



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. 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, December 7th** will be read aloud by the City Clerk.

Option #2

- Email info@cityofmebane.com by **Monday, December 7, 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
December 7, 2020
6:00 p.m.

1. Call to Order and Invocation Mayor Ed Hooks
2. Public Comments Mayor
3. Consent Agenda Mayor
 - a. Approval of Minutes- November 2, 2020- Regular Meeting
 - b. Final Plat- Cambridge Park, Ph. 2A
 - c. Final Plat- Havenstone, Ph. 1A (reapproval)
 - d. Final Plat- Villas on Fifth, Ph. 2B (reapproval)
 - e. Proposed 2021 Regular Meetings and FY 2021-2022 Budget Calendar
4. FY 20-21 Street Repair and Resurfacing Contract Mark Reich, AWCK, Inc.
5. Public Hearings-
 - a. Ordinance to Extend the Corporate Limits-
6019 W. Ten Road-..... Lawson Brown, City Attorney
(Requested by staff to be continued until the January 4, 2021 meeting)
 - b. Ordinance to Extend the Corporate Limits- Signature Flooring Mr. Brown
 - c. Ordinance to Extend the Corporate Limits- Havenstone, Ph. 1 Mr. Brown
 - d. Variance- Davis Setback Encroachment Cy Stober, Development Director
 - e. Buckhorn Area Amended Long Range Plan Mr. Stober
6. Budget Update 2020-21 Jeanne Tate, Finance Director
7. Racial Equity Advisory Committee Discussion Mr. Brown
8. Adjournment Mayor



The Mebane City Council held its regular monthly meeting at 6:00 p.m., Monday, November 2, 2020. The meeting was held in person, streamed live on YouTube and allowed for electronic participation via Zoom.

Councilmembers Present:

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

Also Present:

David Cheek, City Manager
Chris Rollins, Assistant City Manager
Lawson Brown, City Attorney
Stephanie Shaw, City Clerk
Cy Stober, Development Director
Kirk Montgomery, IT Director
Aaron Davis, Recreation and Parks Director
Genice Akins, Board of Adjustment Member

Mayor Hooks called the meeting to order and requested a moment of silence in honor of two members of the community that recently passed, Pastor Gary Hendrix and Mr. Eldon Nance. After the moment of silence, Mr. Bradley gave the invocation.

During the Public Comment Period, Clerk Shaw read aloud the following comments received via email.

My name is Mickel Hosey. I live in Winston Salem NC. I am the Senior Leader of United Fellowship Alliance in the city of Winston Salem.

Mr. Lanier Jones is a trusted friend and supporter of our organization. He has proven himself to also be a leader of true integrity and upstanding moral character.

As a community leader myself I eagerly support this worthwhile and timely endeavor for the city and community of Mebane.

The challenge of racial reconciliation and diversity education is paramount to our success as a Nation especially during such tension and unrest.

The Program Mr. Jones is proposing, I believe will be a tremendous asset to the city of Mebane as well as the neighboring communities that are near.

It is my sincere hope that genuine consideration along with appropriate action will be given to this proposal.

*Respectfully yours
Rev. Mickel Hosey*

My name is Lartonya Foster and I am a resident of Mebane emailing in support of the Minority Advisory Committee. I am also committing my support for my good friend Tommy Jones who brought this to my attention.

Council Members,

I'm writing in support of Mr. Jones's Minority Advisory Council presented at the October 5th meeting. As a lifetime resident of Alamance County, employee with the Alamance-Burlington School System, and resident of Mebane for the past 10 years, I've come to value the viewpoints of those that do not look nor live like I do. As the son of a businessman, I was taught to value the

viewpoints of everyone in an organization so that areas of need in one department could be rectified and keeps the group as a whole from having to experience additional difficulties. I was also taught that where people are recognized, and listened to, they will stay and invest their time and energy.

I believe this council would be a valuable platform for those in the community that don't often connect with the city council. It would provide a venue to be recognized, heard, and helped. As I look at our growing community and current events I'm reminded of a piece of advice: if you want to know how inclusive you really are look at who you invite to your dinner table.

I hope that this council is approved and provides support and information to the council in a way that invites and welcomes members of our community to be engaged and invest their time, energy, and money into Mebane.

Thank you for your time,

John Dodson
1105 Newberry Dr.
Mebane, NC 27302

RECOMMENDATION TO ESTABLISH AN OFFICE OF RACIAL EQUITY TO ADDRESS SYSTEMIC RACISM ACROSS THE CITY OF MEBANE AND ADVANCE EQUITABLE OUTCOMES FOR OUR COMMUNITY

THE CHALLENGE

For centuries, people of color have experienced inequality and systemic and institutionalized racism. As of the 2010 census the racial makeup of Mebane was 73.5% White, 20.4% Black, 0.5% Native American, 1.2% Asian, 0.1% Pacific Islander, 0.2% from other races, and 2.6% from two or more races. Hispanic or Latino of any race were 6% of the population (U.S. Census Website, 2011). Decades of underinvestment and unjust systems in Mebane have left Black, Brown, and Indigenous communities with high levels of poverty, a lack of quality jobs and education opportunities, outdated and weak critical infrastructure, disproportionately high costs for energy, basic necessities, and limited access to public services. Moreover, Black and Brown communities have long been excluded from policy and funding decision-making processes that can be used to address the injustices they experience and support a transition to healthy communities.

THE SOLUTION

The City of Mebane must establish an Office of Racial Equity and I recommend Tommy Jones to lead the charge. Now more than ever we have to embrace racial equity, which means transforming the behaviors, institutions, and systems that disproportionately harm marginalized communities by increasing access to power, redistributing and providing additional resources, and eliminating barriers to opportunity, to empower low-income communities of color to thrive and reach their full potential. Establishing an Office of Racial Equity will help Mebane practice equity, turning our commitment into actionable equity strategies in our immediate response to the crisis, in our recovery efforts, and as the world reshapes the global economy. Tommy Jones would work to make equity a reality.

The Mebane Office of Racial Equity

I highly recommend Tommy Jones for The Office of Racial Equity. His experience will allow him to identify existing policies and practices in the city that contribute to, uphold, or exacerbate racial disparities and develop proposals to address these disparities. As a high ranking member of the Freemasonry or Masonry fraternal organization, Mr. Jones has a long-standing history of developing various branches of the Masons and therefore is knowledgeable on enacting measures to support capacity building and provide technical assistance for citywide agencies to invest in strategies for racial equity, including employee training and support, development of racial equity programming, and assistance to departments to change departmental policies and practices to improve racial equity outcomes.

Sincerely,

Annette W. Lancaster, MHA
(336) 587.7313

I would like to submit a public comment in support of the committee spearheaded by Mr. Tommy Jones designed to bring a voice from the minority community in Mebane. As the Political Action Committee Chairman for the Alamance Branch of the NAACP, we feel this is a great opportunity for this committee to work alongside the Mebane City Council leadership to address issues that face our minority Mebane community. We applaud the Council's efforts for their willingness to collaborate and it is our hope that the council will authorize this committee in their next meeting.

Anthony Pierce, PAC Chair, ANAACP

Mayor Hooks introduced and welcomed the City's new Board of Adjustment member Genice Adkins. Clerk Shaw then administered the oath to Ms. Akins.

Mayor Hooks gave an overview of the Consent Agenda:

- a. Approval of Minutes- October 5, 2020 – Virtual Regular Meeting
- b. Council Meeting Procedure- Resolution and Policy
- c. Final Plat- Keystone, Phase T1A
- d. Final Plat- The Meadows, Phase 2B
- e. Petition for Voluntary Non-Contiguous Annexation- West Ten Road
- f. Petition for Voluntary Non-Contiguous Annexation- Signature Flooring
- g. Petition for Voluntary ~~Non~~-Contiguous Annexation- Havenstone, Phase 1
- h. Appoint Audrey Vogel as an Alamance County Review Officer

Ms. Philipps said regarding item b., Council Meeting Procedure- Resolution and Policy, she believes Council needs to decide on how the public will be allowed to participate during "in-person" meetings moving forward as mentioned in paragraph six (6) of the policy (excerpt shown below), by either choosing Option A or B. Mr. Brown stated that is correct.

6. OPTION A: The procedure for citizens, applicants and others not physically present but appearing at a City Council meeting shall allow participation by conference telephone, conference video or other electronic means, at all Council meetings.

OPTION B: The procedure for citizens, applicants and others not physically present, appearing at a City Council meeting shall allow participation by conference telephone, conference video or other electronic means, only at Council meetings being conducted pursuant to the Remote Meeting Statute.

Ms. Auditori said she thought there was discussion at last month's meeting about the option of only allowing telephone conferences as the video conferencing was more technically challenging. Mr. Rollins stated staff will move forward with whatever Council decides. Mr. Montgomery said the video conferencing challenge often comes in with internet bandwidths of those conferencing in. Mr. Bradley said until Council and staff are comfortable that all participants have the same opportunity to present, he prefers to only allow telephone conferencing or emails to be read aloud as the means for public participation. Ms. Auditori agreed. Ms. Philipps made a motion, seconded by Mr. Ewing, to pull this item, item 3b., from the Consent Agenda for a separate vote. The motion carried unanimously. Ms. Philipps made a motion, seconded by Mr. Bradley, to choose option A with the removal of conference video and other electronic means; only allowing conference telephone. The motion carried unanimously.

Mr. Ewing made a motion, seconded by Mr. Bradley, to approve the Consent Agenda, with the removal of item b. which was previously voted upon. The motion carried unanimously.

Mr. Cheek presented a proposal for the Facilities Assessment and Capital Plan firm selection. He

explained that the 2020-2021 budget included an appropriation for the FACP of \$110,000. The City Council approved a Request for Qualifications process to seek an architectural/engineering firm to perform a comprehensive facilities assessment on September 14th. Staff received four proposals and the FACP Committee interviewed the top two firms and selected CPL as its choice to perform the study. The FACP Committee includes the City Manager, Assistant City Manager, Police Chief, Fire Chief, and Utilities Director. CPL and staff have agreed to a fee of \$94,880 for the project. CPL provided two alternates that the staff is not recommending at this point. CPL has also agreed to the quick schedule to have the plan completed by February with a presentation to the City Council at a Budget Work Session. William Moser and Jennifer Turner, both from the CPL team, gave a PowerPoint presentation, attached. After a brief discussion, Mr. Bradley made a motion, seconded by Ms. Philipps, to approve the agreement with CPL to perform the Facilities Assessment and Capital Plan. The motion carried unanimously.

Mayor Hooks requested that Lee Isley come forward for a special presentation. Mr. Isley and several other gentlemen presented the 2020 Old North State Council-Boy Scouts of America Alamance County Man of the Year to the Honorable Glendel Stephenson. Mr. Isley presented Mr. Stephenson with an Eagle Scout plaque and statute that will be placed in the lobby of the Glendel Stephenson Municipal Building and a plaque commemorating this event for Mr. Stephenson to take home. Mr. Isley explained that traditionally, a special dinner is held at the County Club in honor of the award recipient but this year with COVID-19 the dinner was not possible so instead, the committee decided to honor Mr. Stephenson by awarding two (2) scouts with camper scholarships to attend Camp Cherokee for the next five years in Mr. Stephenson's honor. Mr. Isley said lastly, an eagle brick will be placed in the Eagle Scout Courtyard at Camp Cherokee with Mr. Stephenson's name, along with his son's Asley and Reid, who were also Eagle Scouts. Mr. Stephenson, former Mayor of the City of Mebane for 35 plus years, humbly accepted the award and gave an emotional acceptance speech. He received a standing ovation from everyone in attendance.

A Public Hearing was held on a request for approval of an Economic Incentive Grant for Project Thunder (Chick-fil-A). Mr. Cheek introduced Mac Williams, President of the Alamance County Chamber of Commerce. Mr. Williams announced that Chick-fil-A is interested in putting a facility in Mebane and the incentives agreement with the City of Mebane and Alamance County need approval by the boards. Mr. Williams introduced Matt Lowell, Director with Ryan, LLC and Consultant for Chick-fil-A, along with Dave Fader, Senior Director with Chick-fil-A.

Mr. Fader gave a brief PowerPoint presentation, highlighting the points below. The proposed facility location is +/-78.86 acres on Park Center Drive.

Company Overview-

- Chick-fil-A, headquartered in Atlanta, Georgia, has 2,600 restaurant locations across 47 states;
- Chick-fil-A is the largest quick service chicken restaurant in the United States;
- Chick-fil-A is one of the largest privately-held restaurant chains in the United States;
- Chick-fil-A currently utilizes third-party distributors to supply its locations and plans to move its distribution in house to better serve its restaurants.

Giving Back-

- The Chick-fil-A model creates a unique business opportunity by placing local ownership of restaurants with Operators who exercise their entrepreneurial spirit by personally serving their Team Members, customers, and community;
- Through our Shared Table program, restaurant Operators fight hunger in local communities by donating over 6 million meals to local soup kitchens, shelters, and nonprofits;
- Since 1973, Chick-fil-A has helped over 59,000 Team Members achieve their remarkable futures through a total investment of \$92 million in scholarships;
- Chick-fil-A Foundation, the company's corporate giving arm, is dedicated to the issues of hunger, homelessness and education and has donated \$52 million to community organizations since inception.

Project Overview-

- Chick-fil-A is considering Mebane for its second in-house distribution center.
- 182,625 square foot distribution facility proposed to begin construction in Early 2021.
 - Proposed construction completion in mid-2022.
- Estimated 160 new full-time jobs at an average wage of \$63,375.
- Total estimated investment: \$52,000,000
 - Real Property
 - Estimated \$30,000,000 investment in real property (Land and Building Construction)
 - Personal Property
 - Estimated \$22,000,000 investment in personal property
 - Personal property includes warehouse and office equipment, and trailers.

Ms. Philipps asked if the company will be committed to using best practices for environmentally sound building construction as well as the vehicles that will be traveling in and out of the facility. Mr. Fader said he cannot speak to Ms. Philipps concerns specifically but he can assure her that Chick-fil-A does have commitments towards environmental sustainability. Mr. Fader also addressed Ms. Philipps concern about chicken production plants: Chick-fil-A does not own, nor operate any chicken production plants.

Mr. Cheek gave an overview of the City's incentives which will be shared in partnership with the County. He shared the following highlights of the three-party agreement.

- b) New Capital Investment \$52,000,000
- c) 106 jobs at an average annual salary of \$63, 375
- 1) Case grants \$780,000 (Mebane \$390,000)
 - 1a) 5 annual grants \$156,000 (Mebane\$78,000)
 - 1b) Each grant not to exceed 1.5% of taxable value
 - 1c) Incentive adjustments if jobs/investment less than 100%
 - 1d) Mebane waives up to \$150,000 in fees

Mr. Stephenson shared a few words regarding incentives. He shared his personal dislike for incentives but knows that incentives are now a part of business program development, especially for industrial recruitment. He shared some history about Mebane's past efforts regarding industrial recruitment, some unsuccessful and many successful. He concluded by saying that while he does not like incentives, he supports them, if used correctly. He stated that incentives must benefit all citizens of Mebane first and foremost. He thanked the Council for being wise and keeping Mebane fiscally strong.

Mr. Greene made a motion, seconded by Ms. Auditori, to close the public hearing. The motion carried unanimously. Mr. Bradley made a motion, seconded by Ms. Philipps, to approve the performance agreement based upon findings that the company will be annexed, add \$52,000,000 to the tax base, create 160 new jobs, and generally benefit the City's taxpayers. The motion carried unanimously.

Mayor Hooks called for a brief break at 7:25pm. Mayor Hooks called the meeting back to order at 7:35pm.

A Quasi-judicial Board of Adjustment Public Hearing was held on a request from Bradford Academy, c/o Tony Fairchild, for approval of a special use request for an elementary/secondary school for a 450-student private school campus on a +/-14.02-ac portion of a +/-54.12-acre property off NC Highway 119 at Nereus Drive, a private unpaved road. The property is located in the City's extraterritorial jurisdiction. The applicant is not seeking annexation into the City and will be providing on-site septic treatment for wastewater needs and using Orange Alamance Water System, Inc., services for water service needs.

Clerk Shaw swore in or affirmed the following:

Tony Fairchild, Bradford Academy Board President
 Dionne C. Brown, Traffic Engineer, Davenport Engineering

Tom Taylor, Appraiser, Taylor and Associates Appraisers
Allan Hill, PE, Civil Engineer, Triad Design
John Plageman, Architect, Plageman Architecture
Amanda Hodierne, Attorney representing the applicant
Cy Stober, Mebane Development Director

Mr. Stober gave an overview of the request, sharing that the proposed project is located in the City's G-4 Secondary Growth Area and is connected to the Summerhaven subdivision road and sidewalk networks. The project is proposed to have two limited access driveways, a sidewalk along NC 119 with a waiver request for use of fabricated metal siding on the building, which is not allowed, per Article 6-1 of the UDO.

Ms. Hodierne stated she will be speaking on behalf of the applicant, Bradford Academy. She introduced various people that were present on behalf of the project. She requested that Mr. Fairchild, school board President, come forward to speak first. Mr. Fairchild shared a brief history of how the school began, the tremendous growth experienced over the years and the current need to build a new facility.

Ms. Hodierne said the first prong of the test is to prove that the proposed project will not materially endanger the public health or safety. She asked that Council recall the provided staff report which shows that the City's competent staff has done their job of ensuring that the applicant meets all city standards and requirements as written in the UDO. She then asked the project engineer, Mr. Hill, to speak regarding the thorough and rigorous City TRC process. He said they received a lot of feedback during the TRC process and have addressed all concerns, meeting the City staff approval. He gave an overview of the site plan which shows three separate buildings. He shared that the project has adequate coverage for water and sewer, adequate parking spaces without exceeding the maximum allowance, and allows for adequate stacking and drop-off areas.

Ms. Hodierne said as the application shows, the applicant has one waiver request. Mr. Plageman spoke to the elevations of each building, stating that the gym building would be a large building to accommodate a lot of needs including offices, a gym, a library, a weight room, a wrestling area, etc. and to best meet that span, they are proposing a structural system that is open and typically the kind of skins you see on those buildings are the metal skins that are prohibited in the City's UDO. He said on past projects successfully completed in Mebane, they have used an insulated metal panel as shown in the packets. He stated that the metal would only be used on the second floor, the remaining exterior would be brick.

Ms. Hodierne introduced Ms. Brown, traffic engineer that worked on the traffic impact analysis. Ms. Brown shared testimony stating that the study reviewed the impacts of both background traffic and this development traffic, and has determined that with the recommended improvements in place, there will be adequate capacity to accommodate future traffic. The project was reviewed and approved by NCDOT.

Ms. Hodierne said she will now move on to the second prong of the test which asks whether or not the proposed project will substantially injure the value of adjoining or abutting properties. She requested that Mr. Taylor, a licensed appraiser, to speak to that component. Mr. Taylor stated that after he completed his study, it is his professional opinion that the proposed project will not injure the value of any surrounding property values.

Ms. Hodierne then spoke to the third prong of the test, whether or not the project will be in harmony with the area in which it is located. She referred to the zoning map and explained that the school is a classic supporting use for residential development and the proposed location provides an appropriate transition between the B-2 and M-2 uses to the true residential uses to the south. Mr. Plageman stated that his design approach, a multiple building approach was best. It gave the school flexibility for classrooms as well as gave a nice transitional design between industrial and residential.

Ms. Hodierne addressed the fourth and last prong of the test, whether or not the project will be

consistent with the objectives and goals in the City's adopted plans, including its Comprehensive Land Development Plan *Mebane Bu Design*. She stated that the project is in conformance as it meets the goals and objectives of the G-2 Primary Residential Growth Area, meets the public facilities and infrastructure goals and exemplifies the "village concept" mixing of uses, as well as it is a well-planned and attractive site outside of the City limits. Ms. Hodierne concluded the presentation by summarizing the four findings of fact, each prong of the test.

No one from the public spoke. Mr. Bradley made a motion, seconded by Mr. Ewing, to close the public hearing. The motion carried unanimously. Ms. Philipps made a motion, seconded by Mr. Bradley, to approve the special use request for an Elementary/Secondary School as presented with the waivers and conditions as discussed and a motion to find that the request is both reasonable and in the public interest because it finds that it:

1. Will not materially endanger the public health or safety;
2. Will not substantially injure the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and
4. Will be consistent with the objectives and goals in the City's adopted plans, including its Comprehensive Land Development Plan *Mebane Bu Design*. Specifically, the request meets: The goals and objectives of the G-2 Primary Residential (VI) Growth Area (Jones Drive & South Mebane Oaks Road)

The motion carried unanimously.

Council requested that planning staff research the issue of metal siding for a possible amendment to the UDO to allow or not allow for future developments.

Mr. Stober presented a request for approval of an amendment to the City's Bicycle and Pedestrian Advisory Committee (BAPC) Ordinance, Article 25, Sec. 2. He explained that Article 25, Section 02, specifies the appointment of members to the BPAC, including five (5) members representing the City and two members preferably representing the unincorporated extraterritorial jurisdictions (ETJs) in both Alamance and Orange Counties. One of the 5 City members was identified as being a City Council delegate. The BPAC is currently the only appointed body that has a City Council delegate as a voting member. The proposed amendment will remove that delegate and replace them with an at-large position of a resident from anywhere within the City's planning jurisdiction: City limits or the ETJs. Mr. Bradley made a motion, seconded by Mr. Ewing, to approve the amendment as presented. The motion carried unanimously.

Mr. Davis presented a request for approval of restructuring the Recreation and Parks Advisory Board. Mr. Davis explained that the previous Recreation and Parks Advisory Committee has not been consistently active since the planning stages of the Mebane Community Park. The new structure asks for Board Members to not only advise, but also be "Champions" for Recreation and Parks in our community. Since all former board member terms have expired, six new members will need to be selected to the board along with a Board Chair, Vice-Chair and Secretary, who will be voted in by the members at the first meeting in January 2021. City Council will also need to appoint a liaison to act as the boards, 7th member. The restructuring will also amend the City's Code of Ordinance, Article II, Recreation and Parks Commission, Sec. 24- 31-40. Mayor Hooks stated since the BPAC Advisory Board was amended to remove the Councilmember as a liaison, the same should be done for this board. Mr. Ewing made a motion, seconded by Ms. Philipps, to adopt the restructuring of the Recreation and Parks Advisory Board as presented with the change as discussed. The new board shall have seven (7) members; six (6) members at large and one (1) member from a local school. The motion carried unanimously.

Mr. Davis gave an update of recent events that have taken place in the Recreation Department, including the drive thru trick-or-treat and costume contest and the new Christmas decorations being placed around the City. Council commended Mr. Davis for a job well done.

Mr. Brown opened up a discussion on the Racial Equity Advisory Committee. He stated that he and staff have had individual conversations with each Councilmember regarding this topic and the more it has been discussed, it seems that everyone agrees that it is a much broader topic than one

might have suspected. He said certainly staff could draft an ordinance and prepare an application for this committee much like those that have been established for other Council appointed committees but having researched many sources on this topic, including the Racial Equity Toolkit that was included in the packets, staff recommends that the Council determine and articulate the mission and objectives of the Committee. This will involve more discussion and focus on the mission and objectives. Once the mission and objectives are articulated, the Council will need to determine the composition of the Committee including race or other demographic factors, the number of persons on the Committee and the selection criteria and process. After considerable discussion, Mr. Brown said Council could designate a committee now and have that committee draft a mission statement, then staff could build the ordinance framework at that time. He said this is new ground and an application process would be appropriate. Council suggested that the committee have seven (7) members; three (3) members that reside inside the city limits and three (3) members that reside outside of the city limits with one (1) at-large member. Mr. Cheek requested Council's permission to work with other organizations such as Impact Alamance to give staff some guidance or to mediate the process. Council agreed that staff could move forward in that direction.

Mr. Ewing spoke regarding mural art downtown and the hopes that the City would be supportive of such. Mr. Bradley said the same discussion took place years ago, the art is fine but the City funding the art is not. Mr. Cheek spoke about a façade grant program which could include murals. He also spoke of establishing an Arts Council.

Ms. Auditori said this may be the time to begin looking at the sign ordinance for possible amendments. Mr. Stober asked for a timeline. Council agreed to May 2021.

There being no further business, the meeting ended at 9:10pm.

Attest: _____
Stephanie W. Shaw, City Clerk

Ed Hooks, Mayor



CITY OF MEBANE COMPREHENSIVE FACILITY PLAN

November 2, 2020

OUR TEAM



**Kenneth C. Mayer, Jr. FAIA,
CPL**
Principal in Charge



**Rachel Nilson, AIA,
CPL**
Project Manager



**William D. Moser, Jr., AIA,
CPL**
Resource Principal



**Jennifer Turner, NCIDQ
CPL**
Space Needs Analysis



**Tod Dalton, AIA,
CPL**
Public Works Analysis



Harold Owen, MPA
O&L Associates
Operations Analysis



**Greg Grayson,
Chief Fire Officer**
NC Fire Chief Consulting
Fire Analysis



Donald Wertzberger, AIA
720 Design
Police Analysis



WHY WE THINK DIFFERENTLY?

CPL specializes in Local Government Design.

CPL programs and designs every type of facility built and managed by local governments.

CPL delivers government services.

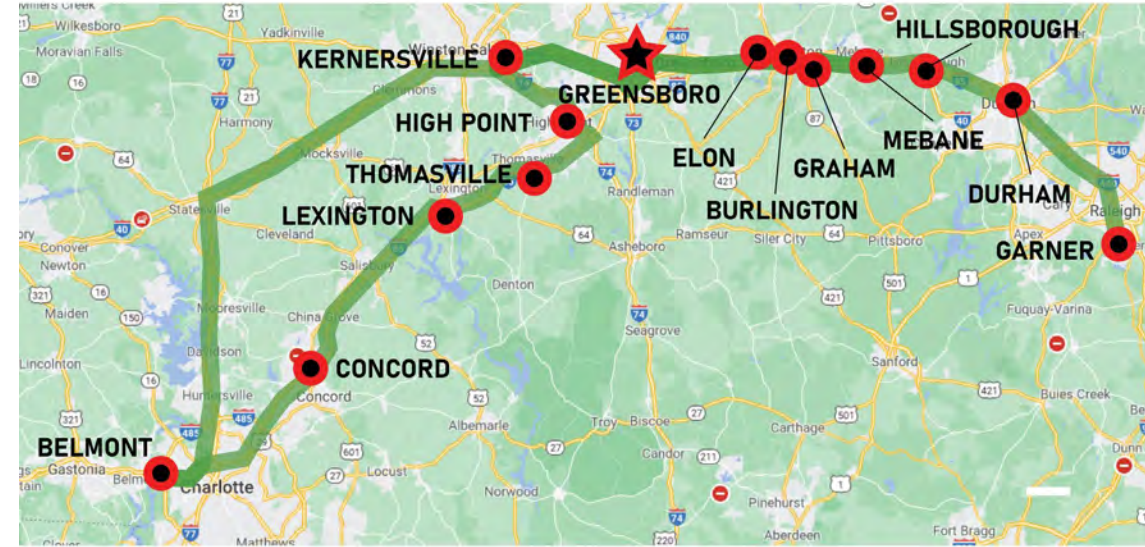
CPL also serves as City/Town Architect, Engineer and Planner for over 50 other communities.

CPL recruits team members who have experience working as city employees.

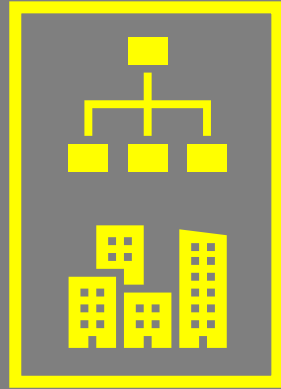
CPL has worked with over 100 cities, towns and counties across North Carolina, South Carolina, Georgia and New York.

CPL has worked with over 20 local governments in North Carolina

CPL works with fast-growing cities on the interstate corridor



PROCESS



ASSESS



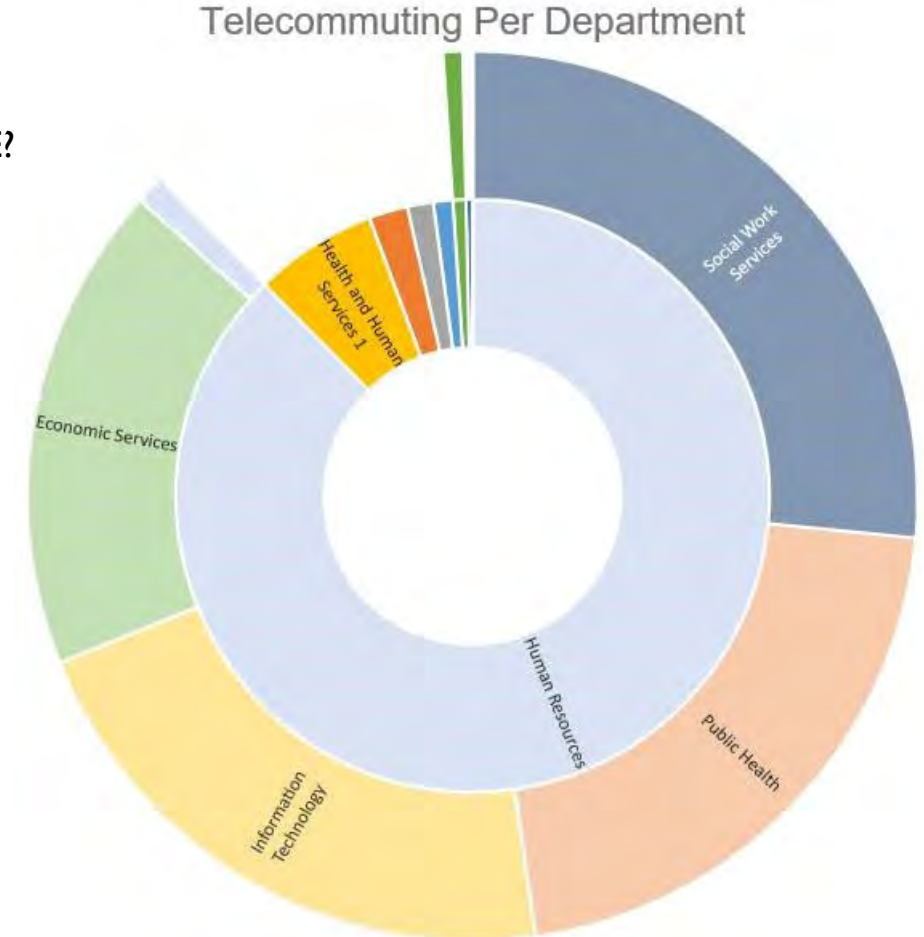
ANALYZE



DELIVER

FACILITY PLAN DRIVERS

- DO YOU SEE A CHANGE IN THE PUBLIC'S INTERFACE WITH CITY SERVICES?
- WHAT PERCENTAGE OF THE WORKFORCE MAY BE OUTSOURCED OR TELECOMMUTE?
- HOW DO TAXES AND INCOMING FUNDS AFFECT HOW WE PRIORITIZE NEEDS?
- WILL WE REDEFINE HOW WE HANDLE THE INDOOR ENVIRONMENT?
- HOW DO MATERIALS, LIGHTS, AND ACCESSORIES PROMOTE CLEANLINESS?
- EMERGENCY OPERATION CENTERS – CRISIS VS. STANDARD OPERATING MODEL
- SQUARE FOOT PER PERSON CALCULATIONS, FLEX SPACE, ADAPTABLE SPACE
- TRANSIENT VS. FIXED POPULATION
- CITY SUSTAINABILITY AND ENERGY GOALS
- LAND OPPORTUNITIES
- DEPARTMENT ADJACENCIES
- BUILDING STATE



BUILDING ASSESSMENT

3D Scanning (matterport)

- Allows The Team Virtual Access To Buildings At Any Time.
- Allow Notes To Be Added Where Challenges And Opportunities Exist
- Can Be Accessed By City Facilities For Ongoing Maintenance.



Life Safety Concerns

Safety Hazards

Ada Compliance

Deferred Maintenance

MEP Function

Sustainability

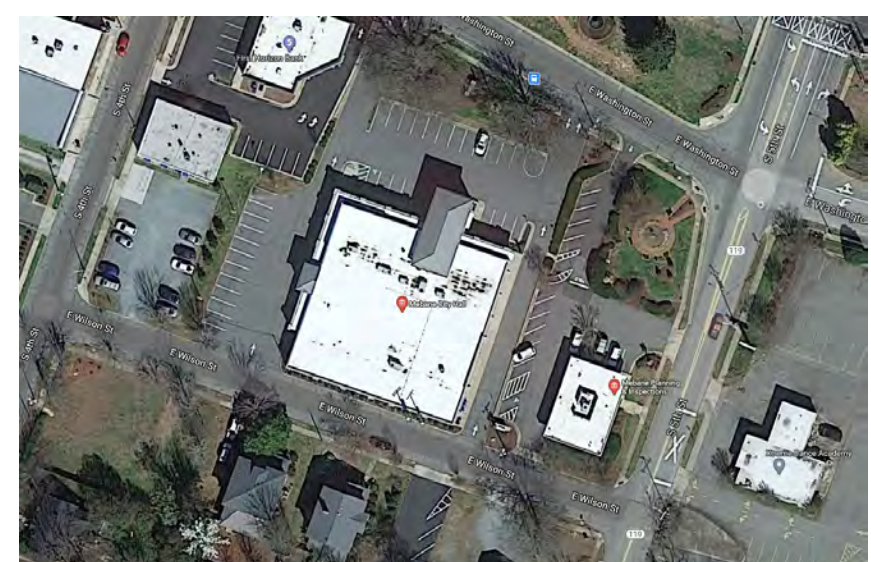
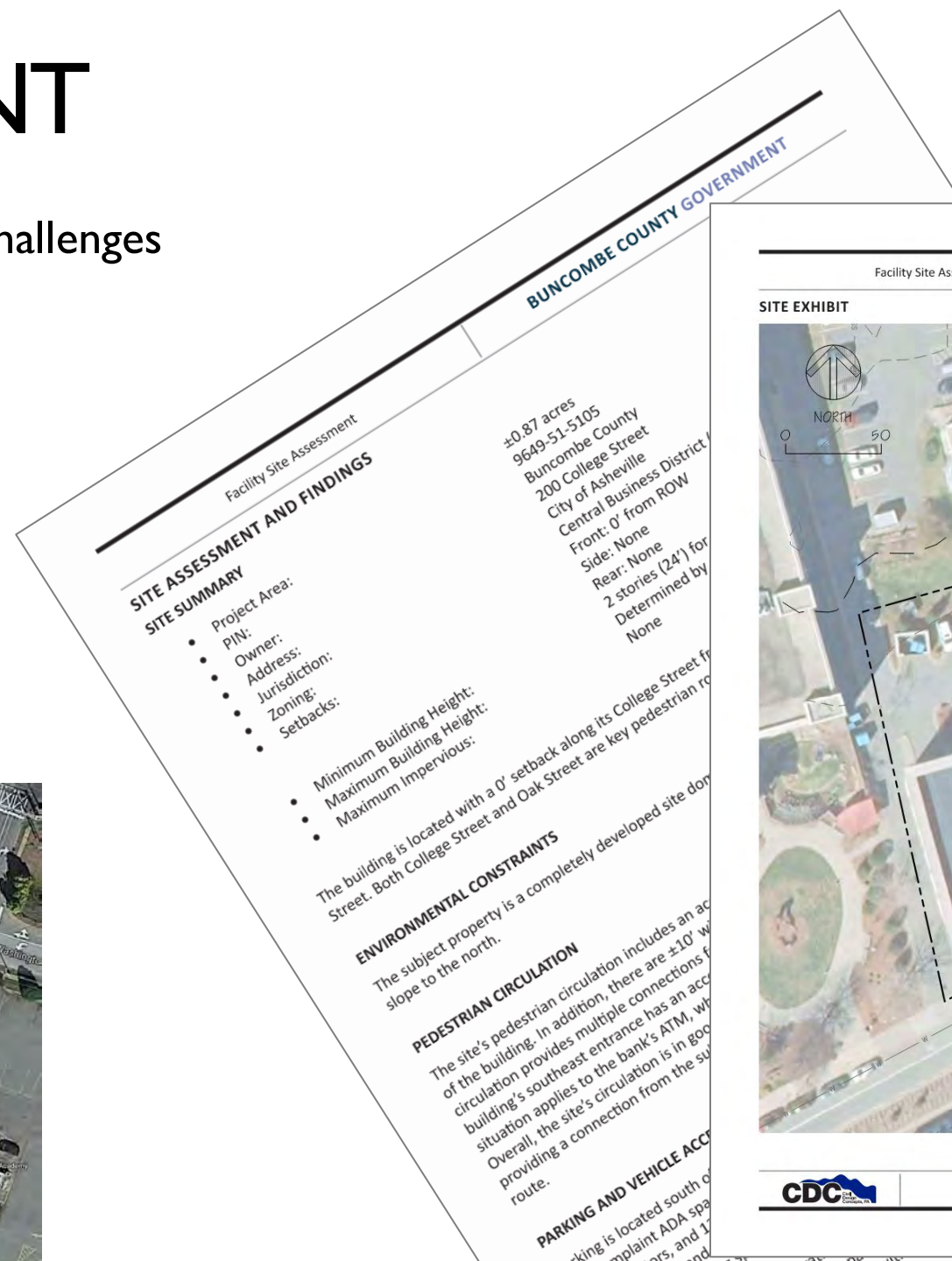
Short Term Maintenance Concerns

Long Term Maintenance Concerns

Efficiencies

SITE ASSESSMENT

- Expansion Opportunities and Challenges
- Site Constraints
- Exterior Improvements
- Utility Infrastructure
- Parking and Vehicle Access
- Stormwater Management



DEPARTMENTAL ASSESSMENT

- Organizational Charts
- Department Surveys
- Department Workshops
- Growth Projections in 5-year increments
- CPTED



Buncombe County Departmental Assessment
 CONFERENCE ROOM SPACE (includes Community Meeting/Training Space)

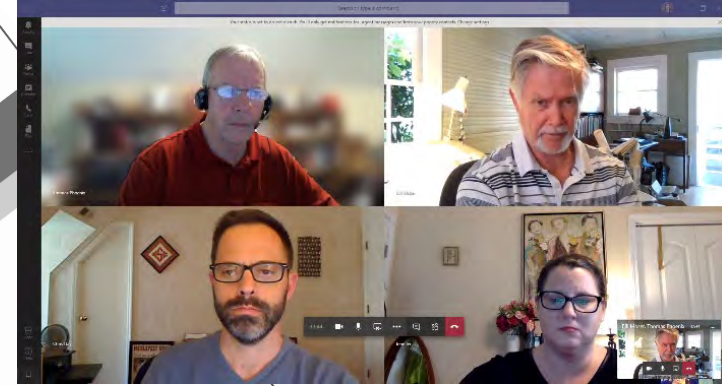
DEFINITION

- Small Conference Room - 8 people or less
- Medium Conference Room - 15 people or less
- Large Conference Room - 25 people or less
- Extra Large Conference Room - more than 25 people

* If telecommuting **DOES** continue, how many and what size conference room(s) will you continue to use virtual meetings vs. face-to-face meetings?

Small Conference Room(s)
 Medium Conference Room(s)
 Large Conference Room(s)
 Extra Large Conference Room(s)

* If telecommuting **DOES NOT** continue, how many and what size conference room(s) will you continue to use virtual meetings vs. face-to-face meetings?



DEPARTMENTAL ASSESSMENT

POLICE (Don Wertzberger)

- Crime Trends And Statistics
- Internal Growth Strategy: Patrol, Investigations, Evidence And Property
- Fixed vs. Transient Coverage
- Community Programs

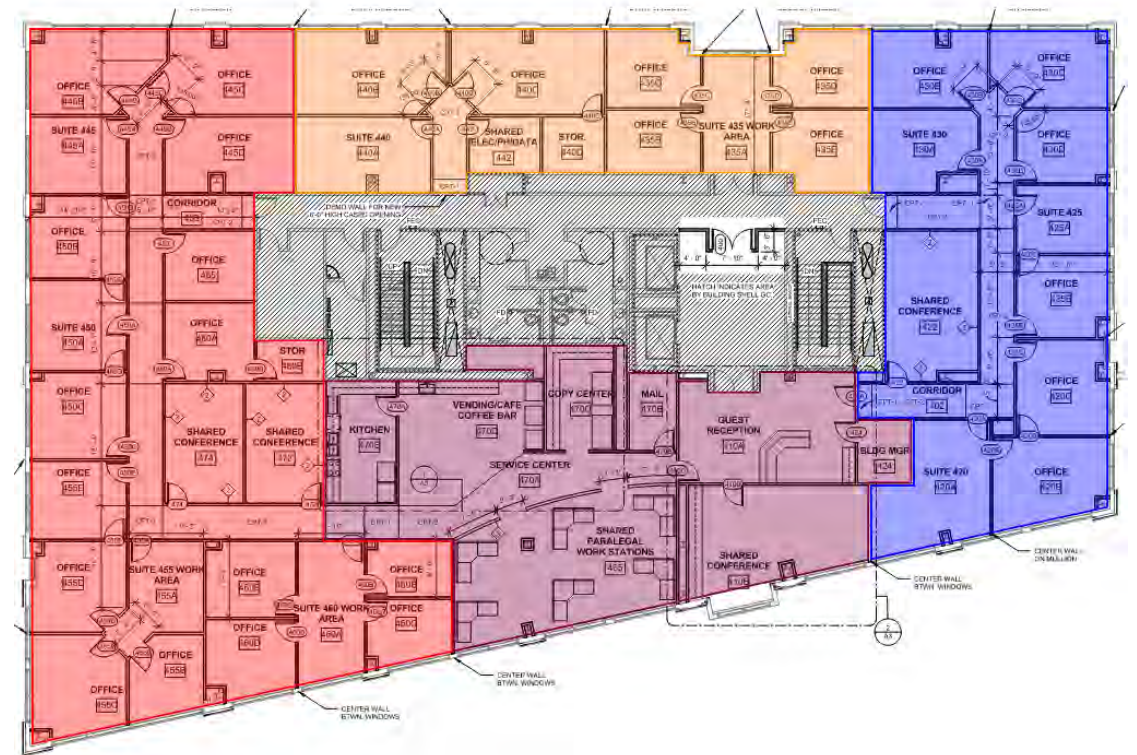
FIRE (Greg Grayson)

- Station Location Analysis
- Opportunities to Collaborate
- Stakeholder Feedback and Input
- Equipment Costs



DEPARTMENTAL ANALYSIS

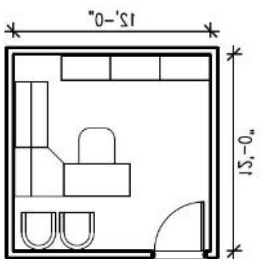
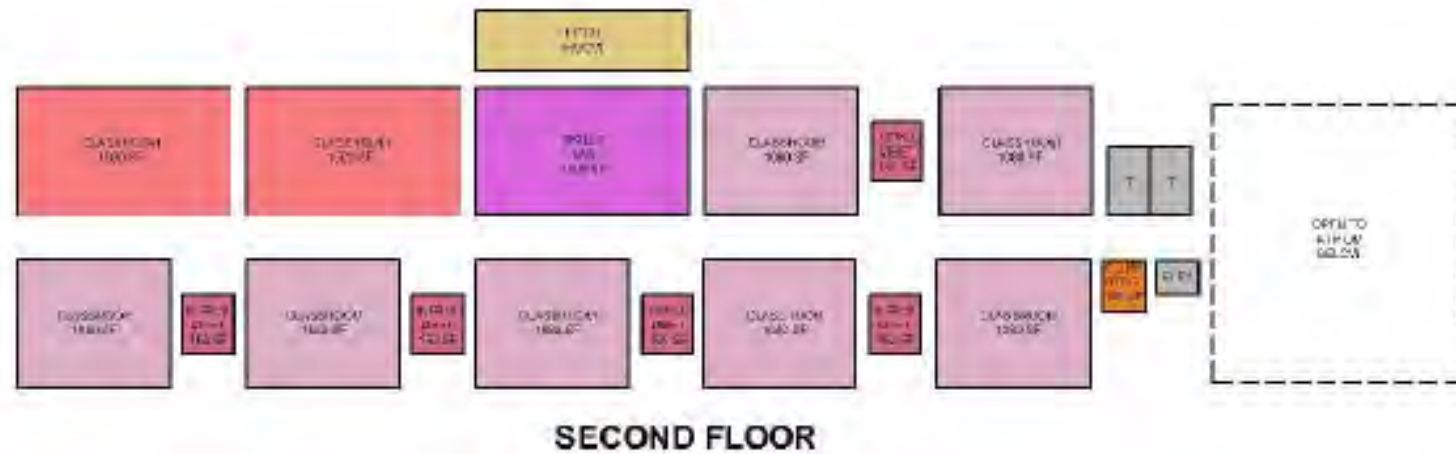
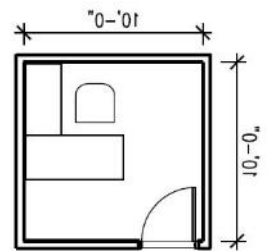
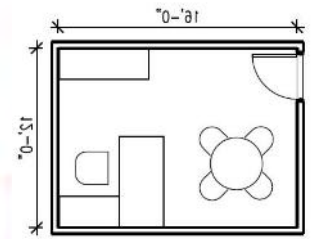
- Current vs. Future State
- Adjacencies and Efficiencies
- Agile Workplaces



SPACE PLANNING ADJACENCIES AND EFFICIENCIES



OFFICE/
WORKSTATIONS
AGILE/FLEX
HUDDLE
TOWN HALL



METRICS

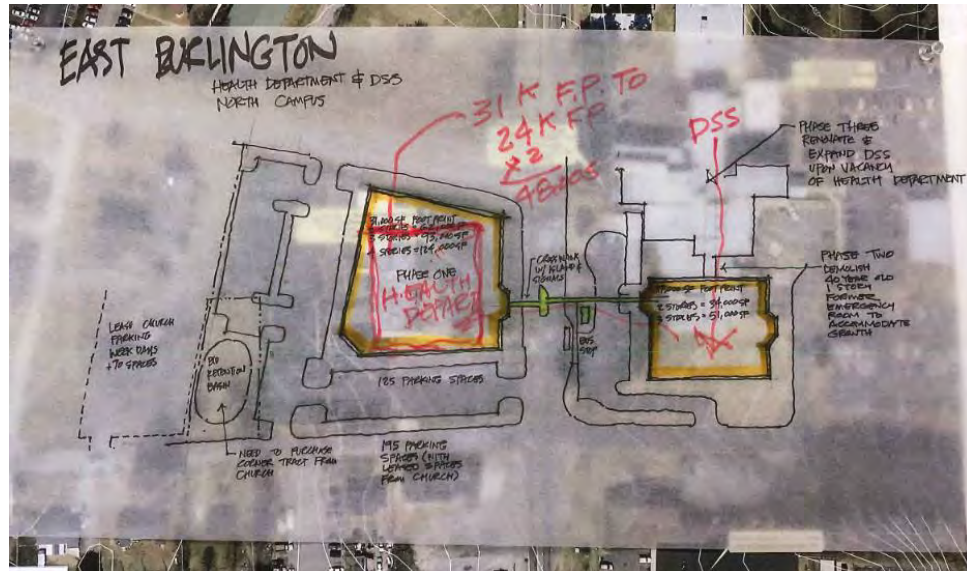
CITY POPULATION

- Population to double between 2020 and 2035
- Residential Population vs. Commercial/Industrial Population
- Comparisons between Fuquay-Varina and Morrisville with Mebane. They have been through the growth that is anticipated for Mebane.

City	Population	Year
Mebane	32,000	2035
Morrisville	30,901	2020
Sanford	30,615	2020
New Bern	30,157	2020
Fuquay-Varina	33,080	2020

City	2010	2020	Percent Increase
Mebane*	11,459	17,499	52%
Graham	14,321	15,464	8%
Belmont	10,229	13,315	30%
Clemmons	18,685	21,169	13%
Kernersville	23,133	25,281	9%
Statesville	24,543	27,904	13%

BUILDING / SITE ANALYSIS



DASHBOARD

ALAMANCE COUNTY, NC
FACILITIES Rating ASSESSMENT & SPACE NEEDS DASHBOARD



SEARCH BY COUNTY BUILDING SEARCH BY COUNTY DEPARTMENT SEARCH BY SCHOOLS

ALAMANCE COUNTY
NORTH CAROLINA

Search Buildings By County Sector

- 1 Administration and County Government - Graham Campus
- 2 Judicial and Law Enforcement Services - Graham Campus
- 3 Emergency Services - Martin St Campus/East Burlington Campus
- 4 Human Services - Hospital Rd + 2nd St/Long Subdivision, Chertoff
- 5 Rehabilitation/Other Facilities

ALAMANCE COUNTY
NORTH CAROLINA

County Office Building

124 W. Elm St



INFO
Gross Area (SF) = 30,760 SF Year Built = 1976
Rating = B Last Renovation = N/A

DEPARTMENTS

- Finance Purchasing Central Communications
- HR Tax County Manager
- IT

Search By Department

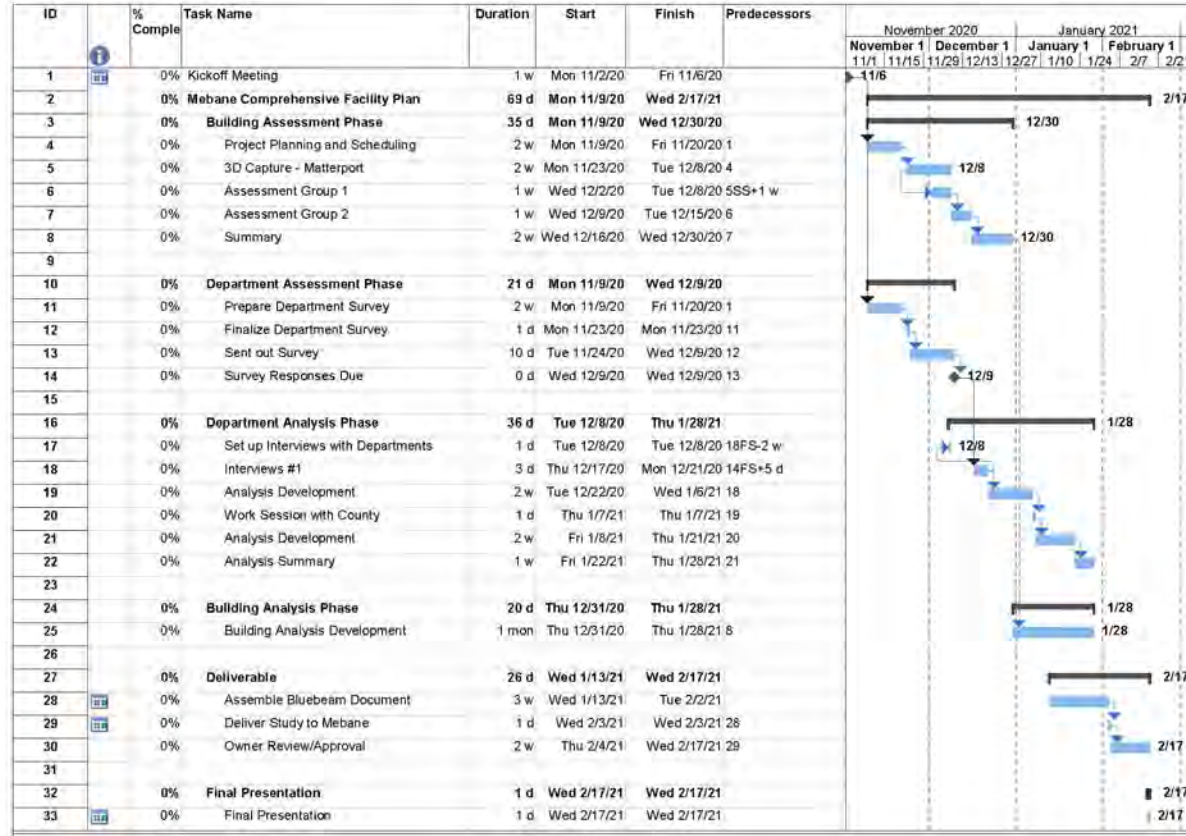
Clerk/Governing Board	GIS	CSI	Family Justice Center
County Manager	Planning Department	District Attorney	Veterans Dept.
Finance	Register of Deeds	Jail - Detention Center	Emergency Management
Human Resources	Tax Department	Sheriff's Office	Emergency Medical Svcs.
HR/ Safety/Occup. Health	Board of Elections	Cooperative Extension	Fire Marshal
IT Department	Central Communications	Soil and Water Cons.	Landfill
Legal Department	Clerk of Court	Dental Department	Library
Purchasing Department	Corrections	Diversion Center	Maintenance
Environmental Health	Courts - Juvenile Justice	DDS	Parks
Inspections Department	Courts - Superior Court	Health Department	

- **Dynamic:** easily navigable, a living document that will be updated through-out future years and not gather dust on a shelf
- **Easy to manage** (now and in the future): easy for your team to update the document as plans, organizational charts, and more change in the future
- **Accessible:** secure but mobile so that staff can bring it to the field to review at a building or accessible from their computer anywhere.

CAPITAL PLANNING

Item	Estimated Cost of Repair					Beyond 5 years (Additional)
	1 Year	3 Year	5 Year	Total	Allow	
	\$327,500	\$1,889,420	\$128,500	\$2,345,420	\$2,378,250	\$891,000
	\$20,000	\$1,343,970	\$25,500	\$1,389,470	\$1,395,500	\$252,500
Move exhaust from Research Lab (animal lab exhaust discharges at ground level adjacent to an entrance)	15,000			15,000	15,000	
Repair stair handrail at first level, south stair	1,500			1,500	1,500	
Transformer upgrades if Wright/Heritage renovated. The utility transformer at Bowman supports Bowman, Wright, and Heritage, does not have adequate capacity to support the renovation at Wright and Heritage. MMPA recommends that Wright and Heritage have separate utility transformers for power.	Included in Wright Renovation			0	0	
Address west side water issue (Two locations: damage caused at the gutter line from likely leakage and also at the northernmost downspout where leakage is discoloring the brick)	3,000			3,000	3,000	
Parapet - Monitor brick spalling behind metal panel annually.	0			0	0	
Curb flashing should be checked and sealed for weather tightness.						
Clean debris from roof seasonally	500			500	500	
Repair/Replace heating system (many heating system components show signs of wear and corrosion)		1,343,970		1,343,970	1,350,000	
Replace water stained ceiling tiles in classrooms			500	500	500	
Upgrade exterior lighting for egress to the public way. Existing exterior lights at the exterior doors may remain as installed. When a building is renovated the exterior doorway lights are required by Code to have illumination for emergency egress. Buildings not renovated may have exterior door lighting replaced at the convenience of the college.						
Upgrade fire alarm system and provide network capabilities. The existing fire alarm appears well maintained and in good operating condition. When buildings are renovated the fire alarm systems are required by Code to be with added detection and alarm equipment. Buildings not renovated may have systems added and/or upgraded at the convenience of the college. MMPA recommends that the college extend the campus protection by having each building fire detection system networked to provide alarm notice to the campus safety office.						
Paint wood trim and exterior doors (MMPA recommends repainting all trim at the same time to for aesthetic consistency and consistent aging of paint)			10,000	10,000	10,000	
General finishes update (paint and repair damaged VCT on 1st floor)			10,000	10,000	10,000	
Evaluate water heaters for replacement (Check the installation dates for each water heater.)				0	0	250,000
				0	0	2,500

SCHEDULE



PROJECT PLANNING

BUILDING ASSESSMENTS

DEPARTMENT ASSESSMENTS

DEPARTMENT ANALYSIS

DELIVER LIVING PDF DOCUMENT

BUILDING ANALYSIS

PRESENTATION

NOVEMBER 2020

DECEMBER 2020

JANUARY 2021

FEBRUARY 2021

IMPLEMENTATIONS

- Consider 15 Year Plans For Both Staffing Projections And For Capital Projects In Three 5-year Implementation Periods From 2021 To 2036.
- Consider Growth Patterns Based On Mebane's Land Development Plan (Mebane By Design) And Upon Transportation Corridors.
- Consider How Population Growth Will Impact Each Municipal Services Agency Differently, and Remember That Population Growth Is Not Necessarily The Only Metric To Consider Regarding Future Operations.
- Work With City Staff And Your City Council To Consider "Top/Down" Options. Ultimately Community Engagement With The Citizens Of Mebane Will Be Important.
- Bluebeam Dashboard is revisited and revised as required during the next 15 years and beyond.
- Review Practices and Trends that impact the delivery of municipal services in the future; technology and communications, neighborhood and district safety and cohesiveness



WHY CPL

WE WILL

GET YOU ACROSS THE FINISH LINE

BUILD CONSENSUS WITH CONSTITUENCIES

ENGAGE THE STEERING COMMITTEE

STEER BUDGET COMMUNICATION

EMBRACE COMMUNICATION STYLES

LISTEN



AGENDA ITEM #3B

Final Subdivision Plat – Cambridge Park, Phase 2A

Presenter

Cy Stober, Development Director

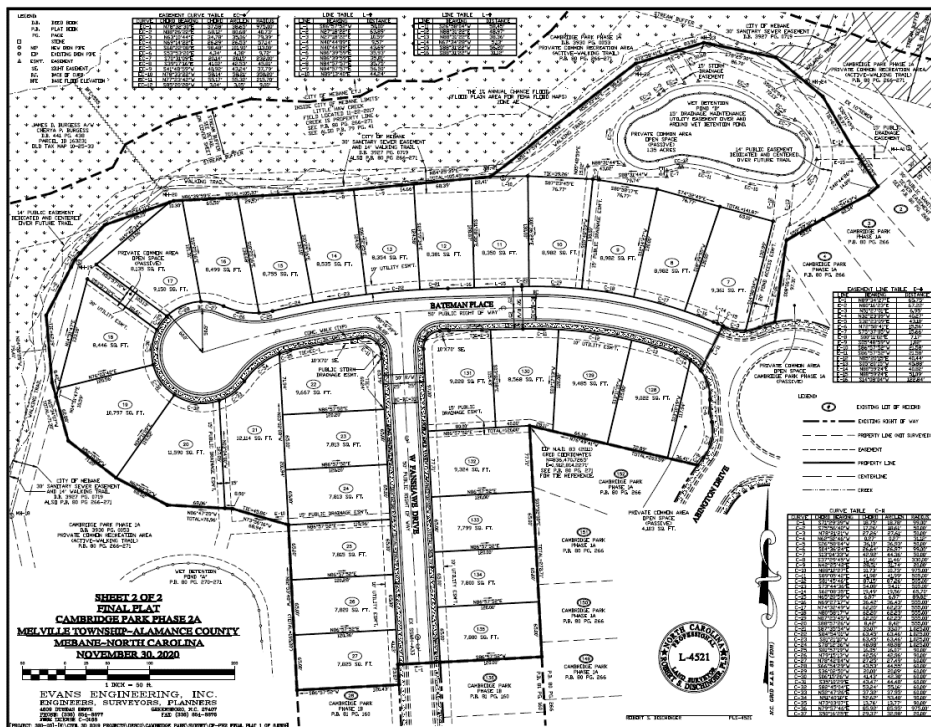
Applicant

Desco Mebane Partners, LLC,
600 Market Street
Suite 206
Chapel Hill, NC 27516

Public Hearing

Yes No

Final Plat



Property

Cambridge Park,
Alamance County

GPINs
9813375254
9813351154

Proposed Zoning

N/A

Current Zoning

R-12

Size

+/-8.903 acres

Surrounding Zoning

R-12 & not zoned
(Alamance
County)

Surrounding Land Uses

Residential,
Mobile Home
Park, Vacant

Utilities

Extended at
developer's
expense.

Floodplain

Yes

Watershed

No

City Limits

Yes

Summary

Desco Mebane Partners, LLC, is requesting approval of the Final Plat for Phase 2A of the Cambridge Park Subdivision (approved for rezoning and special use as a cluster subdivision by City Council 01/08/18). The Final Plat will include a total area of +/-8.903 acres featuring 29 single-family lots of +/-5.912 acres, +/-1.631 acres of open space (inc. a stormwater pond), and +/-1.360 acres and +/-2.249 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

Staff recommends approval of the Final Plat.

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat

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

This certifies that the undersigned is (are) the owner(s) of the property shown on this map, having acquired title to the same by deed, gift, or 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, and do hereby grant to the City of Mebane the right to allow the same to be used and upon acceptance thereof and in accordance with all city policies, ordinances and regulations of the City of Mebane for the purpose of providing for the public use of the same. Also, all private streets shown on this map, if any, are to be available for public use.

Provided, however, the "Common Elements" shown hereon are not to be conveyed by Deeco Mebane Partners, LLC to Cambridge Park Homeowners Association, Inc. for the use and enjoyment of the members thereof pursuant to the terms and conditions set forth in the Declaration of Condominium Ownership for Cambridge Park recorded in Book 3927, Page(s) 0656-0718, ALAMANCE County Registry, the terms and provisions of which are incorporated herein by this reference.

