



## Mebane City Council- Virtual Meeting

Monday, April 5, 2021 at 6:00 p.m.

The City of Mebane is taking measures to mitigate the spread of the COVID-19 virus including banning physical attendance at public meetings, employing social distancing, and implementing remote participation. The following will allow the public to attend the meeting by remotely accessing it on the internet.

For those without internet service, you can listen to the meeting by calling 919-304-9210, password 158962.

For people who plan to view the meeting, but not comment or participate, the City is providing a YouTube live stream by searching the *City of Mebane* on YouTube or at the following link:

<https://www.youtube.com/channel/UCoL1RXdRDMzK98p53TMOqww>

For people who plan or think they may want to address the City Council during the Public Comment Period or a Public Hearing, see options below.

### **Option #1-**

- Email comment to [info@cityofmebane.com](mailto:info@cityofmebane.com). Written comments may be submitted at any time between the notice of the Public Hearing and 24 hours after the Public Hearing.
- Messages must be labeled Public Comment or Public Hearing in the subject line and must contain the commenter's name and address.
- Comments received by **4 pm on Monday, April 5th** will be read aloud by the City Clerk.

### **Option #2**

- Email [info@cityofmebane.com](mailto:info@cityofmebane.com) by **Monday, April 5th, 2:00 pm** to speak during the Public Comment Period or Public Hearing. When an email is received, an email will be sent with instructions on how to register and speak during the Public Comment Period or Public Hearing.
- Messages must be labeled Public Comment or Public Hearing in the subject line and must contain the commenter's name and address.
- Registered participants will be given an access code to speak at the meeting via Zoom, a remote conferencing service.
- Callers will be held in a queue and asked to mute their phones or speakers until they are called on to speak.
- Speakers will be called in the order in which they are registered. Should time allow after all registered speakers have had a chance to speak, you may use the "raise hand" button on the Zoom interface to be recognized and staff will unmute you to comment.
- Per authority of NCGS 143-318.17, if a person participating remotely willfully disrupts the Council meeting, then upon direction by the Mayor, such person may be removed from electronic participation, or his or her e-mail may not be read.



Council Virtual Meeting Agenda  
April 5, 2021  
6:00 p.m.

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1. Call to Order and Invocation ..... Mayor Ed Hooks
2. Public Comments ..... Mayor
3. Consent Agenda ..... Mayor
  - a. Approval of Minutes-
    - i. March 1, 2021 Virtual Regular Meeting
    - ii. March 3, 2021 Virtual Continued Public Hearings
  - b. July 5, 2021 City Council Meeting Date Reschedule to July 12<sup>th</sup>
  - c. Reapproval- Final Plat- Bowman Village, Ph. N1
  - d. Budget Ordinance Amendment- Inspections & Planning Building Expansion
4. Public Hearings- All Public Hearings will be voted upon at the CONTINUED meeting to be held on Wednesday, April 7, 2021 at 6:00pm
  - a. Ordinance to Extend the Corporate Limits- BT-OH, LLC (UPS) ..... Lawson Brown, City Attorney
  - b. Conditional Rezoning- Oakwood Street Extension ..... Cy Stober, Development Director
5. Mebane Fire Department 2021 Executive Board Appointments ..... Chief Bob Louis
6. Water and Wastewater System Development Fee Analysis ..... Franz Holt, City Engineer
7. Adjournment ..... Mayor



The Mebane City Council held its regular monthly meeting at 6:00 p.m., Monday, March 1, 2021. Due to public health concerns related to COVID-19, the meeting was held virtually via Zoom.

Council Present via Zoom:

Mayor Ed Hooks  
Mayor Pro-Tem Jill Auditori  
Councilmember Tim Bradley  
Councilmember Everette Greene  
Councilmember Sean Ewing  
Councilmember Patty Philipps

City Staff Present via Zoom

Assistant City Manager Chris Rollins  
City Attorney Lawson Brown  
City Clerk Stephanie Shaw  
IT Director Kirk Montgomery  
Outgoing/Retiring Finance Dir. Jeanne Tate  
Incoming Finance Director Daphna Schwartz  
Development Director Cy Stober  
Fire Chief Bob Louis

Mayor Hooks called the virtual meeting to order. Mr. Bradley gave the invocation.

Mayor Hooks recognized the Mebane Police Department as they recently held their First Annual Employee Appreciation Banquet. Mayor Hooks congratulated the recipients that received the following awards that were presented at the banquet:

- Employee of 1st Quarter - Officer Brice Sessoms
- Employee of 2nd Quarter - Investigator Michael Holub
- Employee of 3rd Quarter – Accreditation Manager Kristen Bowers
- Employee of 4th Quarter - Officer Russell Suitt
- Employee of the Year!! - Officer Brice Sessoms

Mayor Hooks recognized and commended Adam Powell who recently announced that he is stepping down as full-time Editor of the Mebane Enterprise. He thanked Mr. Powell for his honest, straightforward approach to journalism, always lifting up Mebane and its citizens in a positive light. Mr. Bradley stated that he is proud of the Mebane Police Department and also commended Mr. Powell for a job well done over the years in his role as Editor of the Enterprise. Ms. Philipps and Mr. Ewing added brief comments commending Mr. Powell as well.

Mayor Hooks recognized Finance Director Jeanne Tate as she will be retiring February 28, 2021. Mayor Hooks stated that Ms. Tate has been a tremendous asset to the City of Mebane. He read aloud the following resolution:

**RESOLUTION HONORING JEANNE TATE FOR HER SERVICE  
AS FINANCE DIRECTOR FOR THE CITY OF MEBANE**

**WHEREAS**, Jeanne Tate joined the City of Mebane seven years ago as Finance Director following a successful career with various other local government finance departments in North Carolina; and

**WHEREAS**, Jeanne Tate has improved numerous back-office processes to assure the City's compliance with the North Carolina General Statutes, the Governmental Accounting Standards, and the Local Government Commission's requirements, as well as taking on the mammoth task of converting the City to a modern accounting system to improve process efficiencies; and

**WHEREAS**, Jeanne has introduced various financial policies including the Fund Balance Policy, Debt Policy and numerous others, all of which make the City of Mebane Mebane's financial practices sound and stable; and

**WHEREAS**, she garnered several awards and accolades over her three decades of service, including the Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting and Distinguished Budget Presentation awards; and

**WHEREAS**, Jeanne's progressive approach to debt management has saved taxpayers significant dollars; and

**WHEREAS**, under her leadership, the City of Mebane was upgraded to a bond rating of “AA+” by Standard and Poor’s Corporation in 2017 as a result of her sound management practices, strong finances, and low direct debt; and

**WHEREAS**, her exceptional fiscal and management influence has made a lasting positive impact in the City of Mebane;

**NOW THEREFORE, BE IT RESOLVED**, that the City Council expresses its sincere gratitude to Jeanne Tate for her professionalism, unparalleled commitment to the financial well-being of the City, and her steadfast public service and commitment to the community.

Adopted this 1<sup>th</sup> day of March, 2021.

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Ed Hooks, Mayor

Mr. Greene said that Ms. Tate has done an outstanding job and has been a blessing, echoing the Mayor’s comment that she has been an asset to the City. He stated that she will be missed. Ms. Tate stated that it was an honor to work with everyone in Mebane and she is proud of all that was accomplished during her tenure. Mr. Rollins added that it was an absolute pleasure working with Ms. Tate. He commended her and thanked her hard work bringing the City’s policies and procedures up-to-date, as well as the great work with the financial software conversion. Mr. Ewing thanked Ms. Tate for everything she has done.

Mayor Hooks recognized Fire Captain John Schultz as he will be retiring on March 31, 2021. He read aloud the following resolution.

**A RESOLUTION HONORING JOHN SCHULTZ FOR 26 YEARS  
OF SERVICE WITH THE CITY OF MEBANE FIRE DEPARTMENT**

**WHEREAS**, the City of Mebane is desirous of recognizing long-term employees; and

**WHEREAS**, John Schultz began his service with the Mebane Fire Department as a volunteer firefighter in February of 1993 and was hired as a career firefighter in December of 1994. Throughout his loyal career, he obtained numerous certifications, gaining considerable knowledge. At the date of his retirement, he will have served his last five years with the department as Captain of Fire Prevention; and

**WHEREAS**, John Schultz’s exemplary performance of his duties and responsibilities, and his working relationships were always characterized by outstanding diligence to his profession. Always checking in and showing genuine care for his fellow firefighters, as well as, the firefighters that came before him. Often being favorably looked upon as the department “counselor” and a booster of morale; and

**WHEREAS**, John Schultz has made important contributions to the department as demonstrated by his abilities, and has been very influential to new fire personnel, taking them under his wing, sharing his knowledge of firefighting, pride in equipment, along with sharing of his love for the fire service “brotherhood”; and

**WHEREAS**, John Schultz will retire on March 31, 2021, after serving the City of Mebane for 26 years and 3 months.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council extends respect and appreciation on behalf of a grateful city to John Schultz for his years of service.

Adopted this 1<sup>st</sup> day of March 2021.

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Ed Hooks, Mayor

Captain Schultz stated that he has a lot of fond memories over the years here in Mebane. He said it has been an honor to serve the City of Mebane and its citizens. Mr. Bradley said that he remembers when Captain Schultz came on to the department as a volunteer which is an important aspect because it shows that the individual is in the service because of their love for the community, then he transitioned into a career guy and has been a faithful, honest, hard worker and it has been an honor to work with him. Ms. Philipps said that Captain Schultz has always been "Firefighter John" and that is what he will always be remembered as. She said she fondly remembers all those trips to the fire station and to her children, Captain Schultz was the "face of Mebane". Captain Schultz expressed his gratitude to the Council for all that they have done for the department and for himself.

Mr. Rollins introduced Daphna Schwartz, stating that staff is recommending her for the position of the new Finance Director. He shared that she has worked in local government for the last 11 years, the last 3.5 years as the Town of Hillsborough Finance Director. Mr. Rollins spoke highly of Ms. Schwartz and her education, experience and training. Ms. Philipps made a motion, seconded by Mr. Ewing, to appoint Ms. Schwartz as Mebane's Finance Director. The motion carried unanimously.

Mr. Rollins introduced the new Public Works Director Chuck Smith. He spoke highly of Mr. Smith and shared his education, experience and training. Mr. Smith stated that the City staff has been very welcoming. He thanked Council and said he looks forward to working with everyone.

Mayor Hooks commented that comments made during the Public Comment Period should be held to a three-minute limit.

During the Public Comment Period, John Dempsey, 1205 Highland Loop Rd., Hillsborough, NC requested that the Mebane City Council discuss and adopt a resolution that would put the City of Mebane on record as in support of the spirit and intent of the Water and Sewer Management, Planning, and Boundary Agreement (WASMPBA). Although Mebane is not a party to this agreement, Mebane is a neighbor to some of those who are including Orange County. The WASMPBA currently provides zoning protections to some rural Orange County residents, particularly those to the south of West Ten Road as well as to the Gravely Hill Middle School, creating a kind of rural buffer by eliminating extension of water and sewer utilities into certain areas under Orange County's jurisdiction. Many residents have relied on these agreements in making important family decisions. In light of the Buckhorn Area Plan, the City of Mebane could reinforce that trust by adopting a resolution of support.

Also, during the Public Comment Period, Adam Powell, former Editor of the Mebane Enterprise, thanked Council and the City staff for being so helpful over the years. He thanked everyone for their kind remarks earlier in the meeting. He shared that he is thrilled that the Main Street Program is coming to the City and said he hopes to continue to be a part of the process. He said after much research about the Main Street Program and what it has done for other NC cities, he is excited for what it can do for downtown Mebane. Mr. Powell expressed his love for Mebane and stated that he and his wife look forward to raising their children in Mebane for years to come.

Continuing the Public Comment Period, Beth Bronson, 1221 Buckhorn Road, Mebane, commented on action taken by Council at the March 3, 2021 meeting, a rezoning approval for property at 6016 West Ten Road as submitted by Al. Neyer. She said that Mr. Bradley made a comment after the public hearing in which he stated that Orange County must condone the development because they wanted to extend water and sewer in that area and that residents should expect to see more growth because of that. She said she would like to clarify that the water and sewer agreement specifically refers to development north of West Ten and it seems that an amendment to that agreement would be required in order to service those two parcels that have already been approved, Medline South and the 6016 West Ten Road property. She added that Mr. Greene also made a statement to the effect that "the decision we make today on this parcel will have far-reaching, long-term effects" and she agrees. She said it is her belief that the decision to make a square peg fit in a round hole does not seem to work for the way that so many projects are going

on simultaneously and this parcel was strictly supposed to be used as rural residential. It was also confirmed last month that the traffic impact analysis was not performed for either Medline properties, annexation or rezoning requests, because of promised funding for roadway improvements including a road widening of two feet. She said given the long-term goals for this area, a two-foot road widening does not feel sufficient to sustain this plan. She thanked the Councilmembers that identified the Al. Neyer rezoning request as not harmonious with the surrounding area.

Clerk Shaw read aloud the following two public comments submitted via email.

*Good evening all, I'm Fiona Johann, unfortunately work has pulled me away from this meeting but I have full faith in our city clerk to read my message below.*

*I want to start by thanking city council members for listening to public comments made about the Buckhorn Area Plan and delaying your vote on the matter until Orange County also had a chance to review the plan. I come to you and the public today to share information I have about the Buckhorn Area Plan as I believe the best plans come from groups of interested and informed parties coming together.*

*To our residents, The City of Mebane and Orange County are working on a plan to extend the economic development district in eastern Mebane. In order to do so they co-commissioned a study, The Buckhorn Area Plan. It recommends extending the boundaries for industrial development and discourages rural residential growth in favor of industrial manufacturing. This is a major shift from the long-standing land use plans for economic development, in place by both The City of Mebane and Orange County. I encourage you to view the 2030 Orange County Comprehensive Land Use Plan and the Mebane by Design Plan and compare it to the proposed Buckhorn Area Plan. This plan will encourage industrial growth around not only rural residential housing but also Gravely Middle School, local farms, Seven Mile Creek, and the soccer complex.*

*To the Council, I ask that you and the commissioners address at least the following questions during the March 9 working session:*

- 1. How and when will the public be able to engage? There is currently no public comment allowed during a working session, when will Orange County Commissioners and Mebane City Council come together to hear from the public on this matter?*
- 2. If you feel you must continue with this area plan I ask you and the commissioners to consider a binding agreement on a joint area plan instead of the BAP plan as it stands now. The most important aspect of a binding agreement is that Orange County and Mebane City would need to both agree on any rezoning in the area. This means that both Orange County and Mebane City residents would have equal representation and be able to weigh in on changes made to local zoning.*

*To both residents and council, I want to make clear that I do not oppose development nor do I oppose neighbor's rights to sell their land. I appreciate and respect that we are in need of jobs for our local residents and tax money for our municipalities. Industrial builds will not bring the jobs our community is looking for, it is well known that industrial companies are moving toward automation, not hiring large groups of people. Furthermore, the entire plan seems to serve up land to developers on a silver platter while not addressing those who are currently underserved in our community, helping the 1%, not the majority. I hope that our local governments and community can come together and create a plan that truly would benefit the citizens of the area and both governments. I ask our residents, council members and commissioners to think outside the industrial box and come up with a better plan that helps this area preserve its natural feel and supports its residents.*

*Thank you,  
Fiona Johann*

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*I, along with all the other residents on the west side of Fourth St. (Our back yards border properties on 3rd St. - as a matter of reference), between Roosevelt and McKinley streets wish to voice our strenuous objection to a proposed sidewalk and enhanced ditch on our side of the road. This sidewalk is not needed in the first place, and would not be used, as it would be too close to resident's front door. There is much more space on the east side of the street if you feel a sidewalk must be installed. Please consider other*

*options, such as no sidewalk at all, making 4th St. a one-way street, widening the road slightly to make a bike/pedestrian lane, no parking on the roadside, etc. Please put taxpayer \$ to a more beneficial cause such as enhancing the downtown area to benefit small business. Maybe do what you can to get rid of some of those unused cables strung on the hundreds of poles that are such an eyesore.*

*Thanks for your consideration.*

Ron Coleman

506 South Fourth St.

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Mayor Hooks gave an overview of the Consent Agenda.

- a. Approval of Minutes-
  - i. February 1, 2021 Virtual Regular Meeting
  - ii. February 3, 2021 Virtual Continued Public Hearings
- b. Petition for Voluntary Contiguous Annexation- BT-OH, LLC- UPS
- c. Quarterly Financial Report for period ending December 31, 2020
- d. Contract to audit accounts FY20-21

Mr. Bradly made a motion, seconded by Mr. Greene, to approve the Consent Agenda as presented. The motion carried unanimously.

**Item b.**

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

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 virtually via Zoom at 6:00 p.m. on April 5, 2021 with a continued public hearing for Council's vote on Wednesday, April 7, 2021.

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

**Annexation Area #1**

BEING all that area of land containing +/- 91.04 acres located in Melville Township, Alamance County, North Carolina; being portions of tracts having been conveyed to BT-OH, LLC by deed recorded under DB 4096, Pg. 653 of the Alamance County Registry, and also a portion of that 260' public right-of-way of Interstate 40/85, and being more particularly described as follows:

COMMENCING at a rebar and cap set on the north side of Senator Ralph Scott Parkway (60' public right-of-way) said rebar having NC Grid (NAD83/2011) coordinates of Northing = 840,983.87' and Easting = 1,902,744.68', thence a tie line North 68 deg. 53 min. 02 sec. East 12.59 feet to an iron pipe found on the northern right-of-way line of Senator Ralph Scott Parkway, said iron pipe also being the POINT OF BEGINNING; thence with a northeastern line of SIP 2890 NCCP, LLC (DB 3807, Pg. 583) North 46 deg. 35 min. 17 sec. West 695.18 feet to an iron pipe found in the bed of a creek; thence with reference lines within the creek, the centerline of creek being the true property line, the following 25 calls:

- 1) North 64 deg. 45 min. 40 sec. East 13.97 feet to a computed point;
- 2) North 49 deg. 43 min. 24 sec. East 95.41 feet to a computed point;

- 3) North 86 deg. 12 min. 48 sec. East 48.45 feet to a computed point;
- 4) North 78 deg. 09 min. 41 sec. East 80.48 feet to a computed point;
- 5) North 81 deg. 21 min. 57 sec. East 168.42 feet to a computed point;
- 6) North 88 deg. 50 min. 34 sec. East 66.81 feet to a computed point;
- 7) North 37 deg. 38 min. 00 sec. East 221.38 feet to a computed point;
- 8) North 85 deg. 20 min. 20 sec. East 78.40 feet to a computed point;
- 9) North 42 deg. 36 min. 41 sec. East 188.74 feet to a computed point;
- 10) North 02 deg. 35 min. 13 sec. West 224.46 feet to a computed point;
- 11) North 23 deg. 01 min. 40 sec. East 79.08 feet to a computed point;
- 12) North 32 deg. 02 min. 10 sec. East 205.82 feet to a computed point;
- 13) North 27 deg. 48 min. 18 sec. East 87.30 feet to a computed point;
- 14) North 36 deg. 34 min. 23 sec. East 84.41 feet to a computed point;
- 15) North 23 deg. 00 min. 01 sec. East 179.86 feet to a computed point;
- 16) North 27 deg. 26 min. 40 sec. East 117.67 feet to a computed point;
- 17) North 23 deg. 48 min. 28 sec. East 74.90 feet to a computed point;
- 18) North 70 deg. 47 min. 48 sec. East 28.62 feet to a computed point;
- 19) North 05 deg. 29 min. 18 sec. West 34.06 feet to a computed point;
- 20) North 24 deg. 49 min. 52 sec. East 100.88 feet to a computed point;
- 21) North 40 deg. 39 min. 49 sec. East 25.88 feet to a computed point;
- 22) North 22 deg. 45 min. 27 sec. East 57.42 feet to a computed point;
- 23) North 56 deg. 46 min. 02 sec. East 68.02 feet to a computed point;
- 24) North 28 deg. 37 min. 29 sec. East 29.34 feet to a computed point;
- 25) North 51 deg. 34 min. 29 sec. East 86.22 feet to a computed point on the southern right-of-way line of Interstate 40/85 (260' right-of-way); thence crossing I-40/85 North 13 deg. 56 min. 45 sec. East 260.00 feet to a computed point; thence with the northern right-of-way line of Interstate 40/85 South 76 deg. 03 min. 15 sec. East 887.95 feet to a computed point; thence South 75 deg. 55 min. 00 sec. East 147.25 feet to a computed point; thence crossing I-40/85 South 14 deg. 05 min. 00 sec. West 260.00 feet to a computed point on the southern right-of-way line of I-40/85; thence South 75 deg. 55 min. 00 sec. East 165.17 feet to an iron rod set; thence with a curve to the left having a radius of 3949.72 feet and a chord bearing and distance of South 76 deg. 53 min. 11 sec. East 121.49 feet to a computed point; thence leaving the right-of-way line of Interstate 40/85 with the existing Corporate Limits (PB 76, Pg. 219) South 39 deg. 24 min. 24 sec. East 99.10 feet to a computed point; thence South 00 deg. 40 min. 20 sec. West 1103.04 feet to a computed point; thence South 03 deg. 16 min. 36 sec. West 595.57 feet a computed point on the northern right of way line of Senator Ralph Scott Parkway; thence with said right of way line a curve to the right having a radius of 770.00 feet and a chord bearing and distance of North 81 deg. 25 min. 57 sec. West 192.84 feet to an iron rod set; thence with a curve to the left having a radius of 2280.00 feet and a chord bearing and distance of North 79 deg. 39 min. 49 sec. West 431.06 feet to an iron rod set; thence continuing with a curve to the left having a radius of 2280.00 feet and a chord bearing and distance of South 77 deg. 47 min. 34 sec. West 1340.63 feet to an iron pipe found, said iron pipe being the POINT OF BEGINNING.

## **Annexation Area #2**

BEING all that area of land containing +/- 92.07 acres located in Melville Township, Alamance County, North Carolina; being tracts having been conveyed to BT-OH, LLC by deeds recorded under DB 4096, Pg. 649 and DB 4096, Pg. 653 of the Alamance County Registry, and also a portion of that 260' public right-of-way of Interstate 40/85 and a portion of that 60' public right-of-way of Senator Ralph Scott Parkway, and being more particularly described as follows:

COMMENCING at a rebar and cap set on the north side of Senator Ralph Scott Parkway (60' public right-of-way); said rebar having NC Grid (NAD83/2011) coordinates of Northing = 840,983.87' and Easting = 1,902,744.68', thence a tie line North 68 deg. 53 min. 02 sec. East 12.59 feet to an iron pipe found on the northern right-of-way line of Senator Ralph Scott Parkway, thence with tie lines with the northern right-of-way line of Senator Ralph Scott Parkway with a curve to the right having a radius of 2280.00 feet and a chord bearing and distance of North 77 deg. 47 min. 34 sec. East 1340.63 feet to an iron rod set; thence with a curve to the right having a radius of 2280.00 feet and a chord bearing and distance of South 79 deg. 39 min. 49 sec. East 431.06 feet; thence with a



curve to the right having a radius of 770.00 feet and a chord bearing and distance of South 83 deg. 17 min. 50 sec. West 242.45 feet to an iron rod set at the southwestern corner of BT-OH, LLC (DB 4096, Page 649), said iron rod also being the POINT OF BEGINNING; thence leaving the northern right-of-way line of Senator Ralph Scott Parkway North 03 deg. 16 min. 36 sec. West 593.41 feet to an iron pipe found; thence with a western line of BT-OH, LLC (DB 4096, Pg. 653) North 00 deg. 40 min. 20 sec. East 1122.42 feet to an iron pipe found; thence North 39 deg. 24 min. 24 sec. West 55.46 feet to an iron pipe found on the southern right-of-way line of Interstate 40/85; thence crossing I-40/85 North 11 deg. 06 min. 24 sec. East 260.00 feet to a computed point; thence with the northern right-of-way line of I-40/85 right-of-way a curve to the left having a radius of 3689.72 feet and a chord bearing and distance of South 84 deg. 45 min. 02 sec. East 749.18 feet to a computed point; thence with a curve to the left having a radius of 3489.65 feet and a chord bearing and distance of North 85 deg. 15 min. 05 sec. East 520.35 feet to a computed point; thence crossing I-40/85 South 09 deg. 01 min. 28 sec. East 260.00 feet to an iron pipe found; thence with an eastern line of Sarah S. Bradley (DB 2859, Pg. 935) and crossing Senator Ralph Scott Parkway South 30 deg. 44 min. 14 sec. East 2485.33 feet to a computed point on the southern right-of-way line of Senator Ralph Scott Parkway; thence with said right of-way line South 57 deg. 50 min. 13 sec. West 159.42 feet to a computed point; thence with a curve to the right having a radius of 660.00 feet and a chord bearing and distance of North 85 deg. 19 min. 25 sec. West 791.47 feet to a computed point; thence North 48 deg. 27 min. 37 sec. West 582.71 feet to a computed point; thence with a curve to the left having a radius of 570.00 feet and a chord bearing and distance of North 75 deg. 07 min. 31 sec. West 512.75 feet to a computed point; thence South 78 deg. 08 min. 56 sec. West 657.30 feet to a computed point; thence with a curve to the right having a radius of 830.00 feet and a chord bearing and distance of South 83 deg. 06 min. 05 sec. West 143.28 feet to a computed point; thence leaving the southern right-of-way line of Senator Ralph Scott Parkway North 03 deg. 16 min. 36 sec. East 60.27 feet to an iron rod set; said iron rod being the POINT OF BEGINNING.

Section 3. Notice of the public hearing shall be published once in the Mebane Enterprise, a newspaper 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

Jennifer Turner and Rachel Nilson, CPL Team, 400 Bellemeade Street, Suite 401, Greensboro, NC, presented a PowerPoint, providing an update on the Comprehensive Facilities Plan, see attached. They gave an overview of the report, highlighting each city facility, accessing building maintenance needs, space needs and future growth needs. The presentation was concluded with an overview of the Dashboard, an accessible digital compilation of all the collected data. There was brief discussion among Council and staff.

Mayor Hooks said that the Planning and Inspections Department seems to be in urgent need of additional building space. He questioned if the City should proceed with getting an estimate on expanding that building. There was a consensus among Council to have staff get a final estimate for the expansion.

A virtual Public Hearing was held on a request from Agape Baptist Church for adoption of an Ordinance to Extend the Corporate Limits. Mr. Brown spoke concerning the request. He stated that the property is a non-contiguous satellite annexation containing approximately 5.24 acres located at 1451 Mebane Oaks Road in Alamance County. No one from the public spoke concerning. Mr. Greene made a motion, seconded by Ms. Philipps, to continue the public hearing until Wednesday, March 3, 2021 at 6:00 p.m. The motion carried unanimously per a roll call vote.

A virtual Public Hearing was held on a request from PT Greenland, LLC, to rezone +/-1.54 acres on South Fifth Street from B-2 (General Business) to B-2(CD) (General Business, Conditional) district

development standards identified in the Mebane UDO 4-7.8.I and allowing for the following four (4) otherwise restricted uses:

- Laundromat, Coin-Operated or Card
- Restaurant (drive-in or take-out window only)
- Restaurant (with drive-through)
- Physical Fitness Center, Training Center

Mr. Stober gave a brief overview of the request. He shared that the lot is cleared and vacant and it located in the *Mebane By Design* G-1 Mixed (III) Primary Growth Area “Cameron Lane”. Mr. Stober said there is one waiver request, to reduce the required 15-foot streetscape to 11-foot to accommodate the existing sidewalk. The site plan as submitted meets all other UDO development standards.

Chad Huffine, Project Civil Engineer representing the applicant, 505 E. Davis Street, Burlington, NC, joined the meeting via Zoom. Mr. Huffine shared that both the TRC and Planning Board have reviewed and approved the submitted site plan for the proposed development. He stated that currently the property is zoned B-2 and because the property is proposed as a multi-tenant and small shopping center, having a criterion of more than one tenant and less than 15,000 gross square feet, the applicant is somewhat restricted as to the uses allowed on the property. The previously mentioned four uses that are otherwise restricted uses are requested to be allowed, therefore, making the request a conditional rezoning.

Mr. Greene asked for more detail regarding the restaurant with a drive-in or take out window only and the restaurant with a drive-through. Mr. Huffine explained that during the pandemic, restaurants have seen an increase in take-out business, so one of the items they would like to add to the front portion of the building is an option to have a side door or side window for order pick-ups in which an employee would take orders out or hand orders out to the customer. The second area, would be a drive-up window similar to a coffee shop or bank teller on the south end portion of the building. Mr. Huffine shared a slide depicting the traffic flow for the proposed window queues. There was considerable discussion regarding the traffic flow and parking. Mr. Huffine assured Council that there is adequate capacity for the suggested traffic flow and parking for the development. No one from the public spoke concerning the request. Mr. Greene made a motion, seconded by Mr. Ewing, to continue the public hearing until Wednesday, March 3, 2021 at 6:00 p.m. The motion carried unanimously per a roll call vote.

A virtual Public Hearing continued from last month’s meeting was held on a request for adoption of the Lowes Boulevard Corridor Plan. Mr. Stober gave an overview, of the request, sharing that “Roadway Project #7” is an extension of Lowes Boulevard to connect Trollingwood-Hawfields Road with NC 119. As identified in the City’s Comprehensive Transportation Plan, construction of a new roadway is expected to improve connectivity and relieve congestion, especially at the intersection of Trollingwood-Hawfields Road and NC 119, which currently has a Level Of Service (LOS) F, as rated by the NC Department of Transportation. Furthermore, both NC 119 and Trollingwood-Hawfields Road have LOS D at this location that could be addressed through congestion relief and safety improvement and are forecast to continue to have substandard LOS without new remedies to redirect traffic flows, even after both roads are widened by NCDOT with State funds. Mr. Stober spoke about two other thoroughfare plans adopted by the City which offer precedent on how the Lowes Boulevard Plan plan would function, Mebane Oaks Road Transportation Improvement Plan and Cameron Lane. The Lowes Boulevard Corridor Plan would also function in a similar manner in providing guidance for staff when private development comes to the City with great projects. These plans serve the needs of the City in providing connection, requires construction as part of private development and give the City an approved design for possible NCDOT funding. Mr. Stober made clear that this plan is not a City construction project, it is not being used by City to force land sales and it is not an absolute set alignment. He continued by overviewing the thorough public engagement efforts of the City staff. He went on to explain that at the February 1, 2021, meeting,

the City Council discussed concerns of the presented concepts and what revisions they would like to consider for adoption, including omission of a connection to the driveway for the Hawfields Elementary and Garret Middle School campus, or possibly including this connection as part of a secondary phase. Additional options were presented as Concepts 5 & 6.

Mayor Hooks shared his support for Concept 5.

Ms. Philipps shared her support for Concept 3 which would allow a direct shot out to Trollingwood-Hawfields Road for the commercial traffic but also has the piece that goes south that could possibly provide rear access to Southern States and the State Employees Credit Union. Mr. Bradley said he agrees, stating that when this discussion first started, he envisioned a road that would come behind the three primary businesses and then curving over to hit Senator Ralph Scott Parkway. He thought the intent was to alleviate traffic on NC 119 between Lowes and Hawfields and possibly provide rear access to buildings that would be impacted by the widening of NC 119 and the rest of the property would develop however it would. He said he is not in favor of Concept 5 or 6. He said he would like Concept 3 eliminating the lower section coming out below Strigos nearer to the truck stop, eliminating the round-a-bout and the section going up NC 119 and just have a simpler connector that edges as close as possible to the rear of those properties, coming out at Senator Ralph Scott Parkway.

Ms. Auditori asked if it is in the City's best interest to present an ideal road map so when development does happen, staff can show them what would work best for the City's needs as a whole. She feels it is important to have the two roads that connect down to Trollingwood-Hawfields Road. She said if left up to the developers, the City may have a less than ideal roadway connectivity in that area.

Ms. Philipps said she agrees with Mr. Bradley, she also thinks that multiple ways to get to one place to another is best so she still supports Concept 3. Mr. Ewing agreed with Ms. Philipps, supporting Concept 3. Mr. Stober said it would be necessary for Council to make the rear access to those three properties a part of their motion as a condition so that staff can implement that portion in the plan. Ms. Philipps and Mr. Ewing said they support that condition. Mr. Rollins said even though these are well made plans, there are three major property owners involved and as the properties sell, the roads could shift a bit.

After more discussion, Mr. Bradley asked if another concept could be drawn fine tuned to match what has been discussed. Mr. Rollins confirmed Mr. Bradley's request, a concept that extends Lowes Boulevard, then curves over towards the round-a-bout and to Senator Ralph Scott Parkway at the signal. Mr. Bradley said yes and close enough to the rear of those properties to connect. Mr. Rollins said so that would be Concept 3, eliminating the straight leg over to Trollingwood and also eliminate the leg over to NC 119 at the school. Mr. Stober said staff has received feedback from NCDOT, that feels there is value in the additional three-way intersection at Trollingwood. Mr. Stober also said because these roadways would more than likely be development driven, they are all likely to require a Traffic Impact Analysis. Ms. Philipps said her preference would still be Concept 3 as is but making sure that the north/south leg is close enough to those three properties on NC 119.

David Squires, 1518 Trollingwood-Hawfields Road, Mebane, said that the pathway of these roads needs to be flexible for the developers.

Clerk Shaw read aloud the following two public comments submitted via email.

*I am one of the owners of the property at 1902 S, NC-119, which is currently occupied by Southern States Cooperative. We have been in conversation with the DOT, specifically engineers John Howell and Bruce Ketner regarding the future widening of 119. The current plan, which is scheduled to begin right of way acquisition in the spring of 2022, limits entry/exit to our property to right turn only. If the DOT moves forward with that plan it will devastate the value of our property as a retail site. We currently have no connectivity with the State Employees Credit Union or any other adjacent property. Options 1-3 of the proposed Lowe's Corridor all appear to allow for the*

*possibility of direct connection to a new roadway. This would allow traffic to flow through our property from front to back and help with the overall viability of an existing property. We would very much like to be part of any conversation that could allow for additional connectivity to our existing property. We are not a prospective future tenant, rather we have added to the growth and stability of the city. We agreed to annexation by the city of Mebane over a decade ago and would like to continue to be part of its strategic growth. It is not in anyone's interest to have another dark store front as we all try to contend with the ongoing difficulties caused by the pandemic.*

*Christopher R. Clifton, Member/Manager  
200 West First Street  
Winston-Salem, NC 27101*

*\*\*\**

*To whom it may concern,*

*Thank you for making Mebane a comfortable place for our students. While being a frequent consumer of the Mebane area, I am also a parent of a school-age child attending Hawfields Middle School.*

*I write this to let you know I am opposed of the Lowe's blvd. extension. This would not only put our children in more danger for child-trafficking, it would also put them more at risk for accidents.*

*I urge you to reconsider your plan of extension by asking you and the board, "at what cost are we creating the flow of traffic?"*

*Sincerely,*

*Andrea D. Cheek*

*\*\*\**

Mr. Stober shared Concept 5. Mr. Rollins said he believes Concept 1A describes what Mr. Bradley is talking about, just get rid of the purple line and the extension to NC 119. Ms. Philipps said if we keep the purple line as a potential future placeholder and make the connection over to NC 119 a purple line placeholder as well instead of a fully developed line that might accomplish both things of having the flexibility of where those other roads would go but also have the core spine in place where the City wants it to be. Mayor Hooks and Mr. Greene stated that is a good point. Mr. Bradley said he does not have a problem with that.

Mr. Ewing made a motion, seconded by Ms. Philipps, to continue the public hearing until Wednesday, March 3, 2021 at 6:00 p.m. The motion carried unanimously per a roll call vote.

Fire Chief Bob Louis presented a request for approval of three (3) internal promotions from Engineer to Lieutenant. The promotions would provide the fire suppression crews a company officer in charge for strategies and tactics for suppression and rescue operations. Ms. Philipps made a motion, seconded by Mr. Greene, to approve the request as presented.

Fire Chief Louis presented a second request for reclassification of the Captain's position in Fire Prevention. This position is currently a pay grade 18 with a salary range of \$55,514.00 thru \$86,048.00. I would request this reclassification be changed to Deputy Fire Marshal with a pay grade 19 with a range of \$58,290.00 thru \$90,350.00. The Fire Chief currently serves as the fire Chief, Fire Marshal, and Emergency Management coordinator for the City. This reclassification will put us in line with other surrounding departments. Mr. Bradley made a motion, seconded by Mr. Greene, to approve the request as presented. The motion carried unanimously.

Mr. Greene requested a report of City sewer capacity after every project that has been approved comes on line. Mr. Rollins said the City Engineer Franz Holt and Utilities Director Kyle Smith have been working on that data and can provide a presentation.

Mr. Rollins shared a few announcements:

- Applications for the REAC are due March 10<sup>th</sup>.
- Virtual Joint Meeting with Orange County BOCC- March 9<sup>th</sup> at 7p.m.- to discuss the Buckhorn Area Plan

Council shared their concerns with the public not being able to provide input during the joint meeting. Mr. Brown said opportunities will be available at future meetings for public input.

Mr. Rollins asked if Council prefers to hold the upcoming Budget Work Session on March 23rd in person or virtually. Council agreed to hold the session in person, socially distanced at the MACC.

Mr. Rollins then asked if Council would like to hold the April 5<sup>th</sup> Regular Monthly Council meeting in person or virtually. Council agreed to continue holding the regular meetings virtually for now.

There being no further business, the meeting adjourned at 8:35pm.

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

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

DRAFT



CITY OF MEBANE

# COMPREHENSIVE FACILITIES PLAN



March 1, 2021

# AGENDA

- **ASSESSMENT REVIEW AND BUILDING MAINTENANCE**
- **ANALYSIS REVIEW**
- **FIRE AND POLICE STUDY AT A GLANCE**
  
- **COST INFORMATION CAPITAL PLANNING – DEPARTMENT DATA GATHERING/ BLOCKING DIAGRAMS**
  - **PLANNING AND INSPECTIONS**
  - **CITY HALL**
  - **PUBLIC WORKS**
  - **LAKE MICHAEL OFFICE**
  - **OLD RECREATION**
  - **MEBANE ARTS AND COMMUNITY CENTER**
  
- **GENERAL FUND AND UTILITY FUND PRIORITY**
- **DASHBOARD REVIEW**



# BUILDING ASSESSMENT AND ANALYSIS

- 3D SCANS OF FACILITIES
- NOTES ON EXISTING BUILDING PLANS
- LIST OF DIFFICIENCIES AND MAINTENANCE ITEMS

- DEPARTMENT LOCATIONS WITHIN BUILDING
- INEFFICIENCIES IN PLAN
- GROWTH
- RELOCATIONS



## ROOF

Roof	S	3	Age of roof is unknown and appears in good condition but needs to have debris removed and cleaned to avoid clogged roof drains. See photos under mechanical photos	
Skylights			N/A	
Parapets	S	3		
Flashings		3	If roof is under warranty have roofing representative evaluate measures to extend life of roof	

## ARCHITECTURAL -STRUCTURAL

Foundation	S	4		
Chimneys	S		N/A	
Interior bearing walls and fire walls	S	4		
Structural Floors	S	4		

## ARCHITECTURAL-EXTERIOR

Exterior Walls/Columns	S	3	Efflorescence noted in numerous areas on exterior walls	
Exterior Doors		4	Entry door near City Managers office requires constant hardware adjustment to maintain closing function	
Exterior Steps, Stairs, and Ramps	S	4		
Fire Escapes	S		N/A	
Windows		4		

## ARCHITECTURAL-INTERIOR

Other Interior Walls (Non-bearing)		4		
Ceilings		4		
Lockers			N/A	
Interior Doors and Hardware		4		
Interior Stairs	S	4	Stairs at Lobby	
Wood		4		
Restroom ADA	H	3	Column at Urinal in one restroom near council chamber prohibits compliance	
Vault - Storage area		3	Vault area is 1 step up making it noncompliant for ADA	



# SPACE NEEDS ASSESSMENT AND ANALYSIS

- DEPARTMENTAL SURVEY
- ANALYSIS
- COMPLETED ONE INTERVIEW WITH EACH DEPARTMENT TO DISCUSS SPACE NEEDS, DEPARTMENT NEEDS, ADJACENCIES AND GROWTH PROJECTIONS

**City of Mebane**

**CONFERENCE Community |**

**DEFINITION**

- Small Conference Room
- Medium Conference Room
- Large Conference Room
- Extra Large Conference

\* 5. Quantify your conference needs  
Ex. We need 1 large conference room

**City of Mebane**

**City of Mebane Departmental Assessment**

**LOBBY SPACE**

\* 8. On average, what is the estimated number of public visitors per day to your departmental lobby?

\* 9. Describe the requirements for your lobby space (size, max number of occupants, seating, reception desk, protected receptionist, etc.)

\* 10. Could your lobby be shared with other departments? If so, please list the departments.

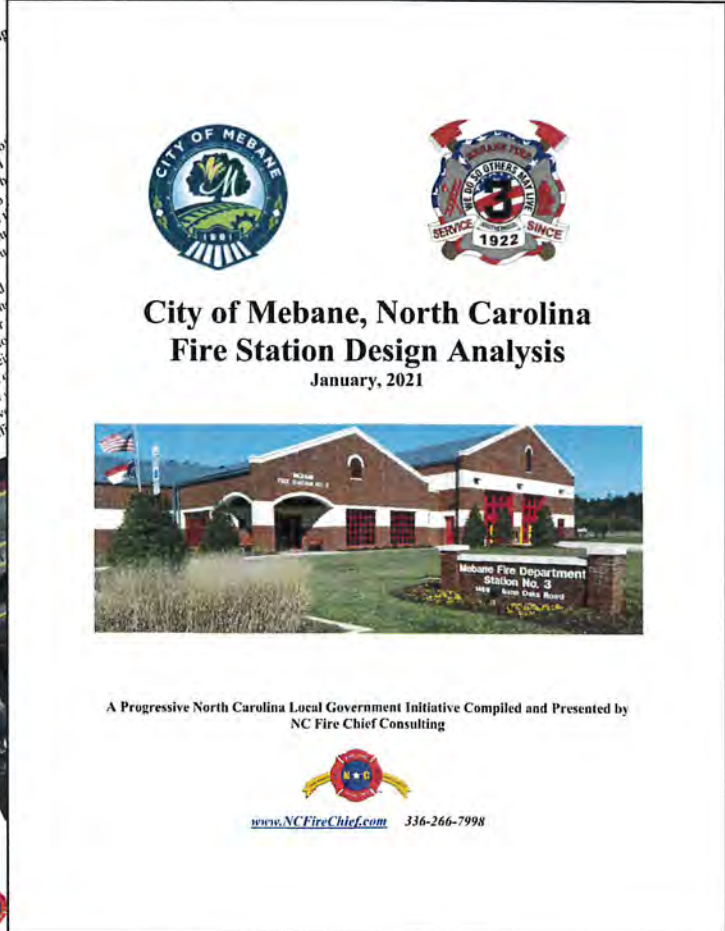
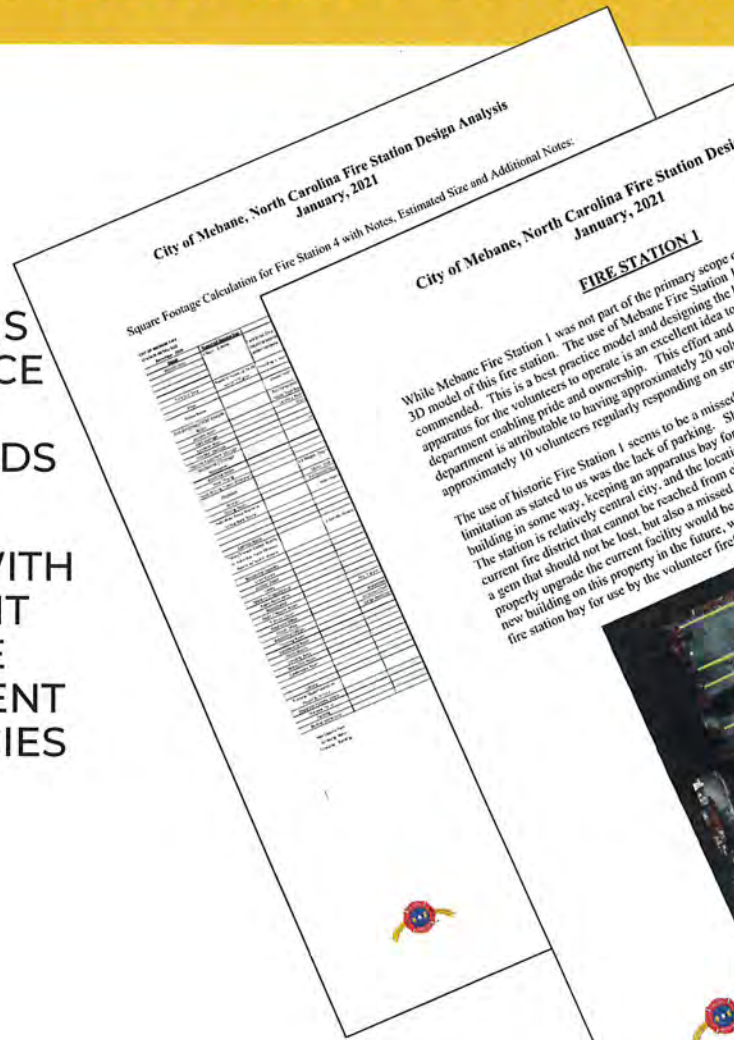
Yes

No

Department(s) you could share your lobby with.

# DEPARTMENT ASSESSMENT AND ANALYSIS

- DEPARTMENTAL SURVEY
- IN-DEPTH ANALYSIS OF FIRE AND POLICE BUILDING AND DEPARTMENT NEEDS IN NEXT 15 YEARS
- ONE INTERVIEW WITH EACH DEPARTMENT TO DISCUSS SPACE NEEDS, DEPARTMENT NEEDS, ADJACENCIES AND GROWTH PROJECTIONS



# BUILDING ASSESSMENT PRIORITIES

Building	Condition
City Hall	3.82
Planning and Inspections	3.37
Police Building	3.59
Old Fire Station	3.03
Old Rec	3.63
Fire Station 2	3.65
Fire Station 3	3.84
Lake Michael Office	3.03
MACC	3.51
Public Works	3.57

Category	Item	Score	Notes
ROOF	Roof	5	4
	Daylights	5	N/A
	Parapets	5	N/A
	Flashings	5	N/A
ARCHITECTURAL STRUCTURAL	Foundation	5	4
	Columns	5	4
	Intrinsic bearing walls and fire walls	5	4
	Structural Floors	5	4
ARCHITECTURAL EXTERIOR	Exterior Walls/Columns	5	4
	Entrance Doors	5	4
	Exterior Steps, Stairs, and Ramps	5	4
	Fire Escapes	5	4
	Windows	5	4
ARCHITECTURAL INTERIOR	Other exterior Walls (Pilot bearing)	5	4
	Ceilings	5	4
	Lockers	5	4
	Interior Doors and Hardware	5	4
	Interior Stairs	5	4
	Walls	5	4
	Restroom ADA	5	3
	Overhead spaces	5	3
	There is a need for additional office space. One employee has desk area along wall in garage bay. Other employees share office space. Anticipated growth will increase problem. Additional storage space for equipment and trucks is currently needed.		
	Interior	5	3
ELECTRICAL	Overhead, PDU and enclosures	5	4
	Interior Electrical Distribution	5	3
	Lighting Fixtures	5	3
	Communications Systems	5	4
	Fire Alarm Systems	5	4
	Emergency/Exit Lighting Systems	5	4
	Emergency/Standby Power Systems	5	4
	Audio/Visual	5	4
	Data/Covered IT Infrastructure	5	4
	Security	5	4
MECHANICAL	MEAC Systems Type	5	4
	Heat Generating Systems	5	3
	Heating Fuel/Energy Systems	5	3
	Cooling/Air Conditioning/Generating Systems	5	3
	Air Handling and Ventilation Equipment	5	3
	Space Heating and Cooling Distribution Systems	5	4
	Ducted Heating and Cooling Distribution Systems	5	4
	MEAC Control Systems	5	4
	Smoke Detection Systems	5	4
	Energy Conservation	5	4
FIRE PROTECTION	Fire Suppression Systems	5	4
	Fire Alarm Systems	5	4
PLUMBING	Water Distribution System	5	4
	Plumbing Drainage Systems	5	4
	Hot Water Heaters	5	3
	Plumbing Fixtures	5	3
ENVIRONMENTAL CONSIDERATIONS (if known)	Asbestos or other PCBs	5	4
	Lead or PCBs	5	4
	Radon or Mold	5	4

# BUILDING MAINTENANCE

## CONDITION ANALYSIS

- 10 buildings evaluated on a scale from 1(poor)-5(excellent)
- 3 buildings rated 3.5 or below
- Significant funding is needed over the next 15 years to improve quality of city buildings
- Deliverable: 15-year plan for upgrading facilities and moving

Building	Condition
City Hall	3.82
<b>Planning and Inspections</b>	<b>3.37</b>
Police Building	3.59
<b>Old Fire Station</b>	<b>3.03</b>
Old Rec	3.63
Fire Station 2	3.65
Fire Station 3	3.84
<b>Lake Michael Office</b>	<b>3.03</b>
MACC	3.51
Public Works	3.57

Conditions Assessment



# BUILDING ANALYSIS

The CPL team interviewed all city departments to review survey information to prepare growth data and plan inefficiencies.

