system development fees can recover any amount up to, but not in excess of, the full cost recovery amounts identified herein.

### 3.3 CONCLUSIONS AND RECOMMENDATIONS

Based upon the analysis presented herein, we have developed the following conclusions and recommendations:

- 1) We recommend that the City consider the water and sewer system development fees as demonstrated in Tables 3-5, 3-6, 3-7 and 3-9 for adoption. This recommendation includes the adoption of consistent system development fees for all residential connections regardless of service area.
- 2) We recommend that the City review its development fees at least every five years to ensure that it follows requirements established by the SDF Act and to ensure that they remain fair and equitable and continue to reflect its current cost of capacity. As the City continues to expand its facilities, future changes in technology, demands, development patterns, or other factors may necessitate additional adjustments to its development fees.
- 3) We recommend that as part of any system development fee update, the City also evaluates the most appropriate accepted methodology for calculating its system unit cost of capacity as system capacity may change over time.



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*In preparing this report, Stantec utilized information and data obtained from the City of Mebane or public and/or industry sources. Stantec has relied on the information and data without independent verification, except only to the extent such verification is expressly described in this document. Any projections of future conditions presented in the document are not intended as predictions, as there may be differences between forecasted and actual results, and those differences may be material.*

*Additionally, the purpose of this document is to summarize Stantec’s analysis and findings related to this project, and it is not intended to address all aspects that may surround the subject area. Therefore, this document may have limitations, assumptions, or reliance on data that are not readily apparent on the face of it. Moreover, the reader should understand that Stantec was called on to provide judgments on a variety of critical factors which are incapable of precise measurement. As such, the use of this document and its findings by the City of Mebane should only occur after consultation with Stantec, and any use of this document and findings by any other person is done so entirely at their own risk.*

# APPENDIX: SUPPORTING SCHEDULES

Schedule 1: Summary of System Fixed Assets & Administration Cost Allocation

Function		Gross RCNLD Asset Value	Contributed Assets	Net RCNLD Asset Value	% of Total	Allocated Admin Costs	Net Asset Value + Allocated Admin
<b>Water</b>	<b>Source/Treatment</b>	\$ 19,198,051	\$ 18,748	\$ 19,179,304	22.18%	\$ 449,122	\$ 19,628,425
<b>Water</b>	<b>Transmission/ Distribution</b>	\$ 30,740,528	\$ 12,146,978	\$ 18,593,550	21.51%	\$ 435,405	\$ 19,028,955
<b>Sewer</b>	<b>Treatment</b>	\$ 22,889,594	\$ 2,265	\$ 22,887,330	26.47%	\$ 535,953	\$ 23,423,282
<b>Sewer</b>	<b>Conyenance/ Collection</b>	\$ 43,543,374	\$ 17,748,383	\$ 25,794,991	29.84%	\$ 604,041	\$ 26,399,032
<b>Total</b>		<b>\$ 116,371,548</b>	<b>\$ 29,916,373</b>	<b>\$ 86,455,175</b>	<b>100%</b>	<b>\$ 2,024,521</b>	<b>\$ 88,479,695</b>



Schedule 2: Capital Improvement Program Listing and Allocations

Project Name	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Cost	Admin Allocation	Water Allocation	Sewer Allocation	% Growth	Growth Related CIP Cost
2 Meters (8100)	180,000	170,000	180,000	190,000	190,000	200,000	200,000	200,000	200,000	200,000	210,000	\$ 2,120,000	0%	100%	0%	0%	\$ -
3 Utility Oversizing	200,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	\$ 1,200,000	0%	100%	0%	0%	\$ -
4 Replace Sewer By-Pass Hoses	0	6,500	0	0	0	0	0	0	0	0	0	\$ 6,500	0%	100%	0%	0%	\$ -
5 Water Line Replacements	0	234,000	0	0	0	0	200,000	0	0	200,000	0	\$ 634,000	0%	100%	0%	0%	\$ -
6 Bowman - West Ten Road Connector & OAWs Intercon	135,000	0	692,500	93,750	750,000	0	0	0	0	0	0	\$ 1,671,250	0%	100%	0%	0%	\$ -
8 Water Line Rehab	92,377	17,000	250,000	0	0	200,000	0	200,000	200,000	200,000	0	\$ 1,159,377	0%	100%	0%	0%	\$ -
12 NCIC Loop	0	0	0	0	0	0	0	2,000,000	0	0	0	\$ 2,000,000	0%	100%	0%	0%	\$ -
13 Water Plant Capital	375,000	140,750	57,500	240,000	25,000	1,000,000	9,110,750	42,500	38,000	102,500	200,000	\$ 11,332,000	0%	100%	0%	0%	\$ -
14 Pump & Line Upgrades	0	0	0	0	0	0	2,460,000	0	0	0	0	\$ 2,460,000	0%	100%	0%	100%	\$ 2,460,000
15 GKN Force Main Reroute	1,000,000	0	0	0	0	0	0	0	0	0	0	\$ 1,000,000	0%	0%	100%	100%	\$ 1,000,000
16 3rd Pump at N Regional	0	95,000	0	0	0	0	0	0	0	0	0	\$ 95,000	0%	0%	100%	100%	\$ 95,000
17 I & I Repair - Manhole Rehab & Sliplining	0	3,150,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	\$ 7,650,000	0%	0%	100%	0%	\$ -
18 Jones Rd Outfall	0	0	112,500	887,500	0	0	0	0	0	0	0	\$ 1,000,000	0%	0%	100%	100%	\$ 1,000,000
19 Utility Oversizing	150,000	50,000	150,000	150,000	150,000	150,000	50,000	50,000	50,000	50,000	50,000	\$ 1,050,000	0%	0%	100%	0%	\$ -
20 Gravelly Hill Force Main Reroute	0	0	0	798,000	0	0	0	0	0	0	0	\$ 798,000	0%	0%	100%	0%	\$ -
21 GE Pump Station & Force Main Rebuild	50,000	0	0	0	1,250,000	2,000,000	0	0	0	0	0	\$ 3,300,000	0%	0%	100%	0%	\$ -
22 Wal-Mart Pump Station Abandonment	0	0	0	0	500,000	0	0	0	0	0	0	\$ 500,000	0%	0%	100%	0%	\$ -
23 Third Street Outfall	50,000	0	0	0	0	0	1,000,000	0	0	0	0	\$ 1,050,000	0%	0%	100%	0%	\$ -
24 Terrell Street Pump Station Rehab	0	0	0	0	0	0	0	0	1,000,000	0	0	\$ 1,000,000	0%	0%	100%	0%	\$ -
25 Fieldstone Pump Station Rehab	0	0	0	0	0	1,000,000	0	0	0	0	0	\$ 1,000,000	0%	0%	100%	0%	\$ -
27 WRRF Expansion to 4.0 MGD	0	0	63,075,000	0	0	0	0	0	0	0	0	\$ 63,075,000	0%	0%	100%	100%	\$ 63,075,000
28 Graham WWTP Capital Improvements	27,859	86,135	75,440	465,750	23,575	59,800	5,700	10,350	54,050	16,100	50,149	\$ 874,908	0%	0%	100%	0%	\$ -
29 AB Electrical Upgrade - Aerator	11,000	0	0	0	0	0	0	0	0	0	0	\$ 11,000	0%	0%	100%	0%	\$ -
30 Phosphorus Analyzer	0	30,000	0	0	0	0	0	0	0	0	0	\$ 30,000	0%	0%	100%	0%	\$ -
31 Aeration basin nutrient analyzer	0	0	25,000	0	0	0	0	0	0	0	0	\$ 25,000	0%	0%	100%	0%	\$ -
32 Polymer skid	0	0	35,000	0	0	0	0	0	0	0	0	\$ 35,000	0%	0%	100%	0%	\$ -
35 Rotary Drum Thickener Rehab	0	100,000	0	0	0	0	0	0	0	0	0	\$ 100,000	0%	0%	100%	0%	\$ -
36 Aqua Guard Influent Screen Rehab	0	0	0	100,000	0	0	0	0	0	0	0	\$ 100,000	0%	0%	100%	0%	\$ -
37 WAS Pump Replacement	0	0	0	0	0	0	30,000	30,000	0	0	0	\$ 60,000	0%	0%	100%	0%	\$ -
38 Insite IG Online Monitoring Equipment - Aeration Basin # 2	12,720	0	0	0	0	0	0	0	0	0	0	\$ 12,720	0%	0%	100%	0%	\$ -
39 ProMInent Chlorine Analyzer	13,342	0	0	0	0	0	0	0	0	0	0	\$ 13,342	0%	0%	100%	0%	\$ -
40 John Deer Mower	0	12,069	0	0	0	0	0	0	0	0	0	\$ 12,069	0%	0%	100%	0%	\$ -
41 Roof Repair - Thickener Building	40,000	0	0	0	0	0	0	0	0	0	0	\$ 40,000	0%	0%	100%	0%	\$ -
43 Biosolids Planning Study	0	0	0	0	0	0	100,000	0	0	0	0	\$ 100,000	0%	0%	100%	0%	\$ -
44 Aqua Aerobics Aerator (2)	0	0	0	0	0	0	0	0	50,000	50,000	50,000	\$ 150,000	0%	0%	100%	0%	\$ -
45 Flow equalization	0	0	0	0	0	0	3,000,000	0	0	0	0	\$ 3,000,000	0%	0%	100%	0%	\$ -
46A Vehicles and Equipment	272,884	155,000	50,000	185,000	80,000	65,000	50,000	50,000	50,000	50,000	50,000	\$ 1,057,884	0%	0%	100%	0%	\$ -
46B Vehicles and Equipment	15,974	653,848	35,000	0	0	0	50,000	150,000	50,000	50,000	100,000	\$ 1,104,822	0%	100%	0%	0%	\$ -
												\$ -				50%	\$ -
<b>Total</b>	<b>\$ 2,626,156</b>	<b>\$ 5,000,302</b>	<b>\$ 65,337,940</b>	<b>\$ 3,710,000</b>	<b>\$ 3,568,575</b>	<b>\$ 5,274,800</b>	<b>\$ 16,856,450</b>	<b>\$ 3,332,850</b>	<b>\$ 2,292,050</b>	<b>\$ 1,518,600</b>	<b>\$ 1,310,149</b>	<b>\$110,827,872</b>					<b>\$ 67,630,000</b>

### Schedule 3: Capital Improvement Summary and Funding

Function		Capital Improvement Costs	% of Total	Allocated Admin Cost	Function Costs + Allocated Admin
<b>Water</b>	<b>Source/Treatment</b>	\$ 2,460,000	3.64%	\$ -	\$ 2,460,000
<b>Water</b>	<b>Transmission/ Distribution</b>	\$ -	0.00%	\$ -	\$ -
<b>Sewer</b>	<b>Treatment</b>	\$ 63,075,000	93.26%	\$ -	\$ 63,075,000
<b>Sewer</b>	<b>Conyenance/ Collection</b>	\$ 2,095,000	3.10%	\$ -	\$ 2,095,000
<b>Total Expansion CIP</b>		<b>\$ 67,630,000</b>		<b>\$ -</b>	<b>\$ 67,630,000</b>
Excluded Non-Expansion CIP		\$ 43,197,872			\$ 43,197,872
<b>Total System CIP</b>		<b>\$ 110,827,872</b>			<b>\$ 110,827,872</b>

# Schedule 4: Capacity Summaries

## Water System Capacity

Source/Treatment		
Water Treatment Plants	Existing Capacity (MGD)	Incremental Capacity (MGD)
Existing Capacity	5.20	0.00
	5.20	0.00

Transmission/ Distribution		
	Capacity (MGD)	Incremental Capacity (MGD)
Transmission Lines	5.20	0.00
	5.20	0.00

## Sewer System Capacity

Treatment		
Wastewater Treatment Plants	Capacity (MGD)	Incremental Capacity (MGD)
Existing Capacity Expansion to 4.0	3.25	
		1.50
	3.25	1.50

Conyenance/ Collection		
	Capacity (MGD)	Incremental Capacity (MGD)
Transmission Lines	3.25	1.50
	3.25	1.50



## Schedule 5: Water System Development Fee - Buy-In Approach

Functional Component:	Source/Treatment	Transmission/ Distribution	Total
Gross Plant in Service Value	\$ 19,647,173	\$ 31,175,933	\$ 50,823,106
Gross System Value	\$ 19,647,173	\$ 31,175,933	\$ 50,823,106
<b>Less:</b>			
Principal Credit	\$ 2,773,489	\$ 4,400,944	\$ 7,174,433
Specific Asset Contributions/Exclusions	18,748	12,146,978	12,165,725
General Allowance for Asset Contributions/Exclusions	-	-	-
Grants	-	-	-
<b>Net System Value</b>	<b>\$ 16,854,936</b>	<b>\$ 14,628,011</b>	<b>\$ 31,482,948</b>
<i>Fee Calculation:</i>			
Capacity			
Million Gallons Per Day (MGD)	5.20	5.20	
Level of Service (gpd)	250	250	
Equivalent Residential Units	20,800	20,800	
Cost per Gallon	\$ 3.24	\$ 2.81	\$ 6.05
Initial Capacity Cost per ERU	\$ 810	\$ 703	\$ 1,513
Allowance for Contingency	0.00%	\$ 810	\$ 1,513
Percentage of Full Cost Recovery			100.00%
Escalation Factor to Effective Year			3.00%
<b>Calculated Fee per ERU</b>	<b>\$ 834</b>	<b>\$ 724</b>	<b>\$ 1,558</b>
Current Fee per ERU	-	-	1,151
Dollar Change			\$ 407
Percent Change			35%