Deeco Mebane Partners 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 location and together with the right of ingress and egress over and upon said "Common Elements" for the purpose of maintaining and servicing wires, lines, conduits, and pipes.

Owner _____ Date _____

1. NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DAY AND UNDER OATH ACKNOWLEDGED THAT THE ABOVE FORM WAS EXECUTED BY HIM/HER WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____

NOTARY PUBLIC (SIGNATURE) _____
MY COMMISSION EXPIRES _____

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

Planning Director _____ Date _____

REVIEW OFFICER CERTIFICATION
I, _____ Review Officer of Alamance County, certify that this map complies with the requirements for recording.

Review Officer _____ Date _____

1. Carolina, do I do hereby certify that the City Clerk of Mebane, North Carolina, has reviewed this plat and the plat complies with the requirements for recording, but assumes no responsibility to open or maintain the same, until in the opinion of the City Council of the City of Mebane it is in the public interest to do so.

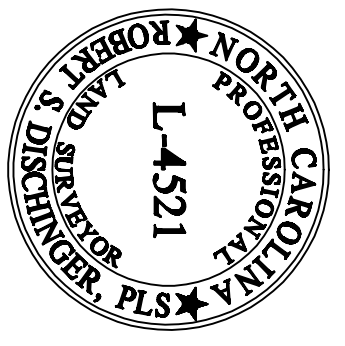
City Clerk _____ Date _____

Certificate of Survey Accuracy:

1. Robert S. Dischinger, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 32362, Page 661D) that the boundaries not surveyed are clearly indicated as "from information found in Book 1451, Page 661D" and that the plat complies with the requirements for recording, 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.

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

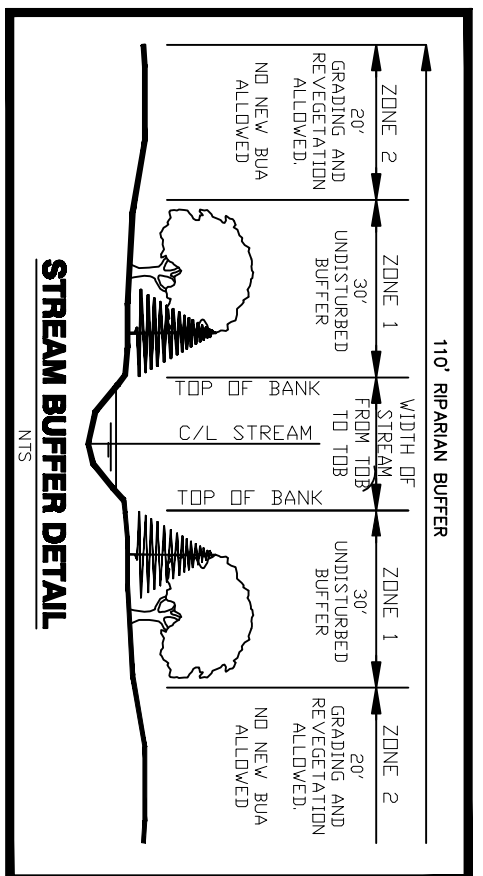
ROBERT S. DISCHINGER _____ PLS-4521



All or portions of the property contained in this subdivision are located within a Public Water Supply Watershed. Additional development restrictions regarding such matters as residential density, maximum impervious surface area, and stormwater control measures may apply to this property. Any engineered stormwater controls shown on this plat are to be operated and/or a property owners association pursuant to the Operation and Maintenance Agreement filed with the Alamance/Orange County Office of the Register of Deeds in Book 3894 Page 0886.

SURVEYORS NOTES:

1. AREA IS DETERMINED BY LEAST SQUARES METHOD.
2. BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
3. THIS SURVEY IS OF AN ACTUAL FIELD SURVEY HAVING AN ERROR OF LESS THAN 1:62,199.5'. D.M., D.Y., P.M.
4. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET UNLESS INDICATED OTHERWISE.
5. CITY OF MEBALE ZONING PER PLAT BOOK 79 PAGE 41. ANNEXED 11-20-2017.
6. EVANS ENGINEERING HAS NOT PERFORMED ANY TITLE SEARCH.
7. TOTAL AREA= 238.424 ACRES MORE OR LESS
8. THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. MAP 3710981300K PANEL 9813. PROPERTY IS IN ZONE AE AND ZONE X DATED NOVEMBER 17, 2017.
9. MAIL PICK-UP WILL BE PROVIDED AT THE AMENITY CENTER AND PARKING AREA ADJACENT TO LOT 31.
10. STRUCTURAL STORMWATER BMP MAINTENANCE AGREEMENT FOR LOT DETENTION POND #2 RECORDED IN DEED BOOK 3884 PAGE 886 THROUGH 891.



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

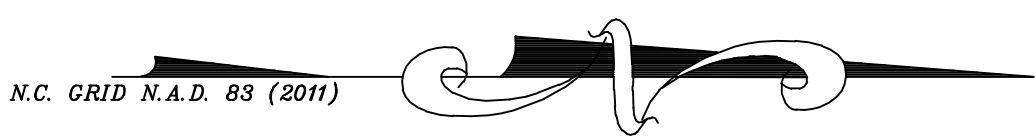
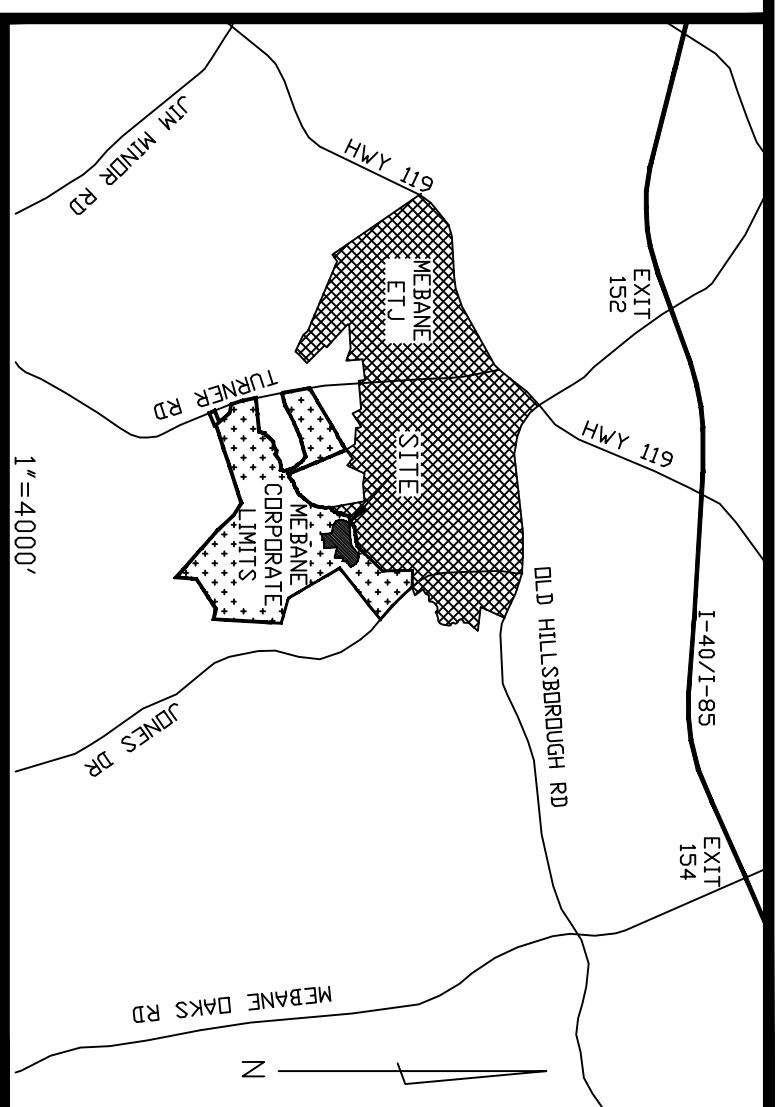
FLOOD INFORMATION
FLOOD PLAIN PER FIRM MAP #3710981300K PANEL #9813. DATED 11-17-2017

WATERSHED INFORMATION
WATERSHED: NONE (NPDES PHASE II RULES APPLY)
RIVER BASIN: CAPE FEAR CHAW CREEK; CLASS: WS-V(NSW)
COORDINATES: LAT: 36.050746
LONG: -79.299897
SOILS: C8B2, C8C2, S8B2, S8B2, RVA, V4B, V4C
SEWER: PUBLIC
WATER: PUBLIC

PHASE 2A SITE DATA
AREA = 8903 ACRES
NUMBER OF LOTS = 29 LOTS
AREA IN LOTS = 5912 ACRES
LF OF STREETS = 2,249.2 LF
RIGHT OF WAY AREA = 1360 ACRES
RWD: BUA = 5.44
PRIVATE COMMON AREA OPEN SPACE = 1631 ACRES

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

OVERALL SITE DATA
PARCELS: PIN 175922
ADDRESS: BATEMAN PLACE
TOTAL ACREAGE = 238.4 ACRES
ZONING: PUD-R-12 WITH ANNEXATION
EXISTING USE: VACANT AND RESIDENTIAL
FUTURE USE: RESIDENTIAL
ADVISED ZONING: ALAMANCE COUNTY
DEED REFERENCES:
#175922 - DB 3752, PG 661-663



SHEET 1 OF 2
FINAL PLAT

MELVILLE TOWNSHIP-ALAMANCE COUNTY
MEBALE-NORTH CAROLINA
NOVEMBER 30, 2020



EVANS ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS
4609 DUNDAS DRIVE
GREENSBORO, N.C. 27407
PHONE: (336) 854-8877
FAX: (336) 854-8876

LEGEND

- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- ST. STATION
- NIP NEW IRON PIPE
- EIP EXISTING IRON PIPE
- ESM1 EXISTING EASEMENT
- SE. SIGHT EASEMENT
- BC. BACK OF CURB
- BFE BASE FLOOD ELEVATION

EASEMENT CURVE TABLE

CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
EC-1	N78°32'30"E	37.58'	38.65'	975.00'
EC-2	N08°26'22"E	68.12'	80.68'	407.3'
EC-3	N63°10'44"E	34.78'	39.39'	199.3'
EC-4	N69°24'22"E	66.28'	79.14'	397.0'
EC-5	N89°53'20"E	42.94'	49.92'	252.0'
EC-6	N70°31'09"E	20.14'	23.20'	117.0'
EC-7	S91°17'16"E	41.02'	42.34'	213.0'
EC-8	S41°48'59"W	40.92'	42.34'	213.0'
EC-9	N78°33'32"W	58.14'	58.21'	350.20'
EC-10	N77°23'42"W	55.17'	55.32'	215.20'
EC-11	S85°20'28"W	3.04'	3.05'	9.00'

LINE TABLE L-#

LINE	BEARING	DISTANCE
L-1	S86°57'52"W	50.00'
L-2	N57°18'22"E	63.89'
L-3	N67°18'06"E	10.39'
L-4	N40°44'09"E	43.39'
L-5	N86°33'59"E	35.87'
L-6	N86°33'59"E	35.75'
L-7	N84°57'57"E	56.50'
L-8	N84°57'57"E	56.50'
L-9	N89°13'40"E	44.24'
L-10	S86°58'04"W	58.45'
L-11	N88°31'22"E	48.97'
L-12	N88°31'22"E	38.36'
L-13	N88°31'22"E	56.20'
L-14	S88°31'22"W	31.12'
L-15	S88°31'22"W	31.12'
L-16	S88°31'22"W	31.12'

LINE TABLE L-#

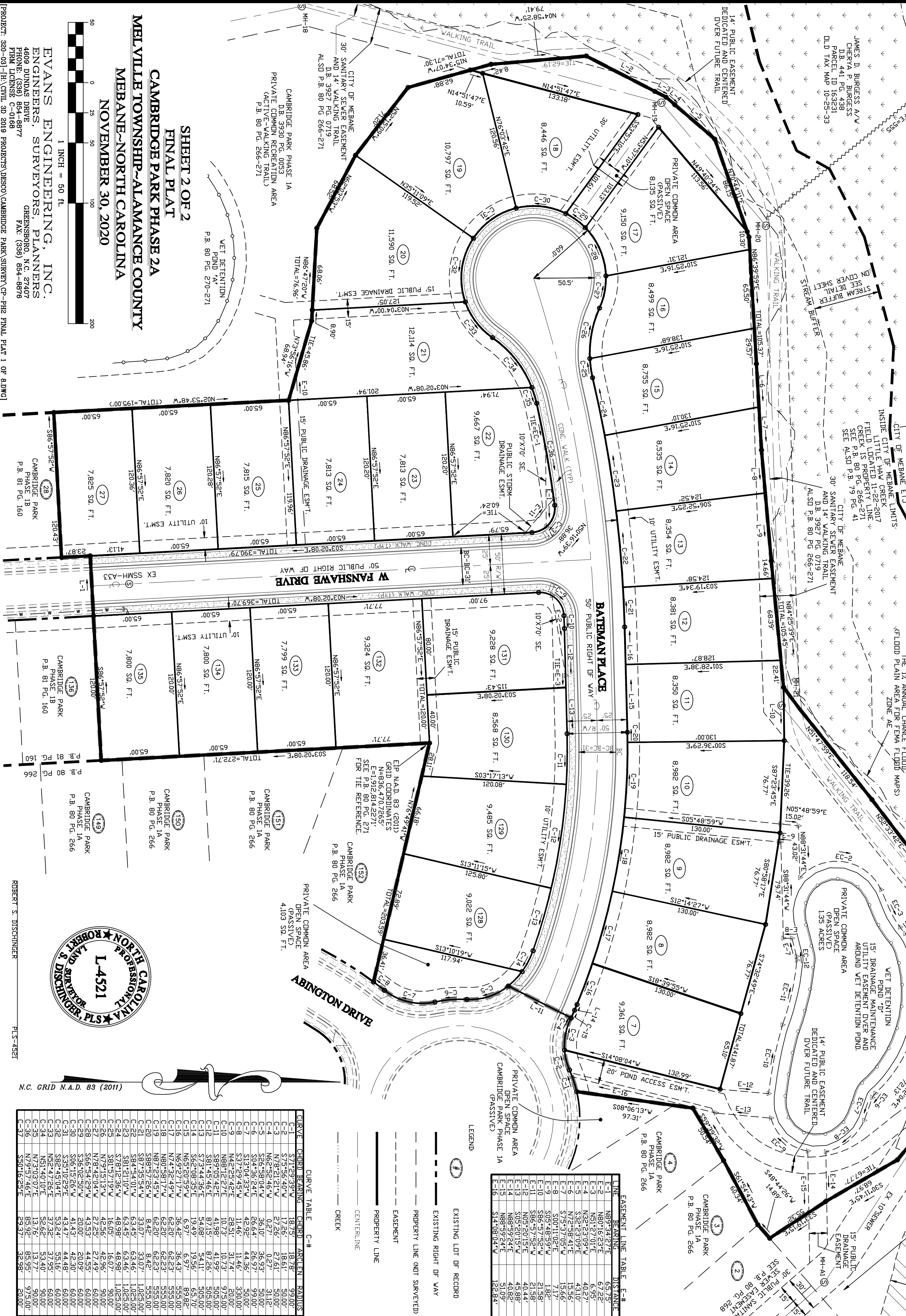
LINE	BEARING	DISTANCE
L-17	S86°57'52"E	120.00'
L-18	N86°57'52"E	120.00'
L-19	N86°57'52"E	120.00'
L-20	N86°57'52"E	120.00'
L-21	N86°57'52"E	120.00'
L-22	N86°57'52"E	120.00'
L-23	N86°57'52"E	120.00'
L-24	N86°57'52"E	120.00'
L-25	N86°57'52"E	120.00'
L-26	N86°57'52"E	120.00'
L-27	N86°57'52"E	120.00'
L-28	N86°57'52"E	120.00'
L-29	N86°57'52"E	120.00'
L-30	N86°57'52"E	120.00'
L-31	N86°57'52"E	120.00'
L-32	N86°57'52"E	120.00'
L-33	N86°57'52"E	120.00'
L-34	N86°57'52"E	120.00'
L-35	N86°57'52"E	120.00'
L-36	N86°57'52"E	120.00'
L-37	N86°57'52"E	120.00'
L-38	N86°57'52"E	120.00'
L-39	N86°57'52"E	120.00'
L-40	N86°57'52"E	120.00'
L-41	N86°57'52"E	120.00'
L-42	N86°57'52"E	120.00'
L-43	N86°57'52"E	120.00'
L-44	N86°57'52"E	120.00'
L-45	N86°57'52"E	120.00'
L-46	N86°57'52"E	120.00'
L-47	N86°57'52"E	120.00'
L-48	N86°57'52"E	120.00'
L-49	N86°57'52"E	120.00'
L-50	N86°57'52"E	120.00'

EASEMENT LINE TABLE E-#

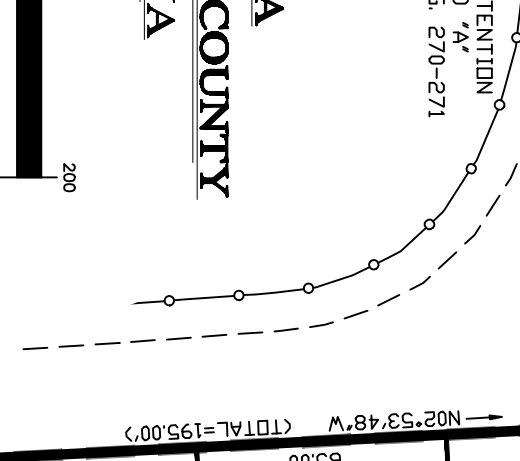
LINE	BEARING	DISTANCE
E-1	N89°34'27"E	65.75'
E-2	N80°16'23"E	67.22'
E-3	N51°27'01"E	6.95'
E-4	N56°53'09"E	4.02'
E-5	N72°58'41"E	15.56'
E-6	S75°37'05"W	15.66'
E-7	S00°11'02"E	7.17'
E-8	S05°48'59"W	1.82'
E-9	S86°57'52"W	21.58'
E-10	S86°57'52"W	21.58'
E-11	N05°20'15"E	40.44'
E-12	N05°20'15"E	45.88'
E-13	S05°20'15"W	45.88'
E-14	N88°59'24"E	51.09'
E-15	N88°59'24"E	12.84'
E-16	S14°08'04"W	12.84'

CURVE TABLE C-#

CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-1	S71°29'39"W	18.75'	18.78'	99.00'
C-2	S75°56'40"W	17.26'	18.61'	50.00'
C-3	N78°21'21"W	27.26'	27.61'	50.00'
C-4	N62°36'46"W	0.27'	0.27'	31.2'
C-5	S66°32'44"E	36.10'	36.97'	99.00'
C-6	S13°04'33"W	4.92'	4.436'	50.00'
C-7	S37°29'45"W	11.46'	11.46'	33.00'
C-8	N42°25'42"E	28.51'	31.74'	20.00'
C-9	N88°12'27"E	10.73'	10.73'	975.00'
C-10	S89°05'42"E	41.98'	41.99'	505.00'
C-11	S81°45'46"E	87.15'	87.26'	505.00'
C-12	S73°44'36"E	54.08'	54.11'	505.00'
C-13	S62°08'35"E	19.49'	19.56'	65.70'
C-14	N65°20'59"W	6.97'	6.97'	89.82'
C-15	N69°27'17"W	36.42'	36.43'	555.00'
C-16	N74°36'49"W	66.20'	66.23'	555.00'
C-17	N60°58'17"W	66.20'	66.23'	555.00'
C-18	N82°52'41"W	66.20'	66.23'	555.00'
C-19	S87°35'51"W	33.07'	33.07'	1025.00'
C-20	S84°54'01"W	63.45'	63.46'	1025.00'
C-21	S81°21'10"W	63.45'	63.46'	1025.00'
C-22	S78°12'36"W	48.98'	48.98'	1025.00'
C-23	S81°57'19"W	16.05'	16.07'	90.00'
C-24	N79°15'13"W	42.56'	42.96'	90.00'
C-25	N78°42'29"W	43.53'	44.55'	60.00'
C-26	S66°54'29"W	20.00'	20.09'	60.00'
C-27	S06°02'50"W	41.43'	42.30'	60.00'
C-28	S35°12'29"E	43.47'	44.48'	60.00'
C-29	S82°45'04"E	33.24'	33.26'	60.00'
C-30	N92°47'26"E	37.32'	37.95'	60.00'
C-31	N51°00'07"E	35.62'	35.71'	90.00'
C-32	N79°57'46"E	85.95'	85.95'	975.00'
C-33	S50°16'25"E	29.37'	32.98'	20.00'



SHEET 2 OF 2
FINAL PLAT
CAMBRIDGE PARK PHASE 2A
MELVILLE TOWNSHIP~ALAMANCE COUNTY
NOVEMBER 30, 2020



EVANS ENGINEERING, INC.
 ENGINEERS, SURVEYORS, PLANNERS
 4809 DIVIDDS DRIVE
 GREENSBORO, N.C. 27407
 P. (336) 854-8877
 F. (336) 854-0818
 P. (336) 854-0818

PROJECT: 320-031-11N/CIVIL, 3D 2019 PROJECT: DSSON/CAMBRIDGE PARK SURVEY CP-PH2 FINAL PLAT 1 OF 8.DWG

ROBERT S. DISCHINGER
 LAND SURVEYOR
 L-4521
 NORTH CAROLINA PROFESSIONAL LAND SURVEYOR

PLS-25E1

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



AGENDA ITEM #3C

Final Subdivision Plat –
Havenstone, Phase 1A

Reapproval

Presenter

Cy Stober, Development Director

Applicant

Lebanon Road Partners, LLC,
504 Meadowland Drive
Hillsborough, NC 27278

Public Hearing

Yes No

Final Plat



Property

Havenstone,
Phase 1,
Orange County
GPIN
9825799832

Proposed Zoning

N/A

Current Zoning

R-10

Size

+/- 14.062
acres

Surrounding Zoning

R-20, R-10, AR
(Orange Co.)

Surrounding Land Uses

Residential,
Vacant

Utilities

Extended at
developer's
expense.

Floodplain

No

Watershed

Yes

City Limits

Yes

Summary

Lebanon Road, LLC, is requesting approval of the Final Plat for Phase 1A of the Havenstone Subdivision (approved for rezoning and special use by City Council as “Northeast Village, Phase 1” 12/04/17)). The Final Plat will include a total area of 14.062 acres featuring 35 lots of 6.184 acres, 5.321 acres of four open and recreational areas, and 1,775 linear feet and 2.557 acres of dedicated right of way.

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

This plat was previously approved by the Mebane City Council September 14, 2020, by a unanimous vote. Since this plat was not recorded by the developer within 90 days it will need to be reapproved before recording.

Financial Impact

The developer has extended utilities at his own expense.

Recommendation

Staff recommends approval of the Final Plat.

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat

CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP, HAVING ACQUIRED TITLE TO IT BY DEED(S) RECORDED IN THE ALAMANCE/ORANGE COUNTY, NORTH CAROLINA REGISTER OF DEEDS OTHERWISE AS SHOWN BELOW AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL, I/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 POLICES, 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 THE 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.

OWNER DATE
OWNER DATE
(NOTARIZED) DATE

BOOK NO. _____ PAGE NO. _____ /S/

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE SIGNED THE FOREGOING DOCUMENT:

NAME(S) OF PRINCIPAL(S)
DATE:
OFFICIAL SIGNATURE OF NOTARY
NOTARY PUBLIC
MY COMMISSION EXPIRES:

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL AND ACCEPTANCE OF DEDICATION

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, RIGHT-OF-WAY AND PUBLIC PARKS SHOWN THEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, UNTIL IN THE OPINION OF THE CITY COUNCIL OF THE CITY OF MEBANE IT IS IN THE PUBLIC INTEREST TO DO SO.

DATE CITY CLERK

STATE OF NORTH CAROLINA ORANGE COUNTY

REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

REVIEW OFFICER DATE OF CERTIFICATION
ORANGE COUNTY LAND RECORDS/GIS

PUBLIC WATER SUPPLY WATERSHED STATEMENT

ALL OR PORTIONS OF THE PROPERTY CONTAINED IN THIS SUBDIVISION ARE LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED. ADDITIONAL DEVELOPMENT RESTRICTIONS REGARDING SUCH MATTERS AS RESIDENTIAL DENSITY, MAXIMUM IMPERVIOUS SURFACE AREA, AND STORMWATER CONTROL MEASURES MAY APPLY TO THIS PROPERTY. ANY ENGINEERED STORMWATER CONTROLS SHOWN ON THIS PLAT ARE TO BE OPERATED AND MAINTAINED BY THE PROPERTY OWNERS AND/OR A PROPERTY OWNERS' ASSOCIATION PURSUANT TO THE OPERATION AND MAINTENANCE AGREEMENT FILED WITH THE ALAMANCE/ORANGE COUNTY OFFICE OF THE REGISTER OF DEEDS IN BOOK _____ PAGE _____.

CERTIFICATE OF APPROVAL FOR RECORDING IN PUBLIC WATER SUPPLY WATERSHED

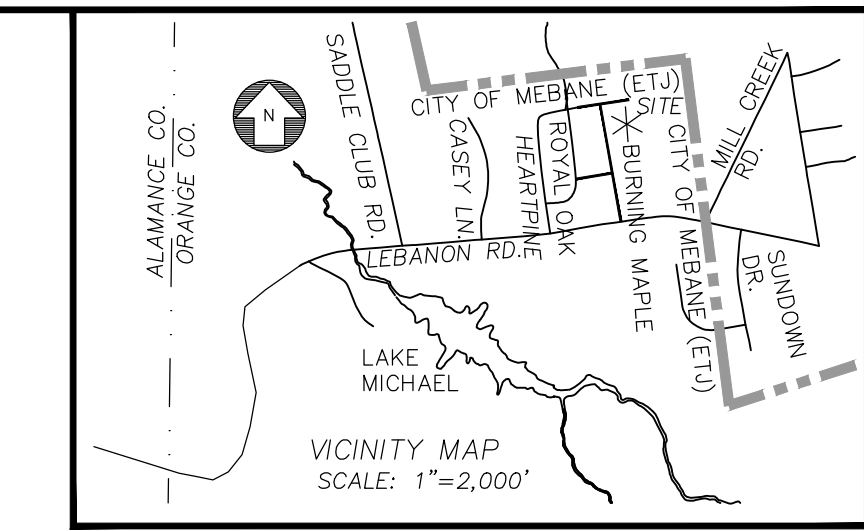
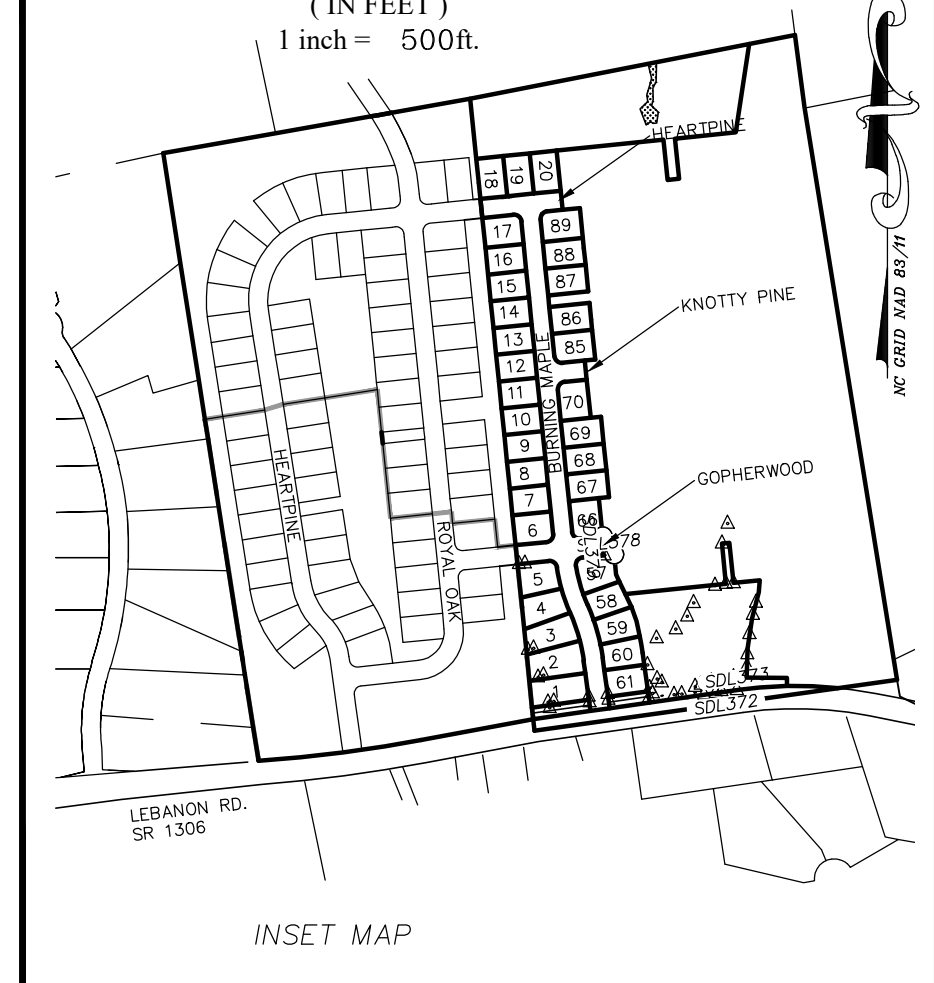
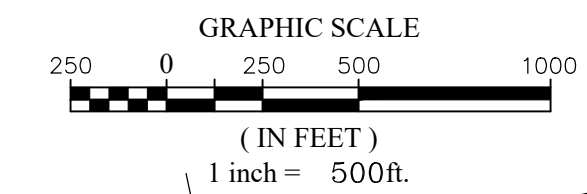
I CERTIFY THE PLAT SHOWN HEREON COMPLIES WITH ARTICLE 5, SECTION 5-2 WATERSHED OVERLAY DISTRICTS OF THE MEBANE UNIFIED DEVELOPMENT ORDINANCE AND IS APPROVED FOR RECORDING IN REGISTER OF DEEDS OFFICE. NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC DRINKING WATER SUPPLY WATERSHED. DEVELOPMENT RESTRICTIONS MAY APPLY.

DATE ZONING ADMINISTRATOR (AUTHORIZED OFFICIAL)

CERTIFICATE OF PRELIMINARY MAJOR SUBDIVISION PLAT APPROVAL

I HEREBY CERTIFY THAT THE CITY OF MEBANE PLANNING BOARD APPROVED ON THE DAY OF _____ THE PRELIMINARY PLAT OF SUBDIVISION AS SHOWN ON THIS PLAT. PRELIMINARY PLAT APPROVAL IS VALID FOR A PERIOD OF 12 MONTHS FROM THE ABOVE DATE OR AS ESTABLISHED UNDER THE VESTED RIGHTS PROCEDURES, IF APPLICABLE.

PLANNING DIRECTOR DATE



- LEGEND:
IRON ROD OR PIPE SET
EXISTING MONUMENT FOUND
OTHERWISE DESCRIBED
NO MONUMENT SET
CONCRETE MONUMENT
EXISTING IRON PIPE
RIGHT OF WAY

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DRAWING ALTERNATION
IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE A LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LAND SURVEYOR OR A LICENSED TITLE COMPANY TO ALTER ANY TITLE OR LAND SURVEY DOCUMENT OR TO REPRODUCE OR TRANSMIT THE DOCUMENT OR TO MAKE ANY ALTERATION THEREOF WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

PROJECT MANAGER
DESIGN BY
RAH
OWNER'S ADDRESS
LEBANON ROAD LLC
322 EXECUTIVE COURT
HILLSBOROUGH, NC 27778

Table with columns: LINE #, DIRECTION, LENGTH. Contains 15 rows of line data.

Table with columns: LINE #, DIRECTION, LENGTH. Contains 15 rows of line data.

Table with columns: CURVE #, RADIUS, LENGTH, DELTA, TANGENT, CHORD BEARING, CHORD. Contains 21 rows of curve data.

Table with columns: LINE #, DIRECTION, LENGTH. Contains 15 rows of line data.

Table with columns: LINE #, DIRECTION, LENGTH. Contains 15 rows of line data.

Table with columns: LINE #, DIRECTION, LENGTH. Contains 15 rows of line data.

Table with columns: CURVE #, RADIUS, LENGTH, DELTA, TANGENT, CHORD BEARING, CHORD. Contains 32 rows of curve data.

Table with columns: CURVE #, RADIUS, LENGTH, DELTA, TANGENT, CHORD BEARING, CHORD. Contains 32 rows of curve data.

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

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

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

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

NOTE "e"
EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

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

NOTE "g"
THIS PROPERTY IS NOT LOCATED IN A HAZARDOUS FLOOD ZONE AS SHOWN ON FEMA FLOOD PANEL MAP NUMBER 3710982500L & 3710982600L EFFECTIVE DATE: 11/17/17.

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

NOTE "i"
THIS PROPERTY IS WITHIN THE CAPE FEAR RIVER BASIN, GRAHAM-MEBANE RESERVOIR WATER SUPPLY (B) WATERSHED.

NOTE "j"
ZONING: R-10
MAXIMUM BUILDING HEIGHT: 35 FT
BUILDING FRONT SETBACK: 20 FT
BUILDING REAR SETBACK: 20 FT
BUILDING SIDE SETBACK: 5 FT
15 FT AGGREGATE CORNER LOTS ADD 8 FT TO SIDE SETBACK
* REAR SETBACK FOR FUTURE LOTS 28-46 ARE 25 FT.

NOTE "k"
LAND USE: RESIDENTIAL CLUSTER BY SUP (12/04/2017)

NOTE "l"
SITE SUMMARY
PHASE 1A TOTAL AREA = 14.082 ACRES
35 LOTS TOTAL = 6.184 ACRES
4 OPEN SPACES = 5.321 ACRES
ROADS = 2.557 ACRES
TOTAL IMPERVIOUS SURFACE AREA = 68,973 SF
TOTAL LINEAR FEET OF ROADS = 1,775 FT

PARCEL REMAINDER TABLE with columns: DESCRIPTION, UNITS, TOTAL ACRES. Includes rows for PARCEL AREA, LOTS, OPEN SPACES, ROADS, and TOTAL DEDICATED TO PUBLIC RW.

REF:
PIN# 9825896739
PB 98/48
DB 6627/2024

CERTIFICATE OF SURVEY AND ACCURACY

I, BRANTLEY W. WELLS, PLS., L-4544, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6627, PAGE 2024, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:110,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH NCGS 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____ A.D., _____.

SURVEYOR
REGISTRATION NUMBER

CERTIFICATE OF PURPOSE OF PLAT

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

SURVEYOR
DATE

I, BRANTLEY W. WELLS, PLS., L-4544, CERTIFY THAT NC GRID DATA SHOWN ON THIS PLAT WAS OBTAINED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: "A"
(2) POSITIONAL ACCURACY: 0.07
(3) TYPE OF GPS FIELD PROCEDURE: VRS
(4) DATES OF SURVEY: 1/25/2018
(5) DATUM/EPOCH: 83/1
(6) PUBLIC-REFLECTED CONTROL USED: HELD VRS
(7) GRID MODEL: 2012A
(8) COMBINED GRID FACTOR: 0.999957661
(9) UNITS: US SURVEY FEET

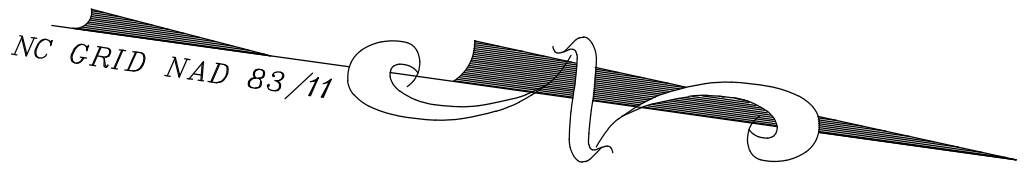
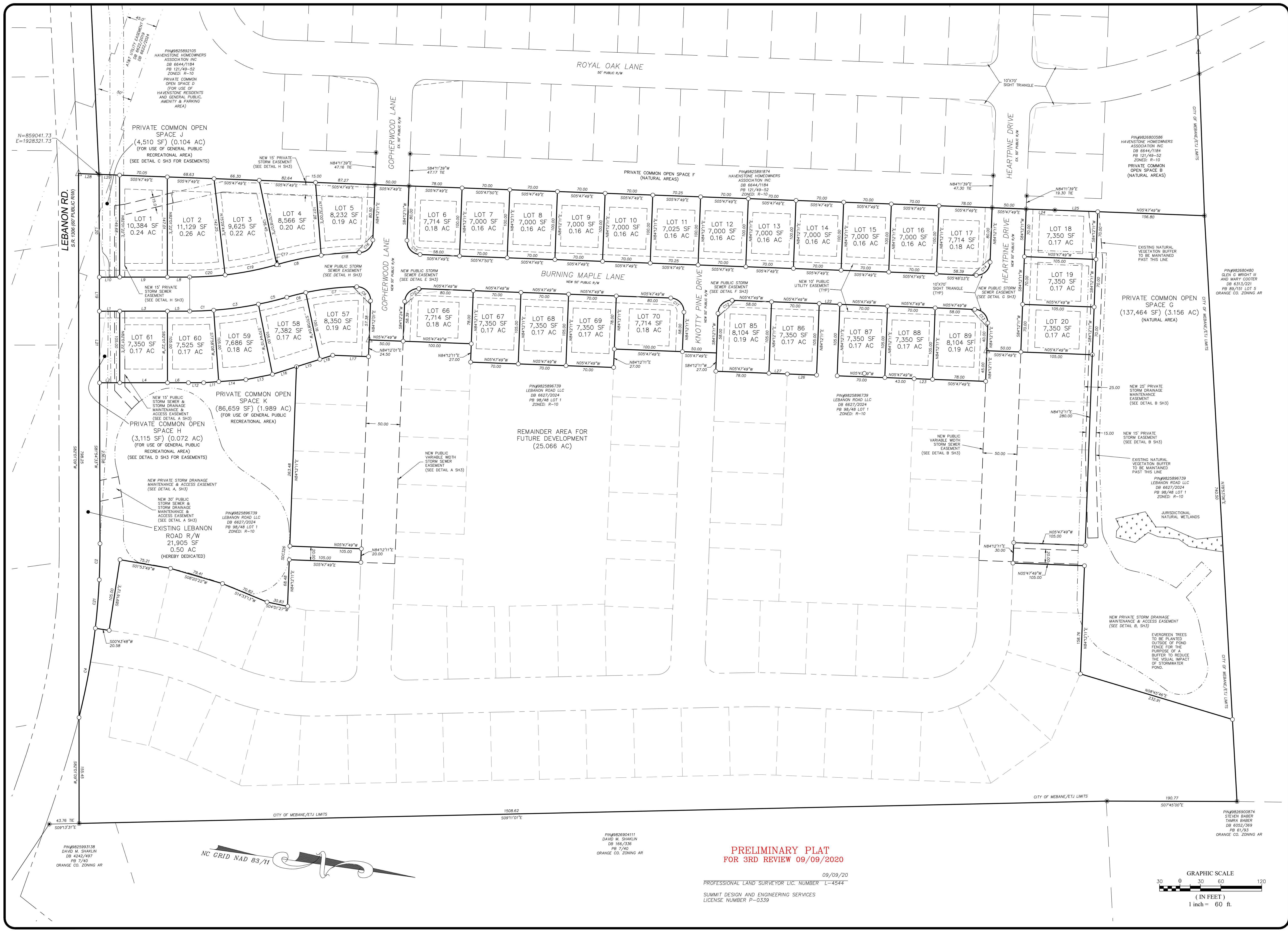
I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
C.S. 47-30 (F)(1)(A). THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, BRANTLEY W. WELLS, PLS., L-4544, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK/PAGE(S) NOTED HEREON) OR OTHER REFERENCE SOURCE(S) NOTED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION IN BOOK/PAGE(S) NOTED HEREON); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:110,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH C.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 4TH DAY OF AUGUST, 2020.

PRELIMINARY PLAT
FOR 3RD REVIEW 09/09/2020
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-4544
SUMMIT DESIGN AND ENGINEERING SERVICES
LICENSE NUMBER P-0339

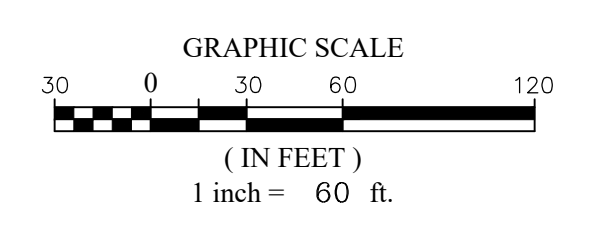
FINAL PLAT OF
HAVENSTONE - PHASE 1A
CHEEKS TWP., ORANGE CO., NORTH CAROLINA
CITY OF MEBANE
PROPERTY AS DESCRIBED IN DEED BOOK 6627 PAGE 2024
STANDING IN THE NAME OF LEBANON ROAD LLC

PROJECT NO.
17-0385
DRAWING NO.
17-0385-PH1A
SHEET 1 OF 3



PRELIMINARY PLAT
FOR 3RD REVIEW 09/09/2020

09/09/20
PROFESSIONAL LAND SURVEYOR LIC. NUMBER L-4544
SUMMIT DESIGN AND ENGINEERING SERVICES
LICENSE NUMBER P-0339



LEGEND:
 ○ IRON ROD OR PIPE SET
 ● EXISTING MONUMENT FOUND, OTHER WISE DESCRIBED
 ▲ MONUMENT SET
 ■ CONCRETE MONUMENT
 ■ EXISTING IRON PIPE
 ■ RIGHT OF WAY

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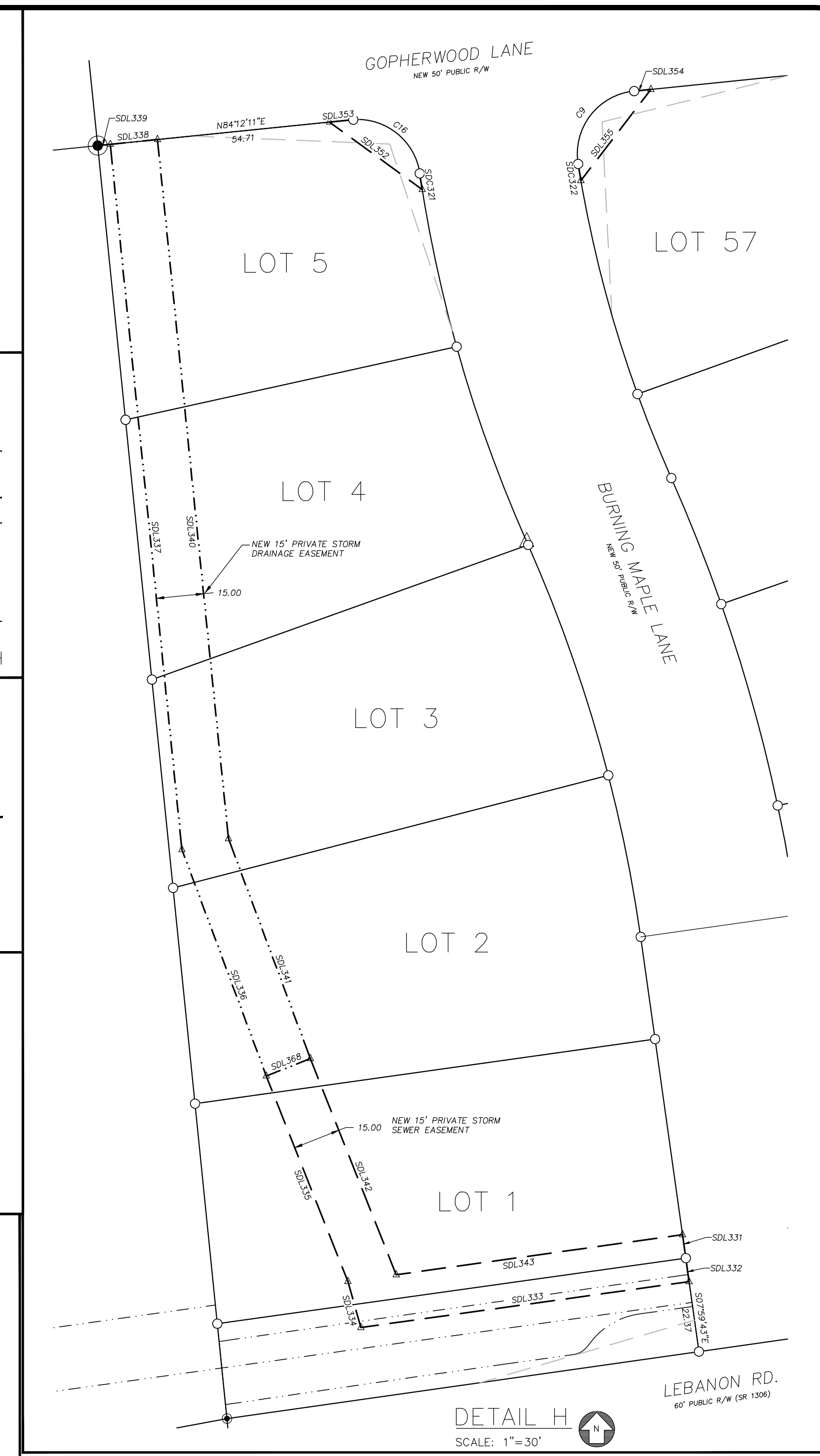
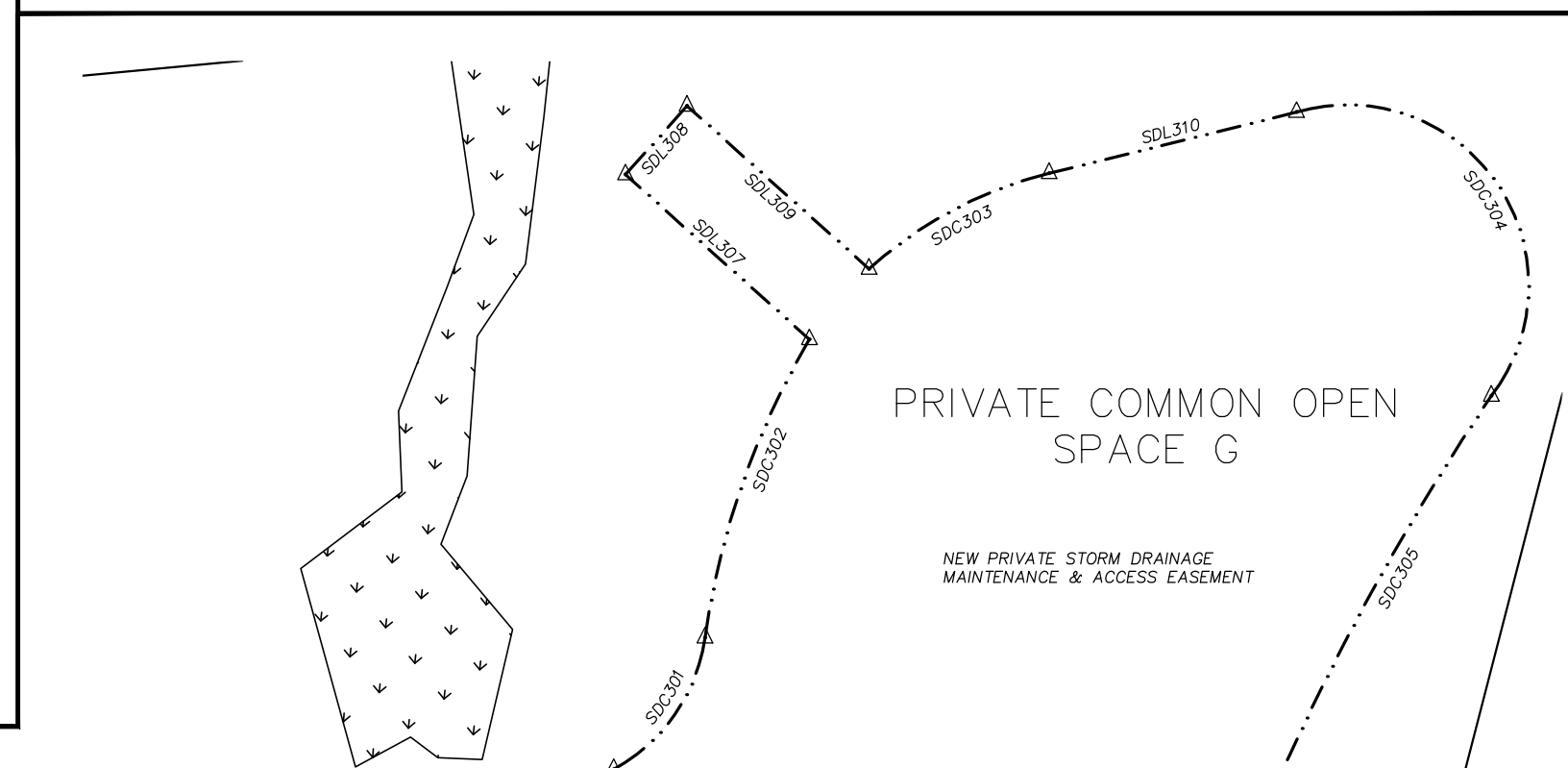
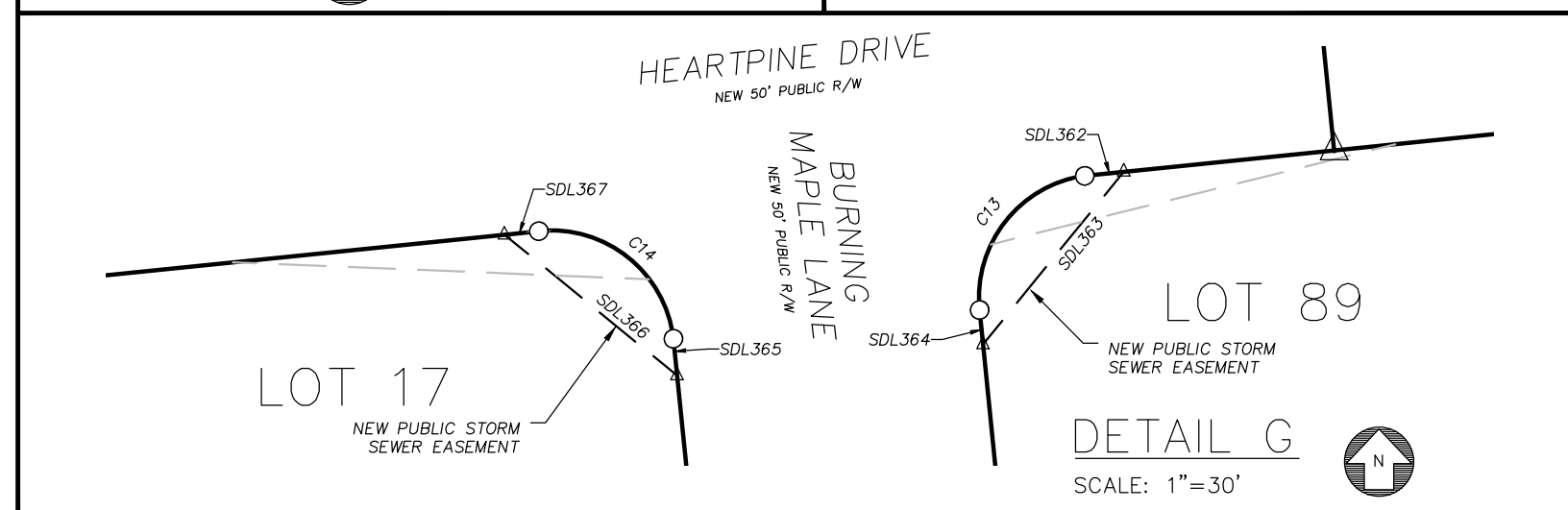
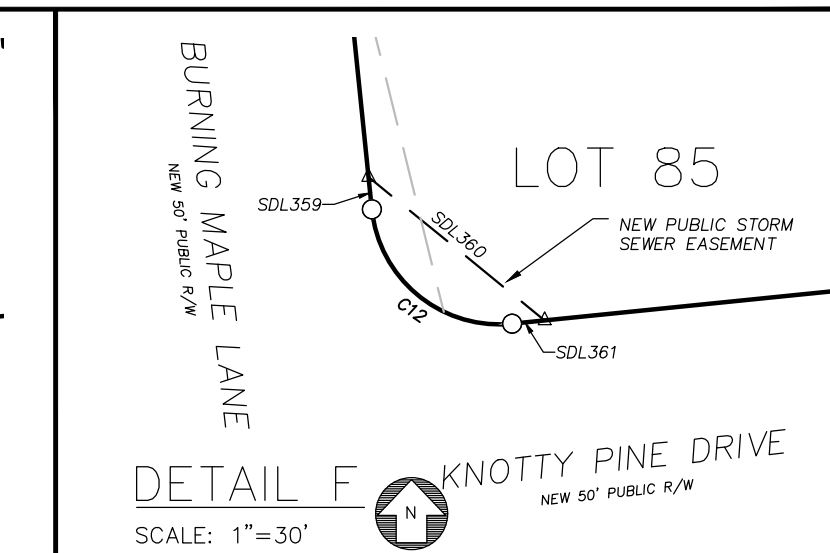
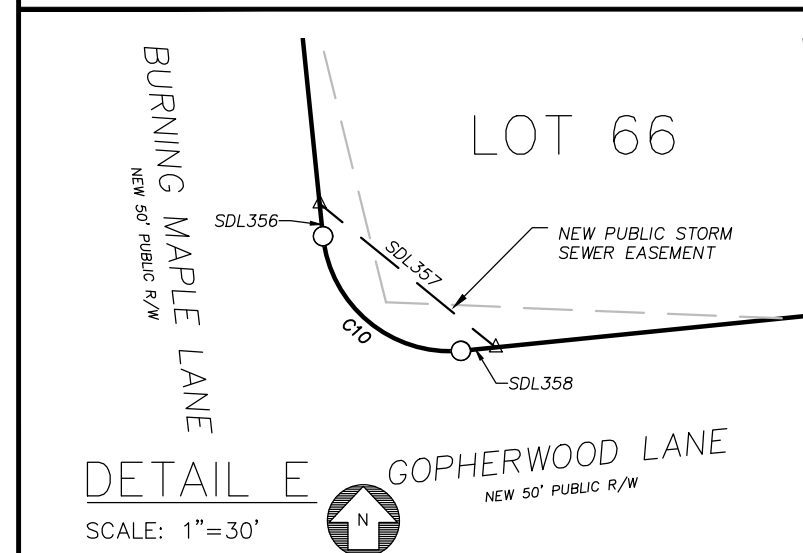
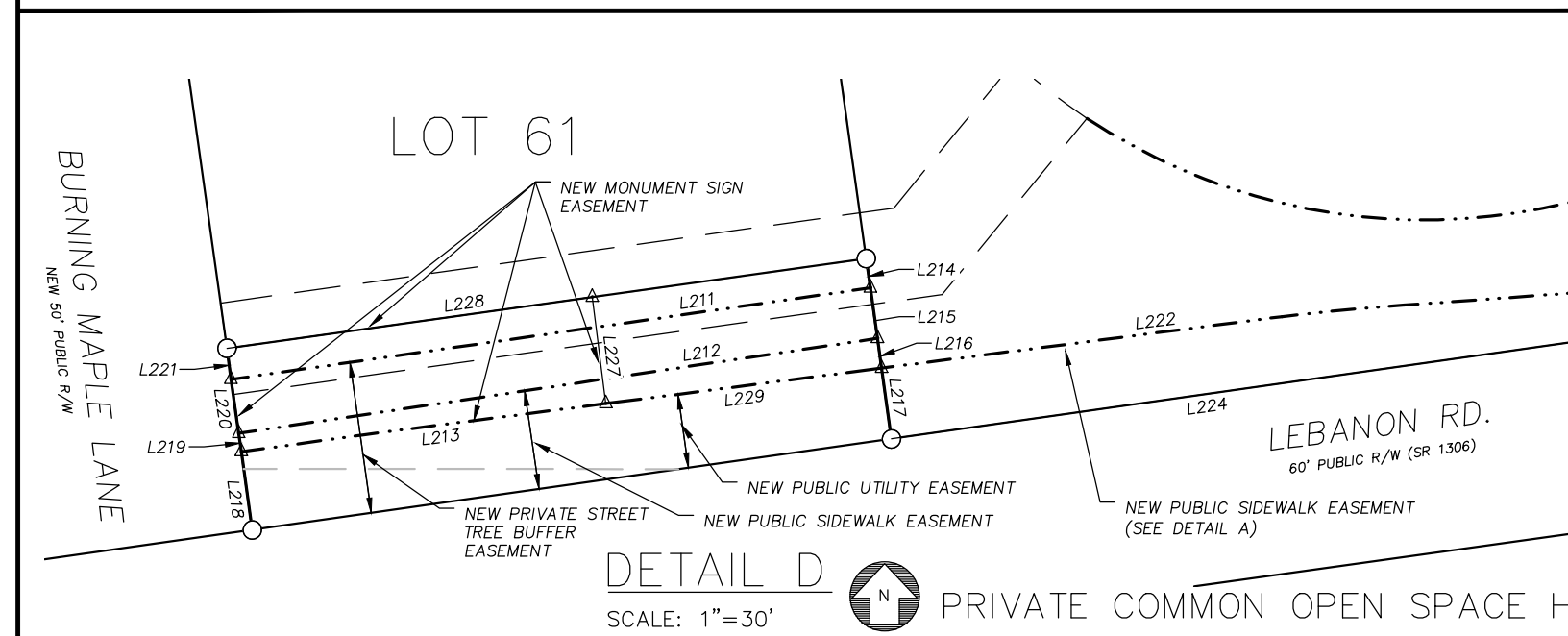
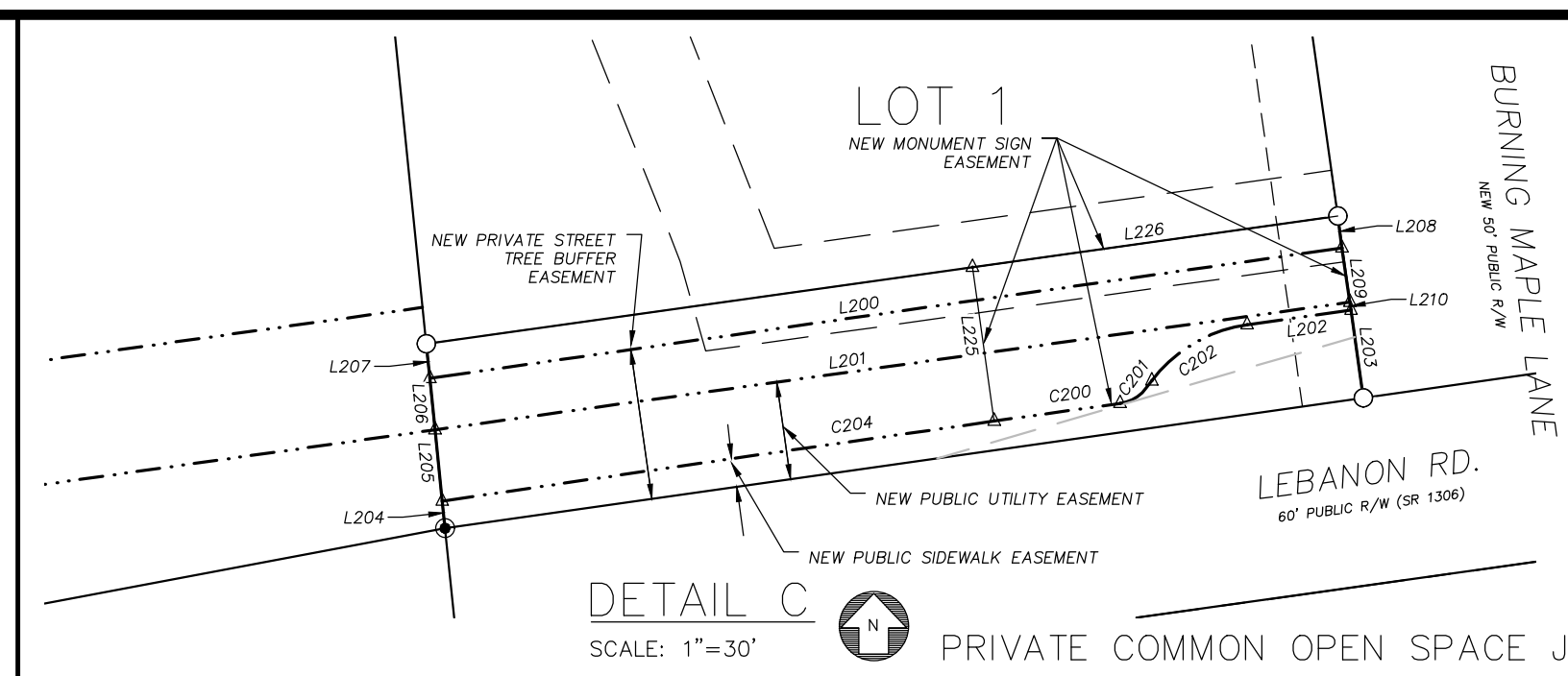
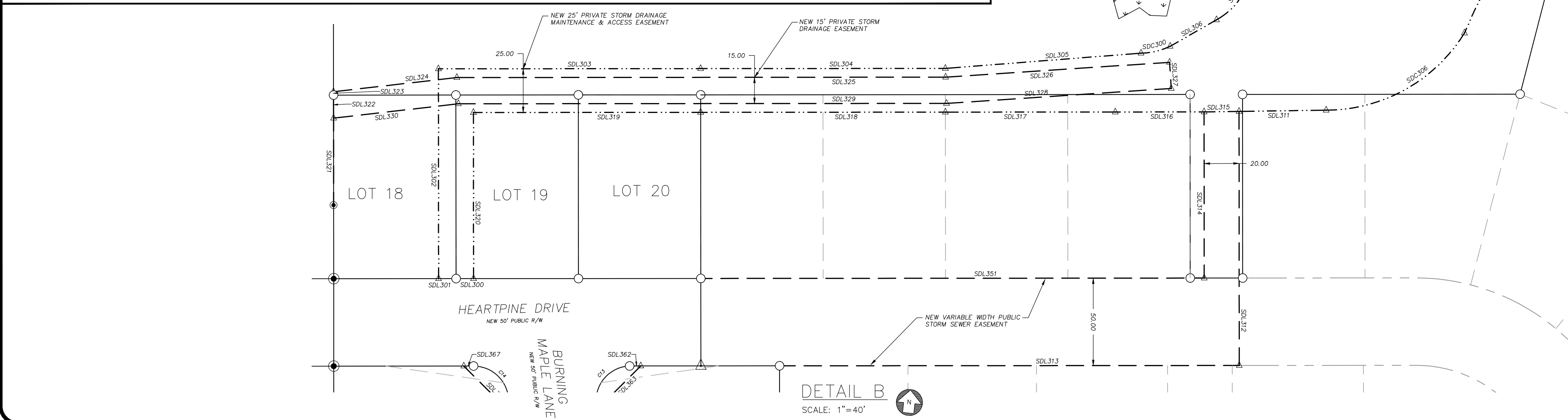
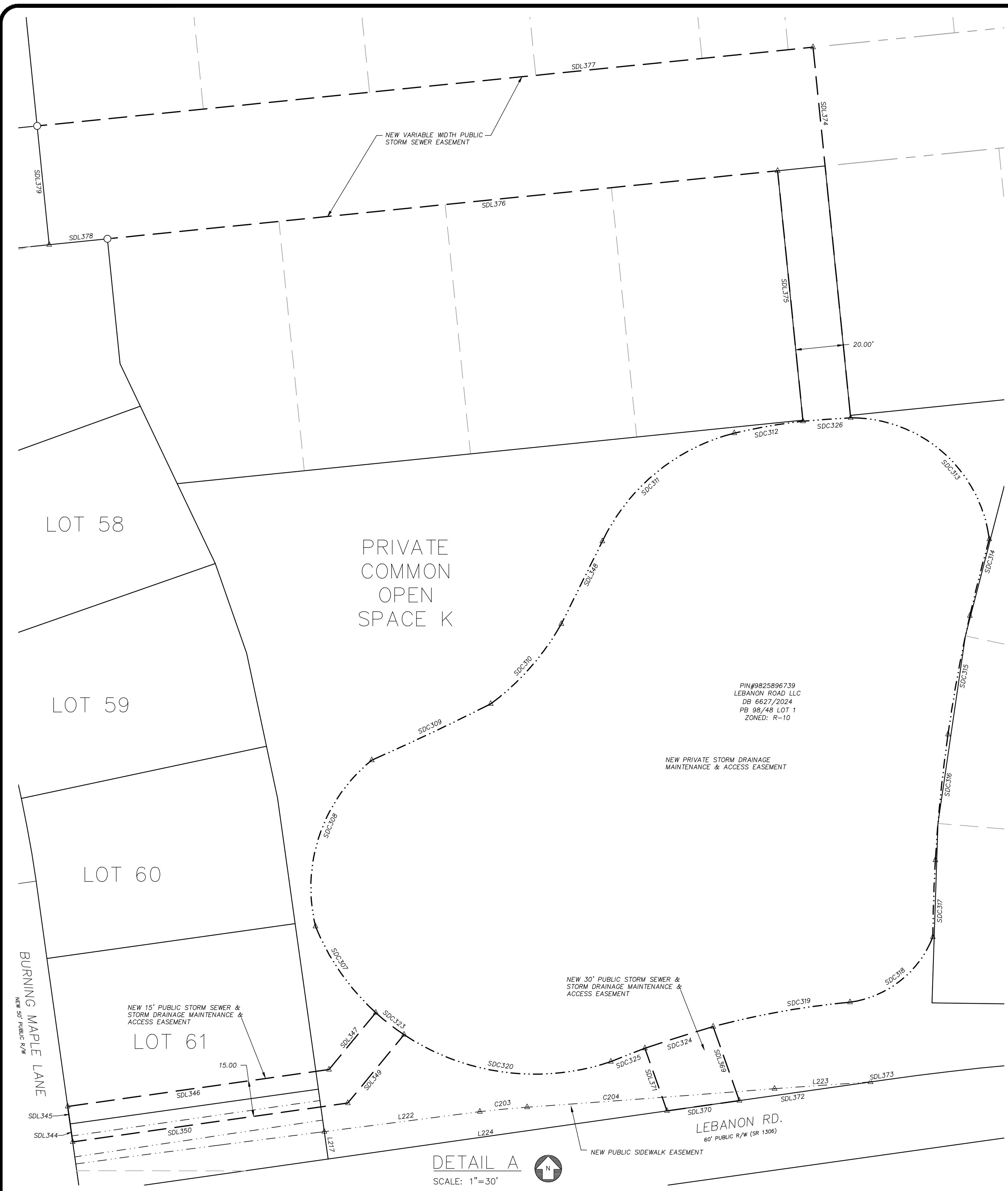
PROJECT MANAGER
 BWW
CREATED BY
 RAH