- DEPARTMENT LOCATIONS WITHIN BUILDING
- INEFFICIENCIES IN PLAN
- GROWTH
- RELOCATIONS



## SURVEY RESULTS

Department	Name and Title	Q2 Address and Email	Q3 How many employees in your department work in the office full time?	Q4 Quantify your current work space types below. Ex. In our existing space we have 3 large offices (one office is shared by 2 people), 1 small office, and 15 large outside.	Q5 Quantify your conference space types below. Ex. We need 1 large conference room and 2 small conference rooms	Q6 Do you have special conference room space equipment needs? (television, whiteboard, UNITE, projector, etc.)	Q7 Describe additional open meeting space/training room requirements (e.g. flexible, accessibility, security, etc.) and what will be used for?	Q8 On average, what is the estimated number of public visitors per day to your departmental lobby?	Q9 Describe the requirements for your lobby space (size, max number of occupants, seating, reception desk, protected receptionist, etc.)	
Fire (Separate)	Bob Louis Fire Chief	106 E Washington St. Nlou@cityofmebane.com	5	We have 0 offices at station 1, 2 desk sitting in bar area for volunteers. We have 3 large offices at station 7, the fire station and Public Works share the same building that has 6 offices. Utilities occupies 3 small offices. One is shared by 2 people. One is used as storage and has a workstation for water sampling. The other 3 offices are used by Public Works, one is large and the	We have 1 extra large training room at station 2, we have had a training classroom in the budget for 3 years to be built. We have 1 large break room that we use for meetings and training.	Yes, smart boards with internet capabilities as well as restrooms for females and a nice flat/foyer.	Training classroom at training tower on		5	Waiting area for staff to address citizens needs, tours, inspections, and car
Utility	Kyle Smith	636 COPPERGODDARD ST 27002 ksmith@cityofmebane.com	1	Utilities and Public Works share the same building that has 6 offices. Utilities occupies 3 small offices. One is shared by 2 people. One is used as storage and has a workstation for water sampling. The other 3 offices are used by Public Works, one is large and the	We have 1 large break room that we use for meetings and training.	Television	None at this time.		1	The Public Works building does not have a lobby. It would be nice for our receptionist to have a window to the main shop/entrance to speak with visitors before they come in the building.
Finance	Jeanne Tate Finance Director	106 E Washington St. jtate@cityofmebane.com	6	We have two large offices, one that is mine and one that is shared by two accountants. We have one small office for AP, and we have the large reception area that is	We need access to one large conference room with a smartboard.	Smartboard like we have already	Our conference room is used frequently, and the open area at the back with the other smartboard is too open. Would be nice to have two separate conference rooms that can be private.	20	No	
Human Resource	Beatrice Hunter	106 E Washington St. bhunter@cityofmebane.com	1	Our existing space we have 11	We need at least a medium conference room	Yes, TV, Smartboard	A suitable training room, to be used for meetings and trainings is needed. The space should be equipped with smartboard/TV, chrome books, and deskables with	HR does not have its own lobby, unsure of numbers for City Hall	As the City grows and if HR were to have a suite, a reception area to accommodate a protected reception desk and seating for 4 would be needed (4 chairs). The lobby would need a door to separate it from a secured HR area (other offices and conference room). A look for employee self service could also be added for be housed in the	
Planning	Gy Stober	106 E Washington St.	3	In our existing office space we have two small offices and one small outside	We have no conference space. One large conference room and one small conference room as needed.	No	We need conference rooms where we can review paper and digital plans with developers, homebuilders, and contractors. We need the ability to host virtual meetings with State and County staff.	25	We share a lobby space with inspections. It is a full lobby with a locked door. The receptionist is protected from visitors by a plastic partition and sits at a large public desk. There is no separate reception desk or window for Planning & Zoning customers vs. Inspections customers.	
Public Works	Wayne Pore Director	636 COPPERGODDARD ST 27002 wpore@cityofmebane.com	2	We have 1 office 12 x 16, we have 1 office 10 x 14	not sure if we need a conference room, most conferences are held at City Hall	No	NA	No Lobby	we do not receive a lot of visitors.	
Police (233 Dept)	Terrence Caldwell Chief of Police	180 West Center Street tcaldwell@mebane.com	41	Our existing facility has 15 large cubicles, 4 small offices, and 2 large offices.	We need 2 X-Large rooms, 3 Large rooms	Yes, Smartboards "Whiteboards" UNITE Televisions	Incident Command Center (operating within large-large conference room)	25+	Protected receptionist desk Secure space attaching to lobby Restrooms	

# ANALYSIS

Driver	Departments Affected	Buildings Affected	Scenarios
Permitting and Inspections Expansion	Permitting and Inspections	Current Permitting and Inspections	1A 1700 SF Addition will minimize parking at current building
Old Recreation Center	Parks and Rec Historic Museum Train Museum	Old Recreation Center	1A Air Condition Space and Use for recreation events Event parking
			1B Addition to Building
			2A Move tennis office and expand train museum space
Fire Departments	Volunteer Fire Department	Old Fire Station	1A Repurpose for other departments (planning permits inspections) - parking may be an issue
			1B Repurpose for Fire Department
	Fire Department	Fire Station #4	1A New fire station, assumed to be ~15k SF

# ANALYSIS

Police Department	Police Department	Police Station	1A 2A	Repurpose for other departments - planning permits, inspections Build new public safety/police station - closer to interstate grocery/furniture site? interstate corridor, mebane oaks rd area?
Parks and Recreation	Parks and Recreation	MACC  MACC Field Tower	1A 1B  1A	New Recreation/Community Facility in next 10-15 years - focus on activity/programming New Facility at Lake Michael to replace Existing  Move people from MACC to field tower if needed - field tower currently not set up for announcing, would need to maintain access and visibility around tower
Training Needs	Fire Department Public Works Parks and Recreation Water Resources Police Department	Public Works Property	1A	New City Training Facility adjacent to Public Works/Fire Tower Fire Training Needs Opens up rooms at MACC for programmed spaces Water Education space
Water Resources	Water Resources		1A	Large expansion project projected for 2022
City Hall	City Hall Planning Permitting		1A 1B 1C 1D 2A 1E 2B	review inefficiencies in plan to fit more people New inspections building New combined city hall inspections building Addition/connector between inspections and city hall Multipurpose Room (20-25 people) - training, committee mtgs Move inspections to police building Multipurpose space to old bank

# FIRE STATION

OLD FIRE STATION - DOWNTOWN



FIRE STATION 2 - VINE AND 1ST



FIRE STATION 3 - MEBANE OAKS ROAD





# FIRE STATION



## City of Mebane, North Carolina Fire Station Design Analysis January, 2021



DIFFERENCES FROM LAST TIME STATION WAS BUILT – CURRENT STANDARDS HAVE CHANGED.

2017 -2018 CHANGED USE 1.5 ROAD MILES (CURRENT ISO RATING)

### Review of Current Facilities:

In order to gain an accurate assessment of the operational aspects of the fire station operations at Mebane Fire Station 2 and 3, we physically visited each of these two fire stations to assess some of the aspects of the stations that were perceived to be working well and some of the aspects that were perceived to not be functioning well. These perceptions were contrasted with fire service industry best practices and feedback or comments provided within this report. Overall, Mebane is focusing on many of the appropriate measures and industry best practices such as cancer prevention and providing decontamination. Limitations are primarily in the areas of not having enough space to provide individual bunk rooms, particularly at Fire Station 2 due to space limitations.

### Staffing Review:

The staffing analysis within this scope of work is very minimal. However, we were asked to review the current organizational chart and address how future facilities may impact the Mebane Fire Department's organizational chart.

The Mebane Fire Department is operating as a combination fire department today, meaning that the department has both career firefighters and volunteer firefighters. The department currently operates two engine companies and one ladder company that also "jump staffs" a rescue company when needed.

Typically, career fire departments require fifteen career firefighters for each response company. This number provides four firefighters on duty each day utilizing three operating shifts, typically A, B and C shifts. There are approximately eleven different shift arrangements that can be used, but all shift schedules roughly equal 212 work hours in a 28-day work period for municipal firefighters. The 20% buffer between 12 and 15 firefighters is necessary for annual leave, sick leave, training, family medical leave and other leave. Hence, to staff one company with four minimum staffing firefighters – 15 total firefighters are typically necessary. Therefore, with three companies, Mebane would need 45 career firefighters. Beyond the shift firefighters, typically, approximately 10% of shift firefighters are necessary for administrative and support personnel, or in Mebane's case 4 to 5 personnel. Furthermore, shift leadership is generally necessary when more than 3 career stations are on duty, which means a shift Battalion Chief is needed on each of the three shifts. Cumulatively, this could drive the total number of needed career firefighters for Mebane up near 53 personnel currently. An additional station with one additional company could add 17 additional positions to this number, bringing the total number of needed career Mebane firefighters to 70 personnel.

# FIRE STATION



## **Station Location Analysis:**

A key missing foundational component for the City of Mebane is the geographic location of Fire Station 4 on the west side of the City. A location for this station was previously projected. However, the community had a greater need for the site for economic development recently and the location was diverted for that purpose.

The Mebane Fire Chief has a general area of need, but a specific site is not currently identified. Furthermore, there is need for a greater master plan for identifying the site or location for Fire Station 5 on the east side of the City.

It is the recommendation of the review team that a geographical analysis be conducted to determine the general best sites for both Fire Station 4 and 5 for the City of Mebane to enable the City to responsibly select properties for both fire stations so that planning can occur to build Fire Station 4 and project Fire Station 5. This work would enable the City to secure property to build these stations on in the future.

# FIRE STATION 1 EXISTING – CAPITAL PLANNING

\$116,745

Old Fire Station (Fire Station 1)					6,500	sf	\$27,875	\$31,375	\$64,995	\$124,245	19.12 \$/sf	
ARCH	<a href="https://my.matterport.com/show/?m=aEMMFHJP8sU">https://my.matterport.com/show/?m=aEMMFHJP8sU</a>	First floor roof is modified bitumen and appears to be in good condition	A			X	Replace roof @\$10/sf	\$64,995	\$0	\$0	\$64,995	
MEP	<a href="https://my.matterport.com/models/CYadKEuKPH5">https://my.matterport.com/models/CYadKEuKPH5</a>	Second floor is currently uninhabitable. Interior walls are covered with wood and paneling which is code violation. Will need to be addressed if renovated	A		X		Remove paneling & replace with GPDW allow	\$5,000	\$5,000	\$0	\$0	
		Exterior finishes appear to be in good condition	A			X	Paint trim	\$0	\$0	\$0	\$0	
		Insulated windows could be added to second floor when renovated	A			X	9 windows at 500 each vinyl sh	\$4,500	\$0	\$4,500	\$0	
		Portions of drywall has been removed at second floor ceiling exposing wood structure; potential code violation	A			X	Allow \$1500 - roof leaks?	\$1,500	\$1,500	\$0	\$0	
		Second floor restrooms are noncompliant and will require upgrading during renovation. Time frame to be determined	A			X	\$10,000 Allowance	\$10,000	\$0	\$10,000	\$0	
		ADA signage will need to be installed when upgrades are completed	A			X		\$500	\$0	\$500	\$0	
		Concrete topping in truck bays is delaminating. Second floor has hardwoods that require refinishing. Refurbish during renovation.	A			X	2,275 sf @ \$5/sf	\$11,375	\$0	\$11,375	\$0	
		Panel in apparatus bay is very old (50+ years); panel upstairs is old (40+ years). New generator and panels downstairs are in good condition and can be reused.	E			X	Replace 2 panels	\$5,000	\$5,000	\$0	\$0	
		Most electrical devices are more than 50 years old	E			X	Allow \$2500	\$2,500	\$2,500	\$0	\$0	
		Very old lighting fixtures upstairs	E			X	2,275 sf @ \$5/sf	\$11,375	\$11,375	\$0	\$0	
		One telephone line to the building; no IT system or data comm.	E			X	Allow \$2500 for wireless router	\$2,500	\$2,500	\$0	\$0	
		Provide air conditioning if the building is renovated	M				Allow \$20/sf or \$125,000	\$0	\$0	\$0	\$0	
		Replace water heaters	P			X	Replace water heaters	\$5,000	\$0	\$5,000	\$0	

# FIRE STATION 2 EXISTING – CAPITAL PLANNING

\$201,950

Fire Station 2 (Main Fire Station)						17,650 sf						
							\$46,500	\$87,500	\$67,950	\$201,950	11.44 \$/sf	
	Potential code violation with storage of materials below open stairway even with sprinkler system	A	X			move items	\$500	\$500	\$0	\$0		
	Numerous ceiling tiles in building are stained and appears there are roof leaks. Previous repairs have been made so problems may be corrected. These areas should be observed closely in the near future to verify there are no roof leaks	A	X			Replace stained tiles	\$500	\$500	\$0	\$0		
	Several walls have evidence of moisture infiltration. One location to be reviewed is at rear entry doors adjacent to truck bays	A	X			Repair gutter & Flashing then repair CMU	\$5,000	\$5,000	\$0	\$0		
	Inadequate sleeping space available as staff increases. New facility or expansion of existing will be required	A			X	Addition?	\$50,000	\$0	\$50,000	\$0		
	Interior finishes are in good condition except where leaks occur	A			X	Replace flooring & Paint	\$52,950	\$0	\$0	\$52,950		
	Normal wear on flooring in Truck Bays	A			X	7,500 sf repair flooring	\$37,500	\$0	\$37,500	\$0		
	Newly created sleeping quarters upstairs is lacking smoke detection and fire alarm notification	E	X			Add smoke detectors	\$500	\$500	\$0	\$0		
	Electrical system is in good condition	E			X	Maintain	5,000	\$0	\$0	\$5,000		
	Replace split system air conditioning units	M	X			10,000 sf - 5 units	\$37,500	\$37,500	\$0	\$0		
	Provide proper exhaust to the kitchen	M	X			Add exhaust fan	\$2,500	\$2,500	\$0	\$0		
	Replace water heaters	P			X	Replace 2 water heaters	\$10,000	\$0	\$0	\$10,000		

# FIRE STATION 3 EXISTING – CAPITAL PLANNING

\$162,610

Fire Station 3						10,672 sf	\$89,250	\$5,000	\$68,360	\$162,610	15.24 \$/sf
	Metal roof appears to have leaks. Wet ceiling tiles occur in sleeping rooms and in several other areas throughout the building. Check seams of metal roofing	A	X			7,500 sf overcoat	\$37,500	\$37,500	\$0	\$0	
	There are several areas within the building where settlement is occurring. This is transferred to some wall settlement that is causing doors to rub HM frames in areas like Storage 119 and Sleeping Room 121 at shower. Need structural eng. review	A	X			Investigate & allow for Ram Jack	\$15,000	\$15,000	\$0	\$0	
	Cracks occur in floor slab at truck bays and interior of housing area due to settlement. Needs structural engineering review.				X	Patch & repair 5,000 sf	\$25,000	\$25,000	\$0	\$0	
	Efflorescence is noted on numerous exterior masonry surfaces	A			X	Repair/seal coping & CMU	\$5,000	\$0	\$5,000	\$0	
	Wind has bent frame at exterior storage next to north truck bay at rear of building	A	X			Investigate & allow for repair	\$5,000	\$5,000	\$0	\$0	
	Interior finishes in good condition except in areas noted with moisture infiltration	A			X	Paint & Replace flooring	\$53,360	\$0	\$0	\$53,360	
	Exception is masonry wall surfaces at exterior walls at Mezzanine where moisture/efflorescence in block is apparent on interior surfaces	A	X			Scrape, seal & Paint	\$5,000	\$5,000	\$0	\$0	
	Kitchen Sink needs drain pipe wrap to prevent burns	A	X			Add insulation	500	\$500	\$0	\$0	
	Dimmer switch in day room/kitchen area not working properly	E	X			Repair switch	\$250	\$250	\$0	\$0	
	Lighting in kitchen is inadequate	E	X			Add lighting	\$1,000	\$1,000	\$0	\$0	
	Replace split system air conditioning units				X	Replace 2 condensing units	\$10,000	\$0	\$0	\$10,000	
	Replace water heaters				X	Replace 1 water heater	\$5,000	\$0	\$0	\$5,000	

# FIRE STATION NEW BUILDING- CAPITAL COSTS

## Square Footage Calculation for Fire Station 4 with Notes, Estimated Size and Additional Notes:

Room	Trained Needed Size	Notes	Estimated Size
Vehicle Bays	2 Bays - 2 deep	Two Drive Thru Bays which could accommodate a grant concept in the future, requiring approximately 48-60' in length. The need for inside floor line engine, full bodier company and reserve engine and support or specialized equipment was noted.	1,600
Turn Out Gear	Room to house up to 20 sets of 1/20 gear	Providing a room to keep turnout gear away from the apparatus bay area.	250
Shop		Small tool/die room to repair small equipment.	170
Design Room		Design room with stations shelf and emergency station research area - EDRM compliance.	240
Tool Air Compressor / A/C		Air Compressor will be needed and should be housed in a separate room to reduce noise. Tool Room/Shop should not house the air compressor for hearing protection.	168
Laundry Room		Laundry Room should include Washer, Dryer, Extractor, Tub Sink, and Soap Sink	144
EMS Storage		Station should include an EMS closet to store medical supplies.	40
Sprinkler Room		Sprinkler riser can be placed in the app or else bay	0
Hot Mat Storage		Hot storage could be in the messroom area.	0
Outside Equipment Storage		Lawnmower and yard equipment with an outside access.	0
Mechanical / Storage			400
Messroom			120
Electrical Room		Racks in the bay are currently used	0
House Wiring			0
House Power Tower (Optional)			0
Dayroom		5-8 People, they need to include lockers, Heat Mounted TV and A/P Equipment, along with a display cabinet.	300
Kitchen		Sinks, Dish Washer, Commercial Refrigerator, (1) party closet, Microwave	600
Dining Room		5-8 Seated People. Dining Table could be part of the kitchen if sized appropriately	300
Individual Sleep Rooms (2)		Individual sleep rooms to support two companies and one Battalion Chief	1,700
Group Rest Room			150
Exercise Room		Room designed for 10-12 workout machines	800
Shower/Locker/Storage Rooms w/ Individual Toilet/Shower Rooms w/ Locker Allow		1 Gender Washable toilet/shower combination per two on duty firefighters and one for the Battalion Chief	600
Residential Laundry		Locker Above Outside of Toilet	100
Linens Closet		Yes	18
Janitor Closet		Janitor Walk in Closet near Laundry Room	64
Locker		N/A	140
Walk in Cooler/Freezer		N/A	6
Public Restrooms		N/A	140
Receptionist		N/A	0
Radio Repair Room		Yes, 2 work stations and network printer, radio/communications equipment	120
IT Equip Closet			80
Captains Office		Accommodate two desks and chairs and bookshelves with filing cabinets	160
Chief's Office		Battalion Chief Office w/ Desk, File Cabinets, Small Conference Table, Bookcase, Closet	280
Additional Offices		Large Workroom for Police Officers to work out of. 2-3 Work Stations and Closet	204
Training Room		Not Necessary	
Community Room		Not Necessary	
Tool Room			
Waiting Area		N/A	
Work/Office Room		N/A	
Conference Room		N/A	
Library		N/A	
Training Opportunities in House & On-Site		N/A	
Separate Facility Users		Police & needs are mentioned above	
Outdoor Patio		Yes, Covered	100
Parking		10 Daily Spaces, 10 Occasional Spaces	
Backup Generator		Full Backup, Natural Gas	
Net Square Feet			9,828
Grossing - Bays			320
Grossing - Building			2,601
Projected Costs			12,749
	Low @ 375/SF	54,799,700	
	High @ 425/SF	\$5,439,640	
Total Project: 80/20		5,999,625	6,999,525

CITY OF MEBANE FIRE STATION INITIAL SIZE	December, 2020	Estimated Size
Shop		1,600
Vehicle Bays		1,600
Turn Out Gear		250
Shop		120
Design Room		240
Tool Air Comp / S/M Cascade Room		168
Laundry Room		144
EMS Storage		40
Sprinkler Room		0
Hot-Mat Storage		0
Outside Equipment Storage		0
Mechanical / Storage		400
Messroom		120
House Wiring		0
House Drying Tower (Optional)		0
Dayroom		300
Kitchen		600
Dining Room		300
Individual Sleep Rooms or Group Rest Room		1,700
Exercise Room		150
Shower/Locker Rooms or Individual Toilet/Shower Rooms w/ Locker Allow		800
Residential Laundry		100
Linens Closet		18
Janitor Closet		64
Locker		140
Walk in Cooler/Freezer		6
Public Restrooms		140
Receptionist		0
Radio Repair Room		120
IT Equip Closet		80
Captains Office		160
Chief's Office		280
Additional Offices		204
Training Room		
Community Room		
Tool Room		
Waiting Area		
Work/Office Room		
Conference Room		
Library		
Training Opportunities in House & On-Site		
Separate Facility Users		
Outdoor Patio		100
Parking		
Backup Generator		
Net Square Feet		9,828
Grossing - Bays		320
Grossing - Building		2,601
		12,789



# FIRE STATION NEW BUILDING– CAPITAL COSTS

## Comparative Analysis for National Standards on Deployment and Staffing

### NFPA 1710 – Staffing Standard for Primarily Career Fire Departments:

- First due travel times – 4 minutes or less 90% of the time.
- Full assignment assembly times – 8 minutes or less 90% of the time.
- Staffing - each company with at least four firefighters.
- Turn-out times = 80 seconds for fire calls, 60 seconds for medical calls.
- Travel time = 4 minutes or less for fire calls or medical calls.
- Effective response force
  - 17 firefighters on a typical residential structure fire
  - Arrival within 8 minutes or less

### NFPA 1720 – Staffing Standard for Primarily Volunteer and Combination Fire Departments:

- Establishes first due response times based upon population density
  - Urban areas – more than 1,000 people per square mile = 9 minutes, 90% of the time.
  - Suburban areas – 500 to 1,000 people/square mile = 10 minutes, 80% of the time.
  - Rural areas – less than 500 people per square mile = 14 minutes, 80% of the time.
- Staffing – enough to operate safely and effectively.
- Turn Out Times (where staffed) – 90 seconds for fire calls, 60 seconds for medical calls.
- First arriving crew assembly times:
  - Urban areas – 7.5 minutes, 90% of the time
  - Suburban areas – 8.5 minutes, 80% of the time
  - Rural areas – 12.5 minutes, 80% of the time

### Firefighting teams established:

- Urban areas – 15 firefighters, 90% of the time
  - Suburban areas – 10 firefighters, 80% of the time
  - Rural area – 6 firefighters, 80% of the time
- Initial interior attack to begin within 2 minutes of full firefighter assembly

### TYPICAL RESIDENTIAL MODEL - FIRST ARRIVING FIRE APPARATUS:

For 90% of all typical residential structure fire incidents, at least one initial arriving fire apparatus and assembling at least four (4) adequately trained firefighters should arrive within \_\_\_(determined locally)\_\_\_ minutes total response time and be prepared to take immediate action in accordance with department protocols.

Approximate Range of Credible Response Time Within State Rated Fire Insurance Districts Area Density per Sq. Mile Fire Station Prevalent ISO Rating Total Response Time

URBAN >2,000 people within 2 miles 1-3 5-8 minutes

NON-URBAN 500-1999 people within 4 miles 4-6 7-12 minutes

RURAL <500 people within 6 miles 6-9 12-17 minutes

# FIRE STATION NEW BUILDING– CAPITAL COSTS

The needs analysis demonstrated that the net square footage for Mebane Fire Station 4 would be approximately 9,828 square feet. Grossing for the bays would add 200 square feet. Grossing for the remainder of the building for hallways and necessary open/functional space would add 2,651 square feet for a total of 12,799 square feet.

The programming review revealed that the City of Mebane would be seeking the next fire station to be approximately 13K square feet in size. Based upon this size and the current, prevailing costs of commercial construction in North Carolina, it is estimated that the next Mebane Fire Station will cost between \$6 and \$7 million for construction costs.

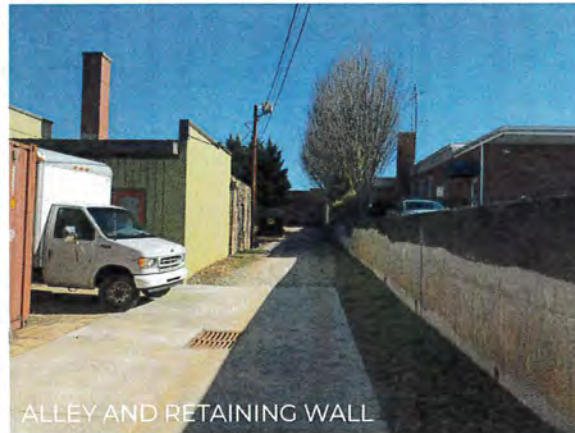
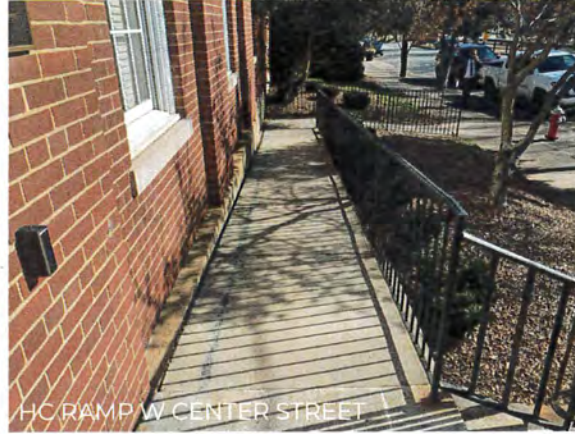
This cost estimate is based upon a current cost of fire station construction in North Carolina between \$375 and \$425 per square foot. Obviously, many factors can affect this cost. However, based upon the assessment team's analysis, the City of Mebane should budget approximately \$7M for the next fire station. By comparison, the City of Greensboro is currently constructing two fire stations – one is at 11K square feet for \$6M and the other is at 17K square feet (also housing EMS) at \$8M. With the specific timetable of construction not known, capital budget planning at the recommended numbers would be prudent.

- \$4.9 NEW CONSTRUCTION BUILDING BUDGET
- 13,000 SF
- \$375 COST PER SF





# POLICE STATION



# POLICE STATION - SITE

## SITE SUMMARY

- Project Area: 0.39 acres
- PIN: 9825045285
- Owner: City of Mebane
- Address: 116 W Center St, Mebane, NC 27302
- Jurisdiction: City of Mebane
- Zoning: B-1 (Central Business District)
- Setbacks:
  - Front: 15'
  - Side: 0' - 5'
  - Rear: 20'
- Maximum Building Height: 50'

## SITE UTILITIES

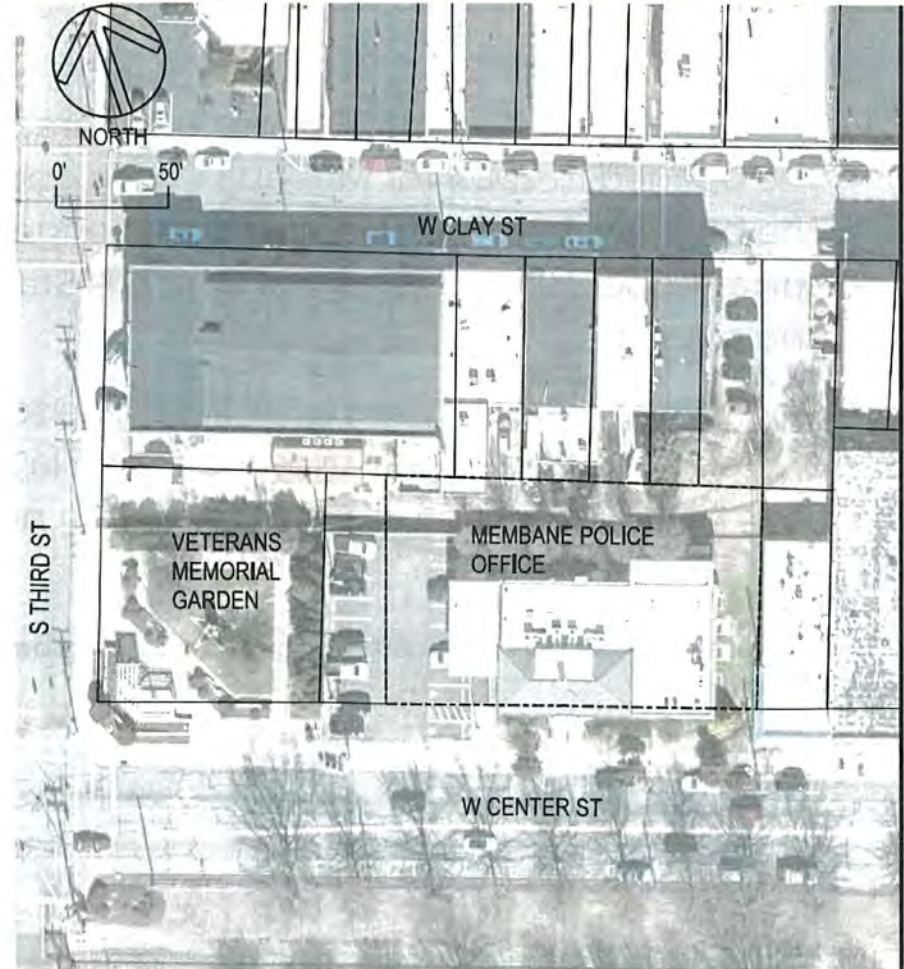
No deficiencies or maintenance concerns were observed related to utilities.

## DRAINAGE AND STORMWATER MANAGEMENT

Building storm drainage is provided from the building via a combination of internal drains and through-wall scuppers to downspouts. Downspouts typically discharge to the surface with the exception of ones located on Center Street where they discharge to the street gutter via drains under the sidewalk. There is a drain located in the basement corridor landing which likely drains to the north. The parking lot and other adjacent areas leaves the site via surface flow to the public right of way.

## GENERAL CONDITION/MAINTENANCE

The site is in generally good condition with no major issues observed. The pavement is in good condition with only minimal cracking. The retaining wall and parapet surrounding the parking area appear to be in good condition with no failure observed. There is one area of the parking lot that needs minor repair to what appears to be settlement in the north west corner (Photo 12). The wheel stops throughout the parking area need to be reinstalled and properly anchored. This is especially important with the presents of the parapet and building wall adjacent to parking. Wheel stops should be placed far enough from the wall to prevent damage to the structure. There were also areas needing repairs observed along the Center Street sidewalk although technically not part of the site.



# POLICE STATION - SITE PLANNING CRITERIA

The current facility of **11,200** gross square feet in size opened in 2004 for Mebane Police operations. The building has limitations and challenges for current operations, primary of which is Staff safety and security.

Operations are being compromised due to the lack of space, inefficiencies attributed to the layout and flow, aging infrastructure, and changing needs.

Comprehensive review was prepared by **Don Wertzberger AIA - 720 Design**



# POLICE STATION EXISTING BUILDING- CAPITAL COSTS

\$107,000

Police Building

6,000 sf \$115,000 \$0 \$35,000 \$150,000 25.00\$/sf

Category	Description	Code	Notes	Cost	Other
ARCH	<a href="https://my.matterport.com/show/?m=S95yM7Qoy">https://my.matterport.com/show/?m=S95yM7Qoy</a> Fire Extinguishers all placed at one location in hallway-Assume these are being refurbished and need to be re-installed	A	X	Reinstall	\$500
MEP	<a href="https://my.matterport.com/show/?m=T3pxeErHqR">https://my.matterport.com/show/?m=T3pxeErHqR</a> Age of roof unknown but there is a lot of leaves and debris on roof surface. Stains and various areas appear to be worn on roof surface. Roof will need to be refurbished or replaced in near future based on limited observation as of this visit. Roofing consultant to evaluate unless City has documentation for current age of roof. Review photos	A	X	Replace roof?	\$60,000
	Exterior of building masonry is in good shape given its age.	A		Trim paint	\$5,000
	Damaged downspout at rear of building needs repair.	A	X	Repair downspout	\$500
	Exterior wood trim and railings need to be painted	A	X	Repaint trim	\$1,500
	Some lavatories need HC drainpipe wrap installed to prevent burns for wheelchair users on first floor. No restroom facilities exist on lower level	A	X	Install insulation	\$500
	Moisture infiltration to be investigated at exterior walls below grade	A	X	Allowance	\$5,000
	Interior finishes overall are in good condition	A		Repaint and flooring	\$30,000
	Breakroom cabinetry needs minor repairs	A	X	Repair downspout	\$500
	No Electrical Issues to note	E		No work	\$0
	Replace all air conditioning units	M	X	Replace units	\$40,000
	Review and correct lockers exhaust system	M	X	Repair exhaust	\$1,500
	Correct water leaks in the basement	P	X	Investigate & repair	\$2,500
	Replace Water heater	P	X	Replace water heater	\$2,500

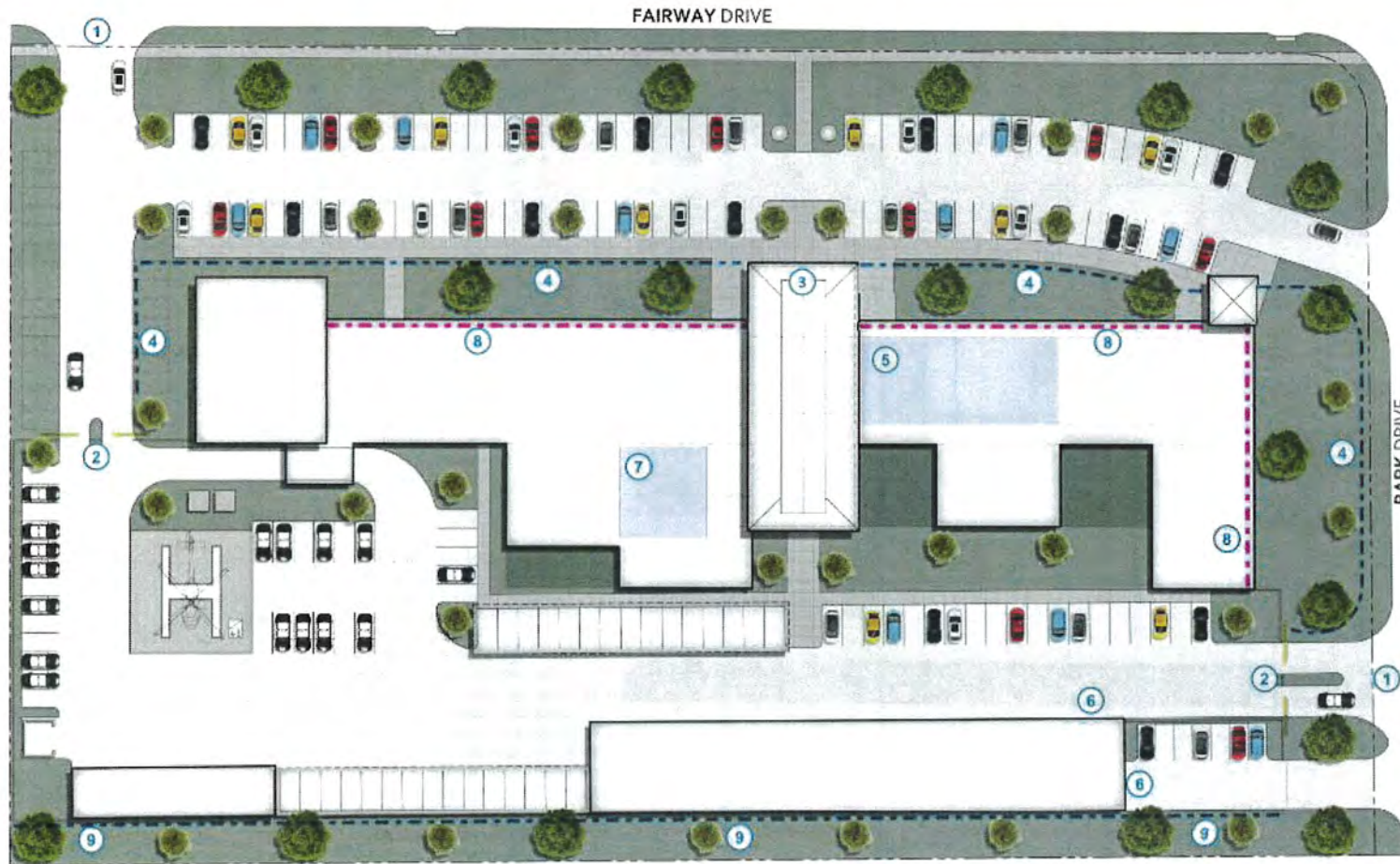
# POLICE STATION - SITE PLANNING CRITERIA



## 2.1 Public Areas

Component	No. of Staff Positions 2021	No. of Staff Positions 2036	Staff Assignments	No. of Units	Space Standard	Proposed Net Square Feet	Existing Net Square Feet	Remarks
<b>EXISTING FACILITY - 11,200 SF (2 levels)</b>								
<b>CURRENT STAFF: 37-SWORN &amp; 5-CIVILIAN</b>								
2.1.1	Public Lobby (Police)			1	500	500		seating for 6-8 people: area for forms, open records requests, pamphlet trees
2.1.2	Historical / Memorial Display Case			0	10	0		recessed into a wall/cove as part of the lobby
2.1.3	Family Toilet			1	90	90		Unisex, family type Toilet w/ baby changing station
2.1.4	Public Restrooms			3	80	240		supports Public function of Multipurpose Room; 3 Unisex RRs along / near the connecting corridor between Public Lobby & Multipurpose
2.1.5	Interview Room			2	140	280		interview room directly off Lobby, full recording capability, Officer Reports, Public Fingerprinting process, permits, writing surface to allow Public to fill out forms away from front window, etc. - and one of the rooms could be "soft" for "Crime Victim"; monitors in each room to view video
2.1.6	Entry Vestibule			1	140	140		extended vestibule to get down to Communications window for after-hours contact / assistance; connection to corridor to Multipurpose; create a "Safe Haven" vestibule that Communications controls
								can be used as a community room directly off Public Lobby and Public Restrooms w/ rest of building being sealed off after-hours; can be used for Staff or Outside Agency Classroom Training w/ a private secure entry point from Staff side, can be used as Media Briefing Room; could be used as voting/polling precinct; setting: can be used for CPAAA or other groups in banquet mode; video wall, electronic podium, panel discussion table; w/ seat 100 in auditorium mode (chairs side-by-side in rows), or 40 in a classroom setting w/ tables, or 72 in a banquet table setting; could be converted to a Defensive Tactics training setting w/ mats for 10-15 people at a time. Driving Certification; larger setting for written exams <i>[this setting's primary purpose and</i>

# POLICE STATION - SITE PLANNING CRITERIA (EXAMPLE)

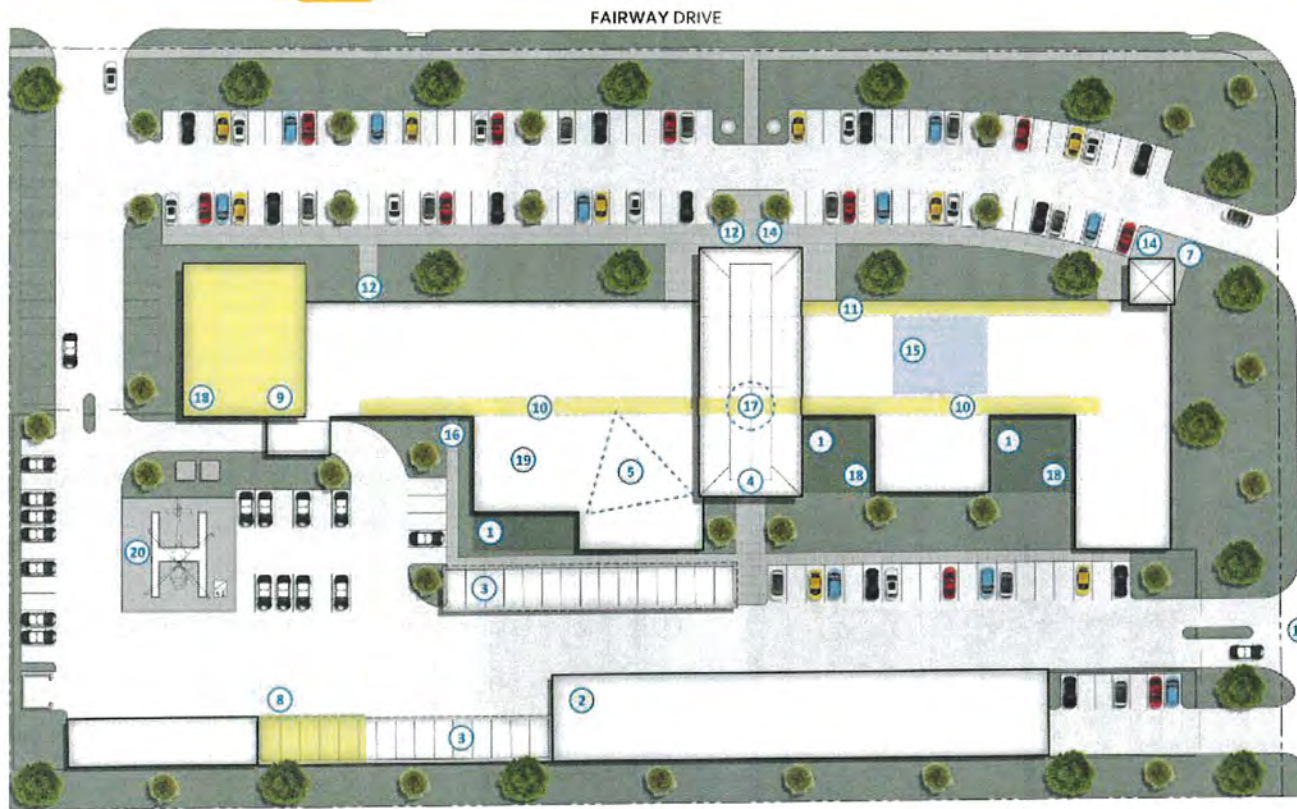


## SITE SECURITY / OPERATIONAL SAFETY

1. Two paths in & out of the facility onto separate thoroughfares
2. Secure Staff parking & space for future expansion
3. Creation of a *Safe Haven* after-hours lobby providing face-to-face contact with communications
4. Public Vehicle Standoff / Advancement Measures\* via distance, terrain/landscaping, boulders
5. Building Hardening Measures for Dispatch/911 and EOC
6. Secure & separate entry points into the shooting range for staff & for private / outside agencies usage
7. 250-mph Storm Shelter for Staff as prescribed by Building Code
8. Ballistic Protection Considerations for Staff areas common to Public frontage/parking
9. Strategic positioning of the support building & range along the property line for heightened security measures & privacy in the staff secure parking lot

SITE PLAN AND BUILDING SHOWN ARE FOR EXAMPLE ONLY

# POLICE STATION - SITE PLANNING CRITERIA (EXAMPLE)



## BEST PRACTICES / EMPLOYEE AMENITIES & WELLNESS

1. Wellness initiatives – outdoor plazas, outdoor breakroom & grille, ability of fitness activities to flow to the exterior, etc.
2. Shooting range to promote better training & readiness with convenience on site and no limitations on usage
3. Covered parking for protection of assets in the pair of vehicles & special-use vehicles
4. Central staff entry and breakroom encourages "forced collisions" for staff to cross paths, communicate & feel a connection to all departments
5. Patrol Triangle: Briefing Room, Locker Room, Vehicle Parking
6. Daylight & views to the exterior
7. An anchor to the corner of Fairway & Park drives with the court's presence
8. Ability to expand the support building
9. Ability to "fill" / add a "holding pod" for a self-sufficient jail operation if necessary, in the future
10. Internal "main street" for staff circulation into all departments, as well as quick connectivity for response to a court's emergency
11. Internal connectivity between the courts & police main public lobbies – a high priority for staff
12. Two separate public lobbies / points-of-service for police
13. Alignment of entry points serving the public safety resources of police & fire
14. Sufficient separation for individual identity for Court & Police public entry points
15. Training room that can be flexed for **a)** staff training (its primary purpose), **b)** ability to open to the public corridor to serve community meetings, retirements, special events, etc. (all still outside the security demarcation internal to staff), and **c)** stand up a low to mid-level emergency operations center
16. Remote / Dedicated Entry for Evidence/Property being brought into the building for health/safety initiatives
17. Leadership goal of pinwheeling all departments around a centralized position in the heart of the facility - Records, Communications, Administration, Patrol & Investigations
18. Future Growth Strategies - without adversely impacting ongoing Police & Court operations
19. Share Public Safety (Police & Fire) amenity
20. Provisions for a potential landing pad for drone implementation, helipad, and driverless deliveries

720 design

SITE PLAN AND BUILDING SHOWN ARE FOR EXAMPLE ONLY





# PLANNING AND INSPECTIONS



- CURRENT SPACE DOES NOT ALLOW FOR FUTURE GROWTH, SPACE IS AT CAPACITY.
- EXPECTED GROWTH 10 EMPLOYEES BY 2035.
- REQUIRE LARGER LOBBY
- CONFERENCE SPACE FOR DIGITAL PLAN REVIEW
- CORRIDORS DO NOT MEET ADA CLEARANCE
- PLAN FOR GREATER COMMUNITY GROWTH AND PROJECTS

# PLANNING AND INSPECTIONS EXISTING BUILDING – CAPITAL PLANNING

						\$90,000			
Planning and Inspections Office				1,500	sf	\$45,000	\$27,500	\$17,500	
MEP	<a href="https://my.matteport.com/model/s/3ExMx587T57">https://my.matteport.com/model/s/3ExMx587T57</a> This department needs additional space. Overcrowded corridors with equipment and workstations can possibly affect egress from the building.	A	X		rent storage? Short term fix?	\$0	\$0	\$0	\$0
ARCH	<a href="https://my.matteport.com/show/?m=3ELfisP2qFM">https://my.matteport.com/show/?m=3ELfisP2qFM</a> Age of roof unknown but it appears to be nearing its expected lifespan. Membrane is not fully adhered to parapets. Copings need attention. Wooden screen needs repair /replacement. See photos under mechanical.	A	X		1500 sf @\$10/sf = \$15000; 160 lf parapet @ \$15/sf = \$2400; Budget \$20,000 to replace	\$20,000	\$20,000	\$0	\$0
	Exterior pressure washing and painting will be required in the near future.	A		X	160 lf * 12' height = 1920 sf	\$2,500	\$0	\$2,500	\$0
	Noncompliant issues with restrooms	A	X		Allowance	\$10,000	\$10,000	\$0	\$0
	Staff exceeds adequate space required with desks and printing equipment in corridors. Anticipated growth in the area will require additional staff in already overcrowded conditions.	A	X		Allowance	\$10,000	\$10,000	\$0	\$0
	Interior finishes including paint and floor finishes need upgrading. Wear and tear on floor tile is evident.	A		X	1500 sf *\$5/sf = \$7500 for flooring; \$5000 to paint need to include moving furniture in estimate	\$15,000	\$0	\$15,000	\$0
	Electrical service is more than 40 years old; limited capacity.	E		X	upgrade service	\$10,000	\$0	\$10,000	\$0
	No egress lighting in two back corridors	E	X		add lighting	\$1,000	\$1,000	\$0	\$0
	Inspect and correct connection to sewer	P	X		roto roter	\$1,500	\$1,500	\$0	\$0
	Install back flow preventer on domestic water lines.	P	X			\$2,500	\$2,500	\$0	\$0
	Replace water fixtures	P		X		\$2,500	\$0	\$0	\$2,500
	Replace roof top unit	M		X	1500 sf/300 sf/ton = 5 tons @\$2500/ton	\$15,000	\$0	\$0	\$15,000

# PLANNING AND INSPECTIONS - SITE

## SITE SUMMARY

- Project Area: 0.22 acres
- PIN: 9825130660
- Owner: City of Mebane
- Address: 106 E Washington St, Mebane, NC 27302
- Jurisdiction: City of Mebane
- Zoning: B-3 (Neighborhood Business District)
- Setbacks:
  - Front: 20'
  - Side: 20'
  - Rear: 20'
- Maximum Building Height: 35'

## ACCESSIBILITY

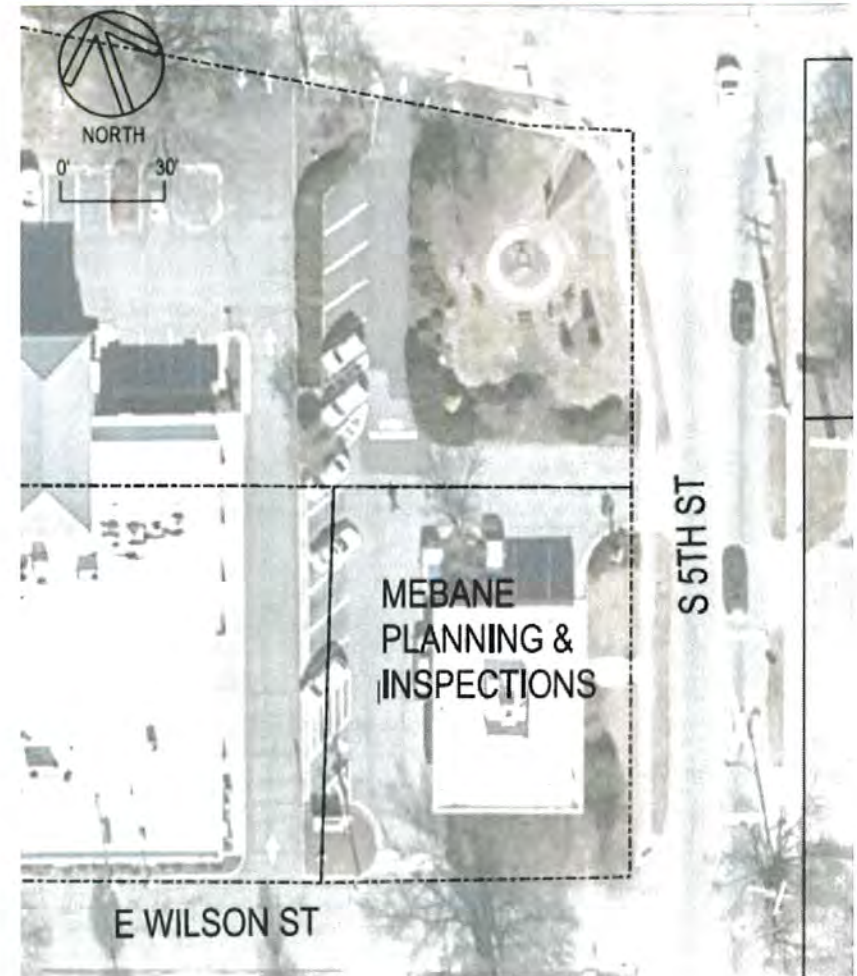
Although the accessible parking provided appears to meet the code related to striping and signage (Photo 8), the site does not meet current accessibility codes for multiple reasons.

- There is no accessible route marked from the building walk to the accessible parking as required by code.
- There is no accessible route to the public right of way.

## GENERAL CONDITION/MAINTENANCE

The site is in generally good condition. Sidewalks, signage, curbs, etc. are well maintained with no major defects noted. The pavement is in fair to poor condition with substantial cracking observed especially in the areas north of the building and the drive from East Washington Street. Re-sealing of the cracks is recommended, and an overall seal coat should be considered now to extend the serviceable life of the pavement.

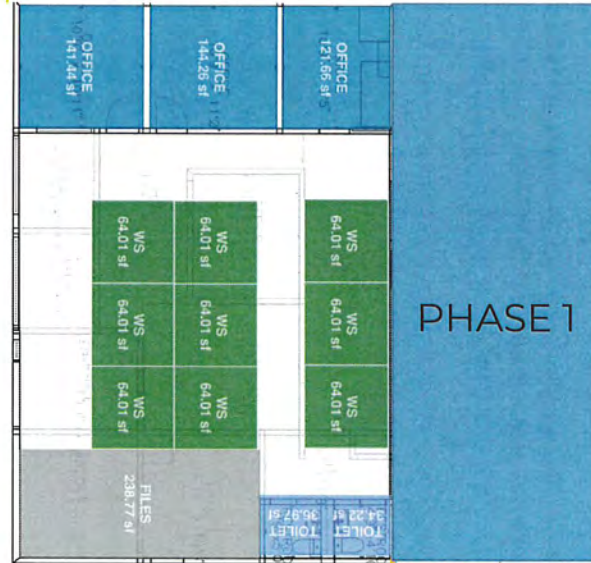
General pavement repair or replacement should be considered in the next 3 to 5 years especially in the areas experiencing more severe failure.



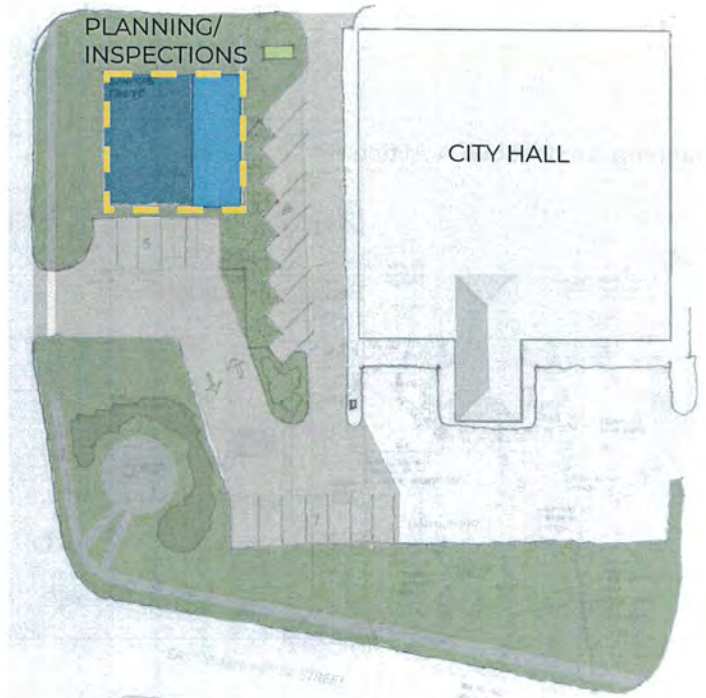
# PLANNING AND INSPECTIONS – EXISTING BUILDING EXPANSION



PHASE 2  
RENOVATION OF  
EXISTING BUILDING



ADDITION







# CITY HALL – CITY ADMINISTRATION



- FINANCE – GROWTH OF 2
- HUMAN RESOURCES – GROWTH OF 1-2
- IT – GROWTH OF 2
- CITY MANAGER GROWTH – TBD
  
- GROWTH CAN BE ACCOMMODATED WITH MINOR RENOVATIONS TO THE REAR PORTION OF CITY HALL.