Schedule 6: Sewer System Development Fee - Combined Approach

Functional Component:	Treatment	Conyenance/ Collection	Total
Gross Plant in Service Value	\$23,425,547	\$44,147,416	\$67,572,963
Total Expansion Capital Projects	\$63,075,000	\$2,095,000	\$65,170,000
Gross System Value	\$86,500,547	\$46,242,416	\$132,742,963
Less:			
Principal Credit	\$4,519,019	\$8,516,473	\$13,035,492
Specific Asset Contributions/Exclusions	\$2,265	\$17,748,383	\$17,750,648
General Allowance for Asset Contributions/Exclusions	-	-	-
Grants (Historical and Future)	-	-	-
Revenue Credit (Principal Future Debt during Planning Period)	21,287,111	-	21,287,111
Additional credit to meet 25% requirement	-	-	-
<b>Net System Value</b>	<b>\$ 60,692,152</b>	<b>\$ 19,977,560</b>	<b>\$ 80,669,712</b>
Revenue Credit % Used in Fee Calculation			32.66%
<i>Fee Calculation:</i>			
Capacity			
Million Gallons Per Day (MGD)	4.75	4.75	
Level of Service (gpd)	225	225	
Equivalent Residential Units	21,111	21,111	
Cost per Gallon	\$ 12.78	\$ 4.21	\$ 16.98
Initial Capacity Cost per ERU	\$ 2,875	\$ 946	\$ 3,821
Allowance for Contingency	0.00%	\$ 2,875	\$ 946
Percentage of Full Cost Recovery			100.00%
Escalation Factor to Effective Year			3.00%
Calculated Fee per ERU	\$ 2,961	\$ 974	\$ 3,936
Current Fee per ERU			2,679
Change			\$ 1,257
Percent Change			47%

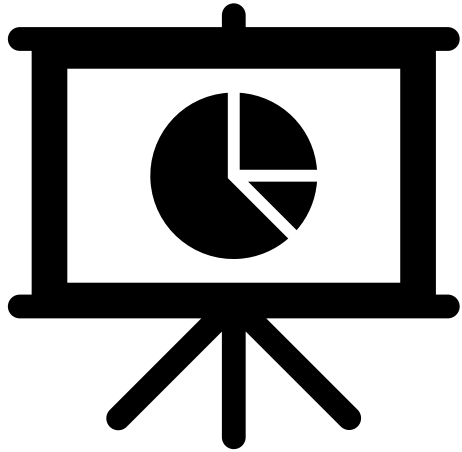


City of Mebane, NC

System Development Fee Study



# Agenda



- Background
- Approach
- Calculations
- Resulting System Development Fees
- Path Forward

# System Development Fees

- Fees charged for new connections joining the water and wastewater system
- Intended to recover cost of constructing water and wastewater capacity, “growth pays for growth”
- Fees are applied based on units of service (representing potential demand on utility system)
- Fees are legislated in North Carolina
  - Public Water and Sewer System Development Fee Act (NC General Statutes - Chapter 162A Article 8) approved July 2017

# Methodologies

Methodology	Description	Appropriate For
<b>Buy-In Method</b>	Fees are based on cost of constructing existing utility system	System with ample existing capacity to sell
<b>Incremental Cost Method</b>	Fees are based on planned growth-related capital improvements	System with limited or no existing capacity to sell
<b>Combined Method</b>	Fees are based on cost of existing system and planned capital improvements	System with existing capacity to sell and with planning growth-related capital projects

**Recommend the use of the buy-in method for water and combined method for wastewater SDFs**



# Buy-In Method SDF Calculation

$$\text{System Development Fee} = \frac{\text{Value of System} - \text{Credit}}{\text{System Capacity}}$$

## 1) Value of Utility System

- Depreciated value of current assets in place, escalated to current replacement cost

## 2) Credits

- Outstanding principal on existing utility debt
- Donated/contributed assets

## 3) System Capacity

- Total capacity in utility system measured in units of service (Equivalent Residential Units or ERUs) with existing system

# Combined Method SDF Calculation

$$\text{System Development Fee} = \frac{\text{Value of System} - \text{Credit}}{\text{System Capacity}}$$

## 1) Value of Utility System

- Depreciated value of current assets in place, escalated to current replacement cost
- Plus: The value of future planned capital projects that will **add** capacity to the system (*10-Year Capital Plan*)

## 2) Credits

- Outstanding principal on existing utility debt
- Revenue credit of at least 25% on growth related projects
- Donated/contributed assets

## 3) System Capacity

- Total capacity in utility system measured in units of service (Equivalent Residential Units or ERUs) with existing and expansion of system

# Water SDF Calculation

	Source / Treatment	Transmission / Distribution	Total
Replacement Value of Existing Depreciated Assets	\$19,647,173	\$31,175,933	\$50,823,106
<b>Total Value</b>	<b>\$19,647,173</b>	<b>\$31,175,933</b>	<b>\$50,823,106</b>
<i>Less Credits</i>			
Outstanding Debt Principal	(\$2,773,489)	(\$4,400,944)	(\$7,174,433)
Donated Assets	(18,748)	(12,146,978)	(12,165,725)
<b>Net System Value</b>	<b>\$16,854,936</b>	<b>\$14,628,011</b>	<b>\$31,482,948</b>
System Capacity - Million Gallons per Day	5.2	5.2	
Level of Service per ERU (gallons per day)	250	250	
<b>Equivalent Residential Units (ERU)</b>	<b>20,800</b>	<b>20,800</b>	
System Development Fee Per ERU	\$810	\$703	
Escalation Factor to Effective Year	3.0%	3.0%	
<b>System Development Fee Per ERU</b>	<b>\$834</b>	<b>\$724</b>	<b>\$1,558</b>



# Wastewater SDF Calculation

Calculations

	Treatment	Conveyance / Collection	Total
Replacement Value of Existing Depreciated Assets	\$23,425,547	\$44,147,416	\$67,572,963
Expansion Capital Projects*	63,075,000	2,095,000	65,170,000
<b>Total Value</b>	<b>\$86,500,547</b>	<b>\$46,242,416</b>	<b>\$132,742,963</b>
<i>Less Credits</i>			
Outstanding Debt Principal	(\$4,519,019)	(\$8,516,473)	(\$13,035,492)
Donated Assets	(2,265)	(17,748,383)	(17,750,648)
Revenue Credit (Principal Future Debt during Period)	(21,287,111)	-	(21,287,111)
<b>Net System Value</b>	<b>\$60,692,152</b>	<b>\$19,977,560</b>	<b>\$80,669,712</b>
System Capacity - Million Gallons per Day	4.75	4.75	
Level of Service per ERU (gallons per day)	225	225	
<b>Equivalent Residential Units (ERU)</b>	<b>21,111</b>	<b>21,111</b>	
System Development Fee Per ERU	\$2,875	\$946	
Escalation Factor to Effective Year	3.0%	3.0%	
<b>Wastewater System Development Fee Per ERU</b>	<b>\$2,961</b>	<b>\$974</b>	<b>\$3,936</b>

\*Includes WRRF expansion to 4 MGD, Jones Road Outfall and GKN Force Main Reroute

## Scaling of System Development Fees

- SDFs must be applied based on units of service (represents potential demand)
- SDFs are often scaled by meter size based on hydraulic capacity of meter for non-residential connections
- Common to use number of bedrooms for scaling single family residential

Meter size	Equivalent Residential Units (ERU)
3/4"	1.00
1"	1.67
1 1/2"	3.33
2"	5.33
3"	11.67
4"	21.00
6"	43.33

## Non-Residential System Development Fees

Meter size	Current Water SDF	Maximum Allowable Water SDF	Change
3/4"	\$1,151	\$1,558	\$407
1"	\$1,918	\$2,597	\$679
1 1/2"	\$3,837	\$5,195	\$1,358
2"	\$6,139	\$8,311	\$2,173
3"	\$13,428	\$18,181	\$4,753
4"	\$24,171	\$32,726	\$8,555
6"	\$49,877	\$67,530	\$17,654

Current Wastewater SDF	Maximum Allowable Wastewater SDF	Change
\$2,679	\$3,936	\$1,257
\$4,465	\$6,559	\$2,094
\$8,930	\$13,119	\$4,189
\$14,288	\$20,990	\$6,702
\$31,255	\$45,916	\$14,661
\$56,259	\$82,648	\$26,389
\$116,090	\$170,544	\$54,454



## Non-Residential Combined System Development Fees

<b>Meter size</b>	<b>Current Combined SDF</b>	<b>Maximum Allowable Combined SDF</b>	<b><i>Change</i></b>
3/4"	\$3,830	\$5,494	\$1,664
1"	\$6,383	\$9,157	\$2,773
1 1/2"	\$12,767	\$18,313	\$5,547
2"	\$20,427	\$29,301	\$8,875
3"	\$44,683	\$64,097	\$19,414
4"	\$80,430	\$115,374	\$34,944
6"	\$165,967	\$238,074	\$72,108

## Residential Combined System Development Fees

- Recommend consistent application of system development fee regardless of plant serving the connection

	Current Combined SDF	Maximum Allowable Combined SDF	Change
<b>Wastewater Permitted to WRRF</b>			
2-Bedroom	\$2,528	\$3,626	\$1,098
3-Bedroom	\$3,830	\$5,494	\$1,664
4-Bedroom	\$5,094	\$7,307	\$2,213
5-Bedroom	\$6,358	\$9,120	\$2,762
<b>Wastewater Permitted to Graham WWTP</b>			
2-Bedroom	\$3,830	\$3,626	(\$204)
3-Bedroom	\$5,745	\$5,494	(\$251)
4-Bedroom	\$7,660	\$7,307	(\$353)
5-Bedroom	\$9,575	\$9,120	(\$455)

## Next Steps

- SDF report and calculated fees should be posted for public comment for a period of 45 days
- Comments received from public to be considered and adjustments made as necessary
- Public hearing on the system development fees ordinance
- Publish system development fees with budget or in City fee schedule
- Update the analysis at least once every 5 years



## City of Mebane Fee Schedule - Effective July 1, 2024

### Contents

Administration	Copies, sale of Mebane brand items
Cemetery	Plots and staking
Public Works	Garbage/recycling, street cleaning, memorials
Finance	NSF Fees, ABC Permits
Development Fees	Tap fees, system development fees, water rates
Planning and Inspections	Zoning and plan review fees, construction permits, inspection fees
Fire	Inspections, false alarms, overcrowding
Police	False alarms, document fees
Recreation	Facility rental and activity fees
Water Resource Recovery Facility	Water testing and analysis fees

Administration

Fee Schedule  
Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

Document Fees for Public Records

Paper copies cost per page	\$0.10	CD copies (audio minutes request)	No charge
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Fee Schedule

Cemetery

Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

Mebane Memorial Garden		Oakwood Cemetery	
Cost per Grave - Inside City	\$1,000	Cost per Grave - Inside City	<del>\$200</del> Sold Out
Cost per Grave - Outside City	\$1,500	Cost per Grave - Outside City	<del>\$400</del> Sold Out
Cremation/Urn Section per Grave- Inside City	\$500	Transfer of Ownership	No Charge
Cremation/Urn Section per Grave- Outside City	\$750	Internment, disinterment, and removal charge	No Charge
Transfer of Ownership	No Charge	Grave Marker Permit Fees	No Charge
Internment, disinterment, and removal charge	No Charge	Marker Installation Fees	No Charge
Grave Marker Permit Fees	No Charge		
Marker Installation Fees	No Charge		



Fee Schedule

Public Works

Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

Garbage/Recycling

Fee per address per month	\$8/month	Trash Cart	Actual cost
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Street Washing

Street Washing	\$75/hr 2hr min
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Memorials

Memorial Bench	\$500 <u>1,250</u>	Memorial Brick	\$75

Privilege License

~~Privilege Licenses were eliminated by the legislature as of 07-01-15, with the exception of Article 15 and 16 regarding ABC licenses and section 39 regarding peddlers.~~

~~On-premises malt beverage \$15~~

~~Off-premises malt beverage \$5~~

~~On-premises unfortified wine, on-premises fortified wine, or both \$15~~

~~Off-premises unfortified wine, off-premises fortified wine, or both \$10~~

~~Tax on additional license – the tax stated above is for the first license issued to a person or business. The tax for each additional license of the same type issued to that person or business for the same year is one hundred ten percent (110%) of the base license tax. The increase applies progressively for each additional license.~~

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Returned Payment Fee

Charge for processing returned checks or returned electronic payments	\$	25
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Fee Schedule