CLIENT'S ADDRESS
 LEBANON ROAD LLC
 320 EXECUTIVE COURT
 HILLSBOROUGH, NC 27278
OWNERS ADDRESS
 LEBANON ROAD LLC
 320 EXECUTIVE COURT
 HILLSBOROUGH, NC 27278

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 320 Executive Court
 Hillsborough, NC 27278
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 Fax: (919) 732-5883
 Email: info@summitnc.com
 Website: www.summitnc.com

FINAL PLAT FOR
HAVENSTONE - PHASE 1A
 CHEEK'S TWP., ORANGE CO., NORTH CAROLINA
 CITY OF MEBANE
 PROPERTY AS DESCRIBED IN DEED BOOK 6627 PAGE 2024
 STANDING IN THE NAME OF LEBANON ROAD LLC

PROJECT NO.
 17-0385
DRAWING NO.
 17-0385-PH1A
 SHEET 2 OF 3



LINE TABLE

LINE #	DIRECTION	LENGTH
L200	N81°51'43"E	149.84'
L201	N82°03'07"E	150.21'
L202	S82°01'22"W	17.06'
L203	S07°58'39"E	14.41'
L204	N05°47'50"W	4.47'
L205	N05°47'50"W	11.65'
L206	N05°47'49"W	8.43'
L207	N05°47'49"W	5.65'
L208	S07°21'46"E	5.22'
L209	S08°20'15"E	8.92'
L210	S07°58'44"E	1.31'
L211	N81°51'43"E	105.06'
L212	N81°32'41"E	105.00'
L213	N82°40'26"E	39.59'
L214	N07°58'40"W	4.79'
L215	S07°58'38"E	8.28'
L216	S07°58'38"E	4.89'
L217	S07°58'37"E	11.60'
L218	N07°58'39"E	12.81'
L219	N07°58'41"W	3.01'

LINE TABLE

LINE #	DIRECTION	LENGTH
L220	N08°20'23"W	8.86'
L221	N07°20'43"W	5.08'
L222	N82°40'26"E	65.70'
L223	N85°59'00"E	40.30'
L224	S81°54'33"W	143.40'
L225	N08°02'13"W	25.28'
L226	N82°01'22"E	60.00'
L227	S07°19'34"E	17.44'
L228	N82°01'22"E	60.00'
L229	N82°40'26"E	45.20'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C200	12439.67'	20.67'	0°05'43"	10.33'	S82°00'38"W	20.67'
C201	6.50'	5.11'	45°00'00"	2.69'	N59°31'22"E	4.97'
C202	23.50'	18.46'	45°00'00"	9.73'	S59°31'22"W	17.99'
C203	11761.15'	103.97'	0°30'23"	51.98'	N85°43'27"E	103.97'
C204	12439.67'	90.68'	0°25'04"	45.34'	S81°45'15"W	90.68'

PRELIMINARY PLAT
FOR 3RD REVIEW 09/09/2020

09/09/20
PROFESSIONAL LAND SURVEYOR LIC. NUMBER L-4544
SUMMIT DESIGN AND ENGINEERING SERVICES
LICENSE NUMBER P-0339

LEGEND:

- IRON ROD OR PIPE SET
- EXISTING MONUMENT FOUND, OTHERWIS DESCRIBED
- IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
- NO MONUMENT SET
- CONCRETE MONUMENT
- EXISTING IRON PIPE
- R/W
- RIGHT OF WAY

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PROJECT MANAGER
BWW

DRAWN BY
RAH

CLIENT'S ADDRESS
LEBANON ROAD LLC
330 EXECUTIVE COURT
HILLSBOROUGH, NC 27278

OWNERS ADDRESS
LEBANON ROAD LLC
330 EXECUTIVE COURT
HILLSBOROUGH, NC 27278

SUMMIT
DESIGN AND ENGINEERING SERVICES
Creatively Inspired - Technically Executed

License # P-0339
330 Executive Court
Hillsborough, NC 27278
Voice: (919) 732-5883 Fax: (919) 732-6676 www.summitde.net

FINAL PLAT FOR
HAVENSTONE - PHASE 1A

CHEEK'S TWP., ORANGE CO., NORTH CAROLINA
CITY OF MEBANE
PROPERTY AS DESCRIBED IN DEED BOOK 6627 PAGE 2024
STANDING IN THE NAME OF LEBANON ROAD LLC

PROJECT NO.
17-0385

DRAWING NO.
17-0385-PH1A

SHEET 3 OF 3



AGENDA ITEM #3D

Final Plat – Villas on Fifth, Phase 2B *Reapproval*

Presenter

Cy Stober, Development Director

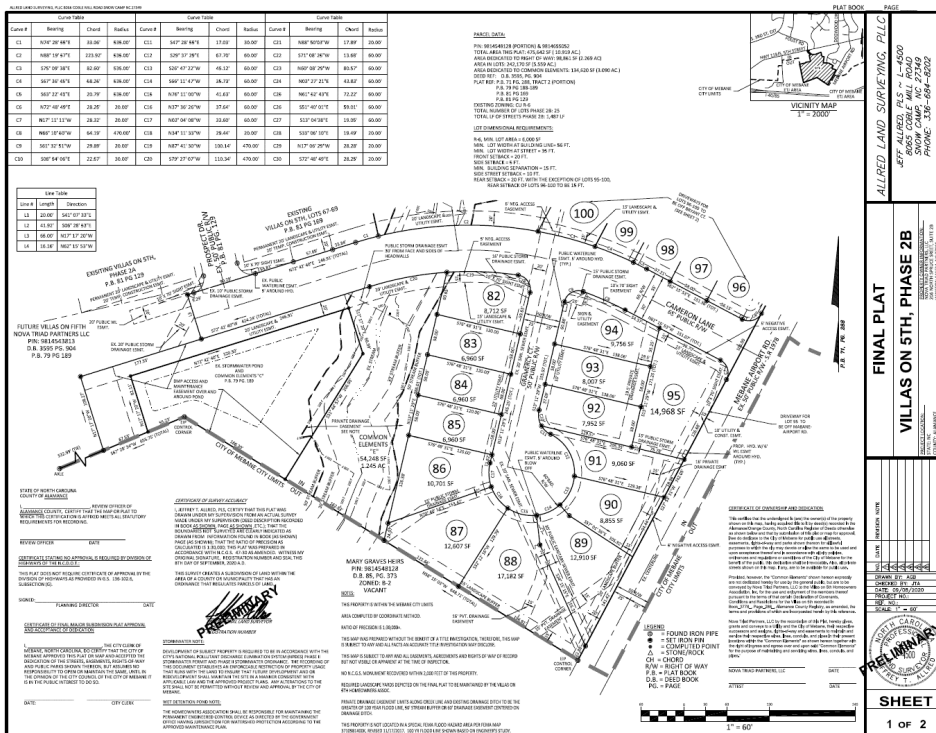
Applicant

NOVA TRIAD PARTNERS, LLC
206 NORTH SPRUCE SREET, SUITE 2B
WINSTON-SALEM 27101

Public Hearing

Yes No

Final Plat



Property

Bryant Ct,
Gramercy Ct,
Cameron Ln,
Alamance County
Parcel ID 163985,
164156

Proposed Zoning

N/A

Current Zoning

CU-R-6

Size

+/-10.919 acres

Surrounding Zoning

R-6 & B-2

Surrounding Land Uses

Residential & Vacant

Utilities

Extended at developer's expense.

Floodplain

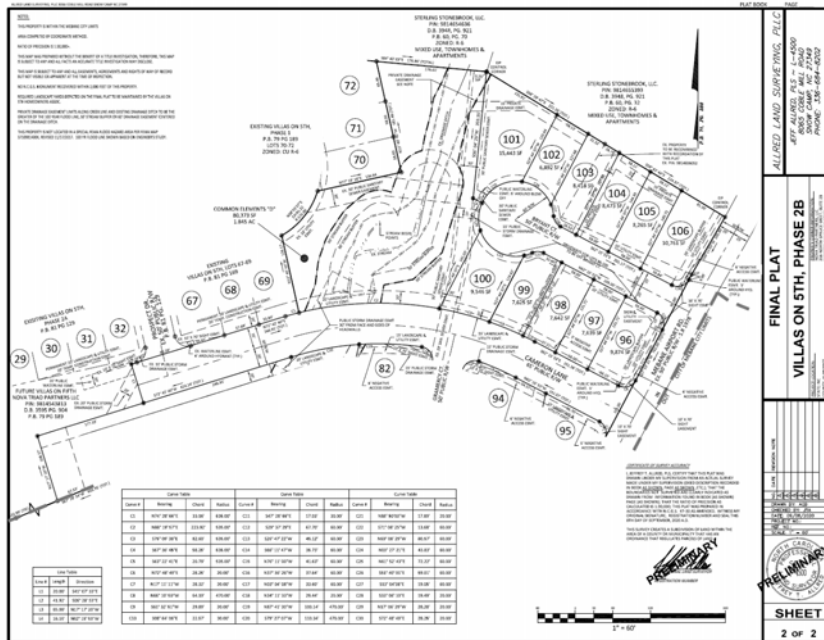
No

Watershed

No

City Limits

Yes



Summary

Nova Triad Partners, LLC, is requesting approval of the Final Plat for Villas On Fifth, Phase 2B, which was approved 4-0 as a Conditional Use Permit by the Mebane City Council on January 11, 2017. The Final Plat will include a total area of 10.919 acres including 5.559 acres in 25 lots, 3.090 acres dedicated to common elements, and 1,487 linear feet and 3.090 acres of public right-of-way.

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plat to reflect its comments. The subdivision of this property meets the provisions of the City of Mebane’s Unified Development Ordinance (UDO). All infrastructure must be completed and approved to meet the City of Mebane Specifications. All infrastructure not completed shall be bonded or a letter of credit provided prior to recordation.

This plat was previously approved by the Mebane City Council September 14, 2020, by a unanimous vote. Since this plat was not recorded by the developer within 90 days it will need to be reapproved before recording.

Financial Impact

The developer has extended utilities at his own expense.

Recommendation

Staff recommends approval of the Final Plat.

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat

Curve Table				Curve Table				Curve Table			
Curve #	Bearing	Chord	Radius	Curve #	Bearing	Chord	Radius	Curve #	Bearing	Chord	Radius
C1	N74° 28' 55"E	33.06'	535.00'	C11	S47° 28' 55"E	17.03'	30.00'	C21	N88° 50'03"W	17.89'	20.00'
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C3	S75° 09' 38"E	82.60'	535.00'	C13	S26° 47' 22"W	45.12'	60.00'	C23	N60° 08' 29"W	80.57'	60.00'
C4	S67° 36' 45"E	58.25'	535.00'	C14	S66° 11' 47"W	35.73'	60.00'	C24	N03° 27' 21"E	43.83'	60.00'
C5	S63° 22' 41"E	20.79'	535.00'	C15	N76° 11' 00"W	41.63'	60.00'	C25	N61° 52' 43"E	72.22'	60.00'
C6	N72° 48' 49"E	28.25'	20.00'	C16	N37° 36' 26"W	37.64'	60.00'	C26	S51° 40' 01"E	59.01'	60.00'
C7	N17° 11' 11"W	28.32'	20.00'	C17	N03° 04' 08"W	33.60'	60.00'	C27	S13° 04'38"E	19.05'	60.00'
C8	N66° 10' 50"W	64.19'	470.00'	C18	N34° 11' 33"W	29.44'	20.00'	C28	S33° 06' 10"E	19.49'	20.00'
C9	S61° 32' 51"W	29.89'	20.00'	C19	N87° 41' 30"W	100.14'	470.00'	C29	N17° 06' 29"W	28.28'	20.00'
C10	S08° 54' 06"E	22.57'	30.00'	C20	S79° 27' 07"W	110.34'	470.00'	C30	S72° 48' 49"E	28.25'	20.00'

Line #	Length	Direction
L1	20.00'	S41° 07' 33"E
L2	41.92'	S06° 28' 53"E
L3	65.00'	N17° 17' 20"W
L4	16.16'	N62° 15' 53"W

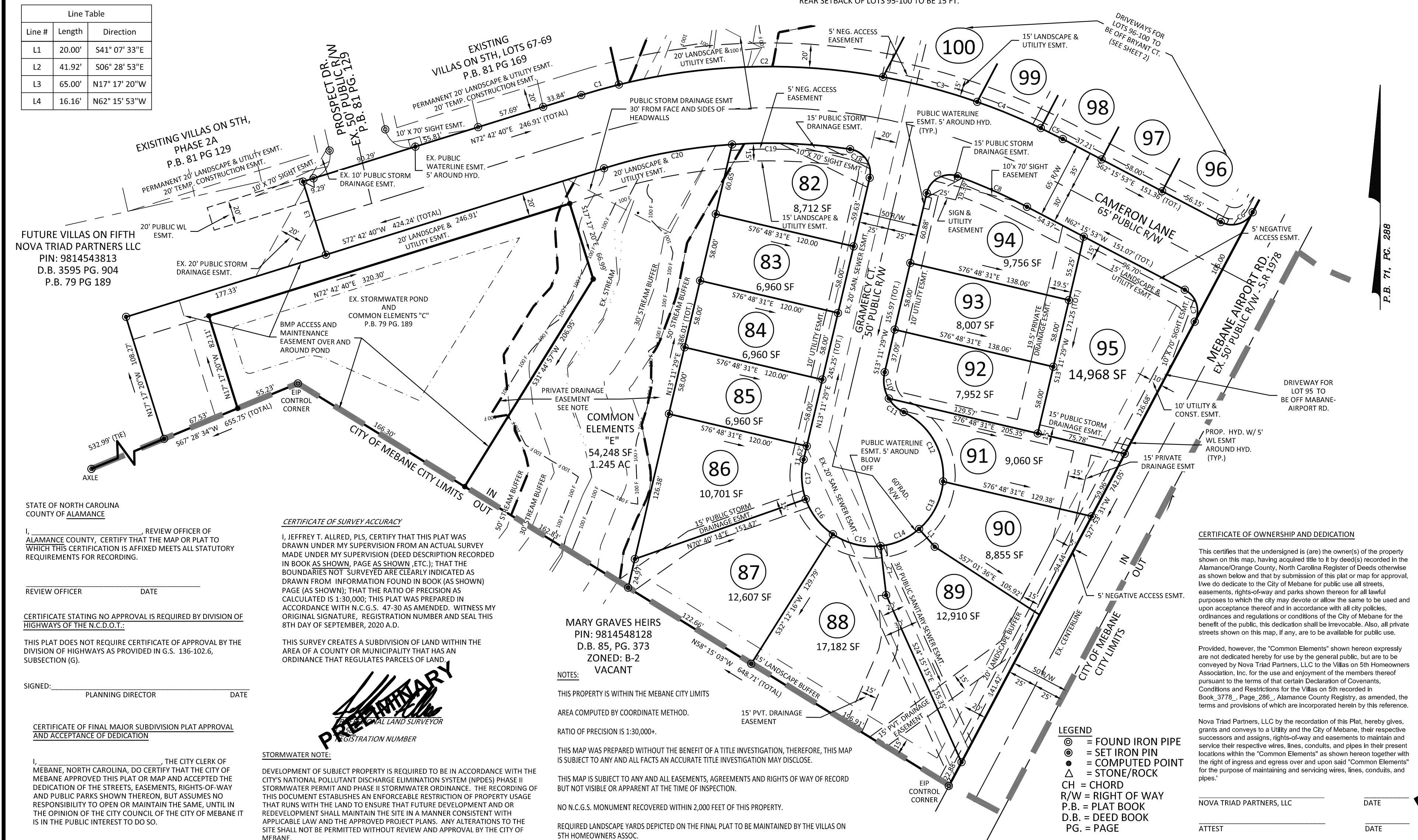
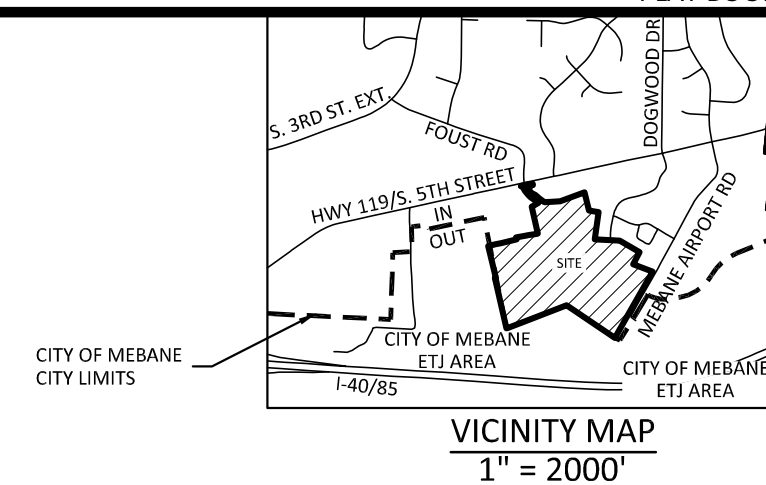
PARCEL DATA:

PIN: 9814548128 (PORTION) & 9814655052
 TOTAL AREA THIS PLAT: 475,642 SF (10.919 AC.)
 AREA DEDICATED TO RIGHT OF WAY: 98,851 SF (2.269 AC)
 AREA IN LOTS: 242,170 SF (5.559 AC.)
 AREA DEDICATED TO COMMON ELEMENTS: 134,620 SF (3.090 AC.)
 DEED REF: D.B. 3595, PG. 904
 PLAT REF: P.B. 71 PG. 288, TRACT 2 (PORTION)
 P.B. 79 PG 188-189
 P.B. 81 PG 169
 P.B. 81 PG 129

EXISTING ZONING: CU R-6
 TOTAL NUMBER OF LOTS PHASE 2B: 25
 TOTAL LF OF STREETS PHASE 2B: 1,487 LF

LOT DIMENSIONAL REQUIREMENTS:

R-6, MIN. LOT AREA = 6,000 SF
 MIN. LOT WIDTH AT BUILDING LINE = 56 FT.
 MIN. LOT WIDTH AT STREET = 35 FT.
 FRONT SETBACK = 20 FT.
 SIDE SETBACK = 5 FT.
 MIN. BUILDING SEPARATION = 15 FT.
 SIDE STREET SETBACK = 10 FT.
 REAR SETBACK = 20 FT. WITH THE EXCEPTION OF LOTS 95-100,
 REAR SETBACK OF LOTS 95-100 TO BE 15 FT.



STATE OF NORTH CAROLINA
COUNTY OF ALAMANCE

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

REVIEW OFFICER _____ DATE _____

CERTIFICATE STATING NO APPROVAL IS REQUIRED BY DIVISION OF HIGHWAYS OF THE N.C.D.O.T.:

THIS PLAT DOES NOT REQUIRE CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 136-102.6, SUBSECTION (G).

SIGNED: _____ PLANNING DIRECTOR _____ DATE _____

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL AND ACCEPTANCE OF DEDICATION

I, _____ THE CITY CLERK OF MEABNE, NORTH CAROLINA, DO CERTIFY THAT THE CITY OF MEABNE 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 MEABNE IT IS IN THE PUBLIC INTEREST TO DO SO.

DATE: _____ CITY CLERK _____

CERTIFICATE OF SURVEY ACCURACY

I, JEFFREY T. ALLRED, PLS., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AS SHOWN, PAGE AS SHOWN, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK (AS SHOWN) PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:30,000; THIS PLAT WAS PREPARED IN ACCORDANCE WITH N.C.G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 8TH DAY OF SEPTEMBER, 2020 A.D.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



STORMWATER NOTE:

DEVELOPMENT OF SUBJECT PROPERTY IS REQUIRED TO BE IN ACCORDANCE WITH THE CITY'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II STORMWATER PERMIT AND PHASE II STORMWATER ORDINANCE. THE RECORDING OF THIS DOCUMENT ESTABLISHES AN ENFORCEABLE RESTRICTION OF PROPERTY USAGE THAT RUNS WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND OR REDEVELOPMENT SHALL MAINTAIN THE SITE IN A MANNER CONSISTENT WITH APPLICABLE LAW AND THE APPROVED PROJECT PLANS. ANY ALTERATIONS TO THE SITE SHALL NOT BE PERMITTED WITHOUT REVIEW AND APPROVAL BY THE CITY OF MEABNE.

WET DETENTION POND NOTE:

THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE PERMANENT ENGINEERED CONTROL DEVICE AS DIRECTED BY THE GOVERNMENT OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION ACCORDING TO THE APPROVED MAINTENANCE PLAN.

MARY GRAVES HEIRS
 PIN: 9814548128
 D.B. 85, PG. 373
 ZONED: B-2
 VACANT

NOTES:

- THIS PROPERTY IS WITHIN THE MEABNE CITY LIMITS
- AREA COMPUTED BY COORDINATE METHOD.
- RATIO OF PRECISION IS 1:30,000+.
- THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INVESTIGATION, THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS AN ACCURATE TITLE INVESTIGATION MAY DISCLOSE.
- THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD BUT NOT VISIBLE OR APPARENT AT THE TIME OF INSPECTION.
- NO N.C.G.S. MONUMENT RECOVERED WITHIN 2,000 FEET OF THIS PROPERTY.
- REQUIRED LANDSCAPE YARDS DEPICTED ON THE FINAL PLAT TO BE MAINTAINED BY THE VILLAS ON 5TH HOMEOWNERS ASSOC.
- PRIVATE DRAINAGE EASEMENT LIMITS ALONG CREEK LINE AND EXISTING DRAINAGE DITCH TO BE THE GREATER OF 100 YEAR FLOOD LINE, 50' STREAM BUFFER OR 60' DRAINAGE EASEMENT CENTERED ON DRAINAGE DITCH.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA PER FEMA MAP 3710981400K, REVISED 11/17/2017. 100 YR FLOOD LINE SHOWN BASED ON ENGINEER'S STUDY.

CERTIFICATE OF OWNERSHIP AND DEDICATION

This certifies that the undersigned is (are) the owner(s) of the property shown on this map, having acquired title to it by deed(s) recorded in the Alamance/Orange County, North Carolina Register of Deeds otherwise as shown below and that by submission of this plat or map for approval, I/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 Nova Triad Partners, LLC to the Villas on 5th 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 the Villas on 5th recorded in Book 3778, Page 286, Alamance County Registry, as amended, the terms and provisions of which are incorporated herein by this reference.

Nova Triad Partners, LLC by the recording of this Plat, hereby gives, grants and conveys to a LIBRARY 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.

NOVA TRIAD PARTNERS, LLC _____ DATE _____
 ATTEST _____ DATE _____

- LEGEND
- ⊙ = FOUND IRON PIPE
 - ⊙ = SET IRON PIN
 - = COMPUTED POINT
 - △ = STONE/ROCK
 - CH = CHORD
 - R/W = RIGHT OF WAY
 - P.B. = PLAT BOOK
 - D.B. = DEED BOOK
 - PG. = PAGE



ALLRED LAND SURVEYING, PLLC

JEFF ALLRED, PLS ~ L-4500
 8065 COBLE MILL ROAD
 SNOW CAMP, NC 27349
 PHONE: 336-684-8202

FINAL PLAT

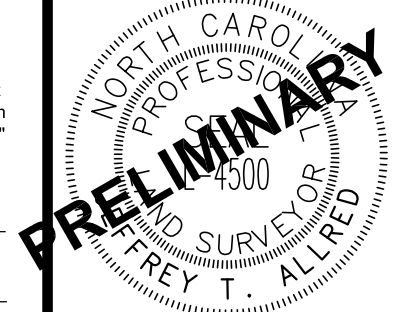
VILLAS ON 5TH, PHASE 2B

PROPERTY OWNER INFORMATION:
 NOVA TRIAD PARTNERS, LLC
 206 NORTH SPRUCE STREET, SUITE 2B
 WINSTON SALEM, NC 27101

PROJECT LOCATION:
 STATE: NC
 COUNTY: ALAMANCE
 TOWNSHIP: MEABNE

NO.	DATE	REVISION	NOTE

DRAWN BY: AGB
 CHECKED BY: JTA
 DATE: 09/08/2020
 PROJECT NO.:
 REF. NO.:
 SCALE: 1" = 60'



SHEET
 1 OF 2

NOTES:

THIS PROPERTY IS WITHIN THE MEBANE CITY LIMITS

AREA COMPUTED BY COORDINATE METHOD.

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STERLING STONEBROOK, LLC.
PIN: 9814654636
D.B. 3948, PG. 921
P.B. 60, PG. 70
ZONED: R-6
MIXED USE, TOWNHOMES & APARTMENTS

STERLING STONEBROOK, LLC.
PIN: 9814655393
D.B. 3948, PG. 921
P.B. 60, PG. 32
ZONED: R-6
MIXED USE, TOWNHOMES & APARTMENTS

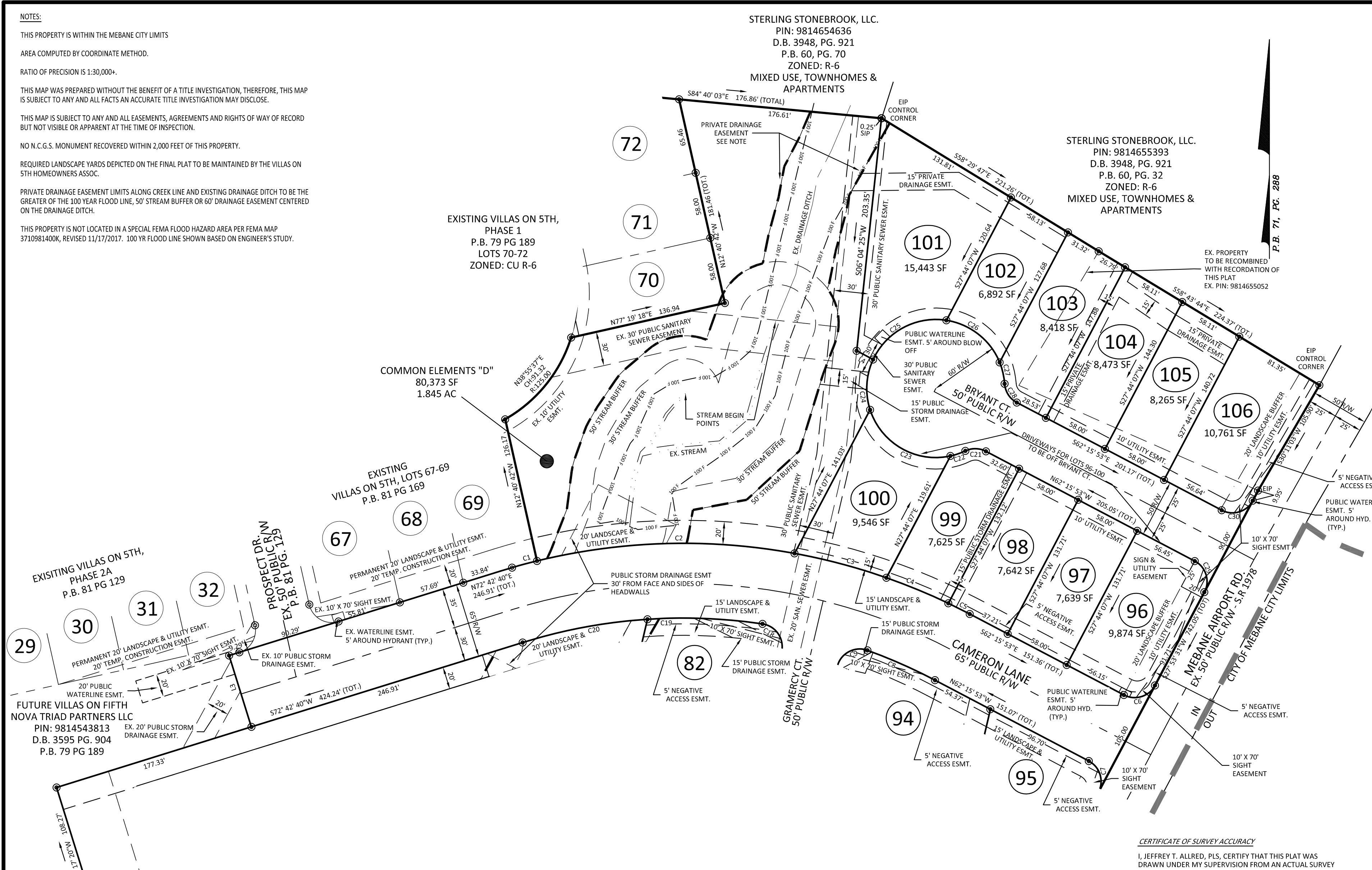
EXISTING VILLAS ON 5TH,
PHASE 1
P.B. 79 PG 189
LOTS 70-72
ZONED: CU R-6

COMMON ELEMENTS "D"
80,373 SF
1.845 AC

EXISTING VILLAS ON 5TH, LOTS 67-69
P.B. 81 PG 169

EXISTING VILLAS ON 5TH,
PHASE 2A
P.B. 81 PG 129

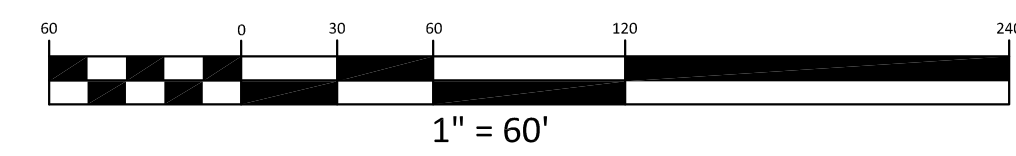
FUTURE VILLAS ON FIFTH
NOVA TRIAD PARTNERS LLC
PIN: 9814543813
D.B. 3595 PG. 904
P.B. 79 PG 189



CERTIFICATE OF SURVEY ACCURACY
I, JEFFREY T. ALLRED, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AS SHOWN, PAGE AS SHOWN, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK (AS SHOWN) PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:30,000; THIS PLAT WAS PREPARED IN ACCORDANCE WITH N.C.G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 8TH DAY OF SEPTEMBER, 2020 A.D.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PRELIMINARY
JEFFREY T. ALLRED
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 4500



Curve Table				Curve Table				Curve Table			
Curve #	Bearing	Chord	Radius	Curve #	Bearing	Chord	Radius	Curve #	Bearing	Chord	Radius
C1	N74° 28' 55"E	33.06'	535.00'	C11	S47° 28' 55"E	17.03'	30.00'	C21	N88° 50' 03"W	17.89'	20.00'
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Line Table		
Line #	Length	Direction
L1	20.00'	S41° 07' 33"E
L2	41.92'	S06° 28' 53"E
L3	65.00'	N17° 17' 20"W
L4	16.16'	N62° 15' 53"W

ALLRED LAND SURVEYING, PLLC
JEFF ALLRED, PLS ~ L-4500
8065 COBLE MILL ROAD
SNOW CAMP, NC 27349
PHONE: 336-684-8202

FINAL PLAT
VILLAS ON 5TH, PHASE 2B
PROPERTY OWNER INFORMATION:
NOVA TRIAD PARTNERS, LLC
206 NORTH SPRUCE STREET, SUITE 2B
WINSTON SALEM, NC 27101
PROJECT LOCATION:
STATE: NC
COUNTY: ALAMANCE
TOWNSHIP: MEBANE

NO.	DATE	REVISION NOTE
1		
2		
3		
4		
5		

DRAWN BY: AGB
CHECKED BY: JTA
DATE: 09/08/2020
PROJECT NO.:
REF. NO.:
SCALE: 1" = 60'

PRELIMINARY
NORTH CAROLINA
REGISTERED PROFESSIONAL
LAND SURVEYOR
JEFFREY T. ALLRED
REGISTRATION NUMBER 4500

SHEET
2 OF 2

City of Mebane
2021 Regular Meetings and FY 2021-22 Budget Calendar

Monday, January 4, 2021	Regular Meeting
Monday, February 1, 2021	Regular Meeting
Monday, March 1, 2021	Regular Meeting
Tuesday, March 23, 2021	* Budget Workshop
Monday, April 5, 2021	Regular Meeting
Tuesday, April 13, 2021	*Budget Workshop
Monday, May 3, 2021	Regular Meeting
Monday, May 3, 2021	Manager's Recommended Budget
Monday, June 7, 2021	Regular Meeting
Monday, June 7, 2021	Public Hearing for Budget
Monday, July 5, 2021	Regular Meeting
Monday, August 2, 2021	Regular Meeting
Monday, September 13, 2021	Regular Meeting
Monday, October 4, 2021	Regular Meeting
Monday, November 1, 2021	Regular Meeting
Monday, December 6, 2021	Regular Meeting

*Budget Workshop dates are tentative



AGENDA ITEM #4

Contract Award for 2020-21 Street Repair and Resurfacing

Presenter

Mark Reich, AWCK, Inc.

Public Hearing

Yes No

Summary

Five bids were received on November 10, 2020 to repair and resurface 3.2 miles of 22 City maintained streets. The bids ranged from \$762,307.50 to \$909,929.00 with Carolina Sunrock, LLC being the low bidder.

Background

The 2020-21 street repair and resurfacing list was developed from the 2020 Pavement Condition Survey completed by LaBella (copy attached).

Proposed Street Repair and Resurfacing List FY 2020-21

Street Name	From	To
Briarwood Drive	Fieldstone Drive	Huckleberry Loop
Giles Street	W Holt Street	W Jackson Street
N Fourth Street	E Ruffin Street	W Graham Street
W Ruffin Street	N First Street	N Fourth Street
N Charles Street	W Clay Street	W Ruffin Street
N Third Street	W Ruffin Street	W Graham Street
E Newberry Drive	Cul De Sac	Holly Ridge Lane
Circle Drive	E Jackson Street	E Oakwood Street
Bethpage Road	Augusta Drive	Birkdale Circle
Foust Road	S Third Street	S Fifth Street
Stuart Drive	Cul De Sac	Stonewall Drive
Fieldstone Drive	S Third St. Pav. Limits	Briarwood Drive
N Fourth Street	W Brown Street	Dead End
N Fifth Street	Drake Lane	Paddle Lane
S Second Street	W McKinley Street	W Austin Street
Montreux Drive	Olympic Drive	Dead End
Newcastle Road	Stoneham Road	Dead End
N Second Street	W Graham Street	W Crawford Street

Street Name	From	To
Sandstone Court	Briarwood Court	Circle Drive
Coquina Court	Fieldstone Drive	Cul De Sac
W Crawford Street	N First Street	N Fourth Street
Oak Forest Court	S Third Street	Cul De Sac

Financial Impact

There is \$865,000 in the current budget to complete the proposed street repairs and resurfacing.

Recommendation

Staff recommends that Council award a contract to Carolina Sunrock, LLC in the amount of \$762,307.50 for the 2020-21 Street Repair and Resurfacing Contract.

Suggested Motion

Motion to award a contract to Carolina Sunrock, LLC in the amount of \$762,307.50 for the 2020-21 Street Repair and Resurfacing Contract.

Attachments

1. Letter of Recommendation and Tabulation of Bids
2. Improvements Exhibit map
3. City Wide Street Rating Listing
4. Bid Tabulation



November 11, 2020

City of Mebane
106 East Washington Street
Mebane, North Carolina 27302

Subject: 2020-21 Street Repair and Resurfacing Contract
AWCK Project No. 20099

Honorable Mayor and City Council:

Bids were received Tuesday, November 10, 2020 at 2:00 P.M. in the Glendel Stephenson Municipal Building Council Chambers. Five (5) bids were received and opened and read aloud in the presence of five bidders and staff. The low bid was received from Carolina Sunrock, LLC in the amount of \$762,307.50. Attached with this letter is a copy of the Tabulation of Bids showing the bidders name and amount of each bid received.

We have reviewed the bids and all bids complied with the bidding requirements. Irregularities were found with the bid amount submitted by Fred Smith Company, LLC. Discrepancies were in bid items 15 and 20 resulting in a net decrease in the overall bid amount of \$1,740.00. The outcome was not altered by these corrections. Carolina Sunrock, LLC. Carolina Sunrock, LLC has been in business for more than 16 years and have successfully completed several projects including the Town of Carrboro 2020 Street Resurfacing as well as the Town of Holly Springs 2019 Street Resurfacing. The project includes repair/resurfacing to approximately 3.2 miles of 23 City Streets. The street list was developed by using highest priority needs in accordance with the 2019 Pavement Condition Survey.

We recommend that the Council award a contract to Carolina Sunrock, LLC of Raleigh, North Carolina in the amount of \$762,307.50 as they were the lowest responsive bidder.

We appreciate the opportunity to be of service to the City of Mebane and we look forward to working with the City and Contractor during the construction phase of this project. Should you have any questions, please feel free to contact us.

Sincerely,

ALLEY, WILLIAMS, CARMEN & KING, INC.

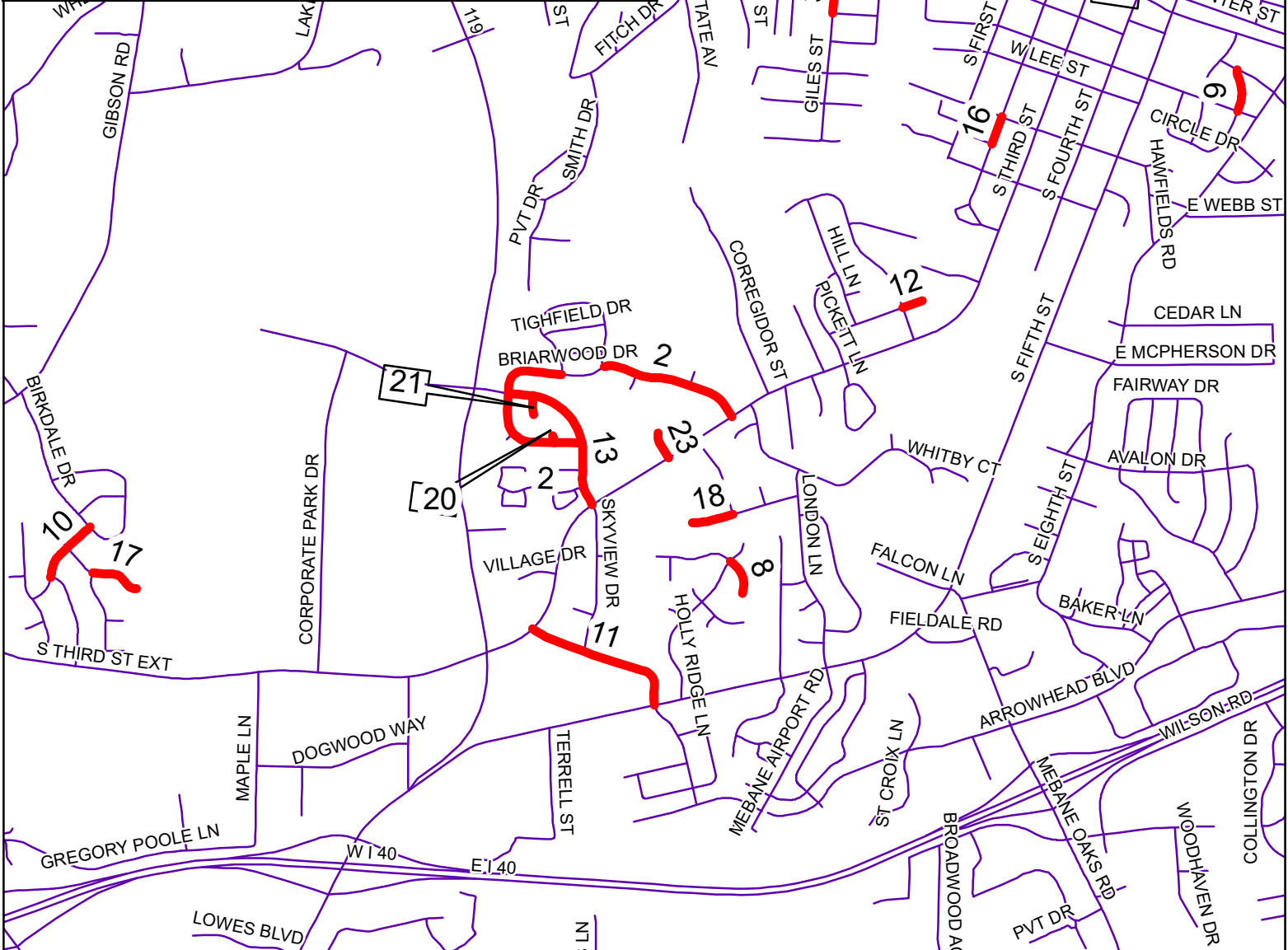
A handwritten signature in blue ink, appearing to read 'Mark D. Reich', is written over the company name.

Mark D. Reich, P. E.

encl.

cc: David Cheek
Chris Rollins
Jeanne Tate
Wayne Pore

Map No.	Street Name	From	To
2020-2021 Overall Map			
2	Briarwood Drive	Fieldstone Drive	Huckleberry Loop
3	Giles Street	W Holt Street	W Jackson Street
4	N Fourth Street	E Ruffin Street	W Graham Street
5	W Ruffin Street	N First Street	N Fourth Street
6	N Charles Street	W Clay Street	W Ruffin Street
7	N Third Street	W Ruffin Street	W Graham Street
8	E Newberry Drive	Cul De Sac	Holly Ridge Lane
9	Circle Drive	E Jackson Street	E Oakwood Street
10	Bethpage Drive	Augusta Drive	Birkdale Circle
11	Foust Road	Third Street	Fifth Street
12	Stuart Drive	Cul De Sac	Stonewall Drive
13	Fieldstone Drive	S Third St. Pav. Limits	Briarwood Drive
14	N Fourth Street	W Brown Street	Dead End
15	N Fifth Street	Drake Lane	Paddle Lane
16	S Second Street	W Mckinley Street	W Austin Street
17	Montreux Drive	Olympic Drive	Dead End
18	Newcastle Road	Stoneham Road	Dead End
19	N Second Street	W Graham Street	W Crawford Street
20	Sandstone Court	Briarwood Court	Circle Drive
21	Coquina Court	Fieldstone Drive	Cul De Sac
22	W Crawford Street	N First Street	N Fourth Street
23	Oak Forest Court	S Third Street	Cul De Sac



aw
ck

alley, williams, carmen, & king, inc.
ENGINEERS & ARCHITECTS

740 chapel hill road
burlington, nc 27216

p.o. box 1179
(336)226-5534

PROPOSED STREET IMPROVEMENTS

OVERALL MAP

CITY OF MEBANE, N.C.

SHEET: **1**
OF 23

SCALE: 1 in = 1,800 ft DATE: 9/23/20 MAP BY: JCP

Rating (PCR) Order Street Listing (Ascending)

D	STREET	TP	CL	BLK	BEG DESC	Inventory END DESC	LEN	P	W	L	C	CT	S-L	S-R	AH	AN	AL	AM	AS	Distress										PCR	TOTAL COST	Results	
																				BK	RF	RT	RV	BL	RQ	PA	ACT-1	ACT-2					
N	FIFTH	ST	B	600	GREEN PASTURE RD	E DILLARD ST	350	P	26	2	2	SC	C	N	2	5	0	0	5	S	N	N	N	N	L	N	16	\$30,131.00	PM1.5+S	FDP			
N	FIFTH	ST	B	500	E BROWN ST	GREEN PASTURE RD	641	P	26	2	2	SC	C	N	2	3	3	2	2	S	N	N	N	N	L	L	21	\$49,170.00	PM1.5+S	FDP			
	CORREGIDOR	ST	A	600	END MAINT	S THIRD ST	1943	P	33	3	2	SC	C	N	0	5	2	1	2	S	N	N	N	N	L	M	24	\$137,355.00	PM1.5+S	FDP			
	BLUE LAKE	DR	A	400	LARGE OAK LN	FIVE PINE CT	314	P	26	2	2	CR	C	N	0	3	0	0	7	L	N	N	N	N	L	N	26	\$20,765.00	PM1.5	FDP			
	SPRING FOREST	DR	B	148	WILLOWBROOK CT	CUL DE SAC	188	P	26	2	2	CR	C	N	0	3	0	0	7	L	N	N	N	N	L	N	26	\$18,646.00	PM1.5	FDP			
N	FIFTH	ST	B	700	E DILLARD ST	W SEBASTIAN CT	479	P	26	2	2	SC	C	N	0	5	2	1	2	S	N	N	N	N	L	N	34	\$32,199.00	PM1.5+S	FDP			
	FALCON	LN	A	101	S FIFTH ST & MEBANE OAKS	DEAD END	885	P	20	2	1	SC	P	N	0	5	2	0	3	M	N	N	N	N	L	M	35	\$14,377.00	FDP	CS			
	SKYVIEW	DR	A	1223	NEWBERRY RD	DAWN CT	677	P	26	2	2	CR	C	N	0	5	0	0	5	L	N	N	N	N	L	M	36	\$38,447.00	PM1.5	FDP			
S	FIRST	ST	A	101	W WASHINGTON ST	W HOLT ST	428	P	20	2	2	SC	P	C	0	4	3	2	1	S	N	N	N	N	L	N	36	\$18,880.00	PM1.5+S	FDP			
	NEAL	ST	A	601	N WILBA RD	WOODLAWN DR & N CHARL	335	P	20	2	0		N	N	0	4	0	0	6	L	N	N	N	N	L	N	36	\$18,043.00	PM1.5	FDP			
E	CRAWFORD	ST	A	101	N FOURTH ST	N FIFTH ST	381	P	20	2	0		N	N	0	3	3	2	2	M	N	N	N	N	L	L	36	\$8,013.00	FDP	CS			
E	LARAMIE	DR	A	100	LARAMIE CT	N NINTH ST	1482	P	28	2	2	SC	N	N	0	4	2	2	2	M	N	N	N	N	L	L	38	\$32,258.00	FDP	CS			
	BRIARWOOD	DR	A	1129	FIELDSTONE DR	TRAVERTINE CT	471	P	28	2	2	CR	C	N	0	7	0	1	2	S	N	N	N	N	L	N	39	\$26,456.00	PM1.5+S	FDP			
S	FOURTH	ST	A	601	CHG WIDTH	CUL DE SAC	415	P	26	2	2	CR	N	N	0	5	2	0	3	M	N	L	N	N	L	N	40	\$7,022.00	FDP	CS			
	SPRING FOREST	DR	B	100	MANN'S FARM RD	WILLOWBROOK CT	1100	P	26	2	2	CR	C	N	0	5	1	1	3	L	N	N	N	N	L	S	42	\$78,046.00	PM1.5	FDP			
	GILES	ST	A	201	W HOLT ST	W JACKSON ST	391	P	20	2	0		C	N	0	4	3	1	2	M	N	N	N	N	L	L	42	\$6,391.00	FDP	CS			
N	THIRD	ST	B	301	W RUFFIN ST	W GRAHAM ST	275	P	28	2	2	SC	C	N	0	5	2	1	2	M	N	N	N	N	L	L	44	\$18,448.00	PM1.5	FDP			
W	RUFFIN	ST	A	301	N SECOND ST	N FIRST ST	399	P	22	2	0		N	C	0	6	2	1	1	S	N	N	N	N	L	N	44	\$16,978.00	PM1.5+S	FDP			
N	CHARLES	ST	A	251	W CLAY ST	RUFFIN	272	P	22	2	0		C	N	0	6	2	1	1	S	N	N	N	N	L	N	44	\$11,522.00	PM1.5+S	FDP			
N	FOURTH	ST	A	300	E RUFFIN ST	W GRAHAM ST & E GRAHAM	275	P	20	2	0		C	N	0	6	2	1	1	S	N	N	N	N	L	N	44	\$10,792.00	PM1.5+S	FDP			
E	NEWBERRY	DR	A	1101	CUL DE SAC	HOLLY RIDGE LN	425	P	24	2	2	CR	C	C	0	4	1	1	4	L	N	N	N	N	L	N	47	\$23,047.00	PM1.5	FDP			
	BETHPAGE	DR	A	1301	MONTREUX CT	BIRKDALE CIR	351	P	24	2	2	CR	C	C	0	4	1	1	4	L	N	N	N	N	L	N	47	\$19,032.00	PM1.5	FDP			
	CIRCLE	DR	A	501	E JACKSON ST	E OAKWOOD ST	493	P	21	2	0		N	N	0	5	1	1	3	L	N	N	L	N	L	L	47	\$9,275.00	FDP				
W	CRAWFORD	ST	A	301	N FIRST ST	N SECOND ST	424	P	20	2	0		N	N	0	8	0	1	1	S	N	N	N	N	L	N	49	\$16,745.00	PM1.5+S	FDP			
	FOUST	RD	B	101	S THIRD ST	SKYVIEW DR	642	P	21	2	0		C	N	0	6	0	0	4	L	N	N	L	N	L	N	50	\$41,395.00	PM1.5	FDP			
W	RUFFIN	ST	A	101	N FOURTH ST & E RUFFIN ST	N THIRD ST	549	P	20	2	0		N	N	0	7	2	0	1	S	N	N	N	N	L	N	50	\$19,067.00	PM1.5+S	FDP			
	BRIARWOOD	DR	A	200	BRIARWOOD CT	EDDIETON CT	623	P	28	2	2	CR	N	C	0	5	1	1	3	L	N	N	L	N	L	N	52	\$11,713.00	FDP				

D	STREET	TP	CL	BLK	Inventory		LEN	Distress																Results						
					BEG	DESC		END	DESC	P	W	L	C	CT	S-L	S-R	AH	AN	AL	AM	AS	BK	RF	RT	RV	BL	RQ	PA	PCR	TOTAL COST
	GREAT SMOKEY MOUNTAIN	DR	A	500	YOSIMITE CT	MT RANIER DR	414	P	26	2	2	CR	C	N	0	5	1	1	3	L	N	N	L	N	L	N	52	\$7,791.00	FDP	
	STUART	DR	A	801	CUL DE SAC	STONEWALL DR	233	P	28	2	2	CR	C	N	0	6	1	1	2	M	N	N	N	N	L	N	52	\$3,975.00	FDP	CS
W	CRAWFORD	ST	A	201	N SECOND ST	N THIRD ST	418	P	20	2	0		N	N	0	6	3	1	0	M	N	N	N	N	M	L	52	\$2,844.00	FDP	CS
	FIELDSTONE	DR	A	1105	BRIARWOOD DR	COQUINA CT	827	P	28	2	2	CR	C	N	0	8	0	2	0	S	N	N	N	N	L	N	53	\$42,527.00	PM1.5+S	FDP
	BRIARWOOD	DR	A	500	HUCKLEBERRY LOOP	FIELDSTONE DR	789	P	28	2	2	CR	C	N	0	8	0	2	0	S	N	N	N	N	L	N	53	\$40,562.00	PM1.5+S	FDP
N	FOURTH	ST	A	601	W BROWN ST	END MAINT	610	P	20	2	0		N	N	0	5	1	0	4	L	N	N	N	N	L	N	53	\$11,501.00	FDP	
	GREAT SMOKEY MOUNTAIN	DR	A	400	BIG BEND DR	EVERGLADES DR	466	P	26	2	2	CR	N	C	0	5	1	0	4	L	N	N	N	N	L	N	53	\$8,798.00	FDP	
	BRIARWOOD	DR	A	300	EDDIETON CT	HUCKLEBERRY	388	P	28	2	2	CR	N	C	0	6	1	0	3	L	N	N	L	N	L	L	53	\$5,512.00	FDP	
	FIELDSTONE	DR	A	0	S THIRD ST	QUARTER CREEK	216	P	28	2	2	SC	C	N	0	9	0	1	0	S	N	N	N	N	L	L	54	\$10,079.00	PM1.5+S	FDP
	DEERFIELD	TC	A	530	MILLSTEAD DR	END MAINT	320	P	26	2	2	CR	C	N	0	6	2	0	2	M	N	N	N	N	L	N	55	\$3,899.00	FDP	CS
N	FIFTH	ST	B	1000	KIT LN	PADDLE LN	341	P	26	2	2	CR	N	C	0	5	1	1	3	L	N	N	N	N	L	N	57	\$24,207.00	PM1.5	FDP
	BLUE LAKE	DR	A	500	FIVE PINE CT	ASHBURY BLVD	561	P	26	2	2	CR	C	N	0	5	1	1	3	L	N	N	N	N	L	N	57	\$10,600.00	FDP	
	MONTREUX	DR	A	1201	OLYMPIC DR	DEAD END	564	P	24	2	2	CR	C	C	0	5	1	1	3	L	N	N	N	N	L	N	57	\$10,600.00	FDP	
	NEWCASTLE	RD	A	151	STONEHAM RD	DEAD END	475	P	28	2	2	CR	N	N	1	5	1	1	3	L	N	N	N	N	L	N	57	\$8,957.00	FDP	
S	SECOND	ST	A	501	W MCKINLEY ST	W AUSTIN ST	331	P	20	2	0		N	C	0	5	1	1	3	L	N	N	N	N	L	N	57	\$6,201.00	FDP	
	ST ANDREWS	DR	A	1324	BAYHILL CT	BAYHILL CT	58	P	34	2	2	CR	C	N	0	5	1	1	3	L	N	N	N	N	L	N	57	\$1,113.00	FDP	
	ST ANDREWS	DR	A	1628	GENE SARAZEN DR	BEGIN ISLAND	758	P	16	2	2	CR	C	N	1	7	3	0	0	S	N	N	N	N	L	N	58	\$18,198.00	PM1.5+S	
	OAKFIELD	TR	A	600	LAKE MICHAEL WAY	VILLAGE LAKE DR	902	P	26	2	2	CR	C	N	0	8	1	0	1	L	N	N	N	N	M	S	58	\$13,361.00	SO	FDP
	SANDSTONE	CT	A	1101	BRIARWOOD DR	CIRCLE DR	79	P	79	2	2	CR	N	N	0	7	3	0	0	S	N	N	N	N	L	N	58	\$9,356.00	PM1.5+S	
N	SECOND	ST	A	400	W GRAHAM ST	W CRAWFORD ST	534	P	26	2	2	SC	N	N	0	6	3	0	1	M	N	N	N	N	L	L	58	\$4,010.00	FDP	CS
	BRIARWOOD	DR	A	1113	TRAVERTINE CT	CIRCLE DR	497	P	28	2	2	CR	C	N	0	9	0	1	0	S	N	N	N	N	L	N	59	\$23,203.00	PM1.5+S	FDP
	BRIARWOOD	DR	A	1200	CIRCLE DR	FIELDSTONE DR	314	P	28	2	2	CR	C	N	0	9	0	1	0	S	N	N	N	N	L	N	59	\$14,674.00	PM1.5+S	FDP
	FIELDSTONE	DR	A	1101	QUARTER CREEK	BRIARWOOD DR	310	P	28	2	2	SC	C	N	0	9	0	1	0	S	N	N	N	N	L	N	59	\$14,498.00	PM1.5+S	FDP
	FIELDSTONE	DR	A	1201	COQUINA CT	BRIARWOOD DR	283	P	28	2	2	CR	C	N	0	9	0	1	0	S	N	N	N	N	L	N	59	\$13,205.00	PM1.5+S	FDP
	COQUINA	CT	A	1101	FIELDSTONE DR	CUL DE SAC	217	P	28	2	2	CR	N	N	0	9	0	1	0	S	N	N	N	N	L	N	59	\$10,119.00	PM1.5+S	FDP
	FIELDSTONE	DR	A	1051	QUARTER CREEK	QUARTER CREEK	202	P	28	2	2	SC	C	N	0	9	0	1	0	S	N	N	N	N	L	N	59	\$9,432.00	PM1.5+S	FDP
	BRIARWOOD	DR	A	100	S THIRD ST	BRIARWOOD CT	615	P	28	2	2	CR	N	C	0	6	2	1	1	M	N	N	N	N	L	N	59	\$7,647.00	FDP	CS
W	CLAY	ST	A	400	N WILBA RD	N CHARLES ST	554	P	22	2	1	MC	N	C	0	6	2	1	1	M	N	N	N	N	L	N	59	\$6,480.00	FDP	CS
W	CRAWFORD	ST	A	101	N THIRD ST	N FOURTH ST	543	P	20	2	0		N	N	0	6	2	1	1	M	N	N	N	N	L	N	59	\$6,235.00	FDP	CS
	FOUST	RD	B	109	SKYVIEW DR	S FIFTH ST	1164	P	21	2	0		C	N	0	5	2	0	3	L	N	N	N	N	L	N	60	\$64,147.00	PM1.5	FDP
	ASHBURY	BL	A	100	W US 70 HWY	MOCKINGBIRD LN	1099	P	26	2	2	SC	N	C	0	5	3	2	0	M	N	N	N	N	L	N	60	\$13,351.00	FDP	CS
	ST ANDREWS	DR	A	1332	GREAT SMOKEY MOUNTAIN	SAWGRASS CT	328	P	26	2	2	CR	C	N	0	8	2	0	0	S	N	N	N	N	L	N	60	\$12,798.00	PM1.5+S	