# CITY HALL



- Project Area: 0.56 acres
- PIN: 9825039625
- Owner: City of Mebane
- Address: 106 E Washington St, Mebane, NC 27302
- Jurisdiction: City of Mebane
- Zoning: B-3 (Neighborhood Business District)
- Setbacks:
  - Front: 20'
  - Side: 20'
  - Rear: 20'
- Maximum Building Height: 35'





# CITY HALL –SITE ASSESMENT

## GENERAL CONDITION/MAINTENANCE

The site is in generally good condition. Sidewalks, signage, curbs, etc. are well maintained with no major defects noted. The pavement is in good condition with minor cracking observed which has received maintenance (sealing) in the past. Re-sealing of the cracks is recommended, and an overall seal coat should be considered within the next 3-5 years to extend the serviceable life of the pavement.



The building appears not to meet the rear setback requirements adjacent to E. Wilson Street.

Parking is located on the north and east side of the building. The north lot consists of 20 standard and one handicap spaces. The west lot consists of 12 spaces. All spaces are paved with marked spots. No on-site bicycle parking was observed.

## ACCESSIBILITY

Although the accessible parking provided appears to meet the code related to striping and signage (Photo 5), the site does not meet current accessibility codes for multiple reasons.

- For the total number of spaces provided, a minimum of two ADA compliant spaces are required with only one provided.
- The pavement slope within the space is approximately 4% exceeding the maximum of 2% in any direction.
- There is no accessible route to the public right of way.

# CITY HALL



Current configuration of city hall has additional space that can be utilized for future growth.

Renovation of existing space to accommodate:  
(16) Offices, (2) Large training rooms, storage and (2) Multi-stall toilets.

Minor renovation to split large offices into 2 offices could also accommodate future growth.

# CITY HALL RENOVATION COSTS

City Hall Interior Renovation

	6,435	
Demolish interior walls, ceiling, lighting & HVAC distribution		\$32,175
Interior reconstruction allowance including above ceiling allowance for ACT, lighting @\$50/sf		\$321,750
A&E		\$35,393
FFE Allowance @ \$10/sf		\$64,350
Contingency		\$45,367
Total		\$499,034
Budget		\$500,000

\$500,000 RENOVATED BUDGET (16) OFFICES, (2) LARGE TRAINING ROOMS , STORAGE AND (2) MULTI-STALL TOILETS

# PUBLIC WORKS



## SITE SUMMARY

- Project Area: 73.05 acres
- PIN: 9815517346
- Owner: City of Mebane
- Address: 633 Corregidor St, Mebane, NC
- Jurisdiction: City of Mebane
- Zoning: R-20 (Residential District)
- Setbacks:
  - Front: 30'
  - Side: 10'
  - Rear: 25'
- Maximum Building Height: 40'
- Addition of 6-7 new employees over the next 15 years
- Will need additional office space
- Larger break room
- Training facility needed.

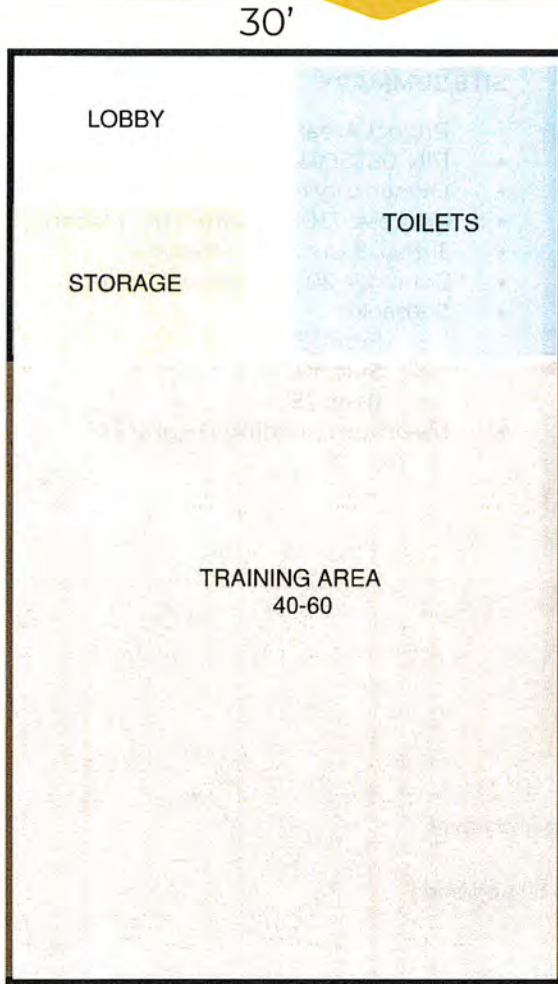


# PUBLIC WORKS EXISTING – CAPITAL PLANNING

\$95,200

Public Works Office						11,400	sf	\$12,500	\$27,000	\$55,700	\$95,200	8.35
	There is a need for additional office space. One employee has desk area along wall in garage bay. Other employee's share office space. Anticipated growth will increase problem. Additional storage space for equipment and trucks is currently needed.	A	X			Addition - see separate estimate		\$0	\$0	\$0		
	No sense of Main Entry for public to approach for access to facility	A		X		Add signage & Canopy	\$15,000	\$0	\$15,000	\$0		
	Interior finishes are in good condition in most areas	A			X	Repaint & flooring	\$34,200	\$0	\$0	\$34,200		
	Existing restroom needs drain wrap protection to comply with ADA	A	X			Add insulation	\$500	\$500	\$0	\$0		
	Directional Signage Needed	A	X			Add signage	\$1,500	\$1,500	\$0	\$0		
	Exterior finishes upper to be in good condition	A			X	Paint trim	\$1,500	\$0	\$0	\$1,500		
	Two panels are labeled "B", this could pose a danger to maintenance.	E	X			Relabel panels	\$500	\$500	\$0	\$0		
	Lighting in maintenance bays are utilizing T5 lamps, could upgrade to true LED fixtures for more light output and energy savings.	E		X		Replace 12 light fixtures	12,000	\$0	\$12,000	\$0		
	Replace air conditioning units	M			X	Replace units	\$20,000	\$0	\$0	\$20,000		
	Inspect and correct maintenance bays ventilation system	M	X			Repair exhaust	\$5,000	\$5,000	\$0	\$0		
	Replace water fixtures	P	X			Replace fixtures	\$5,000	\$5,000	\$0	\$0		

## PUBLIC WORKS - TRAINING FACILITY – JOINT VENTURE WITH FIRE



A new training facility will be used by public works and the fire department. The training facility could be used by other departments if needed. The facility will be a 30 ft x 50 ft metal building to save on costs. The program will include a training room for 40-60 employees, male and female toilets, storage room and lobby. New parking will be added to the site and minimal site work will need to be completed to prepare for the metal building.

Pre-engineered Metal Building (50 x 30)	1,500	
Site Work - minimum parking		\$45,000
Building Addition		\$187,500
A&E		\$34,875
FFE Allowance @ \$10/sf		\$15,000
Contingency		\$42,356
Total		\$324,731
Budget		<b>\$350,000</b>

# LAKE MICHAEL OFFICE



## SITE SUMMARY

- Project Area: 256.48 acres
- PIN: 9825863622
- Owner: City of Mebane
- Address: 7300 Lebanon Rd, Mebane, NC
- Jurisdiction: City of Mebane
- Zoning: R-20 (Residential District)
- Setbacks:
  - o Front: 30'
  - o Side: 10'
  - o Rear: 25'
- Maximum Building Height: 40'

### Architectural and Exterior

Exterior Walls/Columns

Exterior Doors

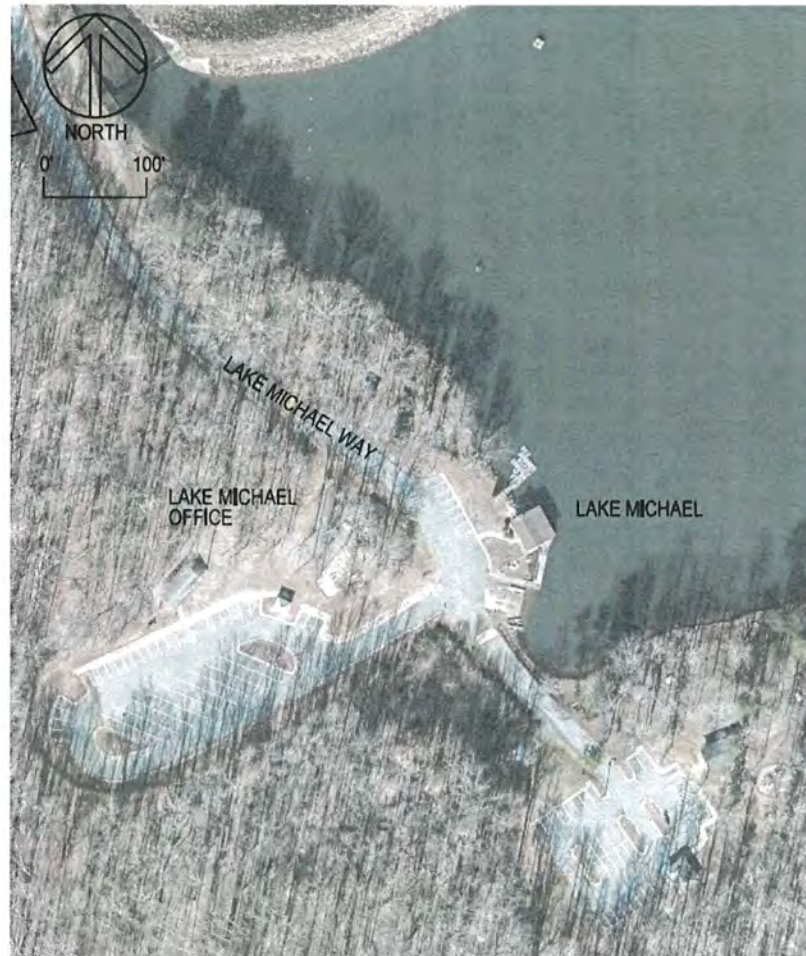
Exterior Steps, Stairs, and Ramps

Fire Escapes

Windows

S	2	Exterior siding needs staining and repair
	3	
S	2	ramps to paddle boats are to be upgraded
S	2	Need some repairs

# LAKE MICHAEL OFFICE – SITE ANALYSIS



- Needs to be investigated. Some block missing at water level.
- Cracks in masonry. Uncertain about stability of piers in water supporting porch. Recommend structural engineer to investigate
- Some broken pavement and current portions of decking present potential safety hazard. Rework of access is planned.



# LAKE MICHAEL OFFICE – CAPITAL PLANNING

\$48,750

Lake Michael Office				500	sf	\$15,000	\$33,750	\$0	\$48,750	97.50 \$/sf
					Repair Allowance	\$5,000	\$5,000	\$0	\$0	
	Some broken pavement and current portions of decking present potential safety hazard. Rework of access is planned	A	X							
	3 tab shingle roof. Not sure of age but appears in fair shape	A		X	Re Roof	\$3,750	\$0	\$3,750	\$0	
	Foundation needs to be investigated. Some block missing at water level. Cracks in masonry. Uncertain about stability of piers in water supporting porch. Recommend Structural engineer to review.	A	X		Investigate & Repair masonry	\$5,000	\$5,000	\$0	\$0	
	Exterior siding needs staining and repair	A		X	Restain exterior	\$2,500	\$0	\$2,500	\$0	
	Recommend window replacement	A		X	10 windows? Replace with single hung vinyl	\$7,500	\$0	\$7,500	\$0	
	Interior finishes are in fair condition	A		X	repaint, flooring, cabinets?	\$5,000	\$0	\$5,000	\$0	
	No interior restroom is available for staff. Consider adding facility	A		X	Add interior restroom	\$10,000	\$0	\$10,000	\$0	
	Floating Boat dock and ramps are currently being considered for upgrades to facility	A	X		See budget		\$0	\$0	\$0	
	Electrical system has new 100A panel; electrical devices are old	E	X		Upgrade devices	\$2,500	\$2,500	\$0	\$0	
	Lighting fixtures are older fluorescent	E	X		Replace lighting	\$2,500	\$2,500	\$0	\$0	
	Communication system is a simpler system, using cable utility	E		X	Upgrade system allow	\$5,000	\$0	\$5,000	\$0	

# OLD RECREATION – SITE ANALYSIS



## SITE SUMMARY

- Project Area: 2.27 acres
- PIN: 9815937233
- Owner: City of Mebane
- Address: 209 W Jackson St, Mebane, NC 27302
- Jurisdiction: City of Mebane
- Zoning: R-12 (Residential District)
- Setbacks:
  - Front: 30'
  - Side: 10'
  - Rear: 25'
- Maximum Building Height: 35'

## GENERAL CONDITION/MAINTENANCE

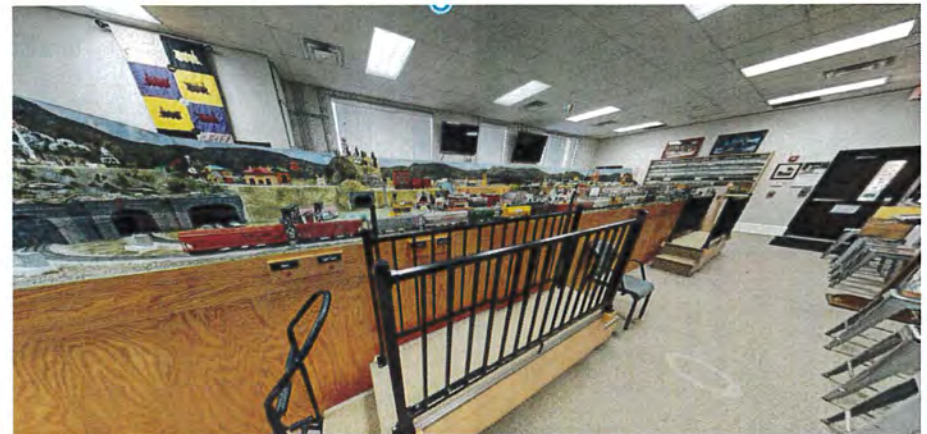
The site is in good condition except for the parking lot pavement condition and landscaping issues adjacent to some walks. The parking lot pavement is nearing the end of its serviceable life. Substantial alligator cracking was observed throughout the lot (Photo 5 & 24). This parking lot will need a repair/overlay or replacement in the next 3 to 5 years.

Several areas of the site need minor landscape and ground cover maintenance. Several walks have adjacent ground services that are too low relative to the walkway making them an injury hazard (Photo 15). The area adjacent to W. Lee Street in particular needs general ground cover improvements to prevent further degradation and erosion, and to minimize tripping hazards (Photo 16 & 17). Tree root removal and topsoil placement with seeding or sodding in limited areas should be considered.

# OLD RECREATION – CAPITAL PLANNING

\$266,848

Roof	\$50,000	\$0	\$0	\$50,000
Train Museum Ceiling	\$500	\$500	\$0	\$0
	\$500	\$500	\$0	\$0
Paint trim	\$2,500	\$0	\$0	\$2,500
Structural Crack	\$500	\$500	\$0	\$0
	\$0	\$0	\$0	\$0
Men's restroom	\$500	\$500	\$0	\$0
Allow \$2/sf paint and refresh	25,308	\$0	\$0	\$25,308
Repaint	\$5,000	\$5,000	\$0	\$0
	\$5,000	\$5,000	\$0	\$0
Ramjet	\$5,000	\$5,000	\$0	\$0
	\$5,000	\$5,000	\$0	\$0
Repair Gym Flooring	\$2,500	\$2,500	\$0	\$0
	\$0	\$0	\$0	\$0
Directional Signage	\$1,500	\$1,500	\$0	\$0
Allow \$1500	\$1,500	\$1,500	\$0	\$0
Replace Gym lighting	\$15,000	\$15,000	\$0	\$0
Replace units only	\$126,540	\$0	\$126,540	\$0
Humidity control in the gym	\$24,000	\$24,000	\$0	\$0
insulate outdoor refrigerant	\$1,000	\$1,000	\$0	\$0
	\$5,000	\$0	\$5,000	\$0



# MEBANE ARTS AND COMMUNITY CENTER – SITE ANALYSIS



## SITE SUMMARY

- Project Area: 73.05 acres
- PIN: 9815517346
- Owner: City of Mebane
- Address: 633 Corregidor St, Mebane, NC 27302
- Jurisdiction: City of Mebane
- Zoning: R-20 (Residential District)
- Setbacks:
  - Front: 30'
  - Side: 10'
  - Rear: 25'
- Maximum Building Height: 40'

The Mebane Arts and Recreation Center occupies the southern portion of the overall 73 Acre property located at the end of Corregidor Street. According to tax records, the building was constructed in 1990. The site is also accessible from the north through the Public Works facility and Tate Avenue but an aged bridge separates the two sites and is not open for general public access. A Roadway project currently under construction will connect Tate Avenue with Corregidor and provide improved access to/from the north.

The site consists of the main recreation center as well as two larger parking areas serving the surrounding recreation facilities. For discussion purposes, the parking lots are numbered as:

1. Main Parking – Parking area just north of the building including two isles.
2. Lower Parking – Just north of lot one which serves the ball fields.
3. Remote Parking – Remote from the building to the northeast serving the soccer fields.

## PEDESTRIAN ACCESS

The site is connected to public sidewalk located on the east side of Corregidor via crosswalks at the southeast corner of the site as well as along Corregidor south of the building. Pedestrians are able to traverse from building to lot and to recreation facilities while staying on concrete walkways (Photo 24). The pedestrian facilities are also connected to a recreational walkway that encircles the building and lots 1 and 2.

## VEHICULAR ACCESS AND PARKING

The site has two points of access to the main building and lot 1 as well as a service/loading area south of the building. The two drives (Photo 2 & 18) are connected by an onsite drive and drop-off area covered by a canopy (Photo 1 & 5). The onsite connection is marked one-way and serves as an exit only. The service area is a dead end with all traffic entering and leaving via the southern drive. There are multiple building accesses for the service drive and adequate space to turn around for single unit delivery vehicles but not for tractor trailer size vehicles. Parking lot 2 is accessible through the northern entrance to lot one as well as an additional drive to the north (Photo 25). Lot 3 is connected to Corregidor with separate entrance and exit drives. The striped parking for each lot is as follows:

1. Lot 1 – 53 Standard and 4 Accessible
2. Lot 2 – 324 Standard and 8 Accessible
3. Lot 3 – 131 Standard and 6 Accessible  
Total – 508 Standard and 18 Accessible

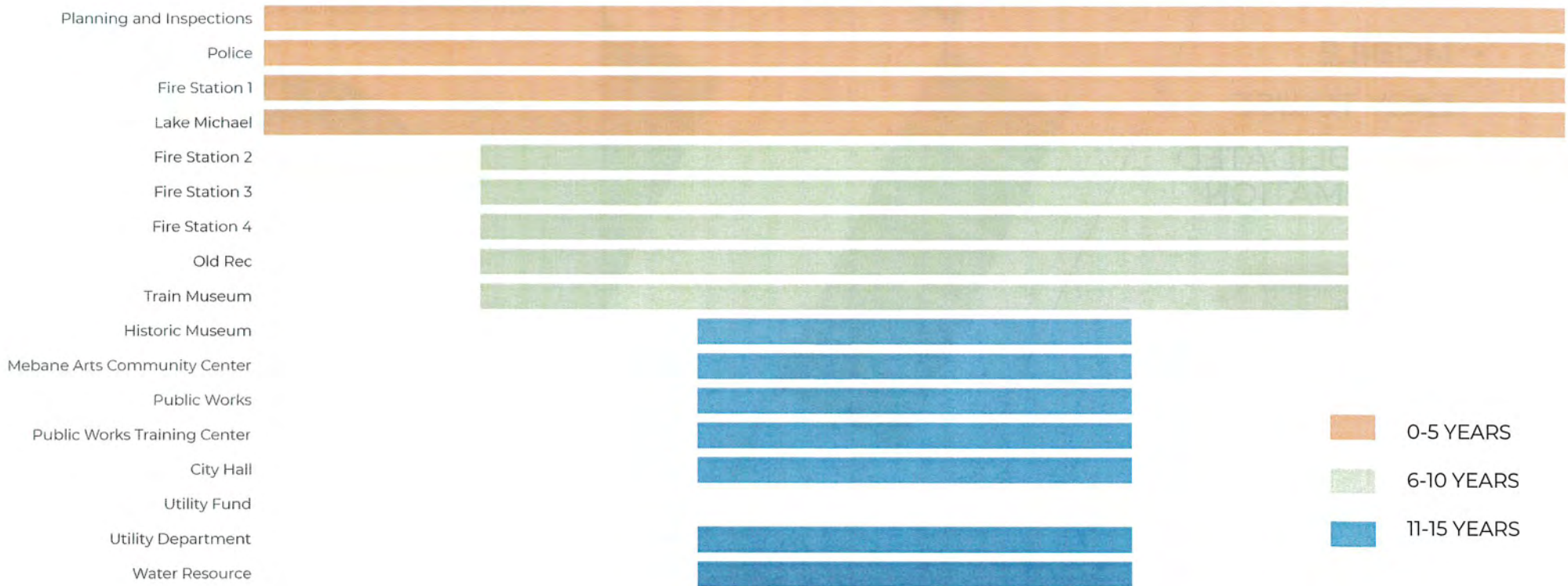
# MEBANE ARTS AND COMMUNITY CENTER – CAPITAL PLANNING

\$766,180

Mebane Arts and Community Center						31,359	sf		\$194,295	\$91,500	\$480,385	
	Review storage of materials below stair to second level. Typically it is Code violation to store materials below open stairs. Copier is also located in the stair area. Second level originally designated as storage is now an office space with only one means of egress which limits # of occupants.	A	X					Move Items	\$500	\$500	\$0	\$0
	If roof is under warranty have rep review existing conditions and make recommendations for roof life extension and review loose membrane on vertical surfaces	A	X					adhere to vertical surfaces	\$1,500	\$1,500	\$0	\$0
	Review structural cracks at new rear loading dock walls and floor slab and structural crack at wall corner behind dressing room toilet	A	X					Repair cracks	\$5,000	\$5,000	\$0	\$0
	HC drain pipe protection wrap needed on lavatories in a couple areas	A	X					Install insulation	\$500	\$500	\$0	\$0
	Interior finishes throughout most of the building are in good condition	A			X			Repaint & new Flooring	\$156,795	\$0	\$0	\$156,795
	Stage area finishes have not been upgraded as recently as other building finishes	A		X				2000 sf of finishes	\$10,000	\$0	\$10,000	\$0
	Adhesive appears to be oozing between tiles in a couple of areas. An example is in Meeting rooms at front of building	A	X					Replace VCT - 1500 sf	\$7,500	\$7,500	\$0	\$0
	Exterior finishes on building are in good condition with exception of efflorescence and some stains which could be pressure washed.	A		X				Pressure wash Exterior	25,000	\$0	\$25,000	\$0
	Currently facility is lacking adequate office space for employees and as town grows more space will be needed.	A		X				Addition?	\$50,000	\$0	\$50,000	\$0
	Emergency egress lights have dead batteries in several places throughout building.	E	X					Replace batteries	\$2,500	\$2,500	\$0	\$0
	Server rack is located in stairwell, needs its own location	E	X					Mover server	\$5,000	\$5,000	\$0	\$0
	Lighting fixtures (except in lobby) are 30 years old; fixtures in gymnasium are still utilizing fluorescent lamps.	E	X					Replace light fixtures	\$156,795	\$156,795	\$0	\$0
	Phone system working, telephone board in main electrical room is untidy.	E		X				Upgrade Phone system	\$5,000	\$0	\$5,000	\$0
	Fire alarm system has been upgraded; smoke detectors need to be tested and/or replaced.	E		X				Replace Smoke Detectors	\$1,500	\$0	\$1,500	\$0
	Replace roof top units	M			X			Replace RTU's	\$313,590	\$0	\$0	\$313,590
	Remove old PTAC unit from office in second floor and provide a minisplit heat pump system for this space	M	X					Add mini-split	\$10,000	\$10,000	\$0	\$0
	Replace water heaters				X			Replace 2 water heaters	\$10,000	\$0	\$0	\$10,000
	Review water distribution system to improve water pressure	P	X					Add pump?	\$5,000	\$5,000	\$0	\$0

# General Fund and Utility Priority

## General and Utility Fund



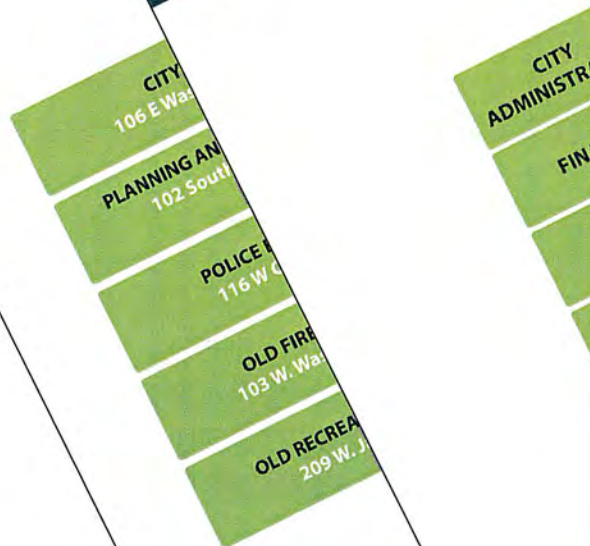
# DASHBOARD

- MOBILE
- EASY TO USE
- CONSOLIDATED INFORMATION

DASHBOARD  
DEMO LINK

BUILDINGS

DEPARTMENTS



CITY OF MEBANE, NC  
FACILITIES RATING ASSESSMENT & SPACE NEEDS DASHBOARD



SEARCH BY  
CITY BUILDING



SEARCH BY CITY  
DEPARTMENT



CITY-WIDE ANALYSIS



The Mebane City Council held a continued meeting at 6:00 p.m., Wednesday, March 3, 2021. The March 1, 2021 meeting was continued per G.S. 166A-19.24, which states that when a public body conducts a public hearing as a remote meeting, it must allow for written comments on the subject of the public hearing to be submitted between publication of any required notice and 24 hours after the public hearing. Due to public health concerns related to COVID-19, the meeting was held virtually via Zoom.

Council Present via Zoom:

Mayor Ed Hooks  
Mayor Pro-Tem Jill Auditori  
Councilmember Everette Greene  
Councilmember Patty Philipps  
Councilmember Sean Ewing  
Councilmember Tim Bradley

City Staff Present via Zoom:

City Manager Chris Rollins  
Assistant City Manager Preston Mitchell  
City Attorney Lawson Brown  
Development Director Cy Stober  
City Clerk Stephanie Shaw  
IT Director Kirk Montgomery

Mayor Hooks called the meeting to order. He then stated that tonight's meeting is a continuation of the public hearings held on Monday, March 1, 2021. He commended former Editor of the Mebane Enterprise Adam Powell for winning multiple 2020 Press Association Awards.

Mr. Bradley said there was a public comment made on Monday quoting himself and Mr. Greene and while Council has a policy of not making comments during the Public Comment Period, he wanted to let everyone know that his comment was taken from a series of emails where he was asked to explain why he voted a certain way on a particular project. He was not representing the Council in any way. He did not want Council to think he was telling people that Council thought that same way on that particular project. He stated that he had forwarded those citizen emails to Council members when they were occurring but he is happy to reshare the emails if so needed.

Mayor Hooks stated that the first item on the agenda for Council's vote is the continued public hearing on a request for the adoption of an Ordinance to Extend the Corporate Limits- Agape Baptist Church. No one from the public spoke concerning the matter. Mr. Greene made a motion, seconded by Ms. Philipps, to close the public hearing. The motion carried unanimously per a roll call vote. Ms. Philipps made a motion, seconded by Mr. Ewing, to adopt the Ordinance to Extend the Corporate Limits to include the 5.24 acres. The motion carried unanimously per a roll call vote.

Mayor Hooks stated that the second item on the agenda for Council's vote is the continued public hearing on a request from PT Greenland, LLC, requesting a rezoning from B-2 (General Business) to B-2(CD) (General Business, Conditional) district to allow for a Multi-tenant Building (aka "Neighborhood Shopping Center") complying with all development standards identified in the Mebane UDO 4-7.8.I and allowing for the following four (4) otherwise restricted uses:

- Laundromat, Coin-Operated or Card
- Restaurant (drive-in or take-out window only)
- Restaurant (with drive-through)
- Physical Fitness Center, Training Center

Mr. Bradley requested that Mr. Stober walk Council through the traffic pattern thoughts from the Technical Review Committee's (TRC) point of view. Mr. Stober said the City's Unified Development Ordinance (UDO) has a requirement for stacking a drive-through and the project as designed met that requirement. He said there are two drive-throughs provided on the site plan, one of which uses the drive aisle between the parking spaces which is unusual but TRC accounted for that and it does meet the City's criteria but would not be allowed by right, hence the need for the public hearing. Staff and DOT neither offered any objection to the entry-exit driveway location and they confirmed that no queueing would overflow from the site into the private drive that goes down to



Lowes Foods Shopping Center. He said the TRC looked at every opportunity to ensure that the UDO requirements for stacking were met, also using every reasonable rationale to make sure that the UDO was met as written and in spirit while not overstepping its bounds for what is a discretionary matter for public hearing with regard to providing two drive-through windows as well as providing a drive through in a shopping center of this size which requires a conditional rezoning. Mr. Bradley said he just wanted to make sure TRC was comfortable with the site plan as presented.

Ms. Philipps shared her concern with folks not knowing which direction they should go when entering the parking lot. She asked what type of signage they plan to use to give people direction as to which lane they will need to use. She said with there being two drive throughs, she feels there will be a lot of potential for conflict and confusion among car movement and at the entrance of the site. Mr. Huffine joined the meeting via Zoom. He shared PowerPoint slides depicting facilities with similar traffic patterns in an adjoining city.

Mr. Ewing shared concerns with the potential for a criss-cross traffic pattern. He said he could support the idea of a “wait in your car” pick-up parking area, much like the one at Mebane’s Blue-Ribbon Diner.

Mr. Greene said he would like to ensure that Mr. Huffine’s client’s venture is successful and that is the reasoning of expressing concerns with the traffic pattern. He said ultimately the TRC and the Planning Board approved the site plan so he is sure they did their due diligence.

Ms. Auditori said while Council cannot base its decision on the tenants that plan to inhabit this property but at the same time, it seems like a very site-specific plan for certain tenants. So, she is curious if that plan does not materialize or if it does not work out in a year from now, will this be a viable plan for other tenants. She wants this to be successful but she also does not want an empty building in the future. Mr. Huffine said he is basing the presentation on the worst case from a traffic perspective. He said the perspective tenants have requested this as a “want list”, if they were to make improvements to the locations where they are now, this plan is how they would want it. He added that should these perspective tenants decide not to not come to Mebane, the center would be occupied and they would likely not have the need for either one of the windows and if this were not a small center, less than 15,000 square feet, they would not have even worried about it but he is grateful that so much thought is being put in on this project because he feels confident in the decisions being made on queue length and the way the site will “behave”.

Ms. Philipps said it is all of their hopes that this project will be successful but they just wanted to be sure that the stacking of the cars will not be an issue.

Mr. Huffine shared slides depicting building elevations including dining and gathering spaces on the east and west sides of the building.

No one from the public spoke concerning the matter. Mr. Greene made a motion, seconded by Mr. Ewing, to close the public hearing. The motion carried unanimously per a roll call vote. Mr. Bradley made a motion, seconded by Mr. Greene, to approve the B-2(CD) zoning as presented and a motion finding that the application is consistent with the objectives and goals in the City’s 2017 Comprehensive Land Development Plan Mebane By Design. The request:

- Is for a property within the City’s G-1 Mixed Use (III) Primary Growth Area and provides “...neighborhood-scale retails and commercial development and entertainment... [and provides] ...internal roadways that require interconnectivity between different development projects.”
- Satisfies Growth Management Goal 1.1: “Encourage a variety of uses in growth strategy areas and in the downtown, promote/encourage a village concept that supports compact and walkable environments.”

- Satisfies Growth Management Goal 1.6: “Require that commercial development be pedestrian-friendly, supporting walking between differing land uses while also reducing parking requirements.”

The motions carried unanimously per a roll call vote.

Mayor Hooks stated the next item for the Council’s vote is the continued Public Hearing on a request for adoption of the Lowes Boulevard Corridor Plan. Mr. Stober said in response to Council’s concerns and discussion on Monday night, two additional concepts were drafted, Concepts 7 and 8 which are basically modifications to Concept 1A. Mr. Stober gave an overview of the modifications.

Mr. Bradley shared concerns with adding the purple lines which indicate a future Phase 2 road extension. He feels it may hinder developers from looking at the area. Ms. Philipps said she likes the purple lines as it shows the intention to provide multiple connections. Ms. Audtiori said she agrees that showing more connectivity would better serve the greater community needs and she feels it is important to consider the feedback they have received and the recommendation of the Planning Board. She added that she still likes Concept 4B, sharing her concerns with the Concept 3 as that concept shows multiple roads connecting so closely together. Mr. Stober assured Council that all of Ramey Kemp’s concept designs took in NCDOT’s recommendations. Mr. Ewing asked if the request to provide rear access to those three properties on NC 119 was included. Mr. Stober said that would be a conditional requirement per the Council’s motion but that access is largely captured in the two new concepts and in concept 1A.

There were no comments from the public. Ms. Philipps made a motion, seconded by Mr. Greene, to close the public hearing. The motion carried unanimously per a roll call vote. Mr. Bradley made a motion, seconded by Mr. Greene, to approve Concept 7 of the Lowes Boulevard Corridor Plan. The plan reasonable and in the public interest, and is consistent with the goals and objectives of the City’s adopted plans, specifically:

- Roadway Project #7 of the City of Mebane 2040 Comprehensive Transportation Plan (p. 78);
- The City’s Comprehensive Land Development Plan Public Facilities and Infrastructure Goal 2.1:
- *“Improve safety and confidence of pedestrian access across major streets, including I-40/85, US-70, NC-119, Mebane-Oaks Road and other highly-traveled roadways.”* and
- The City’s CLP Community Appearance Goal 3.2:
- *“Improve efforts to identify entrance corridors, streetscapes, wayfinding, and signage that consistently reflects the City’s “Positively Charming” brand.”*

The motion failed with a 2-3 vote per a roll call vote. Ayes- Mr. Bradley and Mr. Greene. Nays- Ms. Auditori, Ms. Philipps and Mr. Ewing.

Ms. Philipps made a motion, seconded by Mr. Ewing, to approve Concept 8, as presented with no round-a-bout, of the Lowes Boulevard Corridor Plan. The plan reasonable and in the public interest, and is consistent with the goals and objectives of the City’s adopted plans, specifically:

- Roadway Project #7 of the City of Mebane 2040 Comprehensive Transportation Plan and the City’s Comprehensive Land Development Plan Public Facilities and Infrastructure Goal 2.1.

The motion passed unanimously with a roll call vote.

There being no further business, the meeting was adjourned at 6:59pm.

ATTEST:

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

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



# AGENDA ITEM #3C

SUB 21-01

*Reapproval* Final Subdivision Plat

Bowman Village, Phase N1

*Original Approval 01/04/21*

Meeting Date April 5, 2021

Presenter

Cy Stober, Development Director

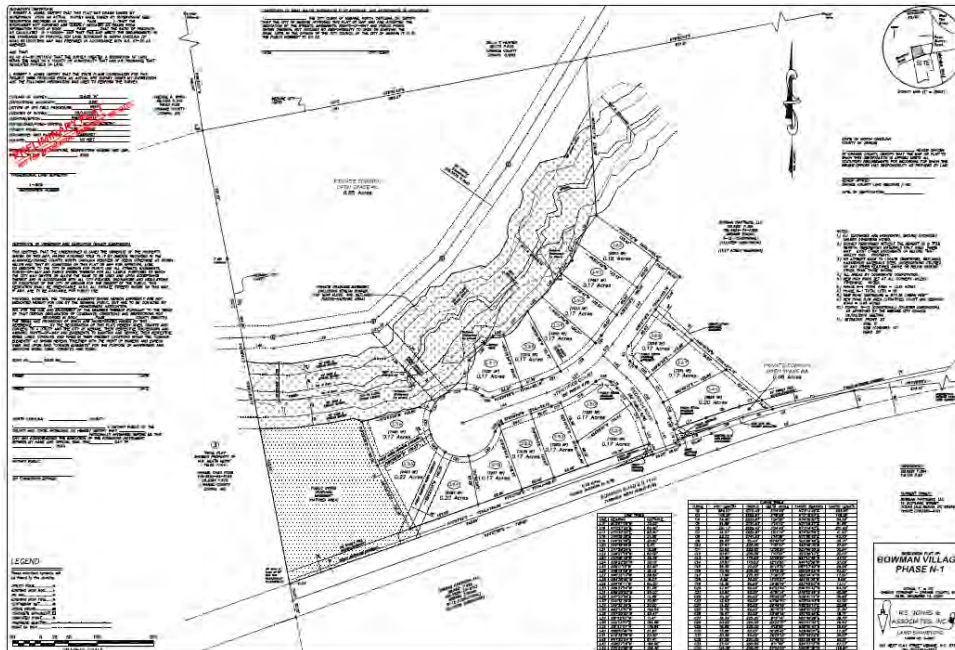
Applicant

Bowman Partners, LLC  
15 Scotland Street  
Ocean Isle Beach, NC  
28469

Public Hearing

Yes  No

## Final Plat



### Property

Bowman Village,  
Orange County

GPINs  
9824745328

### Proposed Zoning

N/A

### Current Zoning

R-12 (CD)

### Size

+/-13.61 ac

### Surrounding

#### Zoning

R-12(CD) and  
O/RM & AR  
(Orange County)

### Surrounding

#### Land Uses

Single-Family  
Residential,  
Vacant

### Utilities

Extended at  
developer's  
expense.

### Floodplain

Yes

### Watershed

No

### City Limits

---

Yes

---

### Summary

Bowman Partners, LLC, is requesting approval of the Final Plat for Phase N1 of the Bowman Village Subdivision (approved for conditional rezoning as a cluster subdivision by City Council 06/03/19). The Final Plat will include a total area of +/-13.61 acres featuring 15 single-family lots of +/- 3.01 acres, +/- 9.65 acres of open space (inc. a stormwater pond), and +/- 0.95 acres and +/- 677.38 linear feet of dedicated right of way.

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plan 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.

---

### Financial Impact

The developer has extended utilities at his own expense.

---

### Recommendation

This plat was originally approved by the City Council January 4, 2021. Site development is delayed due to significant wet weather.

Staff recommends approval of the Final Plat.

---

### Suggested Motion

Motion to approve the final plat as presented.

---

### Attachments

1. Final Plat

**SURVEYOR'S CERTIFICATE**  
 I, ROBERT S. JONES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

AND THAT:  
 NC GS 47-30 (f)(1)(c) THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

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

(1) CLASS OF SURVEY: CLASS "A"  
 (2) POSITIONAL ACCURACY: 0.08'  
 (3) TYPE OF GPS FIELD PROCEDURE: VRS  
 (4) DATE OF SURVEY: 06/12/20  
 (5) DATUM/EPOCH: NAD 83  
 (6) PUBLISHED/FIXED-CONTROL: NC STATE NETWORK  
 (7) GEOD MODEL: 28 CONUS  
 (8) COMBINED GRID: 09999427  
 (9) UNITS: US FEET

WITH ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL OF THE SURVEYOR, THIS MAP IS VALID FOR 2020.

PROFESSIONAL LAND SURVEYOR  
 L-3939  
 REGISTRATION NUMBER

**CERTIFICATE OF OWNERSHIP AND DEDICATION (MAJOR SUBDIVISION)**  
 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/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 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 SERVICING WIRES, LINES, CONDUITS, AND PIPES.

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

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

NORTH CAROLINA \_\_\_\_\_ COUNTY \_\_\_\_\_

I, \_\_\_\_\_ A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT I PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC  
 MICHAEL CHAD POPE  
 PIN: 9824-64-5162  
 DB.2064 P.572  
 (ORANGE COUNTY ZONING: AR)

**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  
 DELLA T. HUNTER  
 DB.172 P.645  
 (ORANGE COUNTY ZONING: O/RM)

**LEGEND**  
 These standard symbols will be found in the drawing.  
 UTILITY POLE.....  
 EXISTING IRON ROD.....  
 PK NAIL.....  
 EXISTING IRON PIPE.....  
 5/8" REBAR SET.....  
 STONE FOUND.....  
 CONCRETE MONUMENT.....  
 COMPUTED POINT.....  
 OVERHEAD ELECTRIC.....  
 RIGHT OF WAY.....

50 0 25 50 100 200  
 GRAPHIC SCALE

**PRIVATE COMMON OPEN SPACE #1**  
 8.85 Acres

**PRIVATE COMMON OPEN SPACE #2**  
 0.08 Acres

**BOWMAN PARTNERS, LLC**  
 DB.6621 P.294  
 PIN: 9824-74-3328  
 MEBANE ZONING: R-12 (CONDITIONAL)  
 (CLUSTER SUBDIVISION)  
 (11.17 ACRES REMAINING)

**STRATIFIED COURT**  
 (50' PUBLIC R/W)

**BEDROCK ROAD**  
 (50' PUBLIC R/W)

**BOWMAN ROAD S.R. 1142**  
 (VARIABLE WIDTH PUBLIC R/W)

**BOWMAN PARTNERS, LLC**  
 DB.6621 P.294  
 PIN: 9824-73-6163  
 MEBANE ZONING: R-12 (CONDITIONAL)  
 (CLUSTER SUBDIVISION)

**LINE BEARING**  
 L15 N135°58'W 30.00'  
 L16 N70°27'22"E 60.40'  
 L17 N70°27'22"E 60.40'  
 L18 S19°32'38"E 21.00'  
 L19 S19°32'38"E 9.50'  
 L20 S19°32'38"E 15.56'  
 L21 S47°20'54"E 15.56'  
 L22 S36°27'18"W 60.00'  
 L23 S13°49'45"W 32.38'  
 L24 S39°22'55"W 30.15'  
 L25 S39°11'13"W 53.60'  
 L26 S46°12'29"W 36.12'  
 L27 S45°39'17"W 59.89'  
 L28 S8°38'40"W 18.27'  
 L29 S44°19'11"W 60.30'  
 L30 S06°27'14"W 51.78'  
 L31 N69°25'22"W 20.00'  
 L32 S47°20'54"E 15.86'  
 L33 S19°32'38"E 30.50'  
 L34 S19°32'38"E 20.00'  
 L35 N42°13'57"W 162.54'  
 L36 S47°20'55"W 20.47'  
 L37 S81°12'07"W 11.41'  
 L38 S42°13'57"E 166.69'  
 L39 S81°12'07"W 176.84'  
 L40 S88°32'40"W 51.92'  
 L41 N19°32'38"W 50.50'  
 L42 N47°20'54"W 57.41'  
 L43 S36°27'18"W 166.00'  
 L44 S70°24'06"W 158.30'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	264.05'	2712.43'	53°44'00"	N73°14'42"E	263.95'
C3	148.39'	2222.97'	37°49'28"	N71°16'54"E	148.39'
C4	54.60'	2222.97'	124.28'	N74°39'57"E	54.59'
C5	61.89'	2721.93'	178°10'	N71°06'27"E	61.89'
C6	261.13'	2682.43'	53°44'00"	N73°14'42"E	261.03'
C7	41.47'	2242.97'	103°34'	N74°28'56"E	41.47'
C8	62.73'	2741.93'	178.39'	N71°06'27"E	62.73'
C9	29.25'	20.00'	12°19'56"	S05°26'40"E	26.71'
C10	27.67'	225.00'	7°02'42"	S43°49'30"E	27.65'
C11	50.95'	225.00'	12°58'24"	S33°48'55"E	50.84'
C12	30.57'	225.00'	7°47'05"	S23°26'10"E	30.55'
C13	47.26'	175.00'	15°28'22"	N27°16'48"W	47.12'
C14	37.67'	175.00'	12°19'56"	N41°10'56"W	37.59'
C15	28.35'	20.00'	8°13'32"	N87°57'40"W	26.04'
C16	73.49'	275.00'	15°18'39"	S59°04'53"W	73.27'
C17	17.59'	275.00'	3°39'53"	S68°34'10"W	17.59'
C18	6.09'	20.00'	17°25'57"	S61°41'08"W	6.06'
C19	13.38'	20.00'	38°20'19"	S33°48'00"W	13.13'
C20	67.61'	60.00'	64°33'44"	S46°54'42"W	64.09'
C21	43.83'	60.00'	41°51'14"	N79°52'49"W	42.86'
C22	40.35'	60.00'	38°32'00"	N39°41'12"W	39.60'
C23	42.93'	60.00'	40°59'50"	N00°04'43"E	42.02'
C24	31.23'	60.00'	29°49'16"	N80°59'14"E	30.88'
C25	31.70'	60.00'	30°18'51"	S68°57'53"E	31.34'
C26	19.47'	20.00'	55°46'16"	S81°42'46"E	18.71'
C27	36.34'	225.00'	9°15'14"	N65°46'29"E	36.30'
C28	80.02'	225.00'	20°22'37"	N50°57'34"E	79.60'
C29	16.95'	225.00'	4°18'58"	N38°36'47"E	16.94'
C30	17.26'	60.00'	16°28'45"	N28°49'00"E	17.20'
C31	30.39'	60.00'	29°01'13"	N51°33'59"E	30.07'
C32	97.06'	200.00'	27°48'16"	N33°26'46"W	96.11'
C33	27.04'	250.00'	6°11'48"	S39°33'12"W	27.03'
C34	121.08'	250.00'	27°45'00"	S56°31'36"W	119.90'

**STATE OF NORTH CAROLINA**  
 COUNTY OF ORANGE

REVIEW OFFICER  
 ORANGE COUNTY LAND RECORDS / GIS  
 DATE OF CERTIFICATION: \_\_\_\_\_

NOTES:  
 1.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.  
 2.) SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. REFERENCED MATERIALS ONLY USED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT AFFECT THIS PROPERTY.  
 3.) NO ATTEMPT MADE TO LOCATE CEMETERIES, WETLANDS, HAZARDOUS MATERIALS SITES, UNDERGROUND UTILITIES, OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.  
 4.) ALL AREAS BY COORDINATE COMPUTATION.  
 5.) NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.  
 6.) PHASE N-1 TOTAL AREA = 13.61 ACRES  
 7.) PHASE N-1 TOTAL LOTS = 15  
 8.) NEW ROAD CENTERLINE = 677.38 LINEAR FEET  
 9.) NEW ROAD R/W AREA (STRATIFIED COURT AND BEDROCK ROAD) = 0.95 ACRES  
 10.) ZONING: R-12 (CONDITIONAL) (CLUSTER SUBDIVISION) AS APPROVED BY THE MEBANE CITY COUNCIL 06/03/2019 MEETING  
 11.) SETBACKS: FRONT: 20' SIDE: 5' REAR: 20'

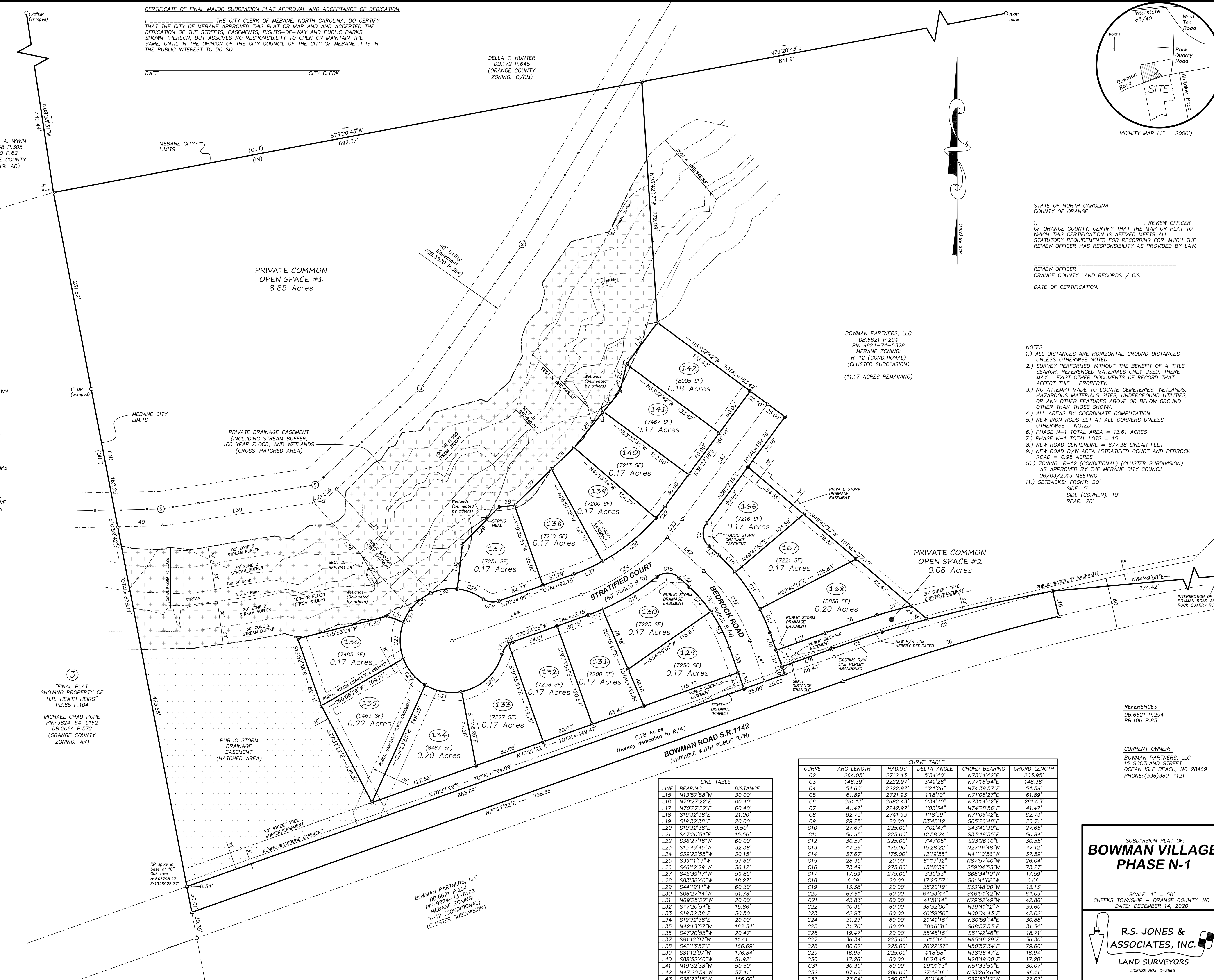
**REFERENCES**  
 DB.6621 P.294  
 PB.106 P.83

**CURRENT OWNER:**  
 BOWMAN PARTNERS, LLC  
 15 SCOTLAND STREET  
 OCEAN ISLE BEACH, NC 28469  
 PHONE: (336)380-4121

**SUBDIVISION PLAT OF:**  
**BOWMAN VILLAGE**  
**PHASE N-1**

SCALE: 1" = 50'  
 CHEEK'S TOWNSHIP - ORANGE COUNTY, NC  
 DATE: DECEMBER 14, 2020

**R.S. JONES & ASSOCIATES, INC.**  
 LAND SURVEYORS  
 LICENSE NO. C-2565  
 201 WEST CLAY STREET MEBANE, N.C. 27302  
 PH.: (919)563-3623



**LEGEND**  
 These standard symbols will be found in the drawing.  
 UTILITY POLE.....  
 EXISTING IRON ROD.....  
 PK NAIL.....  
 EXISTING IRON PIPE.....  
 5/8" REBAR SET.....  
 STONE FOUND.....  
 CONCRETE MONUMENT.....  
 COMPUTED POINT.....  
 OVERHEAD ELECTRIC.....  
 RIGHT OF WAY.....