Development Fees

Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

Engineering Construction Plan Review and Inspection Fees			
Public/Private Streets & Alleys		Public/Private Storm Sewer Lines	
Review/Inspection/Testing/As-built Review & Record Keeping - per centerline foot of street	\$3	Review/Inspect/Certify per centerline foot in public right of way/easement	\$2
Driveway inspections within the street right-of-way per driveway	\$100	Review/Inspection per centerline foot in private drainage easement (residential)	\$1
Sidewalks			
Sidewalk Inspection/Certifying in street right of way (when installed with driveway)	\$100	Review/Inspection/Certifying of public sidewalk/multi-use path/in street right of way or easement per centerline foot	\$1
Water and Sewer Lines (Private or Public)		Water & Sewer Services	
Review/Inspection/Permitting/Testing/As-built Review & Record Keeping - per centerline foot of water	\$2.50	Main line tap inspection to the right of way for single family property line	\$100, water, \$100 sewer
Review/Inspection/Permitting/Testing/As-built Review & Record Keeping - per centerline foot of sewer	\$2.50	Main line tap inspection to the building for multi-family/commercial/industrial	\$500, water, \$500 sewer
Sewer Pump Stations requiring Permits		Stormwater Management	
Plan Review	\$5,000	Overall plan review for compliance	\$2,500
Inspection	\$5,000	Review/Inspection per device	\$1,500
Preliminary Site or Subdivision Plan Review		Driveway Pipe Installation	
Residential (Single Family and Multi-Family) per lot or unit	\$25	12-inch RCP	<del>\$26.1015</del> per lf
Commercial, Office, or Institutional per 100 sq. ft.	\$10	15-inch RCP	<del>\$32.7518</del> per lf
Industrial per 1000 sq. ft.	\$10	18-inch RCP	<del>\$43.1022</del> per lf



Development Fees

Fee Schedule  
Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

Water & Sewer Rates			
Inside water (per 1,000 gallon)	<del>\$7.56</del> \$8.32	Deposit sewer (outside city limits)	\$150
Inside sewer (per 1,000 gallon)	<del>\$8.12</del> \$8.93	Meter re-read with no city error (per re-read)	\$10
Outside water (per 1,000 gallon)	<del>\$15.12</del> \$16.64	Cutoff List Fee	\$50
Outside sewer (per 1,000 gallon)	<del>\$16.24</del> 17.86	Late Fee (added each month after the 20th)	\$10
Metered sewer users not using Mebane water (Multiple of the inside rate)	3.25	Return Check Fee	\$25
Unmetered residential sewer users- (inside city limits)	\$67.43	Water Shortage Response Plan - Excess Users Charge (per event for violation)	\$100
Unmetered residential sewer users- (outside city limits)	\$78.58	Meter installation fee with no city error (each attempt after first installation attempt)	\$50
Deposit water (inside city limits)	\$75	Bulk Water Purchases (per 1,000 gallons)	Current inside water rate
Deposit sewer (inside city limits)	\$75	Deposit Bulk Water	\$75
Deposit water (outside city limits)	\$150		

Schedule of Water and Sewer Tap Fees and Meter Charges

Tap Size	Water Tap Fee		Sewer Tap Fee		Meter Charge
	Inside City Limits	Outside City	Inside City Limits	Outside City Limits	
¾" Water	\$1,500	\$3,000			\$500
1" Water	\$2,000	\$4,000			\$1,000
4" Sewer			\$1,000	\$2,000	

Note: Additional \$500 charge for road bores and pavement cuts.  
Please contact Public Works for meter charge larger than 1".

Fee Schedule

Development Fees

Effective July 1, 2024

Schedule Subject to Change Upon Approval by City Council

Water & Sewer System Development Fees†

Customer Type	Equivalent Residential Unit‡	Water Fee	Sewer Fee	Total Fee
Residential Dwelling Unit (3/4" Meter - 3 BR <del>Mebane WRRF)*</del>	1	<del>\$1,151</del> 1,558	<del>\$2,679</del> 3,936	<del>\$3,830</del> 5,494
Residential Dwelling Unit (3/4" Meter - 2 BR <del>Mebane WRRF)*</del>	0.66	<del>\$760</del> 1,029	<del>\$1,768</del> 2,598	<del>\$2,528</del> 3,627
Residential Dwelling Unit (3/4" Meter - 4 BR <del>Mebane WRRF)*</del>	1.33	<del>\$1,532</del> 2,073	<del>\$3,562</del> 5,234	<del>\$5,094</del> 7,307
Residential Dwelling Unit (3/4" Meter - 5 BR <del>Mebane WRRF)*</del>	1.66	<del>\$1,911</del> 2,587	<del>\$4,447</del> 6,533	<del>\$6,358</del> 9,120
<del>Residential Dwelling Unit (3/4" Meter - 2 BR GRAHAM WWTP)**</del>	<del>1</del>	<del>\$1,151</del>	<del>\$2,679</del>	<del>\$3,830</del>
<del>Residential Dwelling Unit (3/4" Meter - 3 BR GRAHAM WWTP)**</del>	<del>1.5</del>	<del>\$1,727</del>	<del>\$4,018</del>	<del>\$5,745</del>
<del>Residential Dwelling Unit (3/4" Meter - 4 BR GRAHAM WWTP)**</del>	<del>2</del>	<del>\$2,302</del>	<del>\$5,358</del>	<del>\$7,660</del>
<del>Residential Dwelling Unit (3/4" Meter - 5 BR GRAHAM WWTP)**</del>	<del>2.5</del>	<del>\$2,878</del>	<del>\$6,697</del>	<del>\$9,575</del>
All Other Zoning Categories/Uses - 3/4" Meter	1	<del>\$1,151</del> 1,558	<del>\$2,679</del> 3,936	<del>\$3,830</del> 5,494
All Other Zoning Categories/Uses - 1" Meter	1.67	<del>\$1,918</del> 2,597	<del>\$4,466</del> 6,559	<del>\$6,384</del> 9,156
All Zoning Categories/Uses - 1.5" Meter	3.33	<del>\$3,837</del> 5,195	<del>\$8,934</del> 13,119	<del>\$12,768</del> 18,314
All Zoning Categories/Uses - 2" Meter	5.33	<del>\$6,139</del> 8,311	<del>\$14,290</del> 20,990	<del>\$20,429</del> 29,301
All Zoning Categories/Uses - 3" Meter	11.67	<del>\$13,428</del> 18,181	<del>\$31,260</del> 45,916	<del>\$44,688</del> 64,097

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All Zoning Categories/Uses - 4" Meter	21	\$24,171 32,726	\$56,267 82,648	\$80,438 115,374
All Zoning Categories/Uses - 6" Meter	43.33	\$49,876 67,530	\$116,107 170,544	\$165,983 238,074

†Applicable System Development Fee(s) for development requiring smaller or larger water meters will be calculated on a project specific basis using rates and methodology identified in the City's System Development Fee Analysis.

‡Equivalent Residential Unit is an approximate multiplier adapted from AWWA Manual of Water Supply Practices-M1, *Principles of Water Rates, Fees, and Charges*.

\*80 Water Fees are based on 250 gallons per day per equivalent residential unit, bedroom (min. 2-BR) and tributary to the Mebane-WRRF.

\*Sewer fees are based on 225 gallons per day per equivalent residential unit.

\*\*120 gallons per day per bedroom (min. 2-BR) and tributary to the Graham WWTP.

Any item not included in the above schedule shall be referred to the Utility Director for a specific price determination. See policy for additional information.

## Fee Schedule

Effective July 1, 2024

### Development Fees

*Schedule Subject to Change Upon Approval by City Council*

#### Hydraulic System Modeling Fees

Fire Flow Test Fee	\$1,200 for all requested fire flow test and re-test
Fire Flow Modeling Fee	\$1,200 for flow test, \$500 for first hydrant, and \$250 for each additional

Fire flow modeling is to be completed for all new hydrants in the City of Mebane's water system. Fees are based on the number of new hydrants to be installed. Extensive modeling may require additional modeling fees. See policy for additional information.

#### Hydrant Meter Deposit

3/4" Meter	\$500
1" Meter	\$700
3" Meter	\$1,500



Fee Schedule

Effective July 1, 2024

Planning Fees

Schedule Subject to Change Upon Approval by City Council

Planning & Zoning			
Zoning Verification	\$25	Zoning Permit	\$50
Zoning Reinspection (no charge for 1st inspection)	\$50/visit	Plot Review > 3 Submittals	\$100/submittal
Rezoning Application	\$300 per property	City Right of Way or Easement Encroachment Agreement*	\$100
Special Use Permit Application	\$400 per property	Water Supply Watershed Review (N/A current residential properties)	\$50 per property
Zoning Variance/Appeal Application - <u>Residential</u>	\$300	Floodplain Development Permit	\$400
Zoning Variance/Appeal Application - <u>Non-Residential</u>	\$400	Buffer Authorization Permit	\$300
Technical Review Committee - Site Plan Review	\$300 + <del>Lot</del> Unit Fee	<del>Subdivision, Recombination &amp; Easements Exempt Plats &amp; Easement Plats</del>	\$50
Site Plan Dwelling Unit Fee, Site <2 acres	0/dwelling unit	Subdivision Plat Fee - 1 to 5 Lots	\$50 + \$25/ <del>dwelling unit lot</del>
Site Plan Dwelling Unit Fee, Site 2 - 10 acres	\$25/dwelling unit	Subdivision Plat Fee - 6 or More Lots	\$300 + \$25/ <del>dwelling unit lot</del>
Site Plan Dwelling Unit Fee, Site >10 acres	\$50/dwelling unit	Plat Review for >3 Submittals	\$100/submittal
Storm water Control Facilities - Permit Application & Plan Review per project	\$500 + \$500/Primary Stormwater Control Measure	Construction Plan Review, Residential	\$50/lot
Storm water Control Facilities - Annual Inspection in water supply watershed (20 yr)	\$5,000	Construction Plan Review, Non-Residential	\$300/lot
Wireless Communication Facilities - up to 25 facilities (see UDO Section 4-7.9E & F)	\$100/1-5 facilities	\$50/Facilities 6 - 25	\$500/engineer review

\* Not applicable to existing residences or to properties in the recognized Downtown District.

Fee Schedule  
Effective July 1, 2024

Inspection Fees

*Schedule Subject to Change Upon Approval by City Council*

Sign Permit Fees			
Minimum Permit Fee	\$60	Greater than 300 sq. ft.	\$110
100-300 sq. ft.	\$80		

Building Permits		Other Types of Construction	
Minimum	\$60	Modular Construction	Cost of Construction (plus Trades)
\$5,000 to \$20,000	\$75	Manufacturing Housing - single	\$100 plus trades
\$20,001 to \$50,000	\$5 per \$1,000	Manufacturing Housing double	\$125 plus trades
\$50,001 to \$500,000	\$175 plus \$3 per \$1,000	Manufacturing Housing triple	\$150 plus trades
Greater than \$500,001	\$1,300 plus \$3.25 per \$1,000	Construction Trailers	\$50
Homeowner Recovery Fee	\$10	Travel Trailers & Recreational Vehicles	\$50
Decks with pour Footings	\$100	Insulation - Residential	\$50 one trip
Decks, Trellises, Pergolas	Cost of Construction (plus Trades)	Insulation - Commercial	\$100 for trip
		Insulation - Multi-Family dwellings	\$20 per unit
		Accessory Structures (Screened Porches, Roofs, Covered Decks)	Cost of Construction (plus Trades)
		Swimming Pools	\$100

New construction, alterations, additions and renovations will be calculated on \$70 a sqft to determine value to price permit

\*\* Work commencing prior to obtaining the necessary permits are subject to double permit fees.

\*\* All re-inspection fees shall be paid prior to the next inspection.

Fee Schedule  
Effective July 1, 2024

Inspection Fees

*Schedule Subject to Change Upon Approval by City Council*

Other Services			
Administrative Fees (Amending Information on Permit)	\$50	Commercial Plan Review	
Extra Building Permit Card, Duplicate Certificate of Occupancy	\$10	Less Than 4,000 s.f.	\$125
Stocking Permit	\$50	4,000 to 50,000 s.f.	\$200
Onsite Inspections (Walk Through)	\$50	Greater than 50,000 s.f.	\$300
Temporary Certificate of Occupancy	\$50	Day Care, ABC License Inspection	
Business Occupancy	\$100	First Inspection	\$100
		Each Additional Inspection	\$50

Demolition Permit			
Less than \$1,000	Minimum Fee = \$70		
\$1,000 or more	Minimum Fee plus-\$2 per \$1,000		

\*\* Electrical, mechanical, and plumbing must get separate permits.

Plumbing Permits			
First fixture, including sewer, pits, interceptors or sewer lifts	\$60	Minimum Permit Fee	\$60
Additional fixture per fixture	\$6	Re-Inspection Fee	\$50
Sewer service	\$50		
Water service	\$50		

\*\* The fees prescribed above shall apply to all old work as well as new and to inspections made necessary by moving any house from one location to another or by raising the house and shall apply when it is necessary for any reason to re-rough or replace any fixture or water heater.

\*\* If any person commences any work on a building or service system before obtaining the necessary permits, he or she shall be subject to a double permit fee.

\*\* All Re-Inspection fees must be paid for before the next inspection is done.



Fee Schedule  
Effective July 1, 2024

Inspection Fees

*Schedule Subject to Change Upon Approval by City Council*

Electrical Permits		
	Residential	Commercial
Up to 200 amps	\$80	\$100
201-400 amps	\$90	\$120
Greater than 400 amps	\$110	\$130 + .40 Per Additional Amp
Underground Inspections	\$50	\$50
Additions & Alterations (Based on # boxes added or removed)	First 10 = \$60, Each Additional 10 = \$3	First 10 = \$100, Each Additional 10

\*\* If any person commences any work on a building or service system before obtaining the necessary permits, he or she shall be subject to a double permit fee.

\*\* All Re-Inspection fees must be paid for before the next inspection is done.