D	STREET	TP	CL	BLK	BEG	DESC	Inventory	END	DESC	LEN	Distress																Results						
											P	W	L	C	CT	S-L	S-R	AH	AN	AL	AM	AS	BK	RF	RT	RV	BL	RQ	PA	PCR	TOTAL COST	ACT-1	ACT-2
	OAK FOREST	CT	A	201	S	THIRD ST		CUL DE SAC	316	P	26	2	2	CR	N	N	0	5	2	0	3	L	N	N	N	N	L	N	60	\$4,452.00	FDP		
	SAM SNEAD	DR	A	601	BEN HOGAN DR			BYRON NELSON DR	258	P	26	2	2	CR	C	N	0	7	2	0	1	M	N	N	N	N	L	L	60	\$1,927.00	FDP	CS	
	EVERGLADES	DR	A	500	GREAT SMOKEY MOUNTAIN			MT RAINIER DR	936	P	26	2	2	CR	N	C	0	5	1	2	2	L	N	N	N	N	L	N	61	\$17,596.00	FDP		
	BETHPAGE	DR	A	1201	AUGUSTA			MONTREUX CT	402	P	24	2	2	CR	C	C	0	5	1	2	2	L	N	N	N	N	L	N	61	\$7,526.00	FDP		
	GREAT SMOKEY MOUNTAIN	DR	A	412	ACADIA CT			SHENANDOAH WAY	403	P	26	2	2	CR	C	N	0	7	1	1	1	M	N	N	N	N	L	N	62	\$4,922.00	FDP	CS	
	GREAT SMOKEY MOUNTAIN	DR	A	400	SHENANDOAH WAY			YOSEMITE CT	343	P	26	2	2	CR	C	N	0	7	1	1	1	M	N	N	N	N	L	N	62	\$4,121.00	FDP	CS	
W	RUFFIN	ST	A	201	N	THIRD ST		N SECOND ST	415	P	28	2	2	VC	C	C	0	7	3	0	0	M	N	N	N	N	L	M	62	\$1,226.00	CS		
	ST ANDREWS	DR	A	1500	CATES DR			ELK RIVER CT	837	P	26	2	2	CR	C	N	0	6	2	2	0	M	N	N	N	N	L	N	63	\$10,194.00	FDP	CS	
	GREAT SMOKEY MOUNTAIN	DR	A	300	ST ANDREWS DR			GREAT SMOKEY MOUNTAIN	1016	P	26	2	2	CR	C	N	0	6	3	0	1	M	N	N	N	N	L	N	63	\$7,558.00	FDP	CS	
	BELLE	CT	A	201	N	THIRD ST		CUL DE SAC	445	P	28	2	2	CR	N	C	0	6	1	0	3	L	N	N	N	N	L	N	63	\$6,307.00	FDP		
	PEBBLE BEACH	DR	A	211	CYPRESS PT			CUL DE SAC	799	P	26	2	2	CR	N	C	0	8	1	0	1	M	N	N	N	N	L	L	63	\$5,956.00	FDP	CS	
	STRATFORD	DR	A	301	DEAD END			S EIGHTH ST	401	P	20	2	0		N	N	0	6	1	0	3	L	N	N	N	N	L	N	63	\$5,671.00	FDP		
N	THIRD	ST	A	801	BELLE CT			EDWARD CT	269	P	28	2	2	CR	C	N	0	6	1	0	3	L	N	N	N	N	L	N	63	\$3,816.00	FDP		
S	SECOND	ST	A	701	W ROOSEVELT ST			S THIRD ST	894	P	20	2	0		N	P	0	6	2	0	2	L	N	N	L	N	L	N	65	\$8,427.00	FDP		
N	FIFTH	ST	B	900	DRAKE LN			KIT LN	311	P	26	2	2	CR	N	C	0	8	0	0	2	L	N	N	N	N	L	M	65	\$5,883.00	FDP		
	WALKER	DR	A	301	WALKER CT			S EIGHTH ST	621	P	21	2	0		N	C	0	7	2	0	1	M	N	N	N	N	L	N	65	\$4,292.00	FDP	CS	
	SAM SNEAD	DR	A	201	BYRON NELSON DR			BEN HOGAN DR	311	P	26	2	2	CR	C	N	0	7	2	0	1	M	N	N	N	N	L	N	65	\$2,337.00	FDP	CS	
	LARAMIE	CT	A	101	E LARAMIE DR			CUL DE SAC	264	P	28	2	2	SC	N	N	0	7	2	0	1	M	N	N	N	N	L	N	65	\$2,052.00	FDP	CS	
	BEAUREGARD	LN	A	201	S	THIRD ST		STONEMALL DR	1077	P	28	2	2	CR	C	N	0	6	3	1	0	M	N	N	N	N	L	N	66	\$8,271.00	FDP	CS	
W	JACKSON	ST	A	101	S	FOURTH ST		S	THIRD ST	546	P	26	2	2	SC	C	C	0	6	3	1	0	M	N	N	N	N	L	N	66	\$4,042.00	FDP	CS
	MILLSTEAD	DR	A	100	S NC 119 HWY			DEERFIELD TRC	722	P	26	2	2	CR	C	N	0	6	1	1	2	L	N	N	N	N	L	N	67	\$10,176.00	FDP		
	PADDLE	LN	A	200	N	FIFTH ST		BEAVER CREEK DR	662	P	26	2	2	CR	C	N	0	6	1	1	2	L	N	N	N	N	L	N	67	\$9,381.00	FDP		
S	SECOND	ST	A	201	W	HOLT ST		W	JACKSON ST	405	P	20	2	0		N	N	0	6	1	1	2	L	N	N	N	N	L	N	67	\$5,724.00	FDP	
	AVALON	DR	A	305	BUENA VISTA RD			S	EIGHTH ST	230	P	20	2	0		N	N	0	6	1	1	2	L	N	N	N	N	L	N	67	\$3,233.00	FDP	
	CLEVELAND	ST	A	100	W	HOLT ST		JACKSON ST	386	P	20	2	0		N	N	0	8	1	0	1	L	N	N	N	N	L	S	68	\$4,805.00	SO	FDP	
E	ASHLAND	DR	A	501	BEAVER CREEK DR			N	NINTH ST	366	P	26	2	2	CR	N	C	0	7	1	0	2	L	N	N	N	N	L	L	68	\$3,445.00	FDP	
	WALTER HAGEN	DR	A	121	GENE SARAZEN DR			CUL DE SAC	259	P	26	2	2	CR	N	N	0	8	1	0	1	M	N	N	N	N	L	N	68	\$1,930.00	FDP	CS	
	BRIARWOOD	CT	A	101	BRIARWOOD DR			CUL DE SAC	164	P	28	2	2	CR	N	N	0	8	1	0	1	M	N	N	N	N	L	N	68	\$1,279.00	FDP	CS	
	PADDLE	CT	A	101	CUL DE SAC			PADDLE LN	124	P	26	2	2	CR	N	N	0	8	1	0	1	M	N	N	N	N	L	N	68	\$923.00	FDP	CS	
	KIT	CT	A	101	CUL DE SAC			KIT LN & N FIFTH ST	118	P	26	2	2	CR	N	N	0	8	1	0	1	M	N	N	N	N	L	N	68	\$854.00	FDP	CS	
E	GRAHAM	ST	A	406	N	EIGHTH ST		N	NINTH ST	381	P	28	2	2	SC	N	N	0	7	2	1	0	M	N	N	N	N	L	N	69	\$2,928.00	FDP	CS
	WALKER	CT	A	300	S	EIGHTH ST		WALKER DR	417	P	21	2	0		N	C	0	7	2	1	0	M	N	N	N	N	L	N	69	\$2,885.00	FDP	CS	

TABULATION OF BIDS

City of Mebane

2020-2021 Street Repair Contract

Bid Date: Tuesday, November 10, 2020 at 2:00 PM

Location: Mebane Municipal Building

106 E. Washington Street, Mebane, North Carolina 27302

Bids Opened By: Mark Reich, PE, Project Engineer

Witnessed By: 5 Bidders & AWCK/City Staff

Project No. 20099

CONTRACTOR	N.C. LICENSE NO.	BID SECURITY	ADD. RE'CD	AFFIDAVIT A OR B	E-VERIFY RE'CD	IRAN CERT.	TOTAL BID AMOUNT
APAC-Atlantic, Inc. Thompson-Arthur Division	12459	5% Bid Bond	✓	A \$90,992.90	✓	✓	\$ 909,929.00
Carolina Sunrock, LLC	71559	5% Bid Bond	✓	A \$107,125	✓	✓	\$ 762,307.50
Fred Smith Company, LLC	43848	5% Bid Bond	✓	A \$87,000	✓	✓	\$ 865,633.75 ¹
Sharpe Brothers A Division of Vecellio & Grogan, Inc.	12703	5% Bid Bond	✓	A \$88,069.31	✓	✓	\$ 871,973.33
Waugh Asphalt Inc.	59882	5% Bid Bond	✓	A \$89,932	✓	✓	\$ 899,311.95

Notes:

¹ 2 Mathematical errors were noted during review of bids for item numbers 15 & 20, resulting in a reduction in their bid amount of \$1,740.00. Outcome was not altered.




THIS IS CERTIFIED TO BE A TRUE COPY OF BIDS RECEIVED

AGENDA ITEM #5A

Ordinance to Extend the Corporate Limits-
6019 West Ten Road

Continuance Requested

Meeting Date

December 7, 2020

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

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 non-contiguous satellite annexation containing approximately 47.502 acres located at 6019 West Ten Road in Orange County. *The applicant is requesting a continuance of the public hearing to the January 4, 2021, meeting.*

Background

At the November 2, 2020 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 December 7, 2020 to consider approval of extending Mebane's corporate limits. The Public Hearing Notice was properly advertised.

At the November 9, 2020, meeting, the Mebane Planning Board voted unanimously to continue the discussion on the conditional rezoning request for this property to allow for the completion of a Traffic Impact Analysis (TIA), as required by the Mebane Unified Development Ordinance. Upon completion of the TIA, staff findings can be completed for the project and the Planning Board is expected to recommend an action to the City Council at their December 14, 2020, meeting. The public hearings for both the annexation and rezoning requests can, accordingly, be jointly considered at the January 4, 2020, City Council meeting.

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 of an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 47.502 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. 139

WHEREAS, the City Council has been petitioned under G.S. 160A-58.1 to annex the area described below; and

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

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Mebane Municipal Building at 6:00 p.m. on December 7, 2020 after due notice by the Mebane Enterprise on November 25, 2020; and

WHEREAS, the City Council finds that the area described therein meets the standards of G.S. 160A-58.1 (b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the City;
- b. No point on the proposed satellite corporate limits is closer to another municipality than to the City;
- c. The area described is so situated that the City will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation;

WHEREAS, the City Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the City Council further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City and of the area proposed for annexation will be best served by annexing the area described;

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-58.2, the following described non-contiguous territory is hereby annexed and made part of the City of Mebane, as of December 7, 2020:

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

BEGINNING AT A COMPUTED POINT (POB) LOCATED IN THE CENTERLINE OF WEST TEN ROAD (SR 1144) HAVING NORTH CAROLINA GRID COORDINATES OF NORTH 844602.1913' EAST 1933898.4199' AND BEING LOCATED S77° 19' 40"E 200.01 FEET FROM THE CENTERLINE INTERSECTION WITH BUCKHORN ROAD (SR 1114); THENCE FROM THE POB ALONG THE CENTERLINE OF WEST TEN ROAD THE FOLLOWING SEVEN COURSES: (1) S80°43'47"E 119.69 FEET TO A COMPUTED POINT; (2) S84°05'37"E 120.08 FEET TO A COMPUTED POINT; (3) S87°41'03"E 119.99 FEET TO A COMPUTED POINT; (4) S89°50'33"E 119.99 FEET TO A COMPUTED POINT; (5) N89°29'03"E 413.49 FEET TO A COMPUTED POINT; (6) N89°19'05"E 200.00 FEET TO A COMPUTED POINT; (7) N87°39'25"E 105.78 FEET TO A COMPUTED POINT; THENCE LEAVING THE CENTERLINE OF THE ROAD S09°40'05"E 31.23 FEET TO A PINCHED IRON PIPE ON THE SOUTHERN 60' PUBLIC RIGHT OF WAY OF WEST TEN ROAD AND BEING THE COMMON CORNER WITH NOW OF FORMERLY DAVID THOMAS SR SQUIRES AND RUBY L SQUIRES DEED BOOK 1492, PAGE 366; THENCE ALONG THE COMMON LINE WITH SQUIRES S09° 40' 05"E 1,778.17 FEET TO A PINCHED IRON PIPE THE COMMON CORNER WITH THE HOLGER JOHANN SUBDIVISION AS SHOWN ON PLAT BOOK 106, PAGE 171; THENCE ALONG THE HOLGER COMMON LINE N89° 43' 20"W 977.08 FEET TO A 1/2" IRON PIPE THE COMMON CORNER WITH DORIS DOBY DEED BOOK 210, PG. 478 LOCATED IN THE COMMON LINE WITH MARY H HRS COPELAND; THENCE ALONG THE DORIS DOBY COMMON LINE N15° 56' 53"W 572.87 FEET TO A 1/2" IRON PIPE THE COMMON CORNER WITH ANNA DOBY DEED BOOK 210, PG. 479; THENCE ALONG THE ANNA DOBY COMMON LINE N29° 05' 43"W 692.92 FEET TO A 1/2" IRON PIPE; THENCE S73°40'10"W 36.02 FEET TO A 1/2" IRON PIPE A COMPUTED POINT ON THE EASTERN 60' PUBLIC RIGHT OF WAY OF BUCKHORN ROAD; THENCE S73°40'10"W 30.06 FEET TO A COMPUTED POINT LOCATED IN THE CENTERLINE OF BUCKHORN ROAD; THENCE ALONG THE CENTERLINE OF BUCKHORN ROAD N12° 47' 41"W 511.57 FEET TO A COMPUTED POINT; THENCE LEAVING THE CENTERLINE S77°20'44"E 33.22 FEET TO A 3/4" IRON PIPE LOCATED ON THE EASTERN RIGHT OF WAY OF BUCKHORN ROAD AND BEING THE COMMON CORNER WITH JOSE A BOCANEGRA DEED BOOK 6117, PAGE 396; THENCE ALONG THE BOCANEGRA COMMON LINE THE FOLLOWING TWO COURSES: (1) S77°20'44"E 166.92 FEET TO A COMPUTED POINT NEAR AN EXISTING 18" CEDAR TREE; (2) N12°37'38"W 185.45 FEET TO A BENT IRON PIPE LOCATED ON THE SOUTHERN RIGHT OF WAY WEST TEN ROAD; THENCE N12°37'38"W 32.43 FEET TO THE POB; CONTAINING 2,069,201 SQUARE FEET OR 47.502 ACRES.

Section 2. Upon and after December 7, 2020 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Mebane and shall be entitled to the same privileges and benefits as other parts of the City of Mebane. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted this 7th day of December, 2020.

Ed Hooks, Mayor

ATTEST:

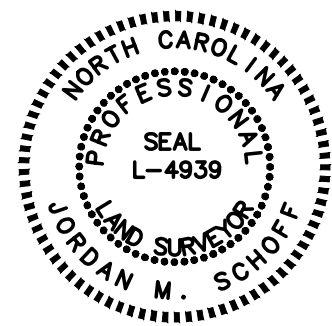
APPROVED AS TO FORM:

Stephanie W. Shaw, City Clerk

Lawson Brown, City Attorney

SURVEYOR CERTIFICATION

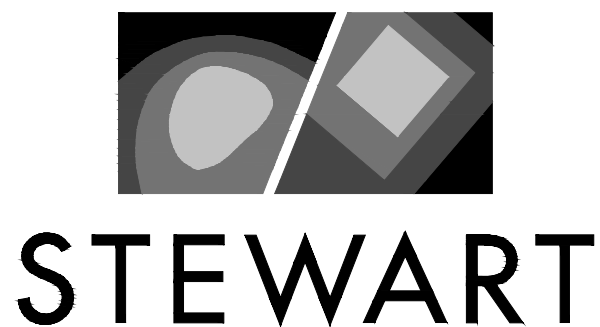
I, JORDAN M. SCHOFF, PLS. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6625, PAGE 582, etc); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 27TH DAY OF OCTOBER, A.D., 2020.



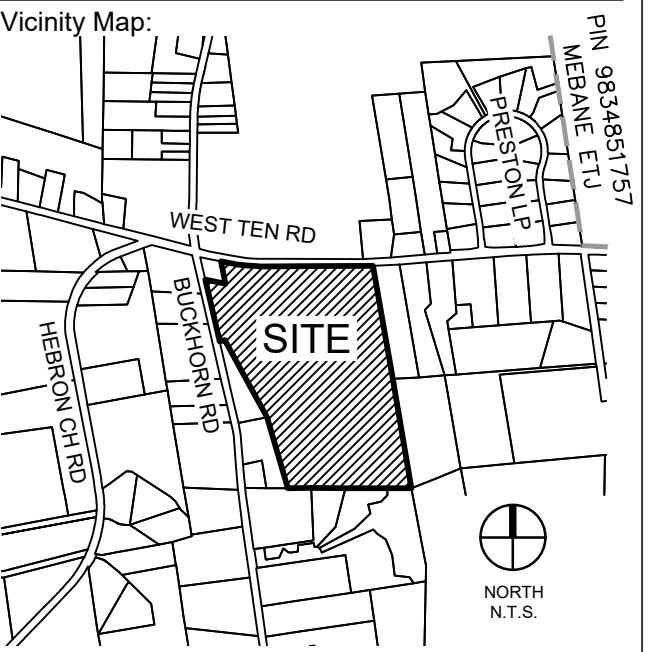
DocuSigned by:
 Jordan M. Schoff
 JORDAN M. SCHOFF
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-4939

I, JORDAN M. SCHOFF, PROFESSIONAL LAND SURVEYOR L-4939, HEREBY CERTIFY:
 c.1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 GS 47-30 (j)

DocuSigned by:
 Jordan M. Schoff
 JORDAN M. SCHOFF
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-4939



5410 OLD POOLE RD
 RALEIGH, NC 27610
 T 919.380.8750
 FIRM LICENSE #: C-1051
 www.stewartinc.com
 PROJECT #: C20047



LINE	BEARING	DISTANCE
L1	S80°43'47"E	119.69'
L2	S84°05'37"E	120.08'
L3	S87°41'03"E	119.99'
L4	S89°50'33"E	119.99'
L5	N89°29'03"E	413.49'
L6	N89°19'05"E	200.00'
L7	N87°39'25"E	105.78'
L8	S09°40'05"E	31.23'
L9	S73°40'10"W	36.02'
L10	S73°40'10"W	30.06'
L11	S77°20'44"E	33.22'
L12	S77°20'44"E	166.92'
L13	N12°37'38"W	185.45'
L14	N12°37'38"W	32.43'
L15	S80°46'40"E	108.48'
L16	S84°05'37"E	121.90'
L17	S87°41'03"E	121.50'
L18	S89°50'33"E	120.73'
L19	N89°29'03"E	413.71'
L20	N89°19'05"E	200.48'
L21	N88°09'58"E	110.20'

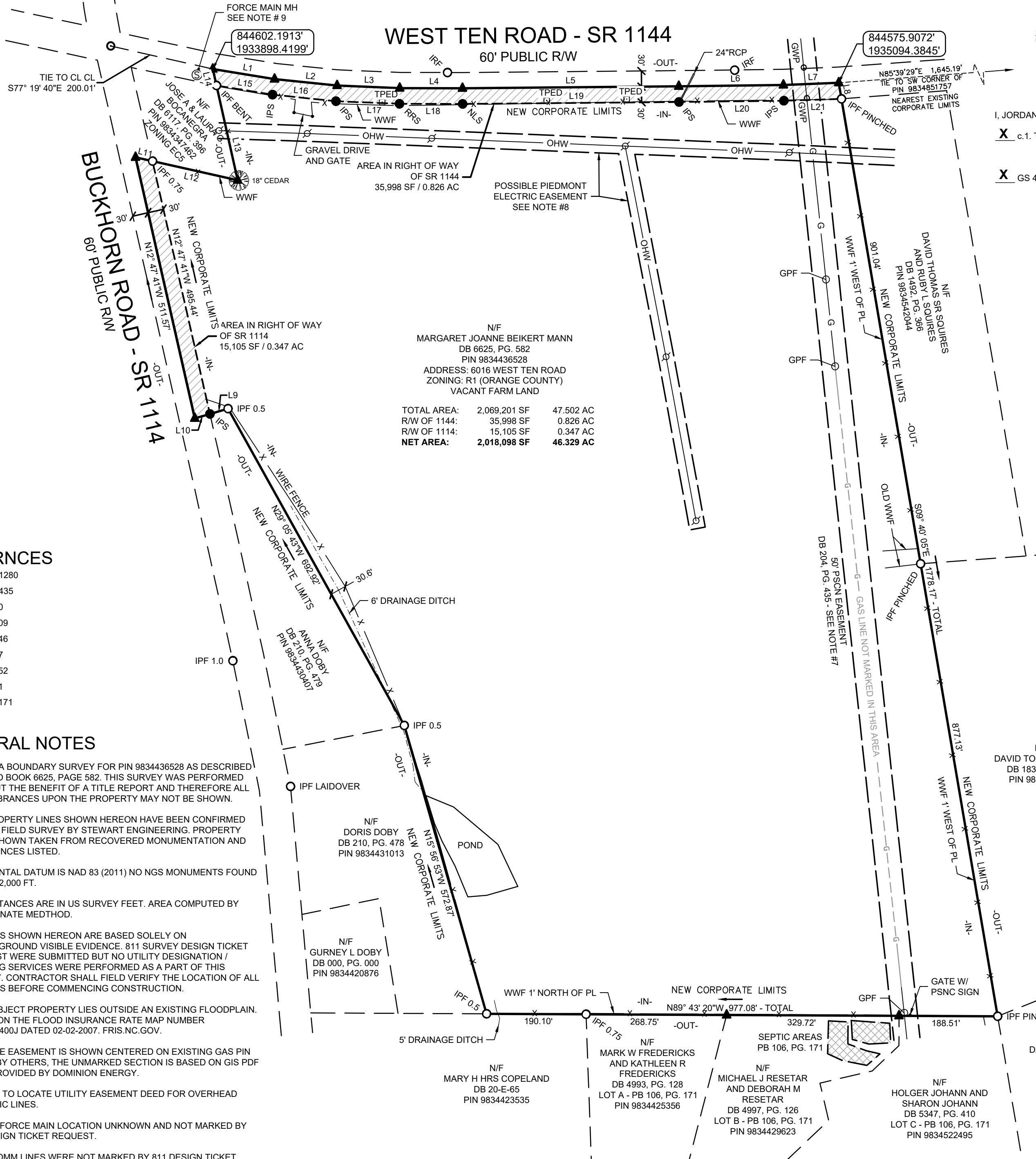
LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- RRS RR SPIKE SET
- NLS NAIL SET
- ▲ CALCULATED POINT
- GWP GAS MARKER
- GPF GAS PIN FLAG (BY OTHERS)
- UTILITY POLE
- TPED TEL-COM PEDESTAL
- ⊙ SEWER MANHOLE
- X— WIRE FENCE
- OHW— OVERHEAD WIRES
- G— UNDERGROUND GAS LINE
- WWF— WIRE FENCE

Title:
NON-CONTIGUOUS VOLUNTARY ANNEXATION PLAT (SATELLITE) FOR CITY OF MEBANE: MARGARET JOANNE BEIKERT MANN
 6019 WEST TEN ROAD
 CHEEKS TOWNSHIP, MEBANE
 ORANGE COUNTY, NORTH CAROLINA
 DATE: 09-08-2020 SCALE: 1" = 150'

No.	Date	Description
01	10-23-2020	MEBANE COMMENTS
02	10-27-2020	MEBANE COMMENTS

Project number: C20047 Sheet:
 Date: 09-08-2020
 Drawn by: JMS
 Checked by: CRD
1 of 1



REFERENCES

- DB 254, PG. 1280
- DB 204, PG. 435
- PB 5, PG. 140
- PB 39, PG. 109
- PB 71, PG. 146
- PB 80, PG. 37
- PB 93, PG. 152
- PB 96, PG. 41
- PB 106, PG. 171

GENERAL NOTES

1. THIS IS A BOUNDARY SURVEY FOR PIN 9834436528 AS DESCRIBED BY DEED BOOK 6625, PAGE 582. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A FIELD SURVEY BY STEWART ENGINEERING. PROPERTY LINES SHOWN TAKEN FROM RECOVERED MONUMENTATION AND REFERENCES LISTED.
3. HORIZONTAL DATUM IS NAD 83 (2011) NO NGS MONUMENTS FOUND WITHIN 2,000 FT.
4. ALL DISTANCES ARE IN US SURVEY FEET. AREA COMPUTED BY COORDINATE METHOD.
5. UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE-GROUND VISIBLE EVIDENCE. 811 SURVEY DESIGN TICKET REQUEST WERE SUBMITTED BUT NO UTILITY DESIGNATION / MARKING SERVICES WERE PERFORMED AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
6. THE SUBJECT PROPERTY LIES OUTSIDE AN EXISTING FLOODPLAIN. BASED ON THE FLOOD INSURANCE RATE MAP NUMBER 3710983400J DATED 02-02-2007. FRIS.NC.GOV.
7. GAS LINE EASEMENT IS SHOWN CENTERED ON EXISTING GAS PIN FLAGS BY OTHERS, THE UNMARKED SECTION IS BASED ON GIS PDF PLOT PROVIDED BY DOMINION ENERGY.
8. UNABLE TO LOCATE UTILITY EASEMENT DEED FOR OVERHEAD ELECTRIC LINES.
9. SEWER FORCE MAIN LOCATION UNKNOWN AND NOT MARKED BY 811 DESIGN TICKET REQUEST.
10. TELE-COMM LINES WERE NOT MARKED BY 811 DESIGN TICKET REQUEST.

G:\Projects\2020\C20047 - West 10 Industrial\DWG\C20047_BNDY.dwg Oct 27, 2020 - 4:32pm

AGENDA ITEM #5B

Ordinance to Extend the Corporate Limits- Chat Enterprises- Signature Flooring

Meeting Date

December 7, 2020

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

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 non-contiguous satellite annexation containing approximately 2.19 acres located on Mebane Oaks Road in Alamance County.

Background

At the November 2, 2020 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 December 7, 2020 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 of an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 2.19 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. 140

WHEREAS, the City Council has been petitioned under G.S. 160A-58.1 to annex the area described below; and

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

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Mebane Municipal Building at 6:00 p.m. on December 7, 2020 after due notice by the Mebane Enterprise on November 25, 2020; and

WHEREAS, the City Council finds that the area described therein meets the standards of G.S. 160A-58.1 (b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the City;
- b. No point on the proposed satellite corporate limits is closer to another municipality than to the City;
- c. The area described is so situated that the City will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation;

WHEREAS, the City Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the City Council further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City and of the area proposed for annexation will be best served by annexing the area described;

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-58.2, the following described non-contiguous territory is hereby annexed and made part of the City of Mebane, as of December 7, 2020:

Beginning at a point in Mebane Oaks Road (SR 1007), said point being S58°40'38"E 47.21' from existing corporate limits of the City of Mebane, also the SE corner of Lot 1 Garrett Crossings Shopping Center (PB.69 P.116).thence from said beginning point with Mebane Oaks Road (SR 1007) S19°21'16"E a distance of 300.64'to a point in said SR 1007; thence N70°49'32"E a distance of 261.00' to an axle; thence N01°16'44"E a distance of 320.67'to an axle; thence S 70°51'17" W a distance of 374.00' to a point in said SR 1007; which is the point of beginning, having an area of 2.19 Acres, 0.00342 Square Miles.

Section 2. Upon and after December 7, 2020 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 a duly certified copy of this ordinance. Such a map shall also be delivered to the Alamance County Board of Elections, as required by G.S. 163-288.1.

Adopted this 7th day of December, 2020.

Ed Hooks, Mayor

ATTEST:

APPROVED AS TO FORM:

Stephanie W. Shaw, City Clerk

Lawson Brown, City Attorney

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 RECORD BOOK CLEARLY INDICATED AS BEING THE ORIGINAL RECORD BOOK CLEARLY INDICATED AS BEING THE ORIGINAL 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 NC AC 1-100) THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

AND THAT I DO NOT KNOW OF ANY OTHER PERSONS WHOSE PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. (SEE ALSO NOS 47-30 (D))
 WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, 2020.

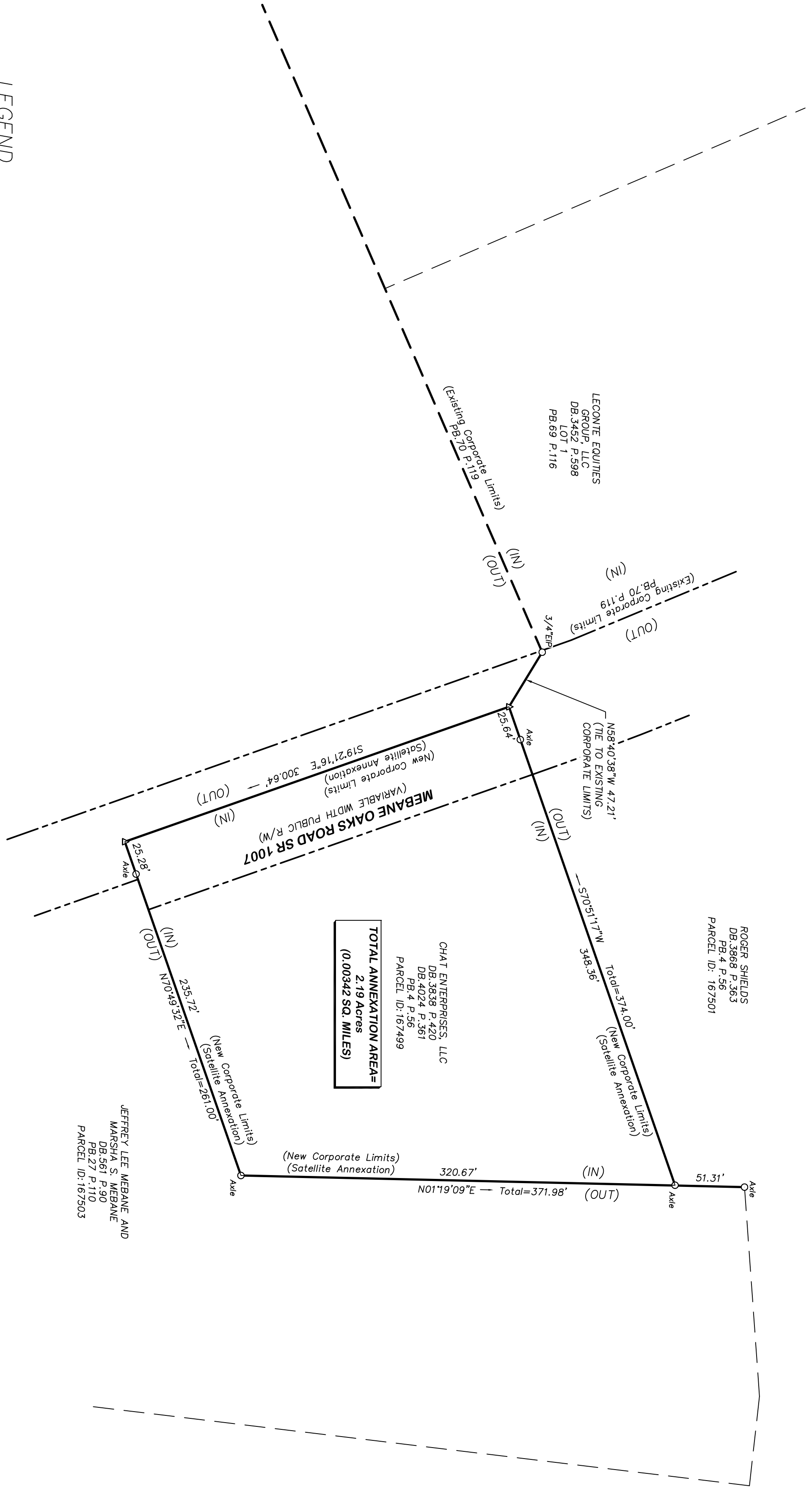
PROFESSIONAL LAND SURVEYOR
 L-3839
 REGISTRATION NUMBER

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCE, OR SITES.

PLANNING DIRECTOR CERTIFICATION

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

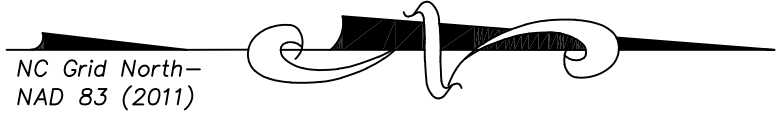
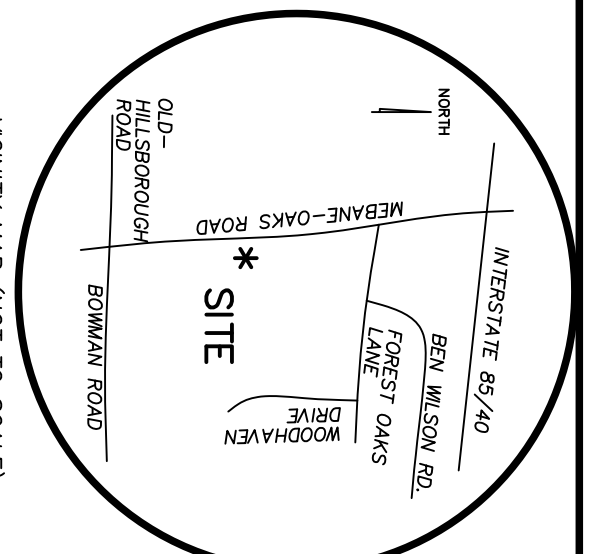
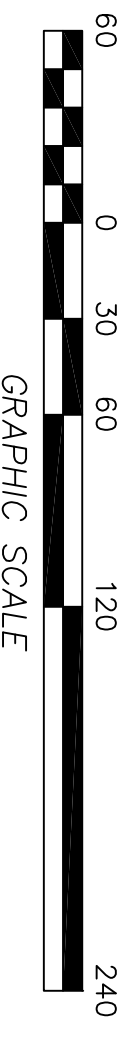
AUTHORIZED STAFF _____ DATE _____



TOTAL ANNEXATION AREA =
 2.19 Acres
 (0.00342 SQ. MILES)

LEGEND

- These standard symbols will be found in the drawing:
- REBAR FOUND
 - PK NAIL
 - EXISTING IRON PIPE
 - ⊙ 5/8" REBAR SET
 - STONE FOUND
 - CONCRETE MONUMENT
 - △ COMPUTED POINT
 - RIGHT-OF-WAY



- NOTES:
- 1) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - 2) NO ATTEMPT MADE TO LOCATE CEMETERIES, WETLANDS, HAZARDOUS MATERIALS SITES, UNDERGROUND UTILITIES, OTHER THAN THOSE SHOWN ABOVE OR BELOW GROUND.
 - 3) ALL AREAS BY COORDINATE COMPUTATION.
 - 4) NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

FINAL PLAT:
CITY OF MEBANE
CORPORATE LIMITS
EXTENSION
 NON-CONTIGUOUS (SATELLITE)
 VOLUNTARY ANNEXATION

SCALE: 1" = 60'
 MELVILLE TOWNSHIP—ALAMANCE COUNTY, NC
 DATE: OCTOBER 19, 2020

R.S. JONES & ASSOCIATES, INC.
 LAND SURVEYORS
 LICENSE NO.: C-2866
 201 WEST CLAY STREET MEBANE, N.C. 27302
 PH.: (919) 563-3623

AGENDA ITEM #5C

Ordinance to Extend the Corporate Limits-
Lebanon Road, LLC- Havenstone, Ph. 1

Meeting Date

December 7, 2020

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

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 satellite annexation containing approximately 34.283 acres located on Lebanon Road in Orange County.

Background

At the November 2, 2020 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 December 7, 2020 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 of an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 34.283 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. 141

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

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

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Mebane Municipal Building at 6:00 p.m. on December 7, 2020, after due notice by the Mebane Enterprise on November 25, 2020; 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 December 7, 2020:

BEGINNING at an existing iron pin in the north right of way line of Lebanon Road, SR1306, in the west line of Lebanon Road, LLC (see Deed Book 6627 page 2024, and Plat Book 98 page 48, Orange County Registry) and also being the southeast corner of Havenstone Homeowners Association Inc., Plat Book 120, Page 122, Open Space D, Orange County Registry, and said point having NC Grid Coordinates N. 859,041.73', E. 1,928,321.73' (NAD 83/11) as determined by a current GPS survey (Combined Grid Factor 0.999957661), and said point also being in the existing City of Mebane Corporate Limits Line; thence leaving the north right of way line of Lebanon Road and proceeding with the west line of Lebanon Road, LLC with the existing City of Mebane Corporate Limits Line along two (2) courses as follows with the east lines as shown on Plat Book 98, Page 48, Orange County Registry: (1) N. 05°47'49" W. 1403.44' to an existing iron pin, (2) N. 05°47'49" W. 219.69' to an existing iron pin at the northwest corner as shown on Plat Book 98, Page 48, and said point also being the northeast corner of Havenstone Homeowners Association Inc., Plat Book 121, Page 49, Open Space B, Orange County Registry; thence leaving the existing City of Mebane Corporate Limits Line and proceeding with the north line of Lebanon Road, LLC and the City of Mebane New Corporate Limits Line N. 78°53'06" E. 861.09' to an existing iron pin at the northeast corner as shown on Plat Book 98, Page 48, Orange County Registry; thence with east line of Lebanon Road, LLC and continuing with the City of Mebane New Corporate Limits Line along two (2) courses as follows: (1) S. 07°45'00" E. 190.77' to an existing iron pin, (2) S. 09°11'01" E. 1508.62' to an existing iron pin at the southeast corner as shown on Plat Book 98, Page 48, Orange County Registry; thence with the south line of Lebanon Road, LLC and continuing with City of Mebane New Corporate Limits Line, S. 82°01'09" W. 155.45' to a new iron pin set in the north right of way line of Lebanon Road, SR1306; thence with the north right of way line of Lebanon Road and continuing with the City of Mebane New Corporate Limits Line along four (4) courses as follows: (1) along a curve to the left having a radius of 1030.00', an arc length of 133.26' (Chord Bearing and distance N. 87°35'29" W. 133.16') to a new iron pin set, (2) along a curve to the left having a radius of 1030.00', an arc length

of 71.43' (Chord Bearing and distance S. 86°42'57" W. 71.42') to iron pin set, (3) along a curve to the left having a radius of 1074.00', an arc length of 53.06' (Chord Bearing and distance S. 83°18'50" W. 53.05') to an iron pin set, (4) S. 81°54'33" W. 541.91' to the POINT AND PLACE OF BEGINNING, and being all of a contiguous City of Mebane Annexation area, containing 34.283 acres, or 0.05357 square miles, more or less, as shown on a plat of survey entitled "Final Plat, City of Mebane Corporate Limits Extension, Contiguous Voluntary Annexation." as prepared by Brantley W. Wells., NC PLS #4544, dated October 27th, 2020, Summit Design and Engineering Services Project No. 17-0385.

Section 2. Upon and after December 7, 2020 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Mebane and shall be entitled to the same privileges and benefits as other parts of the City of Mebane. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted this 7th day of December, 2020.

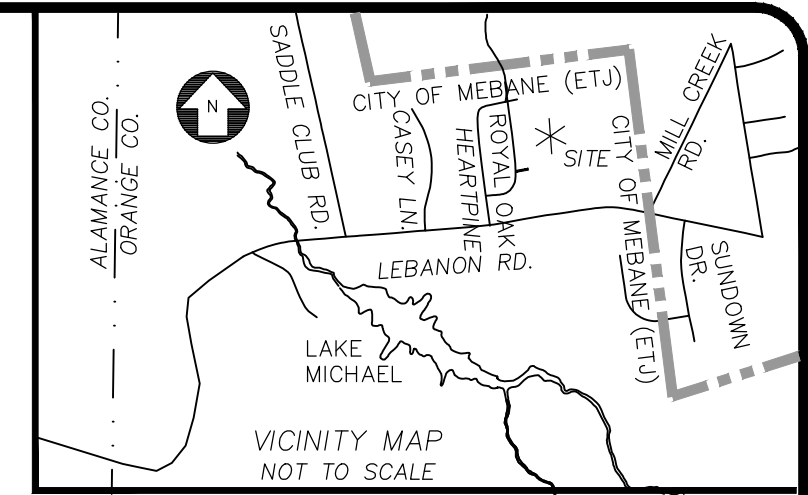
ATTEST:

Stephanie W. Shaw, City Clerk

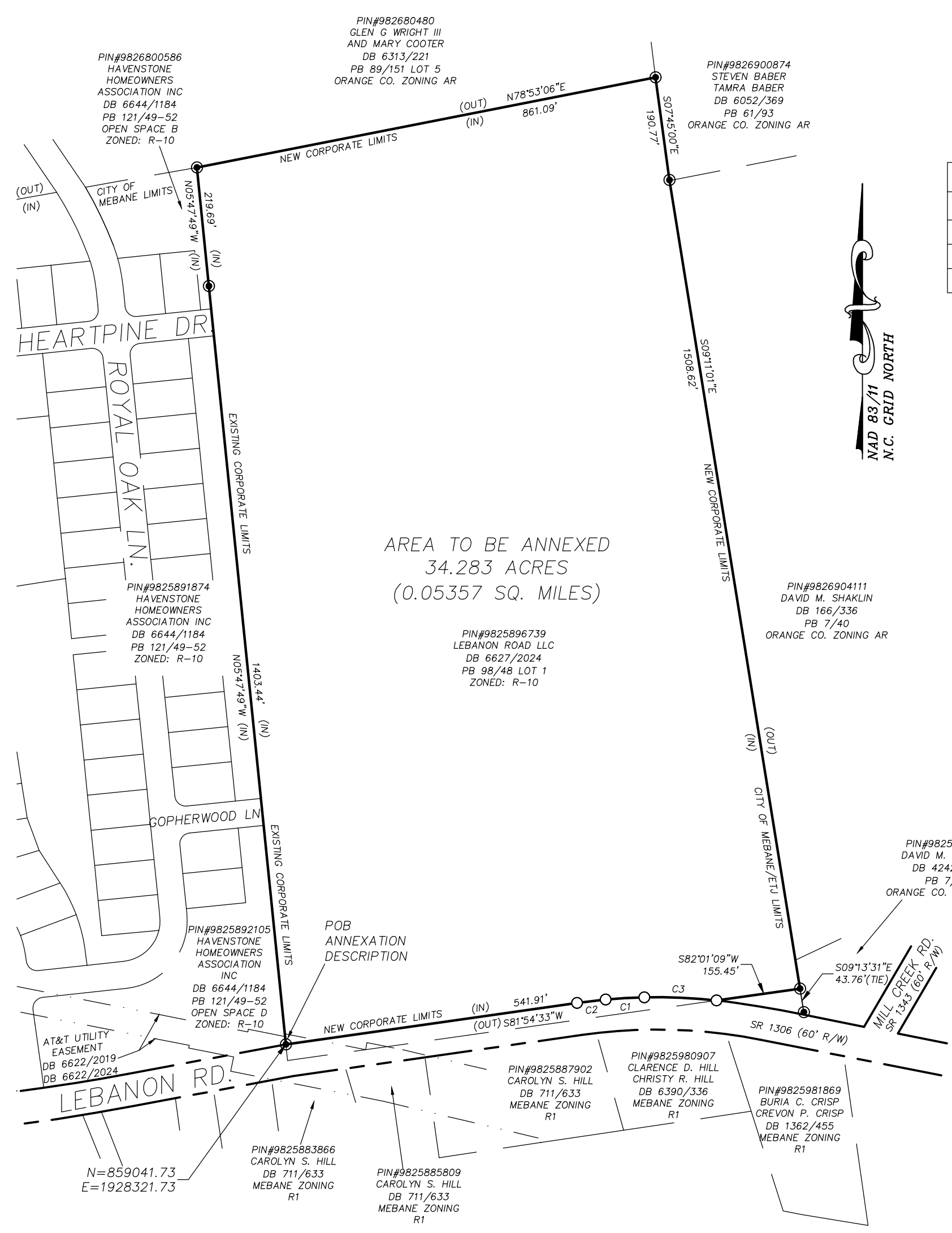
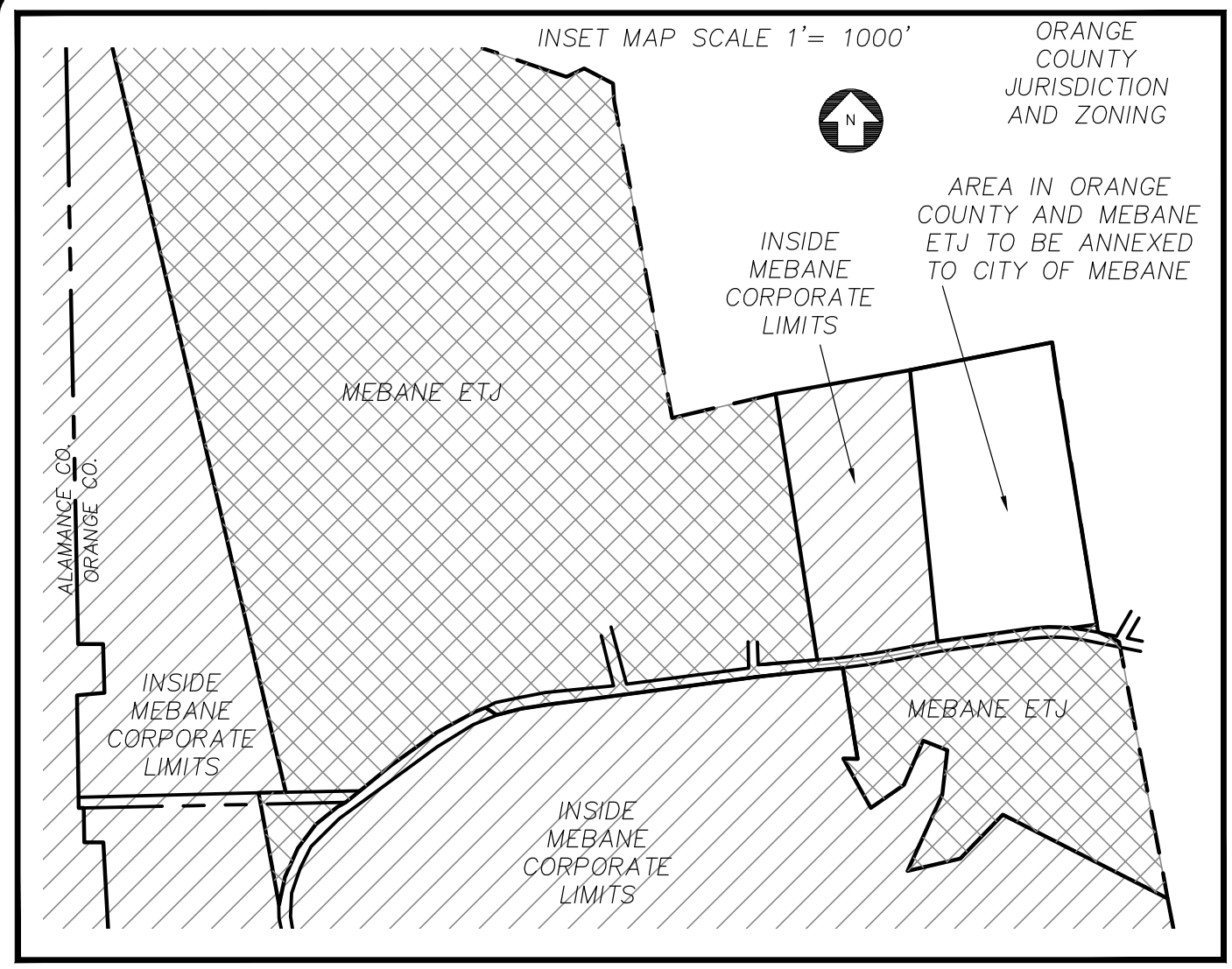
Ed Hooks, Mayor

Approved as to form:

Lawson Brown, City Attorney



CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	1030.00'	71.43'	3°58'25"	35.73'	S86° 42' 57"W	71.42'
C2	1074.00'	53.06'	2°49'50"	26.53'	S83° 18' 50"W	53.05'
C3	1030.00'	133.26'	7°24'45"	66.72'	N87° 35' 29"W	133.16'



PLANNING DIRECTOR CERTIFICATION
 THIS TRACT OF LAND IS WITHIN THE CITY OF MEBANE'S JURISDICTION. NO APPROVAL IS REQUIRED OF THE PLANNING BOARD OR CITY COUNCIL UNDER SECTION 51 (C) OF THE CODE OF ORDINANCES.

 AUTHORIZED CITY OFFICIAL

 DATE

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

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

NOTE "C"
 FLOOD HAZARD AREAS WERE NOT INVESTIGATED FOR THIS SITE

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

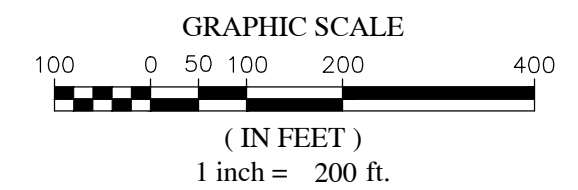
NOTE "E"
 REFERENCES:
 SEE PLAT "FINAL PLAT CITY OF MEBANE CORPORATE LIMITS EXTENSION NON-CONTIGUOUS (SATELLITE) VOLUNTARY ANNEXATION" BY BRANTLEY W. WELLS, PLS, DATED FEBRUARY 4, 2020, AND RECORDED IN PB 120/51.

I, BRANTLEY W. WELLS, N.C.P.L.S.#4544, CERTIFY THAT NC GRID TIE DATA SHOWN ON THIS PLAT WAS OBTAINED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: "A"
- (2) POSITIONAL ACCURACY: 0.07
- (3) TYPE OF GPS FIELD PROCEDURE: VRS
- (4) DATES OF SURVEY: 1/25/2018
- (5) DATUM/EPOCH: 83/11
- (6) PUBLISHED/FIXED CONTROL USED: HELD VRS
- (7) GEOID MODEL: 2012A
- (8) COMBINED GRID FACTOR: 0.999957661
- (9) UNITS: US SURVEY FEET

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
 G.S. 47-30 (f)(1)(c)(i). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, BRANTLEY W. WELLS, PLS, L-4544, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK/PAGE; (AS NOTED HEREON)) OR OTHER REFERENCE SOURCE (AS NOTED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION IN BOOK/PAGE; (AS NOTED HEREON); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 27TH DAY OF OCTOBER, 2020.



PRELIMINARY PLAT
 Not for Recordation, Conveyance or Sales

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-4544
 SUMMIT DESIGN AND ENGINEERING SERVICES
 LICENSE NUMBER P-0339

COPYRIGHT © 2020
 SUMMIT
 DESIGN AND ENGINEERING
 DRAWING ALTERATION
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

OWNER ADDRESS:
 320 EXECUTIVE COURT
 HILLSBOROUGH, NC 27278
 CLIENT ADDRESS:
 320 EXECUTIVE COURT
 HILLSBOROUGH, NC 27278

PIN
 9825896739
 REFERENCES
 DB 6627/2024
 PB 98/48
 PROJECT MANAGER
 BWW
 DRAWN BY
 RAH

LEGEND
 ○ IRON ROD OR PIPE SET
 ● EXISTING MONUMENT FOUND; IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
 △ MATHEMATICAL POINT; NO MONUMENT SET
 ■ CONCRETE MONUMENT
 EIP EXISTING IRON PIPE
 ◡ UTILITY POLE

FINAL PLAT
CITY OF MEBANE
CORPORATE LIMITS EXTENSION
 CONTIGUOUS VOLUNTARY ANNEXATION
 CHEEKS TWP., ORANGE CO., NORTH CAROLINA
 CITY OF MEBANE
 PROPERTY AS DESCRIBED IN DEED BOOK 6627 PAGE 2024
 STANDING IN THE NAME OF LEBANON ROAD, LLC

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

PROJECT NO.
17-0385
 DRAWING
17-0385_ANNEX-PH1A
 SHEET 1 OF 1



AGENDA ITEM #5D

VAR 20-07

Variance – Front Setback,
212 West Clay Street

Presenter

Cy Stober, Development Director

Applicant

Will & Donna Davis
206 Pebble Beach Drive
Mebane, NC 27302

Public Hearing

Yes No

Exhibit Map



Properties

212 West Clay Street
Alamance Co GPIN
9825041687

Proposed Zoning

N/A

Current Zoning

B-1

Size

+/-0.065 acres

Surrounding Zoning

B-1

Surrounding Land

Uses

Downtown Business &
Commercial

Utilities

Present

Floodplain

No

Watershed

Yes

City Limits

Yes

Summary

Will and Donna Davis are requesting a variance from the front setback requirements in order to extend a permanent awning/canopy 24' from the front of the building, placing it +/-3' from the municipal right of way and sidewalk on West Clay Street. Doing so will enable outdoor dining year-round and is more pedestrian friendly than the current site. No new impervious cover is proposed so there is no conflict with the water supply watershed regulations. The Mebane Unified Development Ordinance (UDO) requires that B-1 lots have a 15' front yard setback.

Financial Impact

N/A, though the proposed improvement will likely enhance the property's tax assessed value.

Recommendation

N/A

Variance requests are at the discretion of the Board of Adjustment (BOA), as they represent a request for relief from the Mebane UDO due to a hardship with the properties. The undue burden placed by the hardship is the responsibility of the applicant to prove and the BOA to judge.

Suggested Motion

1. Motion to **approve** the variance request as presented due to the hardships present on this property.

OR

2. Motion to **deny** the variance request as presented.

Attachments

1. Variance Request Application & Building Plan
2. Zoning & Building Permit package



Application for Zoning Variance/Appeal
City of Mebane

VARIANCE/APPEAL

A variance from the Mebane Zoning Ordinance or an appeal from the decisions of the Zoning Enforcement Officer may be taken to the Board of Adjustment by any person aggrieved, or by an officer, department, board or bureau of the City affected by such decision. Such appeal shall be taken within a reasonable time as provided by the rules of the board of Adjustment by filing with the Zoning Enforcement Officer a notice of appeal specifying the grounds thereof.

NOTICE

At least one week prior to the date of the hearing the City of Mebane shall mail a written notice of the bearing to all adjoining property owners and a suitable notice will be published in the local paper. Hearings are scheduled at the appropriate Mebane City Council meeting. The Mebane City Council meets the first Monday of each month.

A variance petition is hereby made to the Mebane Board of Adjustment as follows:

Name of Applicant: Will and Donna Davis

Address of Applicant: 206 Pebble Beach Dr.
Mebane, NC 27302

Phone Number(s): Will 910-584-8077 Donna 336-214-8556

Address and brief description of the property involved in the request: _____

212 West Clay St. Mebane, NC 27302

24x24 engineered cloth (Sunbrella) awning for outdoor seating

Applicant's interest in the property (Owned, Leased, etc.): owned

Type of Variance or Appeal and reason: Requesting a 24x24

overhead awning that will cover the current patio.

We based our business model on seating that included our patio seating. The awning is engineered and

All applications should include: aesthetically pleasing. It will add to the downtown beautification and sustainability!

see back ->

1. A sketch or map of the property clearly illustrating the request
2. The current names and mailing addresses of anyone owning property within 300 feet of the subject property.
3. A fee of \$300 to cover administrative costs for residential and \$400 for non-residential.

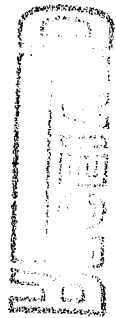
Signed: Donna P Davis

Date: 11-16-2020

Engineered Drawings have been submitted.