50 0 25 50 100 200  
 GRAPHIC SCALE



---

## AGENDA ITEM #3D

### Inspections & Planning Building Expansion; Budget Ordinance Amendment

**Meeting Date** April 5, 2021

**Presenter**

Cliff Ayscue, Inspections Director

---

**Public Hearing**

Yes  No

---

#### Summary

The City of Mebane's Inspections and Planning offices are at capacity and an expansion to accommodate current staff needs has been requested by the Inspections Director and Development Director. Total costs are estimated to be \$213,000. Construction is estimated to be completed by December 2021 and will feature an additional 850 square feet, five additional offices, an ADA-compliant restroom, and a new, safer parking layout.

---

#### Financial Impact

\$213,000: \$205,000 for the building expansion and upfit; \$8,000 for associated office materials and equipment purchases.

---

#### Recommendation

Staff recommends approval of the request as presented.

---

#### Suggested Motion

Motion to approve the request as presented and to amend the FY21 municipal budget ordinance to support the request.

---

#### Attachments

1. Architectural renderings of 850 s.f. building expansion and associated upfits to the City's Inspections and Planning offices.
2. 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, 2020 as duly adopted on June 1, 2020, is hereby amended as follows:

**ARTICLE I**

<b>APPROPRIATIONS</b>	<b>Current Budget</b>	<b>Change</b>	<b>Revised Budget</b>
<b>GENERAL FUND</b>			
Non-Departmental	\$ 4,401,699	\$ 213,000	\$ 4,614,699
<b>CAPITAL FUND</b>			
Inspections/Planning Building Expansion	-	213,000	213,000

**ARTICLE II**

<b>APPROPRIATIONS</b>	<b>Current Budget</b>	<b>Change</b>	<b>Revised Budget</b>
<b>GENERAL CAPITAL FUND</b>			
Appropriated Fund Balance	\$ 3,534,641	\$ 213,000	\$ 3,747,641
<b>CAPITAL FUND</b>			
Transfers From General Fund	\$ 679,676	\$ 213,000	\$ 892,676

This is the 5th day of April 2021.

---

## AGENDA ITEM #4A

### Ordinance to Extend the Corporate Limits- BT-OH, LLC (United Parcel Services)

---

**Meeting Date**

April 5, 2021

---

**Presenter**

Lawson Brown, City Attorney

---

**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 contiguous annexation containing approximately 183.11 acres located in the North Carolina Commerce Park on Governor Ralph Scott Parkway in Alamance County.

---

**Background**

At the March 1, 2021 Council Meeting, Council accepted the petition for annexation and the Clerk's certificate of sufficiency and adopted a Resolution setting a date of Public Hearing for April 5, 2021 to consider approval of extending Mebane's corporate limits. The Public Hearing Notice was properly advertised.

---

**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.

---

**Recommendation**

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

---

**Suggested Motion**

I make a motion to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 183.11 acres.

---

**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. 143

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 virtually via Zoom at 6:00 p.m. on April 5, 2021, after due notice by the Mebane Enterprise on March 24, 2021; 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 April 5, 2021:

**Annexation Area #1**

BEING all that area of land containing +/- 91.04 acres located in Melville Township, Alamance County, North Carolina; being portions of tracts having been conveyed to BT-OH, LLC by deed recorded under DB 4096, Pg. 653 of the Alamance County Registry, and also a portion of that 260' public right-of-way of Interstate 40/85, and being more particularly described as follows:

COMMENCING at a rebar and cap set on the north side of Senator Ralph Scott Parkway (60' public right-of-way) said rebar having NC Grid (NAD83/2011) coordinates of Northing = 840,983.87' and Easting = 1,902,744.68', thence a tie line North 68 deg. 53 min. 02 sec. East 12.59 feet to an iron pipe found on the northern right-of-way line of Senator Ralph Scott Parkway, said iron pipe also being the POINT OF BEGINNING; thence with a northeastern line of SIP 2890 NCCP, LLC (DB 3807, Pg. 583) North 46 deg. 35 min. 17 sec. West 695.18 feet to an iron pipe found in the bed of a creek; thence with reference lines within the creek, the centerline of creek being the true property line, the following 25 calls:

- 1) North 64 deg. 45 min. 40 sec. East 13.97 feet to a computed point;
- 2) North 49 deg. 43 min. 24 sec. East 95.41 feet to a computed point;
- 3) North 86 deg. 12 min. 48 sec. East 48.45 feet to a computed point;
- 4) North 78 deg. 09 min. 41 sec. East 80.48 feet to a computed point;
- 5) North 81 deg. 21 min. 57 sec. East 168.42 feet to a computed point;
- 6) North 88 deg. 50 min. 34 sec. East 66.81 feet to a computed point;
- 7) North 37 deg. 38 min. 00 sec. East 221.38 feet to a computed point;
- 8) North 85 deg. 20 min. 20 sec. East 78.40 feet to a computed point;

- 9) North 42 deg. 36 min. 41 sec. East 188.74 feet to a computed point;
- 10) North 02 deg. 35 min. 13 sec. West 224.46 feet to a computed point;
- 11) North 23 deg. 01 min. 40 sec. East 79.08 feet to a computed point;
- 12) North 32 deg. 02 min. 10 sec. East 205.82 feet to a computed point;
- 13) North 27 deg. 48 min. 18 sec. East 87.30 feet to a computed point;
- 14) North 36 deg. 34 min. 23 sec. East 84.41 feet to a computed point;
- 15) North 23 deg. 00 min. 01 sec. East 179.86 feet to a computed point;
- 16) North 27 deg. 26 min. 40 sec. East 117.67 feet to a computed point;
- 17) North 23 deg. 48 min. 28 sec. East 74.90 feet to a computed point;
- 18) North 70 deg. 47 min. 48 sec. East 28.62 feet to a computed point;
- 19) North 05 deg. 29 min. 18 sec. West 34.06 feet to a computed point;
- 20) North 24 deg. 49 min. 52 sec. East 100.88 feet to a computed point;
- 21) North 40 deg. 39 min. 49 sec. East 25.88 feet to a computed point;
- 22) North 22 deg. 45 min. 27 sec. East 57.42 feet to a computed point;
- 23) North 56 deg. 46 min. 02 sec. East 68.02 feet to a computed point;
- 24) North 28 deg. 37 min. 29 sec. East 29.34 feet to a computed point;
- 25) North 51 deg. 34 min. 29 sec. East 86.22 feet to a computed point on the southern

right-of-way line of Interstate 40/85 (260' right-of-way); thence crossing I-40/85 North 13 deg. 56 min. 45 sec. East 260.00 feet to a computed point; thence with the northern right-of-way line of Interstate 40/85 South 76 deg. 03 min. 15 sec. East 887.95 feet to a computed point; thence South 75 deg. 55 min. 00 sec. East 147.25 feet to a computed point; thence crossing I-40/85 South 14 deg. 05 min. 00 sec. West 260.00 feet to a computed point on the southern right-of-way line of I-40/85; thence South 75 deg. 55 min. 00 sec. East 165.17 feet to an iron rod set; thence with a curve to the left having a radius of 3949.72 feet and a chord bearing and distance of South 76 deg. 53 min. 11 sec. East 121.49 feet to a computed point; thence leaving the right-of-way line of Interstate 40/85 with the existing Corporate Limits (PB 76, Pg. 219) South 39 deg. 24 min. 24 sec. East 99.10 feet to a computed point; thence South 00 deg. 40 min. 20 sec. West 1103.04 feet to a computed point; thence South 03 deg. 16 min. 36 sec. West 595.57 feet a computed point on the northern right of way line of Senator Ralph Scott Parkway; thence with said right of way line a curve to the right having a radius of 770.00 feet and a chord bearing and distance of North 81 deg. 25 min. 57 sec. West 192.84 feet to an iron rod set; thence with a curve to the left having a radius of 2280.00 feet and a chord bearing and distance of North 79 deg. 39 min. 49 sec. West 431.06 feet to an iron rod set; thence continuing with a curve to the left having a radius of 2280.00 feet and a chord bearing and distance of South 77 deg. 47 min. 34 sec. West 1340.63 feet to an iron pipe found, said iron pipe being the POINT OF BEGINNING.

## **Annexation Area #2**

BEING all that area of land containing +/- 92.07 acres located in Melville Township, Alamance County, North Carolina; being tracts having been conveyed to BT-OH, LLC by deeds recorded under DB 4096, Pg. 649 and DB 4096, Pg. 653 of the Alamance County Registry, and also a portion of that 260' public right-of-way of Interstate 40/85 and a portion of that 60' public right-of-way of Senator Ralph Scott Parkway, and being more particularly described as follows:

COMMENCING at a rebar and cap set on the north side of Senator Ralph Scott Parkway (60' public right-of-way); said rebar having NC Grid (NAD83/2011) coordinates of Northing = 840,983.87' and Easting = 1,902,744.68', thence a tie line North 68 deg. 53 min. 02 sec. East 12.59 feet to an iron pipe found on the northern right-of-way line of Senator Ralph Scott Parkway, thence with tie lines with the northern right-of-way line of Senator Ralph Scott Parkway with a curve to the right having a radius of 2280.00 feet and a chord bearing and distance of North 77 deg. 47 min. 34 sec. East 1340.63 feet to an iron rod set; thence with a curve to the right having a radius of 2280.00 feet and a chord bearing and distance of South 79 deg. 39 min. 49 sec. East 431.06 feet; thence with a curve to the right having a radius of 770.00 feet and a chord bearing and distance of South 83 deg. 17 min. 50 sec.

West 242.45 feet to an iron rod set at the southwestern corner of BT-OH, LLC (DB 4096, Page 649), said iron rod also being the POINT OF BEGINNING; thence leaving the northern right-of-way line of Senator Ralph Scott Parkway North 03 deg. 16 min. 36 sec. West 593.41 feet to an iron pipe found; thence with a western line of BT-OH, LLC (DB 4096, Pg. 653) North 00 deg. 40 min. 20 sec. East 1122.42 feet to an iron pipe found; thence North 39 deg. 24 min. 24 sec. West 55.46 feet to an iron pipe found on the southern right-of-way line of Interstate 40/85; thence crossing I-40/85 North 11 deg. 06 min. 24 sec. East 260.00 feet to a computed point; thence with the northern right-of-way line of I-40/85 right-of-way a curve to the left having a radius of 3689.72 feet and a chord bearing and distance of South 84 deg. 45 min. 02 sec. East 749.18 feet to a computed point; thence with a curve to the left having a radius of 3489.65 feet and a chord bearing and distance of North 85 deg. 15 min. 05 sec. East 520.35 feet to a computed point; thence crossing I-40/85 South 09 deg. 01 min. 28 sec. East 260.00 feet to an iron pipe found; thence with an eastern line of Sarah S. Bradley (DB 2859, Pg. 935) and crossing Senator Ralph Scott Parkway South 30 deg. 44 min. 14 sec. East 2485.33 feet to a computed point on the southern right-of-way line of Senator Ralph Scott Parkway; thence with said right of-way line South 57 deg. 50 min. 13 sec. West 159.42 feet to a computed point; thence with a curve to the right having a radius of 660.00 feet and a chord bearing and distance of North 85 deg. 19 min. 25 sec. West 791.47 feet to a computed point; thence North 48 deg. 27 min. 37 sec. West 582.71 feet to a computed point; thence with a curve to the left having a radius of 570.00 feet and a chord bearing and distance of North 75 deg. 07 min. 31 sec. West 512.75 feet to a computed point; thence South 78 deg. 08 min. 56 sec. West 657.30 feet to a computed point; thence with a curve to the right having a radius of 830.00 feet and a chord bearing and distance of South 83 deg. 06 min. 05 sec. West 143.28 feet to a computed point; thence leaving the southern right-of-way line of Senator Ralph Scott Parkway North 03 deg. 16 min. 36 sec. East 60.27 feet to an iron rod set; said iron rod being the POINT OF BEGINNING.

Section 2. Upon and after April 5, 2021 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 Alamance 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 5<sup>th</sup> day of April, 2021.

ATTEST:

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

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

Approved as to form:

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

Line #	Direction	Length
L1	N64°45'40"E	13.97'
L2	N49°43'24"E	95.41'
L3	N86°12'48"E	48.45'
L4	N78°09'41"E	80.48'
L5	N81°21'57"E	168.42'
L6	N88°50'34"E	66.81'
L7	N37°38'00"E	221.38'
L8	N85°20'20"E	78.40'
L9	N42°36'41"E	188.74'
L10	N02°35'13"W	224.46'
L11	S23°01'40"W	79.08'
L12	N32°02'10"E	205.82'
L13	N27°48'18"E	87.30'
L14	N36°34'23"E	84.41'
L15	N23°00'01"E	179.86'

Line #	Direction	Length
L16	N27°26'40"E	117.67'
L17	N23°48'28"E	74.90'
L18	N70°47'48"E	28.62'
L19	N05°29'18"W	34.06'
L20	N24°49'52"E	100.88'
L21	N40°39'49"E	25.88'
L22	N22°45'27"E	57.42'
L23	N56°46'02"E	68.02'
L24	N28°37'29"E	29.34'
L25	N51°34'29"E	86.22'
L26	S75°55'00"E	147.25'
L27	S39°24'24"E	99.10'
L28	N39°24'24"W	55.46'
L29	S57°50'13"W	159.42'
L30	N03°16'36"E	60.27'

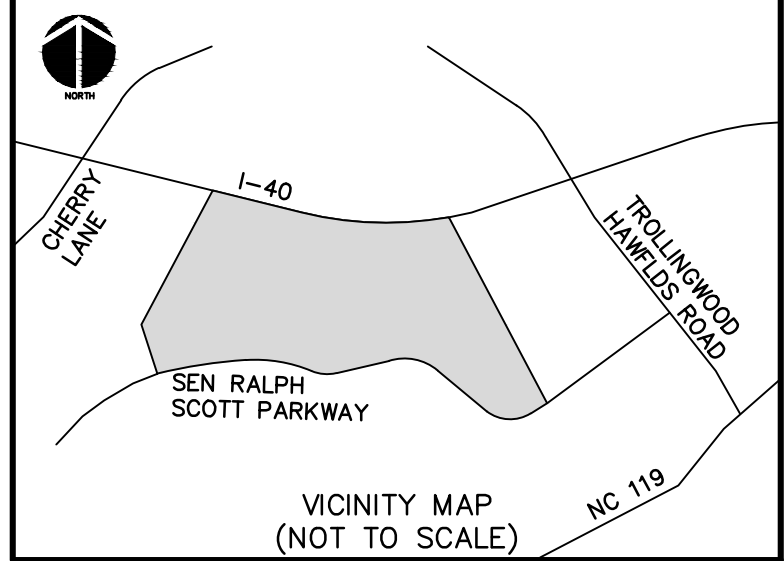
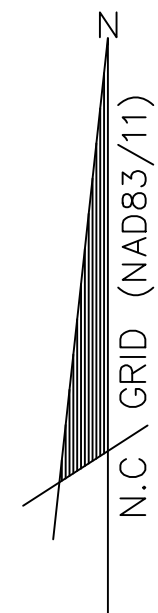
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	2280.00'	1360.73'	701.31'	S77°47'34"W	1340.63'	034°11'41"
C2	3689.72'	750.47'	376.53'	S84°45'02"E	749.18'	011°39'13"
C3	3489.65'	520.84'	260.90'	N85°15'05"E	520.35'	008°33'05"
C4	660.00'	848.76'	494.48'	N85°19'25"W	791.47'	073°40'57"
C5	570.00'	531.84'	287.05'	N75°07'31"W	512.75'	053°27'34"
C6	770.00'	193.35'	97.19'	N81°25'57"W	192.84'	014°23'14"
C7	2280.00'	431.70'	216.50'	N79°39'49"W	431.06'	010°50'55"
C8	3949.72'	121.50'	60.75'	S76°53'11"E	121.49'	001°45'45"
C9	830.00'	143.46'	71.91'	S83°06'05"W	143.28'	009°54'11"
C10	770.00'	243.47'	122.76'	S83°17'50"E	242.45'	018°06'59"

PLANNING DIRECTOR CERTIFICATION

THESE TRACTS OF LAND ARE WITHIN THE CITY OF MEBANE'S JURISDICTION. NO APPROVAL IS REQUIRED OF THE PLANNING BOARD OR CITY COUNCIL.

AUTHORIZED STAFF \_\_\_\_\_

DATE \_\_\_\_\_



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

**NOTES:**

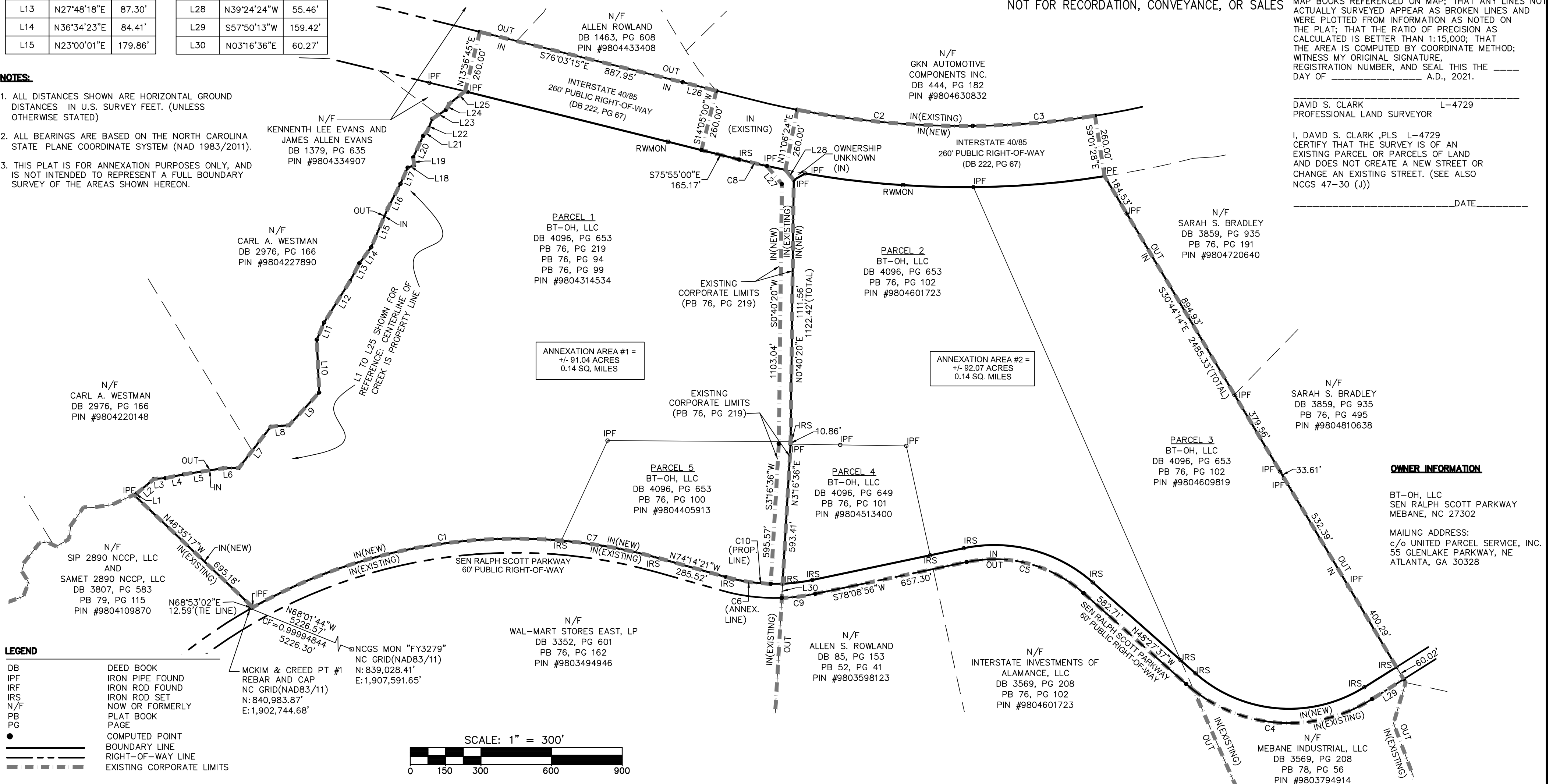
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
- ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
- THIS PLAT IS FOR ANNEXATION PURPOSES ONLY, AND IS NOT INTENDED TO REPRESENT A FULL BOUNDARY SURVEY OF THE AREAS SHOWN HEREON.

I, DAVID S. CLARK, PLS L-4729, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON MAP; THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:15,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2021.

DAVID S. CLARK L-4729  
PROFESSIONAL LAND SURVEYOR

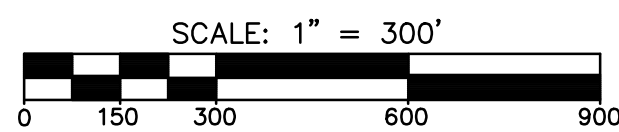
I, DAVID S. CLARK, PLS L-4729, CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. (SEE ALSO NCGS 47-30 (J))

DATE \_\_\_\_\_



**LEGEND**

DB	DEED BOOK
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	IRON ROD SET
N/F	NOW OR FORMERLY
PB	PLAT BOOK
PG	PAGE
●	COMPUTED POINT
---	BOUNDARY LINE
- - - -	RIGHT-OF-WAY LINE
---	EXISTING CORPORATE LIMITS



DATE	REVISION	INITIAL

1730 Varsity Drive Suite 500  
Raleigh, North Carolina 27606  
Phone: (919)233-8091, Fax: (919)233-8031  
NC FIRM # F-1222  
Internet Site: <http://www.mckimcreed.com>

DATE: \_\_\_\_\_

**CITY OF MEBANE CORPORATE LIMITS EXTENSION**  
A CONTIGUOUS VOLUNTARY ANNEXATION

PROPERTIES OF  
**BT-OH, LLC**  
FOR  
**UNITED PARCEL SERVICE**  
DATE: January 25, 2021 SCALE: 1" = 300'  
MELVILLE TOWNSHIP ALAMANCE COUNTY NORTH CAROLINA

PROJECT # : 6763-0003  
PROJ. SVYR : DSC  
DRAWN BY : JRC  
FIELD BK. :  
COMP. FILE : VB102-067630003.dwg  
SHEET # : 1 OF 1  
DWG. # :



# AGENDA ITEM #4B

RZ 21-02

Conditional Rezoning –  
Oakwood Subdivision

Meeting Date April 5, 2021

Presenter

Cy Stober, Development Director

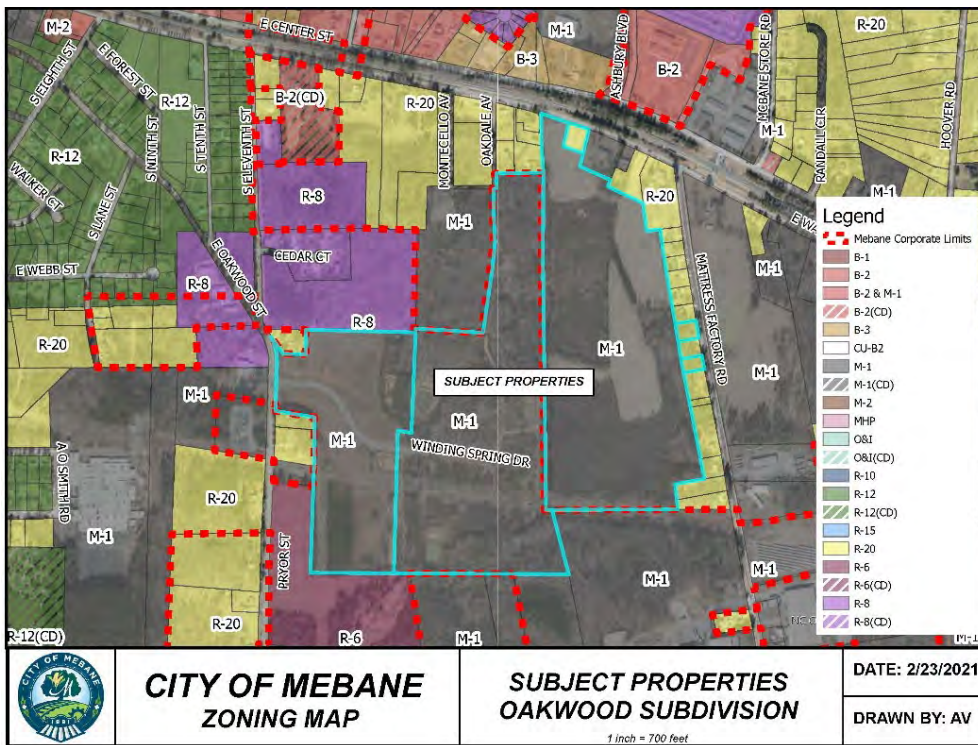
Applicant

Meritage Homes of The Carolinas  
3300 Paramount Parkway, STE 120  
 Mooresville, NC 27560

Public Hearing

Yes  No

## Zoning Map



## Property

Oakwood Street  
Extension  
9825404628,  
9825502531,  
9825601982,  
9825529420,  
9825614053,  
982560479

## Proposed Zoning

R-8 (CD) & R-10 (CD)

## Current Zoning

M-1, R-20

## Size

+/-133.9 acres

## Surrounding Zoning

R-20, R-8, R-6, M-1,  
B-2, B-3

## Adjacent Land Uses

Residential, Vacant,  
Manufacturing

## Utilities

To be extended at  
developer's expense

## Floodplain

Yes

## Watershed

No

## City Limits



**CITY OF MEBANE**  
ZONING MAP

**SUBJECT PROPERTIES**  
OAKWOOD SUBDIVISION

1 inch = 700 feet

DATE: 2/23/2021

DRAWN BY: AV



Partially

**Summary**

Meritage Homes of the Carolinas is requesting approval to conditionally rezone six (6) properties totaling +/- 133.9 acres located on Oakwood St Ext with frontages on E Washington St Ext and Mattress Factory Rd from M-1 (Heavy Manufacturing District) and R-20 (Residential District) to R-8(CD) and R-10 (CD) (Residential Conditional Zoning Districts) to allow for a residential cluster development of 134 townhomes 275 single-family homes, 409 dwellings total. The property is located in Orange County, with two parcels within City limits and 4 parcels in the ETJ. Meritage Homes of The Carolinas has the property under contract to purchase, contingent upon approval of the conditional rezoning.

The proposed onsite amenities & dedications include the following:

- The construction of all internal roads with 5’ sidewalks.
- The construction of a clubhouse, pool, dog park, tot lot and turf play area to exclusively serve development residents to be maintained by the HOA.
- 5,360’ of a 10’-wide asphalt multi-use path through the development, running from Oakwood Street Extension to E. Washington St. This includes the path along E Oakwood St Ext required by the City’s adopted *Bicycle and Pedestrian Transportation Plan*.

Requested waivers:

- Townhome Lots, R-8 Zoning

UDO Requirement	Requested Wavier
30’ front setback	20’ front setback
85’ minimum lot width	A minimum lot width of 21’
4,350 s.f. average lot size	A minimum lot size of 2,600 s.f.

- Single-Family Detached Lots, R-10 Zoning

UDO Requirement	Requested Wavier
30’ front setback	25’ front setback
25’ rear setback	20’ rear setback
10’ side setback, 18’ for corners	5’ side setback, 13’ for corners
70’ minimum lot width	51’ minimum lot width
25’ rear setback	20’ rear setback

- The UDO calculates that the applicant should provide 11.69 acres in public recreation area, valued at \$205,393. The applicant is proposing to dedicate the new multi-use path, 1.23 acres of public recreation area valued at an estimated construction cost of \$643,741.25, as an alternate to the payment-in-lieu. The multi-use path will be in the City’s right of way and publicly maintained.
- The applicant is offering a donation to the City’s Recreation and Parks Department of \$150,103 for use at the City’s discretion. This payment, in combination with the multi-use path dedication, is being offered *in lieu* of the land dedication otherwise required by the Mebane UDO.

A [Traffic Impact Analysis](#) was conducted. The improvements include:

- E Washington Street Site Access:

- exclusive westbound left turn lane with 100' full storage and transitions along E Washington Street;
- exclusive eastbound right turn lane with 100' full storage and appropriate deceleration taper along E Washington Street.
- Mattress Factory Road Site Access
  - exclusive northbound left turn lane with 100' full storage and transitions;
  - exclusive southbound right turn lane with 100' full storage and appropriate deceleration taper along Mattress Factory Road.
- Additional Offsite Road Improvements
  - NC 119 (Fifth Street) and US 70 (Center Street) intersection-re-stripe southbound approach to provide for extended left lane storage extending back to Clay Street.
  - NC 119 (Fifth Street) and East Washington Street intersection-revise pavement markings on the westbound approach to provide a combination thru-left turn lane and an exclusive right turn lane

The TIA was review by the City and NCDOT and staff has no further comments on its recommendations. The Technical Review Committee (TRC) reviewed the site plan five (5) times and the applicant has revised the plan to reflect the comments.

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### Financial Impact

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

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### Recommendation

At their March 8 meeting, the Planning Board voted 7 – 1 to recommend approval of the conditional rezoning request as presented. Larry Teague voted in opposition to the setback waiver requests.

The Planning staff has reviewed the request for consistency with the City's adopted plans and finds that it is in the public's interest, recommending approval.

---

### Suggested Motion

1. Motion to approve the R-8(CD) and R-10(CD) zoning as presented.
2. Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
  - Provides a multi-use path along its Oakwood Street frontage, as required by the City's adopted *Bicycle and Pedestrian Transportation Plan*;
  - Is for a property within the City's G-4 Secondary Growth Area and is generally residential in nature (Mebane CLP, p.66);

- Provides a greenway connection to a different land use, consistent with Open Space and Natural Resource Protection Goal 4.2 (p. 17 & 89);
  - Provides a greenway and open space in a developing area, connecting to other locations, consistent with Open Space and Natural Resource Protection Goal 4.3 (p. 17, 89, & 90); and
3. Motion to **deny** the R-8(CD) and R-10(CD) rezoning as presented due to a lack of
- a. Harmony with the surrounding zoning
- OR**
- b. Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design* or any of the City's other adopted plans.

---

### Attachments

1. Zoning Amendment Application
2. Zoning Map
3. Site Plan
4. Planning Project Report
5. Preliminary Water and Sewer System Approval Letter
6. Technical Memorandum – City Engineering Review
7. Traffic Impact Analysis Executive Summary ([full TIA available at this link](#))
8. Recreation Donation Letter, Meritage Homes of the Carolinas
9. Recreation & Parks Dedication Letter
10. Proposed Detached Single-Family and Townhome Architectural Elevations
11. Proposed Clubhouse Architectural Plans



**APPLICATION FOR A ZONING AMENDMENT**

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

Name of Applicant: Summit Design & Engineering c/o Randy Hall

Address of Applicant: 320 Executive Court Hillsborough, NC 27278

Address and brief description of property to be rezoned: Properties fronting Oakwood Street Extension, Mattress Factory Road and E. Washington Streets to be developed as a mixed residential development of townhomes and single family homes.

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

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

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

Type of re-zoning requested: From existing M1 and R-20 Zoning to R-10 Single Family and R-8 Townhome Zoning.

Sketch attached: Yes  X  No

Reason for the requested re-zoning: To allow for residential zoning and the proposed new Oakwood single family and townhouse development.

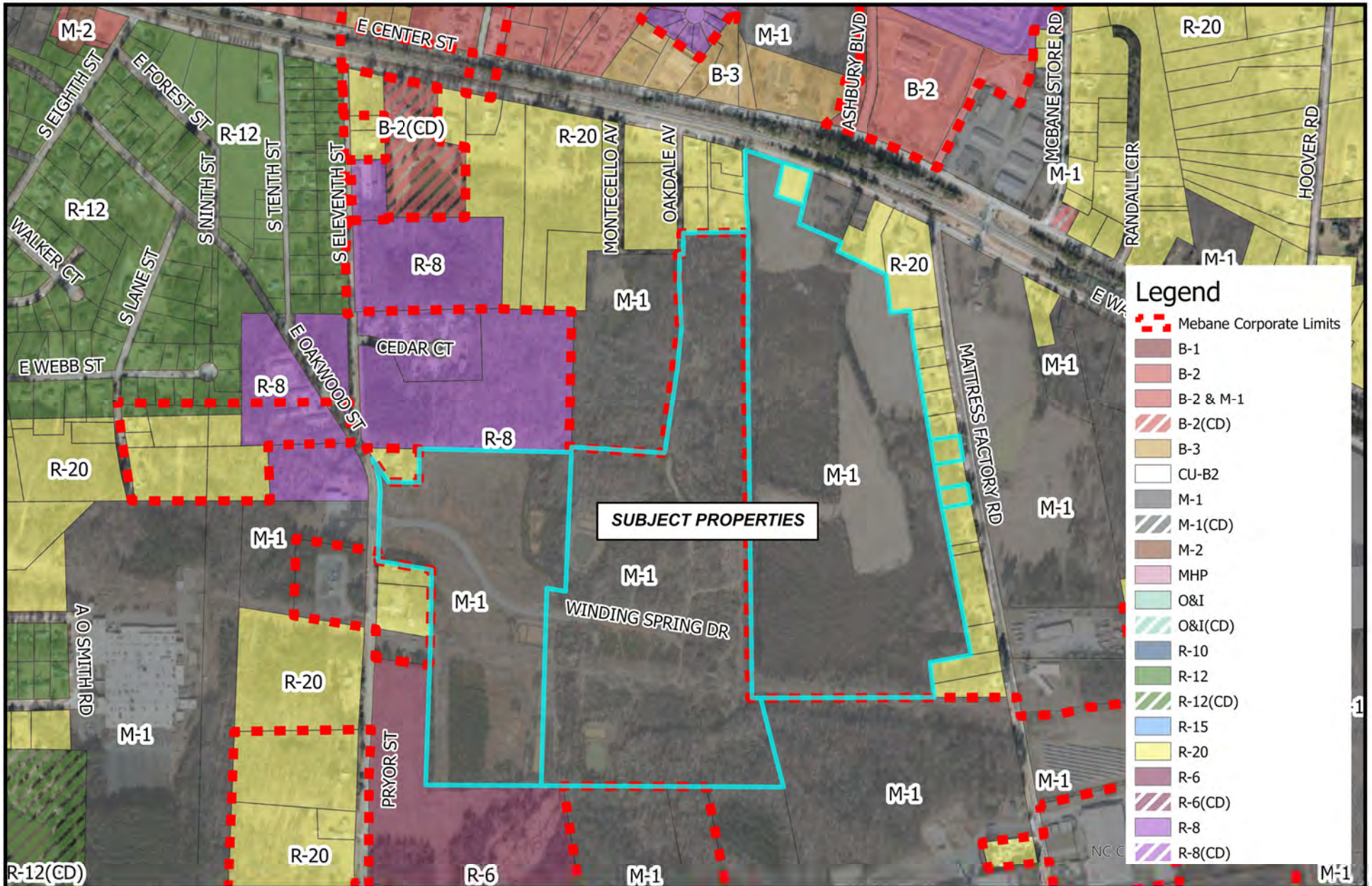
Signed: 

Date: 2-26-2021

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

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

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



Legend	
	Mebane Corporate Limits
	B-1
	B-2
	B-2 & M-1
	B-2(CD)
	B-3
	CU-B2
	M-1
	M-1(CD)
	M-2
	MHP
	O&I
	O&I(CD)
	R-10
	R-12
	R-12(CD)
	R-15
	R-20
	R-6
	R-6(CD)
	R-8
	R-8(CD)



**CITY OF MEBANE  
ZONING MAP**

**SUBJECT PROPERTIES  
OAKWOOD SUBDIVISION**

DATE: 2/23/2021

DRAWN BY: AV

1 inch = 700 feet

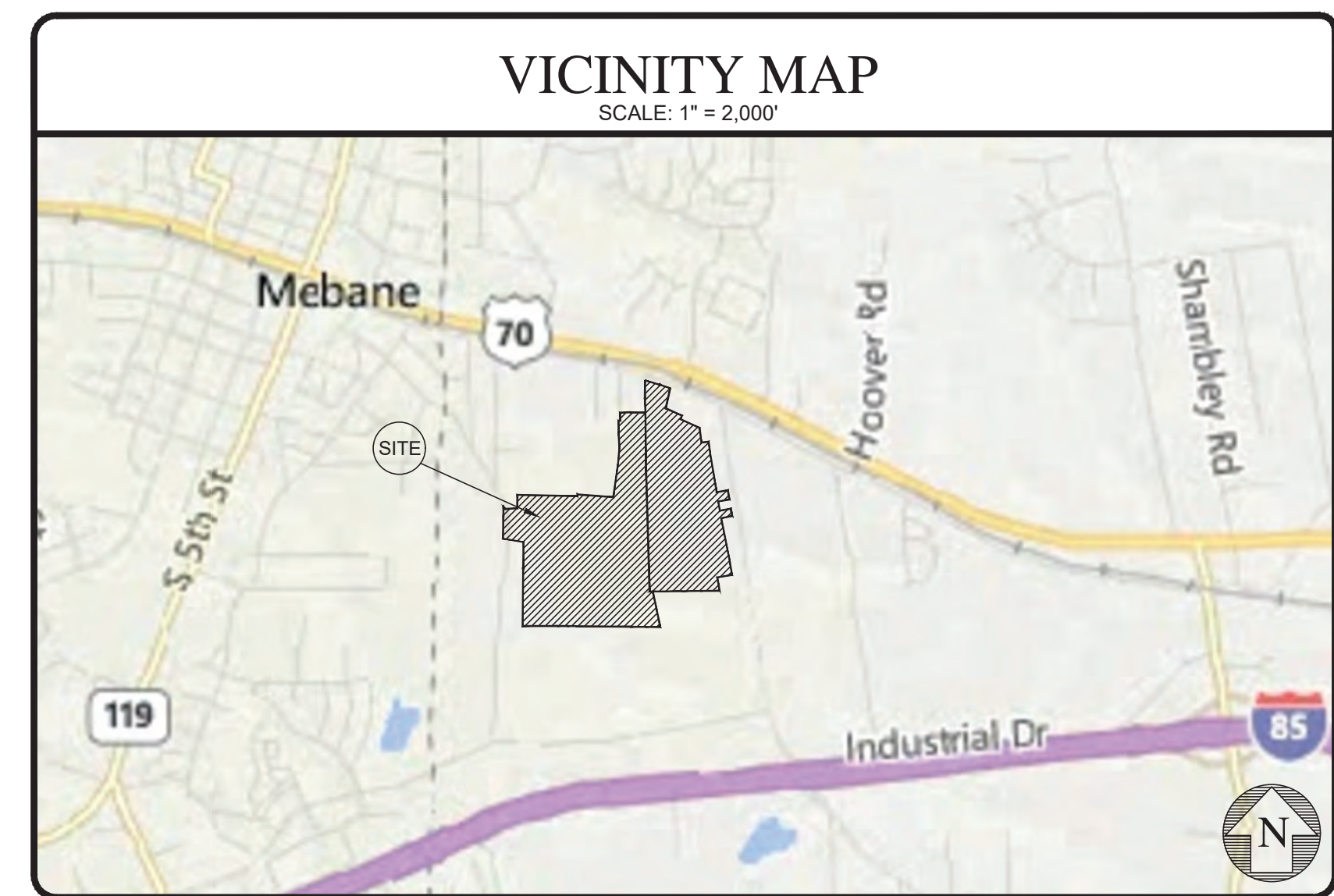
**PUBLIC SERVICE CONTACTS :**

<b>WATER:</b>	CITY OF MEBANE PUBLIC WORKS DEPT. KYLE SMITH 636 CORRIGIDOR STREET MEBANE, NC 27302 (919) 563-3401	<b>STATE ROADWAYS:</b>	NCDOT - DIVISION 7, DISTRICT 1 CHARLES N. EDWARDS (CHUCK), PE DISTRICT ENGINEER 115 E. CRESCENT SQUARE DRIVE PO BOX 766 GRAHAM, NC 27253 (336) 570-6833
<b>SEWER:</b>	CITY OF MEBANE PUBLIC WORKS DEPT. KYLE SMITH 636 CORRIGIDOR STREET MEBANE, NC 27302 (919) 563-3401	<b>PLANNING:</b>	CITY OF MEBANE CY STOBBER, AICP DEVELOPMENT DIRECTOR 102 S. 5TH STREET MEBANE, NC 27302 (919) 563-9990
<b>FIRE:</b>	CITY OF MEBANE BOB LOUIS, CHIEF 450 N. FIRST STREET MEBANE, NC 27302 (919) 563-5718	<b>SOLID WASTE:</b>	CITY OF MEBANE PUBLIC WORKS DEPT. 108 E. WASHINGTON STREET MEBANE, NC 27302 (919) 563-5901
<b>GAS:</b>	PSNC ENERGY / DOMINION ENERGY BRIAN SMITH 2541 WHILDEN DRIVE DURHAM, NC 27713 (919) 588-7454 BRIAN.SMITH@SCANA.COM	<b>RECYCLING:</b>	WASTE INDUSTRIES 703 E. GILBREATH STREET GRAHAM, NC 27253 (336) 228-0525
<b>ELECTRIC:</b>	PIEDMONT ELECTRIC 2500 S. NC 86 MEBANE, NC 27302 (336) 732-2123	<b>EROSION CONTROL:</b>	ORANGE COUNTY PLANNING & INSPECTIONS DEPT. STEVE KALTENBACH EROSION CONTROL & STORMWATER OFFICER II 131 W. MARGARET LANE HILLSBOROUGH, NC 27278 (919) 245-2587
<b>TELEPHONE:</b>	AT&T AARON BOYKINS (336) 508-3237		

# PRELIMINARY PLANS FOR OAKWOOD

## CONDITIONAL REZONING - (R-8 TOWNHOMES; R-10 SINGLE FAMILY LOTS) ORANGE COUNTY, CHEEKS TOWNSHIP OAKWOOD STREET EXTENSION, MEBANE, NC 27302

SUBMITTAL #2 : 9/29/2020  
SUBMITTAL #3 : 11/24/2020  
SUBMITTAL #4 : 1/12/2021  
SUBMITTAL #5 : 2/16/2021



**ENGINEER CONTACT**

SUMMIT DESIGN & ENGINEERING SERVICES  
TIMOTHY A. SMITH, PE  
320 EXECUTIVE COURT  
HILLSBOROUGH, NC 27278  
(919) 732-3883 (PHONE)  
(919) 732-6676 (FAX)  
TIM.SMITH@SUMMITDE.NET

**OWNERS:**

LINDA S. DAVIS & LISA S. BORDERS  
504 N. FIRST STREET  
MEBANE, NC 27302

**KATHERINE S. BAILEY HEIRS**

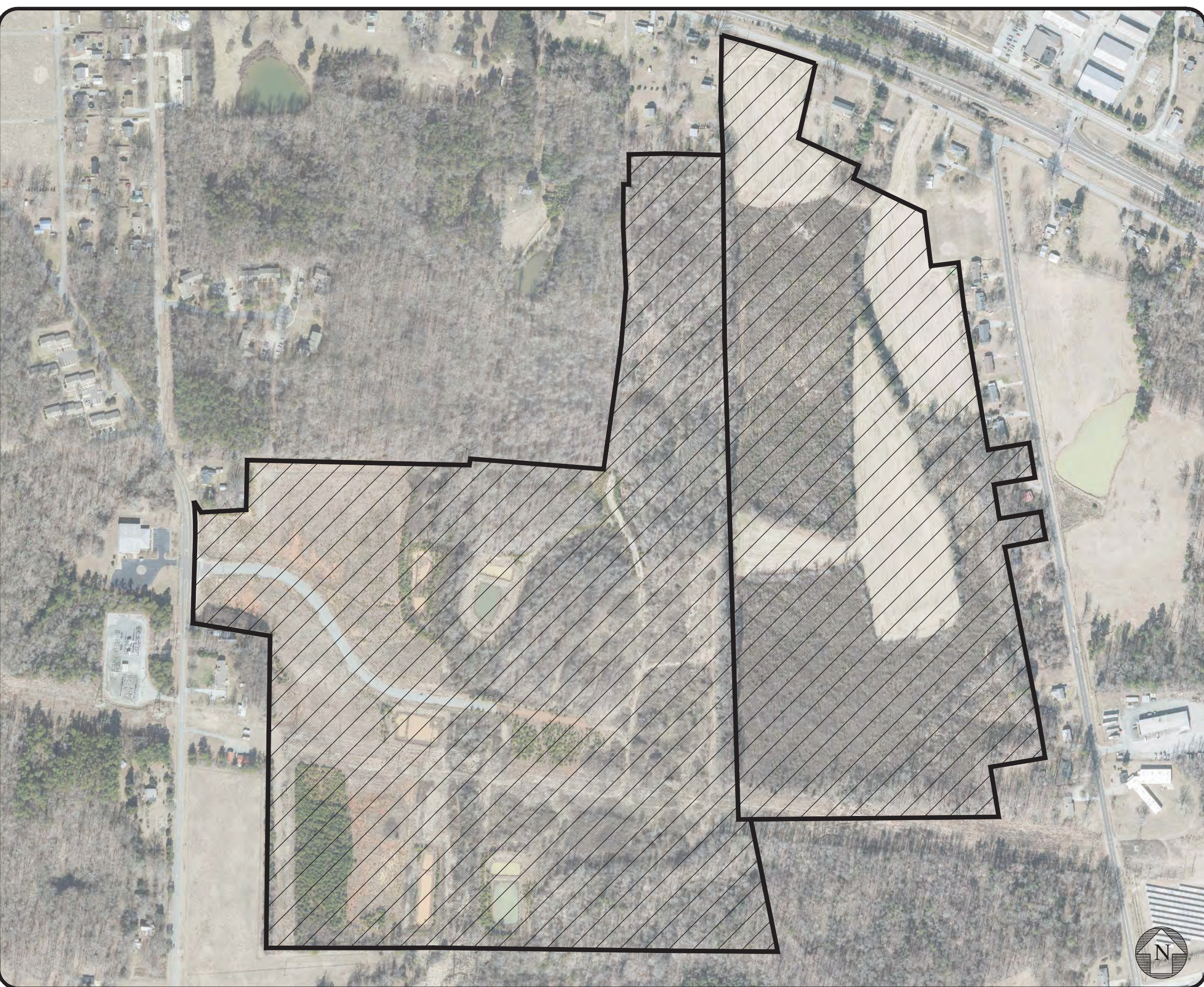
1156 BELFAIR WAY  
DOWNING CREEK  
CHAPEL HILL, NC 27517

**TICON PROPERTIES**

5836 FAYETTEVILLE ROAD #201  
DURHAM, NC 27713  
PHONE 919-484-1053

**DEVELOPER:**

MERITAGE HOMES  
MR. GRAY METHVAN  
ENTITLEMENTS MANAGER  
3005 CARRINGTON HILL BLVD., SUITE 100  
MORRISVILLE, NC 27660  
PHONE (919) 398-3371  
gray.methvan@meritagehomes.com



**SITE LOCATION MAP**  
SCALE: 1" = 300'

SHEET INDEX	
Sheet Number	Sheet Title
C-1	COVER SHEET
C-2	EXISTING CONDITIONS
C-3	OVERALL SITE
C-4	TOWNHOME SITE PLAN
C-5	SINGLE FAMILY SITE PLAN - NORTH
C-6	SINGLE FAMILY SITE PLAN - SOUTH
C-7	OVERALL GRADING PLAN
C-8	TOWNHOME GRADING PLAN
C-9	SINGLE FAMILY GRADING - NORTH
C-10	SINGLE FAMILY GRADING - SOUTH
C-11	OVERALL UTILITY PLAN
C-12	TOWNHOME UTILITY PLAN
C-13	SINGLE FAMILY UTILITY PLAN - NORTH
C-14	SINGLE FAMILY UTILITY PLAN - SOUTH
L-1	LANDSCAPE PLAN
D-1	SITE DETAILS

**TRC NOTES:**

- ALL NEW PUBLIC ROAD AND RW WIDTHS HAVE BEEN DESIGNED AS LOCAL RESIDENTIAL STREET REQUIREMENTS AND WILL BE BUILT TO CITY STANDARDS AND MAINTAINED BY THE CITY OF MEBANE AFTER FINAL ACCEPTANCE.
- THIS SUBDIVISION WILL BE PHASED AS SHOWN ON THE PLANS. THE END OF EACH PHASE SHALL PROVIDE SOME TYPE OF TURNAROUND FOR SERVICE AND EMERGENCY VEHICLES, THAT WILL BE APPROVED BY THE CITY OF MEBANE WITH THE CONSTRUCTION DRAWINGS.
- THIS PROJECT IS SUBJECT TO REZONING AND ANNEXATION BY THE CITY OF MEBANE. ALL ROADWAYS, STORM DRAINAGE, WATER & SEWER SHALL BE BUILT IN ACCORDANCE WITH THEIR LATEST STANDARDS AND SPECIFICATIONS.
- A TIA WAS CREATED FOR THIS PROJECT AND SUBMITTED BY THE CITY OF MEBANE NCDOT. OFF-SITE ROADWAY IMPROVEMENTS WILL BE PART OF THIS DEVELOPMENT PER ITS RECOMMENDATIONS. THESE IMPROVEMENTS ARE NOTED ON THE OVERALL SITE PLAN AND WILL BE DESIGNED (BY OTHERS) WITH THE CONSTRUCTION DRAWINGS FOR APPROVAL BY BOTH AGENCIES.
- TWO ENTRANCE FEATURES SHALL BE PROVIDED AT EACH ENTRANCE INTO THE SITE.
- THE AMENITY AREA, PARKING LOT, AND STORMWATER CONTROL MEASURES SHALL BE SCREENED WITH LANDSCAPING AND/OR BERMS. ALSO, ANY RECREATION AREA SHALL BE SCREENED FROM THE RESIDENTIAL LOTS WITHIN THE SITE. ALL SCREENING SHALL BE IN ACCORDANCE WITH THE MEBANE UDO AND WILL BE INCLUDED WITH THE LANDSCAPING PLANS PROVIDED WITH THE CONSTRUCTION DRAWINGS FOR APPROVAL BY THE CITY OF MEBANE. ANY STORMWATER CONTROL MEASURES THAT POND OR HOLD 2 FEET OF WATER SHALL BE FENCED FOR SAFETY.
- MAINTENANCE OF ALL COMMON AREAS WILL BE THE RESPONSIBILITY OF THE HOA FOR THIS SUBDIVISION.
- THE LIMITS OF DISTURBANCE WILL TYPICALLY FOLLOW THE GRADING LIMITS. ALL OPEN SPACES AND UNDISTURBED AREAS WILL BE FENCED OFF ALONG TREE CANOPIES TO PRESERVE EXISTING VEGETATION WHERE SHOWN ON THE PLANS.
- THE SUBDIVISION ROAD NAMES SHOWN HEREON HAVE BEEN APPROVED BY BOTH ALAMANCE COUNTY AND ORANGE COUNTY.
- A PAYMENT-IN-LIEU WILL BE PROVIDED BY THE DEVELOPER TO THE CITY OF MEBANE FOR THE FUTURE INSTALLATION OF SIDEWALKS WITHIN THE OAKWOOD PROPERTY STREET FRONTAGE ALONG MATTRESS FACTORY ROAD AND WASHINGTON STREET. THIS WILL BE NEGOTIATED WITH THE CONSTRUCTION PLAN APPROVALS.
- STORMWATER CONTROL MEASURE (SCM) ACCESS EASEMENTS ARE NOT SHOWN ON THE PLANS FOR CLARITY.
- A BARRIER OF SHRUBS AND/OR SMALL TREES SHALL BE INSTALLED BETWEEN THE BACK OF THE CURB AND THE MULTI-USE PATH ALONG THE RIGHT SIDE OF WINDING SPRING DRIVE AND THE NORTHERN SECTION OF BENT ELM DRIVE (SEE TYPICAL STREET SECTION DETAIL ON SHEET D-1).
- A MINIMUM OF ONE ORNAMENTAL OR UNDERSTORY TREE SHALL BE PLANTED IN THE FRONT YARD OF EACH LOT, AND PROVIDED BY THE BUILDER.
- THE LEFT AND RIGHT TURN LANES ALONG OAKWOOD STREET EXTENSION HAVE ALREADY BEEN CONSTRUCTED ALONG WITH PORTIONS OF THE ON-SITE INFRASTRUCTURE. SEE EXISTING CONDITIONS PLAN.
- OPEN SPACE SHALL NOT BE USED FOR FUTURE STRUCTURES EXCEPT FOR INTENDED RECREATIONAL PURPOSES AND IS ACCESSIBLE TO ALL RESIDENTS OF THIS DEVELOPMENT OR GENERAL PUBLIC. OPEN SPACE AREAS SHOWN WILL NOT BE MAINTAINED BY THE CITY, THEY WILL BE COMMON ELEMENT AREA MAINTAINED BY TH HOA AS REFERENCED UNDER NOTE #7.
- ALL NOTED PRIVATE COMMON ELEMENTS, INCLUDING BUT NOT LIMITED TO THE PRIVATE RECREATION AMENITIES, ENTRANCE FEATURES, STORMWATER CONTROL MEASURES (WET PONDS WITH FENCING, PRIVATE STORM DRAINAGE PIPING AND ENGINEERED DRAINAGE SWALES IN EASEMENTS AND RETAINING WALLS) AND STREET TREES ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION (HOA).
- THE CURRENT PLANS INDICATE PRELIMINARY DRAINAGE EASEMENTS OVER PIPES AND ENGINEERED SWALES. AS PHASED CONSTRUCTION DRAWINGS ARE FINALIZED ALL DRAINAGE WAYS (5 CFS OR MORE) SHALL HAVE A DEDICATED DRAINAGE EASEMENT PER THE CITY OF MEBANE STORM SEWER DESIGN MANUAL WHETHER PIPED OR UN-PIPED.
- THE AMENITY AREAS SHALL COMPLY WITH ALL CITY OF MEBANE UDO DESIGN STANDARDS, INCLUDING PARKING, LANDSCAPING, AND ARCHITECTURE.
- TRAFFIC CALMING WILL BE PROVIDED ALONG WINDING SPRING DRIVE AND POSSIBLY OTHER STREETS AS DEEMED NECESSARY BY THE CITY OF MEBANE. LOCATIONS AND SPECIFICS FOR THESE FEATURES WILL BE COORDINATED DURING THE CONSTRUCTION DRAWING PHASE.
- THE SITE IS NOT LOCATED WITHIN ANY 100 YEAR FLOOD WAY PER FEMA MAP #3710982400L, REVISED: 11/17/2017.
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY MAERSTAN, PLLC LAND SURVEYORS. CAD FILE RECEIVED: 8/19/2020.
- THIS DEVELOPMENT WILL HAVE ONE 'UMBRELLA' HOA TO BE OVER ALL THE COMMON AMENITIES AND TWO SUB-HOAS FOR THE TOWNHOMES (INCLUDING MAINTENANCE) AND THE DETACHED HOMES PORTIONS.
- ALL WATER AND SEWER LINES REQUIRED BY THE CITY OF MEBANE THAT ARE GREATER THAN 8 INCHES ARE REQUESTED TO BE REVIEWED FOR POSSIBLE OVERSIZING REIMBURSEMENT.
- THE PROPOSED STREET DESIGN, LOT LAYOUTS, SETBACKS, ETC. FOR THIS PROJECT ARE CONSISTENT WITH THE ADJOINING TOWNS AT OAKWOOD SQUARE DEVELOPMENT.
- TRAFFIC CALMING WILL BE PROVIDED ALONG WINDING SPRING DRIVE AND POSSIBLY OTHER STREETS AS DEEMED NECESSARY BY THE CITY OF MEBANE. LOCATIONS AND SPECIFICS FOR THESE FEATURES WILL BE COORDINATED DURING THE CONSTRUCTION DRAWING PHASE.
- SAFETY FENCES WILL BE PROVIDED ALONG ANY RETAINING WALL OVER 30" TALL. FENCE DETAIL IS PROVIDED ON SHEET D-1.
- THE FOLLOWING ENVIRONMENTAL PERMITS REQUIRED: STORMWATER - HIGH DENSITY, BUFFER AUTHORIZATION, FLOODPLAIN (NON-FEMA) - FLOOD STUDY, EROSION CONTROL, 401/404 DWR / CORPS OF ENGINEERS.
- GRADING REVISED WITH CONSTRUCTION DRAWINGS AND MEET ALL BUFFER REQUIREMENTS.