Other Electrical			
Minimum Permit Fee	\$60	Solar Installations	\$75
Temporary Power	\$50	HVAC Change Outs	\$75
Saw Service	\$50	Swimming Pools	\$125
Motors up to 4 h.p.	\$20	Motors greater than 4 h.p.	\$20 plus \$.20/h.p.
Low Voltage Residential	\$50	Low Voltage Commercial	\$100

Mechanical Permits	
Minimum Permit Fee	\$60
Residential	
First HVAC Unit	\$75
Each additional HVAC Unit	\$50

Inspection Fees

Fee Schedule  
Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

**Commercial**

Heat Only	1st - \$100, 2nd - \$50
Cooling Only	1st - \$100, 2nd - \$50
Heating & Cooling	1st - \$100, 2nd - \$50
Refrigeration System - Walk-in Cooler or Unit	\$100 First Unit, \$50 Each Additional Unit

**Boilers & Chillers**

Up to 150,000 BTU	\$100
Greater than 150,000 BTU	\$225
Commercial Hood	\$80
Gas Logs	\$50
Gas Piping	\$50
Ductwork Inspection	\$50
Fireplaces	\$50

Fire Inspection Fees

Effective July 1, 2024

Schedule Subject to Change Upon Approval by City Council

Fire Inspections and Permits (Permits issued for a duration of 6 months)			
Airports/Heliports	\$50	Lumber Storage	\$50
Bowling Pin Refinishing	\$50	Magnesium	\$50
Bowling Alley Refinishing	\$50	Mechanical Refrigeration	\$50
Cellulose Nitrate Motion Picture	\$50	Organic Coatings	\$50
Cellulose Nitrate Plastic (Pyroxylin)	\$50	Ovens	\$50
Combustible Fibers	\$50	Pipelines Flammable/Combustible	\$50
Compressed Gases	\$50	Pulverized Particles (Dust)	\$50
Crude Oil Production	\$50	Repair Garages	\$50
Cryogenic Fluids	\$50	Tank Vehicle Flammable/Combustible	\$50
Dry Cleaning Plants (NEW)	\$50	Tire Rebuilding plants	\$50
Flammable Finishes Paint Booths	\$50	Wrecking Yards/Junk Yards/Waste Handling	\$50
Fruit Ripening Processes	\$50	Welding/Cutting	\$50
Fumigation/Thermal Insecticide Fogging	\$50	Match Manufacturing	\$50
High Pile Storage	\$50	Radioactive Materials Storage/Handling	\$100
Liquified Natural Gas 100-500 gal.	\$50	Hood and Ansul Systems	
500-2,000 gal.	\$50	Hood Systems Extinguishment	\$100
2,000-30,000 gal.	\$50	Ansul Test and Inspection	\$50
Entertainment			
Motion Picture Projection	\$50	Fireworks	\$50
Tents	\$50	Explosives/Blasting**	\$100
Canopies more than 400 sq. ft.	\$50	Return Inspection Fee	\$100
Fire Suppression Systems		Fire Alarm Systems	
1 Riser	\$150	1-30,000 sq. ft.	\$150
2 Risers	\$300	30,001-80,000 sq. ft.	\$300
3 Risers or more	\$500	80,000 sq. ft. or more	\$500
Clean Agent Systems	\$200		
Flammable/Combustible Liquids Installation			
Above Ground Tank	\$100	Return Inspection Fee	\$100
Underground Tank	\$100	Tank Removal	\$100
Additional Tank	\$50	Upgrade Piping	\$50
Noncompliance with Fire Code (Code of Ordinances Article III, Chapter 16, Section 16-65)		Recoupment Charge for False Alarms (Code of Ordinances Article VI, Chapter 6, Section 6-164)	
1st Re-inspection	\$100	5 or more in 1 year	\$100
2nd Re-inspection	\$200	2 in a <del>24-hour</del> 24-hour period	\$300
3rd Re-inspection	\$300	More than 2 in a <del>7-day</del> 7-day period	\$300
Overcrowding		Annual Inspection Fees	
Per person over posted occupancy	\$100	0-5,000 sq. ft.	\$50
		5,001-10,000 sq. ft.	\$100
		10,001- 50,000 sq. ft.	\$200
		50,001 - 100,000 sq. ft.	\$300
		100,001-300,000 sq. ft.	\$400
		300,001-500,000	\$500
		Over 500,000	\$600

\*Governments, Non-Profits and foster homes exempt.

\*\*Explosives/Blasting Permits require a valid certificate of insurance for \$1,000,000 of general liability. Permits issued for a 3 month duration.

\*\*\*Apartments will be charged \$50 per building not to exceed \$600.

\*\*\*\*Beginning work or maintaining an operation

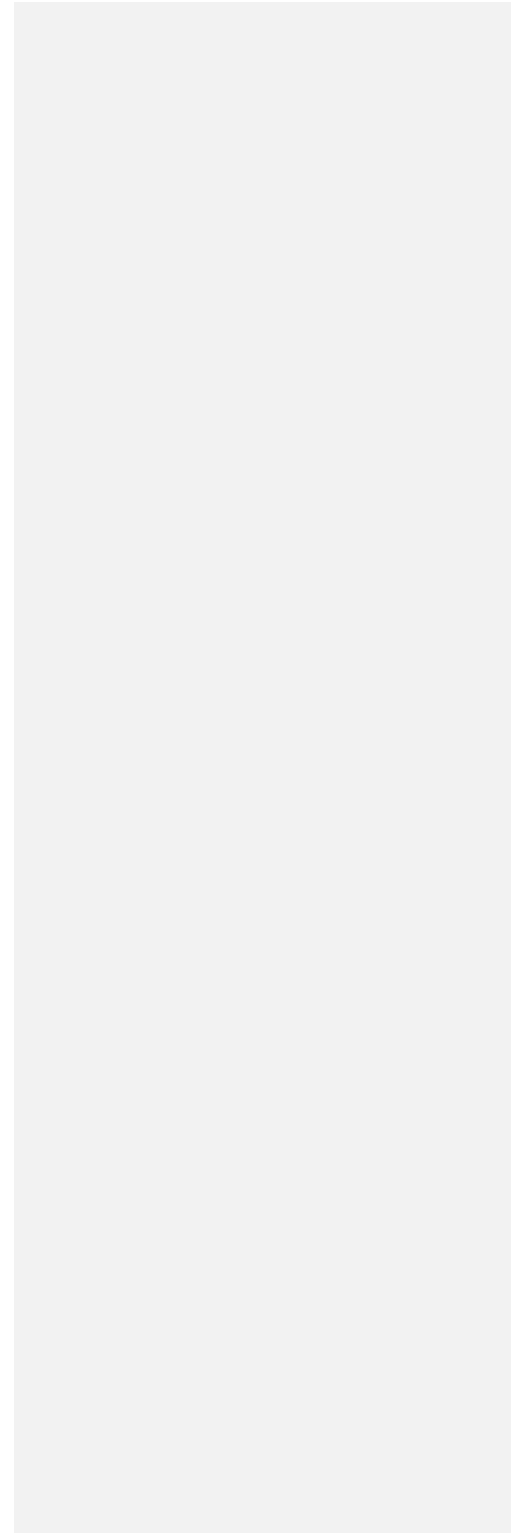
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requiring any permits adopted by the City of Mebane without obtaining the proper permit(s) shall double the permit fee.  
A stop work order shall be issued until payment is received and the permit is issued.

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Police

Fee Schedule  
Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

Background and Document Fees

Precious Metals Background Investigation	\$38	Taxi Driver Application	\$10
Precious Metals Background Investigation - Required Photograph	\$10	Accident Report	\$1

Recoupment for False Alarms

5 or more in 1 year	\$100
2 in a 24 hour period	\$100
More than 2 in a 7 day period	\$100

Fee Schedule

Effective July 1, 2024

Recreation and Parks

Schedule Subject to Change Upon Approval by City Council

Athletics			
Camp Fees		Resident	Non-Resident
Basketball Camp		\$45	\$55
Football Camp		\$45	\$55
Lacrosse Camp		\$35	\$45
Tennis Camp		\$35	\$45
Volleyball Camp		\$35	\$45
Athletic Fees		Resident	Non-Resident
First Child		\$25	\$50
Second Child		\$15	\$45
Third Child		\$10	\$40
Lacrosse Program		\$15	\$40
Pod Programs		\$10	\$20
Esports		\$10	\$10
Middle & High School Tennis Program		\$20	\$50
Youth Tennis Clinics		\$20	\$50
Adult Tennis Nights		\$20	\$50
Adult Tennis Mebane City Tournament		\$20	N/A
Mebane Adult Volleyball League Team Fee		\$200	N/A
Mebane Adult Sand Volleyball League Team Fee		\$100	N/A
Programs			
3 hours kids camps (Monday - Thursday) per week		\$50	
Event tickets per person		\$25	
Farmers Market application fee		\$20	
Christmas Parade			
Business Entry		\$100	
Walkers, 25-50		\$15	
Walker, 51+		\$25	
Facilities			
Walker & Youth Field & Equipment Rentals			
Per Hour - Resident	\$15	Per Hour - Non-resident	\$25
Lights per day per field	\$25		

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Recreation and Parks

Fee Schedule  
Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

Walker Field Tennis Court Rentals (Mebane Courts on 2nd Street)

Per Hour 3 Courts	\$15	Tourney Rental 1 Day	\$100
Per Hour All Courts	\$25	Tourney Rental 2 Days	\$175
		Tourney Rental 3 Days	\$225

Mebane Community Park Rentals

Per Hour Per Field - Resident	\$25	Tourney Rental 1 Field/Day	\$400
Non-Resident Per Field Per Hour	\$50	Tourney Rental Both Fields/Day	\$800
Lights per Day	\$25	Tourney Rental Weekend/Field (includes Friday night)	\$1,500

Lake Michael Rentals & Fees

Jon-boat Rental Per Person	\$5/hour	Single Kayak Rental	\$5/hour
Launch of Boat	\$0	Double Kayak Rental	\$5/hour
Fishing	\$0	Canoe Rental	\$5/hour
Paddle Boat	\$5/hour	Shelter Fee (4-hour block)	\$25
Trail Rental for 5K Race	\$400		

Basketball Court Rental

Per hour per court	\$25	Tournament Rental per day	\$200
Per day per court	\$100		

Corregidor Drive Athletic Complex Rentals

Per Hour Per Field	\$25	Tournament Rental Per Field/day	\$250
Lights per day	\$25	Construction of new lines	\$100
Non-Residents Per Hour Per Field	\$50	Entire four field complex	\$750/day

Old Rec Center

		Resident	Non-Resident
Old Rec. Center Basketball Court (Gym) per hour		\$25	\$40

Old Rec Center Tennis Court Rentals

Per Hour All Courts	\$15	Tourney Rental 1 Day	\$75
		Tourney Rental 2 Days	\$125
		Tourney Rental 3 Days	\$175

Additional Items for Field Rentals

Staff Supervision	\$25/hour	Field Crew Prep	\$25/hour
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Fee Schedule

Recreation and Parks

Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

**Arts & Community Center**

Multi-Purpose Room Rental	\$1,000	Community Meeting Room (Full)	\$150
Multi-Purpose Room Rental (1/2)	\$50	Community Meeting Room (Full)	\$25
Multi-Purpose Room (Full Area)-Non-Profit(up to 5hrs.)	\$500	Civic Meeting Room (1/2 Area) (per use up to 5 hrs.)	\$75
Multi-Purpose Room Rental (Full Area) - Non-Profit (per hr. over 5 hrs.)	\$80	Civic Meeting Room (1/2 Area) (per hr. over 5 hrs.)	\$20
Multi-Purpose Room Rental - Kitchen Use (per use)	\$50	Civic Meeting Room (Full Area) (per use up to 5 hrs.)	\$100
Community Meeting Room (1/2)	\$100	Civic Meeting Room (Full Area)	\$25
Community Meeting Room (1/2)	\$20	Score Table Rental per day	\$200

**Additional Items for Facility Rentals**

Scoreboard Use per hour*	\$5	Paint Field/Application	\$25
Scorer's Table - full season add on for single court	\$250	Score Table Rental per day two courts	\$400
Scorer's Table - Weekly add on one court	\$100	One-night personal message	\$25
Staff Supervision per hour	\$15	Chalk Field/Application	\$10
New Lines Set Up Fee	\$100	Field Crew Prep per Hour	\$15
Lights per Day	\$25	Wi-Fi Access @ MACC (guest)	\$25/Rental/Day
Camera Streaming Option	\$100/Rental/Day	* We reserve the right to require staff for any event to operate equipment.	