210 west Clay St. - Erie Insurance - Carl Walker
214 West Clay St. Nappa Deep Cove Springs
INC.
200 West Clay St. Strader
Larry Dr. Stumbling Pig
206 W Clay Michell L. Jackson Parck
204 W. Center St. SunTrust
Inland American Portfolio IV LLC



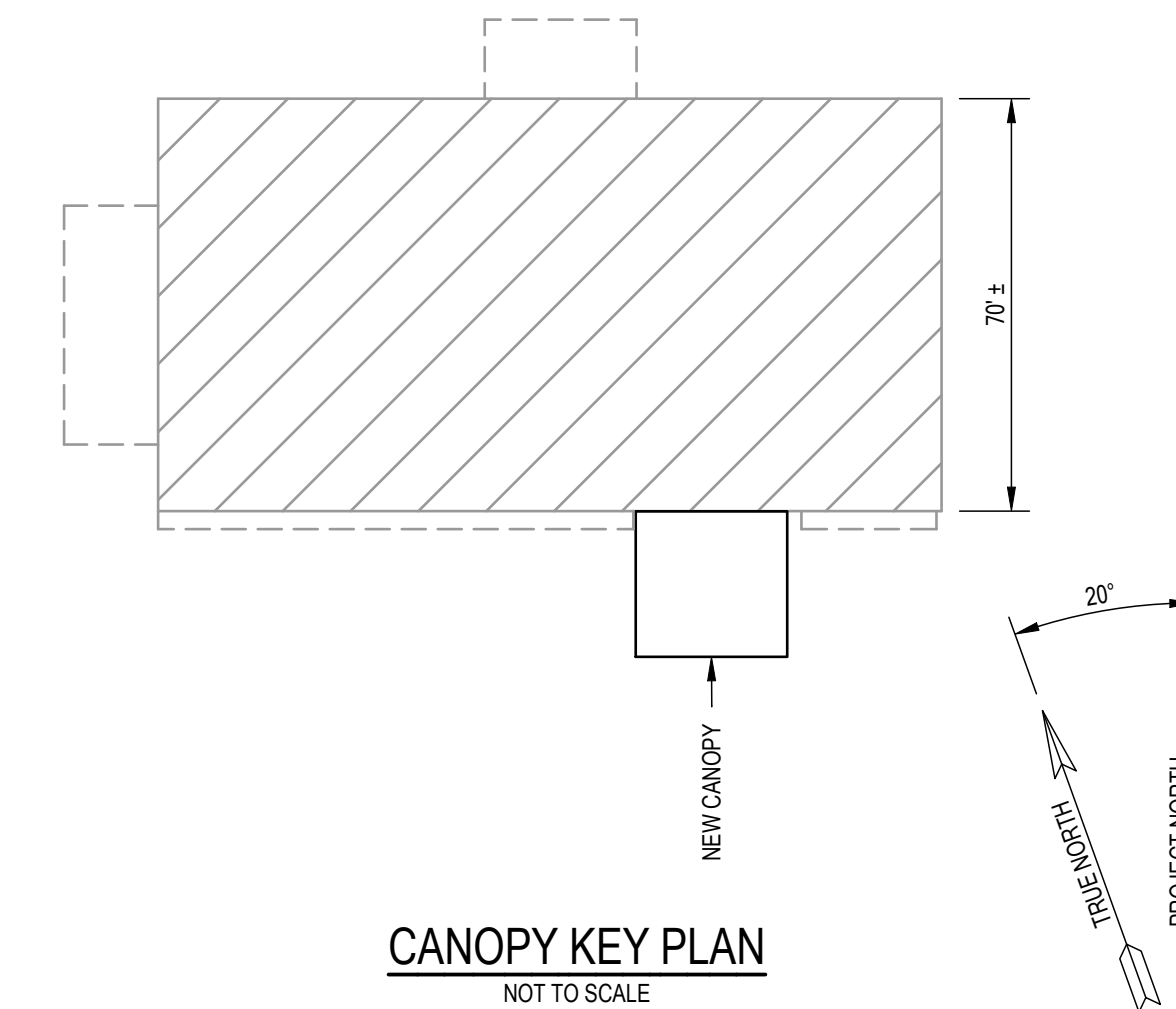
Seal



Sheet

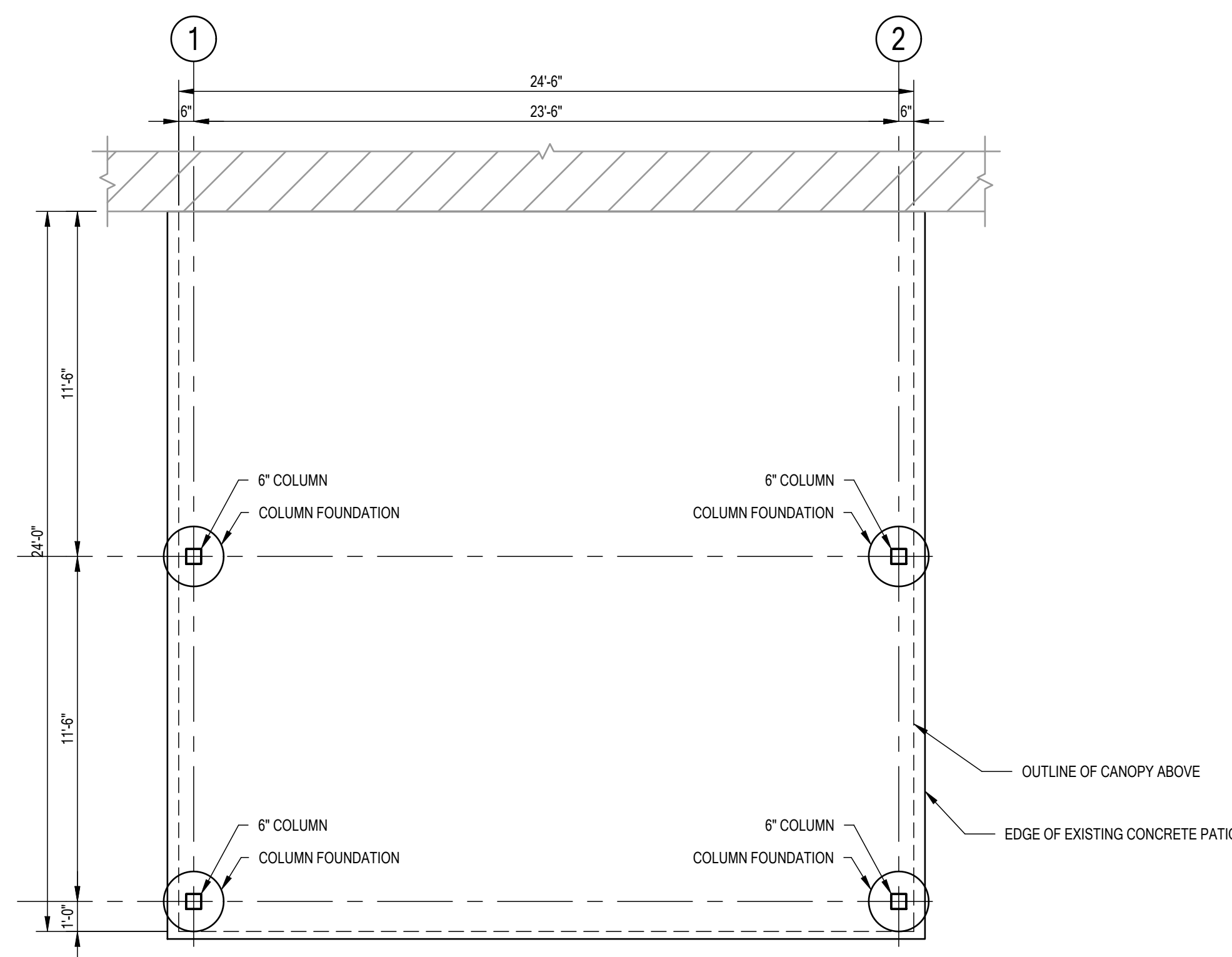
Canopy Notes, Plans and Elevations

S1.1

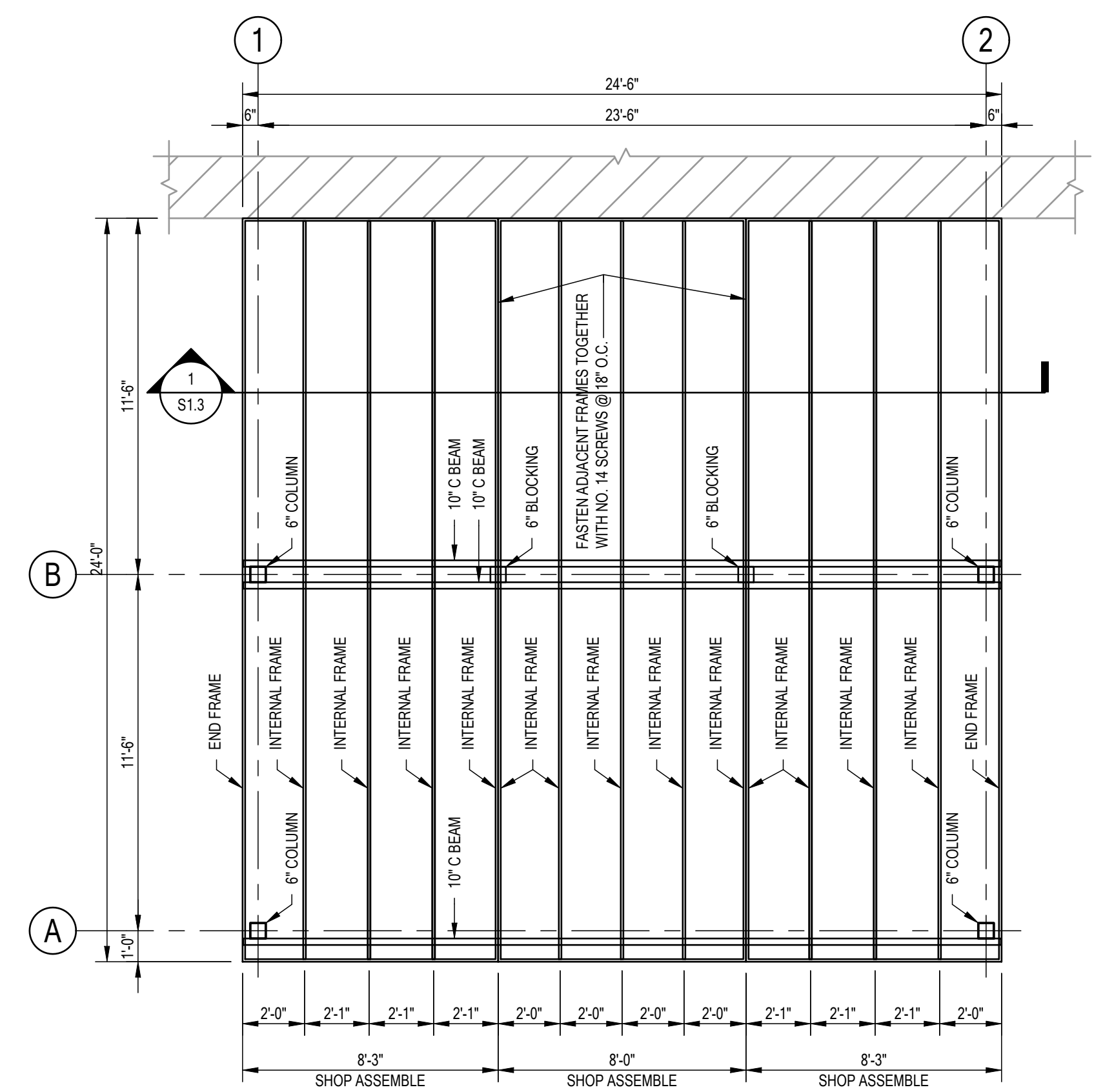


CANOPY KEY PLAN
 NOT TO SCALE

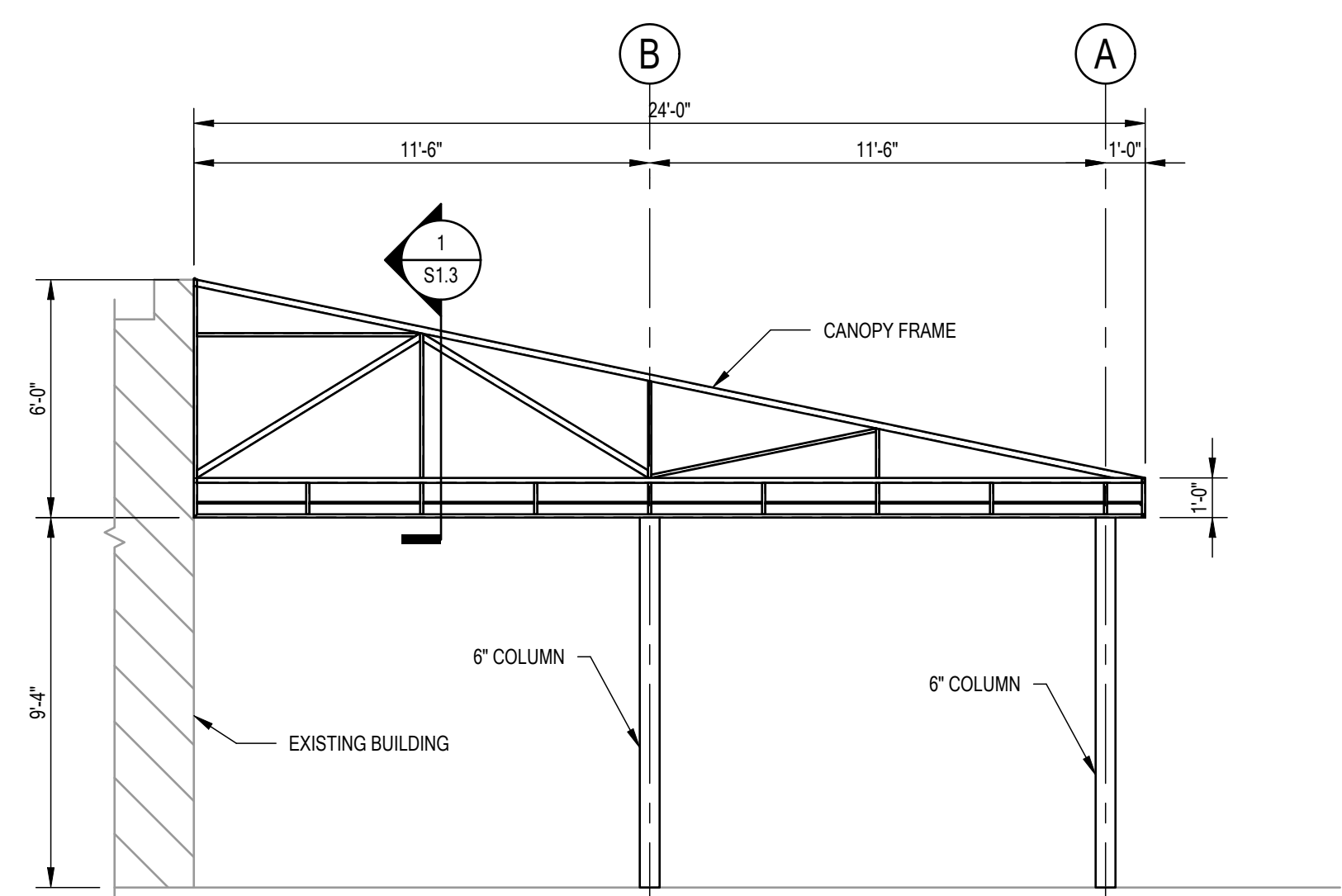
- GENERAL NOTES:**
- THE GENERAL NOTES APPLY UNLESS NOTED OTHERWISE ON THE DRAWINGS.
 - THE INSTALLER SHALL BE RESPONSIBLE FOR SAFETY, MEANS AND METHODS OF CONSTRUCTION AND ERECTION OF THE CANOPY IN ACCORDANCE WITH THE DRAWINGS.
 - ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF WORK.
 - MATERIALS SHALL BE AS SHOWN ON DRAWING AND SUPPLIED BY EASTERN METAL SUPPLY.
 - A. 1.5"x1.5" ANGLES SHALL HAVE A FLANGEL THICKNESS OF 0.125" AND BE 6061-T6 ALUMINUM.
 - B. 2.0"x2.0" ANGLES SHALL HAVE A FLANGEL THICKNESS OF 0.125" AND BE 6061-T6 ALUMINUM.
 - C. 1.0"x1.0" TUBES SHALL HAVE A WALL THICKNESS OF 0.125" AND BE 6061-T6 ALUMINUM.
 - D. 1.0"x1.5" TUBES SHALL HAVE A WALL THICKNESS OF 0.125" AND BE 6063-T52 ALUMINUM.
 - E. 1.0"x2.0" TUBES SHALL HAVE A WALL THICKNESS OF 0.125" AND BE 6061-T6 ALUMINUM.
 - F. 6.0"x6.0" TUBES SHALL HAVE A WALL THICKNESS OF 0.188" AND BE 6061-T6 ALUMINUM.
 - G. 10" C BEAMS SHALL BE 2.6" WIDE x 10" TALL WEIGH 5.28 LB/FT AND BE 6061-T6 ALUMINUM.
 - H. ALL Z CLIPS SHALL BE 11-GAUGE GALVANIZED STEEL.
 - DESIGN OF ALUMINUM COMPONENTS IS IN ACCORDANCE WITH ALUMINUM DESIGN MANUAL AND SPECIFICATIONS FOR ALUMINUM STRUCTURES.
 - ALL FASTENERS SHALL BE GALVANIZED OR 18-8 STAINLESS STEEL.
- STRUCTURAL LOADS:**
- SL1. THE STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE 2018 NORTH CAROLINA STATE BUILDING CODE.
- SL2. ROOF LIVE LOAD _____ 5 PSF (FABRIC)
- SL3. SNOW LOAD
 A. GROUND SNOW LOAD _____ PG=15 PSF
 B. FLAT ROOF SNOW LOAD _____ PF=15 PSF
 C. SNOW EXPOSURE FACTOR _____ CE=1.0
 D. SNOW LOAD IMPORTANCE FACTOR _____ I=1.0
 E. SNOW DRIFT BASED ON DIMENSION SHOWN ON KEY PLAN.
 F. NO SNOW SLIDING LOADS CONSIDERED IN DESIGN.
- SL4. WIND LOAD
 A. BASIC WIND SPEED (3-SECOND GUST) _____ V=115 MPH
 B. RISK CATEGORY _____ II
 C. EXPOSURE GROUP _____ B
 D. INTERNAL PRESSURE COEFFICIENT _____ GCPI=0.00
- SL5. SEISMIC DESIGN DATA
 A. RISK CATEGORY _____ II
 C. ACCELERATION SHORT PERIOD _____ SS=0.126
 D. ACCELERATION 1-SECOND PERIOD _____ S1=0.062
 E. SITE CLASS _____ D (ASSUMED)



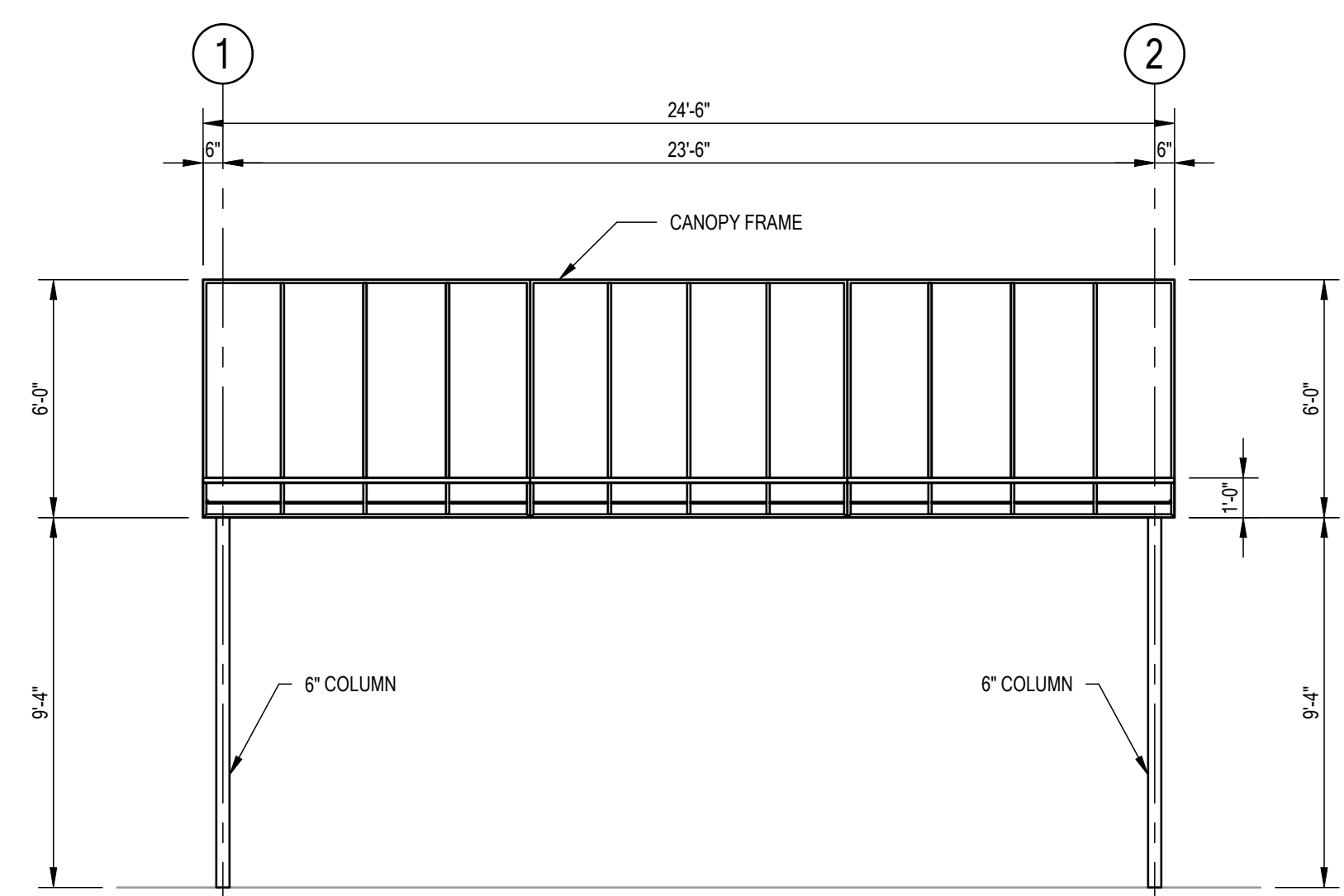
CANOPY BASE PLAN
 SCALE: 1/4"=1'-0"



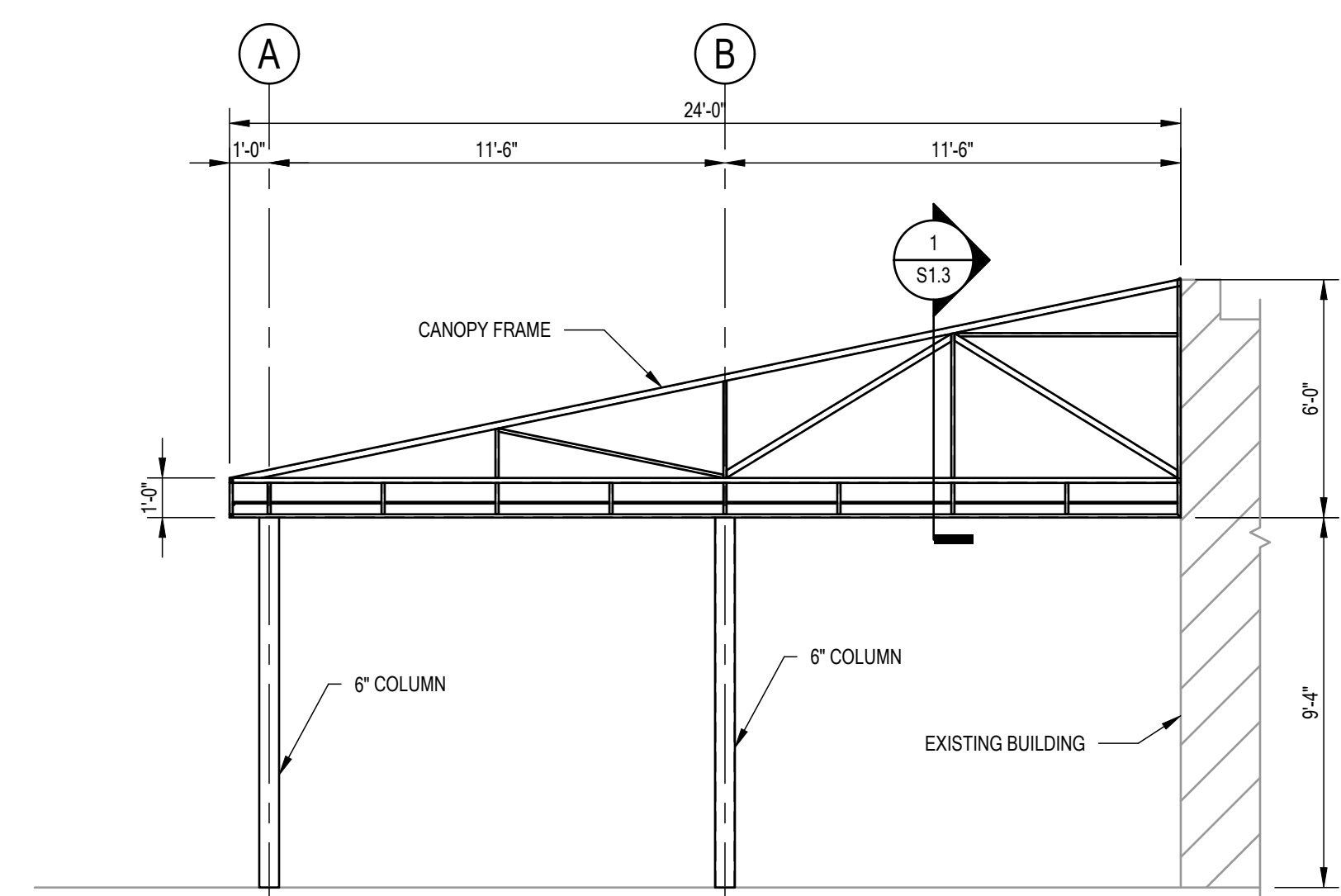
CANOPY FRAMING PLAN
 SCALE: 1/4"=1'-0"



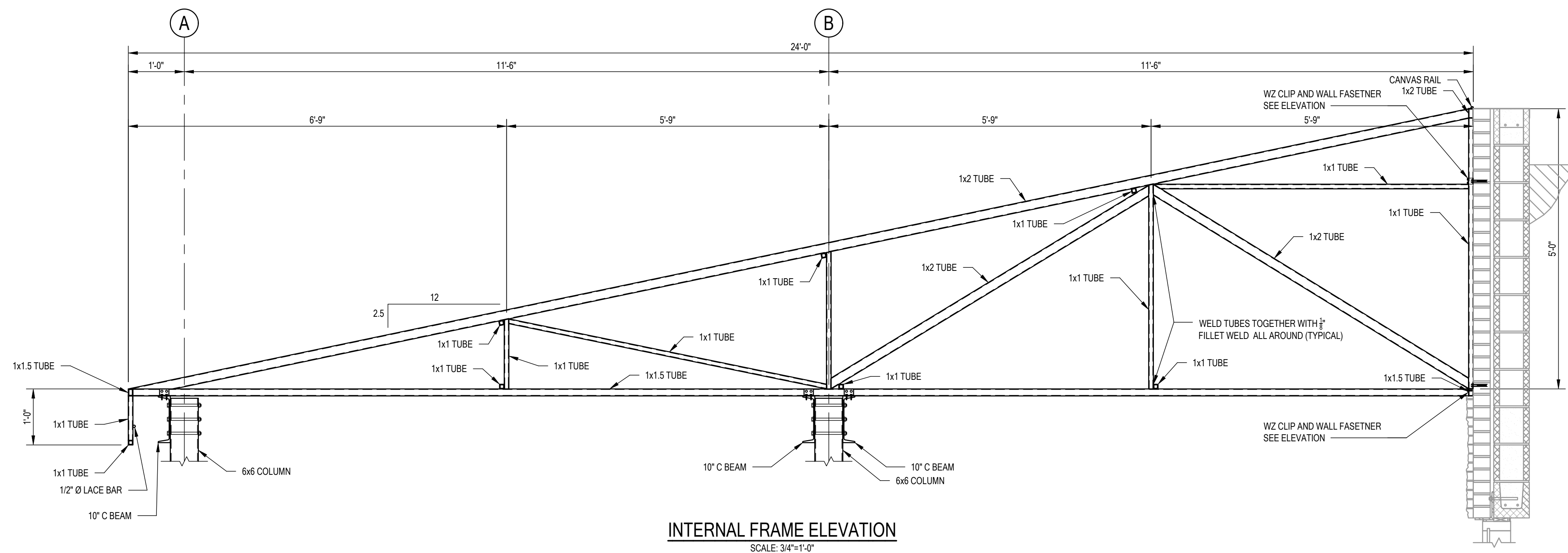
CANOPY LEFT ELEVATION
 SCALE: 1/4"=1'-0"



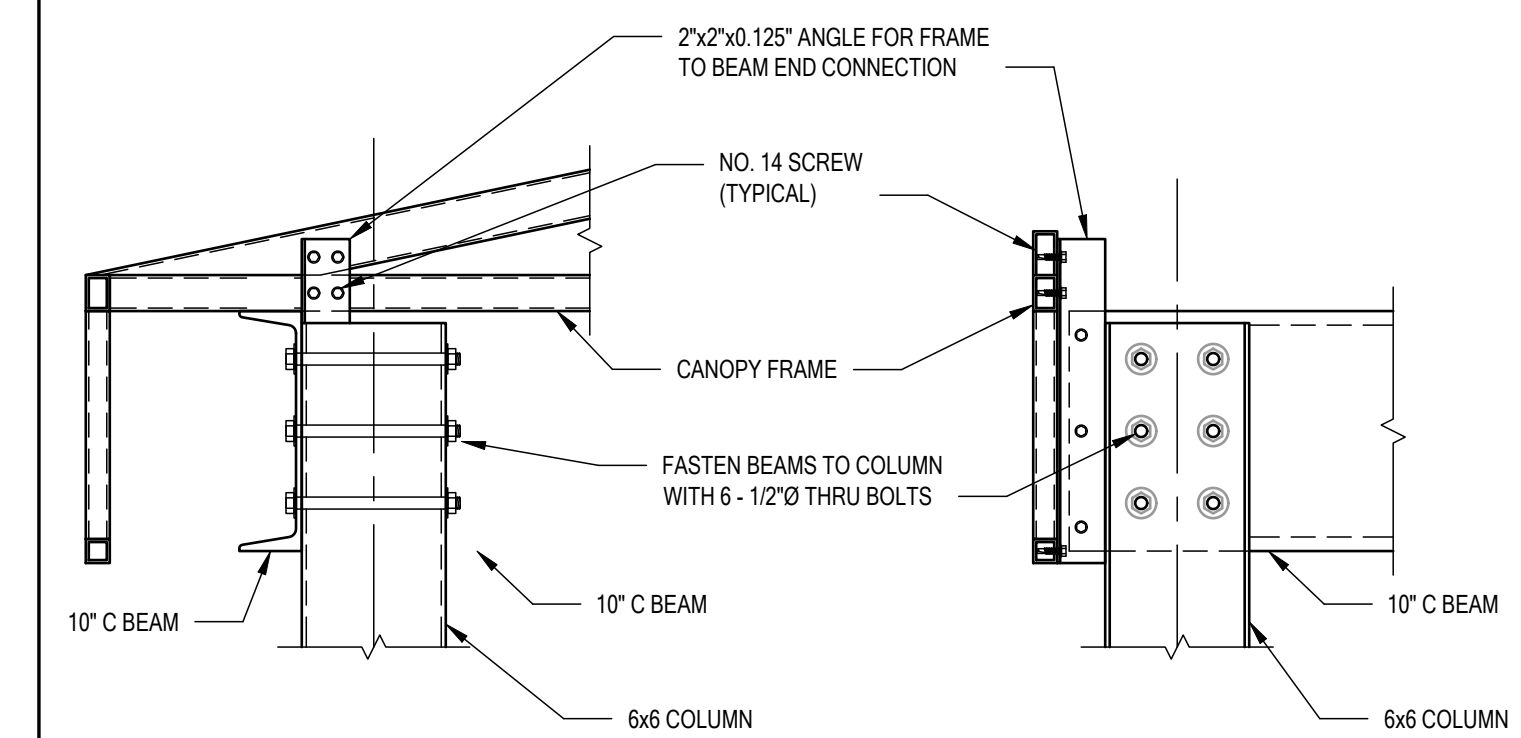
CANOPY FRONT ELEVATION
 SCALE: 1/4"=1'-0"



CANOPY RIGHT ELEVATION
 SCALE: 1/4"=1'-0"

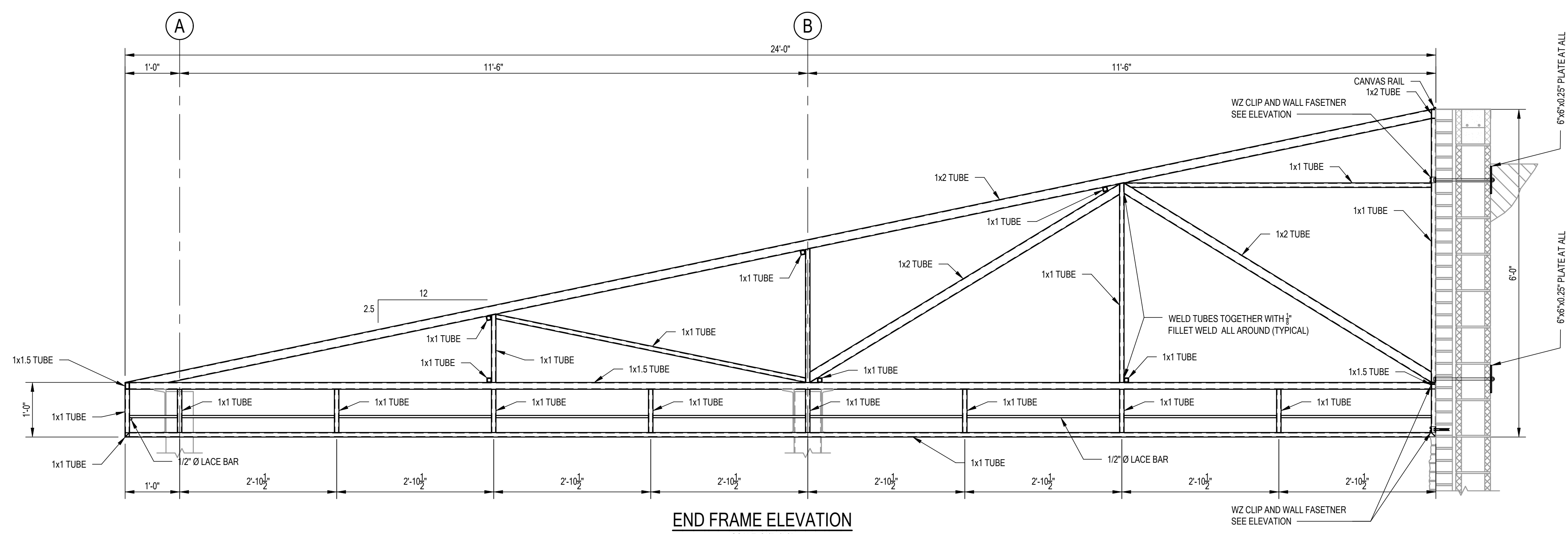


INTERNAL FRAME ELEVATION
 SCALE: 3/4"=1'-0"

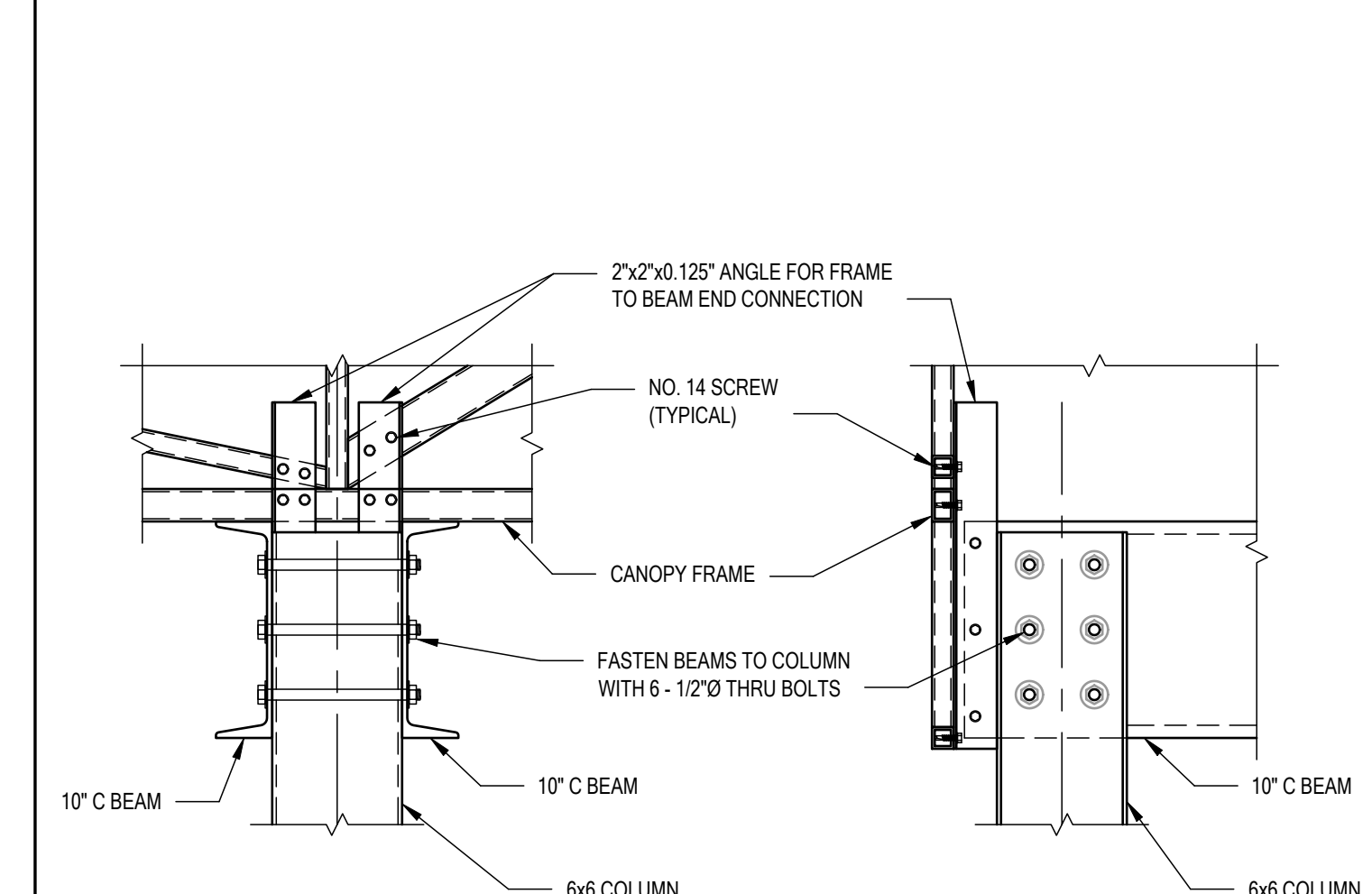


SECTION THRU BEAM **SECTION THRU COLUMN**
BEAM TO COLUMN CONNECTION
AT COLUMN LINE A
 SCALE: 1 1/2"=1'-0"


Prepared for
Mebane Knights
 212 W Clay Street
 Mebane, NC 27302
 (919) 568-0721



END FRAME ELEVATION
 SCALE: 3/4"=1'-0"

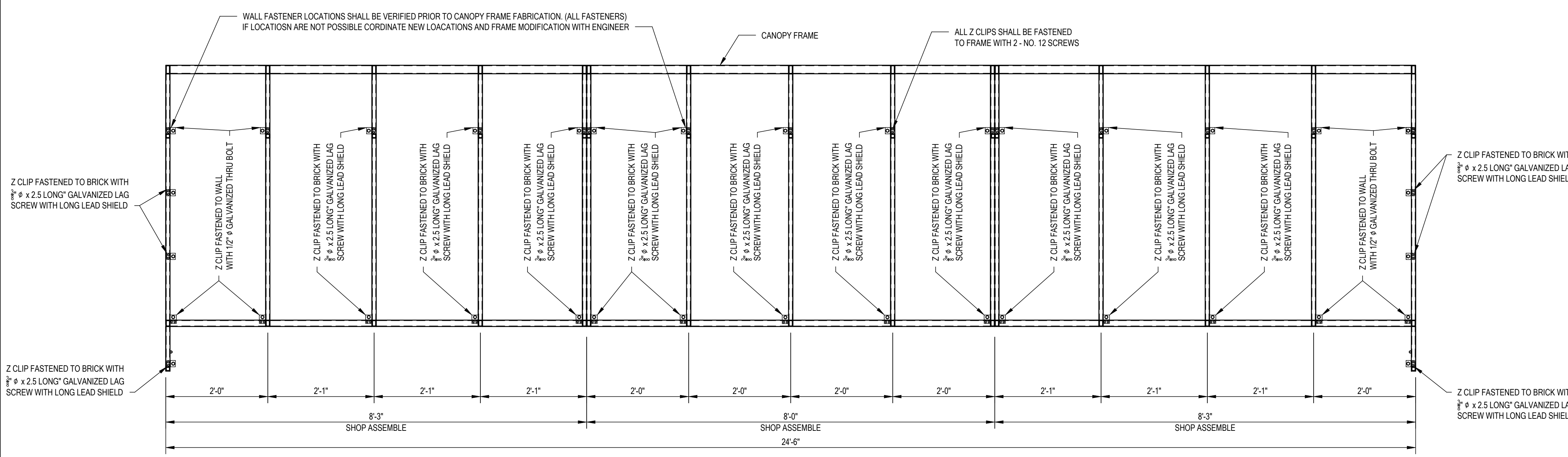


SECTION THRU BEAMS **SECTION THRU COLUMN**
BEAM TO COLUMN CONNECTION
AT COLUMN LINE B
 SCALE: 1 1/2"=1'-0"

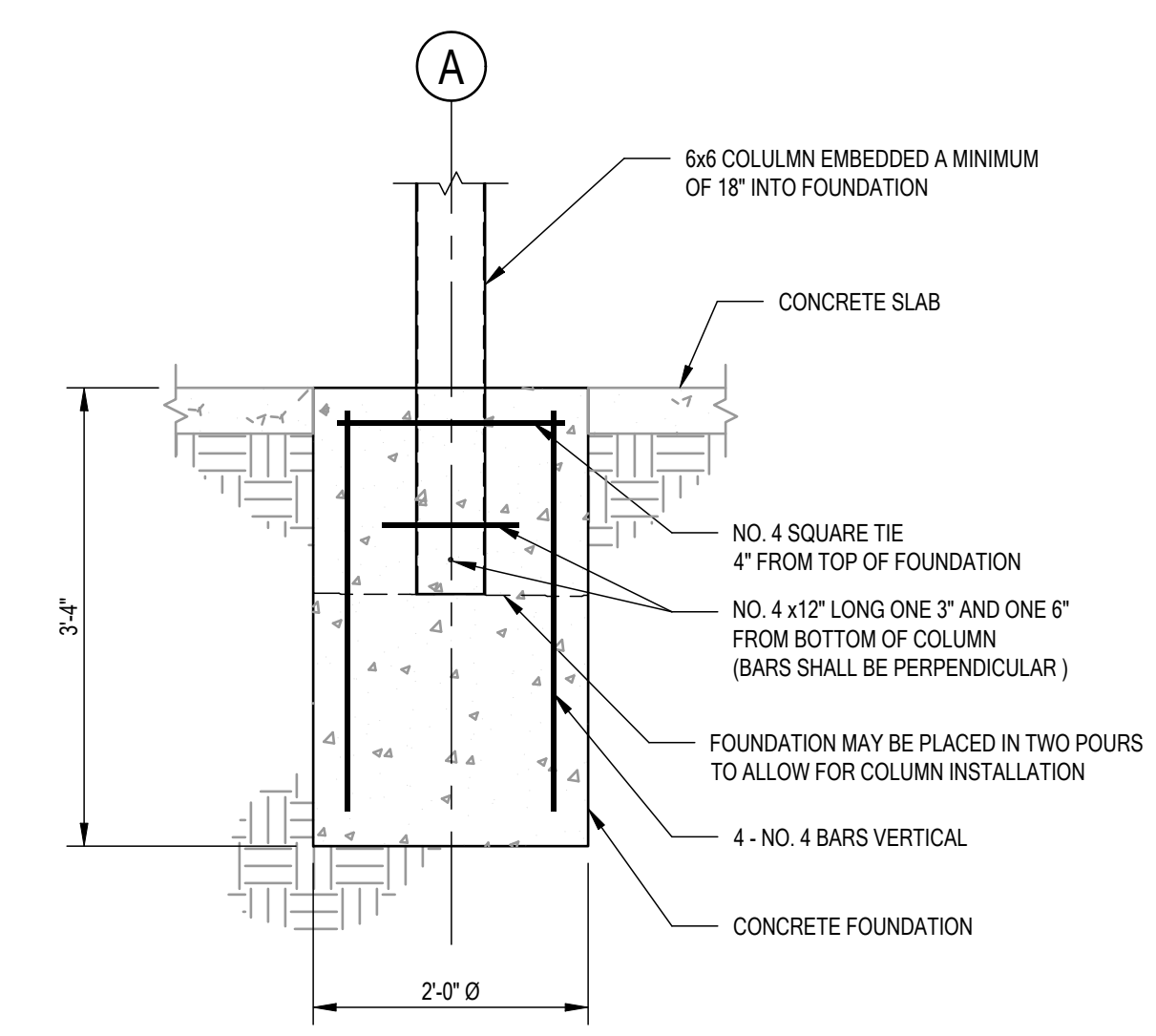
Seal


Project
Mebane Knights
Canopy
 212 W Clay Street
 Mebane, NC 27302

Project Number 20161
 Drawn By CPD
 Checked By CPD
 Date October 12, 2020



WALL CONNECTION ELEVATION
 SCALE: 3/4"=1'-0"



COLUMN FOUNDATION DETAIL
 SCALE: 3/4"=1'-0"

Sheet
Canopy Details
and Frame Elevations

S1.2

Seal



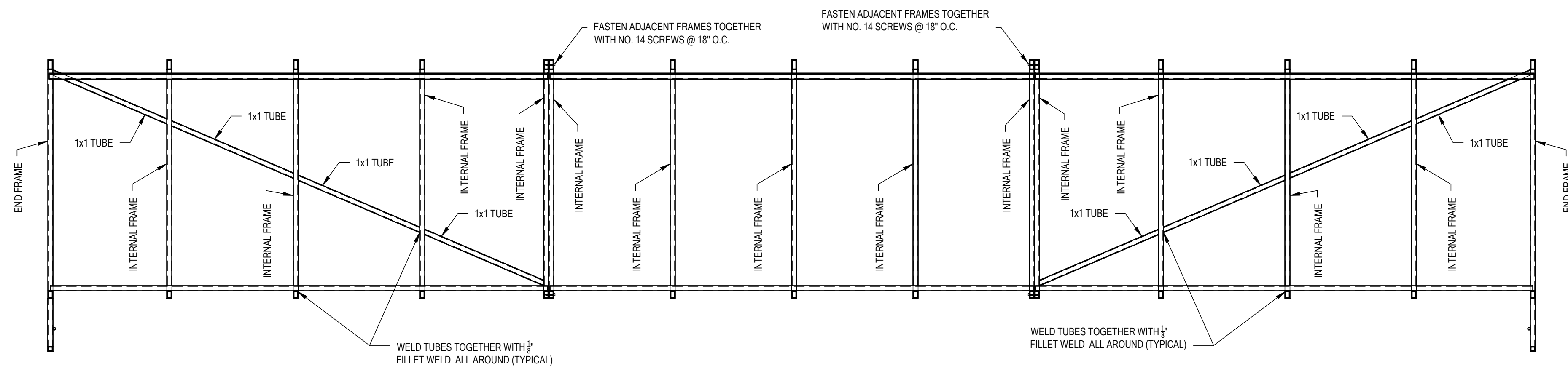
Project
Mebane Knights Canopy
 212 W Clay Street
 Mebane, NC 27302

Project Number 20161
 Drawn By CPD
 Checked By CPD
 Date October 12, 2020

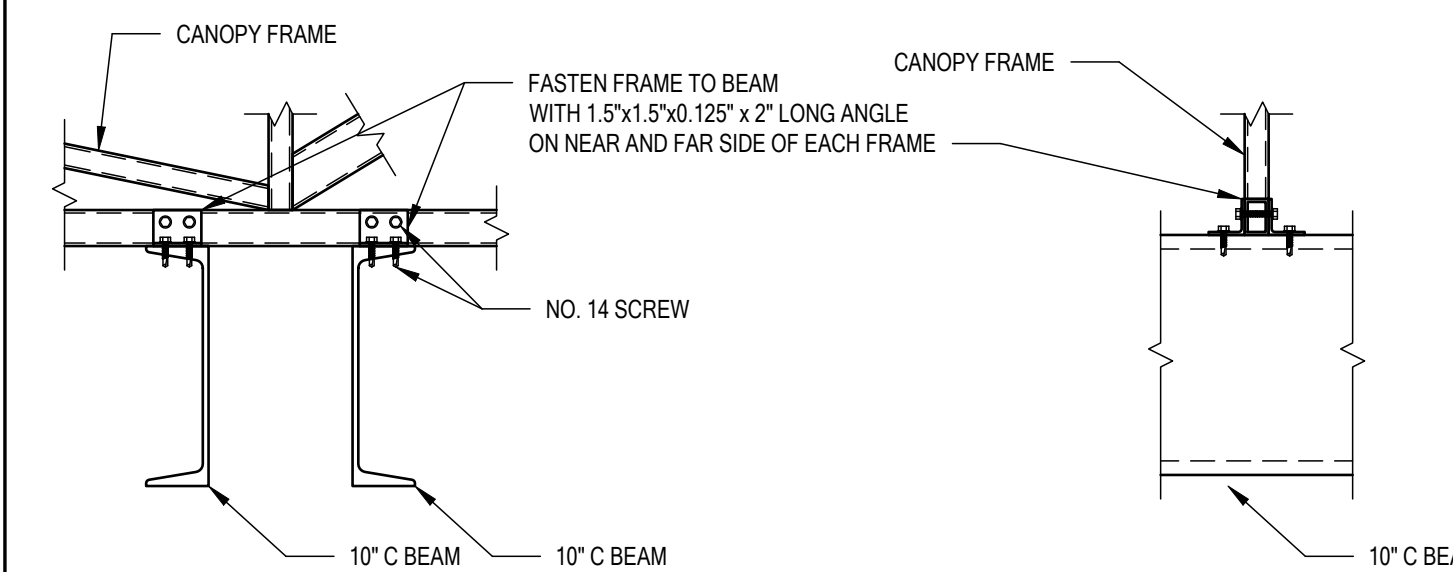
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Canopy Details

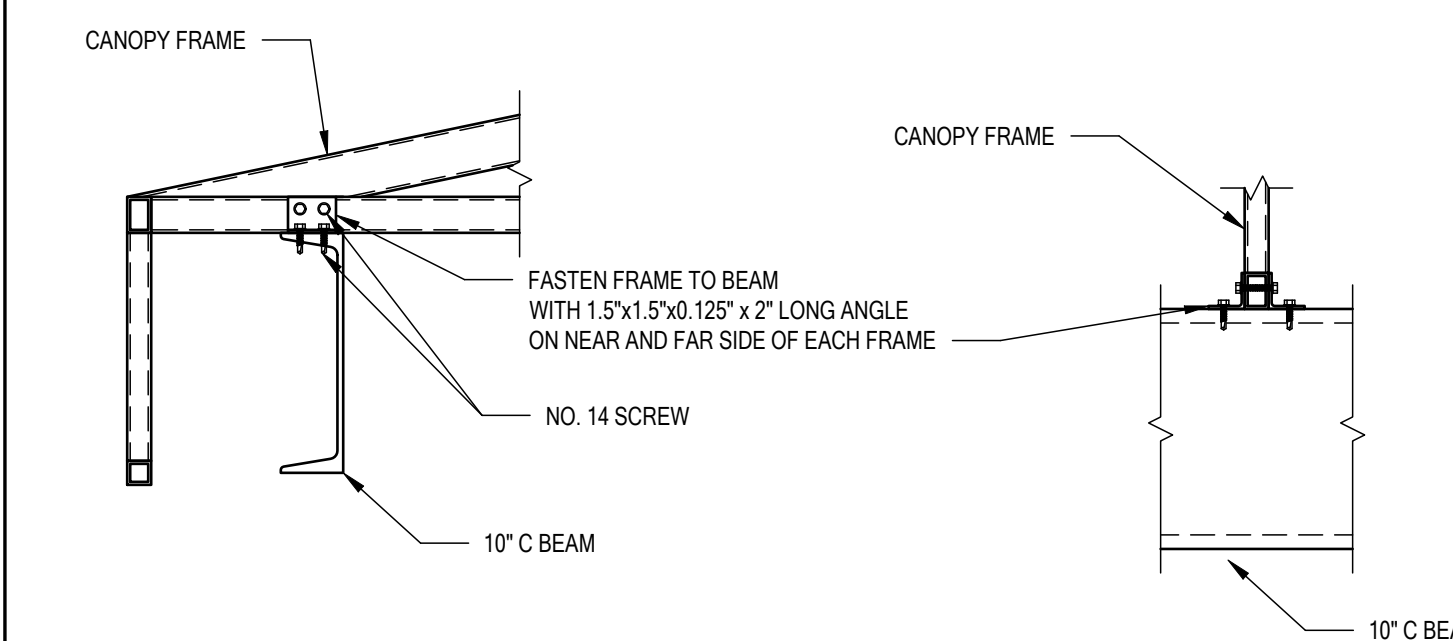
S1.3



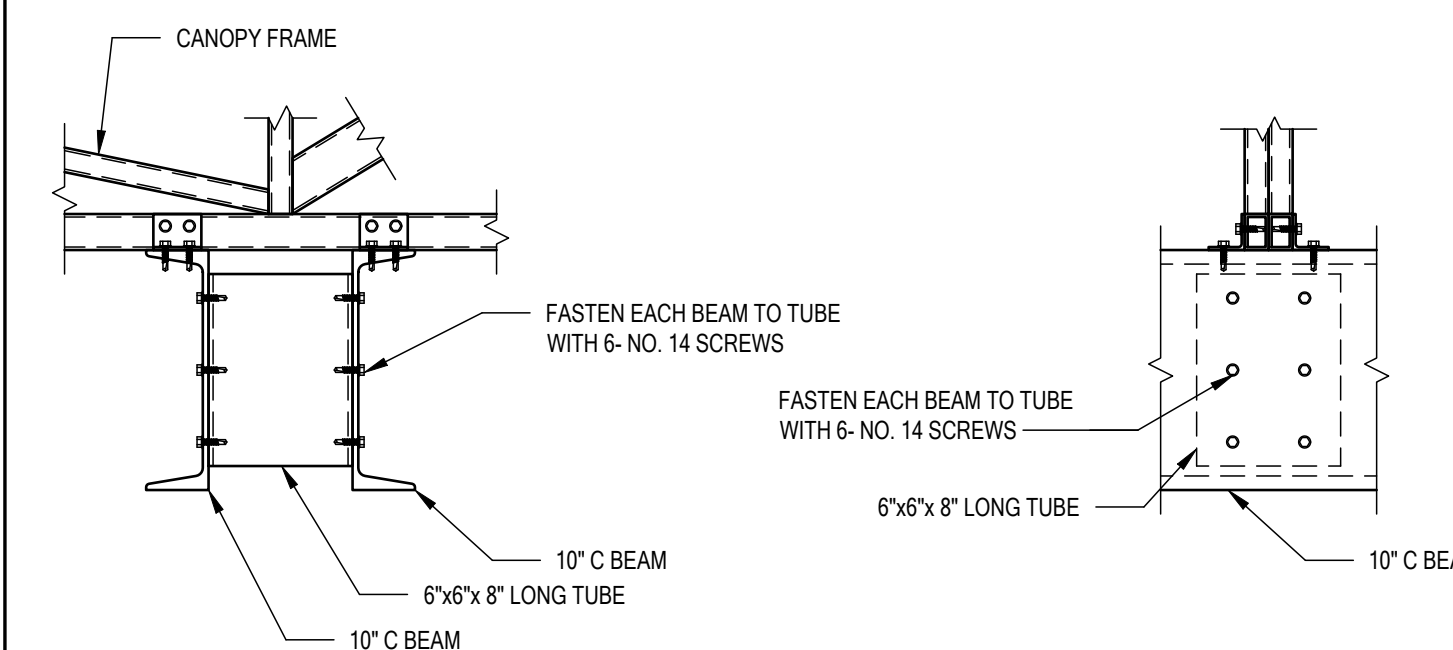
SECTION 1
 3/4" = 1'-0"



SECTION VIEW **ELEVATION VIEW**
INTERNAL FRAME TO DOUBLE C BEAM CONNECTION
 SCALE: 1 1/2"=1'-0"



SECTION VIEW **ELEVATION VIEW**
INTERNAL FRAME TO SINGLE C BEAM CONNECTION
 SCALE: 1 1/2"=1'-0"



SECTION VIEW **ELEVATION VIEW**
6" BLOCKING DETAIL
 SCALE: 1 1/2"=1'-0"



CITY OF MEBANE INSPECTIONS DEPARTMENT
BUILDING PERMIT APPLICATION

Mailing Address: 106 E. Washington St. Mebane NC 27302
102 S. Fifth St. Mebane NC 27302
Phone: (919) 563-9990
Fax: (919) 563-9506
www.cityofmebane.com
inspections@cityofmebane.com

JOB ADDRESS 212 West Clay Street LOT, UNIT
OWNER Will + Donna Davis
CONTRACTOR: PERMIT HOLDER
EMAIL STATE CONTR. LIC. NO.
ADDRESS
CITY STATE
ZIP CODE TEL. NO.

BRIEF DESCRIPTION OF WORK
Awning at Restaurant

NEW SQUARE FOOTAGE TOTAL SQUARE FOOTAGE
HEATED EXISTING
UNHEATED NEW

OWNER OR AUTHORIZED AGENT OF THE OWNER
DATE
PRINTED NAME
SIGNATURE
X

CONSTRUCTION COSTS

BUILDING WORK: Commercial (X) Residential () No of units ()..... Cost \$ 15,000
ELECTRICAL WORK: Yes No Cost \$
PLUMBING WORK: Yes No Cost \$
MECHANICAL WORK: Yes No Cost \$
INSULATION: Yes No Res \$50 Comm \$100 ZONING FEE \$50 Yes No
HR FEE \$10 DRIVEWAY FEE \$ Total Project Cost \$
WATER CONN \$ SEWER CONN \$ METER FEE \$ TOTAL COST BREAKDOWN CAN BE USED FOR CONTRACT

* A separate application and permit is required for each trade.
* No Trade Permits will be issued until the accompanying Building Permit issued.

Yes No (X) Is there any existing or proposed structure on this property currently serviced or to be serviced by a well or septic tank?

This permit becomes null and void if work or construction authorized under this permit is not commenced within 6 months or if after commencement of work no required inspection is requested and approved within any 12 month period thereafter or for substantial deviations from plans. Work commencing prior to obtaining the necessary permits are subject to double permit fees. The owner and authorized agent of the owner agrees to conform to all applicable laws of Alamance County, Orange County and the State of North Carolina, and the structure designated above is not to be occupied or used until a certificate of occupancy is issued by th City of Mebane Inspection Department. The applicant must adhere to all codes and ordinances. By signing this application, the applicant further states that all the statements made herein are true.

OFFICE USE ONLY: BUILDING PERMIT COST \$

RECEIVED
10-23-2020



ZONING PERMIT APPLICATION

APPLICANT INFORMATION																										
Property Owner		Contractor or Business Owner (If applicable)																								
Name: <u>Will Davis</u>		Name:																								
Address: <u>200 Peckle Beach DR</u>		Address:																								
City, State, Zip: <u>Mebane, NC 27302</u>		City, State, Zip:																								
Phone: <u>910-584-1807</u>		Phone:																								
E-mail: <u>davis.willdavis2000</u>		E-mail:																								
SITE & ACTIVITY INFORMATION																										
Site Address: <u>212 West CLAY St. Mebane, NC 27302</u>																										
GPIN:		Tax Map #:																								
Temporary Event? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - Describe:																										
Development Name:																										
Is the property subject to requirements by City Council action? <input type="checkbox"/> No <input type="checkbox"/> Yes - Attach Document(s)																										
Is Approval by a Homeowners Association Required? <input type="checkbox"/> No <input type="checkbox"/> Yes - Provide copy of approval letter																										
Proposed Use (Attach sketch, plot plan, or site plan with property & project dimensions, inc. setbacks):																										
<table border="1"> <thead> <tr> <th>Residential</th> <th>Non-Residential</th> <th>Signs (check all that apply)</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> New Principal Structure</td> <td><input type="checkbox"/> New Use</td> <td><input type="checkbox"/> Wall</td> </tr> <tr> <td><input type="checkbox"/> Addition</td> <td><input type="checkbox"/> New Principal Structure</td> <td><input type="checkbox"/> Freestanding</td> </tr> <tr> <td><input type="checkbox"/> Deck/Porch</td> <td><input type="checkbox"/> Addition/Alteration</td> <td><input type="checkbox"/> Monument</td> </tr> <tr> <td><input type="checkbox"/> Accessory Structure (Fence, Shed, Pool, Carport, etc.)</td> <td><input type="checkbox"/> Change of Use</td> <td><input type="checkbox"/> Advertising (Billboard)</td> </tr> <tr> <td><input type="checkbox"/> Driveway (New, Pave, etc.)</td> <td><input type="checkbox"/> Upfit</td> <td><input type="checkbox"/> Illuminated</td> </tr> <tr> <td><input type="checkbox"/> Garage: <input type="checkbox"/> Attached <input type="checkbox"/> Detached</td> <td><input type="checkbox"/> Wireless Telecommunications</td> <td><input type="checkbox"/> Electronic/LED</td> </tr> <tr> <td><input type="checkbox"/> Other:</td> <td><input checked="" type="checkbox"/> Other: <u>Awning</u></td> <td><input type="checkbox"/> Other:</td> </tr> </tbody> </table>	Residential	Non-Residential	Signs (check all that apply)	<input type="checkbox"/> New Principal Structure	<input type="checkbox"/> New Use	<input type="checkbox"/> Wall	<input type="checkbox"/> Addition	<input type="checkbox"/> New Principal Structure	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Deck/Porch	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Monument	<input type="checkbox"/> Accessory Structure (Fence, Shed, Pool, Carport, etc.)	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Advertising (Billboard)	<input type="checkbox"/> Driveway (New, Pave, etc.)	<input type="checkbox"/> Upfit	<input type="checkbox"/> Illuminated	<input type="checkbox"/> Garage: <input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Wireless Telecommunications	<input type="checkbox"/> Electronic/LED	<input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Other: <u>Awning</u>	<input type="checkbox"/> Other:		
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<input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Other: <u>Awning</u>	<input type="checkbox"/> Other:																								

The information provided on this application is accurate and representative of the intended project, to the best of my knowledge. I acknowledge that the City of Mebane reserves the right to investigate both current conditions and any changes to the property to verify compliance with this zoning permit.