**VICINITY MAP**  
SCALE: 1" = 2,000'

**SITE INFORMATION**

**OWNER:** (SEE OWNER INFORMATION ON THIS SHEET)  
**DEVELOPER:** MERITAGE HOMES OF THE CAROLINAS  
3300 PARAMOUNT PARKWAY, STE 120  
MOORESVILLE, NC 27660  
**JURISDICTION:** MEBANE  
**STATE:** NORTH CAROLINA  
**PARCEL PIN(S):** 9825404628, 9825502531, 9825601982, 9825529420, 9825614053, 9825604799  
**NET LAND AREA:** 133.90 ACRES  
**EXISTING ZONING:** M-1, R-20  
**PROPOSED ZONING:** R-8 (CD) & R-10 (CD)  
**CURRENT USE:** VACANT INDUSTRIAL/RESIDENTIAL USES, EX. AGRICULTURAL USES  
**PROPOSED USE:** SINGLE FAMILY & TOWNHOUSE RESIDENTIAL USES

**RIVER BASIN:** CAPE FEAR  
**WATERSHED:** JORDAN LAKE  
**SUB WATERSHED:** HAW CREEK  
**PROPOSED R-10 (CD) SINGLE FAMILY LOT INFORMATION**  
PROPOSED # OF LOTS: 275  
MIN. LOT SIZE: 6245 SF  
MAX. LOT SIZE: 15,324 SF  
**PROPOSED R-8 (CD) TOWNHOME LOT INFORMATION**  
PROPOSED # OF LOTS: 134  
MIN. LOT SIZE: 2,020 SF  
MAX. LOT SIZE: 7,260 SF

**PROPOSED BUILDING SETBACKS R-10/SF**  
FRONT YARD SETBACK: 25 FEET  
SIDE YARD SETBACK: 5 FEET  
CORNER YARD SETBACK: 13 FEET  
REAR YARD SETBACK: 20 FEET  
MAX. BUILDING HEIGHT: 35 FEET  
**PROPOSED BUILDING SETBACKS R-8/TH**  
FRONT SETBACK: 20 FEET  
SIDE SETBACK OF BUILDING ENDS: 15 FEET  
SIDE SETBACK FROM PUBLIC STREET R/W: 15 FEET  
REAR SETBACK: 20 FEET  
MAX. BUILDING HEIGHT: 40 FEET

**PARKING REQUIRED:**  
• SINGLE FAMILY AND TOWNHOUSE UNITS: 2 SPACES/UNIT x 409 UNITS = 818 SPACES  
• SWIM CLUB/POOL: 1 SPACE/100 S.F. OF DECK AND POOL SURFACE AREA = 6800 S.F. = 68 SPACES  
• HANDICAP SPACES REQUIRED = 3 SPACES (BASED ON THE 68 SPACES PROVIDED AT SWIM CLUB FACILITY)  
• TOTAL REQUIRED = 889 SPACES

**PROVIDED:**  
• TOWNHOUSE UNITS: 134 (1-CAR GARAGE) X 2/LOT = 268 SPACES  
• SINGLE FAMILY LOTS: 275 LOTS (1-CAR GARAGE) X 2/LOT = 550 SPACES  
• CLUBHOUSE: 68 SPACES (INCLUDES 1 VAN ACCESSIBLE AND 2 STANDARD HC SPACES PROVIDED)  
• MAILBOX KIOSK PARKING (SINGLE FAMILY AREA) = 11 SPACES (INCLUDES 1 VAN HANDICAPPED ACCESSIBLE SPACE)  
• TOTAL PARKING SPACES PROVIDED: 897 SPACES (4 HC)  
• BICYCLE PARKING SPACES PROVIDED: 12 SPACES (AT SWIM CLUB FACILITY)

**OPEN SPACE CALCULATIONS:**  
TOWNHOMES LOTS 1-134 (R-8 ZONING)  
REQUIRED OPEN SPACE: 500 SQ. FT./UNIT X 134 UNITS = 67,000 SQ. FT. OR 1.54 ACRES

SINGLE FAMILY LOTS 135-409 (R-10 ZONING CONSERVATION SUBDIVISION OPTION)  
REQUIRED MIN. LOT AREA: 275 LOTS X 10,000 SQ. FT./LOT = 2,750,000 SQ. FT. OR 63.13 ACRES  
AREA PROVIDED WITHIN LOTS USING REDUCED LOT SIZE PER CONSERVATION OPTION = 47.95 ACRES  
REQUIRED OPEN SPACE FOR SINGLE FAMILY LOTS: 63.13 - 47.95 = 15.18 ACRES

TOTAL REQUIRED OPEN SPACE: 15.18 + 1.54 = 16.72 ACRES  
TOTAL OPEN SPACE PROVIDED: 57.58 ACRES (OPEN SPACE AREAS 1 THRU 11) (+18 ACRES IN PROTECTED TREE AREAS)

**PUBLIC RECREATION SPACE CALCULATIONS**  
REQUIRED SPACE EQUALS 1/35 OF AN ACRE PER DWELLING UNIT  
409 UNITS X 1/35 ACRE = 11.69 ACRES REQUIRED  
PAYMENT-IN-LIEU VALUE = \$205,393  
DEVELOPER PROPOSES TO DEDICATE THE NEW MULTI-USE PATH AS AN ALTERNATE TO THE PAYMENT-IN-LIEU. 1.23 ACRES OF PUBLIC RECREATION AREA VALUED AT AN ESTIMATED CONSTRUCTION COST OF \$643,741.25

**IMPERVIOUS AREA**  
EXISTING: 53,842 S.F. (0.92% OF SITE)  
ROAD: 494,454 S.F. (8.48% OF SITE)  
SIDEWALK: 180,895 S.F. (3.10% OF SITE)  
DRIVEWAY: 194,327 S.F. (3.33% OF SITE)  
ROOF: 1,067,967 S.F. (18.31% OF SITE)  
TOTAL: 1,991,475 S.F. (34.14% OF SITE)

**DISTURBED AREA**  
ON SITE = 90.79 AC. (3,955,000 S.F.)

TOTAL PUBLIC ROADWAY LENGTH: 5,600 L.F.  
TOTAL PROPOSED PUBLIC RIGHT-OF-WAY: 813,182 S.F. (18.67 AC.)  
CITY OF MEBANE PUBLIC WATER, SANITARY SEWER, & ROADWAYS SHALL BE PROVIDED FOR THIS DEVELOPMENT.



Know what's below.  
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

**PROJECT ENGINEER/ARCHITECT**  
TAS (TIM SMITH@SUMMITDE.NET)  
**PROJECT MANAGER**  
RPH (RANDY HALL@SUMMITDE.NET)  
**DRAWN BY**  
AM (ALEX MANGO@SUMMITDE.NET)  
**FIRST ISSUE DATE**  
08-28-2019



**SUMMIT DESIGN AND ENGINEERING SERVICES**  
320 EXECUTIVE COURT  
HILLSBOROUGH, NC 27278  
Voice: (919) 732-3883 Fax: (919) 732-6676  
www.summitde.net

**PRELIMINARY PLANS**  
**OAKWOOD**  
OAKWOOD STREET EXTENSION  
MEBANE, N.C.  
**COVER SHEET**

PROJECT NO.  
**19-0139**  
DRAWING NAME:  
19-0139\_CS.dwg  
SHEET NO.  
**C-1**



**ADJACENT PROPERTY INFORMATION**

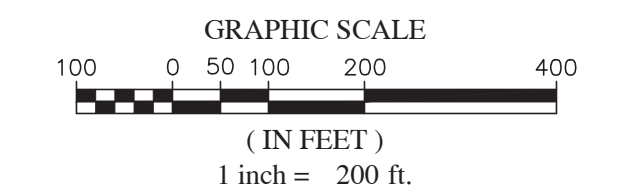
- (A1) OWNER: LAURA & SAMUEL PEARSON DB 3266 PG 52 PB 56 PG 44 PIN: 9825-62-1208 ZONING: M-1 USE: RESIDENTIAL
- (A2) OWNER: LINDA S. DAVIS DB 225 PG 1367 PIN: 9825-61-1388 ZONING: R-20 USE: RESIDENTIAL
- (A3) OWNER: PEGGY A WYNN DB 4110 PG 42 PIN: 9825-61-2949 ZONING: R-20 USE: RESIDENTIAL
- (A4) OWNER: JAMES R. FAULK DB 6064 PG 347 PIN: 9825-61-3629 ZONING: R-20 USE: RESIDENTIAL
- (A5) OWNER: ROBERT & JONNA APPLE DB 1123 PG 271 PIN: 9825-61-3640 ZONING: R-20 USE: RESIDENTIAL
- (A6) OWNER: KIRK DALE KNIGHT (LIFE ESTATE) DB 5982 PG 218 PIN: 9825-61-3590 ZONING: R-20 USE: RESIDENTIAL
- (A7) OWNER: MARCIA LISETTE PESONTEZ DB 1966 PG 157 PIN: 9825-61-1388 ZONING: R-20 USE: RESIDENTIAL
- (A8) OWNER: WAYNE & CAROL STRAUSSER DB 5786 PG 468 PIN: 9825-61-4207 ZONING: R-20 USE: RESIDENTIAL
- (A9) OWNER: WALTER & BARBARA HOWERTON DB 252 PG 1105 PIN: 9825-61-4125 ZONING: R-20 USE: RESIDENTIAL
- (A10) OWNER: KENNETH B. HENDRICKS, SR. & MARICEL ORBE HENDRICKS DB 6570 PG 225 PIN: 9825-60-4970 ZONING: R-20 USE: RESIDENTIAL
- (A11) OWNER: AGNES M. COLLINS DB 08-E-457 PIN: 9825-60-5534 ZONING: R-20 USE: RESIDENTIAL
- (A12) OWNER: PATRICIA A./CRAWFORD DB 2115 PG 35 PIN: 9825-60-5380 ZONING: R-20 USE: RESIDENTIAL
- (A13) OWNER: JERRY L. FLAKE DB 6530 PG 98 PIN: 9825-60-6035 ZONING: R-20 USE: RESIDENTIAL
- (A14) OWNER: DONNE L. APPLE DB 917 PG 192 PIN: 9824-69-5952 ZONING: R-20 USE: RESIDENTIAL
- (A15) OWNER: CARLTON A. LAWS & YVONNE J. LAWS, TRUSTEES DB 4025 PG 169 PIN: 9824-69-5872 ZONING: R-20 USE: RESIDENTIAL
- (A16) OWNER: AIG NORTH AMERICA, INC. DB 5134 PG 528 PB 88 PG 69 PIN: 9824-69-7043 ZONING: M-1 USE: MANUFACTURING
- (A17) OWNER: WESTROCK CONSUMER PACKAGING GROUP, LLC DB 469 PG 149 PB 37 PG 162 & PB 30 PG 63 PIN: 9824-58-7694 ZONING: M-1 USE: COMMERCIAL
- (A18) OWNER: WESTROCK CONSUMER PACKAGING GROUP, LLC DB 679 PG 320 PB 45 PG 45 PIN: 9824-58-5607 ZONING: M-1 USE: VACANT
- (A19) OWNER: WESTROCK CONSUMER PACKAGING GROUP, LLC DB 679 PG 320 PB 45 PG 45 PIN: 9824-58-1914 ZONING: M-1 USE: VACANT
- (A20) OWNER: TRADITION MEBANE, LLC DB 6573 PG 264 PIN: 9824-49-0001 ZONING: R-6 USE: RESIDENTIAL UNDER CONSTRUCTION
- (A21) OWNER: DAVID & BARBARA HARRIS DB 1468 PG 536 PB 60 PG 188 PIN: 9824-30-9041 ZONING: R-20 USE: RESIDENTIAL
- (A22) OWNER: MICHAEL & ANN LASTER DB 1468 PG 536 PB 60 PG 188 PIN: 9824-30-9041 ZONING: R-20 USE: RESIDENTIAL
- (A23) OWNER: MICHAEL & ANN LASTER DB 1468 PG 536 PB 60 PG 188 PIN: 9824-30-9041 ZONING: R-20 USE: RESIDENTIAL
- (A24) OWNER: THOMAS S. WILES DB 292 PG 214 PIN: 9825-30-8993 ZONING: R-20 USE: RESIDENTIAL
- (A25) OWNER: LAURA LEE WOODY, TRUSTEE, et al. DB 45 PG 45 PIN: 9825-41-6325 ZONING: R-8 USE: VACANT
- (A26) OWNER: BRADLEY ALLEN CRANK DB 1352 PG 208 TRACT #1 PIN: 9825-51-1407 ZONING: M-1 USE: RESIDENTIAL
- (A27) OWNER: BRADLEY ALLEN CRANK DB 1352 PG 208 TRACT #2 PIN: 9825-51-1407 ZONING: M-1 USE: RESIDENTIAL
- (A28) OWNER: BRADLEY ALLEN CRANK DB 1352 PG 208 TRACT #3 PIN: 9825-51-1407 ZONING: M-1 USE: RESIDENTIAL
- (A29) OWNER: KATHRYN LEE WESSELL DB 4559 PG 102 PIN: 9825-52-5259 ZONING: R-20 USE: RESIDENTIAL
- (A30) OWNER: KATHRYN LEE WESSELL DB 4559 PG 102 PIN: 9825-52-5259 ZONING: R-20 USE: RESIDENTIAL
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- (A87) OWNER: KATHRYN LEE WESSELL DB 4559 PG 102 PIN: 9825-52-5259 ZONING: R-20 USE: RESIDENTIAL
- (A88) OWNER: KATHRYN LEE WESSELL DB 4559 PG 102 PIN: 9825-52-5259 ZONING: R-20 USE: RESIDENTIAL
- (A89) OWNER: KATHRYN LEE WESSELL DB 4559 PG 102 PIN: 9825-52-5259 ZONING: R-20 USE: RESIDENTIAL
- (A90) OWNER: KATHRYN LEE WESSELL DB 4559 PG 102 PIN: 9825-52-5259 ZONING: R-20 USE: RESIDENTIAL
- (A91) OWNER: KATHRYN LEE WESSELL DB 4559 PG 102 PIN: 9825-52-5259 ZONING: R-20 USE: RESIDENTIAL
- (A92) OWNER: KATHRYN LEE WESSELL DB 4559 PG 102 PIN: 9825-52-5259 ZONING: R-20 USE: RESIDENTIAL
- (A93) OWNER: KATHRYN LEE WESSELL DB 4559 PG 102 PIN: 9825-52-5259 ZONING: R-20 USE: RESIDENTIAL
- (A94) OWNER: KATHRYN LEE WESSELL DB 4559 PG 102 PIN: 9825-52-5259 ZONING: R-20 USE: RESIDENTIAL
- (A95) OWNER: KATHRYN LEE WESSELL DB 4559 PG 102 PIN: 9825-52-5259 ZONING: R-20 USE: RESIDENTIAL
- (A96) OWNER: KATHRYN LEE WESSELL DB 4559 PG 102 PIN: 9825-52-5259 ZONING: R-20 USE: RESIDENTIAL
- (A97) OWNER: KATHRYN LEE WESSELL DB 4559 PG 102 PIN: 9825-52-5259 ZONING: R-20 USE: RESIDENTIAL
- (A98) OWNER: KATHRYN LEE WESSELL DB 4559 PG 102 PIN: 9825-52-5259 ZONING: R-20 USE: RESIDENTIAL
- (A99) OWNER: KATHRYN LEE WESSELL DB 4559 PG 102 PIN: 9825-52-5259 ZONING: R-20 USE: RESIDENTIAL
- (A100) OWNER: KATHRYN LEE WESSELL DB 4559 PG 102 PIN: 9825-52-5259 ZONING: R-20 USE: RESIDENTIAL

**OWNER INFORMATION**

- (P1) OWNER: LINDA S. DAVIS & LISA S. BORDERS DB 11-E-180 PIN: 9825-60-1982 ZONING: M-1 USE: VACANT 2,263,537.43 SF 51,9637 AC.
- (P2) OWNER: KATHERINE S. BAILEY DB 212 PG 215 PB 15 PG 196 PIN: 9825-52-2940 ZONING: R-20 USE: VACANT 26,210.46 SF 6,0617 AC.
- (P3) OWNER: LINDA S. DAVIS & LISA S. BORDERS DB 11-E-180 PIN: 9825-61-4053 ZONING: R-20 USE: VACANT 18,920.22 SF 0.4344 AC.
- (P4) OWNER: LINDA S. DAVIS & LISA S. BORDERS DB 11-E-180 PIN: 9825-60-4799 ZONING: R-20 USE: VACANT 15,215.64 SF 0.3493 AC.
- (P5) OWNER: TICON PROPERTIES, LLC DB 4542 PG 22 PB 90 PG 162 PIN: 9825-50-2531 ZONING: M-1 USE: VACANT 2,319,535.06 SF 53,2492 AC.
- (P6) OWNER: TICON PROPERTIES, LLC DB 4530 PG 170 PB 103 PG 158 PIN: 9825-40-4628 ZONING: ME USE: VACANT 1,189,467.78 SF 27,3064 AC.

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	15.00%	24.99%	Green
2	25.00%	100.00%	Yellow



**SUMMIT DESIGN AND ENGINEERING SERVICES**  
 State License #: P-0839  
 320 Executive Court  
 Hillsborough, NC 27278  
 Voice: (919) 732-8888 Fax: (919) 732-4676  
 www.summitde.net

**PRELIMINARY PLANS**  
**OAKWOOD**  
 OAKWOOD STREET EXTENSION  
 MEBANE, N.C.

**EXISTING CONDITIONS PLAN**

PROJECT NO. **19-0139**  
 DRAWING NAME: **19-0139\_XC.dwg**  
 SHEET NO. **C-2**

DATE: **11-24-2020**

REVISIONS

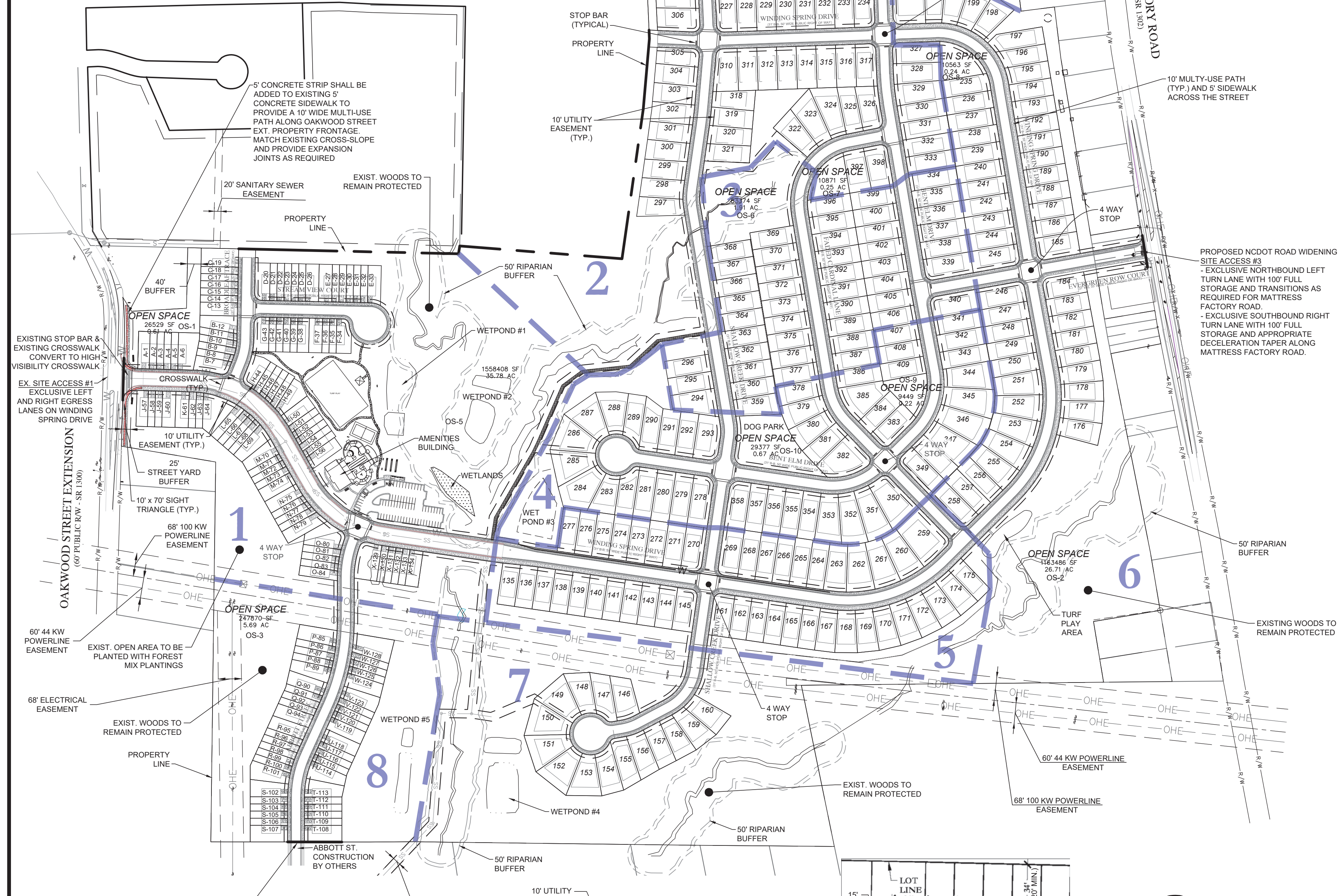
NO.	DATE	BY	REVISIONS
1			REVISED PER TRC COMMENTS
2			
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6			
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PROJECT ENGINEER/ARCHITECT: **TAS (TAS@SUMMITDE.NET)**  
 PROJECT MANAGER: **RRH (RANDY.HALL@SUMMITDE.NET)**  
 DRAWN BY: **AM (ALEX.MANGOT@SUMMITDE.NET)**  
 FIRST ISSUE DATE: **08-25-2019**

**TOWNHOME UNITS**

BUILDING	UNIT #S	BUILDINGS	UNIT #S
A	1 to 6	M	70 to 74
B	7 to 12	N	75 to 79
C	13 to 19	O	80 to 84
D	20 to 26	P	85 to 89
E	27 to 33	Q	90 to 94
F	34 to 37	R	95 to 101
G	38 to 43	S	102 to 107
H	44 to 49	T	108 to 113
I	50 to 56	U	114 to 118
J	57 to 60	V	119 to 123
K	61 to 64	W	124 to 128
L	65 to 69	X	129 to 134



Lot #	Area
0	5832972 SF (133.91 AC)
1	3711 SF (0.09 AC)
2	2303 SF (0.05 AC)
3	2302 SF (0.05 AC)
4	2302 SF (0.05 AC)
5	2302 SF (0.05 AC)
6	6041 SF (0.14 AC)
7	4285 SF (0.10 AC)
8	2272 SF (0.05 AC)
9	2320 SF (0.05 AC)
10	2329 SF (0.05 AC)
11	2341 SF (0.05 AC)
12	4722 SF (0.11 AC)
13	4298 SF (0.10 AC)
14	2310 SF (0.05 AC)
15	2310 SF (0.05 AC)
16	2310 SF (0.05 AC)
17	2310 SF (0.05 AC)
18	2310 SF (0.05 AC)
19	5953 SF (0.14 AC)
20	4768 SF (0.11 AC)
21	2310 SF (0.05 AC)
22	2310 SF (0.05 AC)
23	2310 SF (0.05 AC)
24	2310 SF (0.05 AC)
25	2310 SF (0.05 AC)
26	4290 SF (0.10 AC)
27	4290 SF (0.10 AC)
28	2310 SF (0.05 AC)
29	4816 SF (0.11 AC)
30	2310 SF (0.05 AC)
31	2310 SF (0.05 AC)
32	2310 SF (0.05 AC)
33	4362 SF (0.10 AC)
34	4120 SF (0.09 AC)
35	2121 SF (0.05 AC)
36	2121 SF (0.05 AC)
37	3939 SF (0.09 AC)
38	3435 SF (0.08 AC)
39	2122 SF (0.05 AC)

Lot #	Area
240	7140 SF (0.16 AC)
241	7140 SF (0.16 AC)
242	7140 SF (0.16 AC)
243	7140 SF (0.16 AC)
244	7140 SF (0.16 AC)
245	8529 SF (0.20 AC)
246	8501 SF (0.20 AC)
247	7140 SF (0.16 AC)
248	7140 SF (0.16 AC)
249	7140 SF (0.16 AC)
250	7140 SF (0.16 AC)
251	9034 SF (0.21 AC)
252	9077 SF (0.21 AC)
253	9077 SF (0.21 AC)
254	9077 SF (0.21 AC)
255	8986 SF (0.21 AC)
256	7140 SF (0.16 AC)
257	7140 SF (0.16 AC)
258	8489 SF (0.19 AC)
259	13947 SF (0.32 AC)
260	9116 SF (0.21 AC)
261	9102 SF (0.21 AC)
262	9560 SF (0.22 AC)
263	8452 SF (0.19 AC)
264	7140 SF (0.16 AC)
265	7140 SF (0.16 AC)
266	7140 SF (0.16 AC)
267	7140 SF (0.16 AC)
268	7140 SF (0.16 AC)
269	8314 SF (0.19 AC)
270	7714 SF (0.18 AC)
271	7020 SF (0.16 AC)
272	7020 SF (0.16 AC)
273	7020 SF (0.16 AC)
274	6760 SF (0.16 AC)
275	6630 SF (0.15 AC)
276	6630 SF (0.15 AC)
277	6630 SF (0.15 AC)
278	8266 SF (0.19 AC)
279	8100 SF (0.19 AC)

Lot #	Area
40	2122 SF (0.05 AC)
41	2122 SF (0.05 AC)
42	2122 SF (0.05 AC)
43	4390 SF (0.10 AC)
44	4510 SF (0.10 AC)
45	2020 SF (0.05 AC)
46	2076 SF (0.05 AC)
47	2149 SF (0.05 AC)
48	2255 SF (0.05 AC)
49	4740 SF (0.11 AC)
50	3815 SF (0.09 AC)
51	2051 SF (0.05 AC)
52	2092 SF (0.05 AC)
53	2135 SF (0.05 AC)
54	2180 SF (0.05 AC)
55	2225 SF (0.05 AC)
56	4054 SF (0.09 AC)
57	3569 SF (0.08 AC)
58	2217 SF (0.05 AC)
59	2218 SF (0.05 AC)
60	4120 SF (0.09 AC)
61	4119 SF (0.09 AC)
62	2216 SF (0.05 AC)
63	2196 SF (0.05 AC)
64	5193 SF (0.12 AC)
65	5176 SF (0.12 AC)
66	2533 SF (0.06 AC)
67	2541 SF (0.06 AC)
68	2511 SF (0.06 AC)
69	4816 SF (0.11 AC)
70	4427 SF (0.10 AC)
71	2220 SF (0.05 AC)
72	2310 SF (0.05 AC)
73	2220 SF (0.05 AC)
74	4126 SF (0.09 AC)
75	4141 SF (0.10 AC)
76	2262 SF (0.05 AC)
77	2323 SF (0.05 AC)
78	2415 SF (0.06 AC)
79	4851 SF (0.11 AC)

Lot #	Area
280	8100 SF (0.19 AC)
281	8100 SF (0.19 AC)
282	7142 SF (0.16 AC)
283	7153 SF (0.16 AC)
284	10883 SF (0.25 AC)
285	9415 SF (0.22 AC)
286	9418 SF (0.22 AC)
287	9398 SF (0.22 AC)
288	8570 SF (0.20 AC)
289	7339 SF (0.17 AC)
290	7738 SF (0.18 AC)
291	9955 SF (0.23 AC)
292	6955 SF (0.16 AC)
293	8906 SF (0.20 AC)
294	8335 SF (0.19 AC)
295	8630 SF (0.19 AC)
296	6630 SF (0.15 AC)
297	7123 SF (0.16 AC)
298	7020 SF (0.16 AC)
299	6921 SF (0.16 AC)
300	7072 SF (0.16 AC)
301	8825 SF (0.16 AC)
302	7374 SF (0.17 AC)
303	6956 SF (0.16 AC)
304	7062 SF (0.16 AC)
305	8214 SF (0.19 AC)
306	8436 SF (0.19 AC)
307	7206 SF (0.17 AC)
308	10111 SF (0.23 AC)
309	8314 SF (0.19 AC)
310	8399 SF (0.19 AC)
311	7250 SF (0.17 AC)
312	7250 SF (0.17 AC)
313	7250 SF (0.17 AC)
314	7250 SF (0.17 AC)
315	7250 SF (0.17 AC)
316	7250 SF (0.17 AC)
317	7424 SF (0.17 AC)
318	8609 SF (0.19 AC)
319	8806 SF (0.16 AC)

Lot #	Area
80	5526 SF (0.13 AC)
81	2352 SF (0.05 AC)
82	2318 SF (0.05 AC)
83	2313 SF (0.05 AC)
84	4378 SF (0.10 AC)
85	5145 SF (0.12 AC)
86	2478 SF (0.06 AC)
87	2503 SF (0.06 AC)
88	2511 SF (0.06 AC)
89	4771 SF (0.11 AC)
90	4593 SF (0.11 AC)
91	2327 SF (0.05 AC)
92	2322 SF (0.05 AC)
93	2322 SF (0.05 AC)
94	4312 SF (0.10 AC)
95	4312 SF (0.10 AC)
96	2322 SF (0.05 AC)
97	2322 SF (0.05 AC)
98	2328 SF (0.05 AC)
99	2360 SF (0.05 AC)
100	2421 SF (0.06 AC)
101	5244 SF (0.12 AC)
102	4936 SF (0.11 AC)
103	2310 SF (0.05 AC)
104	2310 SF (0.05 AC)
105	2310 SF (0.05 AC)
106	2310 SF (0.05 AC)
107	5393 SF (0.12 AC)
108	5377 SF (0.12 AC)
109	2310 SF (0.05 AC)
110	2310 SF (0.05 AC)
111	2310 SF (0.05 AC)
112	2310 SF (0.05 AC)
113	4939 SF (0.11 AC)
114	4784 SF (0.11 AC)
115	2313 SF (0.05 AC)
116	2310 SF (0.05 AC)
117	2310 SF (0.05 AC)
118	4290 SF (0.10 AC)
119	4290 SF (0.10 AC)

Lot #	Area
320	6682 SF (0.15 AC)
321	6629 SF (0.15 AC)
322	8063 SF (0.19 AC)
323	9214 SF (0.21 AC)
324	9296 SF (0.21 AC)
325	6994 SF (0.16 AC)
326	7847 SF (0.18 AC)
327	8425 SF (0.19 AC)
328	8012 SF (0.18 AC)
329	8204 SF (0.19 AC)
330	7145 SF (0.16 AC)
331	7145 SF (0.16 AC)
332	7145 SF (0.16 AC)
333	7145 SF (0.16 AC)
334	7145 SF (0.16 AC)
335	7145 SF (0.16 AC)
336	7145 SF (0.16 AC)
337	7145 SF (0.16 AC)
338	7145 SF (0.16 AC)
339	8756 SF (0.20 AC)
340	8502 SF (0.20 AC)
341	7148 SF (0.16 AC)
342	7150 SF (0.16 AC)
343	7195 SF (0.17 AC)
344	9860 SF (0.23 AC)
345	10750 SF (0.25 AC)
346	10815 SF (0.25 AC)
347	9956 SF (0.23 AC)
348	7381 SF (0.17 AC)
349	8545 SF (0.20 AC)
350	11560 SF (0.27 AC)
351	9860 SF (0.23 AC)
352	9586 SF (0.22 AC)
353	9349 SF (0.21 AC)
354	7280 SF (0.17 AC)
355	7280 SF (0.17 AC)
356	7280 SF (0.17 AC)
357	7280 SF (0.17 AC)
358	8266 SF (0.19 AC)
359	7368 SF (0.17 AC)

Lot #	Area
120	2310 SF (0.05 AC)
121	2311 SF (0.05 AC)
122	2323 SF (0.05 AC)
123	4620 SF (0.11 AC)
124	4481 SF (0.10 AC)
125	2312 SF (0.05 AC)
126	2328 SF (0.05 AC)
127	2358 SF (0.05 AC)
128	7254 SF (0.17 AC)
129	4771 SF (0.11 AC)
130	2234 SF (0.05 AC)
131	2231 SF (0.05 AC)
132	7263 SF (0.17 AC)
133	2232 SF (0.05 AC)
134	4144 SF (0.10 AC)
135	6366 SF (0.15 AC)
136	6465 SF (0.15 AC)
137	6500 SF (0.15 AC)
138	6500 SF (0.15 AC)
139	6500 SF (0.15 AC)
140	6500 SF (0.15 AC)
141	6500 SF (0.15 AC)
142	6500 SF (0.15 AC)
143	6500 SF (0.15 AC)
144	6500 SF (0.15 AC)
145	7414 SF (0.17 AC)
146	6375 SF (0.15 AC)
147	7592 SF (0.17 AC)
148	7482 SF (0.17 AC)
149	9388 SF (0.22 AC)
150	9413 SF (0.22 AC)
151	9419 SF (0.22 AC)
152	9402 SF (0.22 AC)
153	8731 SF (0.15 AC)
154	6375 SF (0.15 AC)
155	7724 SF (0.18 AC)
156	7409 SF (0.17 AC)
157	6848 SF (0.16 AC)
158	6774 SF (0.16 AC)
159	7099 SF (0.16 AC)

Lot #	Area
360	6630 SF (0.15 AC)
361	6630 SF (0.15 AC)
362	6630 SF (0.15 AC)
363	6630 SF (0.15 AC)
364	6630 SF (0.15 AC)
365	6630 SF (0.15 AC)
366	6630 SF (0.15 AC)
367	6630 SF (0.15 AC)
368	6630 SF (0.15 AC)
369	6630 SF (0.15 AC)
370	6630 SF (0.15 AC)
371	6630 SF (0.15 AC)
372	6630 SF (0.15 AC)
373	6630 SF (0.15 AC)
374	6630 SF (0.15 AC)
375	6630 SF (0.15 AC)
376	6630 SF (0.15 AC)
377	6630 SF (0.15 AC)
378	7081 SF (0.16 AC)
379	7757 SF (0.18 AC)
380	7757 SF (0.18 AC)
381	7022 SF (0.16 AC)
382	11566 SF (0.27 AC)
383	7884 SF (0.18 AC)
384	6630 SF (0.15 AC)
385	10184 SF (0.23 AC)
386	6829 SF (0.16 AC)
387	6782 SF (0.16 AC)
388	6736 SF (0.15 AC)
389	6689 SF (0.15 AC)
390	6644 SF (0.15 AC)
391	6630 SF (0.15 AC)
392	6630 SF (0.15 AC)
393	6630 SF (0.15 AC)
394	6630 SF (0.15 AC)
395	6630 SF (0.15 AC)
396	6593 SF (0.15 AC)
397	7765 SF (0.18 AC)
398	8301 SF (0.19 AC)
399	6630 SF (0.15 AC)

Lot #	Area
160	7428 SF (0.17 AC)
161	7414 SF (0.17 AC)
162	6375 SF (0.15 AC)
163	6375 SF (0.15 AC)
164	6375 SF (0.15 AC)
165	6374 SF (0.15 AC)
166	6369 SF (0.15 AC)
167	6923 SF (0.16 AC)
168	7300 SF (0.17 AC)
169	7172 SF (0.16 AC)
170	7263 SF (0.17 AC)
171	7263 SF (0.17 AC)
172	7263 SF (0.17 AC)
173	7263 SF (0.17 AC)
174	7263 SF (0.17 AC)
175	6373 SF (0.15 AC)
176	7263 SF (0.17 AC)
177	7263 SF (0.17 AC)
178	6719 SF (0.15 AC)
179	6929 SF (0.16 AC)
180	6375 SF (0.15 AC)
181	6375 SF (0.15 AC)
182	6375 SF (0.15 AC)
183	6375 SF (0.15 AC)
184	7522 SF (0.17 AC)
185	8175 SF (0.19 AC)
186	6375 SF (0.15 AC)
187	6375 SF (0.15 AC)
188	6375 SF (0.15 AC)
189	9388 SF (0.22 AC)
190	6375 SF (0.15 AC)
191	6375 SF (0.15 AC)
192	6375 SF (0.15 AC)
193	6375 SF (0.15 AC)
194	6375 SF (0.15 AC)
195	6442 SF (0.15 AC)
196	7006 SF (0.16 AC)
197	7872 SF (0.18 AC)
198	7517 SF (0.17 AC)
199	7401 SF (0.17 AC)

Lot #	Area
400	6630 SF (0.15 AC)
401	6630 SF (0.15 AC)
402	6630 SF (0.15 AC)
403	6630 SF (0.15 AC)
404	6630 SF (0.15 AC)
405	6723 SF (0.15 AC)
406	6629 SF (0.15 AC)
407	6629 SF (0.15 AC)
408	6630 SF (0.15 AC)
409	6630 SF (0.15 AC)

Lot #	Area
200	7871 SF (0.18 AC)
201	7475 SF (0.17 AC)
202	12112 SF (0.28 AC)
203	7487 SF (0.17 AC)
204	7481 SF (0.17 AC)
205	7





Know what's below.  
Call before you dig.

5' CONCRETE STRIP SHALL BE ADDED TO EXISTING 5' CONCRETE SIDEWALK TO PROVIDE A 10' WIDE MULTI-USE PATH ALONG OAKWOOD STREET EXT. PROPERTY FRONTAGE MATCH EXISTING CROSS-SLOPE AND PROVIDE EXPANSION JOINTS AS REQUIRED

EXISTING STOP BAR & EXISTING CROSSWALK CONVERT TO HIGH VISIBILITY CROSSWALK

OAKWOOD STREET EXTENSION  
(60' PUBLIC R/W - SR 1300)

24,529 SF (0.61 AC.)  
OS-1

25' STREET YARD BUFFER

ROADWAY SHOWN IS EXISTING 41' B-B WITH 30" STANDARD CURB & GUTTER. EXISTING ROADWAY WILL BE REMOVED FOR NEW UTILITY AND STORM DRAINAGE CONSTRUCTION. NEW ROLLED CURB AND PAVEMENT WILL BE INSTALLED AT 41' B-B UPON COMPLETION OF UG UTILITY INSTALLATION.

169.24' 100 KW POWERLINE EASEMENT

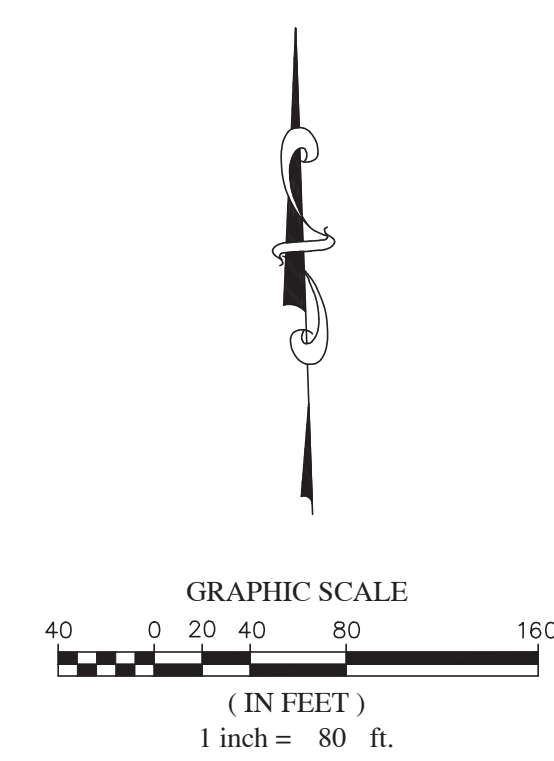
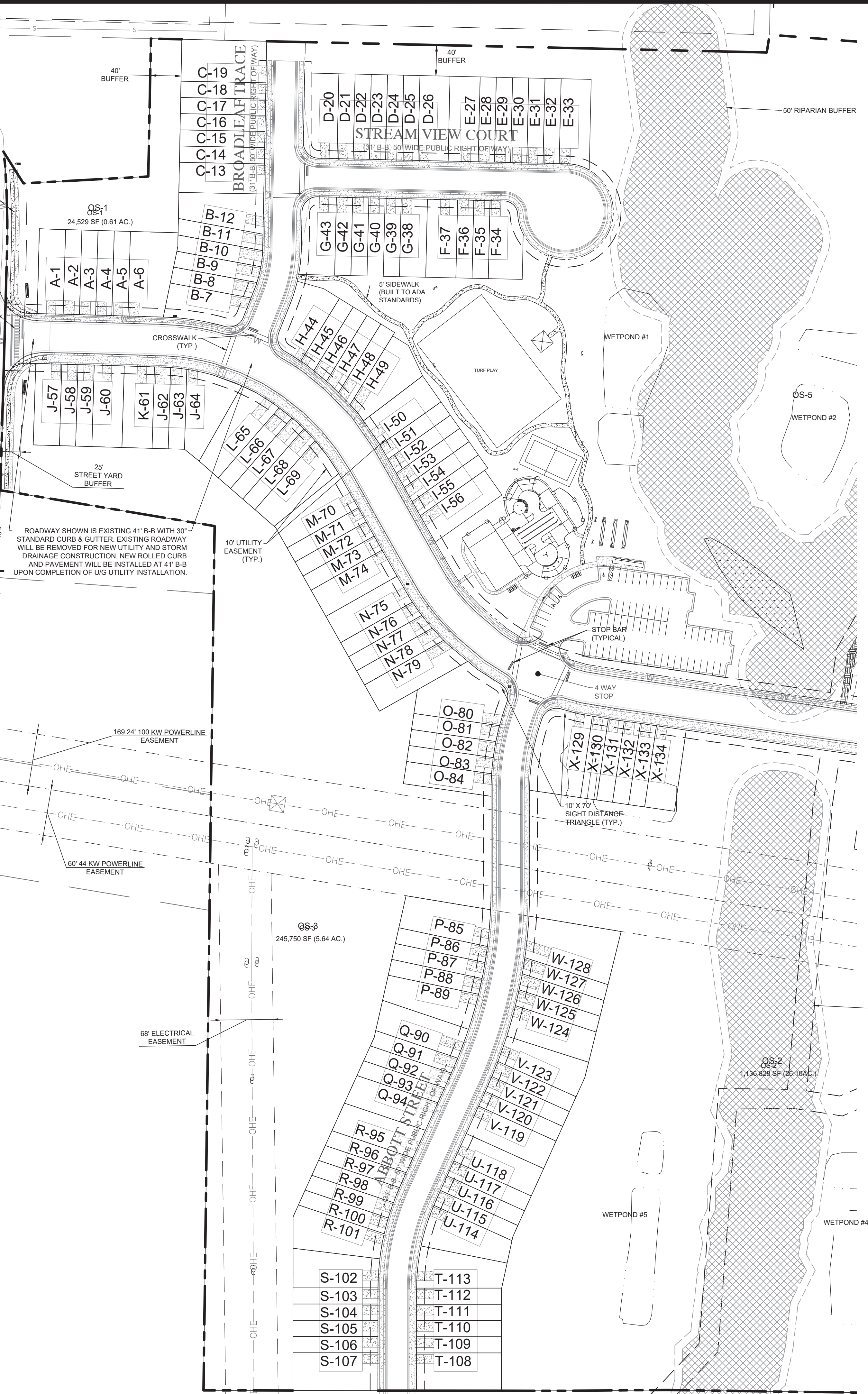
60' 44 KW POWERLINE EASEMENT

68' ELECTRICAL EASEMENT

245,750 SF (5.64 AC.)  
OS-3

1,136,826 SF (26.10 AC.)  
OS-2

ABBOTT ST. CONSTRUCTION BY OTHERS



NO.	DATE	REVISIONS
7		
6		
5		
4	2-16-2021	REVISED PER TRC COMMENTS
3	1-12-2021	REVISED PER TRC COMMENTS
2	1-12-2021	REVISED PER TRC COMMENTS
1	11-24-2020	REVISED PER TRC COMMENTS

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PROJECT MANAGER  
RPH (RANDY)@SUMMITDE.NET  
DRAWN BY  
AM (ALEX)@SUMMITDE.NET  
FIRST ISSUE DATE  
08-26-2019

NOT FOR CONSTRUCTION

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320 Executive Court  
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www.summitde.net

PRELIMINARY PLANS  
**OAKWOOD**  
OAKWOOD STREET EXTENSION  
MEBANE, N.C.

TOWNSHIP SITE PLAN

PROJECT NO.  
**19-0139**

DRAWING NAME:  
19-0139\_S.dwg

SHEET NO.  
**C-4**

NOTE:  
OFF-SITE EASEMENTS AND ADDITIONAL  
RIGHT-OF-WAY ARE REQUIRED FOR TURN  
LANE IMPROVEMENTS AND WILL BE SECURED  
PRIOR TO CONSTRUCTION DRAWING APPROVALS.