**Athletic Uniform Sponsorships**

Baseball Team	\$500	Baseball Program	\$5,000
Softball Team	\$500	Softball Program	\$4,000
T-Ball Team	\$500	T-ball Program	\$3,000
Basketball Team	\$400	Basketball Program	\$6,000
Football Team	\$3,500	Football Program (All three teams)	\$10,000
Tennis League	\$1,000	Lacrosse League	\$750

**Signage at Ball Fields**

Single Banner	\$500	Two Banners	\$750
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Fee Schedule

Recreation and Parks

Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

Program/Special Event Sponsorship			
Business Booth at Events		\$50	
Tent/Table setup at one night sporting events		\$100	
Food Truck at Events		\$50	
Clay St. After Work Concert Series - Presenting Sponsor - Limit 1		\$2,500	
Clay St. After Work Concert Series - Stage Sponsor - Unlimited		\$1,000	
Clay St. After Work Concert Series - Single Concert - Unlimited		\$500	
Mebane 4th of July Celebration - Band & Presenting Sponsor - Limit 1		\$4,000	
Mebane 4th of July Celebration- Food and Beverage Sponsor - Limit 1		\$1,000 or In Kind	
Mebane 4th of July Celebration - Outdoor Sponsorships - Unlimited		\$500	
Mebane Sports Hall of Fame - Presenting Sponsor - Limit 1		\$2,500	
Mebane Sports Hall of Fame - Stage Sponsor - Limit - 4		\$1,000	
Mebane Farmers Market Sponsor - Limit 5		\$1,000	
Mebane Christmas Parade - Presenting Sponsor - Limit 1		\$5,000	
Mebane Christmas Parade -		\$500	
Movie in the Park Sponsorship - Limit 1 / Movie		\$500	
Baseball/Softball Opening Night Celebration -		\$500 or In Kind	
Mid Season Madness Basketball Celebration -		\$500 or In Kind	
Grow Golf Now Season Sponsor (2 per year)		\$1,500	
Juneteenth Sponsorship		\$500	
Christmas Parade - float lineup sponsor		\$1,000	
Santa's Arrival Sponsorship		\$500	
Eggstravaganza Sponsor		\$500	
Spooktacular Sponsorship		\$1,500	
Spooktacular - individual booth		\$500	
Summer Sports Camp T-Shirt Sponsors			
Basketball Camp	\$1,500	Football Camp	\$1,000
Lacrosse Camp	\$500	Tennis Camp	\$500
Facility Sponsorships			
MACC Baseball Field	\$1,000/Yr	Community Park Soccer Field	\$2,500/Yr
MACC Soccer Field	\$1,000/Yr	Both Community Park Soccer	\$4,000/Yr
MACC Baseball Complex	\$3,000/Yr	Both MACC Complex	\$5,000/Yr
MACC Soccer Complex	\$3,000/Yr	All Tennis Courts	\$1,000/Yr

Fee Schedule

Water Resources Recovery Facility

Effective July 1, 2024

*Schedule Subject to Change Upon Approval by City Council*

**Wastewater Treatment Plant Analytical Costs**

pH	\$5	Cadmium (Cd)	\$18
Biochemical Oxygen Demand	\$25	Chromium (Cr)	\$18
Total Suspended Solids (TSS)	\$15	Copper (Cu)	\$18
Ammonia Nitrogen as Nitrogen (NH <sub>3</sub> -N)	\$15	Lead (Pb)	\$18
Total Phosphorus (TP)	\$15	Nickel (Ni)	\$18
Chemical Oxygen Demand (COD)	\$22	Zinc (Zn)	\$18
Oil & Grease (O&G)	\$50	Aluminum (Al)	\$18
Mercury (Hg)	\$25	Fluoride	\$20
Total Kjeldahl Nitrogen (TKN)	\$25	Silver (Ag)	\$18
Nitrate Nitrite (NO <sub>3</sub> NO <sub>2</sub> )	\$15	Selenium (Se)	\$18
Cyanide (CN)	\$30	Fecal Coliform	\$20

**Wastewater Treatment Plant Sampling Cost**

Sampling Technician	\$19.50 per hour (\$58.50 per event)	Program Administration	\$60 per hour (\$90 per event)
Pretreatment Coordinator	\$22 per hour (\$66 per event)	Sampler Rental	\$60 per day

**Surcharges**

Parameter Base Conc.	(mg/l)	Cost per Pound
BOD5	>250	\$0.25
COD	>750	\$0.09
TSS	>250	\$0.34
NH <sub>3</sub> as N	>15	\$0.85
Phosphorus	>7	\$0.66
Oil & Grease	>100	\$0.25



## AGENDA ITEM #7

### Board of Adjustment (BOA) Recommended Appointments

#### Presenter

Ashley Ownbey, Development Director

#### Public Hearing

Yes  No

#### Summary

Per North Carolina General Statute 160D, all municipalities are charged with appointing a Board of Adjustment (BOA) that, at minimum, "...decides appeals, variance requests, and requests for interpretations from the Ordinance." The Mebane BOA is also the decision-making body in certain special use requests. The Mebane BOA is served by the members of the City Council as well as two "residents of the area lying outside the corporate limits, appointed by the boards of county commissioners of Alamance and Orange counties, respectively." The terms of these two members from the extraterritorial jurisdiction are three (3) years.

The term of the Alamance County representative to the BOA expires June 30, 2024. Genice Akins (5041 Mrs. White Lane) is seeking reappointment. No other applications were submitted to Alamance County.

#### Financial Impact

N/A

#### Recommendation

Staff recommends that the applicant Genice Akins, 5041 Mrs. White Lane, be recommended for reappointment by the Alamance County Board of Commissioners for a term ending June 30, 2027.

#### Suggested Motion

A motion of resolution requesting the Alamance County Board of Commissioners appoint Genice Akins of 5041 Mrs. White Lane to the City of Mebane Board of Adjustment as their representative of the City's extraterritorial jurisdiction.

#### Attachments

1. Application - Genice Akins
2. Resolution

**\*Alamance County does not discriminate on the basis of race, color, religion, sex, age, national origin, handicap or disability. Information given on this application is a matter of public record and can be disclosed to third parties.**

<b>Date of Application</b>	05/03/24
<b>Name of Applicant</b>	Genice Akins
<b>Are you 18 years of age or older?</b>	<input checked="" type="checkbox"/> Yes
<b>Home Address</b>	5041 Mrs White Lane
<b>City</b>	Mebane
<b>ZIP Code</b>	27302
<b>Home Phone Number</b>	919 357-1658
<b>Employer</b>	Retired
<b>E-mail Address</b>	uspsga@yahoo.com
<b>Have you ever been convicted of a felony?</b>	<input type="checkbox"/> No
<b>Are you a registered voter in Alamance County?</b>	<input checked="" type="checkbox"/> Yes
<b>Educational Background</b>	Graduate - Eastern Alamance High School Hardbarger Business College Raleigh NC
<b>Are you currently serving on any other boards or committees in Alamance County?</b>	<input checked="" type="checkbox"/> Yes
<b>If Yes, Please List</b>	Mebane Board of Adjustment

**Please list any qualifications that you possess that would assist your service on this board or committee**

30+ years work experience in State and Federal government has shown demonstrated ability and willingness to work effectively and collaboratively on a board. While serving numerous years as Postmaster, most of my career consisted of providing services to the community and their numerous needs. Currently licensed as a NC Realtor with Keller Williams Central.



**Please list any volunteer or civic activities that you are involved in**

Hospice  
White Level Community Leader  
UPMA

**What impact do you hope to have by serving on this board or committee?**

Ability to be a honest and fair committee member. Always willing to listen and provide feedback. Always prompt and attendance at meetings.

**Gender (Required by State)**

Female

**Number of Years as an Alamance County resident**

50

**Residence located in which area of county (Township / City / Area)**

White Level ETJ

**Additional Comments**

Thanking you in advance for this opportunity to serve.

**Board Applied For:**

Mebane Board of Adjustment (ETJ)

**Date / Time**

Friday, May 3, 2024 15:05



## RESOLUTION MAKING A RECOMMENDATION TO THE ALAMANCE COUNTY BOARD OF COMMISSIONERS REGARDING THE ETJ SEAT ON THE CITY OF MEBANE BOARD OF ADJUSTMENT

**WHEREAS**, per North Carolina General Statute 160D-307, all municipalities of the State of North Carolina must include proportional representation for extraterritorial jurisdiction areas; and

**WHEREAS**, Alamance County has one position representing extraterritorial jurisdictions around the City of Mebane; and

**WHEREAS**, this position is currently eligible for appointment by Alamance County; and

**WHEREAS**, the City of Mebane staff has reviewed the viable applications and made a recommendation to the City of Mebane Council.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Mebane that the Council recommends the Alamance County Board of Commissioners appoint Genice Akins to the City of Mebane Board of Adjustment ETJ position.

Adopted this the 3rd day of June, 2024.

Attest:

\_\_\_\_\_  
Ed Hooks, Mayor

\_\_\_\_\_  
Stephanie Shaw, City Clerk



## AGENDA ITEM #8

### Planning Board Extraterritorial Jurisdiction (ETJ) Recommendation

**Presenter**

Ashley Ownbey, Development Director

**Applicant**

N/A

**Public Hearing**

Yes  No

#### Summary

The City of Mebane Planning Board has one opening for representation of the Alamance County Extraterritorial Jurisdiction (ETJ). Any representative of the City's ETJ must be formally appointed by the county in which they reside. The City Council may resolve to request the appointment of this position. The appointment is for a term beginning July 1, 2024 and ending June 30, 2028.

Applicants were required to apply through Alamance County. Gale Pettiford (2070 N NC 119) is seeking reappointment. The City received one other eligible application from Tyler Whitley (324 West Lake Trail). The Alamance County Board of Commissioners is expected to make the appointment at their meeting on June 17, 2024.

#### Financial Impact

N/A

#### Recommendation

Staff recommends that the Council make the recommendation for the Alamance County ETJ appointment by the Board of Commissioners at its discretion.

#### Suggested Motion

A motion of resolution requesting the Alamance County Board of Commissioners appoint \_\_\_\_\_ to the City of Mebane Planning Board representing the Alamance County extraterritorial jurisdictional area of the City of Mebane.

#### Attachments

1. Applications
2. Map of Applicants
3. Resolution

# Application for Committee Membership

\*Alamance County does not discriminate on the basis of race, color, religion, sex, age, national origin, handicap or disability. Information given on this application is a matter of public record and can be disclosed to third parties.

**Date of Application**

04/02/2024

**Name of Applicant**

Gale Pettiford

**Are you 18 years of age or older?**

Yes

**Mailing Address**

2070 N NC Hwy 119

**Home Address**

2070 N NC Hwy 119

**City**

Mebane

**ZIP Code**

27302

**Home Phone Number**

919-563-3606

**Employer**

Duke University Quantum Center

**Employer Address**

701 West Main Street, Durham, NC 27701

**Work Phone Number**

336-350-5792

**E-mail Address**

gale.pettiford@duke.edu

**Have you ever been convicted of a felony?**

No

**Are you a registered voter in Alamance County?**

Yes

**Educational Background**

BS Paralegal Degree - Liberty University

**Are you currently serving on any other boards or committees in Alamance County?**

Yes

**If Yes, Please List**

Alamance County Historical Properties



**Please list any qualifications that you possess that would assist your service on this board or committee**

Longevity and knowledge of the history of Mebane. Commitment to the Quality of Life of all residents of Mebane. Communication and Compassion. Patience. Teamwork (consideration and acknowledgement of other views)

**Please list any volunteer or civic activities that you are involved in**

City of Mebane Planning Board, Alamance County Historical Properties Commission. Past President and Community Development VP of the Mebane Jaycees. Past Alamance County Rotary Member.

**What impact do you hope to have by serving on this board or committee?**

Continue a focus of the Quality of Life for all residents with enhancement of local amenities with continued smart growth according to the needs of the citizens.

**Gender (Required by State)**

Female

**Number of Years as an Alamance County resident**

60

**Residence located in which area of county (Township / City / Area)**

Mebane ETJ

**Board Applied For:**

Mebane Planning Board (ETJ)

**Date / Time**

Tuesday, April 2, 2024 11:20

# Application for Committee Membership

\*Alamance County does not discriminate on the basis of race, color, religion, sex, age, national origin, handicap or disability. Information given on this application is a matter of public record and can be disclosed to third parties.

**Date of Application**

4-4-24

**Name of Applicant**

Tyler Whitley

**Are you 18 years of age or older?**

Yes

**Mailing Address**

324 West Lake Trail

**Home Address**

324 West Lake Trail

**City**

Mebane

**ZIP Code**

27302

**Home Phone Number**

2055417136

**Employer**

Mercy For Animals

**Employer Address**

8033 Sunset Blvd., Suite 864, Los Angeles, CA  
90046

**Work Phone Number**

866-632-6446

**E-mail Address**

tylerw@thetransformationproject.org

**Have you ever been convicted of a felony?**

No

**Educational Background**

Masters Degree in Public Health

**Are you currently serving on any other boards or committees in Alamance County?**

No

**Please list any qualifications that you possess that would assist your service on this board or committee**

I have extensive experience in evaluating public health issues and environmental health exposures.

In my profession, I oversee large programmatic budgets in excess of \$2M, work with business owners to seek out new economic opportunities, organize community members, assess environmental impacts, etc.

**Please list any volunteer or civic activities that you are involved in**

Friends of Forest Lake.  
Thr Mebane Ward of the Church of Jesus Christ of Later Day Saints.  
The Boy Scouts of America.  
Board member of the Plant Based Food Institute.

**What impact do you hope to have by serving on this board or committee?**

I would like to ensure that the perspectives of ETJ residents are conveyed to the City of Mebane. There is so much growth happening in Mebane and so many ETJ residents. Unfortunately, we are not residents of Mebane and do not have a vote in city matters. However, we are greatly affected by city decisions.