[Signature]
Applicant Signature

10/24/20
Date

CITY USE ONLY	
Jurisdiction:	<input checked="" type="checkbox"/> City <input type="checkbox"/> ETJ <input checked="" type="checkbox"/> Alamance County <input type="checkbox"/> Orange County
Zoning District:	<u>B-1</u>
Rezoning Required?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Special Use Required?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Watershed Overlay?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Floodplain Development?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Building Commitments?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes - see attached approved checklist

- The proposed use or business, as described in this application, IS permitted
- The proposed use or business, as described in this application, IS NOT permitted

Name & Title of Zoning Official

Signature of Zoning Official

Date







AGENDA ITEM #5E

Buckhorn Area Plan

Presenter

Cy Stober, Development Director

Applicant

N/A

Public Hearing

Yes No

Summary & Background

The Buckhorn Economic Development District (BEDD) was dedicated as a development district by the City of Mebane and Orange County in 2011 to include a variety of manufacturing, wholesale, distribution, retail and service uses. The existing BEDD is located in the western portion of Orange County just off Interstate 85/40 Exit 157, and includes approximately 900 acres of developable land. It is featured in the City's Comprehensive Land Development Plan (CLP) *Mebane By Design* as G-2 Industrial (V) Primary Growth Area and recommended to *"Maximize non-residential use and discourage further single-family developments. Multi-family or workforce housing in close proximity to the current and future industrial land uses will be encouraged to minimize commuting concerns, especially traffic congestion. Encourage low water user and incentivize the employment of local residents at any new industries developed in this area."*

In December 2019, the Mebane City Council, at the recommendation of the Planning Board, annexed and zoned two properties to M-2 ("Light Manufacturing") that lay outside but adjacent to the CLP's geographic scope, with the rationale that the action was consistent with the goals and objections of the CLP. Per North Carolina General Statutes, the City has an obligation to revise its adopted plans to reflect Council actions.

This study expands the boundaries of the original BEDD in order to utilize the land most suitable for economic development, especially reasonable or potential access to infrastructure, including these two newly-annexed properties. If acted upon by the City, the study area and the plan's recommendations will be integrated into an amended CLP to revise its Future Growth Area and G-2 Industrial (V) Primary Growth Area, "Part of BEDD and North of US-70."

Due to the covid-19 pandemic, public engagement efforts have been entirely online and digital, though the public was notified about the BAP, as required by NC General Statutes and the City's Unified Development Ordinance. The project has a dedicated website accessible through www.ptrc.org/buckhorn that allows for commenting and features an interactive GIS map. A 2-hour public meeting was held on November 10, 2020, after the Planning Board meeting, and had

roughly 25 attendees and more than 40 live viewers and over 160 views on the City's YouTube livestream. The BAP was revised based upon public feedback and those changes are identified in the draft provided to Council.

Financial Impact

No direct impacts. The municipal utilities have already been extended to the area through a Utility Service Agreement between the City and Orange County. Use of these services will generate revenue to serve properties annexed into the City, including the maintenance of utility lines.

Recommendation

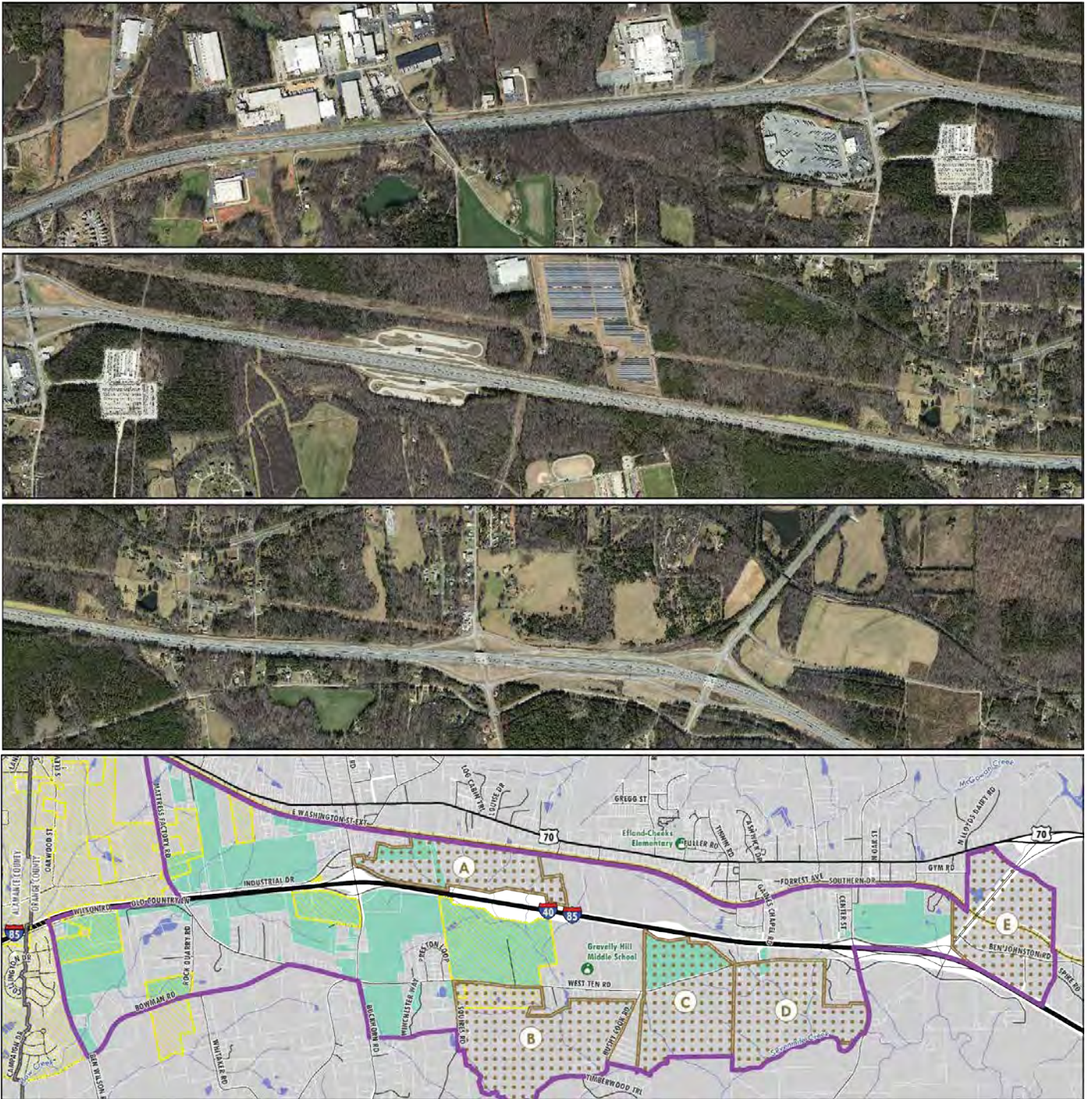
Staff recommends approval of the *Buckhorn Area Plan* as presented and amendment of the City's CLP to include it.

Suggested Motions

1. Motion to **approve** the *Buckhorn Area Plan* and its recommendations.
2. Motion to **amend the City's Comprehensive Land Development Plan *Mebane By Design*** to integrate the *Buckhorn Area Plan*, particularly the revision of the City's Future Growth Area and the boundaries of the G-2 Industrial (V) Primary Growth Area. The goals and objectives of *Mebane By Design* will hereby apply to this area, notably:
 - ▣ Growth Management 1.7 "Continue to support industrial development at existing industrial parks near I-40/85"

Attachments

1. *Buckhorn Area Plan*
2. Public comments provided between the November 10 Public Meeting and November 30



BUCKHORN AREA PLAN



DRAFT
December 2020

DRAFT

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Thank you to all the City of Mebane staff, Orange County staff, and individuals that gave their time, input, and enthusiasm to this plan.



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1 | EXECUTIVE SUMMARY

The Buckhorn Area Plan is a technical study of future land use and potential utility services to identify properties that could be zoned for nonresidential purposes and best support economic development, while balancing the cost of utility service extensions. This report uses GIS mapping to determine parcels most suitable for development within the study area. This process allows for a technical review of multiple development factors including: developable acres, preservation areas, mean slope, watershed, sewer infrastructure, water infrastructure, interstate access, interstate visibility, roadway access, and access to existing rail.

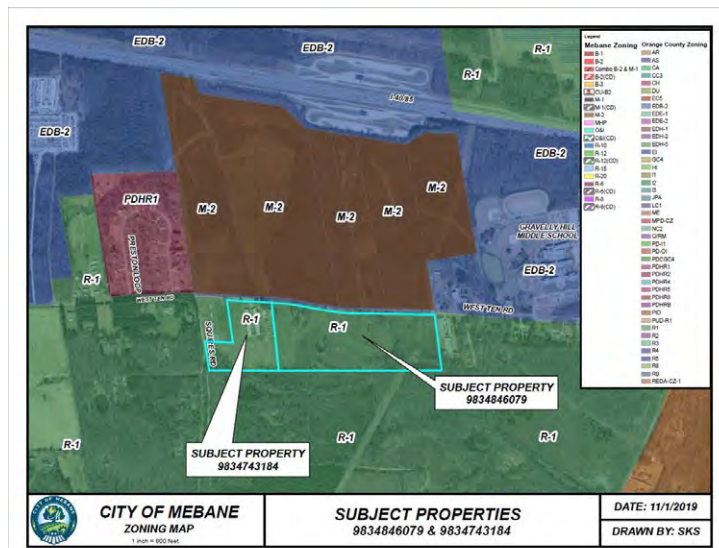
A review of relevant plans was completed to ensure the vision, goals, and strategy for the area from previously adopted plans aligned with the recommendations in the Buckhorn Area Plan. The study area for this plan was defined after significant consideration of existing land uses, environmental impacts, and economic potential. The City of Mebane and Orange County Planning, Administrative, Public Works, and Economic Development staffs worked with the Piedmont Triad Regional Council to ensure parcels with the highest potential were included in the analysis. The boundaries for this plan focus area are the rail line to the North; Ben Wilson and Mattress Factory Road to the west, Mt Willing Road and parcels along the I-85 connector to the East; Bushy Cook Road and Seven Mile Creek to the South.

Recommendations in this plan include the expansion of manufacturing, wholesale, distribution, and service uses in the Buckhorn Area. With this expansion of the Buckhorn Economic Development District, the plan also recommends additional land use districts to incorporate a new zoning district that encourages documented research, office and manufacturing facilities and also support walkability, mixing of uses and practical design that is compatible with the surrounding land uses. A primary factors in developing many sites rely on the availability of water and sewer systems. An extension of the Utility Service Agreement is needed to provide the necessary utilities. Finally, Orange County should use this plan to help inform possible future planning initiatives.

2 | PROJECT BACKGROUND

PLAN NEED

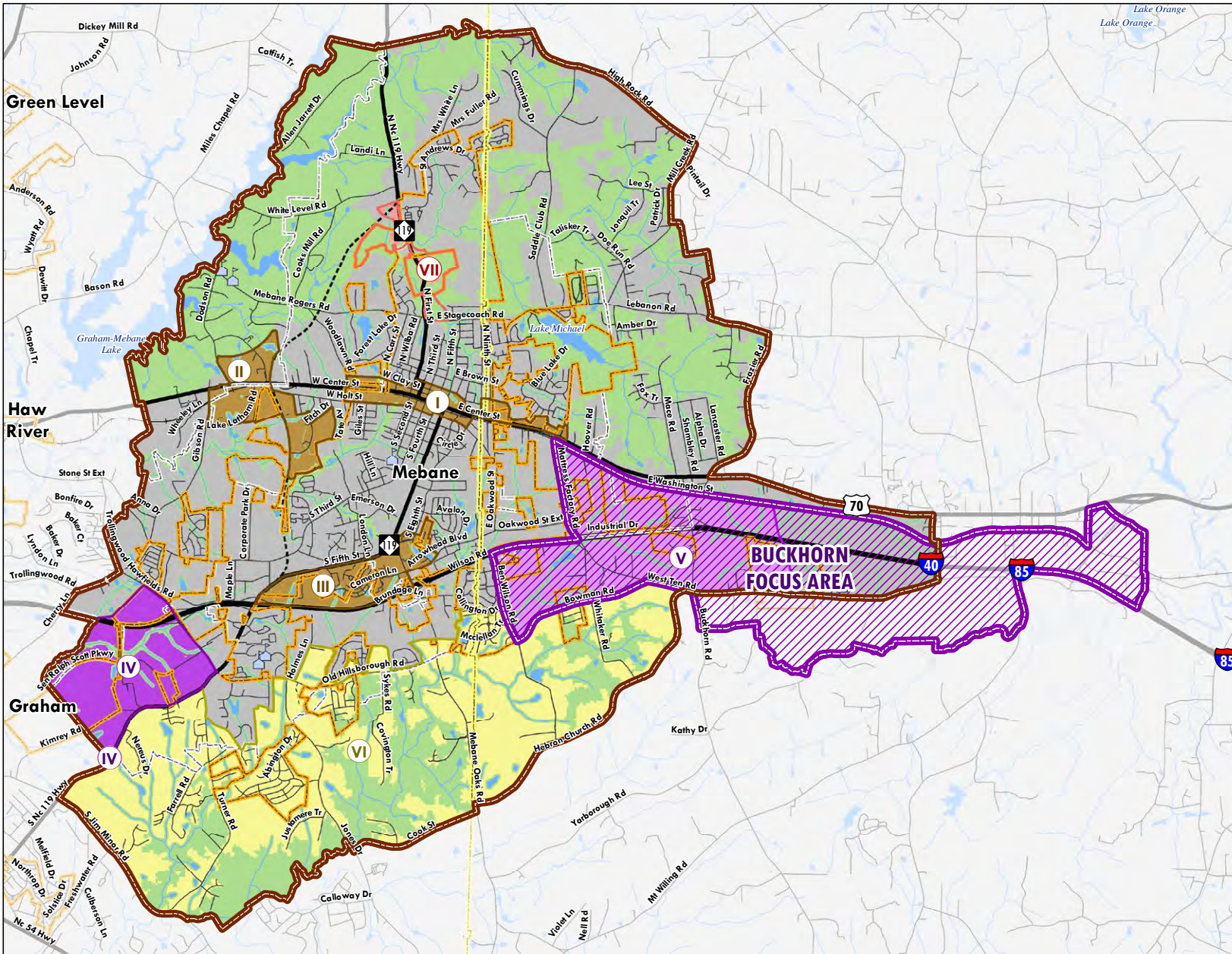
The Buckhorn Economic Development District (BEDD) was dedicated as a development district by the City of Mebane and Orange County in 2011 to include a variety of manufacturing, wholesale, distribution, retail and service uses. The existing BEDD is located in the western portion of Orange County just off exit 157 from Interstate 85/40, and includes approximately 900 acres of developable land. This study expands the boundaries of the original Economic development District in order to utilize the most suitable land that has reasonable access to infrastructure.



The section currently dedicated as the BEDD is included in this study area. The BEDD is defined by the area contained by Ben Wilson Road to the west, E Washington St Ext to the north, Hope Allison Road to the east, and West Ten Road to the South. This study area broadens the area to include areas recently annexed into the City and rezoned as M-2 Light Manufacturing and the surrounding area. Mebane by Design, the Comprehensive Land Development Plan, defines six Growth Strategy Areas as well as Conservation Areas. Growth Strategy Area V is G-2 Industrial and is included in this Buckhorn Area Plan Study Area (Map 1). The CLP defines G-2 Industrial (V) uses as: “Maximize non-residential use and discourages further single family developments. Multifamily or workforce housing in close proximity to the current and future industrial land uses will be encouraged to minimize commuting concerns, especially traffic congestion. Encourage low water user and incentivize the employment of local residents at any new industries developed in this area”.

Per North Carolina General Statutes, the City of Mebane has an obligation to update the long-range plan so that its actions are consistent with its adopted plans. Orange County has planned for Buckhorn area economic development and is interested in what areas are feasible for infrastructure. Both jurisdictions felt a planning study of future land use and potential utility service could identify properties that could

Map 1: Mebane CLP Growth Strategy Areas and Buckhorn Focus Area

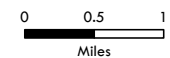


CITY OF MEBANE

Comprehensive Land Development Plan

GROWTH STRATEGY AREAS OVERVIEW

- Buckhorn Focus Area
- Growth Strategy Areas**
 - G-1, Mixed-Use
 - G-1, Industrial
 - G-2, Industrial
 - G-2, Residential
 - G-3, Mixed-Use
 - G-4, Secondary Growth Area
 - Conservation Area
- Other Features**
 - Highway
 - Proposed NC-119 Bypass
 - Other Proposed Road
 - Local Road
 - Railroad
 - Study Area Boundary
 - County Line
 - Municipal Limits
 - ETJ
 - Stream
 - Lake
 - School



Mapping provided by the
Piedmont Triad Regional Council Planning Department
Date: November 02, 2020





be zoned for economic development purposes to best support the City and County's shared goals, while balancing the cost of utility service extensions.

HISTORY ON SEWER/WATER AGREEMENT

Orange County entered into a Utility Service Agreement with the City of Mebane in 2004 to provide water and sanitary sewer service to much of the area located between West Ten Road and Interstate 40/85 known as the Buckhorn Economic Development District (BEDD).

Due to a growth in non-residential uses and development interest, the agreement was amended in 2012 to enlarge the original service area and incorporate a wider range of uses after plan amendments or utility capacity analysis to absorb more varied types of development.

Orange County, with a combination of federal and local funds, committed to extend water and sewer services into nearby unincorporated areas, with the City of Mebane to take ownership and maintenance of the lines and wastewater outflows once permitting and construction was complete. The agreement discusses specific uses to provide water and sewer service: the BEDD, as well as Commercial-Industrial Transition Activity nodes, public school, public recreational facilities, defined areas where residential uses are permitted. The service agreement acknowledges a need for cooperation and flexibility to accommodate changing development patterns, but also references existing residential areas north of Interstate 40/85 that should not be annexed and pay "out of town" utility rates or the development with a separate wastewater treatment agreement.

This plan utilizes criteria determined by City of Mebane and Orange County staff incorporating: habitat preservation, slope, watershed regulations, sewer and water serviceability, interstate access and visibility, roadway access, and access to existing rail. The methodology of this land suitability analysis for the growth areas is included in the Parcel Analysis Chapter.

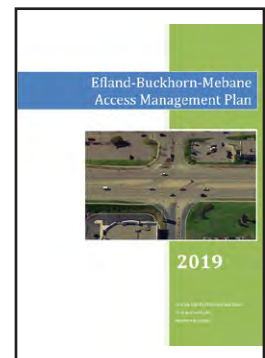
3 | PREVIOUS RELEVANT PLANS

RELEVANT PLANS

The City of Mebane and Orange County have several existing adopted plans that provide vision, goals and strategy for the surrounding area. The relevant plans are summarized to illustrate the various recent planning efforts and inform strategies for implementation.

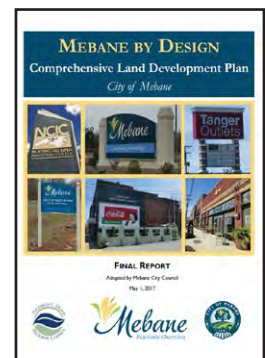
EFLAND-BUCKHORN-MEBANE ACCESS MANAGEMENT PLAN (2019)

Adopted April 2, 2019, this document serves as an update to the 2011 Efland-Buckhorn-Mebane Access Management Plan and is combined with the 2017 Transportation Report (a study completed by the engineering firm, Volkert Inc.) to highlight the area’s development potential, traffic impact analysis and recommended improvements aligned to 2030 Comprehensive Plan goals and objectives. The final plan creates a long-range transportation vision for the area to illustrate roadway alignment to best serve future land uses with economic development opportunities, though it is not a guarantee that future development will occur or that roads will be built. The final version of this plan takes into account input from local residents and businesses from the public input process as well as staff recommendations.



MEBANE BY DESIGN (2017)

Mebane’s Comprehensive Land Development Plan, Mebane by Design, was adopted in 2017 and provides a vision for Mebane’s growth through 2035. The plan lays out growth management, facilities & infrastructure, community appearance, open space & natural resource protection, and coordination. Mebane By Design did not fully address the area reviewed in this plan as much of the area was outside the Future Growth Area. However, the area west of the Medline site and north of West Ten and east of Buckhorn was addressed. When implemented, the Buckhorn Area Plan will amend Mebane by Design by including most of this study area in the CLP as both part of the Future Growth Area and as part of the G-2 Industrial (V) Growth Area.



THE ORANGE COUNTY 2030 COMPREHENSIVE PLAN (2008)

The Orange County Comprehensive Plan serves to guide the County's growth and development through the year 2030. The underlying theme of the Plan is the County's vision of becoming a more sustainable community. This document serves as the statutory basis for many of the County's land use regulations and provides a coordinated approach to future growth. The Comprehensive Plan covers eight major areas, each known as an Element:

- County Profile;
- Economic Development;
- Housing;
- Land Use;
- Natural and Cultural Systems;
- Parks and Recreation;
- Services (Utilities) and Community Facilities; and
- Transportation



While there has not been a comprehensive update to all elements of the Comprehensive Plan, the Land Use Element has been amended regularly since 2008. These amendments have been primarily in response to Orange County's Economic Development efforts across all three of its Economic Development Districts, which include the Efland-Buckhorn-Mebane EDD that is located within the study area of this plan.

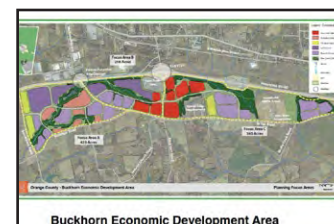
EFLAND-MEBANE SMALL AREA PLAN (2006)

Adopted by Orange County in 2006, the unincorporated community of Efland's future growth was addressed through the development of a small area plan (SAP). The SAP addressed the Efland-Mebane corridor in its entirety and made recommendations regarding Housing, Community Services, Transportation, Open Space, and Land Use and Economic Planning. The Orange County Board of County Commissioners approved the creation of a small focus group to assist staff in coordinating implementation of the SAP.



BUCKHORN ECONOMIC DEVELOPMENT DISTRICT (BEDD)

The areas in and immediately surrounding the eastern side of the City of Mebane have been designated for commercial and industrial growth in the near future. In collaboration with Orange County, the City of Mebane invested in the water and sewer infrastructure to support such private sector growth.



WATER AND SEWER MANAGEMENT, PLANNING AND BOUNDARY AGREEMENT (WASMPBA)

The WASMPBA is a multi-party agreement among Orange County, Orange Water and Sewer Authority, and the Towns of Carrboro, Chapel Hill, and Hillsborough. The Agreement establishes a system of service areas for public water and sewer utilities. The City of Mebane is not party to this agreement; the City and Orange County have a separate Utility Service Agreement that was amended in 2012.

4 | AREA DESCRIPTION

STUDY AREA

The study area for this plan was defined after significant consideration of existing land uses, environmental impacts, and economic potential. The City of Mebane and Orange County Planning, Administrative, Public Works, and Economic Development staffs worked with PTRC to ensure parcels with the highest potential were included in the analysis.

The boundaries for this plan (Map 2) focus area are the rail line to the North; Ben Wilson and Mattress Factory Road to the west, Mt Willing Road and parcels along the I-85 connector to the East; Bushy Cook Road and Seven mile creek to the South. The study area is outside both the Mebane City Limits and ETJ. Mebane is able to annex these properties due to a Local Act passed by the NC General Assembly in 2018 eliminating restrictions to its ability to conduct satellite annexations.

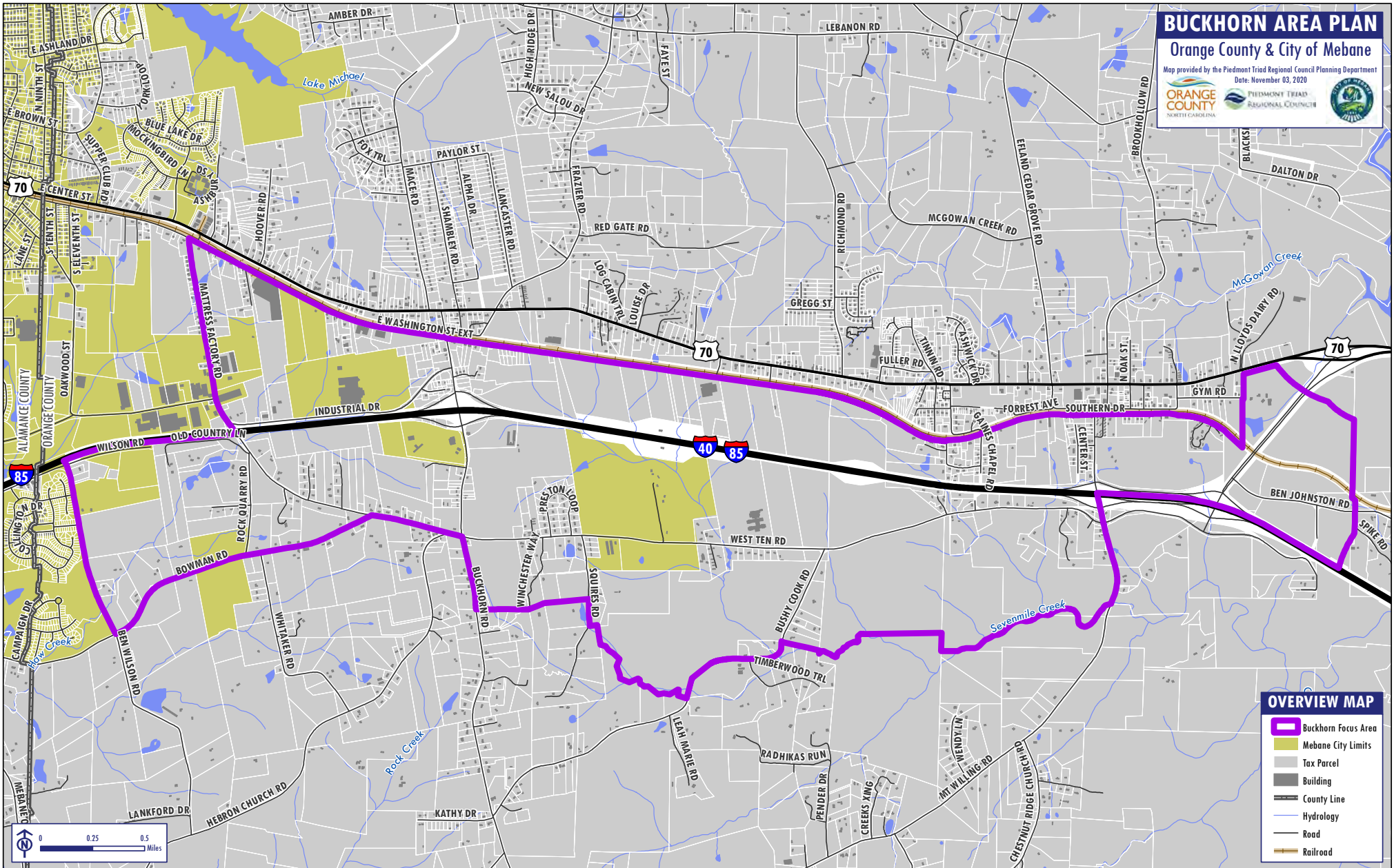
LAND USE

The intent of the Buckhorn District is to create a district allowing a wide range of nonresidential uses with limited higher density residential uses. The large land areas and low residential growth of this area make it ideal for commercial and industrial growth. The existing land use for the Buckhorn area is primarily agriculture and residential (Map 3). Much of the study area has been established as the Buckhorn Economic Development District (BEDD). The BEDD is defined as being located near the western boundary of Orange County where Buckhorn Road crosses Interstates 85 and 40. The remaining area defined in this study is currently zoned Rural Residential (R1), Existing Comm. (EC5), and Office, Research, Manufacturing (ORM).

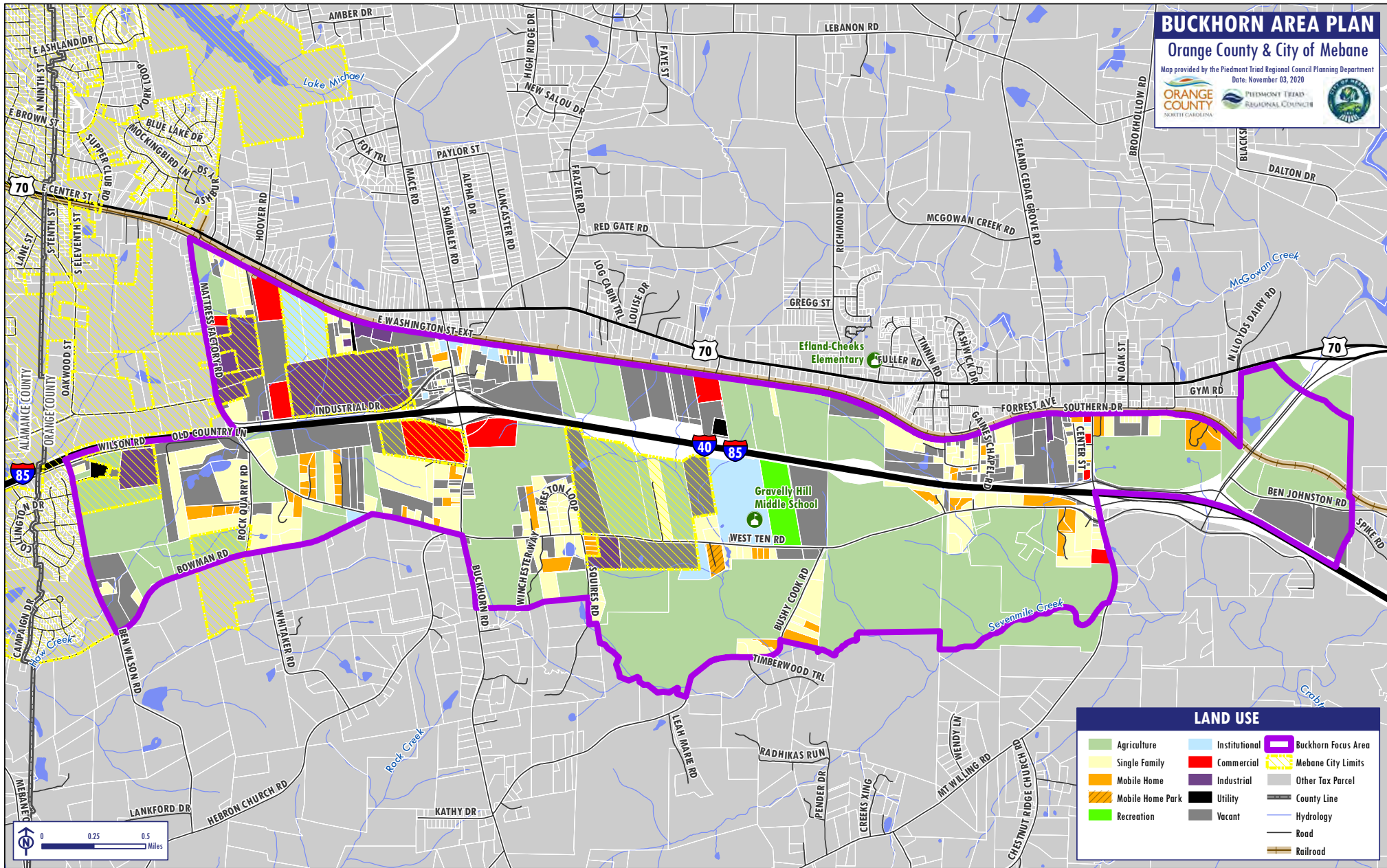
ENVIRONMENT

Compared to other jurisdictions in the Piedmont region, Mebane and its surrounding area has relatively few slope constraints. The majority of the study area has mean slope below 6% or between 6% and 10%. No parcels greater than 6 acres have a mean slope over 10% and the majority of parcels with steep slope are in floodplains. Some soil conditions can make potential land development more difficult or expensive. In the Piedmont region, dominant soil limitations include hydric (wetland) conditions, rock content, or high shrink-swell potential due to moisture fluctuations. Even where such conditions actually occur, there would probably still be a means to undertake urban type development, although with greater difficulty or expense. No development will be encouraged on environmental wetlands.

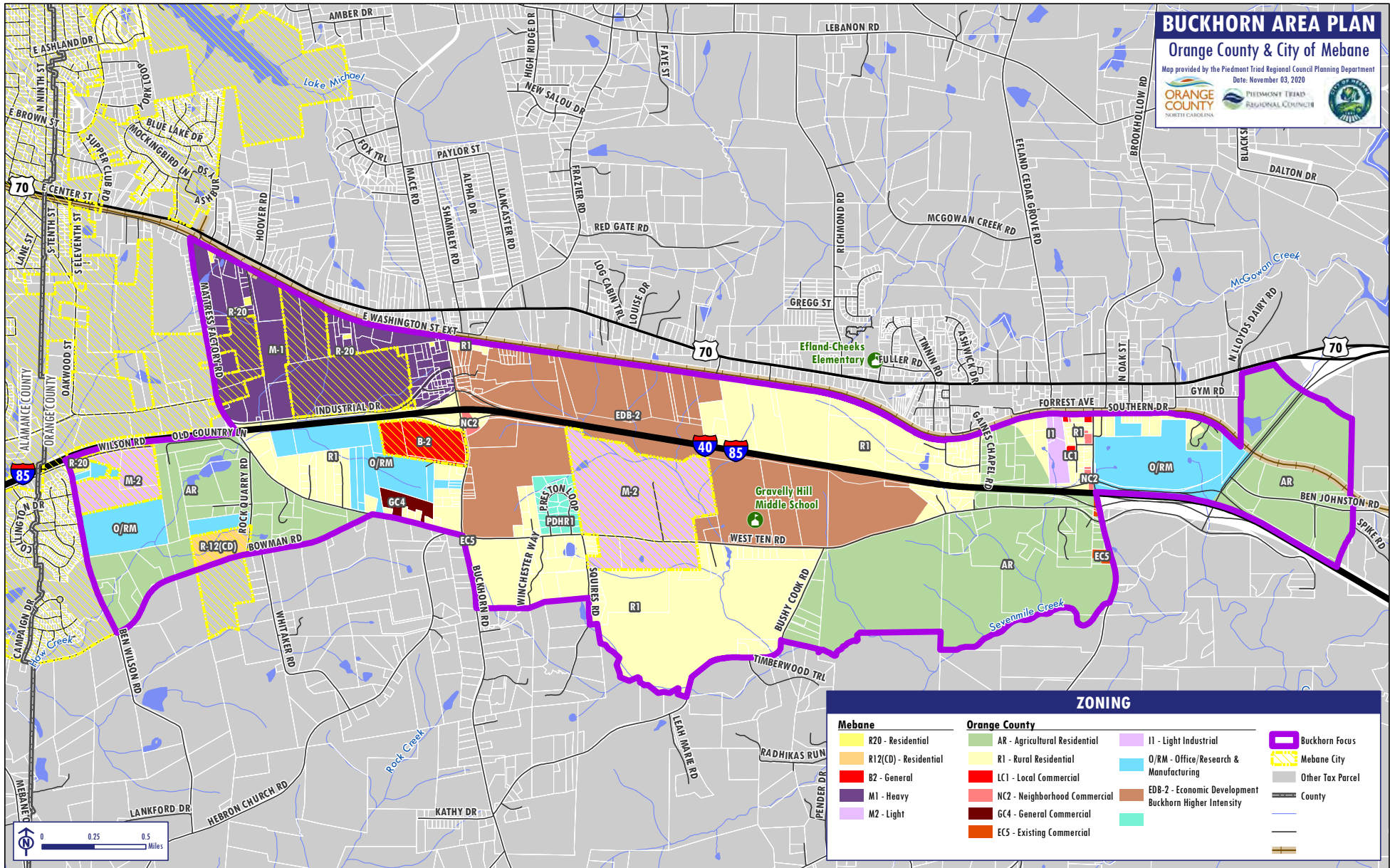
Map 2: Buckhorn Area Overview Map



Map 3: Current Land Use



Map 4: Current Zoning



WATERSHEDS

The Buckhorn Area include areas in the Haw River Basin and the Neuse River Basin. The Haw River flows to B. Everett Jordan Dam to form the Cape Fear River. All waters in the Neuse River basin are classified as Nutrient Sensitive Waters (NSW), a supplemental classification that the Environmental Management Commission may apply to surface waters that are experiencing high algal growth, including blooms. The Falls Lake Nutrient Management Strategy applies to nearly all property east of Buckhorn Road.

Areas east of Buckhorn Road are also in the Upper Eno River Water Supply II (WS-II). These waters are also protected for Class C uses - secondary recreation, fishing, wildlife, fish consumption, aquatic life including propagation, survival, and maintenance of biological integrity, and agriculture. WS-II waters are generally in predominately undeveloped watersheds. All WS-II waters are High Quality Waters (HQW) by supplemental classification.

The Mebane Unified Development Ordinance (UDO) defines protected watershed overlay districts which includes all WS-II Critical and Protected Areas. These management rules limit impervious cover and residential density to protect the water quality of water supplies and apply to all lands falling within a state-designated water supply watershed that are annexed into the City. North Carolina and Orange County have different measurements for the for the Upper Eno River water supply. These can be seen on Map 10 and Map 11.

INFRASTRUCTURE

ROADS

Interstates 40 and 85 run through the Buckhorn Study Area. US 70 is located north of the study area and is directly connected to the interstate corridor by Buckhorn Road and the I-85 Connector. The most travelled roads in the study area are I-40/85, US 70, Buckhorn Road, and Mt Willing Rd. Interstate 40/85 has an Annual Average Daily Traffic (AADT) in the study area of 118,000 to 124,000 vehicles. US 70 has an AADT in the study area of 4,500 to 9,000. Buckhorn Road has an AADT of 6,800 to 12,000. Mt Willing Road has an AADT of 8,100 (Map 5). Both Buckhorn Road and Mt Willing Road are connected to I-40 exit ramps.

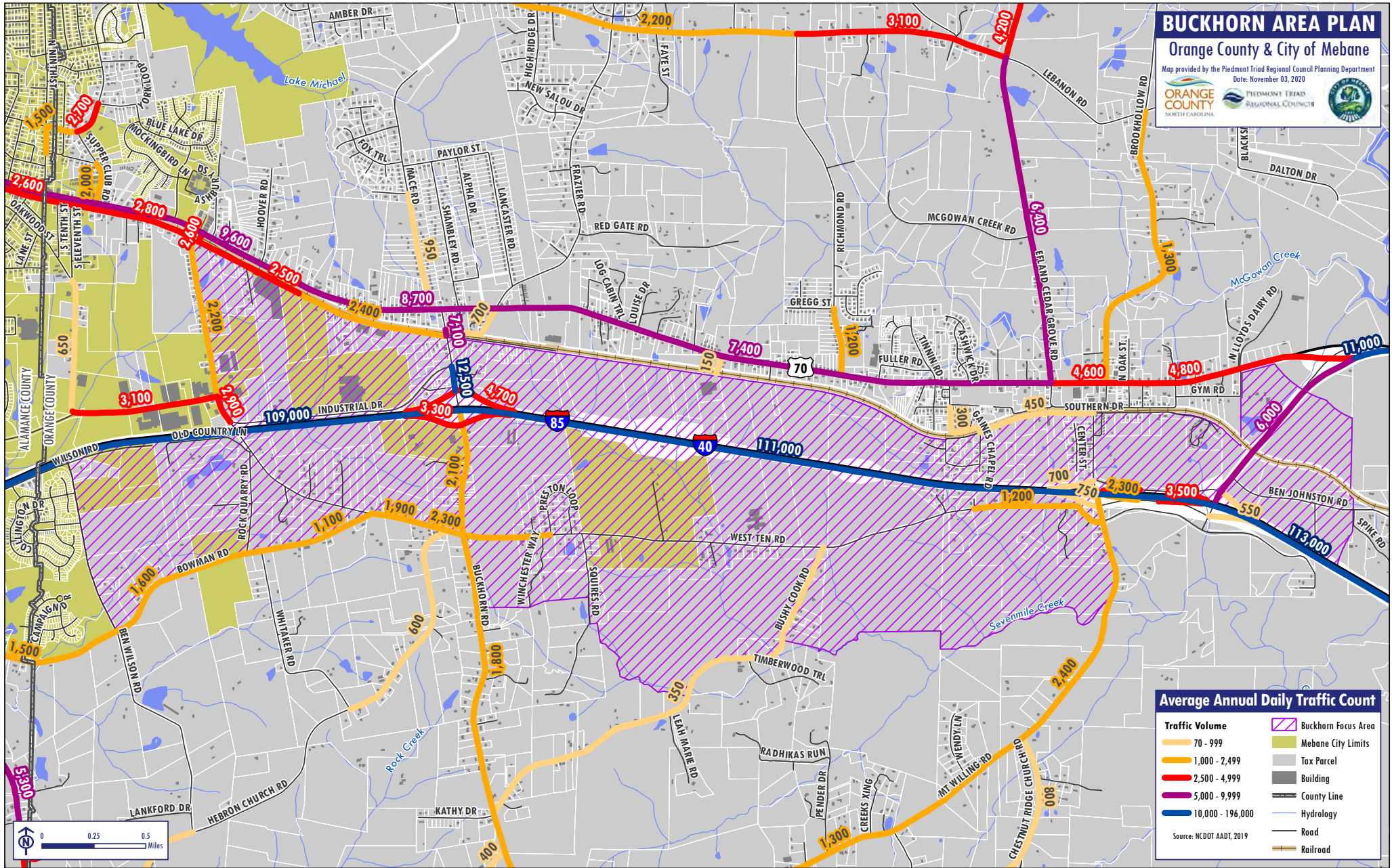
RAIL

A NC Railroad Company (NCRR) corridor runs east to west through the study area. The corridor is given primary use to Norfolk Southern under their lease agreements; it is public right-of-way. There is freight access in Mebane at the NC Industrial Center.

North Carolina is home to the largest consolidated rail system in the country. These rail connections extend all the way to the coast, enabling the state ports in Morehead City and Wilmington to offer import and export services to a large market. The NC rail system includes more than 3,200 miles of track and service to 22 states in the eastern half of the country (EDPNC, 2020).

At this time, there is not a passenger rail stop in the Mebane or Orange County area. Transit plans in Wake and Durham counties include a commuter rail project that would run 37 miles along the NCRR

Map 5: NCDOT AADT



Corridor between Garner and West Durham, stopping at downtown Raleigh, NC State, Cary, Morrisville and Research Triangle Park along the way. This plan includes possible extensions to the existing NCCR corridor through Mebane. Currently, the nearest passenger rail stop to the west is Burlington and to the east is Durham though a station is under construction in Hillsborough.

BUS AND PARK & RIDE

The Orange County Public Transit Orange-Alamance Connector Route connects Hillsborough, Efland, and Mebane in western Orange County. The Orange-Alamance Connector does not currently stop inside the study area but travels through the study area on I-40 from Mebane to Hillsborough (Fig 4).

There is a Park and Ride located at the Cone Health MedCenter Mebane campus at 3940 Arrowhead Boulevard, just west of this study area and accessible from the Mebane Oaks Road interchange with I-40/85. This location provides connections between the Triangle and the Triad and is served by the GoTriangle ODX line, PART Route 4, Link Red Route, and Alamance County Transportation Authority (ACTA).

The Burlington Graham MPO TAC approved the Mebane Park and Ride Relocation Study Special Study for FY2021. The purpose of the study is to establish site parameters and evaluation criteria for a new 150-200 space park and ride to be shared by GoTriangle, PART, and Orange County Public Transit. The project scope includes the development of 10% conceptual design for a preferred location and a possible alternate location. This project task will help implement the CTP and/or MTP by supporting expanded transit services.

Figure 1: Orange-Alamance Connector Route

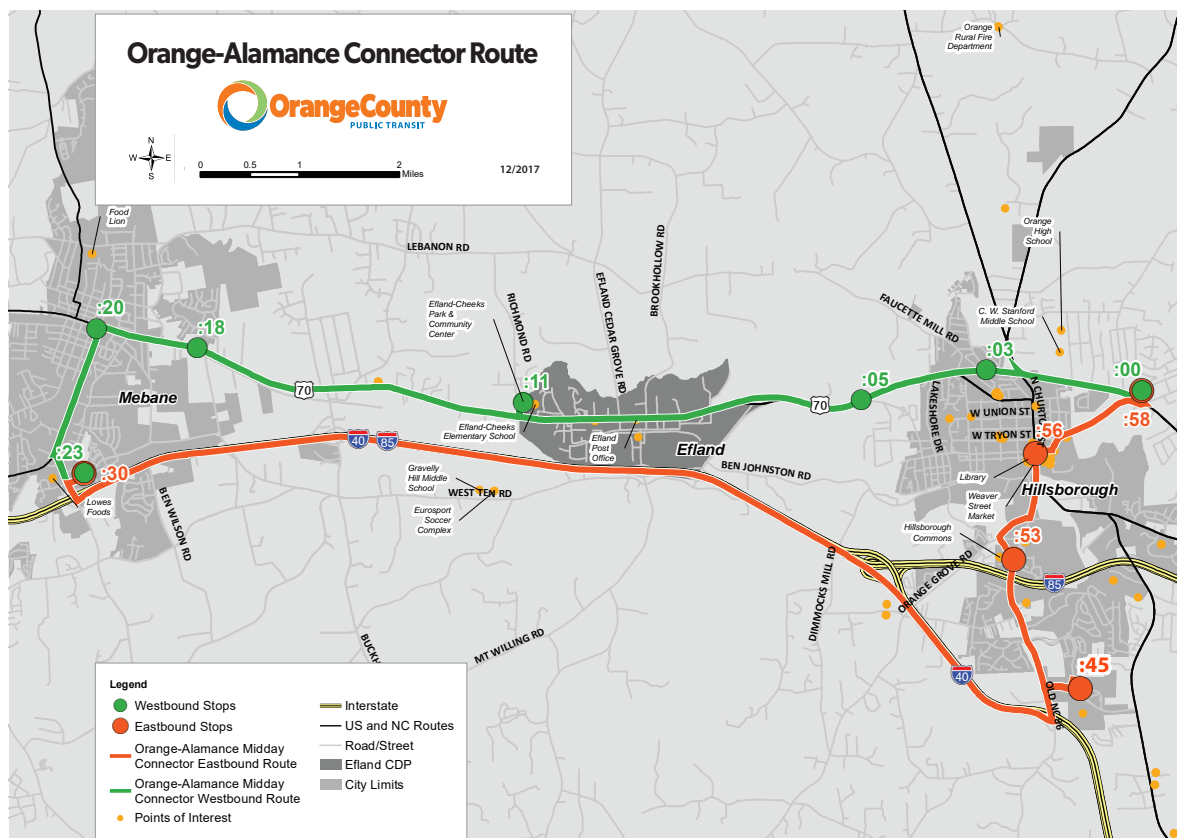
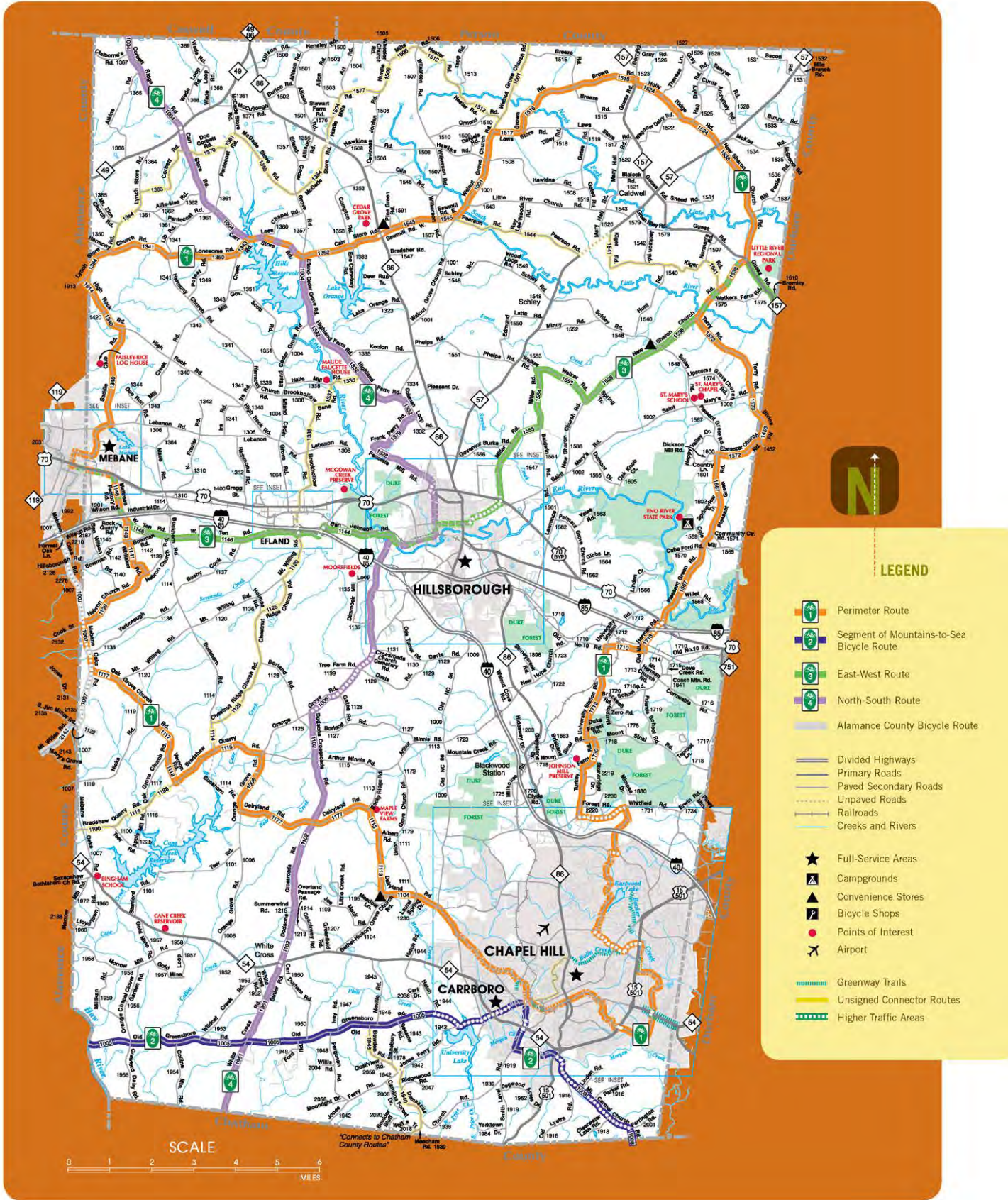


Figure 2: Orange County Bicycling Map

ORANGE COUNTY BICYCLING MAP



BIKE AND PEDESTRIAN

The study area contains the East-West, Route 3 Bicycle route and an unsigned Connector Route along Mt Willing Road, connecting Routes 1, 3, and 4. The study area has little pedestrian infrastructure. NCDOT's Bicycling Orange County brochure describes the 25 mile East-West Route:

"On the west side of Orange County, this route joins those in adjoining Alamance County. The town of Mebane anchors the westernmost point on this East-West Route that also visits Efland and Hillsborough before meandering northeast through fertile farmland to the border with Durham County. After you turn right on Ben Johnson Road from the I-85 Connector, you will see signs for Kings Highway Park a small natural area with walking trails. On the west side as you enter Hillsborough, you can find picnic tables and restrooms at Gold Park, on Dimmocks Mill Road near the intersection with Eno and S. Nash streets."

In 2018, the City of Mebane adopted a "Complete Streets" resolution, this resolution ensures that the City will utilize, whenever practical, the principles and goals of the NCDOT Complete Streets Planning and Design Guidelines when the Council is 1) developing new multimodal transportation options, 2) reconstructing or retrofitting existing roadways; and 3) leveraging existing infrastructure to increase connectivity and universal access to all citizens.

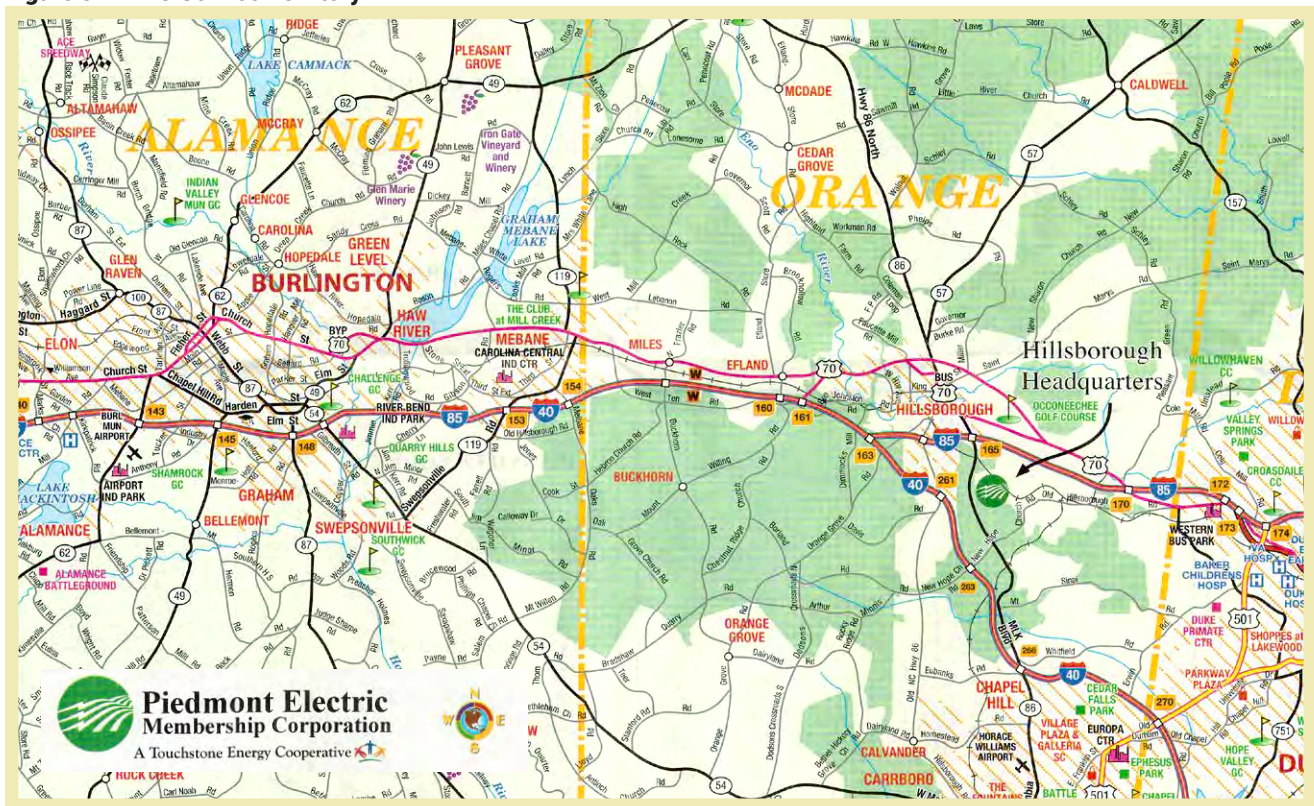


UTILITIES

Dominion Energy is the natural gas provider to Orange County. Electric service in the area is provided by Piedmont Electric Membership Corporation (PEMC) and Duke Energy. There is service overlap in transitional areas.

The extension of Mebane's water and sewer utilities to the Buckhorn area through the Utility Service Agreement has made the Buckhorn Area a viable location for significant commercial and industrial growth. Water is currently available from Mebane as far east as Bushy Cook Road. Current sewer availability can be viewed on Map 12. It is possible in some eastern areas of the study area that parcels will have sewer provided by Mebane and water provided by another entity.

Figure 3: PEMC Service Territory



5 | ECONOMIC DEVELOPMENT

LOCATION

The Buckhorn Economic Development District (BEDD) was dedicated as a development district by the City of Mebane and Orange County in 2011 to include a variety of manufacturing, wholesale, distribution, retail and service uses. The existing BEDD is located in the western portion of Orange County just off exit 157 from Interstate 85/40, and includes approximately 900 acres of developable land. This study expands the boundaries of the original Economic Development District in order to utilize the most suitable land that has reasonable access to infrastructure.

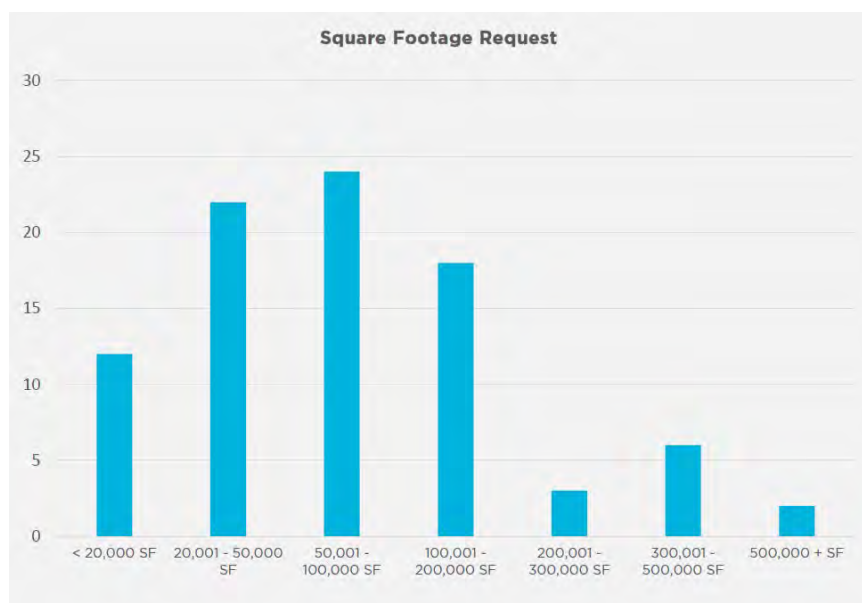
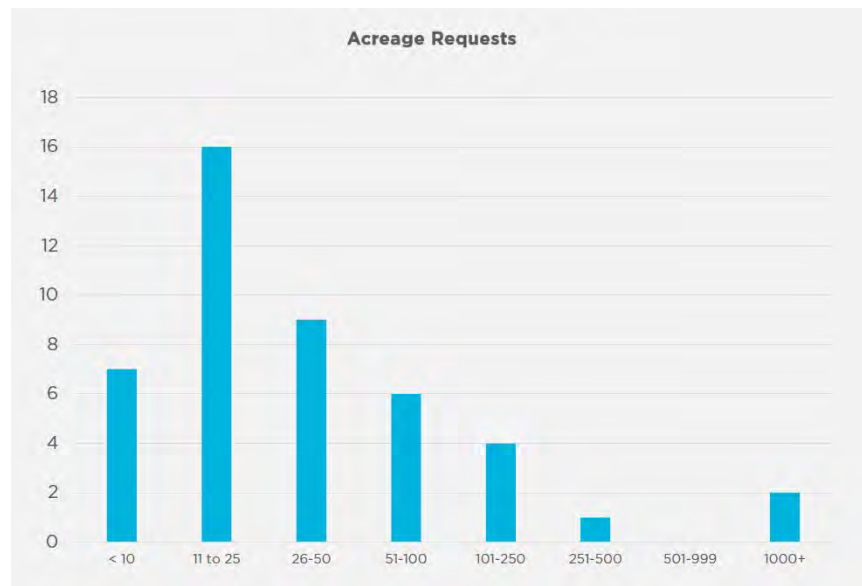
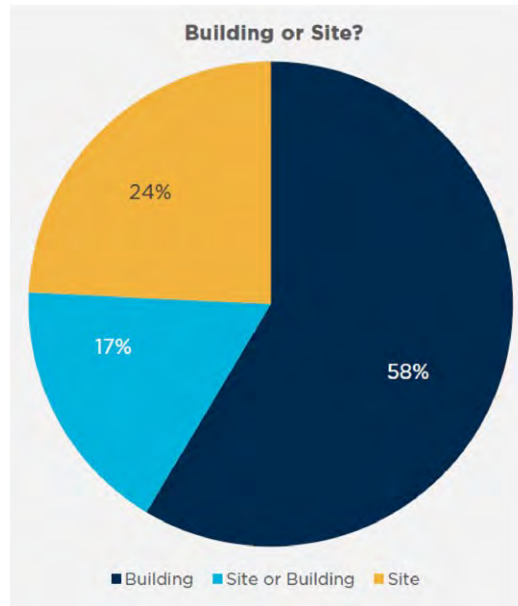
The section currently dedicated as the BEDD is included in this study area. The BEDD is defined by the area contained by Ben Wilson Road to the west, E Washington St Ext to the north, Hope Allison Road to the east, and West Ten Road to the South. This study area broadens the area to include areas recently annexed into the City and rezoned as M-2 Light Manufacturing and the surrounding area.