MONTICELLO AVE.  
(50' PUBLIC R/W)

OAKDALE AVE.  
(20' PUBLIC R/W)

PARK AVE.  
(20' PUBLIC R/W)

SHALLOW CREEK DR.  
(31' B-B, 50' WIDE PUBLIC RIGHT OF WAY)

WINDING SPRING DRIVE  
(31' B-B, 50' WIDE PUBLIC RIGHT OF WAY)

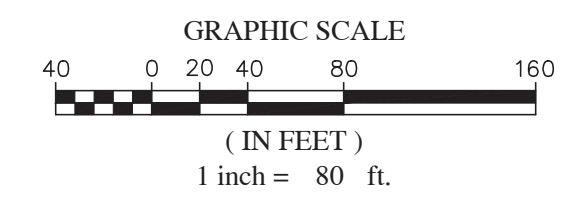
E. WASHINGTON STREET  
(SR 1303 IN NCR R/W)

MATRRESS FACTORY ROAD  
(60' PUBLIC R/W - SR 1302)

WINDING SPRING DRIVE  
(31' B-B, 50' WIDE PUBLIC RIGHT OF WAY)

EVERGREEN ROW COURT  
(31' B-B, 50' WIDE PUBLIC RIGHT OF WAY)

FADED CARDINAL LANE  
(31' B-B, 50' WIDE PUBLIC RIGHT OF WAY)



NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3	REVISED PER TRC COMMENTS	2-16-2021	MP
2	REVISED PER TRC COMMENTS	1-12-2021	DC
1	REVISED PER TRC COMMENTS	11-24-2020	CS

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DRAWN BY: AM (ALEX.MANGOT@SUMMITDE.NET)  
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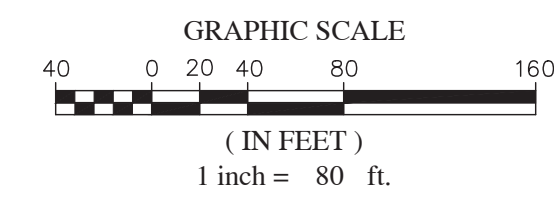
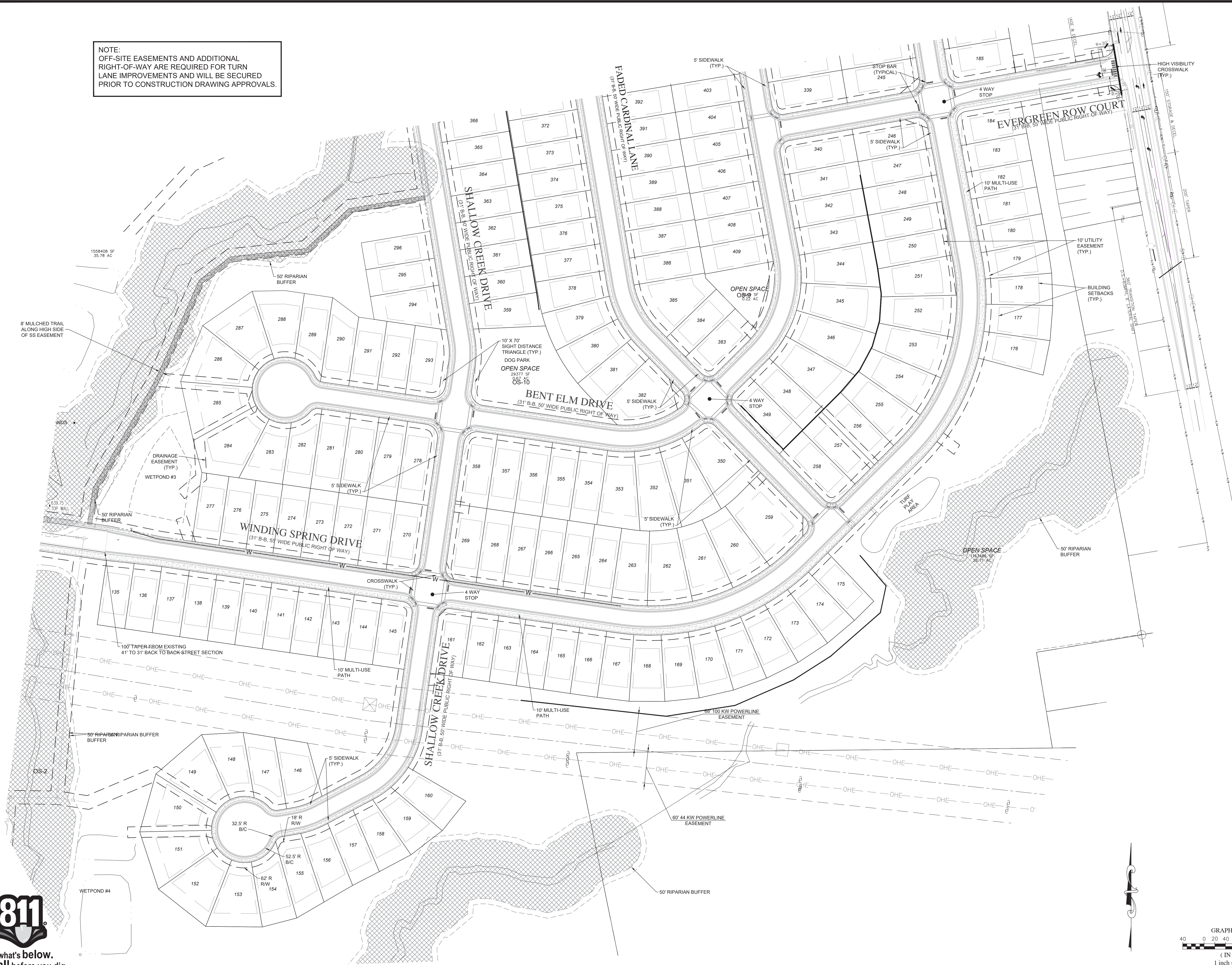
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PRELIMINARY PLANS  
**OAKWOOD**  
OAKWOOD STREET EXTENSION  
MEBANE, N.C.

SINGLE FAMILY SITE PLAN - NORTH

PROJECT NO.: 19-0139  
DRAWING NAME: 19-0139\_S.dwg  
SHEET NO.: C-5

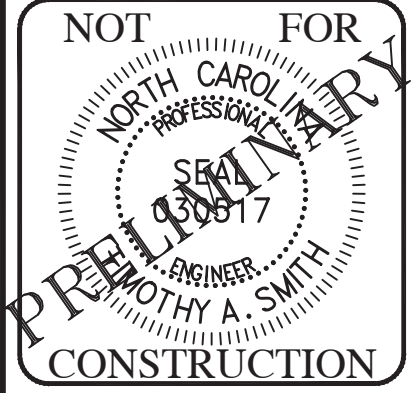
NOTE:  
OFF-SITE EASEMENTS AND ADDITIONAL  
RIGHT-OF-WAY ARE REQUIRED FOR TURN  
LANE IMPROVEMENTS AND WILL BE SECURED  
PRIOR TO CONSTRUCTION DRAWING APPROVALS.



NO.	DATE	REVISIONS
7		
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5		
4	2-16-2021	REVISED PER TRC COMMENTS
3	1-12-2021	REVISED PER TRC COMMENTS
2	1-12-2021	REVISED PER TRC COMMENTS
1	11-24-2020	REVISED PER TRC COMMENTS

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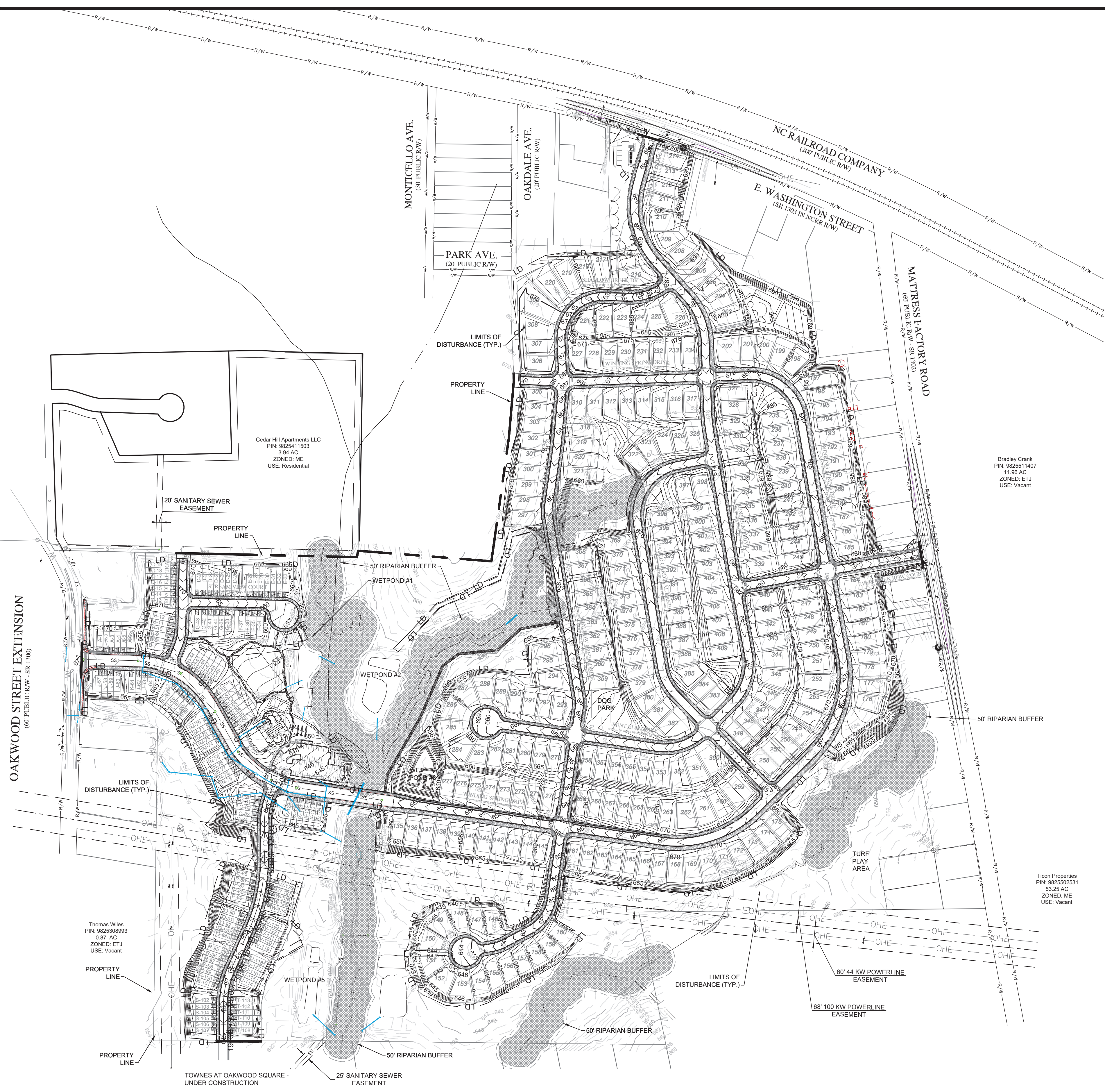


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**PRELIMINARY PLANS**  
**OAKWOOD**  
OAKWOOD STREET EXTENSION  
MEBANE, N.C.  
**SINGLE FAMILY SITE PLAN - SOUTH**

**PROJECT NO.**  
19-0139  
**DRAWING NAME:**  
19-0139\_S.dwg  
**SHEET NO.**  
C-6

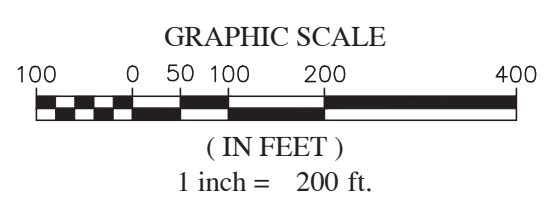
OAKWOOD STREET EXTENSION  
(60' PUBLIC R/W - SR 1300)



**GENERAL GRADING & STORM DRAINAGE NOTES**

1. PROJECT IS LOCATED WITHIN THE CAP FEAR BASIN
2. ALL STORM DRAINAGE TO BE REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED
3. ALL CONSTRUCTION TO CONFORM TO THE CITY OF MEBANE STANDARDS AND SPECIFICATIONS
4. ALL STORM DRAINAGE DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF MEBANE'S STORM DRAINAGE DESIGN MANUAL.
5. AT THE CONSTRUCTION PHASE ALL LARGE FILL SLOPES SHALL BE EVALUATED FOR SLOPE STABILITY (STEEPNESS OF SLOPE, COMPACTION REQUIREMENTS, AND SOIL MATERIALS).

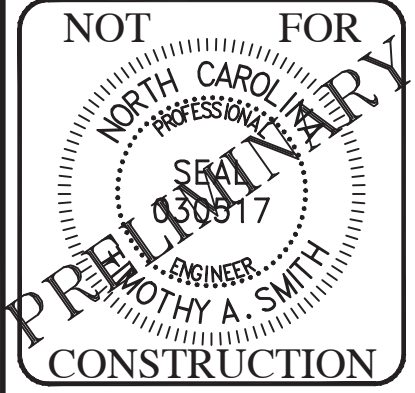
NOTE:  
GRADING WILL BE REVISED/ADJUSTED WITH CONSTRUCTION DRAWINGS AND MEET ALL BUFFER REQUIREMENTS PRIOR TO APPROVAL.



NO.	DATE	REVISIONS
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**DRAWN BY**  
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FIRST ISSUE DATE  
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**PRELIMINARY PLANS**  
**OAKWOOD**  
OAKWOOD STREET EXTENSION  
MEBANE, N.C.

**OVERALL GRADING PLAN**

PROJECT NO.  
**19-0139**

DRAWING NAME:  
19-0139\_G.dwg

SHEET NO.  
**C-7**





Know what's below.  
Call before you dig.

MONTICELLO AVE.  
(30' PUBLIC R/W)

OAKDALE AVE.  
(20' PUBLIC R/W)

PARK AVE.  
(20' PUBLIC R/W)

NC RAILROAD COMPANY  
(30' PUBLIC R/W)

E. WASHINGTON STREET  
(SR 1303 IN NC RR R/W)

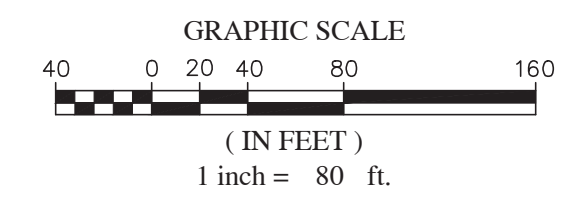
MATRRESS FACTORY ROAD  
(60' PUBLIC R/W - SR 1303)

LIMITS OF  
DISTURBANCE (TYP.)

PROPERTY  
LINE

NOTE:  
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AND MEET ALL BUFFER REQUIREMENTS PRIOR TO APPROVAL.

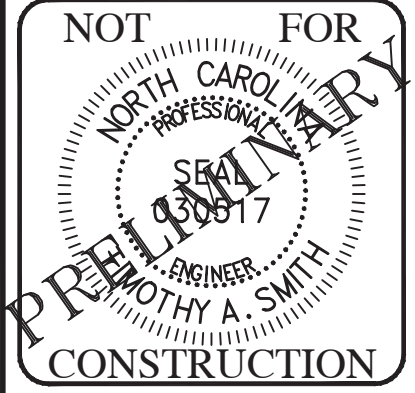
Bradley Crank  
PIN: 9825511407  
11.96 AC  
ZONED: ETJ  
USE: Vacant



NO.	DATE	REVISIONS	BY
7			
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5			
4	2-16-2021	REVISED PER TRC COMMENTS	MP
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2	1-12-2021	REVISED PER TRC COMMENTS	DC
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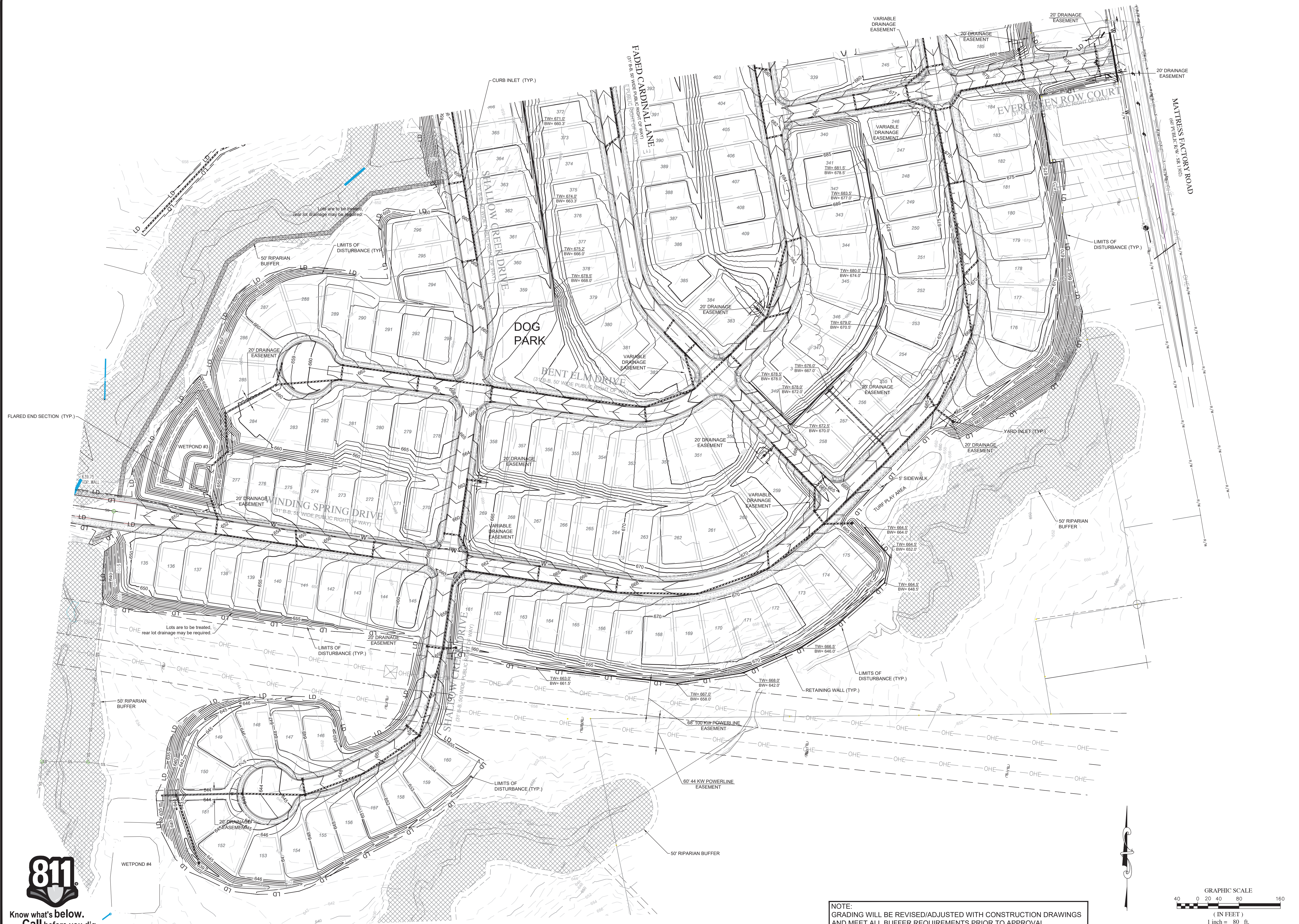
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**OAKWOOD**  
 OAKWOOD STREET EXTENSION  
 MEBANE, N.C.  
**SINGLE FAMILY GRADING - NORTH**

PROJECT NO.  
**19-0139**  
 DRAWING NAME:  
 19-0139\_G.dwg  
 SHEET NO.  
**C-9**

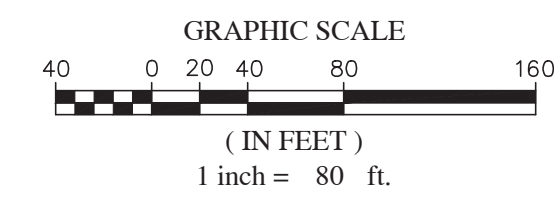




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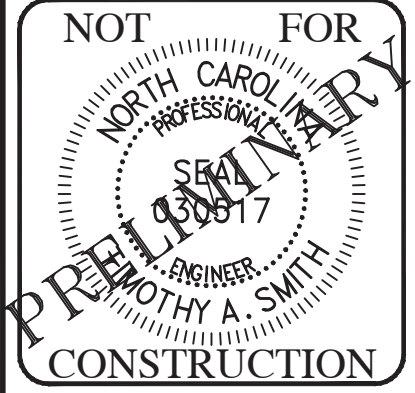
NOTE:  
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AND MEET ALL BUFFER REQUIREMENTS PRIOR TO APPROVAL.



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1	11-24-2020	REVISED PER TRC COMMENTS

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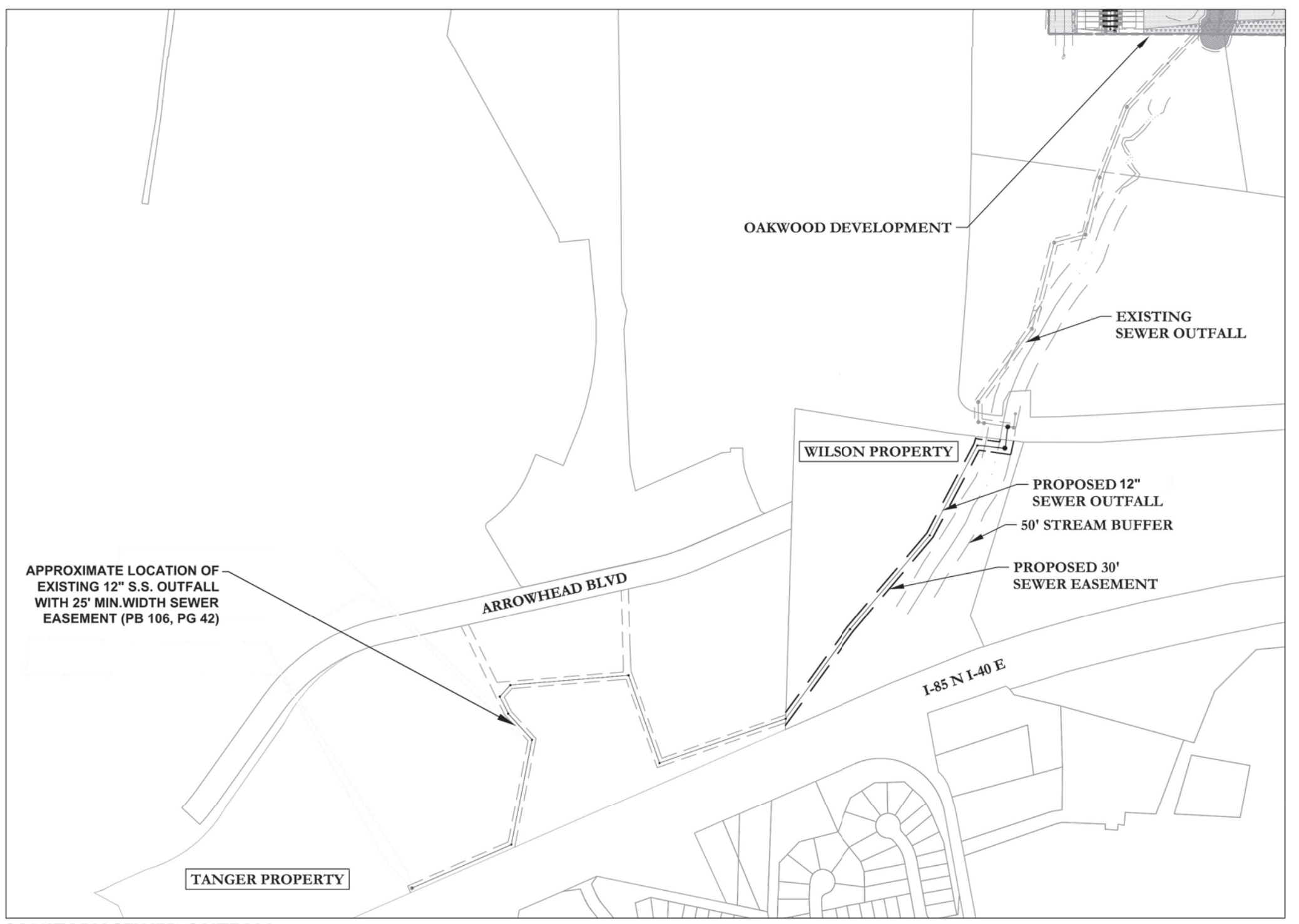
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PROJECT MANAGER  
RPH (RANDY.HALL@SUMMITDE.NET)  
DRAWN BY  
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FIRST ISSUE DATE  
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PRELIMINARY PLANS  
**OAKWOOD**  
OAKWOOD STREET EXTENSION  
MEBANE, N.C.  
SINGLE FAMILY GRADING - SOUTH

PROJECT NO.  
19-0139  
DRAWING NAME:  
19-0139\_G.dwg  
SHEET NO.  
C-10

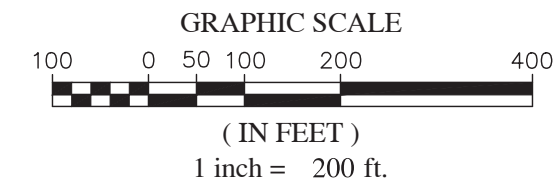


**SANITARY SEWER OUTFALL**  
SCALE: 1"=500'

**NOTE:**  
ROUTING OF THE OFFSITE SANITARY SEWER OUTFALL IS BEING COORDINATED WITH PROPERTY OWNERS AND THE CITY OF MEBANE PUBLIC UTILITIES DEPARTMENT AND TO BE DETERMINED IN THE NEAR FUTURE

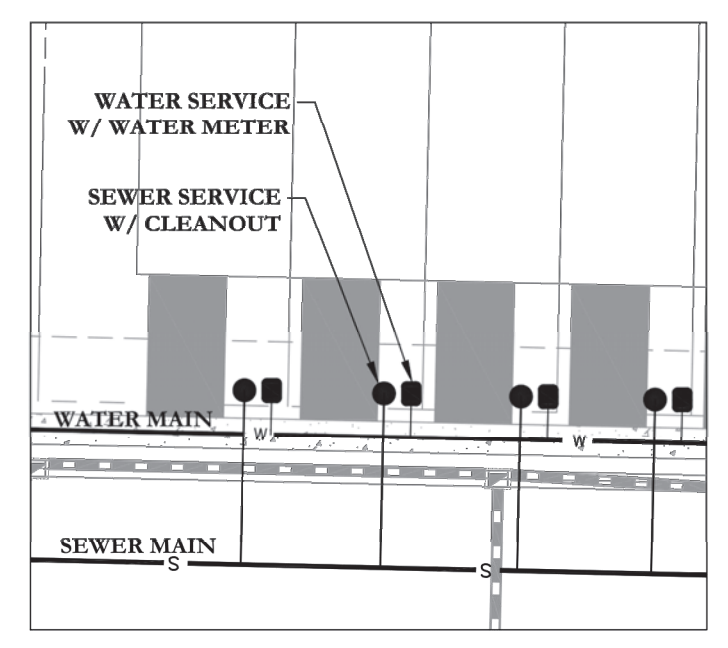
**GENERAL UTILITY NOTE:**

1. ALL UTILITY AND ROADWAY CONSTRUCTION TO CONFORM TO CITY OF MEBANE STANDARDS AND SPECIFICATIONS.
2. STATE WATER AND/OR SEWER PERMITS ARE REQUIRED. CITY OF MEBANE SHALL REVIEW AND APPROVE THE CONSTRUCTION DRAWINGS PRIOR TO SUBMITTING THEM TO THE STATE FOR APPROVAL.
3. ALL WATER MAIN LINES ARE CLASS 50 DIP UNLESS OTHERWISE NOTED.
4. ALL SEWER MAIN LINES ARE PVC UNLESS OTHERWISE NOTED.
5. HORIZONTAL AND VERTICAL SEPARATION.
6. ALL UTILITIES MUST BE INSTALLED UNDERGROUND TO MEET CITY OF MEBANE AND NCDOT STANDARDS.
7. EXISTING WATER AND SEWER MAINS ALONG OAKWOOD STREET EXTENSION, S.S. OUTFALL (SOUTH) AND WINDING SPRING DRIVE ARE SHOWN IN RED. THESE UTILITIES ARE TO REMAIN IN PLACE AND USED TO SERVE THE OAKWOOD DEVELOPMENT, AS MUCH AS POSSIBLE. FINAL DETERMINATIONS ON THE EXTENT OF THIS WILL BE DETERMINED DURING THE CONSTRUCTION DRAWING APPROVAL PROCESS. ANY MAINS TO BE KEPT AND PLACED INTO SERVICE SHALL BE TESTED AND VERIFIED TO BE IN COMPLIANCE WITH ALL NECESSARY STANDARDS OF THE CITY OF MEBANE.
8. IN ADDITION TO THE INFORMATION IN NOTE 8 ABOVE, DUE TO THE EXISTING SANITARY SEWER INFRASTRUCTURE NEVER BEING CERTIFIED AND HAVING KNOWN PROBLEMS, THE OUTFALLS WILL BE TESTED AND APPROVED BY THE CITY OF MEBANE AS REQUIRED AND REPLACED IF NECESSARY TO MEET ALL TESTING STANDARDS. MAINS WITHIN THE EXISTING WINDING SPRING DRIVE ROADWAY WILL BE REPLACED AND HAVE FACTORY WYES INSTALLED FOR NEW TOWNHOUSE SERVICES.

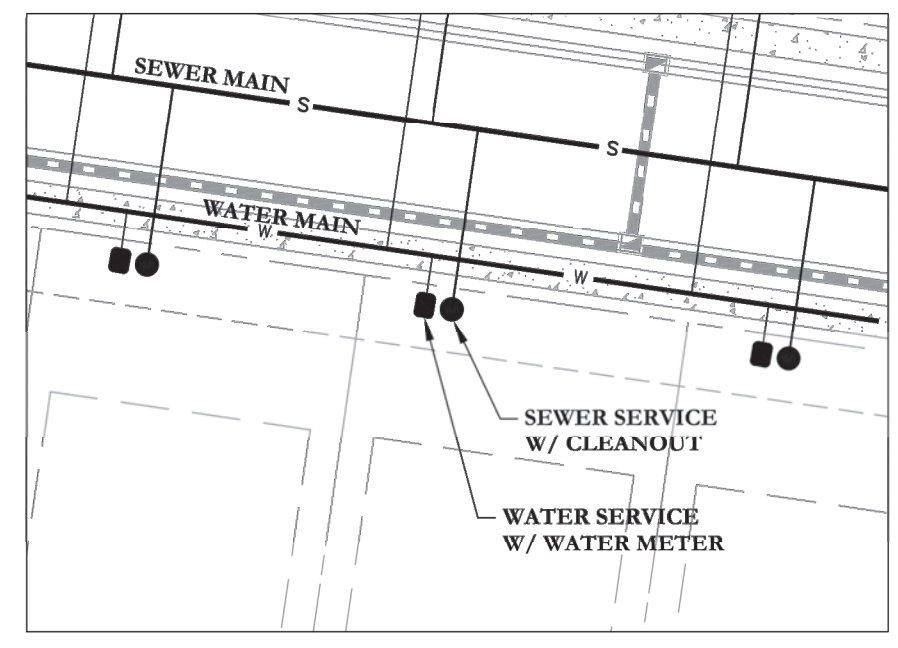


**PROPOSED LEGEND**

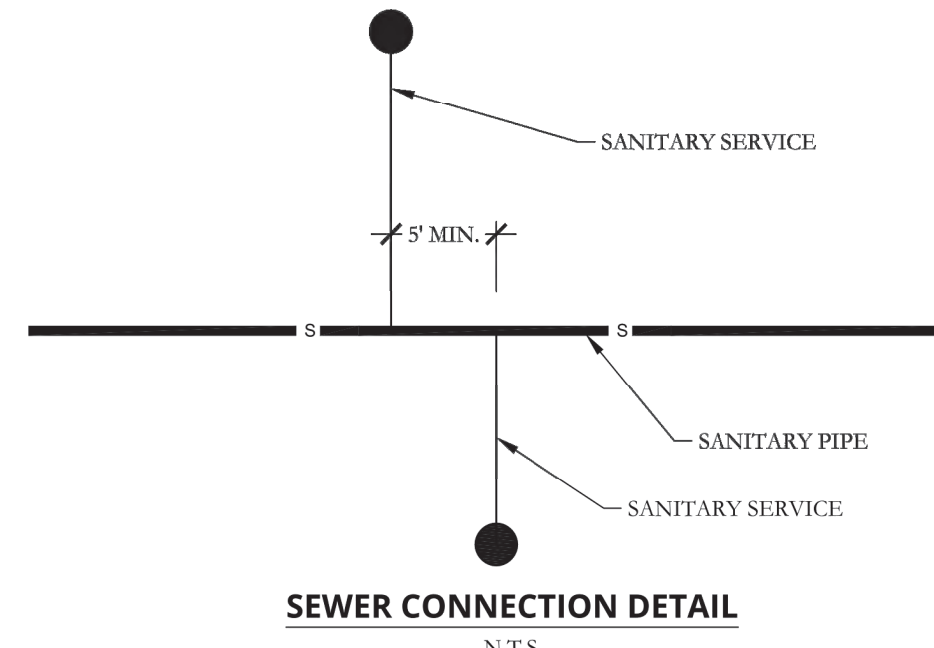
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	BACKFLOW PREVENTER
	GAS VALVE
	CATCH BASIN
	YARD INLET, AREA DRAIN
	SANITARY SEWER W/CLEANOUT
	SANITARY SEWER W/MANHOLE
	FLARED-END SECTION
	STORM DRAINAGE PIPE
	WATER MAIN
	DOMESTIC WATER
	FIRE PROTECTION WATER
	FORCE MAIN
	GAS MAIN
	ELECTRIC, TELEPHONE, CABLE
	UTILITY POLE



**TYPICAL SERVICE CONNECTION - TOWNHOME**  
SCALE: 1"=30'



**TYPICAL SERVICE CONNECTION - SINGLE FAMILY**  
SCALE: 1"=20'

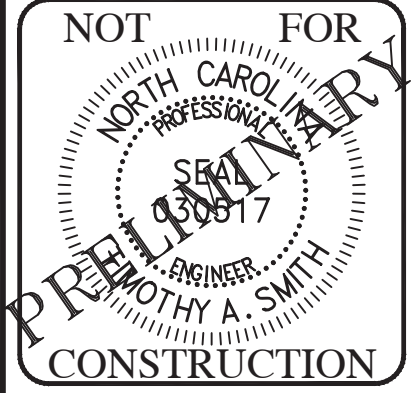


**SEWER CONNECTION DETAIL**  
N.T.S.



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1									

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DRAWN BY AM (ALEX.MANGOT@SUMMITDE.NET)	FIRST ISSUE DATE 08-25-2019	



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**PRELIMINARY PLANS**  
**OAKWOOD**  
OAKWOOD STREET EXTENSION  
MEBANE, N.C.

**OVERALL UTILITY PLAN**

PROJECT NO.	19-0139
DRAWING NAME:	19-0139_U.dwg
SHEET NO.	C-11



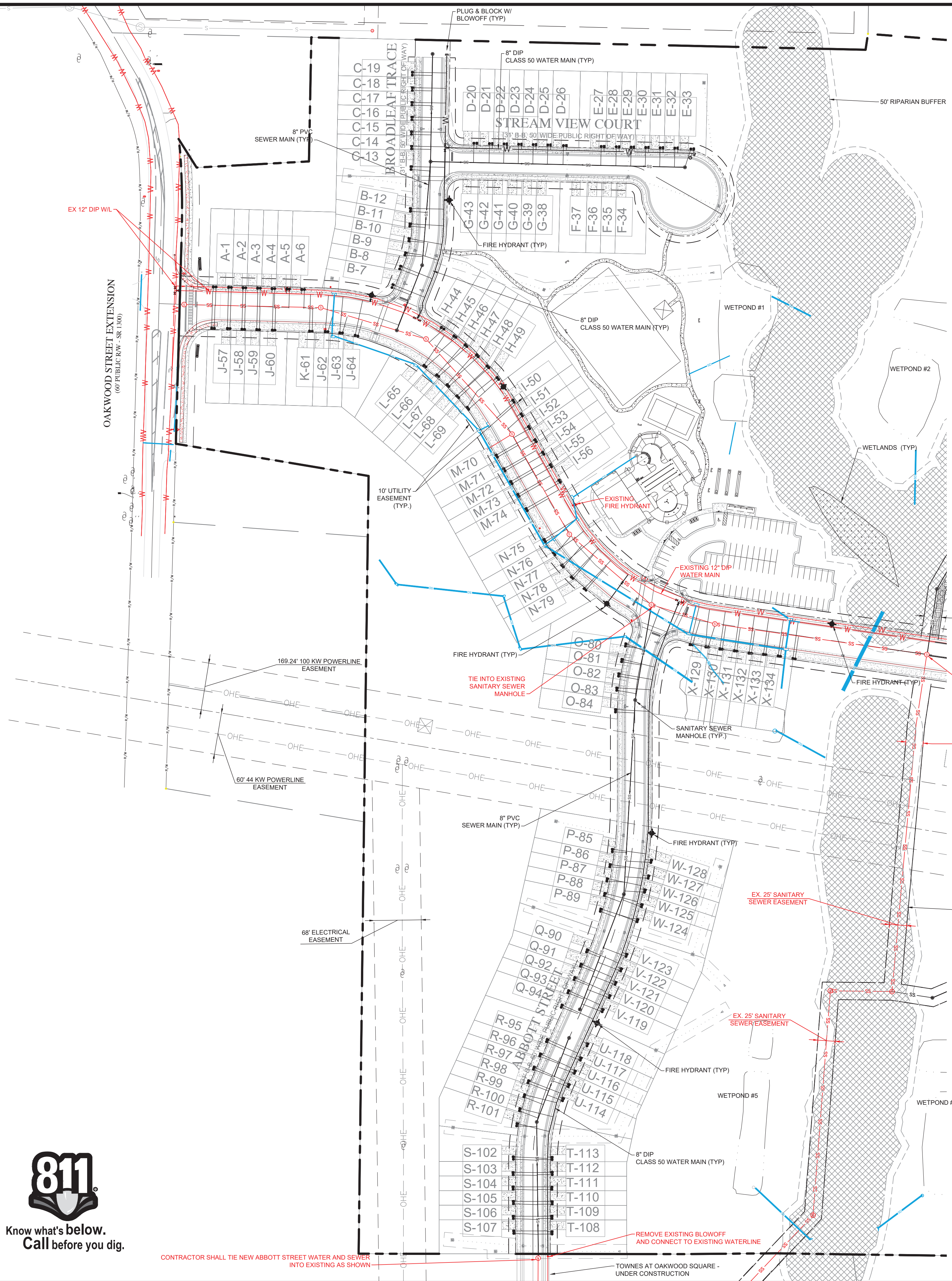
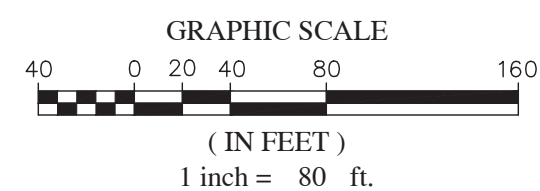


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CONTRACTOR SHALL TIE NEW ABBOTT STREET WATER AND SEWER INTO EXISTING AS SHOWN

TOWNS AT OAKWOOD SQUARE - UNDER CONSTRUCTION

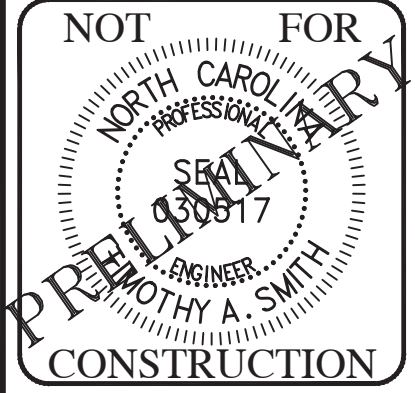
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NO.	DATE	REVISIONS
7		
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 DRAWN BY  
 AM (ALEX.MANGOT@SUMMITDE.NET)  
 FIRST ISSUE DATE  
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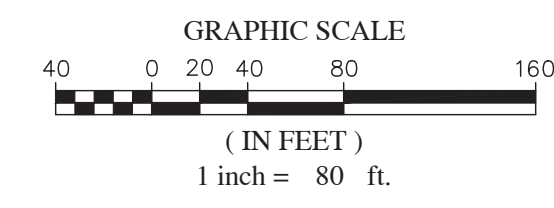
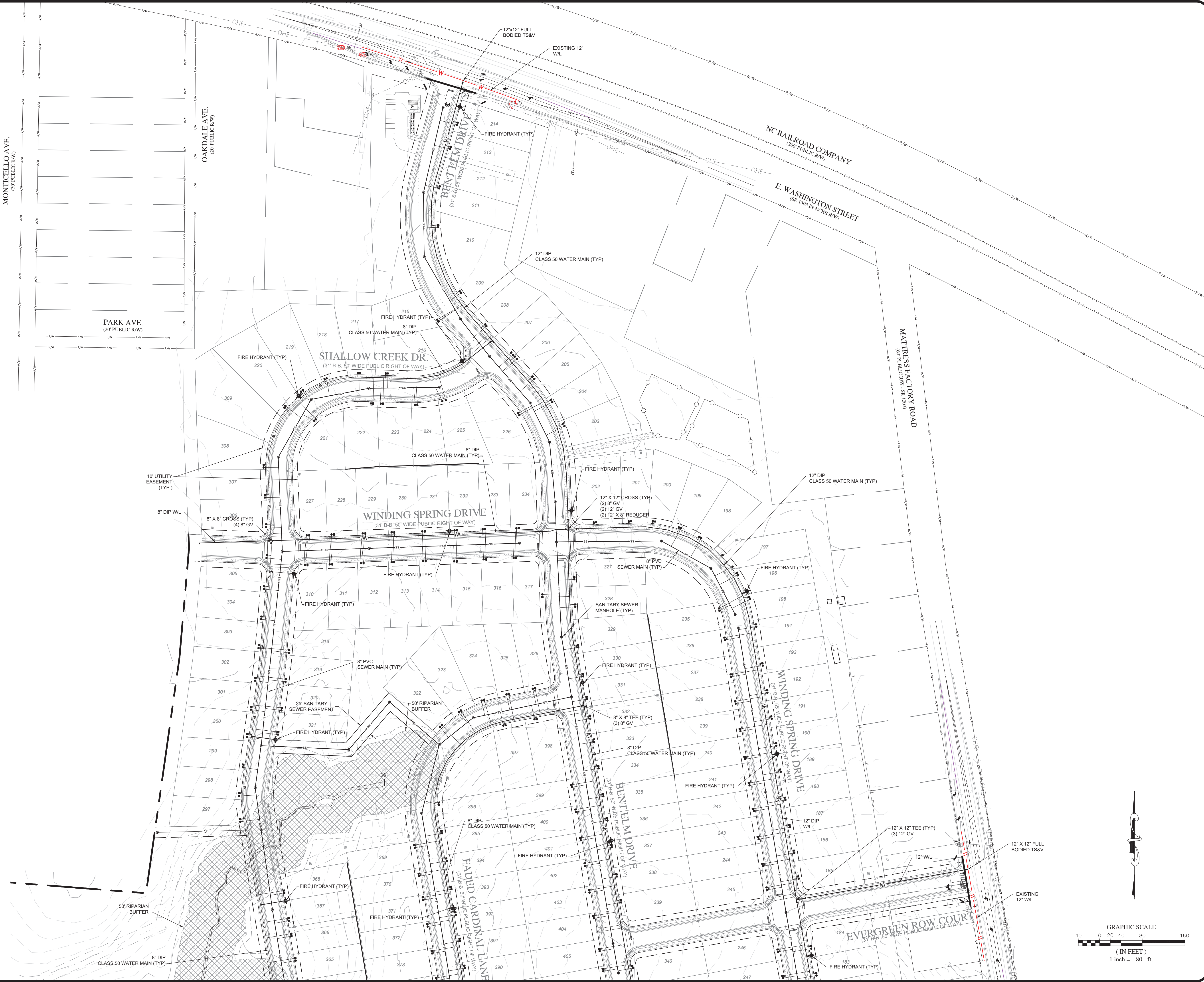
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PRELIMINARY PLANS  
**OAKWOOD**  
 OAKWOOD STREET EXTENSION  
 MEBANE, N.C.  
 TOWNHOME UTILITY PLAN

PROJECT NO.  
**19-0139**  
 DRAWING NAME:  
 19-0139\_U.dwg  
 SHEET NO.  
**C-12**



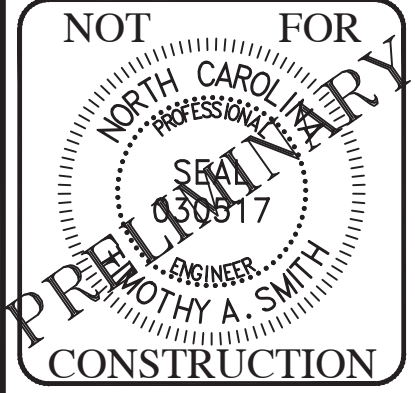
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COMPANY PROJECT: OAKWOOD STREET EXTENSION  
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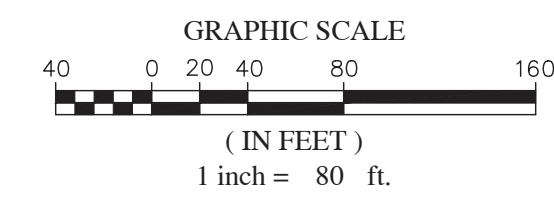
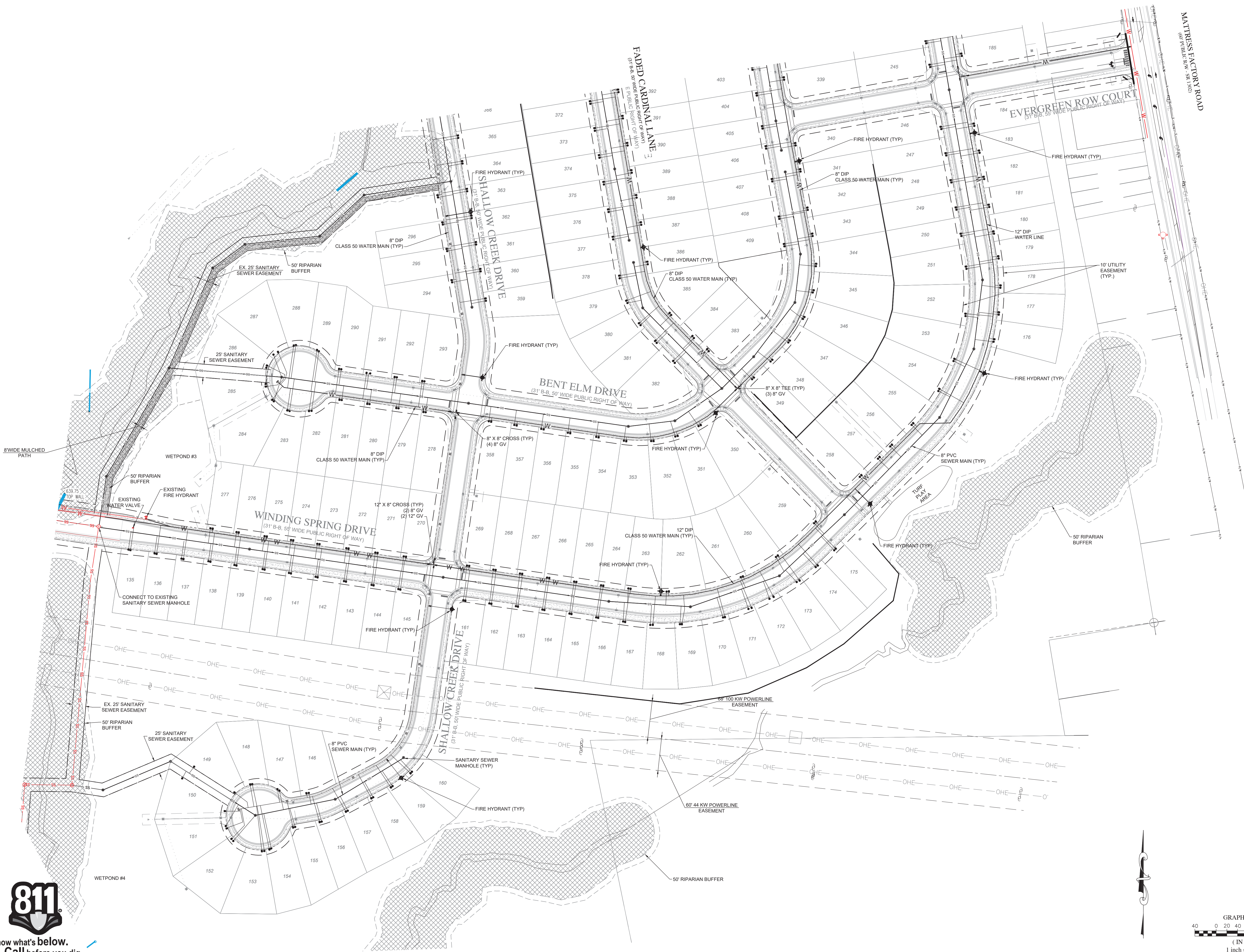
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 DRAWN BY: AM (ALEX.MANGO@SUMMITDE.NET)  
 FIRST ISSUE DATE: 08-25-2019



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PRELIMINARY PLANS  
**OAKWOOD**  
 OAKWOOD STREET EXTENSION  
 MEBANE, N.C.  
 SINGLE FAMILY UTILITY PLAN - NORTH

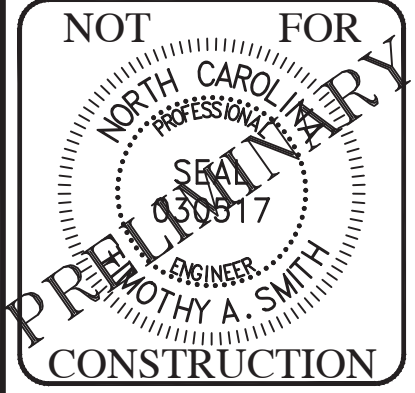
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 DRAWING NAME: 19-0139\_U.dwg  
 SHEET NO.: C-13



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 AND SITE SPECIFICALLY IDENTIFIED IN THE  
 DESCRIPTION OF THE ALTERNATIVE.