**Gender (Required by State)**

Male

**Number of Years as an Alamance County resident**

3

**Residence located in which area of county (Township / City / Area)**

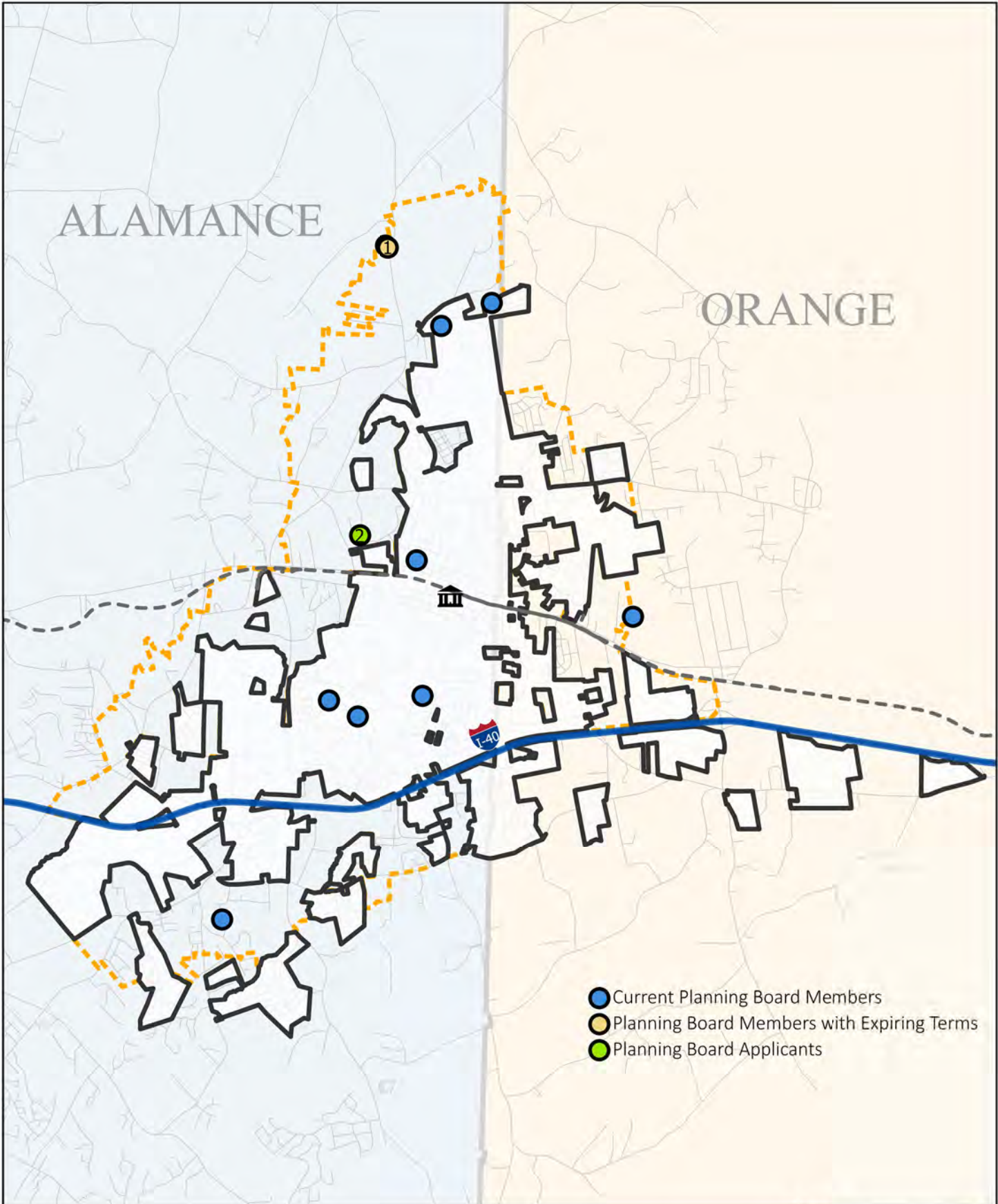
Mebane

**Board Applied For:**

Mebane Planning Board (ETJ)

**Date / Time**

Thursday, April 4, 2024 19:26



ALAMANCE

ORANGE

- Current Planning Board Members
- Planning Board Members with Expiring Terms
- Planning Board Applicants

- Mebane City Hall
- Mebane City Limits
- ETJ



## **2024 Planning Board Applicants**





**RESOLUTION MAKING A RECOMMENDATION TO THE ALAMANCE  
COUNTY BOARD OF COMMISSIONERS REGARDING THE ETJ SEAT  
ON THE CITY OF MEBANE PLANNING BOARD**

**WHEREAS**, per North Carolina General Statute 160D-307, all municipalities of the State of North Carolina must include proportional representation for extraterritorial jurisdiction areas; and

**WHEREAS**, Alamance County has two positions representing extraterritorial jurisdictions around the City of Mebane; and

**WHEREAS**, one of these positions is currently eligible for appointment by Alamance County; and

**WHEREAS**, the City of Mebane staff has reviewed the viable applications and made a recommendation to the City of Mebane Council.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Mebane that the Council recommends the Alamance County Board of Commissioners appoint \_\_\_\_\_ to the City of Mebane Planning Board ETJ position.

Adopted this the 3rd day of June, 2024.

Attest:

\_\_\_\_\_  
Ed Hooks, Mayor

\_\_\_\_\_  
Stephanie Shaw, City Clerk



## AGENDA ITEM #9

### Bicycle and Pedestrian Advisory Commission (BPAC) Appointment

#### Presenter

Ashley Ownbey, Development Director

#### Public Hearing

Yes  No

#### Summary

Per Article 25 of the City of Mebane Code of Ordinances, the City Council has the authority to appoint up to seven (7) community members to its Bicycle and Pedestrian Advisory Commission (BPAC). The BPAC should include one member of each of the City's two extraterritorial jurisdictions (ETJs) in its neighboring counties whenever possible; representation from a resident of each County is ensured with a dedicated position. There is currently one vacant seat on the BPAC. The term for this seat expires in January 2026.

#### Background

The City Council adopted the first *City of Mebane Bicycle and Pedestrian Transportation Plan* in January 2015, which included a primary recommendation to create a Bicycle and Pedestrian Advisory Commission to advise the City Council on all matters regarding pedestrian and bicycle needs within the City of Mebane. Commission members "...should be chosen based on representation of key partner groups and community leaders who value biking, walking, and greenways facilities. Members should expect to contribute time, expertise, and resources towards accomplishing the tasks that lie ahead."

At its September 11, 2017, meeting, the City Council adopted a City ordinance (Article 25) that granted them the authority to appoint this Commission. There is a need to fill one vacant City seat on the BPAC. The member shall serve the existing term, which expires in 2026.

#### Financial Impact

N/A

#### Recommendation

Staff has no recommendation regarding the six qualified individuals who applied for the position: Alexander Leaman, Casey Robertson, Conni Fisher, Sue Millager, Jackson Szeto, and Mike Runkle.

#### Suggested Motion

Motion to appoint \_\_\_\_\_ to serve on the City of Mebane Bicycle and Pedestrian Advisory Commission and provide guidance to the Mebane City Council on the implementation of the *Bicycle and Pedestrian Transportation Plan* and related matters.

**Attachments**

1. City of Mebane Code of Ordinances, Article 25 – [click here](#).
2. Applications
3. Map of Applicants



**Mebane Recreation & Parks  
Department**

106 E. Washington St.  
Mebane, NC 27302

919-563-3629  
info@cityofmebane.com  
www.cityofmebanenc.gov

**Registration/Payment Receipt 59724695**

08/18/2023 03:45 PM

**Account Information**

Alexander Leaman  
516 North Second Street  
Mebane, NC 27302

Item	Amount Paid
Alexander Leaman for Bicycle & Pedestrian Advisory Commission Application BPAC Fall 2023 (BPAC Fall 2023)	\$0.00
EXPIRATION DATE: N/A	
<b>Total Payment</b>	<b>\$0.00</b>

**Prompt(s)**

**Do you live inside the Mebane City Limits? (Alexander Leaman)** Yes

**Do you live in Alamance or Orange County? (Alexander Leaman)** Alamance

**Are you currently serving on a board or commission of the City of Mebane? (Alexander Leaman)** No

**If you are serving on a board or commission, please list which one(s) (Alexander Leaman)** n/a

**Why do you wish to serve the City in this capacity? (Alexander Leaman)** To assist the city in creating a safe and enjoyable community.

**Please list the address of your employer (Alexander Leaman)** 1014 Corporate Park Dr, Mebane, NC 27302

**Please list your job title and duties at your current job (Alexander Leaman)** Heat Press Operator

**Please list the name of your employer (Alexander Leaman)** Sports Endeavors

**Please list your educational background. Include the name of all schools attended: (Alexander Leaman)** B.A. English James Madison University, Harrisonburg VA

**Please list the names of all civic organizations in which you currently hold membership:** n/a

**Activity Notes**

**Bicycle & Pedestrian Advisory Commission Application BPAC Fall 2023**

Thank you for your interest in an appointment to the City of Mebane’s Advisory Boards and Commissions. Individuals selected for appointment will be notified within 5 working days from the City Council meeting at which they have been appointed. If you have any questions, please email Rachel Gaffney at [rgaffney@cityofmebane.com](mailto:rgaffney@cityofmebane.com).





**Mebane Recreation & Parks  
Department**

106 E. Washington St.  
Mebane, NC 27302

919-563-3629  
info@cityofmebane.com  
www.cityofmebanenc.gov

**Registration/Payment Receipt 64327314**

01/12/2024 03:44 PM

**Account Information**

Casey Robertson (he/him)  
407 W Crawford St  
Mebane, NC 27302  
919-593-2646

Item	Amount Paid
Casey Robertson (he/him) for Bicycle & Pedestrian Advisory Commission Application BPAC 2024 (BPAC 2024)	\$0.00
<b>EXPIRATION DATE: N/A</b>	
<b>Total Payment</b>	<b>\$0.00</b>

**Prompt(s)**

**Do you live inside the Mebane City Limits? (Casey Robertson (he/him))** Yes

**Do you live in Alamance or Orange County? (Casey Robertson (he/him))** Alamance

**Are you currently serving on a board or commission of the City of Mebane? (Casey Robertson (he/him))** No

**If you are serving on a board or commission, please list which one(s) (Casey Robertson (he/him))** n/a

**Why do you wish to serve the City in this capacity? (Casey Robertson (he/him))** I am an involved cyclist and pedestrian in a family full of them, so I'd like to participate in ways to make it safer, more enticing, and more convenient for others.

**Please list the address of your employer (Casey Robertson (he/him))** I am self employed

**Please list your job title and duties at your current job (Casey Robertson (he/him))** Full-time freelance illustrator and graphic designer

**Please list the name of your employer (Casey Robertson (he/him))** Self

**Please list your educational background. Include the name of all schools attended: (Casey Robertson (he/him))** I have an associate degree in my field (design/illustration). The school I went to for this degree is now out of business. Interesting story. Collins College, Tempe, AZ.

**Please list the names of all civic organizations in which you currently hold membership:**  
n/a

**Activity Notes**

**Bicycle & Pedestrian Advisory Commission Application BPAC 2024**

Thank you for your interest in an appointment to the City of Mebane's Advisory Boards and Commissions. Individuals selected for appointment will be notified within 5 working days from the City Council meeting at which they have been appointed. If you have any questions, please email Rachel Gaffney at [rgaffney@cityofmebane.com](mailto:rgaffney@cityofmebane.com).





## City of Mebane

### Boards and Commissions Application

The Mebane City Council has adopted this application for use by individuals interested in appointment to the City's advisory boards and commissions. To ensure that your application will receive full consideration, please answer all questions completely. Return this application either in person, by mail, or by fax to the Mebane Municipal Building, 106 East Washington Street, Mebane, NC 27302, Fax (919) 563-9506.

### Personal Information

Name: Conni Fisher

Home Address: 209 E Jackson St Mebane, NC 27302

Mailing Address (if different): N/A

Home Phone: 336-512-2379 Business Phone: 919-563-5991

Do you live inside the Mebane City Limits? Yes X No \_\_\_\_\_

In Alamance or Orange County? Alamance

### Board Preference

Are you currently serving on a board or commission of the City of Mebane? Yes \_\_\_\_\_ No X

If so, which one(s)? \_\_\_\_\_

Please list the name(s) of the board(s) to which you are applying or seeking reappointment (you may apply to more than one): Bicycle and Pedestrian Advisory Commission (BPAC)

Why do you wish to serve the City in this capacity? If additional space is needed please attach a separate sheet: As a woman who walks her Labrador/Hound Dog Mix and Beagle/German Pinscher Mix on Mebane sidewalks almost every day, I am increasingly concerned by the number of bike riders I am seeing on the sidewalk. Many of them do not yield to walkers, and run right past me and my dogs with only inches to spare. This is not just dangerous for walkers like me and my dogs (all my dogs have to do is step sideways into the spokes of the bike wheels and we are all injured!), this is dangerous for the bike riders as well. However, I do understand their viewpoint of wanting to stay off of Mebane roads at times, because there are streets in Mebane where it is very narrow and car drivers and bike riders compete for the same spaces. I want to be a part of the board that is trying to find solutions to these issues so that no one is injured, and cars, bikes, and walkers can all enjoy their own spaces in safety.

## **Education**

Please list your educational background. Include name of all schools attended:

Radford University – Bachelor of Science in Communications and Public Relations

University of North Carolina at Greensboro – Master’s Degree in Special Education

## **Employment**

Please list the names and address of your current employer, the title of your current position, and a brief description of your job duties.

Name of Employer: Alamance Burlington School System

Address: 1712 Vaughn Rd Burlington, NC 27217

Title and Duties:

I am an Exceptional Children’s Teacher at Eastern Alamance High School. My duties include teaching various classes, co-teaching various classes, completing assessments on my caseload of special education students, filling out paperwork, and coordinating meetings between school staff and parents in order to keep parents informed and involved in their child’s education. I write goals for my caseload of students and I make sure that my students are making progress on those goals, and tweaking those goals as necessary to help my students progress in their overall education to graduate from high school.