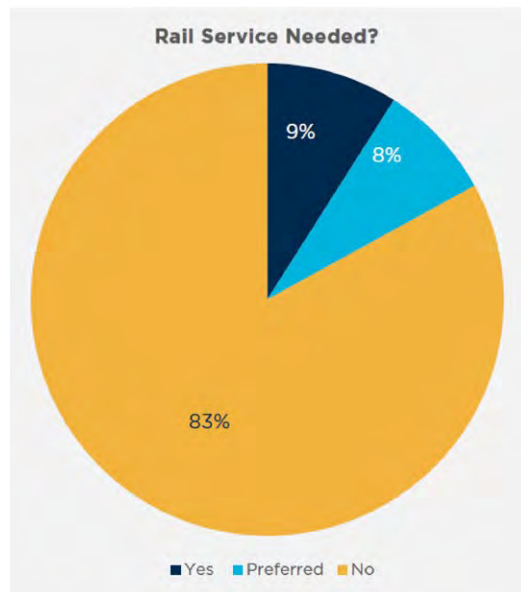
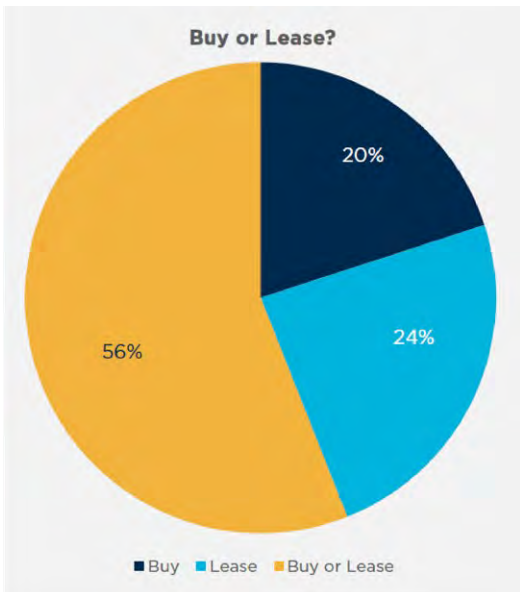
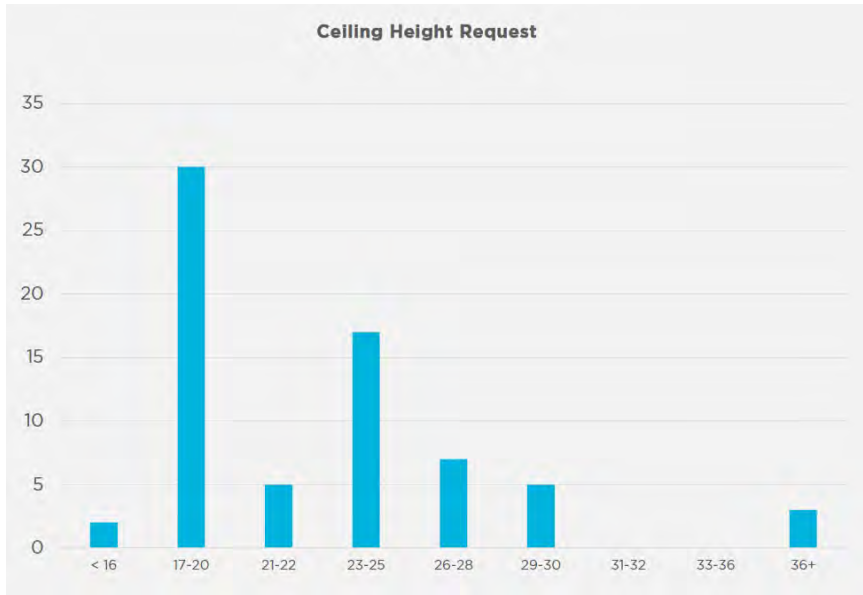
INDUSTRIAL AND COMMERCIAL POTENTIAL

The Buckhorn Area has direct access to Interstates 40 and 85, and US 70, with high potential for economic development expansion. The Orange County SWOT Analysis (2018), prepared by the Timmons Group covers the Buckhorn Area in multiple sections, including Buckhorn EDD, Buckhorn Commercial-Industrial Transition Activity Nodes (CITAN), and sections of East Efland CITAN, West Efland CITAN. In reviewing the SWOT analysis, the overall size, mild slopes, and medium environmental constraints are positive for industrial development. The area includes several properties with large vacant tracts. Common Next Step recommendations between all areas include, working with the City of Mebane to expand the water and sewer service areas and increase water and sewer capacities.

The Economic Development Partnership of North Carolina (EDPNC) Business Recruitment Projects and Real Estate Requests from 2019 include information on preference and demand for industry sector, site needs, square footage requests, acreage requests, and rail service needs. The majority of recruited projects are for manufacturing (16%) followed by food, beverage, and agriculture (13%). The following graphs illustrate the needs and preferences for the manufacturing projects from EDPNC .

Figure 4: EDPNC Business Recruitment Requests





The Buckhorn Area Plan maps and evaluates parcels based on their size, constraints, and access. As the majority of the parcels in the Buckhorn Area do not have buildings, that feature was not used in the evaluation. Of the project needs outlined above, the Buckhorn Area has developable parcels in the 11 to 50 acre range, making them ideal areas to market and improve for future development. Similarly, while most parcels do not currently have rail service, multiple large parcels are adjacent to rail.

PERFORMANCE BASED INCENTIVES

Performance-based incentive programs may be considered for the recruitment of larger industrial, distribution and commercial investment prospects, and require the company to meet agreed upon investment and job creation goals over a specified period of time. Orange County, along with the City of Mebane, have utilized this type of program in recent years with the expansion of one existing company,

ABB, Inc., and the location of three new companies in the Mebane area: Morinaga America Foods, Inc., Piedmont Metalworks, and Medline Industries, Inc. Future company expansions or site locations could be considered under a performance-based incentive program.

SMALL BUSINESS GRANT PROGRAM

For smaller companies, Orange County currently has two grant available with the Business Investment Grant Program to stimulate successful non-farm Business Investment development and expansion in Orange County.

SMALL GRANT (\$1,500 OR LESS)

Use of Funds – Priority will be given to ventures demonstrating a clear need for grant funds to grow their business, hire additional staff, grow the commercial tax base, and/or create a significant social and economic impact in the County.

LARGE GRANT (\$1,500.01 – \$10,000)

High Potential Founders – Although all applicants will be considered, business owners who exhibit the following characteristics will be given priority: a. Have a thorough understanding of their market b. Have assembled a talented team c. Have a passion for building their venture in Orange County High Potential Ventures – Priority will be given to “growth” ventures capable of expanding rapidly, renting office space in Orange County, and hiring Orange County employees. Use of Funds – Priority will be given to applicants demonstrating a clear need for grant funds to grow their business, hire additional staff, grow the commercial tax base, or create a significant social impact in the County. The Orange County Economic Development business assistance team provides a range of expertise and services to new and relocating businesses, assisting with any needs from site selection and development to employee housing options.

6 | PUBLIC INPUT

Public input is important to the success of any planning effort. The Buckhorn Area Plan provided opportunity for input at the November Mebane Planning Board meeting, a virtual public input session, and online webpage with a comment box.

PLANNING BOARD

The Mebane Planning Board reviewed the Buckhorn Area Plan and accepted public comment on November 9th. This meeting was available to join online via zoom, in-person (limited to 7 members of the public due to coronavirus protocol),

and available to stream and rewatch on YouTube. A notification of the planning board and virtual public meeting was mailed to all property owners within the Buckhorn Focus Area (Map 2). A short presentation was given by the Piedmont Triad Regional Council outlining the planning process, parcel analysis, and recommendations. The Mebane Planning Board passed a motion to adopt the Buckhorn Area Plan and amend the Mebane Comprehensive Land Development Plan.

VIRTUAL MEETING


The City of Mebane held a public meeting dedicated solely to the Buckhorn Area Plan on Tuesday, November 10, 2020. The meeting was held on Zoom and welcomed guests questions, comments, and concerns after a short presentation on the overview of the plan. These questions and comments were taken into consideration and changes were made to reflect the needs and concerns of property owners. Primary concerns were about development standards, such as traffic, buffering, noise, and lighting. The meeting was 2 hours long and about 25 people attended.

WEB PAGE WITH COMMENTS

A designated website for this project was published and available to the public providing a full copy of the draft plan, an overview paragraph of each chapter, an interactive map, and a comment box. The web address was shared in planning board and City Council notification letters to property owners as well as during meeting presentations.

**CITY OF MEBANE &
ORANGE COUNTY**

**BUCKHORN AREA PLAN
VIRTUAL MEETING**



**ONLINE
NOVEMBER 10 | 6PM**


WHEN:
November 10, 2020 at 6pm


WHERE:
To livestream the meeting, visit the City of Mebane YouTube Channel. To participate in the Zoom teleconference, email planning@cityofmebane.org for log-in information.

WHAT:
Join online to provide input on an area plan exploring economic development at the area surrounding Buckhorn Rd and West Ten Rd.

**Can't make the
online meeting?**

You can review the plan and provide comment any time at:
www.ptrc.org/Buckhorn





The online interactive map at this site allows for site visitors to turn on different map layers, such as flood zones, wetlands, parcel final sums, zoning, land use, and other layers of interest. Links are also provided for individual pages giving descriptions of the identified growth areas. These direct links allow property owners and interested parties to directly see why the growth area was chosen, aspects of future growth in the area, and what is needed to promote development.

The screenshot displays the 'Buckhorn Area Plan Map' interface. The map shows a geographic area with various colored overlays and labels. A search bar at the top left contains the text 'Find address or place'. A 'Layer List' panel on the right side of the map is open, showing a list of layers with checkboxes. The layers include: Buckhorn Area Plan Layers (expand), Buckhorn Study Area, Roads, Schools, Mebane City Limits, Potential Growth Areas, CLP Growth Strategy Areas, Tax Parcels, Parcels not for Development, Most Suitable, FINAL SUM, Individual Layers (expand), Zoning, and LandUse. The map also shows labels for 'Exit # 157' and 'Exit # 160', and various roads and landmarks like 'Efland-Cheeks Elementary' and 'Gravelly Hill Middle School'. Below the map is the text 'Buckhorn Area Plan Interactive Map'. Below the map is a 'Comments' section with a note: 'Note: Irrelevant or offensive content will be removed'. The comments form is titled 'Buckhorn Area Plan - Public Comments' and includes a text area for comments, a 'Contact Information' section with fields for 'First Name' and 'Last Name', and a disclaimer: 'If you would like to be contacted by project staff, please provide your contact info below. This is optional. Your information will not be shared with any outside parties.'

7 | PARCEL ANALYSIS

METHODOLOGY

The PTRC obtained GIS files from Orange County and the City of Mebane, including tax parcels, zoning, city limits, and water/sewer infrastructure for analysing tax parcels for their suitability to be developed as employment centers. Other GIS files were used from the State, including roads, railroads, hydrology, watersheds, LiDAR elevation, orthophotography, and conservation areas. After the stakeholder group determined the study area boundary, 569 parcels were selected for further analysis.

PARCEL ANALYSIS LAYERS

Orange County and City of Mebane Planning, Administration, and Economic Development staffs worked together to establish a list of factors that influence the suitability of a parcel for potential development. The layers include developable acres, preservation areas, mean slope, watershed, sewer infrastructure, water infrastructure, interstate access, interstate visibility, roadway access, and access to existing rail. This section explains the parcel analysis layers in more detail providing a map showing the weighted layers of parcels in the Buckhorn Study Area. The final sum value of each individual layer was then calculated for each parcel to determine a final suitability value. Parcels in the study area ranged from values of 2 to 16, with 16 being the most suitable for development. Parcels could have ranged from -7 to 18, but no parcels reached these minimum/maximum values.

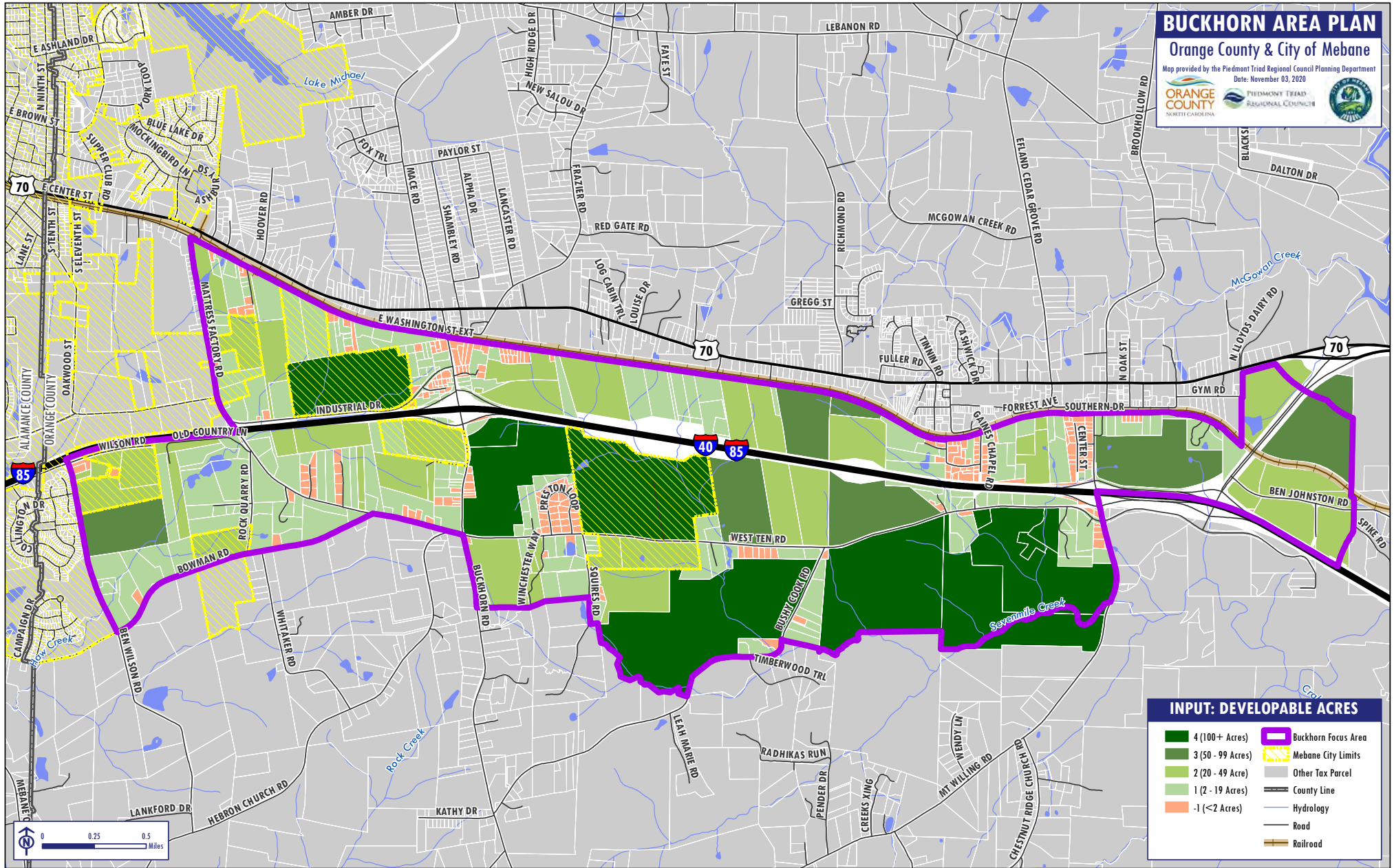
Layer	Criteria	Points
Developable Acres (Wetlands and floodplains removed; merged adjacent owners)	Under 2 Acres	-1
	2 to 19	1
	20 to 49	2
	50 to 99	3
	100 or More	4
Preservation Areas	Voluntary Ag District	-1
	Conservation Easement or Managed Area	-2
	Natural Heritage Element Occurrence or Significant Natural Heritage Area	-1
Mean Slope	< 6	1
	6 to 10	0
	> 10	-1
Watershed	NSW II-P	-1
Sewer Infrastructure	Available	4
	Potential to serve	2
	Unlikely to serve	0
Water Infrastructure	Available	2
	Potential to serve	1
	Unlikely to serve	0
Interstate Access	Within 1.5 Miles Driving Distance to Interchange	2
Interstate Visibility	Yes (Adjacent)	1
Roadway Access	Access to 2+ public roadways	3
	Access to 1 public roadway	1
Access to Existing Rail	Yes	1

DEVELOPABLE ACRES

Areas with larger developable acreage were given higher weights in this analysis. Adjacent parcels with the same owners were merged. Areas that limit development, including wetlands and flood zones, were removed from the analysis. The remaining area was calculated as developable area, and weighted in five different categories. Parcels with less than 2 developable acres were given a value of -1, as these are generally too small for non-residential development. Parcels between 2 and 19 developable acres were given a value of 1; parcels between 20 and 49 developable acres were given a value of 2; parcels between 50 and 99 developable acres were given a value of 3; and parcels with 100 or more developable acres were given a value of 4. The Economic Development Partnership of North Carolina reported that most manufacturing businesses request sites in the 11 to 25 acre range followed by the 26 to 50 acre range.



Map 6: Developable Acres



PRESERVATION AREAS

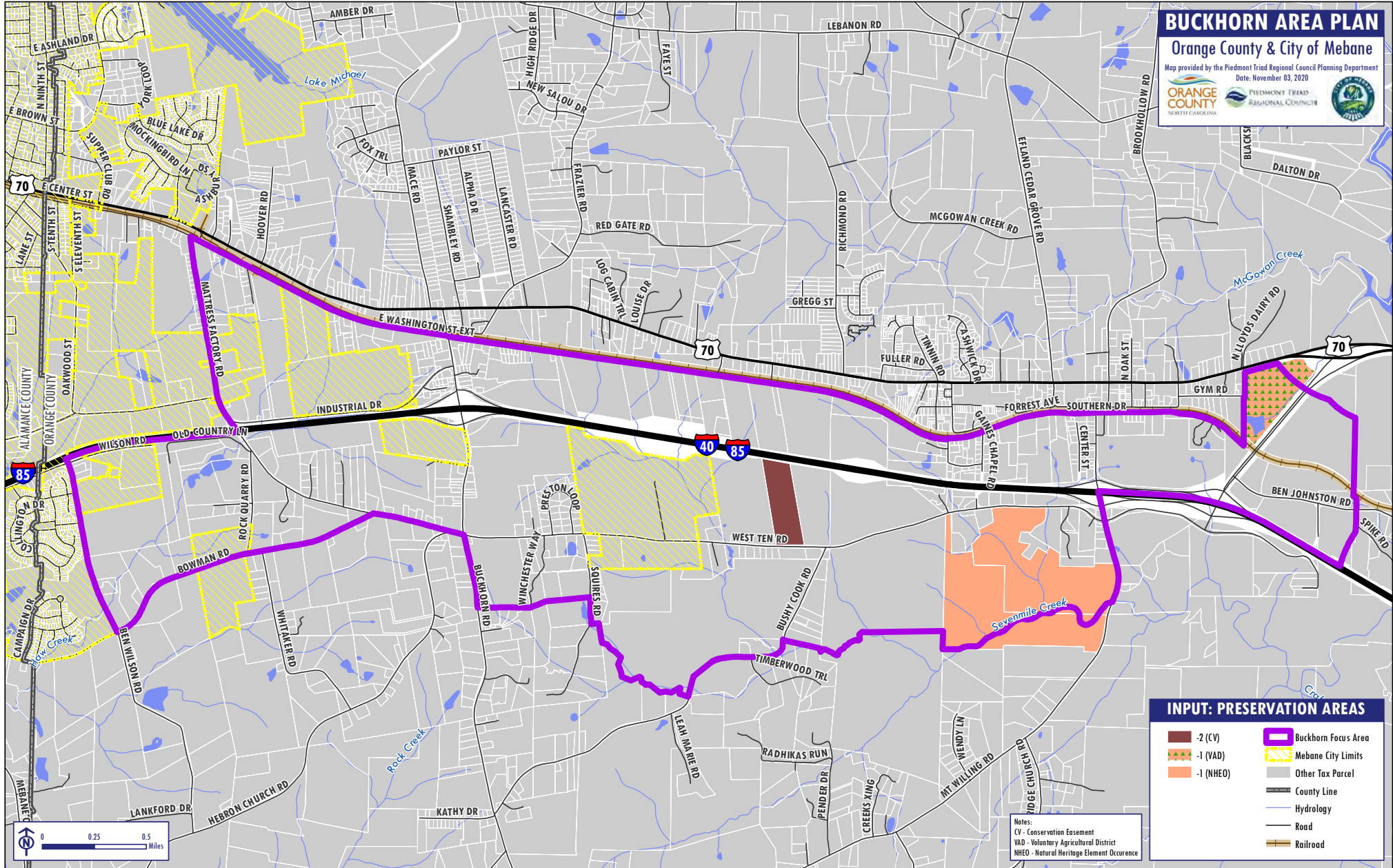
Preservation areas include Voluntary Agricultural Districts (VAD), Conservation Easements, and National Heritage Element Occurrences (NHEO). These preservation areas were given negative weights as they have potential to make development on these parcels more difficult. VADs, lasting for 10 years in Orange County, encourage the preservation and protection of farmland, allow landowners to publicly recognize their farms, and protect farms from negative impacts, such as waivers of water and sewer assessments.

VADs agreements allow owners to opt out with written notice, so a value of -1 was given to these parcels. Conservation easements are permanent legal agreements that limit uses of the land in order to protect its conservation values. Because these are permanent agreements, this parcel was given a value of -2. There is only one parcel with a conservation easement in the study area, located at the Soccer.com Center, east of Gravelly Hill Middle School.

A NHEO is an area of land or water that is important for the conservation of the natural biodiversity of North Carolina. The Natural Heritage Program identifies these natural areas based on biological surveys, as authorized in the Nature Preserves Act. Parcels containing these occurrences were given a value of -1. These parcels contain two threatened or endangered bivalves known to live in the Neuse drainages (including Sevenmile Creek). These species are threatened at a state level but are not a federally listed species. It is not thought that these species would significantly restrict development.



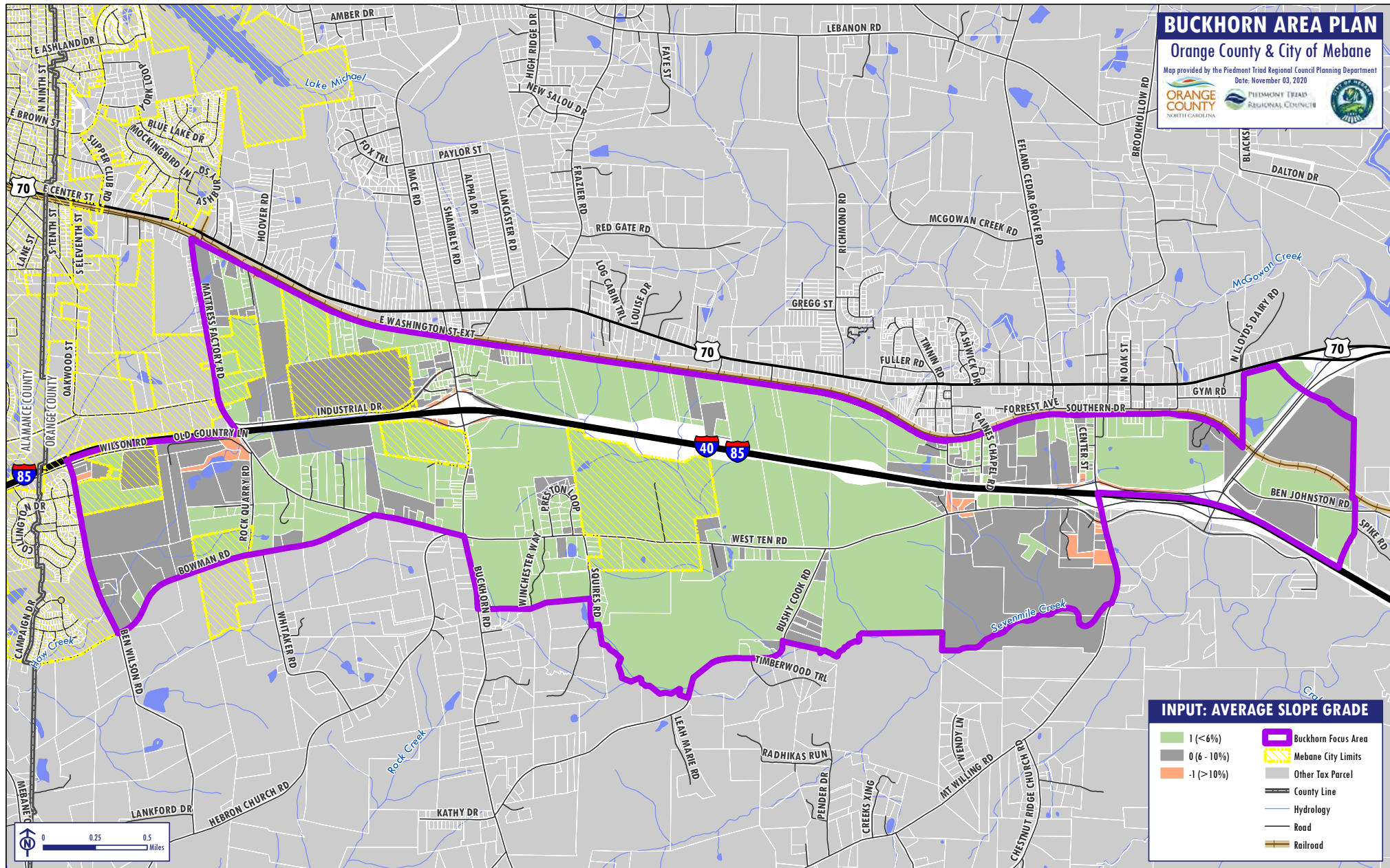
Map 7: Preservation Areas



MEAN SLOPE

The percent slope was averaged for each parcel using LiDAR elevation data with a 10-foot resolution. For all parcels in the study area, the mean percent slope grade was roughly 6%. Parcels with a mean percent slope grade less than 6% were given a value of 1, as they are ideal for construction. Parcels with a mean slope grade between 6% and 10% received no points, and parcels with values greater than 10% were given a value of -1, as these steeper slopes are not favorable for development. In construction, a slight slope may be helpful for site drainage but a steeper slope can increase the need for grading, increasing site development costs.

Map 8: Mean Slope

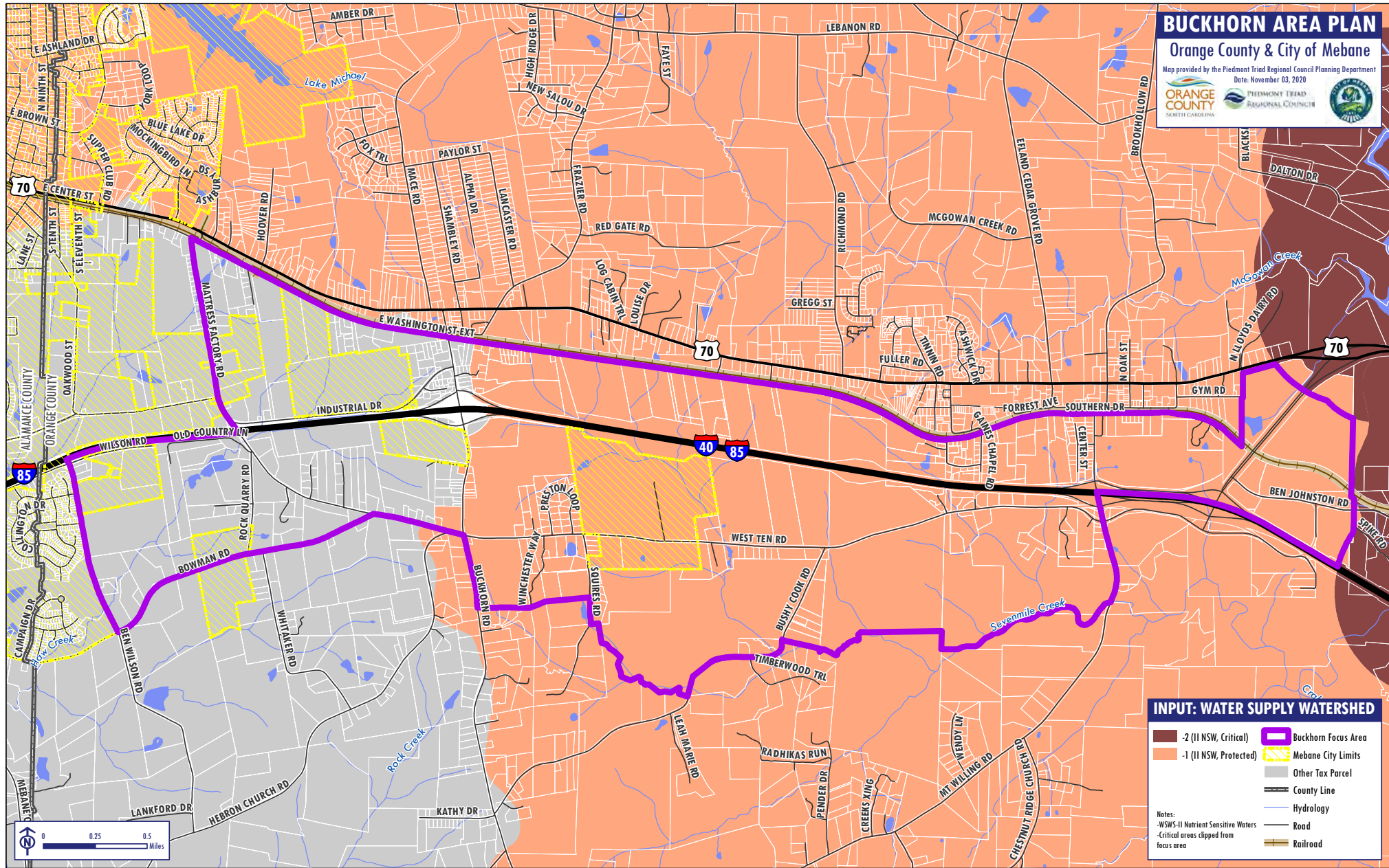


WATERSHED

The Buckhorn Area includes land in the Cape Fear River Basin and the Neuse River Basin. The 200-mile Cape Fear River is the main tributary and namesake of the state's largest river basin. This area is in the Haw River Basin that drains to the Jordan Lake watershed of the Cape Fear River Basin. All waters in the Neuse River basin are classified as Nutrient Sensitive Waters (NSW), as well as waters in the Jordan Lake. NSW is a supplemental classification that the Environmental Management Commission may apply to surface waters that are experiencing algal growth or blooms. Nearly all land east of Buckhorn Road is in the Falls Lake watershed and subject to a Nutrient Management Strategy that limits the nitrogen and phosphorous allowed in the stormwater runoff from development. Many of the waters in this study area are also level two water supply watersheds (WS-II). These waters are used as sources of water supply for drinking, culinary, or food processing purposes, and are deemed High Quality Waters by supplemental classification. Areas in the critical portion of the water supply watersheds were clipped out of the study area. Critical areas include land half-mile upstream and draining to a river intake, and pose very high restrictions on development. Orange County's locally-designated critical areas were not designated or regulated by the NC Department of Environmental Quality and are not recognized within this plan. The remaining area of a water supply watershed is designated as the balance of the watershed. These areas are considered protected with somewhat limiting development restrictions such as impervious cover limits. Parcels in the protected watershed were given a -1 weight.



Map 9: Water Supply Watershed



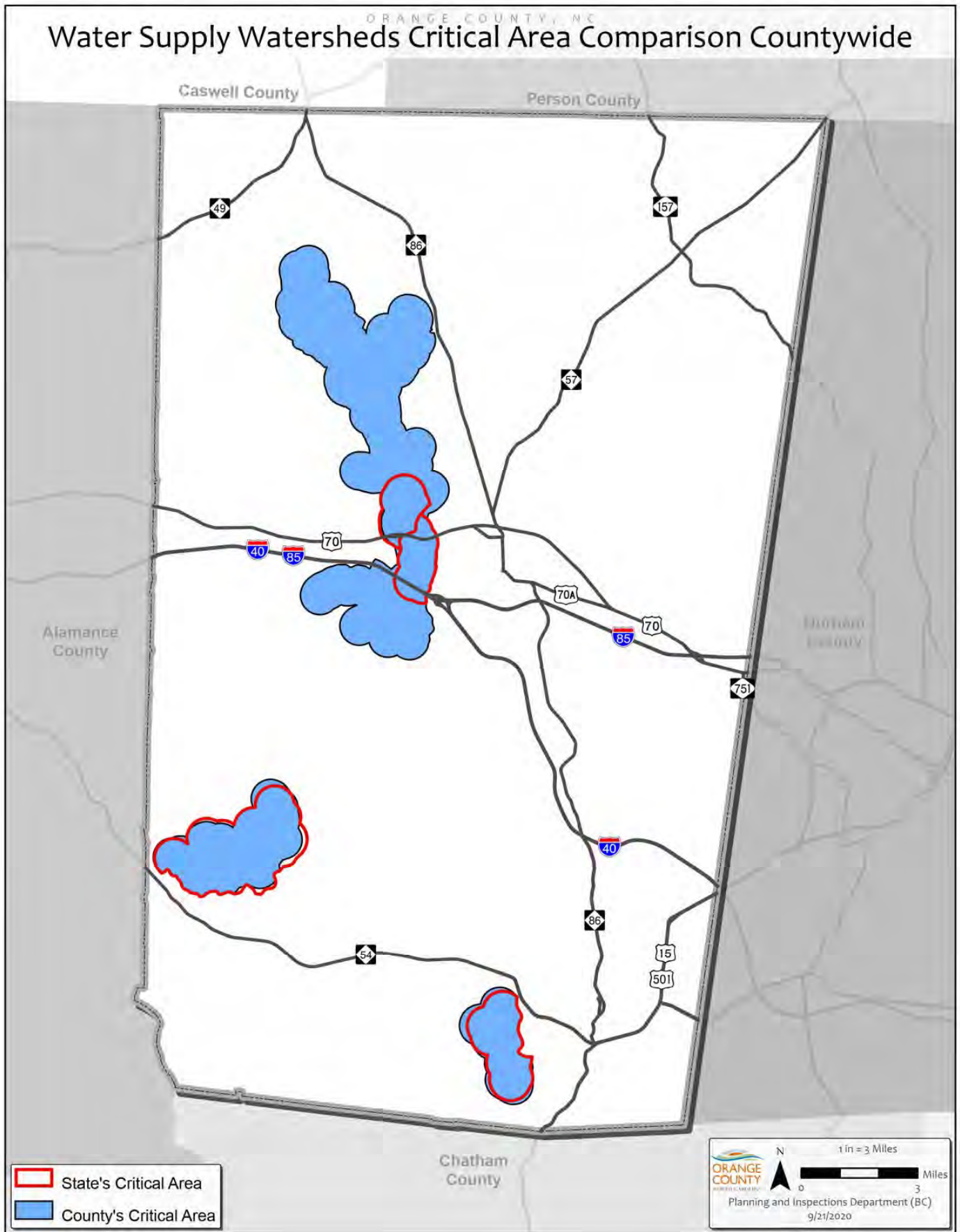
BUCKHORN AREA PLAN
 Orange County & City of Mebane
 Map provided by the Piedmont Triad Regional Council Planning Department
 Date: November 03, 2020

INPUT: WATER SUPPLY WATERSHED

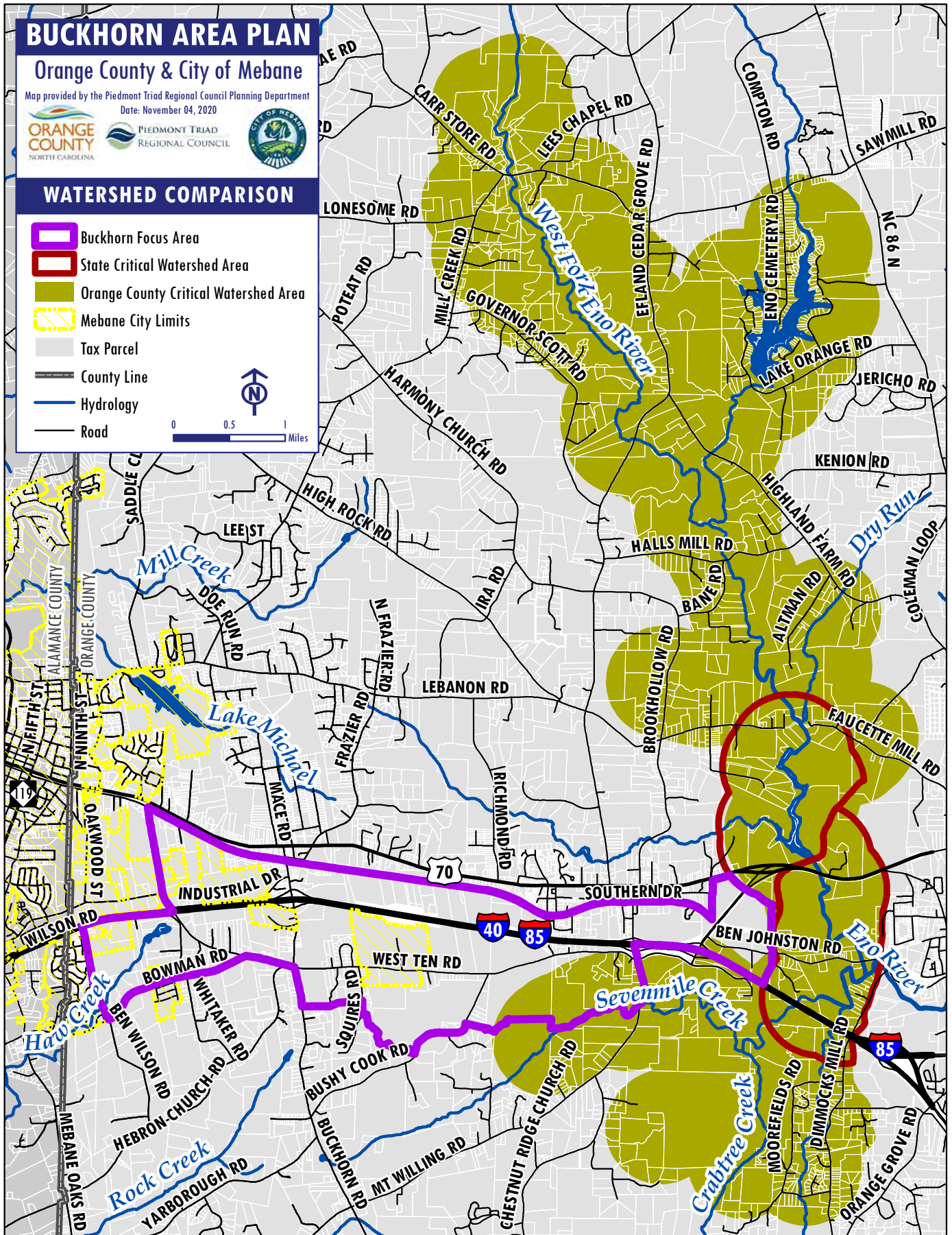
- 2 (II NSW, Critical)
- 1 (II NSW, Protected)
- Mebane City Limits
- Other Tax Parcel
- County Line
- Hydrology
- Road
- Railroad

Notes:
 -WSW-II Nutrient Sensitive Waters
 -Critical areas clipped from focus area

Map 10: Critical Watershed Area Comparison - Orange County



Map 11: Critical Watershed Area Comparison - Buckhorn Focus Area

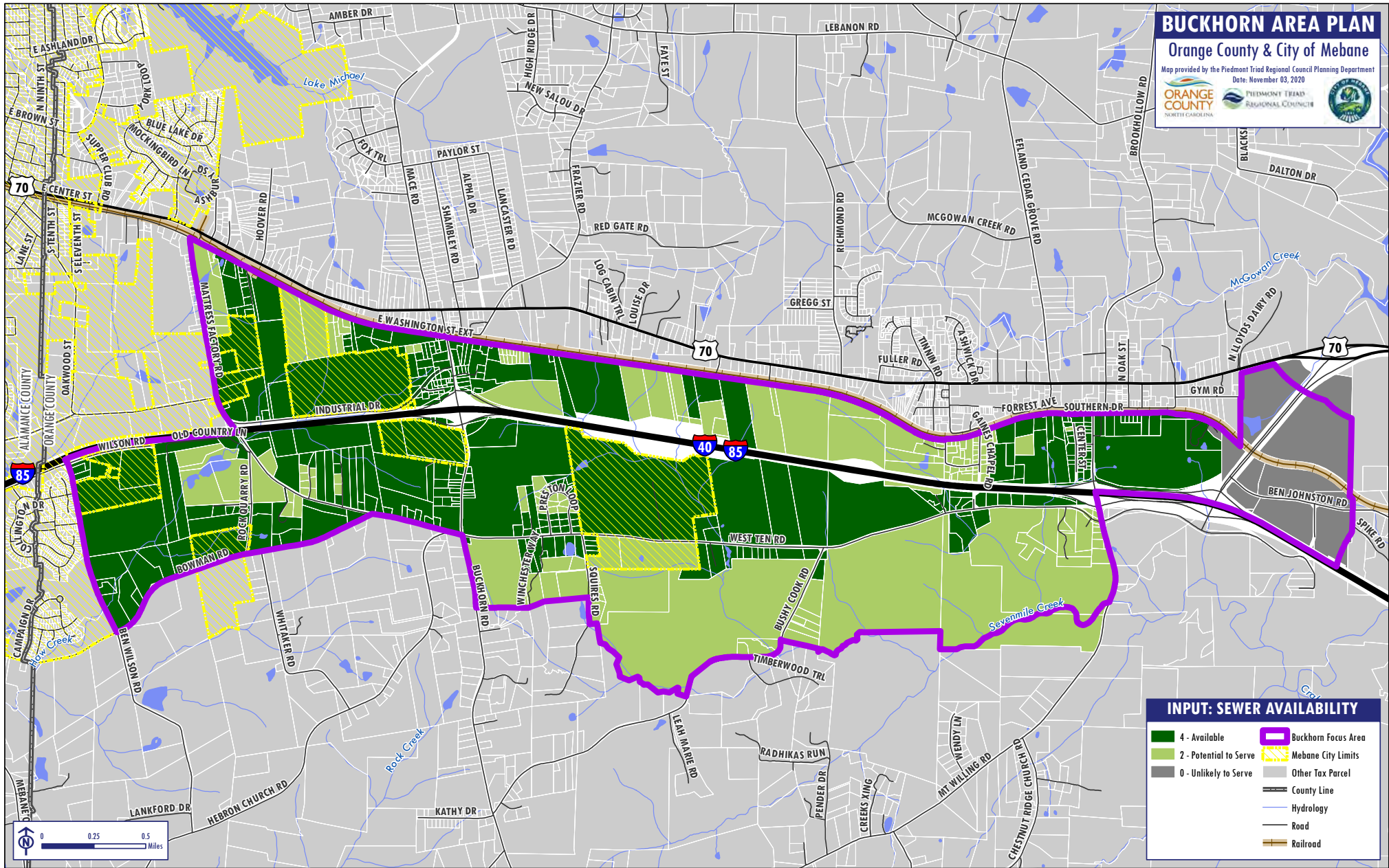


SEWER INFRASTRUCTURE

Public works and engineering staffs from the City of Mebane and Orange County reviewed which parcels had sewer currently available, had potential to be served, or were unlikely to be served in the future. Parcels with sewer currently available were given the weight of 4, with potential to serve a 2, and unlikely to serve a null score (0). The current Utility Service Agreement with the City of Mebane and Orange County will need to be expanded from the current area to provide utilities to some parcels. Areas outside the focus area were not included in the availability study.



Map 12: Sewer Availability

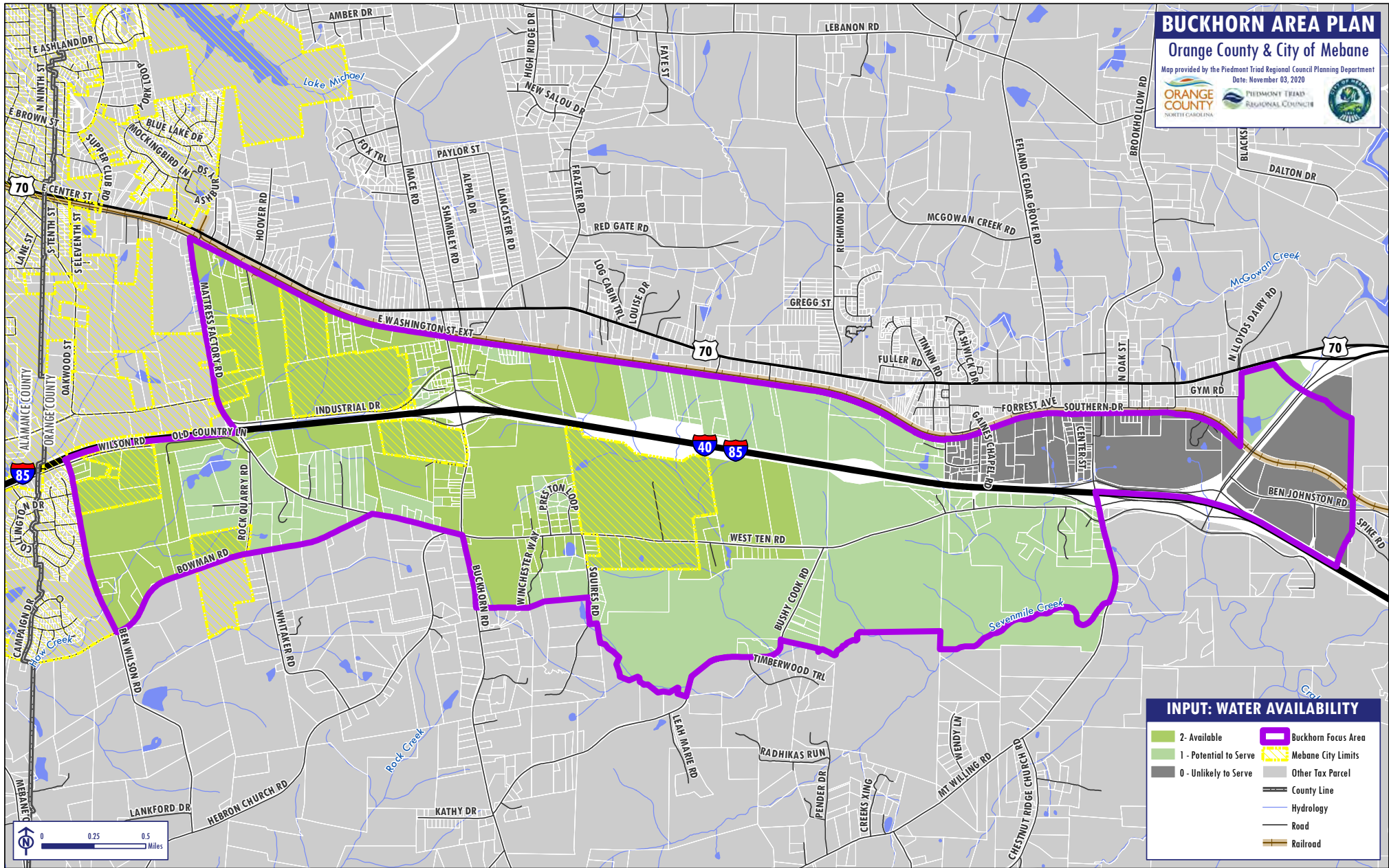


WATER INFRASTRUCTURE

Public works and engineering staffs from the City of Mebane and Orange County reviewed parcels had water currently available, had potential to be served, or were unlikely to be served in the future. Parcels with water currently available were given the weight of 2, with potential to serve a 1, and unlikely to serve a null score (0). The current Utility Service Agreement with the City of Mebane and Orange County will need to be expanded from the current area to provide utilities to some parcels. Areas outside the focus area were not included in the availability study.



Map 13: Water Availability

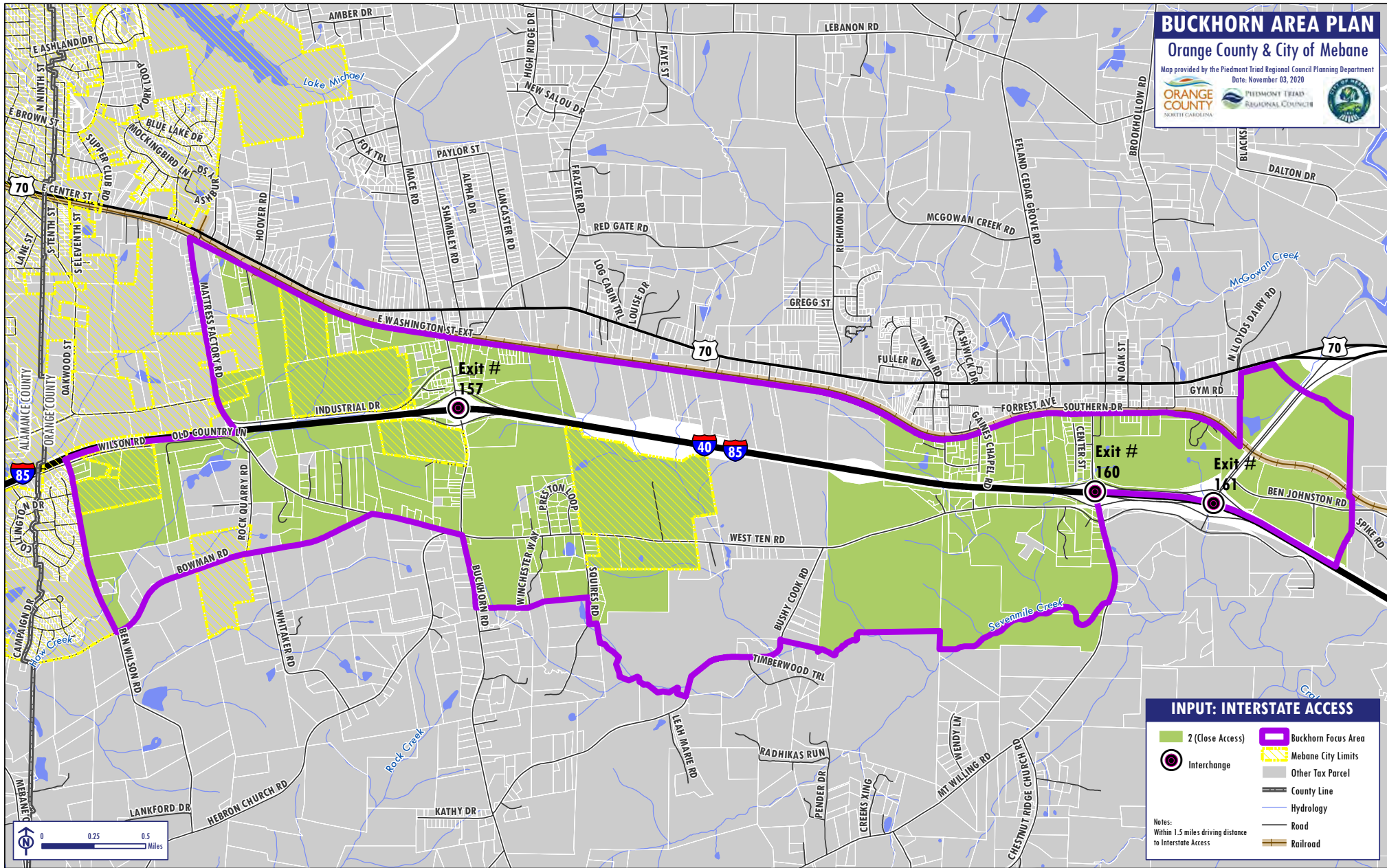


INTERSTATE ACCESS

Access to the interstate is measured as driving distance from the nearest interchange. A 1.5-mile drive time buffer from each interstate access point was created in ArcGIS. Parcels with a majority of its area falling within the 1.5-mile drive time buffer were given a weight of 2. Location near the interstate is an essential need for manufacturing and shipping industries. I-40/85 are highly marketable interstates as they span the country coast-to-coast from North Carolina to California and Atlanta to Richmond, where I-85 interchanges with I-95, the primary interstate corridor for the entire East Coast of the United States.



Map 14: Interstate Access

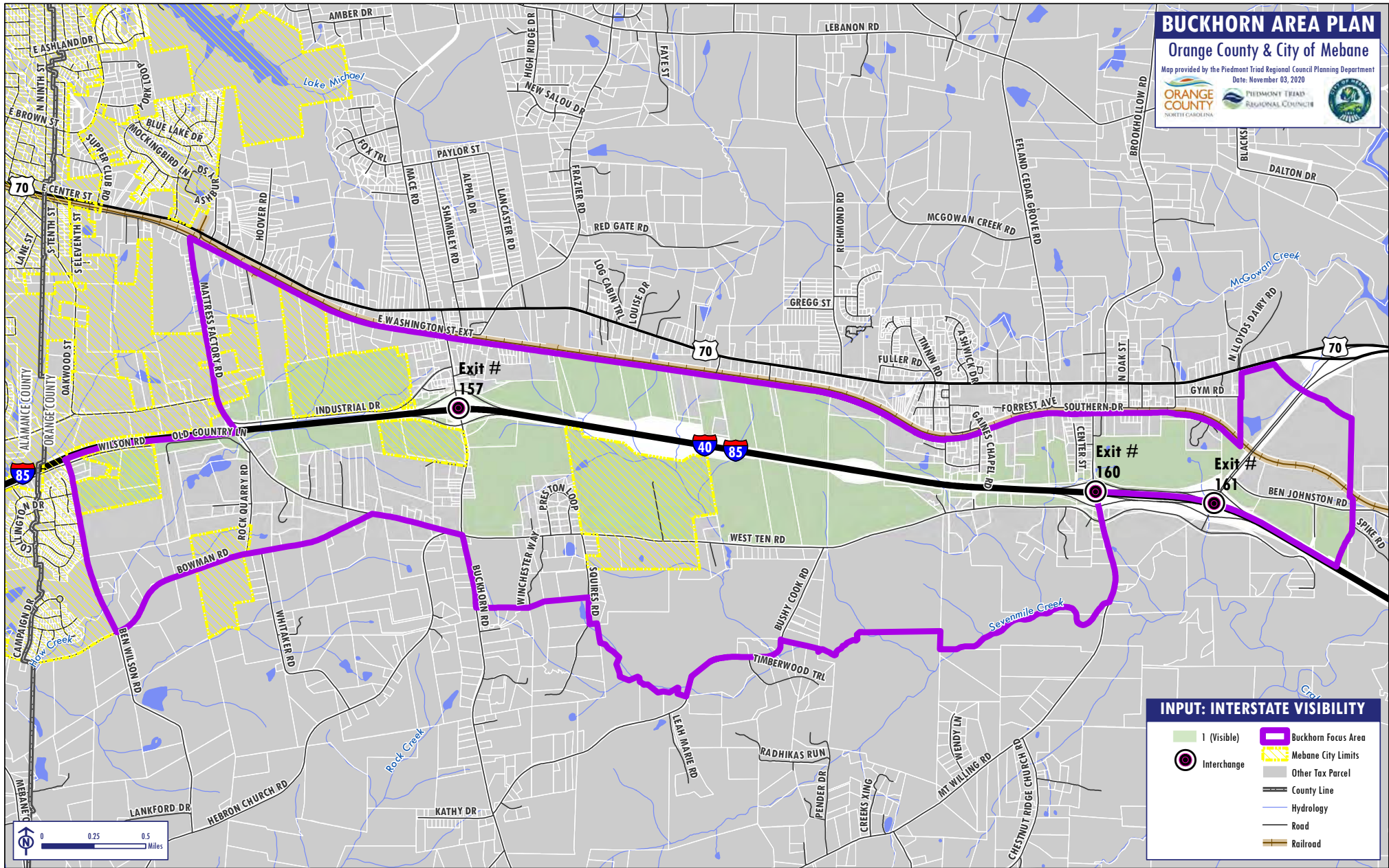


INTERSTATE VISIBILITY

Access and visibility from the interstate is the primary factor considered by businesses and developers in the site selection process. Interstate designation will open up new markets as some companies choose to locate along interstate highways for additional exposure. Parcels with visibility from the interstate were given a weight of 1.



Map 15: Interstate Visibility

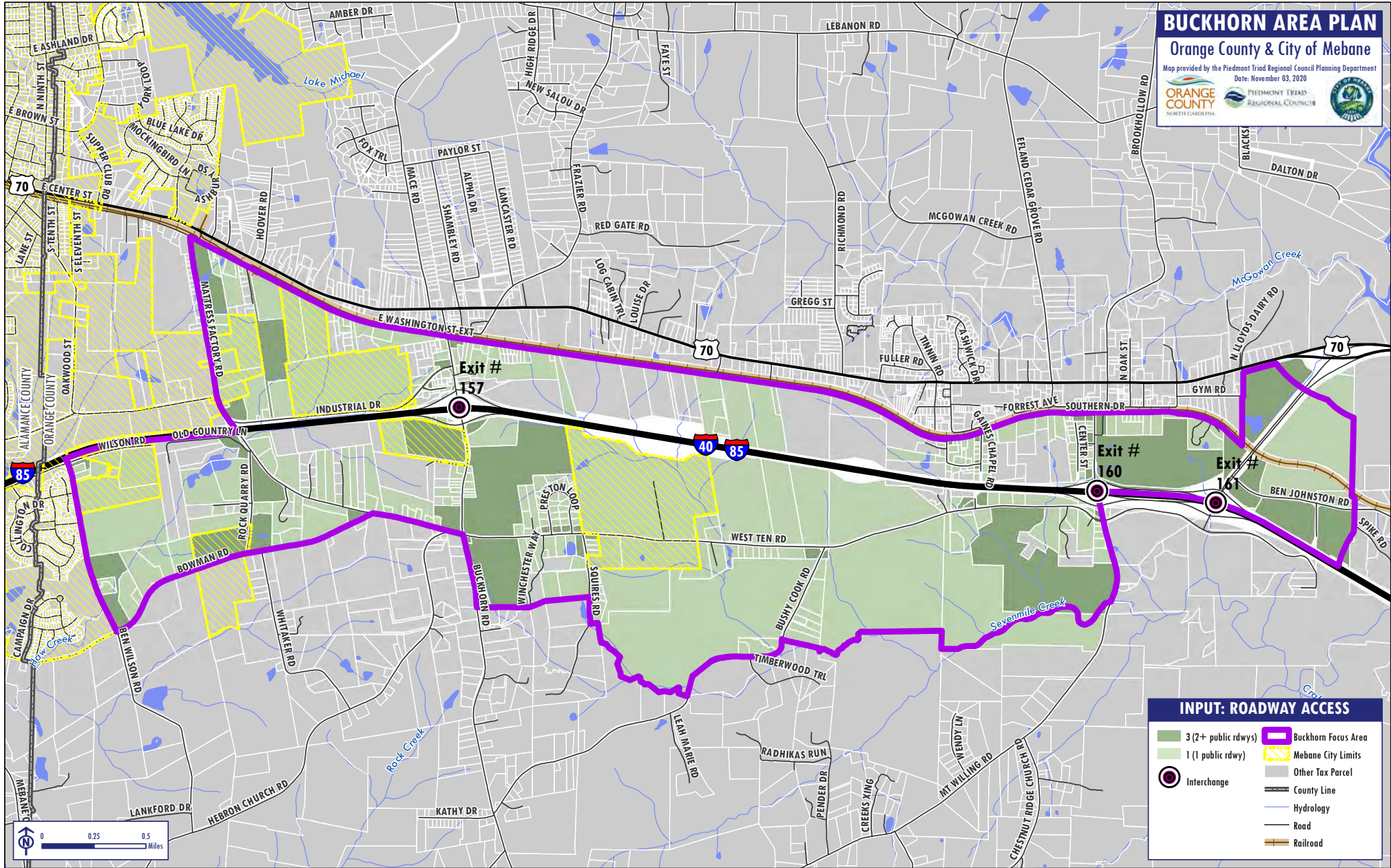


ROADWAY ACCESS

Roadway access was weighted in two sections; parcels with access to two or more public roadways (mainly at an intersection) were given a weight of 3, and parcels with access to one public roadway were given a weight of 1. Local connector roads are crucial to provide access from the interstate and highways to local business districts and industrial parks.