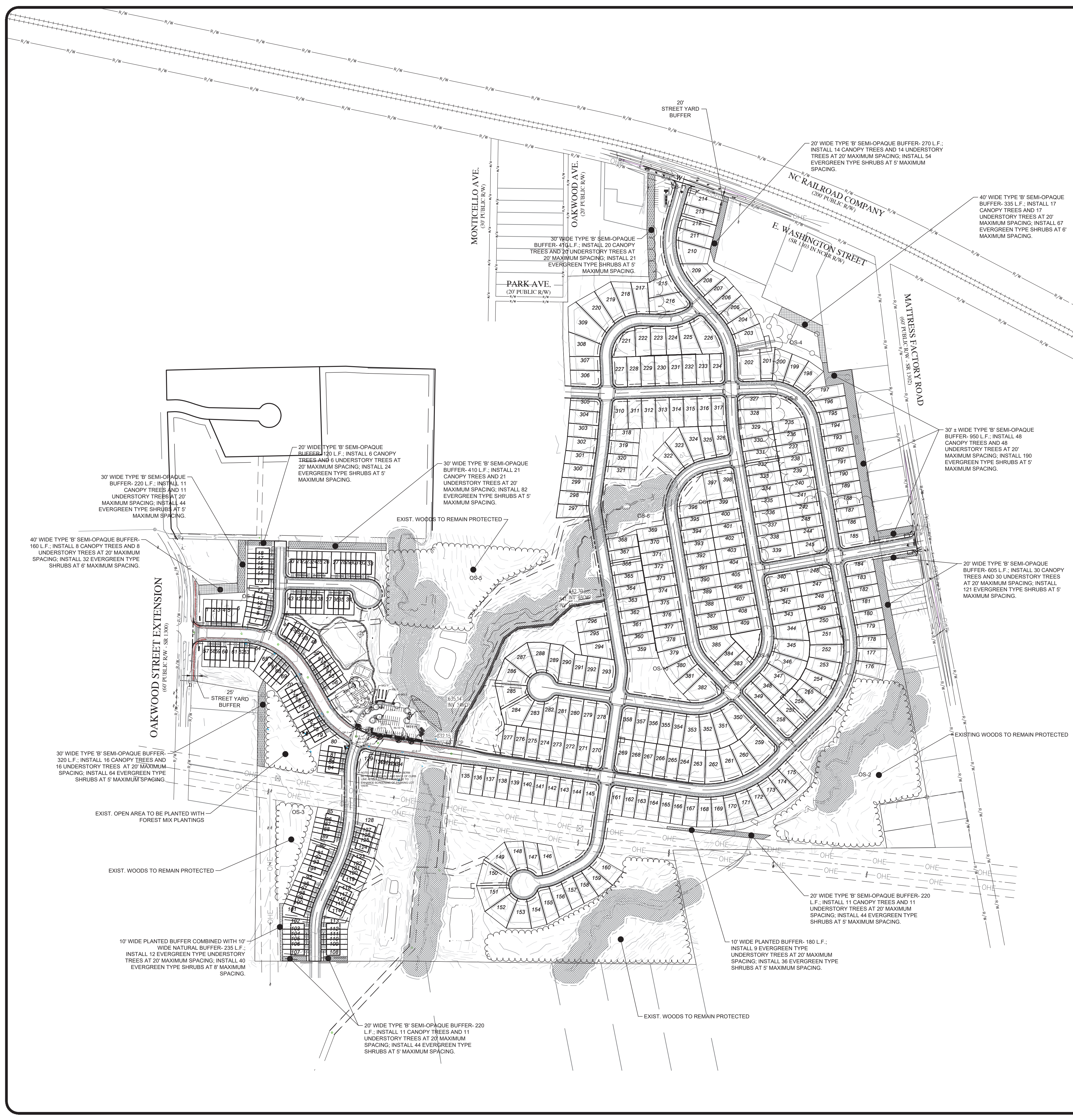
PROJECT ENGINEER/ARCHITECT  
 TMS (TMS@SUMMITDE.NET)  
 PROJECT MANAGER  
 RPH (RANDY.HALL@SUMMITDE.NET)  
 DRAWN BY  
 AM (ALEX.MANGOT@SUMMITDE.NET)  
 FIRST ISSUE DATE  
 08-25-2019



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PRELIMINARY PLANS  
**OAKWOOD**  
 OAKWOOD STREET EXTENSION  
 MEBANE, N.C.  
 SINGLE FAMILY UTILITY PLAN - SOUTH

PROJECT NO.  
**19-0139**  
 DRAWING NAME:  
 19-0139\_U.dwg  
 SHEET NO.  
**C-14**



**PLANTING NOTES**

- ALL PLANTS TO BE INSTALLED SHALL BE FROM APPROVED LIST PER THE CITY OF MEBANE UNIFIED DEVELOPMENT ORDINANCE (UDO).
- TREE PRESERVATION AREAS RETAINED AS SHOWN WILL BE USED TO PROVIDE/ENHANCE PERIMETER BUFFERS NEXT TO ADJACENT PROPERTIES.
- INSTALL 3:1 BERMS WITHIN PLANTED PERIMETER BUFFERS (3' HEIGHT MINIMUM, SUBJECT TO UTILITY AND/OR DRAINAGE EASEMENT RESTRICTIONS AND TOPOGRAPHY) TO ENHANCE SCREENING OF VIEWS BETWEEN THE PROPOSED LOTS AND ADJACENT PROPERTIES.
- REQUIRED PERIMETER BUFFER PLANTINGS SHALL CHOOSE FROM THE LIST BELOW BASED ON THE TYPE OF PLANT REQUIRED:

**CANOPY TREES (10-12' HEIGHT, 2-1/2" CALIPER SIZE)**

- "RED MAPLE"
- "SYCAMORE"
- "WILLOW OAK"
- "SOUTHERN RED OAK"
- "SOUTHERN MAGNOLIA"

**UNDERSTORY TREES (8' HEIGHT, 2" CALIPER SIZE)**

- "RIVER BIRCH"
- "FLOWERING DOGWOOD"
- "EASTERN REDBUD"
- "SOURWOOD"
- "SAUCER MAGNOLIA"
- "GOLDEN RAIN TREE"
- "NELLIE R. STEVENS HOLLY"
- "EMILY BRUNER HOLLY"

**EVERGREEN TREES (6-8' HEIGHT)**

- "DEODAR CEDAR"
- "GIANT ARBORVITAE"
- "LOBLOLLY PINE"

**EVERGREEN SHRUBS (24" HEIGHT MINIMUM, 3 GALLON CONTAINER SIZE)**

- "INDIAN AZALEA"
- "INKBERRY HOLLY"
- "WAX MYRTLE"
- "FRASER PHOTINIA"
- "DWARF PFTZLER JUNIPER"
- "ZABEL LAUREL"
- "DWARF BURFORD HOLLY"
- "CHINDO VIBURNUM"
- "CLEVERA"
- "JAPANESE HOLLY"
- "GULFTEA TEA OLIVE"

**GENERAL NOTES:**

- NO CANOPY TREES ARE TO BE PLANTED UNDER OVERHEAD ELECTRIC LINES.
- A BARRIER OF SHRUBS AND/OR SMALL TREES SHALL BE INSTALLED BETWEEN THE BACK OF THE CURB AND THE MULTI-USE PATH ALONG THE RIGHT SIDE OF WINDING SPRING DRIVE AND THE NORTHERN SECTION OF BENT ELM DRIVE. (SEE TYPICAL STREET SECTION DETAIL ON SHEET D-1.)

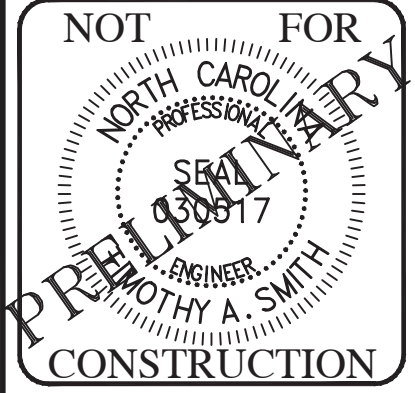
**TREE PROTECTION NOTES:**

- TREE PROTECTION FENCING SHALL BE PLACED OUTSIDE THE DRIP LINE OF TREES AND VEGETATION TO BE PRESERVED PRIOR TO GRADING AND SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED.
- TREE PROTECTION FENCING SHALL BE CHAIN LINK FENCE MINIMUM 5' TALL.
- NO MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN THE DRIP LINE OF EXISTING TREES.
- NO VEHICLES OR EQUIPMENT SHALL BE ALLOWED TO DRIVE OR PARK UNDER THE DRIP LINE OF EXISTING TREES.

NO.	DATE	REVISIONS
7		
6		
5		
4		
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2		
1		

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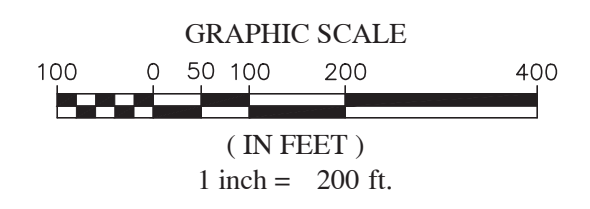
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 AM (ALEX.MANGO@SUMMITDE.NET)  
 FIRST ISSUE DATE  
 08-26-2019



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PRELIMINARY PLANS  
**OAKWOOD**  
 OAKWOOD STREET EXTENSION  
 MEBANE, N.C.  
 LANDSCAPE PLAN

PROJECT NO.  
**19-0139**  
 DRAWING NAME:  
 19-0139\_LS.dwg  
 SHEET NO.  
**L-1**





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# PLANNING PROJECT REPORT

DATE	02/26/2021
PROJECT NUMBER	RZ 21-02
PROJECT NAME	Oakwood Subdivision
APPLICANT	Meritage Homes of The Carolinas 3300 Paramount Parkway, STE 120 Mooresville, NC 27560

## CONTENTS

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STAFF ZONING REQUEST RECOMMENDATION .....	PAGE 12

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## ZONING REPORT

<b>EXISTING ZONE</b>	M-1 (Heavy Manufacturing District) and R-20 (Residential District)
<b>REQUESTED ACTION</b>	R-8(CD) and R-10 (CD) (Residential Conditional Zoning Districts)
<b>CONDITIONAL ZONE?</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>CURRENT LAND USE</b>	Vacant Industrial, Vacant Single-Family Residential
<b>PARCEL SIZE</b>	+/- 133.9 acres

Ticon Properties LLC	Katherine S. Baily Heirs
5836 Fayetteville Rd #201	C/O Carol Bailey Yancey
Durham, NC 27713	29 Ridge Rd
PINs 9825404628 & 9825502531	Jackson Springs, NC 27181
	PIN 9825529420

### PROPERTY OWNERS

Linda Davis & Lisa Borders  
504 N First St  
Mebane, NC 2730  
PIN 9825601982, 9825614053,  
9825604799

### LEGAL DESCRIPTION

The applicant proposes to rezone six (6) properties totaling +/- 133.9 acres from M-1 (Heavy Manufacturing District) and R-20 (Residential District) to R-8(CD) and R-10 (CD) (Residential Conditional Zoning Districts) to allow for a residential cluster development of 134 townhomes and 275 single-family homes, 409 dwelling units total.

### AREA ZONING & DISTRICTS

The adjacent properties to the east and north west of the site are zoned R-20 (Residential District). The properties to the north of the western-most parcel are zoned R-8 (Residential District), including the Cedar Hill Apartments. The property directly south of western most parcel is zoned R-6 (Residential District) for the Townes at Oakwood Square townhome development under construction. The site is also adjacent to several properties zoned M-1 (Heavy Manufacturing District) to the southeast and east, across Mattress Factory Road. The properties across the railroad tracks north of the site are zoned B-3 and B-1.

### SITE HISTORY

A special use permit for a +/- 80.51-acre portion of the site was approved for the Oakwood Business Center development in 2008. The vested rights have expired. There is a driveway at the E Oakwood St Ext frontage that was constructed to serve the approved Oakwood Business Center. Much of the site is vacant land including cleared space and wooded sections with mature trees. Wetlands and a creek are present. An overhead utilities easement crosses through the southern portion of the site is owned and used by Duke Energy for high-voltage transmission.

---

**STAFF ANALYSIS**

**CITY LIMITS?**                    YES   NO - *partially, 2 parcels within City Limits, 4 parcels in ETJ*

**PROPOSED USE BY-RIGHT?**    YES   NO

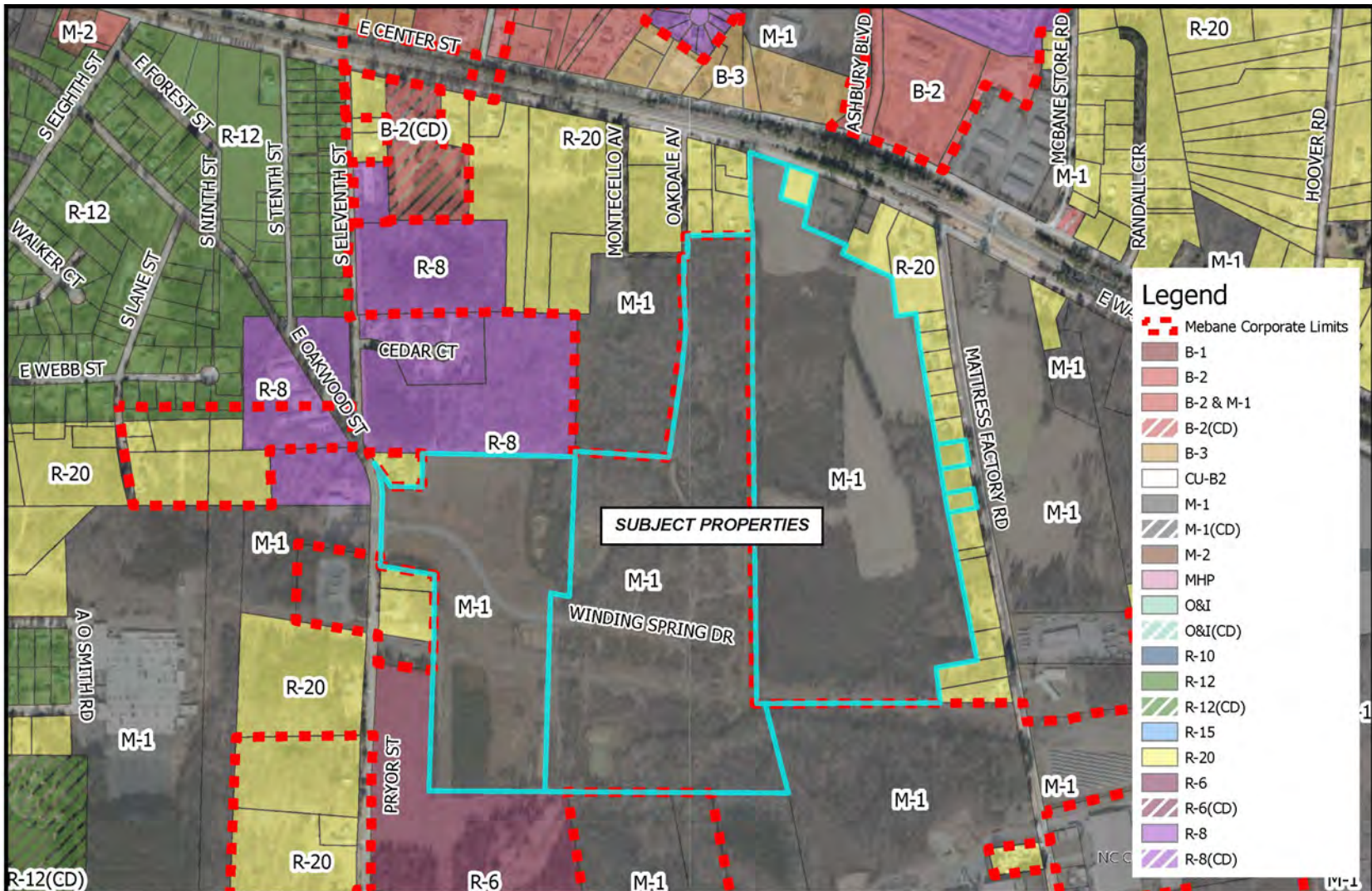
**SPECIAL USE?**                YES   NO


**EXISTING UTILITIES?**         YES   NO

**POTENTIAL IMPACT OF  
PROPOSED ZONE**

The proposed zoning district will support single-family and townhome residential uses consistent with the R-6, R-8, and R-20 development surrounding the site. The development's section of single-family detached units is proposed to neighbor the adjacent single-family detached residential districts and the section of townhomes is proposed to neighbor the adjacent higher density R-6 and R-8 residential districts. However, the residential development will be bordered by industrial zones to the south and east, most of which remain undeveloped and could present land use concerns in the future.





	<p><b>CITY OF MEBANE</b> <b>ZONING MAP</b></p>	<p><b>SUBJECT PROPERTIES</b> <b>OAKWOOD SUBDIVISION</b></p> <p>1 inch = 700 feet</p>	<p>DATE: 2/23/2021</p>
			<p>DRAWN BY: AV</p>

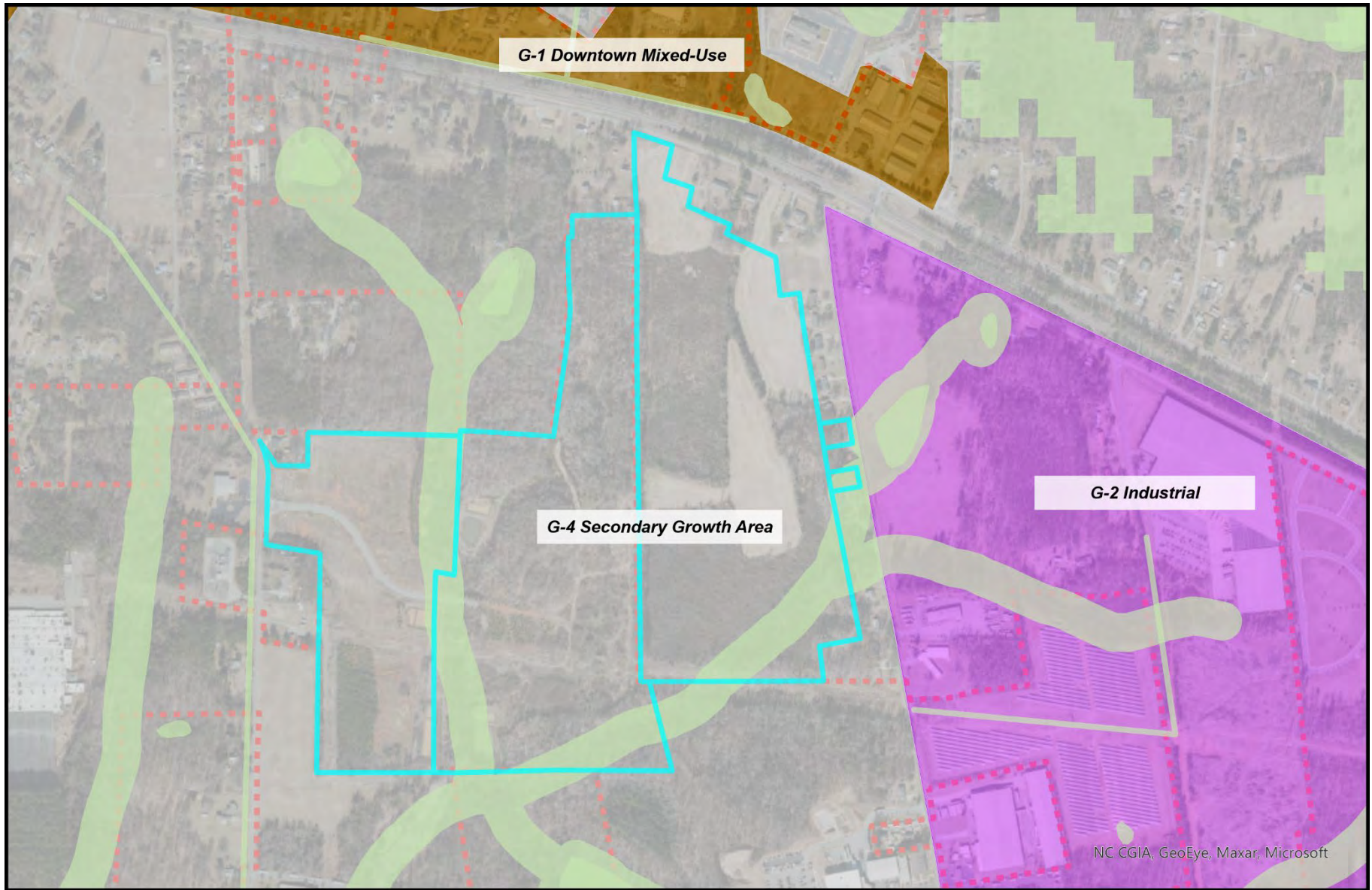
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## LAND USE REPORT

EXISTING LAND USE	Vacant Industrial, Vacant Single-Family Residential
PROPOSED LAND USE & REQUESTED ACTION	The applicant proposes to rezone six (6) properties totaling +/- 133.9 acres from M-1 (Heavy Manufacturing District) and R-20 (Residential District) to R-8(CD) and R-10 (CD) (Residential Conditional Zoning Districts) to allow for a residential cluster development of 134 townhomes 275 single-family homes, 409 dwellings total.
PROPOSED ZONING	R-8(CD) and R-10 (CD) (Residential, Conditional Zoning Districts)
PARCEL SIZE	+/-133.9 acres
AREA LAND USE	Surrounding properties primarily include residential uses, industrial uses and vacant land. The properties to the north, east, and west of the site include single-family homes and vacant residential land. The Cedar Hill Apartments are northwest of the site. The Townes at Oakwood Square townhome development under construction abuts the southwest corner of the site. The site is also adjacent to several industrial uses and vacant industrial land to the southeast and east, across Mattress Factory Road. The area across the railroad tracks is primarily commercial.
ONSITE AMENITIES & DEDICATIONS	The applicant proposes to provide +/-5,360' of a 10'-wide asphalt multiuse path through the development, running from Oakwood Street Extension to E. Washington St. The applicant is also proposing to provide a private clubhouse, swimming pool, dog park, tot lot, and turf play area to exclusively serve development residents to be maintained by the HOA.
WAIVER REQUESTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Note: Wetland impacts require federal and state permitting.
DESCRIPTION OF REQUESTED WAIVER(S)	Townhome Lots: <ul style="list-style-type: none"><li>- A 20' front setback rather than the required 30'</li><li>- A minimum lot width of 21' rather than the required 85'</li><li>- A minimum lot size of 2,600 s.f.</li></ul> Single-Family, Detached Lots: <ul style="list-style-type: none"><li>- A 25' front setback rather than the required 30'</li><li>- A 5' side setback rather than the required 10'</li><li>- A 20' rear setback rather than the required 25'</li><li>- A minimum lot width of 51' rather than the required 70'</li></ul> The applicant's public recreation area dedication totals 11.69 ac valued at \$205,393. The applicant is proposing to dedicate the new multi-use path, 1.23 acres of public recreation area valued at an estimated construction cost of \$560,000. The multi-use path will be in the public right of way and be maintained by the City. The applicant is also proposing to make a \$150,103 contribution to the City's Recreation & Parks Department <i>in-lieu</i> of making the land dedication.

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<b>CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY</b>	
<b>LAND USE GROWTH STRATEGY DESIGNATION(S)</b>	G-4 Secondary Growth Area Conservation Area
<b><i>MEBANE BY DESIGN</i> GOALS &amp; OBJECTIVES SUPPORTED</b>	<p>OPEN SPACE AND NATURAL RESOURCE PROTECTION 4.2 Provide greenways, parks and open space connectivity between different land uses and across major transportation corridors, thereby advancing safety and health.</p> <p>OPEN SPACE AND NATURAL RESOURCE PROTECTION 4.3 Support park, greenway, and open space expansion in developed and developing areas, prioritizing connectivity between each location.</p>
<b><i>MEBANE BY DESIGN</i> GOALS &amp; OBJECTIVES <u>NOT</u> SUPPORTED</b>	



1 inch = 700 feet

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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 project has an estimated domestic water and sewer demand at approximately 61,350 gallons per day to support the development's 134 townhomes and 275 single-family homes. It features 8" and 12' water lines that will be served from the City's 12-inch water mains along Oakwood Street Extension, E. Washington Street and Mattress Factory Road. Sewer service is available on-site from previous extension. Sewer service is available on-site from previous extension. However, the L. J. Rogers sewer pump station (PS) serving this area is limited in permitted capacity requiring a new 12-inch sewer outfall extension from Tanger Outlets. In addition, the proposed 12-inch sewer outfall extension provides the City with the opportunity to eliminate L. J. Rogers PS and is requested to be considered for oversizing reimbursement per City policy.</p>
<b>UTILITIES PROVIDED BY APPLICANT</b>	<p>Applicant has pledged to provide all on-site utilities.</p>
<b>MUNICIPAL CAPACITY TO ABSORB PROJECT</b>	<p>The City has adequate water &amp; sewer supply to meet the domestic and fire flow demands of the project. While the City currently has available sewer capacity at the WRRF in excess of 0.75 million gallons per day (MGD) this project and other previously approved projects will reduce that capacity as they develop over time. To offset this reduction in capacity the City is actively pursuing additional capacity at the WRRF through a phased 0.5 MGD plant expansion (initial construction planned to start this summer).</p>
<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

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## TRANSPORTATION NETWORK STATUS

The proposed development includes three driveway connections. Connections are proposed at E Oakwood St Ext, E Washington St Ext, and Mattress Factory Road, all of which are state maintained secondary routes.

### CURRENT CONDITIONS

Oakwood Street has average daily traffic volume of 2,600 trips and a Level of Service (LOS) C. It is projected to have an LOS D in 2040. East Washington Street Extension is a major east west corridor within the city with an average with an average daily traffic volume of 2,700 trips. It has a current LOS C and is projected to have a LOS D in 2040. It is estimated that approximately 14,000 vehicles per day will utilize the of Mattress Factory Road nearest to the site and in 2040 it is currently projected to have LOS E. All forecasted conditions are deemed unsatisfactory performance by NCDOT.

Mattress Factory Road has a Safety Score of 77.8 from NCDOT, with seven (7) incidents 2015 – 2019, none fatal/serious. The intersection of Mattress Factory Road and East Washington Street has had 10 crashes 2015 – 2019. No safety data is available for the East Washington or Oakwood Streets. No incidents have been reported on South 11<sup>th</sup> Street.

### TRAFFIC IMPACT ANALYSIS REQUIRED?

YES  NO

### DESCRIPTION OR RECOMMENDED IMPROVEMENTS

E Washington Street Site Access:

- exclusive westbound left turn lane with 100' full storage and transitions along E Washington Street
- exclusive eastbound right turn lane with 100' full storage and appropriate deceleration taper along E Washington Street.

Mattress Factory Road Site Access

- exclusive northbound left turn lane with 100' full storage and transitions
- exclusive southbound right turn lane with 100' full storage and appropriate deceleration taper along Mattress Factory Road.

Additional Offsite Road Improvements

- NC 119 (Fifth Street) and US 70 (Center Street) intersection-re-stripe southbound approach to provide for extended left lane storage extending back to Clay Street.

- 
- NC 119 (Fifth Street) and East Washington Street intersection-revise pavement markings on the westbound approach to provide a combination thru-left turn lane and an exclusive right turn lane.

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

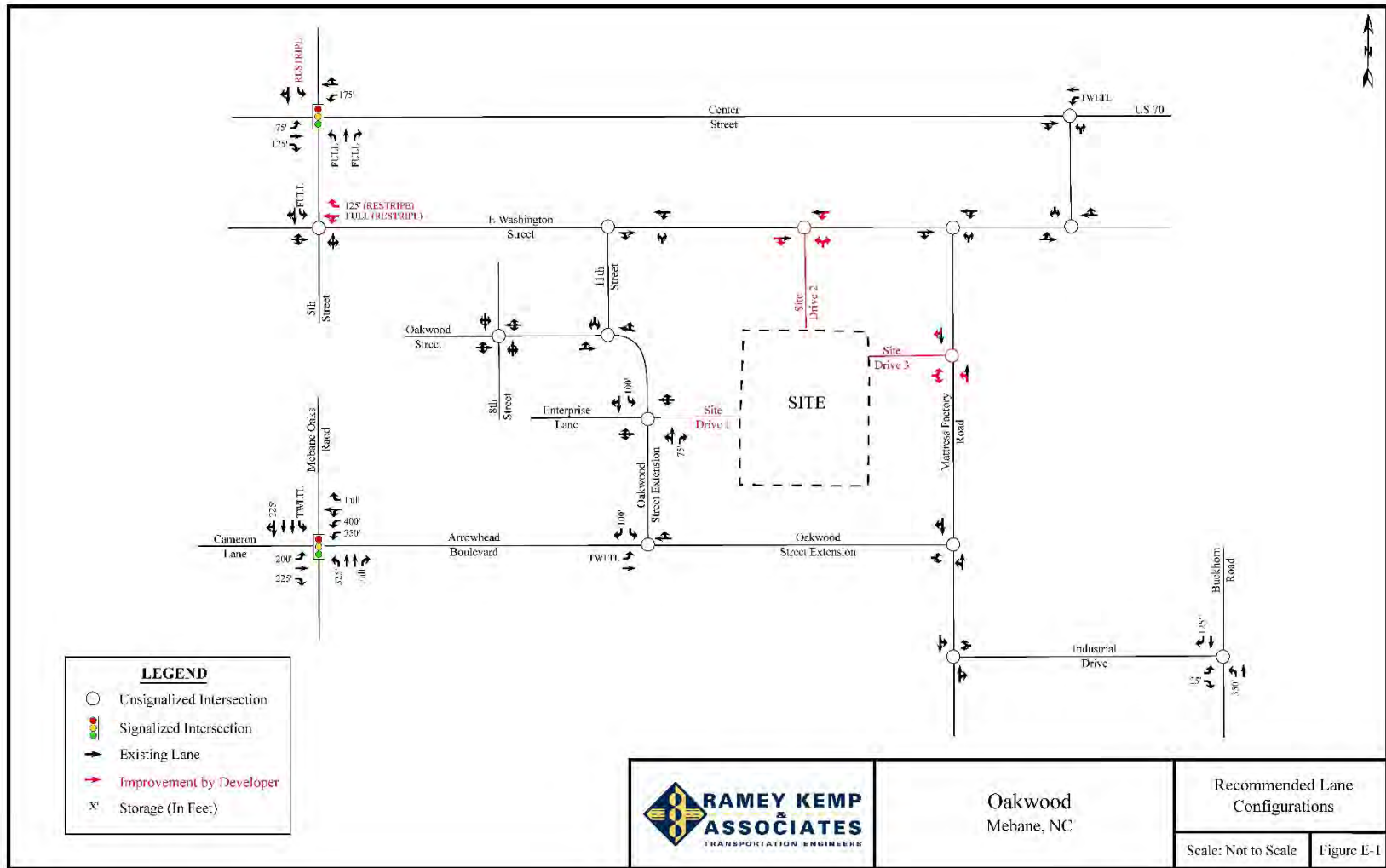
YES NO

**MULTIMODAL IMPROVEMENTS  
PROVIDED BY APPLICANT?**

YES NO

**DESCRIPTION OF MULTIMODAL  
IMPROVEMENTS**

The applicant proposes to provide +/-3,360' of a 10'-wide asphalt multiuse path through the development, running from Oakwood Street Extension to E. Washington St. Consistent with the City's adopted plans, a multiuse path will also be provided along the frontage of Oakwood Street to connect to that provided by the Townes at Oakwood Square.



F-6



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## STAFF RECOMMENDATION

STAFF ZONING  
RECOMMENDATION

APPROVE  DISAPPROVE

RATIONALE

The proposed development “Oakwood Subdivision” is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. Specifically, it serves Goals 4.2 and 4.3. The proposed project is in harmony with the single-family and multifamily residential uses of some of its nearby properties.

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March 3, 2021

Tim Smith, PE with Summit Design and Engineering Services  
320 Executive Court  
Hillsborough, NC 27268

Subject: Oakwood Street Subdivision – Water and Sewer System

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

- 1) Water system – The project is to be served with from the City’s 12-inch water mains along Oakwood Street Extension, E. Washington Street and Mattress Factory Road. Internal to the project site is an existing 12-inch water line stub in the existing paved section connecting to Oakwood Street Extension. It is proposed to be extended through the development creating a 12-inch looped system. In addition, proposed 8-inch water lines internal to the remaining street network will be stubbed to undeveloped adjacent property to the north and to the Townes at Oakwood Square development at the southern adjacent property line. When designed and installed to City and State standards and requirements these lines will become a part of the City’s water distribution system.

The City has adequate water capacity available to meet the domestic demand at approximately 61,350 gallons per day and fire flow requirements.

- 2) Sanitary Sewer system – The project is to be served from connections to an existing 8-inch sewer outfall that runs through the property and is served by the L. J. Rogers sewer pump station (PS) which has limited capacity due to permitting restrictions. To resolve these limitations, a 12-inch sewer outfall is proposed to be extended from Tanger Outlets and connecting to the existing 8-inch sewer outfall before it enters L. J. Rogers PS also allowing for its future abandonment. Internal to the project site are proposed 8-inch sewer lines which will be extended to adjacent undeveloped property to the north. When designed and installed to City and State standards and requirements these lines will become a part of the City’s sanitary sewer collection system.

The permitted sewer use is anticipated at 120,160 gallons per day (134 3-bedroom townhomes at 240 gallons per day and 275 4-bedroom homes at 320 gallons per day) at build out. Actual flow is typically less than permitted flow based on a historical water usage of 150 gpd per home which would make the expected sewer flow when tributary 61,350 gallons per day. While the City currently has available sewer capacity at the WRRF in excess of 0.75 million gallons per day (MGD) this project and other previously approved projects will reduce that capacity as they develop over time. To offset this reduction in capacity the City is actively pursuing additional capacity at the WRRF through a phased 0.5 MGD plant expansion (initial construction planned to start this summer). The City also has through its agreement with the City of Graham an additional 0.75 MGD in available sewer capacity for the possible reroute of sewer flow if and when needed. Lastly the City is actively smoke testing and flow monitoring portions of the collection system that are experiencing inflow/infiltration (I/I) in efforts to plan targeted future projects to regain lost sewer capacity.

If there are any questions, please let me know.

Sincerely,

Franz K. Holt, P.E. City Engineer

CC: Audrey Vogel, Planner, Cy Stober, Development Director, and Kyle Smith, Utilities Director



## Technical Memorandum

Date: March 3, 2021  
To: Audrey Vogel, City Planner  
From: Franz K. Holt, P.E.  
Subject: Oakwood Street Subdivision – City Engineering review

The preliminary plans for Oakwood Street Subdivision dated February 16th, 2021 and prepared by Tim Smith with Summit Design and Engineering Services in Hillsborough, NC, have been reviewed by the Engineering Department as a part of the TRC. Our technical review comments are as follows:

### A. General

The Oakwood Street Subdivision is a 409 unit phased residential development proposed to include 134 townhomes (attached) and 275 single family homes (non-attached) on 134-acres and located between Oakwood Street Extension, E. Washington Street and Mattress Factory Road.

Stormwater management controls will be required for this project as planned built upon area exceeds 24%.

Water service is available at the site at all 4 proposed existing road connection points. An internal 12-inch water line loop is recommended and requested to be considered for oversizing reimbursement per City policy.

Sewer service is available on-site from previous extension. However, the L. J. Rogers sewer pump station (PS) serving this area is limited in permitted capacity requiring a new 12-inch sewer outfall extension from Tanger Outlets. In addition, the proposed 12-inch sewer outfall extension provides the City with the opportunity to eliminate L. J. Rogers PS and is requested to be considered for oversizing reimbursement per City policy.

Internal streets are considered local and to be constructed to the City standard of 31-ft. b-b roll curb and gutter section. The existing 41' b-b standard curb and gutter street section is proposed to be rebuilt due to the significant amount of proposed driveway and water/sewer service cuts. A proposed 10' concrete multi-use path is proposed to connect from Oakwood Street Extension to E. Washington Street and being located in the road right-of-way. All internal streets are proposed to have 5' concrete sidewalks on both sides of the road (except where the multi-use path is proposed). The connections to Oakwood Street Extension, E. Washington Street, and Mattress Factory Road (all NCDOT roads) will require right turn lanes and left turns. Street stubs are provided to adjacent undeveloped property to the north and a connection is proposed to the Townes at Oakwood Square development located at the southern adjacent property line.



Off-site sewer easements are needed for the proposed 12-inch sewer outfall extension and possible easements and right-of-way may be needed for the proposed turn lane improvements on E. Washington Street and Mattress Factory Road.

NCDOT driveway permits are required for the proposed roadway connections and turn lane improvements. Three-Party NCDOT encroachment agreements are required for proposed pedestrian improvements and water line connections inside NCDOT right-of-way.

## B. Water and Sewer System Layout

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

1. Water system – The project is to be served with from the City’s 12-inch water mains along Oakwood Street Extension, E. Washington Street and Mattress Factory Road. Internal to the project site is an existing 12-inch water line stub in the existing paved section connecting to Oakwood Street Extension. It is proposed to be extended through the development creating a 12-inch looped system. In addition, proposed 8-inch water lines internal to the remaining street network will be stubbed to undeveloped adjacent property to the north and to the Townes at Oakwood Square development to the south. When designed and installed to City and State standards and requirements these lines will become a part of the City’s water distribution system.

The City has adequate water capacity available to meet the domestic demand at approximately 61,350 gallons per day and fire flow requirements.

2. Sanitary Sewer system – The project is to be served from connections to an existing 8-inch sewer outfall that runs through the property and is served by the L. J. Rogers sewer pump station (PS) which has limited capacity due to permitting restrictions. To resolve these limitations, a 12-inch sewer outfall is proposed to be extended from Tanger Outlets and connecting to the existing 8-inch sewer outfall before it enters L. J. Rogers PS also allowing for its future abandonment. Internal to the project site are proposed 8-inch sewer lines which will be extended to adjacent undeveloped property to the north. When designed and installed to City and State standards and requirements these lines will become a part of the City’s sanitary sewer collection system.

The permitted sewer use is anticipated at 120,160 gallons per day (134 3-bedroom townhomes at 240 gallons per day and 275 4-bedoom homes at 320 gallons per day) at build out. Actual flow is typically less than permitted flow based on a historical water usage of 150 gpd per home which would make the expected sewer flow when tributary 61,350 gallons per day.



While the City currently has available sewer capacity at the WRRF in excess of 0.75 million gallons per day (MGD) this project and other previously approved projects will reduce that capacity as they develop over time. To offset this reduction in capacity the City is actively pursuing additional capacity at the WRRF through a phased 0.5 MGD plant expansion (initial construction planned to start this summer). The City also has through its agreement with the City of Graham an additional 0.75 MGD in available sewer capacity for the possible reroute of sewer flow if and when needed. Lastly the City is actively smoke testing and flow monitoring portions of the collection system that are experiencing inflow/infiltration (I/I) in efforts to plan targeted future projects to regain lost sewer capacity.

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

1. Watershed Overlay District requirements are provided under Sec. 5.2 of the UDO. These requirements in the UDO are for the Back-Creek Watershed, which includes the Graham-Mebane Lake. The Oakwood Street subdivision project is tributary to Haw Creek, a Class V watershed and the Watershed Overlay District requirements do not apply to this project. This type of watershed classification (Class V) does not have density restrictions or built upon restrictions as required for the Graham-Mebane Lake watershed.
2. Phase II Stormwater Post Construction Ordinance  
Sec. 5.4 in the UDO provides standards for Storm Water Management and 5.4.F requires compliance with the Mebane Post Construction Runoff Ordinance (which is a stand-alone ordinance titled the Phase II Stormwater Post Construction Ordinance (SPCO)). The standards in the UDO are general standards as the Ordinance itself provides detailed standards. The SPCO does apply to this project as it will disturb more than one acre of land and it is estimated that the new built upon will be more than 24% of the site. The project proposes to use several previously constructed wet ponds for storm water management which may require additional modification. All wet ponds are required to be fenced Storm Drainage System

#### D. Storm Drainage System

Sec. 5-4. D. in the UDO provides requirements for storm drainage systems. The preliminary site plans include a preliminary piping layout that indicates certain pipe locations, inlets, and discharge points. Stormwater flows from these pipes will be transported to stormwater management devices before being released.

#### E. Street Access and TIA

Internal streets are considered local and to be constructed to the City standard of 31-ft. b-b roll curb and gutter section. The existing 41' b-b standard curb and gutter street section is proposed to be rebuilt due to the significant amount of proposed driveway and water/sewer service cuts. A proposed 10' concrete multi-use path is proposed to connect from Oakwood Street Extension to



E. Washington Street and being located in the road right-of-way. All internal streets are proposed to have 5' concrete sidewalks on both sides of the road (except where the multi-use path is proposed). Street stubs are provided to adjacent undeveloped property to the north and a connection is proposed to the Townes at Oakwood Square development located at the southern adjacent property line.

A Traffic Impact Analysis was submitted and reviewed by the City's Traffic Engineer and NCDOT and indicated required improvements which are as follows:

Oakwood Street Extension – Egress shall consist of an exclusive left turn lane and exclusive right turn lane with appropriate pavement markings.

East Washington Street - Exclusive westbound left turn lane on East Washington Street with 100' of full storage and appropriate transitions per NCDOT guideline and an exclusive eastbound right turn lane on East Washington Street with 100' of full storage and appropriate deceleration taper per NCDOT guidelines.

Mattress Factory Road - Exclusive northbound left turn lane on Mattress Factory Road with 100' of full storage and appropriate transitions per NCDOT guidelines and an exclusive southbound right turn lane on Mattress Factory Road with 100' of full storage and appropriate deceleration taper per NCDOT guidelines.

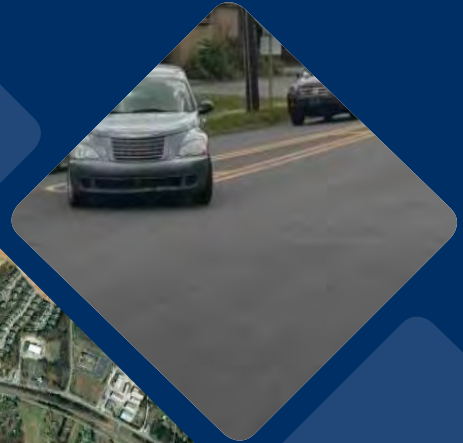
NC 119 (Fifth Street) and US 70 (Center Street) Intersection - Restripe the southbound approach to provide for extended left lane storage extending back to Clay Street.

NC 119 (Fifth Street) and East Washington Street Intersection – Revise pavement markings on the westbound approach to provide a combination thru-left turn lane and an exclusive right turn lane.

#### F. Construction Plan Submittal

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

# Traffic Impact Analysis Oakwood Mebane, North Carolina



# TRAFFIC IMPACT ANALYSIS

FOR

## OAKWOOD

LOCATED

IN

## MEBANE, NORTH CAROLINA

Prepared For:  
Edens Land  
2314 S. Miami Blvd., Suite 151  
Durham, NC 27703

Prepared By:  
Ramey Kemp & Associates, Inc.  
5808 Faringdon Place, Suite 100  
Raleigh, NC 27609  
License #C-0910

February 2020



RKA Project No. 19151

Prepared By: MLS

Reviewed By: JTR



**TRAFFIC IMPACT ANALYSIS**  
**OAKWOOD**  
**MEBANE, NORTH CAROLINA**

**EXECUTIVE SUMMARY**

**1. Development Overview**

A Traffic Impact Analysis (TIA) was conducted for the proposed Oakwood development in accordance with the City of Mebane (City) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located south of E Washington Street and west of Mattress Factory Road in Mebane, North Carolina. The proposed development is expected to be a maximum of 282 single-family home development and 138 townhomes, and is estimated to be built out in 2026.

Site access will be provided via one (1) full movement intersection along E Washington Street and one (1) full movement intersection along Mattress Factory Road. Site access will also be provided via one (1) existing intersection at Oakwood Street and Enterprise Lane. It should be noted that site access will also be provided via interconnectivity to the future Townes at Oakwood Square residential development and through a connection to Oakdale Avenue.

Based on the site plans for the proposed Oakwood development and future Townes at Oakwood Square development, a similar number of Oakwood site related trips may be expected to utilize the future interconnectivity through Townes at Oakwood Square as Townes at Oakwood Square related trips may be expected to utilize the proposed Oakwood development. To provide conservative results at the other site driveways, no site-related trips were assumed entering or exiting via the Townes at Oakwood Square driveways along Oakwood Street Extension. Oakdale Avenue is currently a gravel roadway and was not included in the study area based on scoping; therefore, it was assumed that minimal site traffic would utilize this driveway. To provide conservative results at the other site driveways, no site-related trips were assumed entering or exiting Oakdale Avenue.

## 2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the City and NCDOT and consists of the following existing intersections:

- Mattress Factory and E Washington Street (unsignalized)
- Oakwood Street Extension and Mattress Factory (unsignalized)
- 5th Street and E Washington Street (unsignalized)
- 5th Street and Center Street (signalized)
- Oakwood Street Extension and Arrowhead Boulevard (unsignalized)
- Arrowhead Boulevard / Cameron Lane and Mebane Oaks Road (signalized)
- 11th Street and Oakwood Street (unsignalized)
- 11th Street and Washington Street (unsignalized)
- Oakwood Street and 8th Street (unsignalized)
- Railroad Crossing and Center Street (unsignalized)
- Railroad Crossing East of Mattress Factory Road and E Washington (unsignalized)
- Buckhorn Road and Industrial Drive (unsignalized)
- Mattress Factory Road and Industrial Drive (unsignalized)

Traffic volumes for the above study intersections were determined based on traffic counts conducted at the study intersections listed above, in May of 2019 by RKA, during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods. Traffic volumes were balanced between study intersections, where appropriate.

## 3. Site Trip Generation

The proposed development is assumed to consist of a maximum of 282 single-family homes and 138 townhomes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 10<sup>th</sup> Edition. Table E-1, on the following page, provides a summary of the trip generation potential for the site.

**Table E-1: Site Trip Generation**

LAND USE (ITE Code)	INTENSITY	DAILY TRIPS (VPD)	WEEKDAY AM PEAK HOUR (VPH)		WEEKDAY PM PEAK HOUR (VPH)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	282 dwellings	2,700	51	154	173	102
Townhomes (220)	138 dwellings	1,000	15	50	50	29
<b>Total</b>	420 dwellings	<b>3,700</b>	<b>66</b>	<b>204</b>	<b>223</b>	<b>131</b>

#### 4. Future Traffic Conditions

Through coordination with the City and NCDOT, it was determined that an annual growth rate of 1% would be used to generate projected (2026) weekday AM and PM peak hour traffic volumes. The following adjacent developments were identified to be considered under future conditions:

- Mebane Town Center
- Townes at Oakwood Square

It should be noted that Project Titanium, an expansion to an existing industrial site located along Industrial Drive to the west of Buckhorn Road, was approved after the initial MOU submittal. The approved expansion, anticipated to be completed in 2021, is expected to add approximately 203,400 sq. ft. of manufacturing land use to the existing 345,225 sq. ft. industrial site. The shifts for the industrial portion of the existing site occur from 7:00AM – 3:00PM and from 3:00PM – 11:00PM and are expected to continue as such with the expansion. Since the AM shift starts at 7:00 AM, the peak trips for Project Titanium would be expected to occur prior to the weekday AM peak hour analyzed for the Oakwood residential development (7:00 – 9:00 AM). Similarly, the PM shift starts at 3:00 PM; therefore, the peak trips for Project Titanium would be expected to occur prior to the weekday PM peak hour analyzed for the Oakwood residential development (4:00 – 6:00 PM). Based on coordination with the City and NCDOT, the initial MOU was deemed to still be an accurate estimation of background growth and that Project Titanium trips that would be expected to occur during the weekday peak hours for the Oakwood development would be expected to be captured in the background growth rate.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing (2019) Traffic Conditions
- Background (2026) Traffic Conditions
- Combined (2026) Traffic Conditions

## **5. Capacity Analysis Summary**

The analysis considered weekday AM and PM peak hour traffic for existing (2019), background (2026), and combined (2026) conditions. Refer to Section 7 of the report for the capacity analysis summary performed at each study intersection.

## **6. Recommendations**

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

### **Recommended Improvements by Developer**

#### 5<sup>th</sup> Street and Center Street

- Restripe the existing exclusive southbound left-turn lane to have full width storage back to Clay Street.

#### 5<sup>th</sup> Street and E Washington Street

- Restripe the existing westbound shared through / right-turn lane as an exclusive right-turn lane.
- Restripe the existing westbound exclusive left-turn lane as a shared left-turn / through lane.

#### Oakwood Street Extension and Enterprise Lane / Site Drive 1

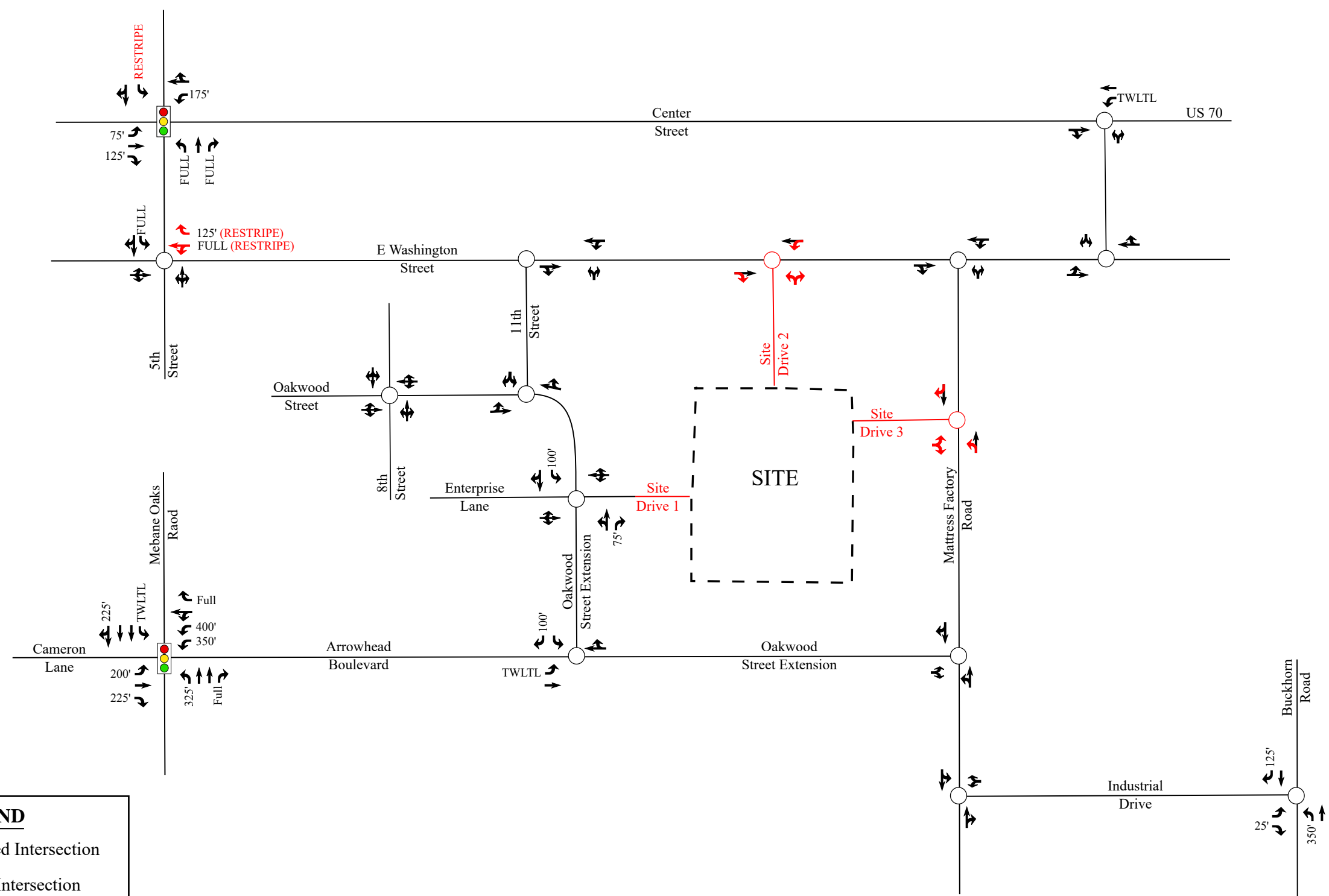
- Provide site access via a full movement intersection. The site drive currently exists with one ingress lane and one egress lane.
- Provide stop control for Site Drive 1.

E Washington Street and Site Drive 2

- Provide site access via a full movement intersection with one ingress lane and one egress lane.
- Provide stop control for Site Drive 2.

Mattress Factory Road and Site Drive 3

- Provide site access via a full movement intersection with one ingress lane and one egress lane.
- Provide stop control for Site Drive 3.



**LEGEND**

- Unsignalized Intersection
- ◫ Signalized Intersection
- ➔ Existing Lane
- ➔ Improvement by Developer
- X' Storage (In Feet)



Oakwood  
Mebane, NC

Recommended Lane  
Configurations

Scale: Not to Scale    Figure E-1



City of Mebane  
Planning & Zoning  
106 E. Washington Street  
Mebane, NC 27302

March 31, 2021

Attn: Cy Stober, AICP Development Director

Re: Oakwood Subdivision – Public Recreation Dedication

Dear Mr. Stober,

In accordance with Section 6-7 of the City of Mebane UDO, we understand that there are minimum Public Recreation Space requirements to be met for our proposed Oakwood residential development. Per the ordinance, our project is required to provide a public recreation dedication of 1/35 acre per dwelling, which equates to 11.69 acres. This is to be provided either by means of land dedication, a fee in lieu payment, or a combination of both options. Based on an average acreage land value of \$17,570/acre, the required fee in lieu payment would be \$205,318. As an alternative to this standard fee in lieu payment, we are offering the construction and dedication of a shared use path, combined with a partial fee in lieu payment in the amount of \$150,103 as described below.

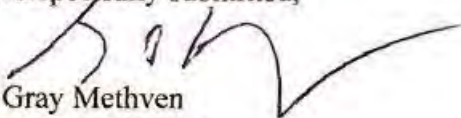
Due to site constraints on the development property, there are not any suitable areas to be dedicated for public recreation space. We are therefore proposing to meet part of this requirement by means of constructing and dedicating a 10-foot wide concrete multi-use path through the development, running from Oakwood Street Extension to E. Washington Street. The construction of this multi-use path has an estimated value of approximately \$560,000. In addition to this physical dedication of public space, we are also proposing to provide a fee in lieu payment dedication of \$150,103. With 409 units proposed for the project, this equates to a value of \$367/unit. We would propose that this donation be used by the City of Mebane Recreation and Parks Department at their discretion.