## **Civic Involvement**

Please list the names of all civic organizations in which you currently hold membership:

I do not current hold membership with any civic organizations.

**Thank you for your interest in appointment to the City of Mebane’s Advisory Boards and Commissions. Individuals selected for appointment will be notified by mail within 5 working days from the City Council meeting at which they have been appointed.**





# City of Mebane

## Boards and Commissions Application

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### Personal Information

Name: Sue Millager

Home Address: 218 Woodlawn Rd Lot L, Mebane

Mailing Address (if different): \_\_\_\_\_

Home Phone: 919-923-7088 Business Phone: \_\_\_\_\_

Do you live inside the Mebane City Limits? Yes  No

In Alamance or Orange County? Alamance

### Board Preference

Are you currently serving on a board or commission of the City of Mebane? Yes  No   
If so, which one(s)? \_\_\_\_\_

Please list the name(s) of the board(s) to which you are applying or seeking reappointment (you may apply to more than one):  
Pedestrian + Bicycle

Why do you wish to serve the City in this capacity? If additional space is needed please attach a separate sheet:

moved from Chapel Hill to Mebane 9 months ago and notice the lack of bicycle friendly roads in town

### Education

Please list your educational background. Include name of all schools attended:

Associate Degree in Business, Lourdes College, Sylvania OH

**Employment**

Please list the names and address of your current employer, the title of your current position, and a brief description of your job duties.

Name of Employer: Foot Hills Reactor Association of NC

Address: Rutherfordton NC

Title and Duties:

Association Executive, Remote, run non-profit organization.

**Civic Involvement**

Please list the names of all civic organizations in which you currently hold membership:

PAST member of Advisory Board at  
Orange County Animal Services

**Thank you for your interest in appointment to the City of Mebane's Advisory Boards and Commissions. Individuals selected for appointment will be notified by mail within 5 working days from the City Council meeting at which they have been appointed.**



**Mebane Recreation & Parks  
Department**

106 E. Washington St.  
Mebane, NC 27302

919-563-3629  
info@cityofmebane.com  
www.cityofmebanenc.gov

**Registration/Payment Receipt 59668964**

08/17/2023 12:36 PM

**Account Information**

Tekcave LLC  
Jackson Szeto  
1501 Iron Dr  
Mebane, NC 27302

Item	Amount Paid
Jackson Szeto for Bicycle & Pedestrian Advisory Commission Application BPAC Fall 2023 (BPAC Fall 2023)	\$0.00
<b>EXPIRATION DATE: N/A</b>	
<b>Total Payment</b>	<b>\$0.00</b>

**Prompt(s)**

**Do you live inside the Mebane City Limits? (Jackson Szeto)** Yes

**Do you live in Alamance or Orange County? (Jackson Szeto)** Alamance

**Are you currently serving on a board or commission of the City of Mebane? (Jackson Szeto)** No

**If you are serving on a board or commission, please list which one(s) (Jackson Szeto)** I do not currently serve on any board or commission

**Why do you wish to serve the City in this capacity? (Jackson Szeto)** I have a strong interest in promoting local commuting by personal transportation vehicles both analog and electric. I believe Mebane has a great infrastructure local residents can take advantage of and improve upon to make commuting locally without traditional automobiles easier and safer. Limiting automobile traffic is a great way to reduce carbon footprint but also increase pedestrian and cycling safety. Overall, I wish to replace my local commute to strictly in forms of personal electric vehicles such as e-bikes, onewheels, and electric unicycles.

**Please list the address of your employer (Jackson Szeto)** 6300 Edgelake Dr, Sarasota, FL 34240

**Please list your job title and duties at your current job (Jackson Szeto)** Product Sales Specialist. My responsibilities include Audio Visual equipment design for Healthcare facilities.

**Please list the name of your employer (Jackson Szeto)** CAE Healthcare

**Please list your educational background. Include the name of all schools attended: (Jackson Szeto)** Bachelor of Media Studies Master in Education for instructional design UNCG NCSU

**Please list the names of all civic organizations in which you currently hold membership:**  
I do not currently hold memberships of any civic organizations.

**Activity Notes**

**Bicycle & Pedestrian Advisory Commission Application BPAC Fall 2023**

Thank you for your interest in an appointment to the City of Mebane’s Advisory Boards and Commissions. Individuals selected for appointment will be notified within 5 working days from

the City Council meeting at which they have been appointed. If you have any questions, please email Rachel Gaffney at [rgaffney@cityofmebane.com](mailto:rgaffney@cityofmebane.com).

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# City of Mebane

## Boards and Commissions Application

The Mebane City Council has adopted this application for use by individuals interested in appointment to the City's advisory boards and commissions. To ensure that your application will receive full consideration, please answer all questions completely. Return this application either in person, by mail, or by fax to the Mebane Municipal Building, 106 East Washington Street, Mebane, NC 27302, Fax (919) 563-9506.

### Personal Information

Name: Mike Runkle

Home Address: 1111 Copper Cir, Mebane NC 27302

Mailing Address (if different): gowest14@gmail.com

Home Phone: 336-212-2139 Business Phone: \_\_\_\_\_

Do you live inside the Mebane City Limits? Yes  No

In Alamance or Orange County? Alamance

### Board Preference

Are you currently serving on a board or commission of the City of Mebane? Yes \_\_\_\_\_ No   
If so, which one(s)? \_\_\_\_\_

Please list the name(s) of the board(s) to which you are applying or seeking reappointment (you may apply to more than one): B P A C

Why do you wish to serve the City in this capacity? If additional space is needed please attach a separate sheet:

I have a background in Special Olympics for cycling coach, have been cycling coach for our youth program at church. My son has special needs. Cycling is a joy for him. I also help seniors in bike selection and training. The training for safety and rules of the road are paramount. Having a Greenway here in Mebane is wonderful. Serving Mebane would be an honor.

### Education

Please list your educational background. Include name of all schools attended:

ACC Nursing, PCC Nursing, Instrument repair, Burroughs Wellcome  
Special Olympic Coach Training Burlington

**Employment**

Please list the names and address of your current employer, the title of your current position, and a brief description of your job duties.

Name of Employer: Retired

Address: \_\_\_\_\_

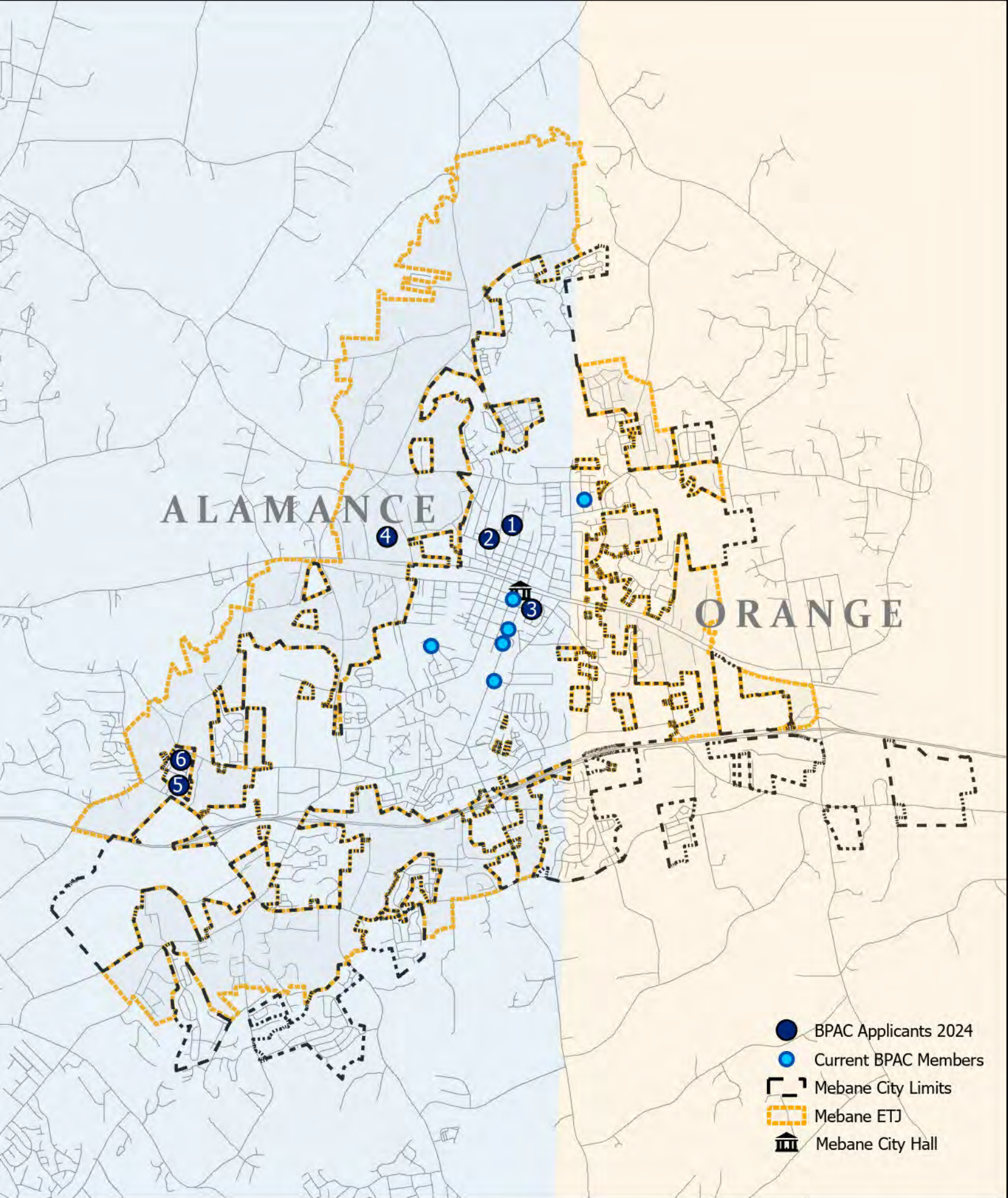
Title and Duties:  
Repaired instruments for R+D (Research + Development)  
Burroughs Wellcome  
CST @ UNC Hospital

**Civic Involvement**

Please list the names of all civic organizations in which you currently hold membership:

Member of RAILS to TRAILS (cycling)  
Toast masters Int  
Past Board member HOA Copper Stone Village

Thank you for your interest in appointment to the City of Mebane's Advisory Boards and Commissions. Individuals selected for appointment will be notified by mail within 5 working days from the City Council meeting at which they have been appointed.



N



## 2024 Mebane BPAC Applicants

DATE: 05/24/2024

1 inch = 5,000 feet

## Mebane Fire Dept. Monthly Report

	March	Year to Date	% Change from 2023
<b>Structural Response</b>			
<b>Totals</b>	<b>23</b>	<b>80</b>	<b>14%</b>
<b>Average Personnel Per Response</b>	<b>6</b>	<b>8</b>	
<b>Average Volunteer Response</b>	<b>2</b>	<b>2</b>	
<b>Non Structural Responses</b>			
<b>Totals</b>	<b>40</b>	<b>173</b>	<b>1%</b>
<b>Total Fire Response</b>	<b>63</b>	<b>253</b>	<b>5%</b>
<b>Location (Year to Date)</b>	<b>North</b>	<b>South</b>	
<b>Total Number/Percentage</b>	<b>127/50%</b>	<b>126/50%</b>	
	<b>North</b>	<b>South</b>	
<b>Average Fire Response Time</b>	<b>5:29</b>	<b>6:08</b>	
<b>Percentage of Calls Inside City</b>	<b>56%</b>	<b>53%</b>	
<b>Percentage of Calls Outside City</b>	<b>27%</b>	<b>28%</b>	
<b>Percentage of Calls for Mutual Aid</b>	<b>17%</b>	<b>19%</b>	
<b>EMT Response</b>	<b>189</b>	<b>550</b>	<b>12%</b>
<b>Location (Year to Date)</b>	<b>North</b>	<b>South</b>	
<b>Total Number/ Percentage</b>	<b>289/53%</b>	<b>259/47%</b>	
<b>CPS Seats Checked</b>	<b>14</b>	<b>41</b>	
<b>Smoke Alarms Checked/Installed</b>	<b>0</b>	<b>14</b>	
<b>Station Tours/Programs</b>	<b>2</b>	<b>4</b>	
<b># of Participants</b>	<b>207</b>	<b>287</b>	
<b>Events Conducted/Attended</b>	<b>1</b>	<b>3</b>	
<b>Views Of Fire Safety Facebook Post</b>	<b>1527</b>	<b>3984</b>	





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=4uzhIQcFYwM>.

**Members Present:**

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

**Members Absent:**

Susan Semonite

**City Staff Present:**

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

**1. Call to Order**

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

**2. Approval of April 15, 2024, Meeting Minutes**

Gale Pettiford made a motion to approve the meeting minutes. William Chapman seconded the motion, which passed unanimously.

**3. City Council Actions Update**

Ashley Ownbey informed the Board that the general rezoning on 1233 S. Third Street was unanimously approved by the Mebane City Council.

**4. Request to amend a Special Use Permit for a +/- 1.06-acre outparcel of the Oak Manor Market Shopping Center addressed 640 N. First Street (GPIN: 9825074851) to allow for a drive-through restaurant by McDonalds USA, LLC**

McDonald's USA, LLC is requesting to amend a Special Use Permit to develop a restaurant with a drive-through on a +/- 1.06-acre outparcel of the Oak Manor Market Shopping Center addressed 640 N. First Street (GPIN: 9825074851). The subject property is currently zoned B-2, General Business District. Development of the shopping center and outparcels was approved with a special use permit by the Mebane City Council on December 9, 2002. One of the conditions of the special use permit reads: "The only restaurants allowable on the out parcels will be restaurants with no "drive- thru" windows." The applicant is requesting to amend this provision for the subject property only. Restaurants with drive-throughs are permitted with development standards in the B-2, General Business District.