Section 6-7.F of the UDO states the following:

*“Fees in lieu of dedication. In lieu of the dedication of land as required in subsection B above, a developer may provide funds in the amount of the assessed value of the land required to be dedicated to the City of Mebane. The assessed value shall be the current value of the land as assessed for property tax purposes. The City may use the funds to purchase recreational land or areas to serve the subdivision or development in the immediate area. This may be done in lieu of providing the land required in subsection B above if so approved by the City Council. If the City Council determines that a combination dedication and partial payment in lieu of dedication is in the best interest of the citizens of the area to be served, such an arrangement is authorized.”*

Under these provisions, we would request that the council consider approval of this proposal for a combination of the public shared use path dedication and the referenced fee in lieu payment to meet the requirements and intent of the ordinance. We would also propose that the fee in lieu payment be made at the recording of the first plat for the project.

Respectfully submitted,

  
Gray Methven  
Meritage Homes



Date: March 30, 2021

To: Mayor Ed Hooks  
Mayor Pro-Tem Jill Auditori  
Tim Bradley  
Everette Greene  
Patty Philipps  
Sean Ewing

Subject: Public Recreation for the Proposed Oakwood Subdivision

Mayor Hooks,

The project "Oakwood" subdivision is being presented for the City Council's consideration at your April 5, 2021, meeting. This subdivision project requests a deviation permitted within the Mebane Unified Development Ordinance to dedicate a "public recreation area" in favor of a one-time donation to the Recreation and Parks Department. The Recreation and Parks Department suggests that this donation is approved, and the funds are dedicated for recreation and parks facility upgrades within the current fiscal year, if the council wishes. The cash donation would total \$150,103 *in lieu* of the payment that would otherwise be required of the developer of the project to complete the "public recreation area component of the project."

Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Aaron Davis", written over a light blue horizontal line.

Aaron Davis  
Recreation and Parks Director

CC: Chris Rollins, Manager  
Preston Mitchell, Assistant Manager  
Cy Stober, Development Director



# Home Renderings



# Meritage Homes Elevation



# Meritage Homes Elevation



# Meritage Homes Elevation



# Meritage Homes Elevation

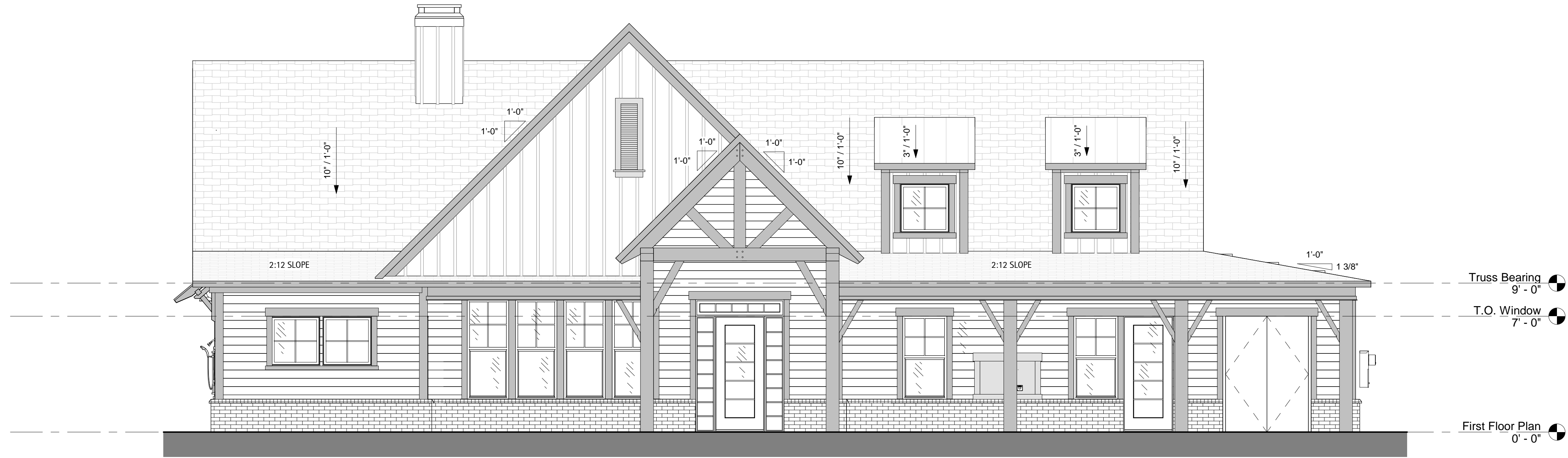


# Meritage Homes Elevation



# Meritage Homes Elevation





**2 Elevation - Rear**  
1/4" = 1'-0"



**1 Elevation - Front**  
1/4" = 1'-0"

NO.	REVISION	DATE

SHEET DESCRIPTION  
**EXTERIOR ELEVATIONS**

PROJECT #: 2021.003  
DATE ISSUED: 02/22/2021  
DRAWING BY: Author  
CHECKED BY: Checker

**OAKWOOD AMENITY  
MERRITAGE HOMES  
CLUBHOUSE/POOL  
MEBANE, NC**

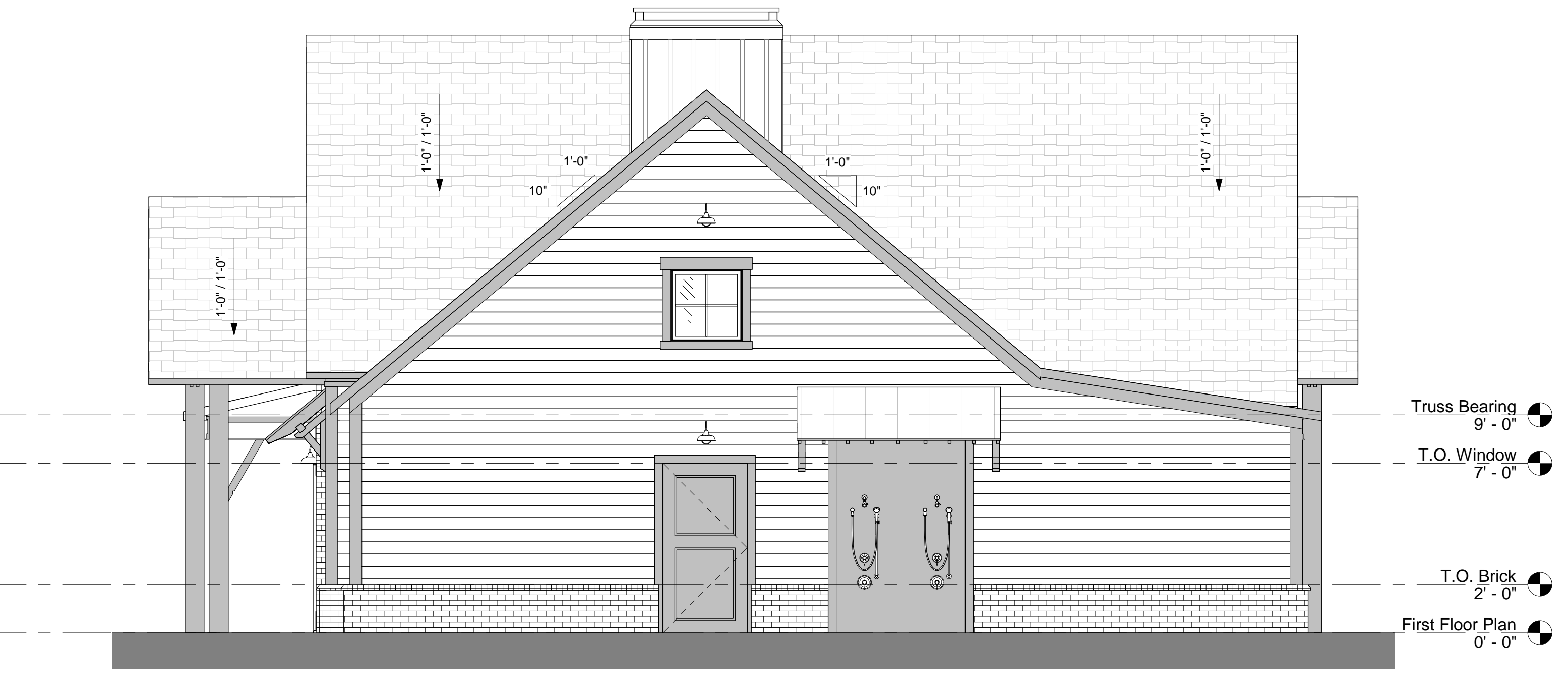




**5 Front Entry Perspective**



**4 Rear Entry Perspective**



**2 Elevation - Right**  
1/4" = 1'-0"

- Truss Bearing 9' - 0"
- T.O. Window 7' - 0"
- T.O. Brick 2' - 0"
- First Floor Plan 0' - 0"



**3 3/4 Front Perspective**



**1 Elevation - Left**  
1/4" = 1'-0"

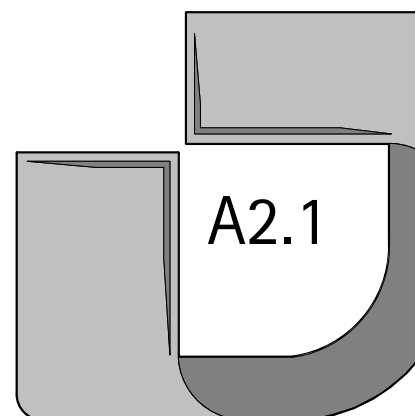
- Truss Bearing 9' - 0"
- T.O. Window 7' - 0"
- First Floor Plan 0' - 0"

NO.	REVISION	DATE

SHEET DISCRIPTION  
**EXTERIOR ELEVATIONS**

PROJECT #: 2021.003  
DATE ISSUED: 02/22/2021  
DRAWING BY: JGM  
CHECKED BY: BSJ/DSC

OAKWOOD AMENITY  
MERITAGE HOMES  
CLUBHOUSE/POOL  
MEBANE, NC





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## AGENDA ITEM #5

### 2021 Mebane Fire Department Executive Board

**Meeting Date** April 5, 2021

**Presenter**

Chief Bob Louis

---

**Public Hearing**

Yes  No

---

#### Summary

The Council will consider the approval of the 2021 Mebane Fire Department Executive Board.

---

#### Background

The Council considers this item each year, so this is the annual approval requested by Chief Louis.

---

#### Financial Impact

No financial impact.

---

#### Recommendation

Staff recommends the approval of these appointments.

---

#### Suggested Motion

Motion to approve the 2021 Mebane Fire Department Executive Board.

---

#### Attachments

1. Executive Board 2021

TO: Chris Rollins

FROM: Bob Louis

DATE: March 8<sup>th</sup>, 2021

RE: 2021 Executive Board Membership

Mr. Rollins,

The following is a list of the Executive Board Membership for the year 2021.

Chief	Bob Louis	(Career Position)
1 <sup>st</sup> Assistant Chief	Tim Bradley	(Volunteer Appointed)
2 <sup>nd</sup> Assistant Chief	Jimmy Hinshaw	(Volunteer Appointed)
Captain 301	Greg Massey	(Career Position Appointed)
Captain 302		(Career Position Appointed)
Captain 303	John Wellons	(Volunteer Appointed)
Captain 304	Mike Hoover	(Volunteer Appointed)
Captain 305	Brandon Dunn	(Volunteer Appointed)
Captain 306	Jerry Payne	(Career Position Appointed)
Captain 307	Obira Griggs	(Career Position Appointed)
Captain 308	Troy Shaw	(Career Position Appointed)
Lieutenant 311	Ethen Clayton	(Career Position Appointed)
Lieutenant 312	Lee Hicks	(Career Position Appointed)
Lieutenant 313	Jason Hackler	(Career Position Appointed)
Lieutenant		(Career Position Appointed)
Lieutenant		(Career Position Appointed)
Lieutenant		(Career Position Appointed)
Secretary	Sean Tierney	(Volunteer Position Elected)
Treasurer	Mike Harris	(Volunteer Position Elected)

Bob Louis



---

## AGENDA ITEM #6

### FY 21 - Water and Wastewater System Development Fee Analysis

**Meeting Date** April 5, 2021

**Presenter**

Franz Holt, PE  
Alley, Williams, Carmen, & King, Inc.

---

**Public Hearing**

Yes  No

---

#### Summary

The City of Mebane has conducted a FY-21 Water and Wastewater System Development Fee Analysis for Council acceptance. In accordance with HB-436 System Development fees shall be reviewed at least every 5 years (previous review 2018). The System Development Fee is charged to new water and wastewater customers to cover an equitable proportion of the financial burden for both existing and new water and wastewater infrastructure. This fee is to be used to fund new water and wastewater system capital projects and to reimburse the city for previous water and wastewater capacity related capital expenditures. HB-436 also requires that the analysis (preliminary report) be made available to the public for a 45-day comment period. We anticipate that after the comment period a final report being submitted to Council at its June meeting for consideration and possible adoption with an effective date of July 1, 2021.

---

#### Background

The City of Mebane currently charges System Development Fees to new water and sewer customers to help cover a portion of the costs to provide treatment plant capacity and major capital in projects in the water and sewer system. The fees are based on a cost per gallon of capacity and then applied to the typical residential water user. Effective in October 2017, HB-436 established the methodology for how fees can be charged (2018 fee adoption followed the prescribed methodology). Each municipal provider of water and sewer is required to conduct an analysis to charge such a fee. The planning window should cover no less than 10 years and reviewed at least every 5 years.

---

#### Financial Impact

Based on the analysis conducted, the maximum water and sewer system development fee the City can charge for an equivalent residential user is \$3,830. This is an increase of \$959 above the current fee of \$2,871. All other non-residential uses are a factor of the ERU fee based on meter size (as currently charged). Additionally, this analysis considers the impact of the number of bedrooms on water and sewer system capacity with recommended equitable fee charges (multipliers of the typical 3-bedroom unit fee) as well as the wastewater flow being tributary to either the WRRF or Graham WWTP.

---

#### Recommendation

It is recommended that the Water and Wastewater System Development Fee Analysis report be accepted by Council and posted on the City of Mebane website no later than Monday, April 15<sup>th</sup> to allow for the required 45-day comment period.

---

**Suggested Motion**

Move to accept the AWCK preliminary engineering report for the Water and Wastewater System Development Fee Analysis as required by HB- 436 and to post the report on the City of Mebane website for a period not shorter than 45 calendar days for public comment.

---

**Attachments**

1. AWCK Preliminary Engineering Report on Water and Wastewater System Development Fee Analysis

**CITY OF MEBANE, NORTH CAROLINA**  
**WATER AND WASTEWATER**  
**SYSTEM DEVELOPMENT FEE ANALYSIS**

**Preliminary Report**



**March 30, 2021**

**Prepared by:**

**Alley, Williams, Carmen, and King, Inc.**

**740 Chapel Hill Road, P.O. Box 1179**

**Burlington, NC, 27216**

**Tel: (336) 226-5534**

**Franz Holt, P.E.**

**[fholt@awck.com](mailto:fholt@awck.com)**



*Franz K. Holt*

## EXECUTIVE SUMMARY

The enclosed analysis was performed in accordance with North Carolina House Bill 436 (“HB-436”) and serves to establish a System Development Fee structure for the City of Mebane (the “City”). Water and wastewater system analyses and comprehensive master planning are imperative for facilitating orderly growth of water and wastewater systems, and for providing utility infrastructure which will promote economic development within the City and its service area. As an accompaniment to this level of planning, implementation of a System Development Fee assists in equitably proportioning the financial burden of both existing infrastructure and new infrastructure which is needed to serve new development to the new users and away from existing customers. This analysis follows a previous review in 2018 which provided for the adoption of the current System Development Fees.

Elements of the water and wastewater systems, including storage facilities, pumping facilities, treatment facilities, and the distribution, collection, and conveyance network, were inventoried and evaluated against industry standards as outlined in the Current Utility Infrastructure section of this report.

At present the City’s water and wastewater systems have capacity to serve new customers. Significant system-wide improvements will be necessary to facilitate future growth to meet projected capacity needs. As such, a combined cost approach was utilized in this analysis.

In addition to calculating an existing system “Buy-In” fee, water and wastewater system improvements necessary to serve the 10-year planning horizon were evaluated. City initiated projects will focus primarily on expansion of the WRRF, rerouting wastewater to better utilize the City of Graham sewer agreement, and providing new elevated water storage capacity. These projects are anticipated to commence and be completed within the 10-year planning window.

HB-436 defines a service unit as “a unit of measure, typically an equivalent residential unit, calculated in accordance with generally accepted engineering or planning standards.” Pursuant to HB-436 and methodology prescribed by the American Water Works Association, the following analysis identifies Net Asset Valuations of \$23,150,777 and \$32,407,418 for the water and wastewater systems respectively and identifies approximately \$16,400,000 of needed system-wide capital improvements. Of these capital improvements, approximately \$3,443,375 is identified as potentially recoverable through System Development Fees.

For the purposes of this analysis, the City establishes a service unit as an Equivalent Residential Unit (“ERU”) which consumes an average of 240 gallons per day through a standard ¾” water meter serving a typical 3-bedroom home at 80 gallons/day/bedroom. For any development which requires a different size water meter, a service unit equivalent is established at a multiplier based on its operating capacity with respect to the ¾” water meter. The equivalency factors and associated System Development Fee by water meter size are shown in **Table 1**.

Given 10-year growth projections, an estimated **4,588** additional ERU’s will require water and wastewater service by the year 2031. Based on projected additional ERU’s, current system valuations, and enclosed capital planning documents, the City may assess a maximum System Development Fee of **\$3,830** per ERU.

*Table 1: Maximum Assessable System Development Fee for Commonly Used Water Meters†*

Water Meter Size	Max Flow (GPM)	Equivalent Residential Unit (ERU)	Maximum Assessable Water Fee (\$/ERU)	Maximum Assessable Wastewater Fee (\$/ERU)	Total Maximum Assessable Fee (\$/ERU)
3/4"	30	1.00	\$1,151	\$2,679	\$3,830
1"	50	1.67	\$1,918	\$4,466	\$6,384
1 1/2"	100	3.33	\$3,837	\$8,931	\$12,768
2"	160	5.33	\$6,139	\$14,290	\$20,429
3"	350	11.67	\$13,428	\$31,260	\$44,688
4"	630	21.00	\$24,171	\$56,267	\$80,438
6"	1,300	43.33	\$49,876	\$116,107	\$165,983

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

‡ERU multiplier adapted from AWWA Manual of Water Supply Practices-M1, *Principles of Water Rates, Fees, and Charges*.

NCDEQ permits wastewater at 120 gallons per day per bedroom or 320 gallons per day for a typical 3-bedroom unit flowing the Graham WWTP vs. 80 gallons per day per bedroom for a typical 3-bedroom unit flowing to the WRRF. This affects permitting capacity and using a multiplier of the ERU for residential development should be considered as follows:

<b>Wastewater Permitted to the WRRF</b>	
2-bedroom – 0.66 for 160 gpd	\$ 2,527.80
3-bedroom – 1.00 for 240 gpd	\$ 3,830.00
4-bedroom – 1.33 for 320 gpd	\$ 5,093.90
5-bedroom – 1.66 for 400 gpd	\$ 6,357.80

<b>Wastewater Permitted to the Graham WWTP</b>	
2-bedroom – 1.00 for 240 gpd	\$ 3,830.00
3-bedroom – 1.50 for 360 gpd	\$ 5,745.00
4-bedroom – 2.00 for 480 gpd	\$ 7,660.00
5-bedroom – 2.50 for 600 gpd	\$ 9,575.00

Note: Future study may provide for a NCDEQ reduction in the 120 gallons per day (min. 2-bedroom) to 80 gallons per day (min. 2-bedroom) for wastewater flowing to the Graham WWTP. At that time the assessed fee may be reduced.



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## INTRODUCTION

The City of Mebane (the “City”) retained the services of Alley, Williams, Carmen & King, Inc. (“AWCK”) for the purpose of preparing a written analysis and establishing a System Development Fee in accordance with House Bill 436<sup>(1)</sup> (“HB-436”) as enacted by the North Carolina General Assembly and ratified on 29 June 2017. HB-436 is entitled “An Act to Provide for Uniform Authority to Implement System Development Fees for Public Water and Sewer Systems in North Carolina and to clarify the Applicable Statute of Limitations”. It amends Chapter 162A of the North Carolina General Statutes and enables local government units (“LGU”) to assess a System Development Fee on new development within their planning area. The initial analysis was completed in 2018 and is currently being reviewed per the recommended 2-5 year period for possible changes in the fee being assessed.

A System Development Fee is a one-time levy assessed against new water and wastewater consumers for system capacity. Proceeds from this fee are then used to fund the design and construction of growth related water and wastewater system capital projects, and/or to reimburse the LGU for previous water and wastewater capacity related capital expenditures.

Currently portions of the City’s water and wastewater systems have capacity to serve new customers. However, current growth rates highlight the need for significant system-wide improvements which will facilitate future growth and meet projected capacity needs. As such, a combined cost approach which seeks to blend the value of both the existing and future expanded systems is utilized in this analysis.

This report relies on existing City planning documents, the American Water Works Association Manual M1, *Principles of Water Rates, Fees, and Charges*<sup>(2)</sup> (“AWWA Manual”), HB-436, and where necessary sound engineering judgement to satisfy the requirements of HB-436 and provide the City with a schedule of maximum allowable System Development Fee assessments.

## CURRENT UTILITY INFRASTRUCTURE

Components of the City’s current water and wastewater systems include the following:

- The City retains 50% ownership and capacity allocation in the 12.0 million gallon per day (“MGD”) Graham-Mebane Lake Water Treatment Facility. Current average day use by the City is approximately 1.9 MGD (31.7% of 6.0 MGD allocation). Projected water demand for the year 2031 is approximately 3.0 MGD (50% of 6.0 MGD allocation). The City has adequate water production capacity to meet forecasted demand.
- The City owns and operates one (1) elevated water storage tank with a capacity of 300,000 gallons. Existing storage capacity (clear well storage at the treatment plant plus elevated storage) currently meets demand and permitting criteria. However hydraulic analysis and modeling indicates that as demand approaches 2.0 MGD, additional elevated storage is needed for system operating efficiency.

- The City owns and maintains approximately 124 miles of water distribution lines. Existing distribution lines are currently able to meet minimum design criteria for demand and pressure. However, improvements are needed in order to improve overall levels of service, increase system redundancy, and extend service to unserved areas. The City also maintains interconnections with the City of Graham at NCCP and near the Water Plant and has 4 emergency connections with Orange-Alamance Water System, Inc.
- The City owns and operates the 2.50 MGD Mebane Water Resource and Recovery Facility and retains 21.4% capacity allocation (0.750 MGD) in the 3.50 MGD City of Graham Wastewater Treatment Plant. Current cumulative average daily flow is approximately 1.75 MGD (54% of total current 3.25 MGD capacity/allocation). Projected wastewater demand for the year 2031 is approximately 2.87 MGD (77% of total expected 3.75 MGD capacity/allocation/expansion). In order for the City to maintain continued compliance with 15A NCAC 02T criteria and retain adequate treatment capacity to meet forecasted demand, a series of phased improvements are anticipated over the next 10 years that address I/I, makes better use of the agreement with the City of Graham with wastewater reroute projects, and the 0.5 MGD expansion of the WRRF to 3.0 MGD. Based on forecasted continued growth new expansion of facilities are being reviewed to meet near future demands.
- The City owns and maintains a wastewater collection and conveyance system comprised of 21 pump stations, approximately 28 miles of force main, and approximately 119 miles of gravity sewer. Existing pump stations and conveyance lines are currently able to meet minimum design parameters. However, improvements are needed in order to prevent sanitary sewer overflows, improve overall system efficiency, and extend service to unserved areas.

## GROWTH AND POPULATION TRENDS

Since 2000 the City’s annual growth rate has averaged 4.38% as detailed in the Mebane by Design Comprehensive Land Development Plan<sup>(9)</sup>. This growth rate exceeds that observed in surrounding Alamance and Orange Counties and is anticipated to continue over the next 10 years and beyond. The City relies on this data to aid in long-term capital planning, and corresponding growth projections were utilized for the purposes of this analysis. **Table 2** shows future population projections and resulting increases in demand.

*Table 2: Min. 10-year Planning Window Additional ERU’s*

Demand	2020		2031		Increase	
	ADF (gallons)	ERUs	ADF (gallons)	ERUs	ADF (gallons)	ERUs
Residential	891,500	5,451	2,060,748	8,586	1,169,248	3,135
Commercial	253,000	1,054	398,527	1,661	145,527	606
Industrial	269,000	1,121	423,730	1,766	154,730	645
Institutional	84,000	350	132,317	551	48,317	201
<b>Total</b>	<b>1,497,500</b>	<b>7,976</b>	<b>3,015,322</b>	<b>12,564</b>	<b>1,517,822</b>	<b>4,588</b>

## PROPOSED INFRASTRUCTURE IMPROVEMENTS

In November 2016 the City commissioned preparation of a Long-Range Utility Plan<sup>(4)</sup> (“LRUP”) to accompany the Comprehensive Land Development Plan. For the purposes of this analysis, the LRUP establishes the baseline ability of the existing water and wastewater systems to serve current users and projected population growth throughout the 10-year planning horizon and beyond. An extensive list of capital improvements which are needed to replace aging system components, improve levels of service, and expand system capacities are identified within the LRUP. These proposed projects are further subdivided into near-term (5-10 year) and long term (10-20 year) planning windows. Projects identified within the near-term window consist primarily of plant improvements which will expand total production, treatment, and storage capacities; and are viewed as system-wide in nature. Projects identified within the long-term window consist primarily of distribution, collection, and conveyance system projects. These projects are viewed as location specific in nature and in certain cases are anticipated to be primarily Developer initiated with a component of City participation. LRUP identified capital projects which are incorporated into this analysis include the following:

- 1,000,000-gallon Elevated Water Storage Tank, Estimated capital cost: \$4,000,000.
- 0.50 MGD WRRF Renovation & Expansion, Estimated capital cost: \$10,137,050 expansion related
- 0.275 MGD reroute flow to City of Graham WWTP, Estimated capital cost: \$2,250,000.

## ESTABLISHED LEVEL OF SERVICE

HB-436 defines a service unit as “a unit of measure, typically an equivalent residential unit, calculated in accordance with generally accepted engineering or planning standards.”

Effective 15 March 2011 the North Carolina Department of Environmental and Natural Resources granted the City a daily design wastewater flow rate reduction to 80 gallons per day (“gpd”) per bedroom, with a minimum design flow of 160 gpd for one (1) and two (2) bedroom dwellings. For the purposes of this analysis, the City establishes a service unit as an Equivalent Residential Unit (“ERU”) which consumes an average of 240 gallons per day through a standard  $\frac{3}{4}$ ” water meter and being permitted at 80 gallons per day/bedroom for a 3-bedroom home. Existing system demand is based upon the City’s 2020 Local Water Supply Plan Reporting and the number future ERU’s the City may serve is based on an assumed demand of 240 gpd/ERU for a typical 3-bedroom home.

## SYSTEM BUY-IN ASSESSMENT

The system buy-in method values capacity in existing system components, with the resulting fee intended to achieve capital equity between existing and future customers. For the purposes of this analysis, portions of the City’s Comprehensive Annual Financial Report<sup>(5)</sup> and Book Asset Details for the Water and Sewer Funds, both for the year ended 30 June 2020, were utilized to establish values of existing system capacity as shown below.

Water System		Wastewater System	
Non-depreciable Capital Assets	\$5,832,470	Non-depreciable Capital Assets	\$318,720
Depreciable Capital Assets	\$29,671,761	Depreciable Capital Assets	\$43,904,914
Accumulated Depreciation	(\$8,595,454)	Accumulated Depreciation	(\$11,506,300)
Debt Credits, Grants, Etc.	(\$3,308,000)	Debt Credits, Grants, Etc.	(\$309,916)
Grant Depreciation	\$0	Grant Depreciation	\$0
<b>Net Asset Value</b>	<b><u>\$23,150,777</u></b>	<b>Net Asset Value</b>	<b><u>\$32,407,418</u></b>
Existing Capacity (GPD)	6,000,000	Existing Capacity (GPD)	3,250,000

In keeping with methodology prescribed in the AWWA Manual, a system buy-in fee is calculated as shown below. **Table 3** shows the City may assess a maximum buy-in System Development Fee of \$13.83 per gallon of average daily flow (ADF). Assuming an average daily flow (ADF) of 240 gpd, this equates to \$926.03 for water service and \$2,393.16 for wastewater service, totaling \$3,319.19 per ERU.

$$\frac{\text{Buy In Fee}}{\text{Gallon}} = \frac{\text{Original Cost} - \text{Accumulated Depreciation} - \text{Debt Principal Outstanding} - \text{Grants, etc.}}{\text{Total System Capacity (gal.)}}$$

**Table 3: Maximum Permissible Buy-In System Development Fee**

	\$/Gal ADF	\$/ERU
<b>Water</b> (1 ERU = 240 gpd)	\$3.86	\$926.03
<b>Sewer</b> (1 ERU = 240 gpd)	\$9.97	\$2,393.16
<b>Total</b>	\$13.83	\$3,319.19

## INCREMENTAL COST ASSESSMENT

The incremental cost method considers future system expansions which are required, either all or in part, to serve new development. The projected capital cost associated with these expansions are then assessed equitably to new customers in relation to their projected usage of the new facilities and the investment required to construct them. For the purposes of this analysis, three (3) capital projects which were previously identified in the LRUP and deemed to offer a system-wide benefit are considered eligible for recoverable cost through System Development Fee assessments over the 10-year planning window. **Tables 4 and 5** show future capital projects and costs deemed as recoverable for the water and wastewater systems respectively.

**Table 4: Water System Capital Projects Eligible for Cost Recovery**

Water System Capital Projects	Total Capital Cost	Recoverable Percentage	Recoverable Cost
NEW 1,000,000 GALLON ELEVATED STORAGE TANK	\$4,000,000	39%	\$1,560,000
SYSTEM DEVELOPMENT FEE STUDY (1/2) <sup>†</sup>	\$6,250	100%	\$6,250
<b>Total</b>	<b>\$4,006,250</b>	<b>-</b>	<b>\$1,566,250</b>

<sup>†</sup>Professional fees incurred by the LGU for preparation of a System Development Fee analysis are recoverable costs under HB-436.

*Table 5: Wastewater System Capital Projects Eligible for Cost Recovery*

Wastewater System Capital Projects	Total Capital Cost	Recoverable Percentage	Recoverable Cost
PUMP STATION REROUTES (GKN AND ARBOR CREEK)	\$2,250,000	7%	\$157,500
WWTP-EXPANSION TO 3.0 MGD	\$10,137,500	17%	\$1,723,375
SYSTEM DEVELOPMENT FEE STUDY (1/2) <sup>†</sup>	\$6,250	100%	\$6,250
<b>Total</b>	<b>\$12,393,750</b>	-	<b>\$1,887,125</b>

<sup>†</sup>Professional fees incurred by the LGU for preparation of a System Development Fee analysis are recoverable costs under HB-436.

In the case of future capital projects HB-436 requires a credit back to new users for the future water and wastewater revenue they will generate, a portion of which will theoretically be allocated for funding future capital improvements. This Revenue Credit prevents the City from effectively double charging new users for future capital improvements, once via System Development Fees and again via water and wastewater rates. In accordance with HB-436 this Revenue Credit is based upon the present value of projected rate revenue to be generated by new users within the 10-year planning window and may not total less than 25% of the aggregate project costs. **Table 6** shows Revenue Credits based upon assumed 4,588 new ERU's and current water and wastewater rates.

*Table 6: Revenue Credits and Maximum Recoverable Costs*

<b>Water System Development Fee Recoverable Capital Cost =</b>	<b>\$1,566,250</b>
<b>Water System Development Fee Revenue Credit =</b>	<b>(\$533,746)</b>
<b>Wastewater System Development Fee Recoverable Capital Cost =</b>	<b>\$1,887,125</b>
<b>Wastewater System Development Fee Revenue Credit =</b>	<b>(\$573,360)</b>
<b>Total System Development Fee Recoverable Capital Cost =</b>	<b><u>\$2,346,269</u></b>

In keeping with methodology prescribed in the AWWA Manual **Table 7** shows the City may assess a maximum buy-in System Development Fee of \$2.13 per gallon of average daily flow (ADF). Assuming average daily flow of 240 gpd, this equates to \$225.05 for water service and \$286.36 for wastewater service, totaling \$511.41 per ERU.

*Table 7: Maximum Permissible Incremental Cost Based System Development Fee*

Incremental Fee Calc.	\$/Gal ADD	\$/ERU	After Revenue Credit	
			\$/Gal ADF	\$/ERU
<b>Water</b> (1 ESFC = 240 gpd)	\$1.42	\$341.24	\$0.94	\$225.05
<b>Sewer</b> (1 ESFC = 240 gpd)	\$1.71	\$411.15	\$1.19	\$286.36
<b>Total</b>	<b>\$3.13</b>	<b>\$752.39</b>	<b>\$2.13</b>	<b>\$511.41</b>

## FEE ADOPTION, ADMINISTRATION, AND MAINTENANCE

HB-436 provides a prescriptive guide for the adoption, administration, and on-going maintenance of a System Development Fee analysis and the revenue it generates. As such, any LGU considering adoption of a System Development Fee should consult legal counsel regarding HB-436, the authorization of a System Development Fee, and subsequent use of revenue.

In order to establish a System Development Fee per service unit of new development an LGU must adopt this written analysis via resolution or ordinance. Prior to an LGU's governing body considering adoption of this and any future System Development Fee analyses, the written analysis shall be posted publicly for a minimum of 45 days in order to solicit public comment regarding its contents. Once the public comment period has expired, the analysis preparer shall consider all received comments and revise or modify the analysis as necessary. The LGU's governing body must subsequently convene one (1) public hearing prior to considering adoption of the analysis and incorporating the resulting System Development Fee into its adopted budget and/or larger fee schedule. An adopted System Development Fee analysis must be reviewed and updated a minimum of every five (5) years. In the case of rapidly developing areas such as the City, more frequent revisions may be warranted.

HB-436 mandates System Development Fee revenue be accounted for by means of a dedicated Capital Reserve Fund and places certain restrictions on how an LGU may appropriate that revenue. As such, any LGU considering adoption of a System Development Fee should consult with legal counsel and a qualified financial professional regarding HB-436, the authorization of a System Development Fee, and subsequent use of revenue.

The City of Mebane adopted a System Development Fee in 2018 using the above prescriptive guide and has followed the same with this 2021 analysis.

## CONCLUSIONS

Based upon the City's 10-year growth projections, an estimated additional 4,588 ERU's will require water and wastewater service by the year 2031 with an estimated population of 27,522. For the purposes of this analysis an ERU represents a hypothetical service unit which is considered equal to a single family residential connection and is assumed to consume approximately 240 gallons per day through a standard  $\frac{3}{4}$ " water meter and being permitted (wastewater) as a 3-bedroom unit using 80 gallons/day/bedroom.

The City's water and wastewater systems have available capacity to serve new customers. However, significant system-wide improvements will be necessary to facilitate future growth. As such a combined cost approach based upon reasonable engineering assumptions and American Water Works Association methodology was utilized in this analysis to establish both a buy-in fee and an incremental cost fee. The system buy-in fee is based upon current system valuations, and the incremental fee is based upon planned future system-wide capital improvements. Given projected increases in ERU's, current system valuations, and recoverable capital improvements project costs, the City may assess a total maximum System Development Fee of **\$3,830** per ERU. For any development which requires a different size water meter, a service unit equivalent is established as a multiplier based on its operating capacity with respect to the  $\frac{3}{4}$ " water meter. The equivalency factors and associated System Development Fee by water meter size are shown in **Table 1**. These values represent the maximum System Development Fee assessment per ERU permissible under HB-436. The City may elect how to incorporate these values into their current fee

structure, but in no case is it permissible under HB-436 to assess a fee greater than that which is supported by this analysis.

NCDEQ permits wastewater at 120 gallons per day per bedroom or 320 gallons per day for a typical 3-bedroom unit flowing the Graham WWTP vs. 80 gallons per day per bedroom for a typical 3-bedroom unit flowing to the WRRF. This affects permitting capacity and using a multiplier of the ERU for residential development should be considered as follows:

<b>Wastewater Permitted to the WRRF</b>	
2-bedroom – 0.66 for 160 gpd	\$ 2,527.80
3-bedroom – 1.00 for 240 gpd	\$ 3,830.00
4-bedroom – 1.33 for 320 gpd	\$ 5,093.90
5-bedroom – 1.66 for 400 gpd	\$ 6,357.80

<b>Wastewater Permitted to the Graham WWTP</b>	
2-bedroom – 1.00 for 240 gpd	\$ 3,830.00
3-bedroom – 1.50 for 360 gpd	\$ 5,745.00
4-bedroom – 2.00 for 480 gpd	\$ 7,660.00
5-bedroom – 2.50 for 600 gpd	\$ 9,575.00

Note: Future study may provide for a NCDEQ reduction in the 120 gallons per day (min. 2-bedroom) to 80 gallons per day (min. 2-bedroom) for wastewater flowing to the Graham WWTP. At that time the assessed fee may be reduced.

## REFERENCES

<sup>1</sup> *An Act to Provide for Uniform Authority to Implement System Development Fees for Public Water and Sewer Systems in North Carolina and to Clarify the Applicable Statute of Limitations*. General Assembly of North Carolina. Session 2017. Session Law 2017-138; House Bill 436.

<sup>2</sup> “VII.2.” *M1: Principles of Water Rates, Fees, and Charges*, by Chris Woodcock et al., Seventh ed., American Water Works Association, 2017, pp. 321–347.

<sup>3</sup> *Mebane By Design, Comprehensive Land Development Plan*. (2017). Piedmont Triad Regional Council.

<sup>4</sup> *Long Range Utility Plan*. (2016). City of Mebane.

<sup>5</sup> *Comprehensive Annual Financial Report*. (Year Ended June 2020). City of Mebane.





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**Planning Board  
Minutes to the Meeting**

March 8, 2021  
6:30 p.m.

The Planning Board meeting was held virtually and livestreamed via YouTube. The video can be accessed through the following link: <https://www.youtube.com/watch?v=-KXH7MHFnPw>

**Members Present Via Zoom:** Keith Hoover, Lori Oakley, Kurt Pearson, Vice Chairman Judy Taylor, Gale Pettiford, Larry Teague, Kevin Brouwer, and Chairman Edward Tulauskas

**Also Present:** Audrey Vogel, Planner; Cy Stober, Development Director; Ashley Ownbey, Planner; Kirk Montgomery, IT Director

**1. Call to Order**

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

**2. Approval of Feb 8, 2021 Minutes**

Gale Pettiford made a motion to approve the minutes from the February 8, 2021 meeting. Kevin Brouwer seconded the motion, which passed unanimously.

**3. City Council Actions Update**

Cy Stober, Development Director, provided an update on the City Council's recent action regarding the rezoning request for the Mebane 5<sup>th</sup> Street Shopping Center by PT Greenland. He also provided an update on the City Council's action regarding the Lowes Blvd Corridor.

**4. Request to rezone six parcels totaling +/- 133.9-Acres located on Oakwood Street Extension, with frontages on E Washington Street and Mattress Factory Road (PINs 9825404628, 9825502531, 9825601982, 9825529420, 9825614053, 9825604799), from R-20 and M-1 to R-8 (CD) and R-10 (CD) for a Townhouse and Single Family, respectively, Residential Cluster Development, by Meritage Homes of the Carolinas**

Staff presented an application from Meritage Homes of the Carolinas to rezone six (6) properties totaling +/- 133.9 acres located on Oakwood St Ext with frontages on E Washington St Ext and Mattress Factory Rd from M-1 (Heavy Manufacturing District) and R-20 (Residential District) to R-8(CD) and R-10 (CD) (Residential Conditional Zoning Districts) to allow for a residential cluster development of 134 townhomes 275 single-family homes, 409 dwellings total. The property is located in Orange County, with two parcels within City limits and 4 parcels in the ETJ. Meritage Homes of The Carolinas has the property under contract to purchase, contingent upon approval of the conditional rezoning.



The proposed onsite amenities & dedications include the following:

- The construction of all internal roads with 5' sidewalks.
- The construction of a clubhouse, pool, dog park, tot lot and turf play area to exclusively serve development residents to be maintained by the HOA.
- 5,360' of a 10'-wide asphalt multiuse path through the development, running from Oakwood Street Extension to E. Washington St. This includes the path along E Oakwood St Ext required by the City's adopted Bicycle and Pedestrian Transportation Plan.

Requested Waivers:

- Townhome R-8 Lots:
  - A 20' front setback rather than the required 30'
  - A minimum lot width of 21' rather than the required 85'
  - A minimum lot size of 2,600 s.f.
- Single-Family, Detached R-10 Lots:
  - A 25' front setback rather than the required 30'
  - A 5' side setback rather than the required 10'
  - A 20' rear setback rather than the required 25'
  - A minimum lot width of 51' rather than the required 70'
- Multi-use path dedication as an alternate to the payment-in-lieu for public recreation area

Audrey Vogel, Planner, provided a brief overview and PowerPoint of the request.

Mike Owens, Vice President of Land Acquisition at Meritage Homes, provided some background information about the company Meritage Homes, their experience building energy efficient, high quality homes, and their work in North Carolina.

Tim Smith, Senior Project Manager at Summit Design and Engineering Services, 320 Executive Court, Hillsborough, NC 27278 provided a presentation of the rezoning request and site plan. During his presentation, Mr. Smith described a series of building commitments for the amenity center and home products.

Judy Taylor asked if they were planning on having a variety of home sizes intermixed. Mike Owens responded that the townhomes would range from about 1,500 to 1,800 sf to include an interior, 1-car garage home and an exterior, 2-car garage home. The single family detached homes range from about 1800 sf to just over 3,000 sf.

Judy Taylor asked if the proposed multi-use path public recreation dedication only included what is required by the Bike and Ped Plan or if any additional path beyond the requirement was being provided. Tim Smith explained that the path extends through the proposed development from



Oakwood Ext to E Washington St. Tim Smith noted that the existing sidewalk on the frontage of Oakwood St Ext would be improved to a multi-use path per the Bike and Ped Plan. Cy Stober clarified that the portion of the path along Oakwood St Ext is required by the Bike and Ped Plan, but portion of the path extending though the development is a new feature that is not required/addressed in the Bike Ped Plan.

Kurt Pearson commented on the TIA that the E Washington Street / Center Street intersection is known to have a lot of traffic issues. He asked if the recommended proposed restriping is sufficient to address any increased traffic at an already problematic intersection. Tim Smith commented that the proposed restriping was recommended by NCDOT. Cy Stober explained that the traffic problems at the intersection are a known existing traffic condition and that the addition of traffic from the proposed Oakwood Subdivision was included in the TIA scope because of this concern. However, the City's traffic consultant and NCDOT found the striping to be the only responsibility of the developer, acknowledging that there is a larger public obligation for the intersection's improvement based on existing conditions.

Ed Tulauskas asked if the home energy efficiency features will meet any IECC standards or certifications. Lisa Acklin with Meritage responded that she would research the exact standards and year that their homes would meet and get back to them.

At this time, Chairman Tulauskas asked for any public participation or comments.

Audrey Vogel read the following written comment received via email from Laura Pearson at 7616 E. Washington Street Ext:

*Below are my concerns that I would like to be addressed at this virtual meeting:*

*1. THIS REQUEST IS WHAT I CONSIDER TO BE MANDATORY ON MY BEHALF: To have the owners of the development to build an 8-9 foot privacy fence around my property. My husband and I would like to keep our privacy for when we are hanging out in our backyard. We like our privacy and for many people to have access to our backyard (our "personal lives") would be devastating and extremely uncomfortable! Backyard privacy was one of the main reasons we chose to purchase this property in 2003. Not to mention that we have old buildings on our property and we certainly don't want any children to wander onto our property and accidentally get hurt by being curious and entering these buildings.*

*2. East Washington Street is a high traffic road, partially due to surrounding businesses/industries, and on a lot of evenings the traffic has been backed up at the nearby railroad crossing. IF the entrance and/or exit to the development will be located beside my house I want to be sure that there are NO plans to have a turning lane installed in front of my house, that will take away ANY portion of my front or side yard. With this road already extremely heavily traveled, I predict that there are*



*going to be traffic accidents (because people fly up and down this road), that there will be traffic backups in this spot, unless a turning lane IS installed.*

*3. I might be asking too much with this request but here goes: with the potential for auto accidents at this location (because the traffic is going to get MUCH heavier), I would like to request that a partial stone/brick wall be installed at the entrance/exit to this development to help protect vehicles from potentially ending up in my yard or even in the side of my house. I've seen (and even heard) auto accidents that occurred at the entrance/exit to the Ashbury housing development so I am pretty certain that this is going to happen at this location.*

*Thank you!*

*Laura Pearson  
7616 E. Washington Street Ext  
Mebane, NC 27302*

Tim Smith asked Audrey Vogel to repeat the address for the abovementioned comment. Kurt Pearson noted that it is the property labeled "A1" on the project site plan. Chairman Tulauskas noted that Ms. Laura Pearson was also present as a registered participant.

Brian Shoffner spoke on behalf of the Wiles Family at 701 E Oakwood St. Mr. Shoffner noted that his family participated in the developer's neighborhood meeting. Mr. Shoffner asked if the existing sidewalk that ends at the Wiles' southern property line would be extended northward through their property at 701 E Oakwood St. Cy Stober answered that the sidewalk/multiuse path would not be extended outside of the boundaries of the project's subject properties. Tim Smith asked Cy if the extension of the path was part of the long-range Bike and Ped Plan. Cy Stober clarified that the City's adopted Bike and Ped Plan does call for a multi-use path along Oakwood Street, including the frontage of 701 E Oakwood St. Extension of the path would be done by future development/owners, or as a City public project that would be subject to review and approval at a public hearing as part of the City's budgeting process. He noted that it is not included in this year's budget and there is no active intent to design or construct the path by the City.

Brian Shoffner, 701 E Oakwood St, also commented that the previous development of the site left an abrupt dramatic grade at the south property line, an area within the buffer, and requested that it be corrected/addressed by the proposed development. Tim Smith commented that the slope will be addressed in their final grading plan and that the slope will be corrected so that it is in a condition that can be planted for the buffer and it not so abrupt.

Brian Shoffner, 701 E Oakwood St, commented that their adjacent property should be correctly denoted on sheets 7, 8, and 11 and the label should be "Edna Wiles Estate." Mr. Shoffner also asked if there were any areas on the site plan with proposed fencing, as requested by Ms. Pearson. Tim



Smith responded that they currently are not providing any fencing, but they are listening to the neighbors concerns and will discuss it with Meritage. Mr. Shoffner requested that no chain link fence be used at the property line adjoining their property.

Tim Smith noted that they hosted two neighborhood meetings the week prior to allow neighbors to ask questions about the project prior to the planning board meeting and that they intended to host neighborhood meetings prior to the City Council hearing as well.

Larry Teague asked the applicant why they requested eight waivers. Tim Smith responded that the waivers were not intentional by design and they were a result of Meritage's desired townhome and single-family home layouts,

Kurt Pearson asked if there were any approved subdivisions at this time in Mebane with a 5-foot setback. Cy Stober responded that he would need to confirm, but he believed that the Villages at Copperstone and the Villages at Lake Michael had 5-foot side setbacks with 10 aggregates. Kurt asked Cy Stober if there were any concerns or persistent discussion topics during TRC (Technical Review Committee). Cy Stober indicated that the bulk of the discussion was about the density which has informed the setbacks and lot sizes, and that the setbacks for each respective home product was largely informed by the density that the developer wished to achieve.

Kurt Pearson asked if it would be correct to assume that that the lot layouts are a result of trying to get in a desired number of units. CY responded that was correct and the layouts/setbacks for an R-8 request or conversely an R-12 request would look different. Cy also noted that front setbacks came up in TRC, as it is a priority to prevent cars hanging out of driveways for public works, more so than any discussion over rear or side setbacks.

Kurt Pearson indicated that he does not have much concern over the density and was satisfied with the open space and buffers shown on the plans. He noted that TRC has done a good job considering the restrictions of the site.

Mr. Pearson made a motion to approve the R-8(CD) and R-10(CD) zoning as presented. The motion finds that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design as it:

- Provides a multi-use path along its Oakwood Street frontage, as required by the City's adopted Bicycle and Pedestrian Transportation Plan;
- Is for a property within the City's G-4 Secondary Growth Area and is generally residential in nature (Mebane CLP, p.66);
- Provides a greenway connection to a different land use, consistent with Open Space and Natural Resource Protection Goal 4.2 (p. 17 & 89);



- Provides a greenway and open space in a developing area, connecting to other locations, consistent with Open Space and Natural Resource Protection Goal 4.3 (p. 17, 89, & 90);

Lori Oakley seconded the motion. Per a roll call vote the motion passed (7-1). Chariman Tulauskas confirmed that the motion passed and will go before City Council at public hearing on April 5<sup>th</sup>. Larry Teague's rationale to vote against the request was concern for the number of waivers being requested.

## **5. New Business**

Cy Stober provided an update on the Buckhorn Area Plan, noting that the Mebane City Council will participate in a joint work session with the Orange County Board of Commissioners on Tuesday, March 9<sup>th</sup> at 7 p.m. to discuss the plan.

Cy Stober announced that the City Council will also hold the first budget work session at the Arts and Community Center on March 23<sup>rd</sup>.

Cy Stober noted that at the April Planning Board meeting will include a rpesentation of the required UDO revisions.

Cy Stober also noted that the terms for 4 members of the planning board are soon to expire should they want to apply to be reappointed at the July City Council meeting.

## **6. Adjournment**

There being no further business, the meeting was adjourned at 7:35 p.m.

## Mebane Fire Dept. Monthly Report

	February	Year to Date	% Change from 2020
<b>Structural Response</b>			
<b>Totals</b>	<b>25</b>	<b>62</b>	<b>59%</b>
<b>Average Personnel Per Response</b>	<b>12</b>	<b>11</b>	
<b>Average Volunteer Response</b>	<b>3</b>	<b>3</b>	
<b>Non Structural Responses</b>			
<b>Totals</b>	<b>46</b>	<b>100</b>	<b>-3%</b>
<b>Total Fire Response</b>	<b>71</b>	<b>162</b>	<b>14%</b>
<b>Location (Year to Date)</b>	<b>North</b>	<b>South</b>	
<b>Total Number/Percentage</b>	<b>79/49%</b>	<b>83/51%</b>	
<b>Average Fire Response Time</b>	<b>5:03</b>	<b>5:35</b>	
<b>Percentage of Calls Inside City</b>	<b>49%</b>	<b>53%</b>	
<b>Percentage of Calls Outside City</b>	<b>28%</b>	<b>29%</b>	
<b>Percentage of Calls for Mutual Aid</b>	<b>23%</b>	<b>18%</b>	
<b>EMT Response</b>	<b>130</b>	<b>260</b>	<b>-17%</b>
<b>Location (Year to Date)</b>	<b>North</b>	<b>South</b>	
<b>Total Number/ Percentage</b>	<b>135/52%</b>	<b>125/48%</b>	
<b>CPS Seats Checked</b>	<b>10</b>	<b>16</b>	
<b>Views on Fire Safety Facebook Posts</b>	<b>503</b>	<b>503</b>	
<b>Smoke Alarms Checked/Installed</b>	<b>1</b>	<b>2</b>	
<b>Station Tours/Programs</b>	<b>0</b>	<b>0</b>	
<b># of Participants</b>	<b>0</b>	<b>0</b>	
<b>Events Conducted/Attended</b>	<b>0</b>	<b>1</b>	