William Chapman disclosed to the Planning Board that he owned property on North Wilba Road that was in the immediate area of the proposed project. He said that he believed he could remain objective in his consideration of the request. The Planning Board agreed.

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

Briana Perkins provided a more detailed overview and PowerPoint presentation of the request.

Patrick Byker, attorney with Morningstar Law Group representing McDonald's USA, LLC, introduced his team and presented information about the current site. He stated that the amendment to the special use permit would only apply to the 1.06-acre site proposed for the McDonald's and the remaining outparcels would remain with the condition of no drive-through restaurants.

Brian Burchett, project engineer with Sambatek, provided additional information on the site and explained coordination with the North Carolina Department of Transportation to have internal drives for the site. He also explained that the driveways were set up to reduce the amount of queuing outside of the drive-through.

David Scott asked to clarify the access. Brian Burchett replied that the south side of the site was an outbound and the only entrance access would be the driveway located at the north side of the site.

Kurt Pearson asked if the two-lane down to one lane drive-through actually worked. Brian Burchett replied it has worked for McDonald's for several years and now other drive-through restaurants are moving to that design.

Colin Cannell asked city staff if it was true that Chick-fil-A was changing their drive-through layout. Ashley Ownbey replied that yes, construction plans had been approved for Chick-fil-A's new drive-through configuration. Colin Cannell asked if they were going from the two lanes down to one and moving to two full lanes due to stacking. Ashley Ownbey replied the adjustment is to two full lanes, though she is uncertain of the reason. Brian Burchett provided that Chick-Fil-A has some of the slowest processing times out of all the fast-food restaurants.

Kurt Pearson asked about the sidewalk shown on the site plan coming across to the middle of the building. Brian Burchette replied that the sidewalk was ADA compliant so anyone could access the site through the existing sidewalk along N. First Street.

Tom Boney Jr., Alamance News, commented that it appeared the property line crossed the stormwater retention pond and asked if the pond would be affected in any way. Brian Burchett replied that the property line did cross the pond, but the pond would not be affected.



Caroline Cheeves, traffic engineer with DRMP, commented that the traffic impact analysis was completed with input from the NCDOT and the City. She said that the site already had access drives set up within the shopping center, and that it was found that the existing conditions of the site were adequate for the project.

Jarvis Martin, state appraiser with Stewart, Martin, & McCoy, presented that his firm reviewed restaurants with and without drive-through windows that were in reasonable proximity to residential properties and examined sales price, price per square foot, days on market, and list to sales ratio of homes located near those restaurant types. He provided that they had looked at two restaurants without drive-through windows and two with drive-through windows. He stated that the analysis showed no major adverse impacts on properties located near restaurants that had drive-through windows.

Tom Boney Jr. asked specifically which restaurants were studied. Jarvis Martin replied that the firm had looked at the Subway located in that same shopping center, the Chick-fil-A on Mebane Oaks Road, Sakura on Mebane Oaks Road, and the Andy's on Huffman Mill Road in Burlington.

Patrick Byker stated that notification was sent out to all neighbors within a 600-foot radius of the site for a virtual neighborhood meeting. He said that the meeting was held on Thursday, May 9, 2024, with only three neighbors in attendance.

Colin Cannell asked if anyone had remembered why there was a restriction on drive-through restaurants for the original special use permit. Patrick Byker replied that it was a common restriction in many places 20-plus years ago when there was more of a desire for sit-down restaurants.

Kurt Pearson asked Brian Burchett if there was any more noise or light pollution that spills over that occurs with a drive-through. Brian Burchett replied that the only noise from the speaker post was set back a far distance from any residential properties and all lighting follows the City's development standards, with the illumination almost down to zero footcandles at the property lines.

Judy Taylor asked if there were any hours of operation restrictions since the Food Lion closed at 10:00pm. Ashley Ownbey reviewed the development standards and replied that the hours of operation shall be compatible with adjacent land uses. The only restrictions apply when the site is adjacent to residential property, with no operations allowed between 10 p.m. and 6 a.m.

Kurt Pearson made a motion to approve the request as follows:

*Motion to approve the amendment to the special use permit as presented; and,  
Motion to find that the request is both reasonable and in the public interest because it has been found that the request:*

- *Will not materially endanger the public health or safety;*



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

Gale Pettiford seconded the motion, which passed unanimously.

Chairman Tulauskas noted that the request will go to the City Council on June 3, 2024, at 6:00 p.m.

#### **5. Comprehensive text amendments to the Mebane Unified Development Ordinance**

The City of Mebane is requesting to amend portions of Articles 2 – 12 and Appendices A – F of the Unified Development Ordinance (UDO). The staff report is provided in the meeting agenda packet available [here](#).

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

In discussion of amendments to garages and carports allowed in the side yard, Judy Taylor asked if the exclusion of the roof overhang prohibits a type of lean-to off the main roof. Ashley Ownbey replied that there could be additional language added to further clarify that is prohibited.

David Scott asked if a storage room built onto a carport as shown in the presented example was still permitted since there was no restriction on the length. Ashley Ownbey replied that yes, it was the intent to keep the width at 24-feet and have no restrictions on the length of the structure.

In discussion of detached accessory structures, Colin Cannell commented that although the new language proposed for the lot coverage of detached accessory structures appeared restrictive, it actually allows for larger structures, such as allowing a 1,000 square-foot structure on a half-acre of land. Ashley Ownbey replied that staff had tested the new language and found that a lot of older lots in Mebane already have more than the two accessory structures.

Tom Boney Jr. asked when the zoning regulations had changed. Ashley Ownbey replied that since she had started, Mebane has always only allowed two accessory structures on residential properties. Judy Taylor commented that he may be referring to accessory dwelling units. Colin Cannell commented that he may have also been referring to allowing metal structures in residential zoning.

Tom Boney Jr. asked if there were any more changes to materials allowed. Ashley Ownbey replied that there were no proposed changes to the materials and metal would still be an allowed material in all residential zoning districts with the exception of the historic district.





Colin Cannell asked if his understanding how heated floor area is calculated and its difference from a building footprint. Ashley Ownbey replied that heated floor area is where there is heating and cooling.

Colin Cannell asked if it was staff's intention to require those with larger lots to subdivide for a separate home if they wanted to exceed the maximum 1,000 square-foot accessory dwelling unit (ADU). Ashley Ownbey referred to a particular case where staff initially advised a property owner seeking a larger ADU to apply for a permit for a new home. The UDO allows more than one home on a property provided the homes are located to allow for subdivision in the future.

In discussion of amendments to the outdoor lighting section of Article 6, Colin Cannell asked how the City was encouraging use of full cut-off lighting. Ashley Ownbey replied that the non-cut-off lighting has more restrictions and can only be used for decorative lighting and not to provide site lighting.

Tom Boney Jr. asked what type of lighting was prohibited. Ashley Ownbey replied that flashing, revolving, intermittent exterior lighting, search lights, laser lights, neon lighting, luminous tube lighting (rope lighting), and flood lights are proposed to be prohibited. Tom Boney Jr. asked if search lights or lights associated with a temporary event would be prohibited. Ashley Ownbey replied that yes, they would be prohibited.

During discussion of proposed changes to the recreation and open space section of Article 6, Colin Cannell asked about the thought process to change the old formula to the current formula for payment in lieu of public recreation area. Ashley Ownbey replied that changes are focused on clarifying that the current value of property to be used in the calculation should not include agricultural credits. She said that other than that clarification, the formula itself had not changed.

Colin Cannell commented that it was not the City's intent to update the formula, but to avoid an unintended consequence of the language that required correction. Ashley Ownbey replied that yes, only the current calculation had been clarified.

Colin Cannell asked if the City would ever change the formula or if it was locked in place. Ashley Ownbey replied that the City was comfortable with keeping the current formula since and shared legal concerns about more aggressive requirements. Colin Cannell asked what would lead to legal issues. Ashley Ownbey replied that the State's approach to impact fees in general would not favor the City pursuing certain calculations. She said that it was best to keep the fee based on the property value. Colin Cannell asked if it was market value or tax value. Ashley Ownbey replied that the specific wording was "on the land as appraised for property tax purposes." Colin Cannell commented that there were other places in North Carolina that used the market value and questioned if it was the City's judgment that such a practice is legally "iffy." Ashley Ownbey replied it was. Colin Cannell



asked if it was the City's general goal to enable the City to provide public recreation facilities somewhere else instead of the developer providing the facilities. Ashley Ownbey replied that she could provide a response that applies generally to every development. She referenced previous City Council meetings and the Recreation and Parks Comprehensive Master Plan as identifying a particular need in the southern part of Mebane. She said that ultimately it was at the discretion of the City Council as to whether they accepted payment in lieu or required land dedication.

Colin Cannell commented that the current language did not seem to address a specific strategy. He reported that in 2017, the City paid \$750,000 for Cates Farm Park. He said that based on the current wording, if a developer had to provide a payment in lieu of land the size of Cates Farm Park at that assessed tax value, then the developer would pay \$68,700 which was less than a tenth of the cost the City paid. He commented that he was confused as to what the City was intending to do by using the tax value and basing a fee off a low value providing very little funding for building a park. Ashley Ownbey replied that part 3 of the public recreation section in Article 6 referenced that the funds would be used for capital improvements on recreational facilities, not necessarily for the purchase of land. Colin Cannell said that he understood the City was comfortable with the trade off, but he did not see how it was beneficial to allow a small payment of lieu amount for acres of land that may be of higher value.

Judy Taylor commented that legally, the City must have a consistent method. She said that more legality issues could come up with using how much a developer initially paid for the land as opposed to basing a government formula from a government number. She said that if the number was higher, then it would be the City Council's determination at that point but there had to be a logical formula applied across the board to all developments.

Kurt Pearson asked if there were places in North Carolina where payment in lieu was not an option. Ashley Ownbey replied that she would have to do more research. She knew that there were some places that do not require public recreation. Colin Cannell commented that he also had not found a location that did not provide an option in his research. He did find that there was a wide range of calculations for the payment in lieu.

Kurt Pearson said that he was concerned about the large twenty-to-forty-acre parcels that would pay a small fee and not provide the public recreation. He also commented that with the fast development, the City would eventually have trouble finding land for a necessary park that was affordable. Ashley Ownbey replied that it was unreasonable to have multiple pocket parks for the City to maintain in each development and there is ongoing discussions on land acquisition for parks and recreational facilities.

*Kurt Pearson made a motion to approve the amendments to the City of Mebane Unified Development Ordinance as presented, and that the amendments were consistent with the objectives*



*and policies for growth and development in the Comprehensive Land Development Plan Mebane By Design.*

Judy Taylor seconded the motion, which passed unanimously.

**6. Amendments to the boundary of the General Watershed Area Overlay District of the Graham-Mebane Lake Public Water Supply Watershed WS-II Balance of Watershed Area**

The City is requesting to amend the boundary of the General Watershed Area Overlay District of the Graham-Mebane Lake Public Water Supply Watershed WS-II Balance of Watershed Area. The staff report and supporting maps are provided in the meeting agenda packet available [here](#).

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

Judy Taylor asked how the square shown on the map was removed from the watershed, while everyone around it was still within the watershed. She disclosed that she lives in the square. Josh Johnson, with Alley Williams Carmen & King who is the contracted stormwater engineer, provided that the proposed watershed boundary was more accurate. He reported that the original watershed boundary was done in 1993 by engineers in Raleigh using the available data at the time. He said that the new data was more accurate and new development has shown that the boundary is different than the current boundaries. He said that the properties within the square area showed the water flowing to the South away from the watershed.

Judy Taylor asked if it was based on how the sewer lines run directing the water flow. Josh Johnson replied that it was a combination of storm drains and ditches that directed flow in other directions. He also provided that the grade in that area did not have a lot of fall or change in grade, so it was easier to redirect the flow of water in that area. He said that some of the flow was directed under the train tracks, but some was directed back towards the watershed. He provided that the changes to the ordinance about the watershed will make it easier to update the boundaries if new data arises.

Kurt Pearson commented that it looked like there are parcels proposed to be added to the watershed and asked if those parcels were mostly the City's property. Josh Johnson replied that there were no new parcels added, but there were parcels with a higher percentage of watershed coverage. Kurt Pearson asked if that meant no resident was getting a letter saying they were now within the watershed. Josh Johnson replied that he was correct and two separate letters were sent to the public. Ashley Ownbey stated that there was a letter for those who were removed or partially removed from the watershed, and then a letter for those who had additional watershed added to their property. Ashley Ownbey also stated that the letters would go out again before the City Council and yard signs would be posted on several intersections for proper notice.



*Kurt Pearson made a motion to approve the amendments to the boundary of the General Watershed Area Overlay District of the Graham-Mebane Lake Public Water Supply Watershed WS-II Balance of Watershed Area according to the best available information.*

David Scott seconded the motion, which passed unanimously.

**7. Announcements**

Ashley Ownbey reported that City offices will be closed on May 27, 2024.

**8. Adjournment**

Chair Tulauskas adjourned the meeting at approximately 7:48 p.m.

DRAFT