Map 16: Roadway Access

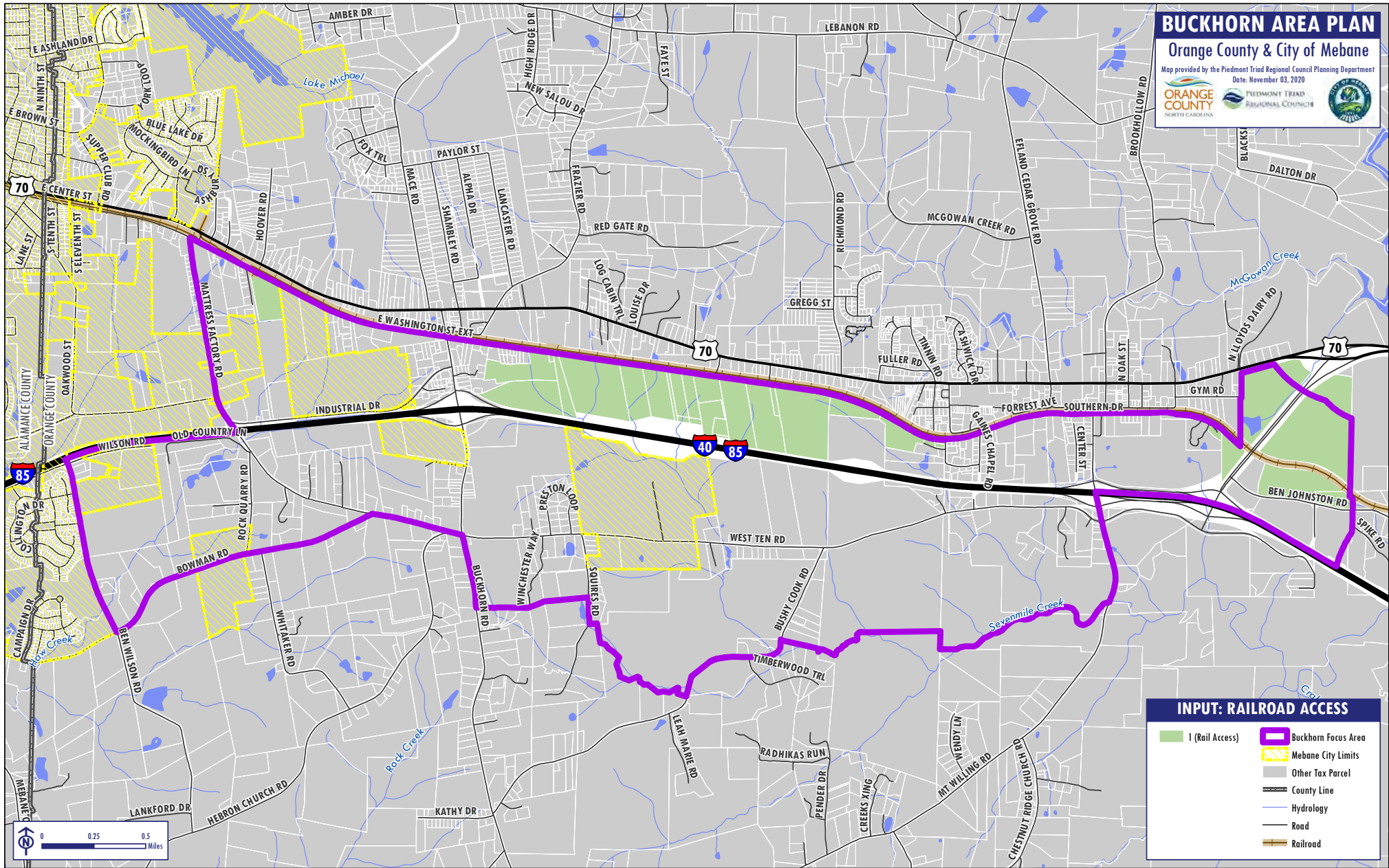


ACCESS TO EXISTING RAIL

Parcels with access to existing rail were given a weight of 1. Rail access promotes and supports economic growth for industries relying on freight rail transportation networks and facilities. It supports facilities and terminals that need to accommodate heavy, wide and tall shipments. Additionally, rail can lower transportation costs, lowering costs for consumers and reducing freight congestion.



Map 17: Rail Access



7 | RECOMMENDATIONS

1. LAND USE

The areas defined in the description below and portrayed on Map 18 should be considered for manufacturing, wholesale, distribution, and service uses. The Mebane Comprehensive Land Development Plan Mebane By Design should be amended to include these Top Tier Growth Areas and Focus Areas, with exception of Focus Area E. The amendment should refer directly to this plan, which shall serve as an appendix to the CLP and in revisions to the City's Future Growth Area and G-2 Industrial (V) Primary Growth Area.

The Most Suitable Parcels Map (Map 18) displays two different classifications of suitable parcels. The teal parcels are described below as "Highly Suitable Parcels", the brown dotted areas are described as "Potential Growth Areas". The primary difference in the different parcel types are the readiness to develop. The teal Highly Suitable Parcels have little to no major changes needed for development. They primarily all have water and sewer access, road access, and large land areas. The brown dotted Highly Suitable Parcels are areas that are close to "development ready" but need one or two changes, such as access to water, sewer, or road access.

Small lot residential areas in the study area have been identified (Map 20). As an effort to preserve rural residential appeal, buffering these residential areas from light and noise should be defined and applied to protect residents' quality of life. This is further explored in Recommendation 2, Future Land Use Districts.

HIGHLY SUITABLE PARCELS

The land suitability analysis of the Buckhorn Area reveals multiple parcels ideal for immediate development along the I-40 corridor (Map 19). Parcels ranking from 11-16 in the scoring matrix are ideal for immediate economic development, with little to no major changes needed for development. The majority of these parcels currently have water, sewer, high acreage, and road access available. Of the twelve parcels that are scored in the top tier, two are already developed as employment centers in the manufacturing and distribution sectors.

Developable acreage in these top rate properties range from 2.2 acres to 126.02 acres. Adjacent parcels with the same owner were merged for a total property acreage.

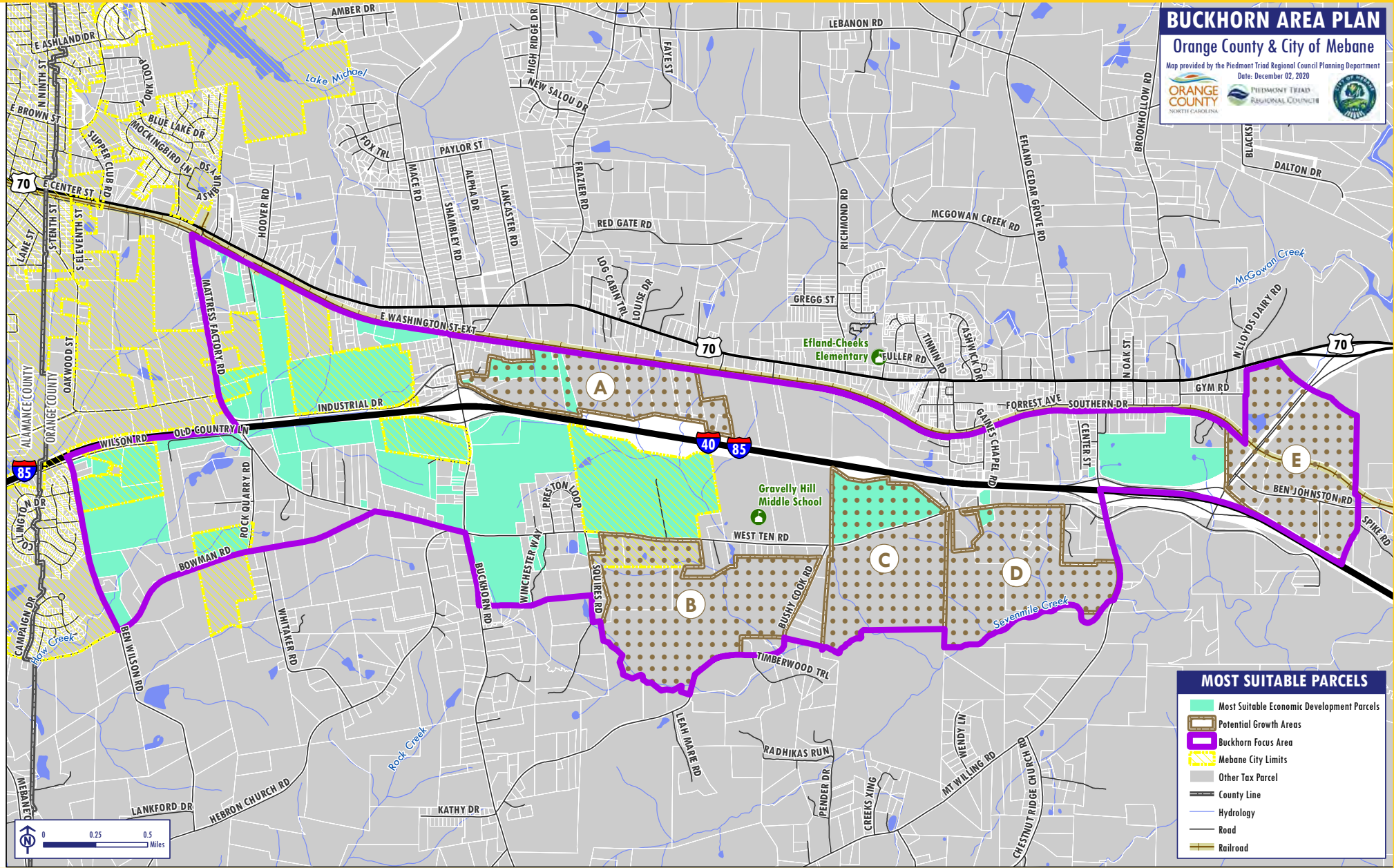


No top tier parcels are located in a preservation area, such as a Voluntary Agriculture District, Conservation Easement or Managed Area, or a Natural Heritage Element Occurrence or Area.

Environmental constraints play a factor in a few of these highly suitable parcels. Slope is not a concern, with the majority of slopes being less than 6%.

Infrastructure needs for these parcels are already met. Only one identified parcel, to the farthest east, does not currently have water available and is unlikely to be served by Mebane. Many identified parcels are adjacent to I-40 providing visibility from the interstate and access to the interstate for all highly suitable parcels is less than 1.5 miles driving distance. The majority of identified parcels are accessible by two or more public roadways and all parcels have access to at least one public roadway. None of these parcels have currently have access to rail, however numerous parcels on the northern part of the

Map 18: Most Suitable Parcels

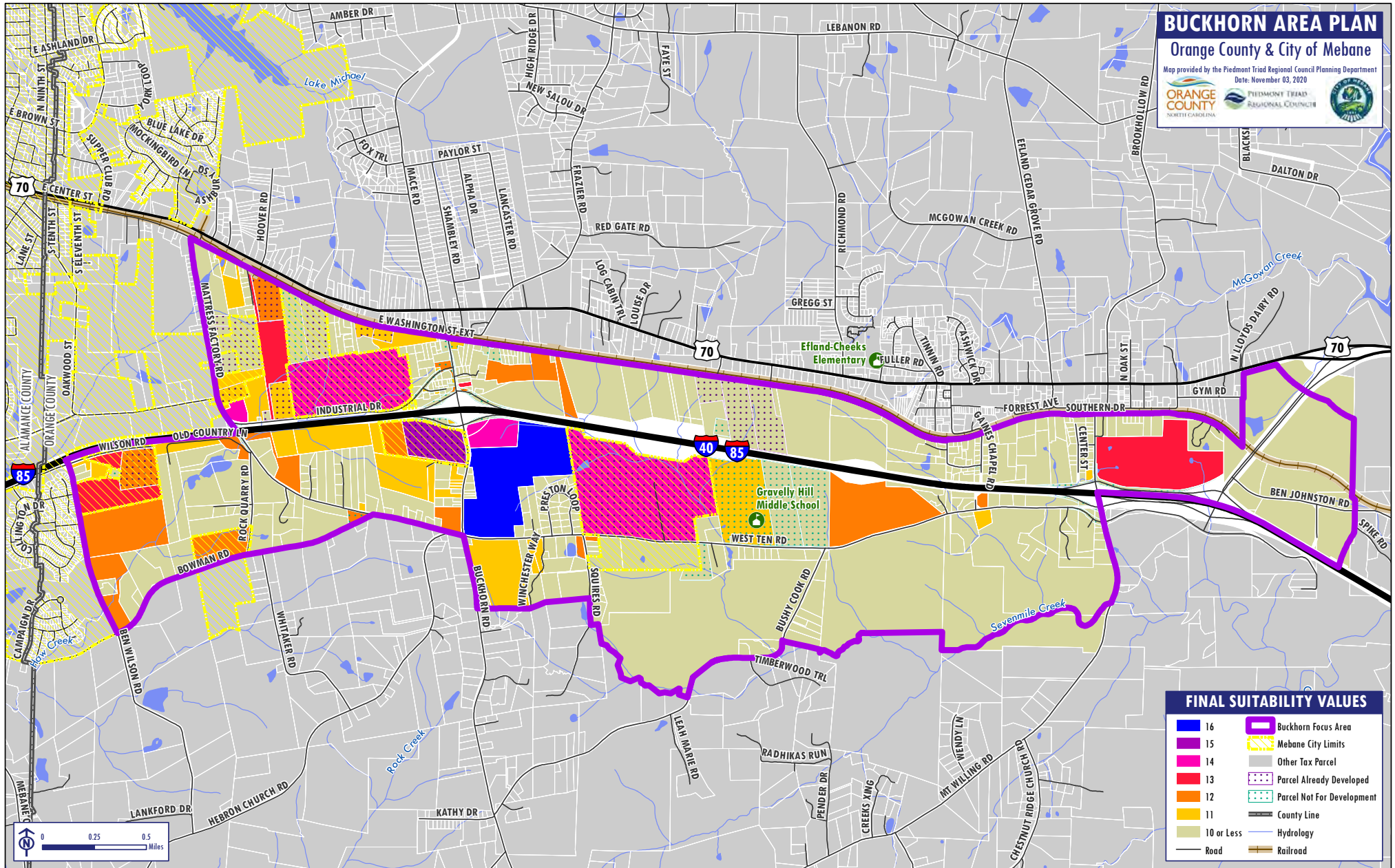


BUCKHORN AREA PLAN
 Orange County & City of Mebane
 Map provided by the Piedmont Triad Regional Council Planning Department
 Date: December 02, 2020

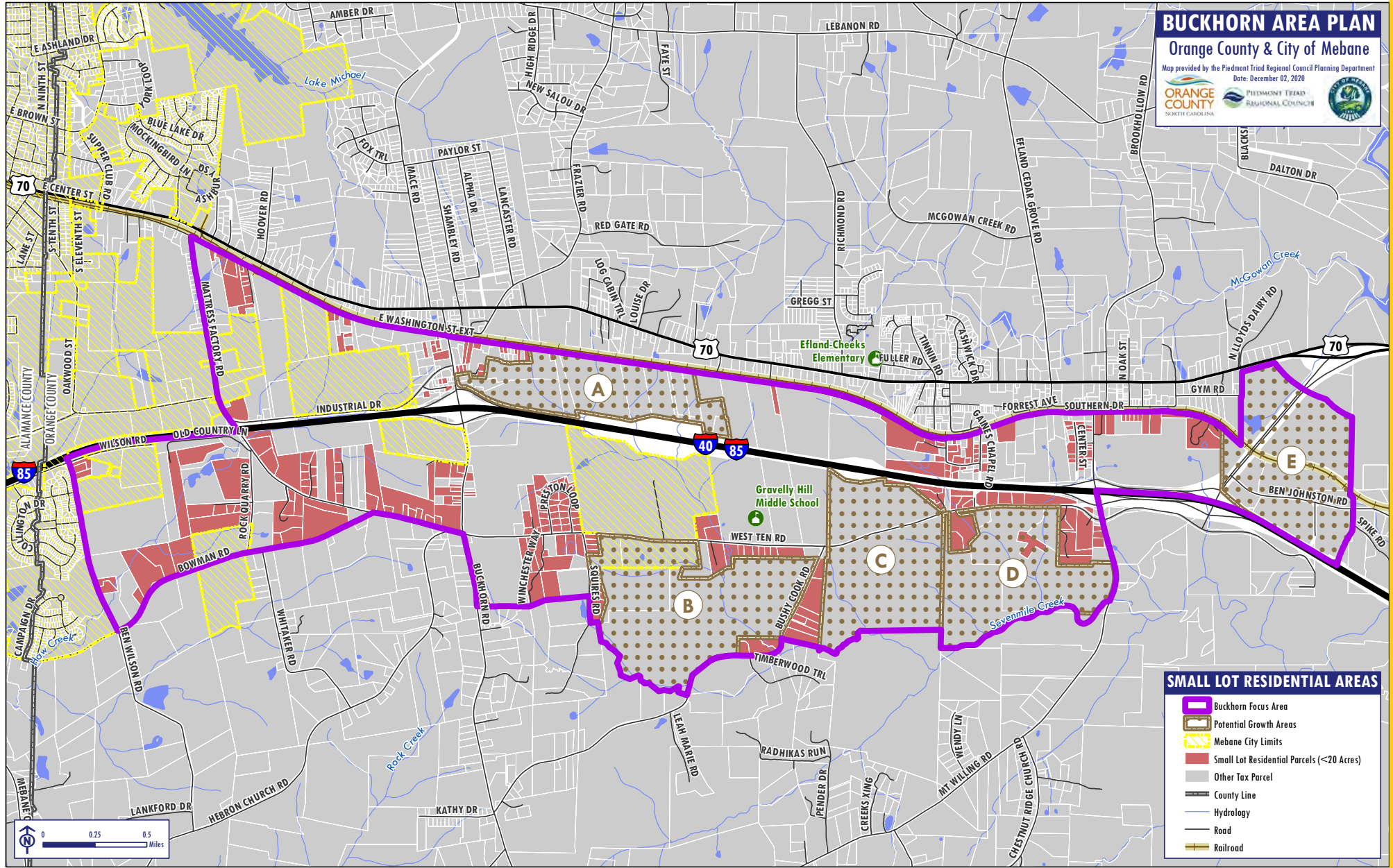
MOST SUITABLE PARCELS

- Most Suitable Economic Development Parcels
- Potential Growth Areas
- Buckhorn Focus Area
- Mebane City Limits
- Other Tax Parcel
- County Line
- Hydrology
- Road
- Railroad

Map 19: Final Suitability Values



Map 20: Small Lot Residential Areas

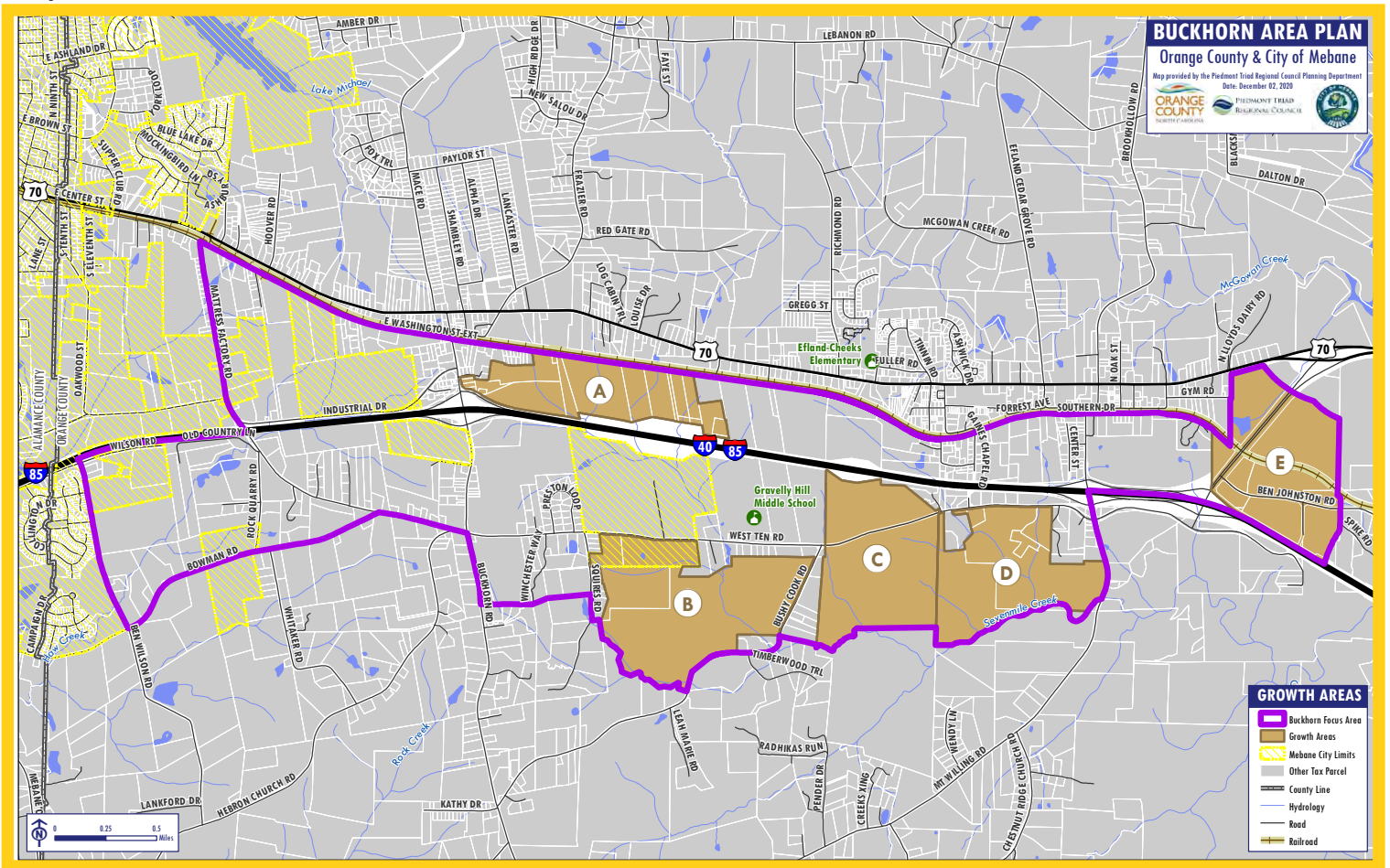


study area are potentially accessible. Growth areas with rail access are identified in the next section.

POTENTIAL GROWTH AREAS

Five areas have been identified by City of Mebane and Orange County staff as potential areas for growth based on size, access, and needs. The five areas have been labelled from west to east, **in their preferred development order or phasing, though not in a particular order of growth potential**. Each of the five areas will be described in detail what elements are needed to encourage development. Maps 18 and 21 show the identified growth areas A through E.

Map 21: Growth Area Overview



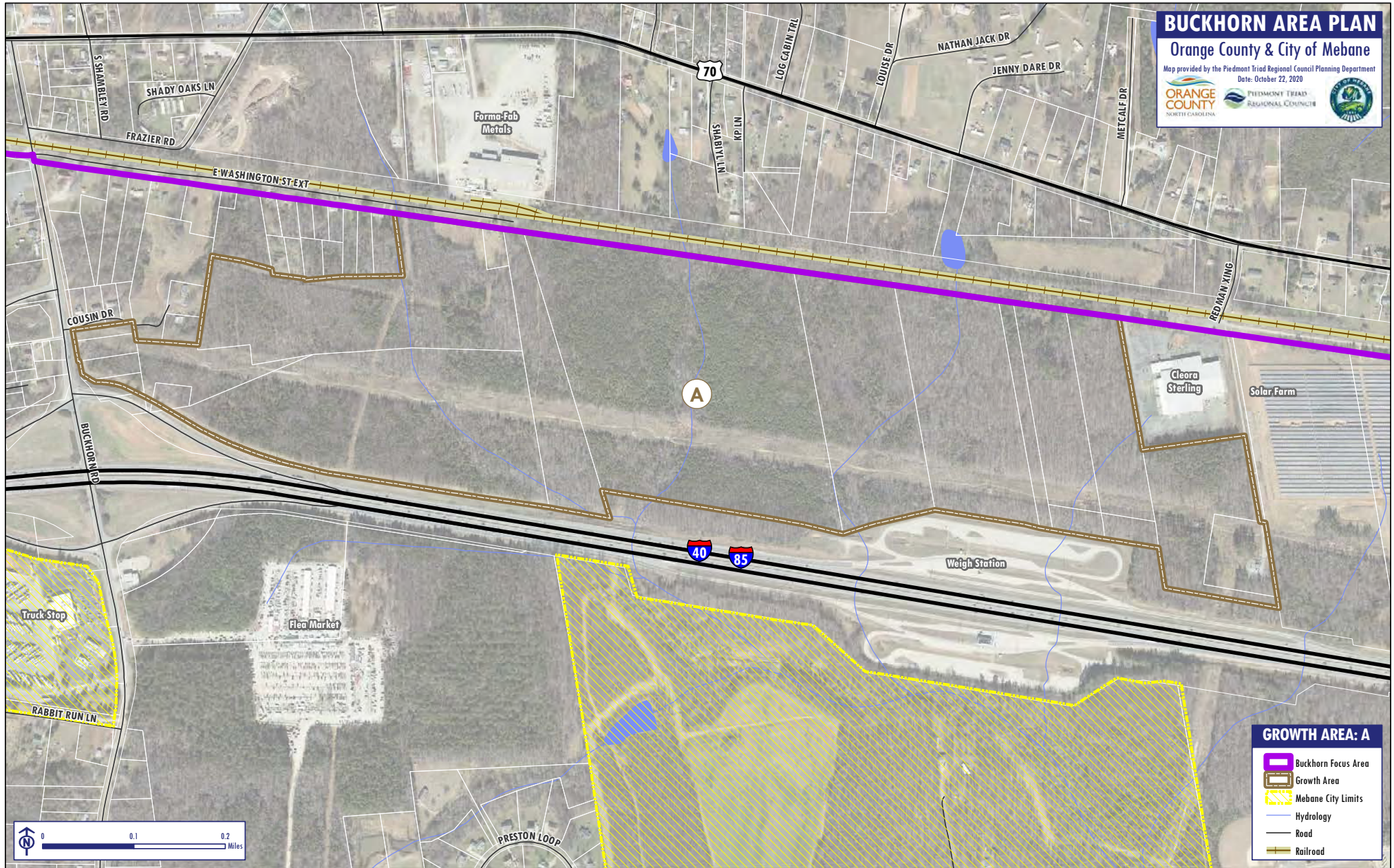
GROWTH AREA A

This area is a total of 219.62 acres and is comprised of 19 developable parcels. This growth area is unique because road and rail access are adjacent to the parcels but not available. Road access is needed to increase development (and the land suitability score) in this area. There are several large parcels located north of the I-40 truck weigh station but they are not currently accessible by road. There is significant interstate visibility and the Buckhorn Road on and off-ramps are located adjacent to the area. If rail and/or road right of way is dedicated to one or more of these parcels, it will greatly enhance their potential as a primary economic development site.

There are ten larger parcels adjacent to each other (mostly 20 to 49 developable acres) that total 176.33 acres. No parcels have greater than 10% slope. The majority of these parcels are located in the Neuse River Basin and are classified as nutrient sensitive waters (NSW). This classification may affect land use, buffer requirements, impervious surface limitations, and stormwater management requirements. Sewer and water infrastructure is either readily available or has the potential to be served on all developable parcels in this area. Sewer and water is available in the majority of parcels east of the weigh station.

This growth area is next to a historically Black & Occeneechee, working class community (Buckhorn) who will need to be included in guiding its development. Partnership and communication with this community will be critical to its development, ensuring protection of the residential nature of the community, including the preservation of cultural markers such as cemeteries and churches.

Map 22: Growth Area A



GROWTH AREA B

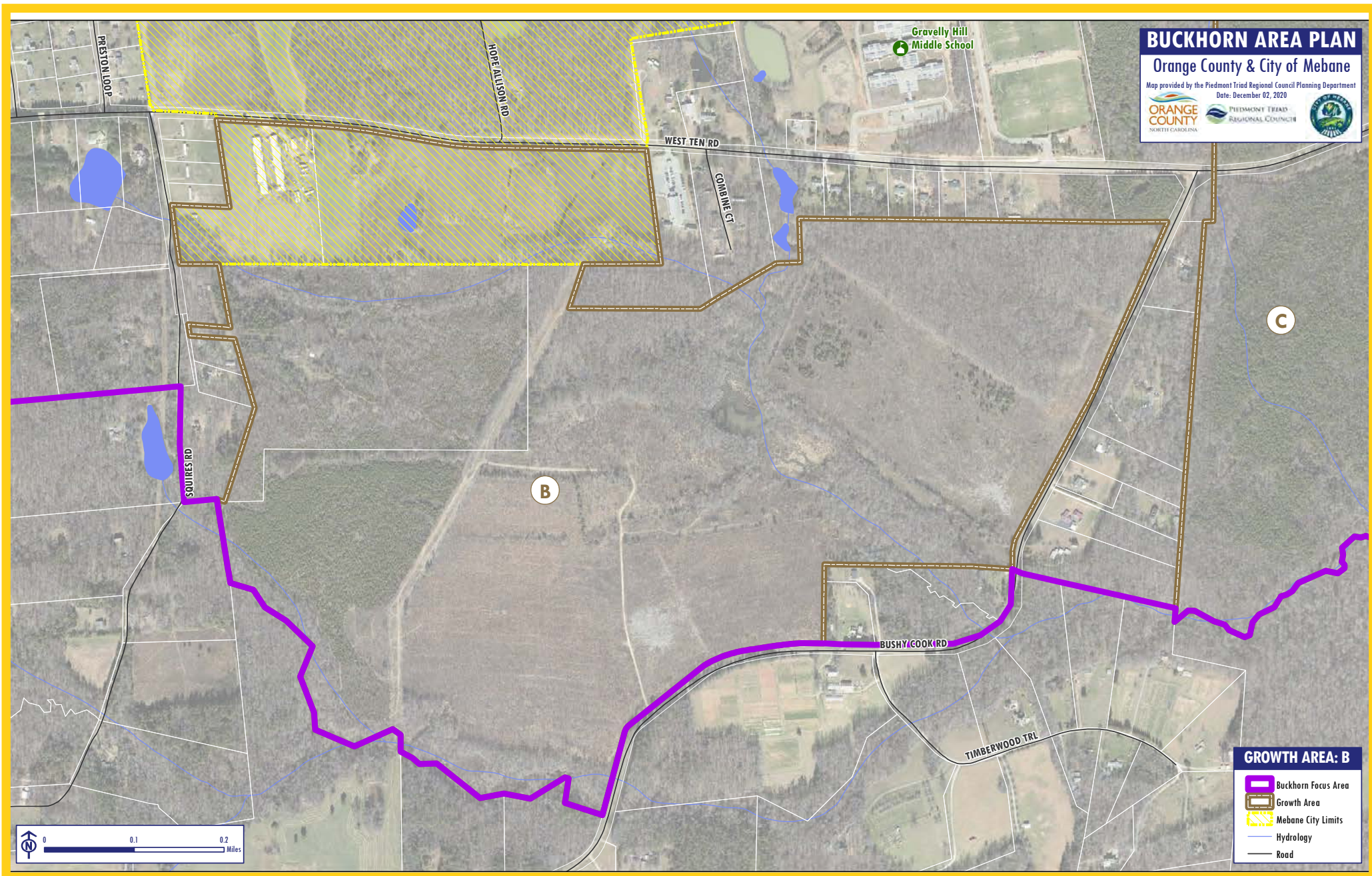
This area is a total of ~~315.4~~ ~~348.99~~ acres and is comprised of ~~four~~ ~~fifteen~~ developable parcels. To increase development in this area, water and sewer is needed. There is potential for water and sewer to be served in this area, but it is not currently available. This area was reviewed in 2019 by Orange County as a Proposed Economic Development Area (Area 3) and was determined to be a possible future economic development area with some necessary amendments to the UDO and restrictions due to the Watershed Overlay regulations.

This area is primarily 4 parcels that make up 90% of the developable acreage. No parcels in this group are located in a preservation area, such as a Voluntary Agriculture District, Conservation Easement or Managed Area, or a Natural Heritage Element Occurrence or Area.

The mean slope of this area is ideal with almost all parcels having less than 6% slope.

This area is located in the Neuse River Basin and is classified as nutrient sensitive waters (NSW). This classification may affect land use, buffer requirements, impervious surface limitations, and stormwater management requirements.

The southernmost portion of this area connected by Bushy Cook Road is just outside a 1.5-mile driving distance from the interstate. Parcels connected by Squires Road and West Ten Road are within the 1.5 mile driving distance. All parcels currently have access to one public roadway. A new internal road network could help realize improved interstate access and increase the value of these parcels. These parcels do not have interstate visibility or access to existing rail.



GROWTH AREA C

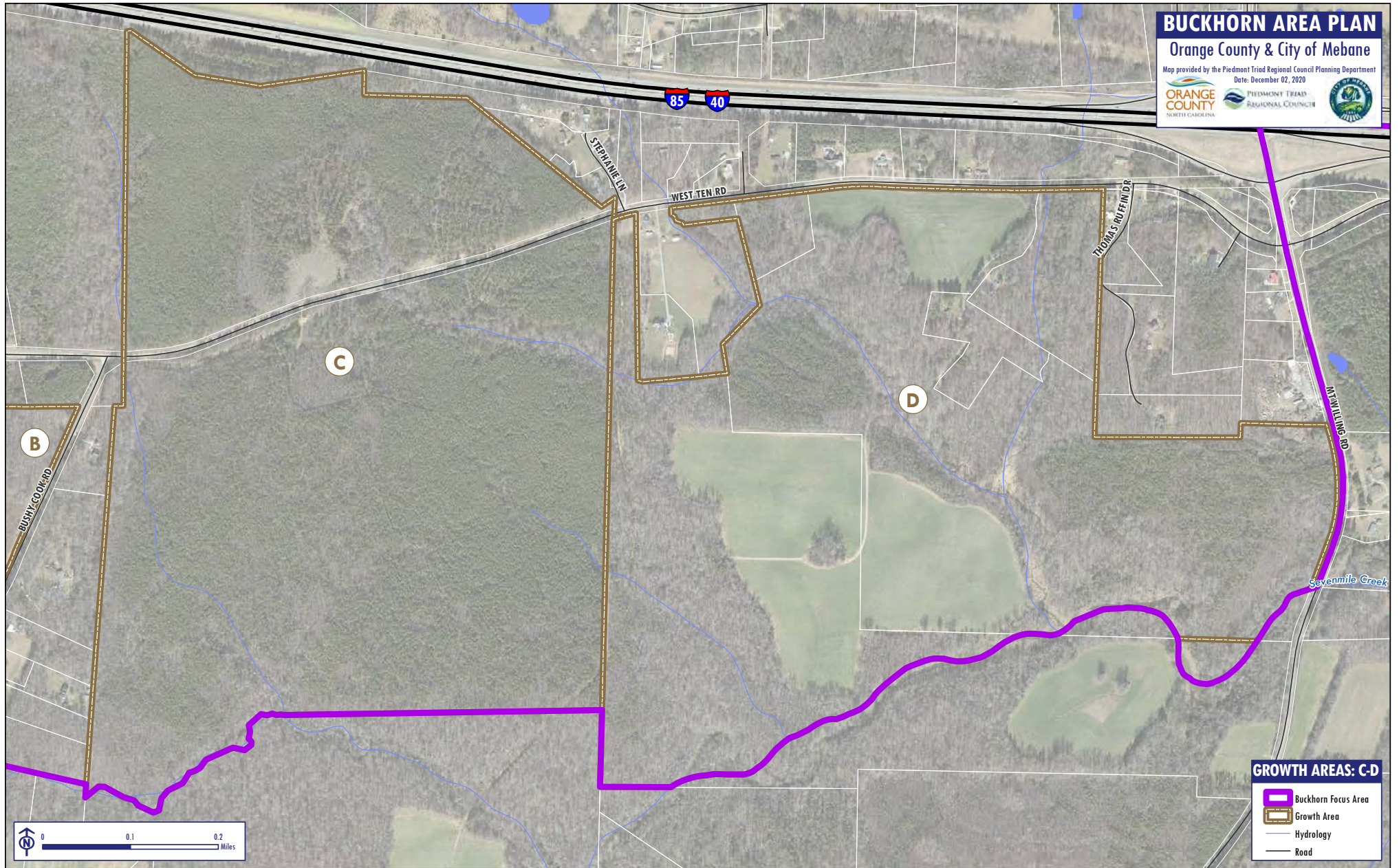
This area is comprised of two developable parcels: One is 73.5 acres and the other is 178.81 acres. The parcels are separated by West Ten Road and have the same owner. This area was reviewed in 2019 by Orange County as a Proposed Economic Development Area (Area 4) and was determined to be a possible future economic development area with some necessary amendments to the Mebane Utility Service Agreement and the Orange County Comprehensive Plan Land Use Plan and Zoning Matrix.

No parcels in this group are located in a preservation area, such as a Voluntary Agriculture District, Conservation Easement or Managed Area, or a Natural Heritage Element Occurrence or Area. The mean slope of this area is ideal with both parcels having less than 6% slope. This area is located in the Neuse River Basin and is classified as nutrient sensitive waters (NSW). This classification may affect land use, buffer requirements, impervious surface limitations, and stormwater management requirements.

Sewer is currently available in the northern parcel and there is potential to serve the southern parcel. Water is not currently available, but there is potential to serve on both parcels.

These parcels are located within 1.5 miles of the interstate and the northern parcel has visibility from the interstate. Both parcels are accessible from West Ten Road. These parcels do not have access to existing rail.

Map 24: Growth Area C



GROWTH AREA D

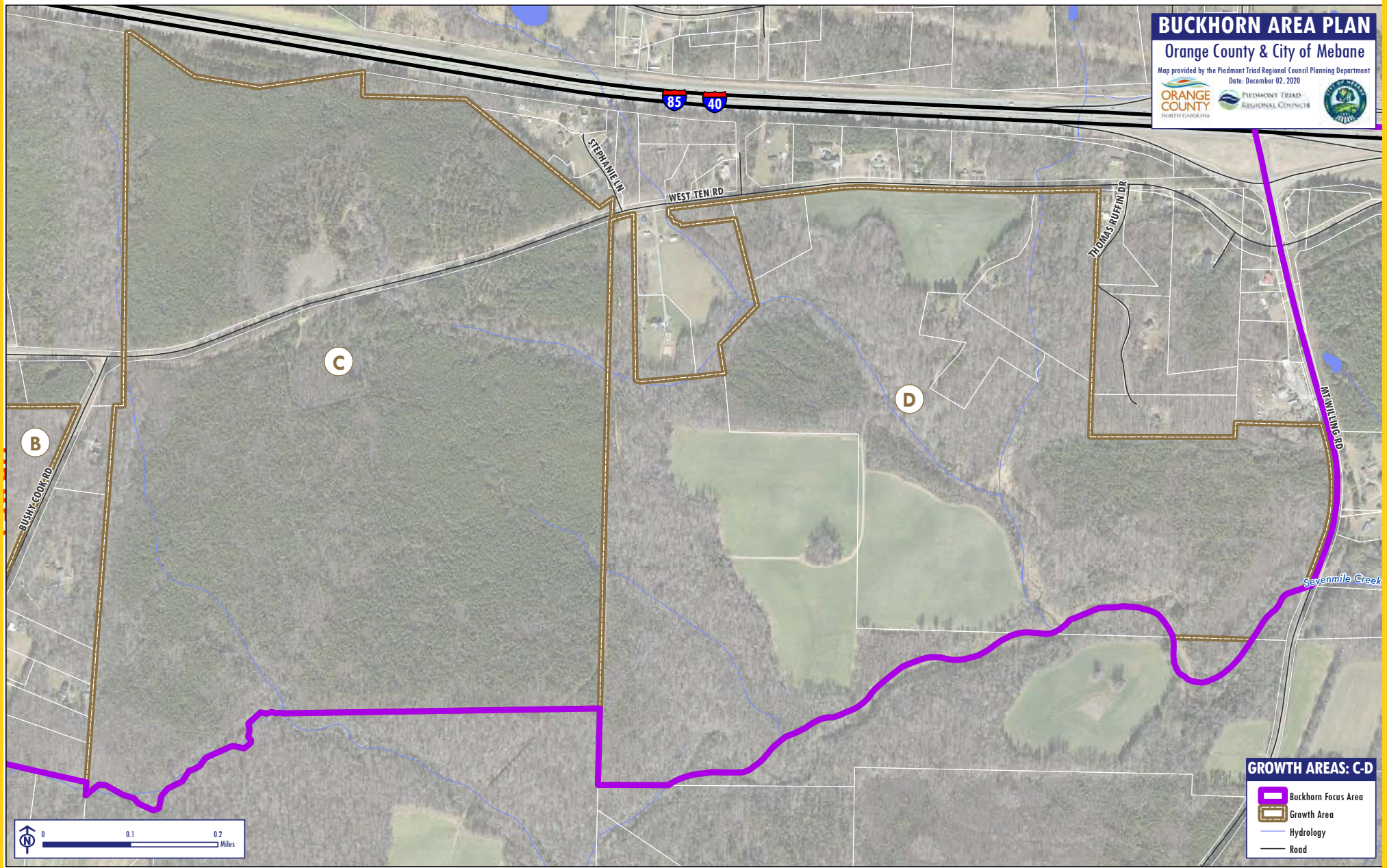
This area is a total of ~~254.2~~ 244.92 acres and is comprised of ~~six~~ eight developable parcels. Five of eight parcels are owned by Seven Mile Farm, LLC and make up 94% of the developable land area. This growth area has a southern border of Sevenmile Creek. Sevenmile Creek was chosen as a boundary due to the environmental constraints and concerns it presents, including permitting of a crossing, environmental and water supply protections, and steep slope challenges. This area was reviewed in 2019 by Orange County as a Proposed Economic Development Area (Area 4) it was determined to be a possible future economic development area with some necessary amendments to the Mebane Utility Service Agreement and the Orange County Comprehensive Plan Land Use Plan and Zoning Matrix.

The two largest parcels are located in a National Heritage Element Occurrence (NHEO), which means element occurrences reflect the presence of plant and/or animal communities that are tracked by the NC Natural Heritage Program. Sevenmile Creek contains two threatened or endangered bivalves known to live in the Neuse drainages. These species are threatened at a state level but are not a federally listed species. It is not thought that these species would significantly restrict development.

The mean slope of this area is primarily 6% to 10% slope. This area is located in the Neuse River Basin and is classified as nutrient sensitive waters (NSW). This classification may affect land use, buffer requirements, impervious surface limitations, and stormwater management requirements. Sevenmile Creek is located in this growth area, stormwater devices are necessary to ensure high quality water before going back into the creek.

This area does not currently have water or sewer available in the majority of parcels, but it has the potential to be served.

These parcels are located within 1.5 miles driving distance from the interstate but do not have visibility from the interstate. Parcels are accessible from West Ten Road and Mt. Willing Road. There is not access to existing rail.



GROWTH AREA E

This area is a total of 269.08 acres and is comprised of eleven developable parcels. Nine of these parcels are owned by a single property owner, making up 259.13 acres. The majority of the parcels are between 20 and 99 acres in size.

This area was reviewed in 2019 by Orange County as a Proposed Economic Development Area (Area 7) it was determined to be a possible future economic development area with concerns regarding the acreage located within the State's critical watershed and proximity to the City of Mebane's corporate limits restricting annexation.

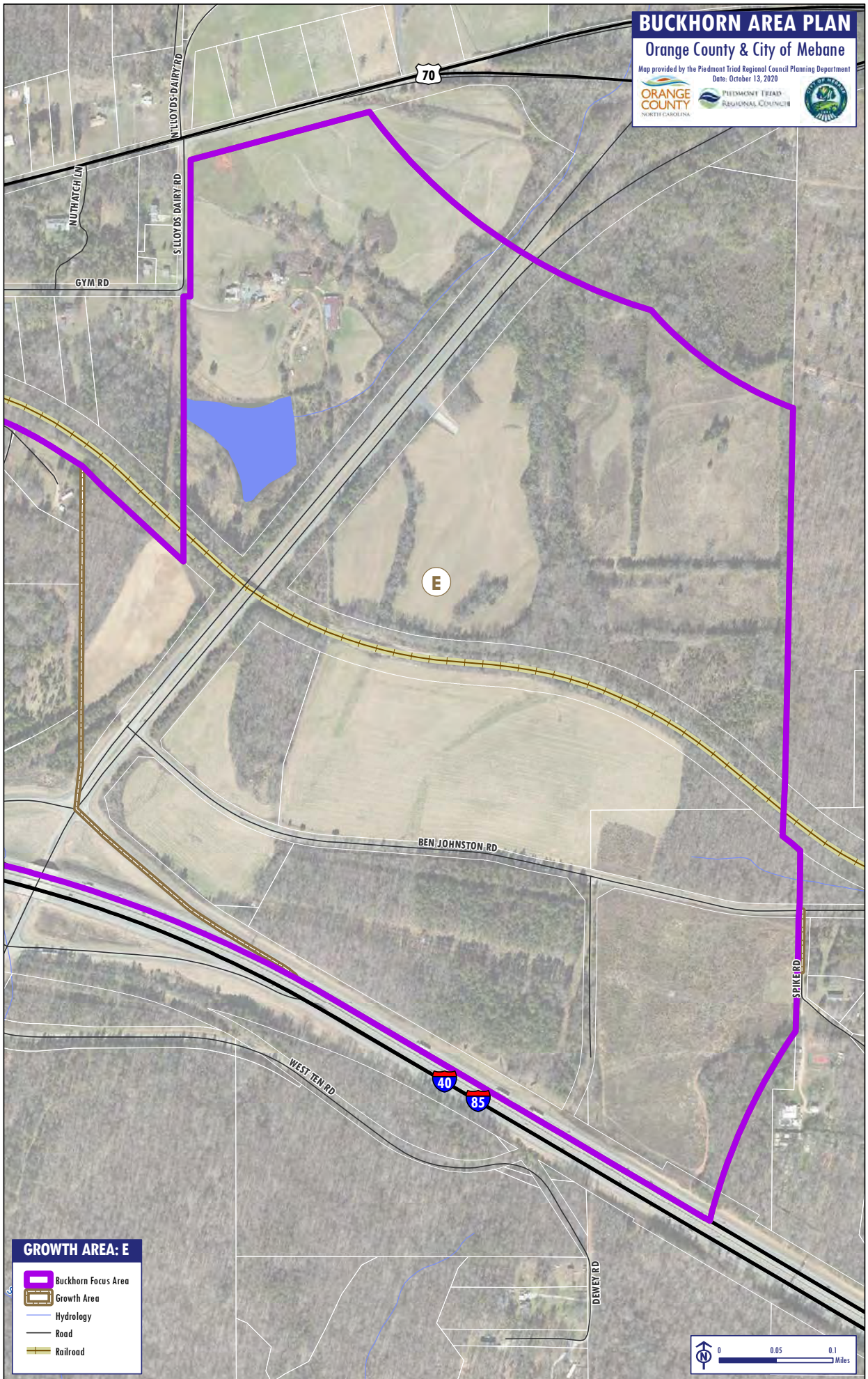
The parcel in the northeast corner is located in a Voluntary Agriculture District (VAD). VADs in Orange County are for a period of ten years. VADs encourage the preservation and protection of farmland, allows landowners to publicly recognize their farms, and protect farms from negative impacts. No parcels are located in a conservation easement or have a Natural Heritage Element Occurrence or Area.

This area is located in the Neuse River Basin and is classified as nutrient sensitive waters (NSW). This classification may affect land use, buffer requirements, impervious surface limitations, and stormwater management requirements.

Due to the distance from both the existing Mebane City limits and utility networks, it is unlikely that Mebane will provide water or sewer services to these properties. The Town Of Hillsborough will need to provide utility service to this area or they are unlikely to be developed in the near future. Due to the unlikelihood of service with City of Mebane utilities, Growth Area E should not be included in the City's Comprehensive Land Development Plan's scope, including its Future Growth Area.

These parcels are all within a 1.5 mile drive from the interstate and the southern parcels border I-40, providing interstate visibility. All parcels within this growth area are currently accessible by at least one road, Ben Johnston Road or the I-85 Connector/US 70. Five parcels are adjacent to the existing rail line.

Map 26: Growth Area E



2. FUTURE LAND USE DISTRICTS

The Mebane By Design CLP identified this area for future economic development purpose, because of the proximity to I-40/85 and Orange County policy of wastewater service to the area for industrial development. The CLP has other goals and objectives including open space preservation, trail and multi-modal connectivity.

It is recommended that the City of Mebane provide a development ordinance update to incorporate ~~two~~ **a** new zoning district that encourages documented research, office and manufacturing facilities and also support walkability, mixing of uses and practical design that is compatible with the surrounding land uses. The following proposed district modelled from the 2020 Orange County Unified Development Ordinance O/RM ~~and Rural Residential~~ districts with some minor modifications. In addition further application of open space provisions and rural or agricultural zoning districts should also be encouraged for parcels that have a lower suitability value in Map 19: Final Suitability Values.

DEVELOPMENT STANDARDS

Lighting - The City of Mebane and Orange County Development Standards both require outdoor lighting to direct appropriate levels of illumination upon intended target structures. All lighting should be located, angled, shielded, or limited in intensity so as to cast no direct light upon adjacent properties. Light pollution should be limited to preserve the nighttime environment.

Trails - The addition of trails and greenways should be encouraged where possible. existing utility easements are ideal trail locations. The sewer easement from the Medline property is an excellent example of such an opportunity and should be further explored to connect nearby residential and institutional properties.

Buffers - At least 100' should be accommodated for property developed adjacent to existing residential land use or residential zoning districts. The buffers may be a combination of natural vegetative buffer that exists or the installation of vegetation identified in the unified development ordinance. For particularly high buildings that are close to the maximum height limit of the zoning district, additional buffer distance may be required to appropriately protect residential areas from noise, light or other nuisances created by the new development for the residential district. In addition, floodplain, wetland and natural heritage occurrence areas should also be discouraged from disturbance, potentially increasing buffer requirements for new development. Mebane UDO strongly prefers tree preservation wherever possible for buffering purposes. Note that fencing is not an appropriate substitute for vegetation in buffering Manufacturing from Residential uses.

Traffic - Traffic is important to address in protecting existing residential quality of life. Traffic impacts should be minimized at Gravelly Hill Middle School, with attention to drop-off and pick-up hours. The City of Mebane will continue to require a Traffic Impact Analysis (TIA) for applications for preliminary plat or rezoning requests that are anticipated to generate 100 or more undisturbed peak hour vehicle trips or 1,000 or more undisturbed average daily trips (ADT). Primary access points should be directed to W Ten

and Buckhorn Rd and away from Bushy Cook and Mt Willing Road. To improve traffic flow and safety, a shared driveway requirement for contiguous non-residential land uses should be considered whenever feasible. The City of Mebane and Orange County will continue to work with NCDOT as they make the final determination for road improvements.

OFFICE AND RESEARCH (O-R)

Purpose - The purpose of the Office and Research (O-R) District is to provide locations for medium and high intensity office, service, research, and light manufacturing land uses in areas where utilities are available or are to be made available as part of the development process. This district is intended to provide for employment centers near transportation routes. The O-R district should require accessibility for pedestrians to navigate to and from major transportation corridors, **existing and planned transit hubs**, and existing and future trail connections from future development adjacent or behind the major transportation corridors as the area develops to ensure connectivity. Safety and connectivity of pedestrian, bicycle and transit users should be utilized to identify pedestrian connection points. Secondary uses such as retail services, restaurants and convenience services that support the primary use should be encouraged. Buffers from residential areas should be enhanced from areas that are not residential. Outdoor storage areas or warehouse or freight areas should be located away from pedestrian corridors, open space/recreation locations and roadways as much as possible.

A method for incorporating primary and secondary uses for future development may include application of a Planned Unit Development (PUD). The PUD application when filed will identify standards and metrics of density, roadways, trails, etc. upon application for a mix of uses and application of development standards that should meet or exceed the base level of development standards.

Allowable uses should include: Child Care Facilities, Schools, Libraries, Universities, Hotels, Motels, Offices and Personal Services, Warehouses, Wholesale Trade, Governmental Facilities, Winery, Light Industrial (Assembly/Packaging), Parks, Botanical Gardens and Arboretums, Farmer's Markets, Hospitals, Health Services, Bus Shelter, Parcel Delivery Services, Clubs/Lodges, Community Center, Research and Manufacturing Facility, and Utilities. **Incorporation of multi-family, townhomes or limited single-family residential uses may be incorporated as part of a Planned Unit Development (PUD) process.**

Dimensional Standards - Substantial setbacks from residential areas are necessary of at least 100' ~~70'~~; with narrower setbacks allowed for non-residential land uses. The district encourages the land owner or prospective developer to take advantage of and preserve existing vegetative barriers through incentives that allow flexibility and transferability to other requirements in the district standards. These standards should protect property values, minimize light and noise pollution to residential areas, but also allow flexibility. Street design standards should incorporate Complete Streets principles, allowing multiple uses or roadway corridors, but also buffering pedestrians and bicyclists from higher speed automobile traffic.

Applicability - This district will be encouraged where adequate water and sewer service is available or

will be available during the development process, or less than 5 years from initial permitting is begun. Most Suitable Parcels Map 18 showing the teal “development ready” parcels and 5 primary growth areas could utilize O-R on suitable parcels that could be served by wastewater.

RURAL RESIDENTIAL

~~**Purpose** – The purpose of the Rural Residential District is to provide locations for rural non-farm residential development, at very low intensities, at no greater than 1 dwelling unit per acre (du/ac). This zoning district would be used in the event of annexation into the City of Mebane to use municipal utilities for detached single-family residential purposes.~~

~~**Dimensional Standards** – Consistent with the City of Mebane UDO, the setbacks that apply to the R-20 zoning districts will apply to Rural Residential but density will be limited to 1 du/ac. All Designs and Subdivision Standards within the Mebane UDO shall apply to all uses and development activities within these zoning districts unless a use is a bona fide farm activity, as defined and exempted from local ordinances by NC General Statutes.~~

~~**Applicability** – Any detached single-family residential use or development within the study area of this plan that is annexed into the City of Mebane and thereby subject to its ordinances and adopted plans.~~

EXISTING MEBANE ZONING DISTRICTS APPROPRIATE FOR GROWTH AREAS

~~There are other existing commercial and industrial zoning districts appropriate for the 5 primary growth areas. In addition,~~ Residential zoning districts including multi-family and possibly townhomes could be appropriately located to meet housing demand near the Interstate and existing commercial and industrial development, but analysis of school location, walkability and availability of open space areas for new multi-family developments will be strongly considered during the development process. Residential developments that integrate non-residential features in a Planned Unit Development will be preferred.

TRANSPORTATION CONSIDERATIONS:

The Buckhorn Interchange will likely face increased traffic as the area develops. Analysis of freight and automobile traffic and capacity will need to be analysed not just for that Buckhorn Road interchange, but also for other roadways such as Mattress Factory Road. Service roads and access management will be integral to each development analysis, but may be better served through a scenario plan of two or three build out scenarios.

The Mountains-to-Sea Trail crosses through the study area on Mt Willing Road and West Ten Road. This section of trail is on-road. An off-road route would be ideal for recreation needs and coordination with state partners is encouraged to discuss an off-road rural route connecting Mebane and Hillsborough for MST designation.

3. WATER SEWER AGREEMENT EXTENSION

The availability of water and sewer systems is one of the primary factors in developing a site/property's development potential. Areas that are not served by water and sewer systems generally develop at very

low densities because water must be obtained from individual wells and sewage must be disposed of on-site via, predominantly on-site septic systems for residential properties.

This area plan looks to update the Buckhorn Economic Development District plan, Efland Small Area plan and the 2012 utility services agreement. The City of Mebane and Orange County should address changes to the service area agreement from 2012, to both recognize continued interest in a variety of light industrial, institutional and commercial uses in the study area of this plan, but also the need to preserve the rural character of existing residential areas, less suitable for industrial growth.

4. ORANGE COUNTY PLANNING ASPECTS

Orange County should reevaluate related plans and agreements to inform any updates that may be required as a result of the Buckhorn Small Area Plan adoption by the City of Mebane and Orange County after full public input.

~~While a coordinated effort to prepare this Buckhorn Area Plan, the following recommendations are provided to help inform possible future planning initiatives of Orange County:~~

~~The City of Mebane is not a party to the Water and Sewer Management, Planning and Boundary Agreement (WASMPBA). Following the update and renewal of the 2012 Utility Service Agreement, which currently addresses Potential Urban Growth Annexation and Excluded Area, the County should consider initiating an amendment to the WASMPBA map for consistency. Absent any formal request from Mebane to extend its Extraterritorial Jurisdiction (ETJ), it is the WASMPBA and Utility Service Agreement that work together to inform Orange County's residents of Mebane's directions for future growth.~~

~~Until such time as the Utility Service Agreement and WASMPBA is amended, the Orange County Planning Department shall use this Buckhorn Area Plan as a key guiding document for any courtesy review comments it may prepare on development proposals processed by the City of Mebane in Orange County.~~

~~Orange County should consider the relationship between this Buckhorn Area Plan and the Efland-Mebane Small Area Plan. Both plans will continue to inform planning within the geography. If or when an inconsistency is identified, the most recent Buckhorn Area Plan shall take precedence.~~

~~Upon completion of the City's update to its Comprehensive Land Development Plan, which this Buckhorn Area Plan is intended to inform, Orange County Planning shall determine its recommendations for any amendments that may be needed to the 2030 Comprehensive Plan Future Land Use Map.—~~

8 | APPENDIX

CONTENTS

MAPS



Janine Zanin, janinezanin@mebtel.net, Nov 30, 2020, 5:20 PM

To the Mebane Planning Department and City Council:

Attached is public comment on the Buckhorn Area Plan that I'm submitting for the City Council's consideration. It is over the character limit permitted on the website so I'm emailing it as directed.

To the Mebane City Council & Planning Department:

“Potential Growth Areas B, C & D” are not appropriate for Industrial Growth and the existing Buckhorn Area Plan is replete with conflicting statements that provide little to no guidance for future planning in this area. On the one hand, it contemplates “walkability, mixing of uses and practical design that is compatible with the surrounding land uses” while at the same time concluding that all of the potential growth areas on the map be considered for G-2 Industrial Primary Growth Area zoning.

At the Public Input meeting on November 10th as well as the Planning Board meeting on November 9th, it was made clear by Orange County and City of Mebane Administrators that their plan is to restrict any further residential development in this area and concentrate all development in the manufacturing and distribution spheres, similar to the Medline and Morinaga facilities. This narrow view of the value of this land and this community should be reconsidered and re-evaluated as it will ultimately create a patchwork of incompatible land uses along the eastern end of West Ten Road and along Bushy Cook Road that is the antithesis of good planning and runs counter to the basic principles of zoning. While it is clear that planning staff wish there was no residential development in the area, the fact of the matter is that there already IS agricultural and residential development as well as a relatively new middle school and community recreation space (the West Ten Soccer Fields). Tractor trailer traffic, the bike lanes contemplated by the recently approved transportation plan, and “walkability” are not compatible “mixed uses.”

Under the current proposal, individual parcels along West Ten could be zoned industrial and annexed into Mebane as their neighbors remain family homes, farms, and educational facilities. The current Orange County Comprehensive Land Use Plan appropriately contemplates a buffer area to the east and south of the school and soccer facilities and to the south of West Ten Road. There is good reason for this.

1. Orange County’s children attend school and play soccer here. They should have a safe and healthy educational and recreational environment. Surrounding these two facilities on all sides with industry and trucking is neither safe nor healthy. In fact, parcel B has recently been divided and a portion closest to the school has been gifted to a non-profit with plans to build community ball fields, an indoor recreation center, an amphitheatre, and outdoor community space, all uses that are compatible with the school and soccer facilities and more in line with how this area should be developed.
2. These parcels are rich in natural resources, covered in streams, creeks, and wetlands that feed into the Upper Eno watershed and a natural wildlife corridor connected to property that Orange County itself has deemed a valuable natural resource on the other side of Mt. Willing Rd. A quick look at the ownership of the parcels along Seven Mile Creek on either side of Mt. Willing reveals most parcels are owned by the county and one other landowner. This is a beautiful, unique, and valuable natural area that is just begging for the Mountains-to-Sea Trail. A better

use of this area would be to create a recreational hub, connecting community recreation space near Bushy Cook and West Ten Road with the county's Seven Mile Creek Nature Preserve.

*As an aside, while the interactive map on the website shows that on Potential Growth Area B there is a red line labeled, "Limit of Detailed Study; Limit of Floodway; Limit of Study; Apparent Limit," anyone who walked this land would see that just on the other side of the "limit" is a flooded beaver habitat and wetlands. The streams on this parcel also host the same protected species as Parcel D. Further study is needed.

3. Adding industrial development to both the Buckhorn and Mt. Willing ends of West Ten Road, invites a dangerous tractor trailer traffic situation along West Ten Rd as well as the highway. It would create a virtual "anything goes" zone where it becomes impossible to police tractor trailer traffic and the route can be used as a convenient by-pass of the weigh station on 40/85. Stopping industrial development precisely below the weigh station on West Ten was a good idea and it should remain that way. As it stands, tractor trailer traffic coming in and out of the existing industrial zone must use Buckhorn Road. They have no excuse to travel the length of West Ten Road and it should remain that way, for the safety of the students at the school, the local residents, and the drivers on our highways.
4. Page 64 of the Buckhorn Area Plan also seems to acknowledge the above when it says:

*The Mebane By Design CLP identified this area for future economic development purpose, because of the proximity to I-40/85 and Orange County policy of wastewater service to the area for industrial development. **The CLP has other goals and objectives including open space preservation, trail and multi-modal connectivity. It is recommended that the City of Mebane provide a development ordinance update to incorporate two new zoning district that encourages documented research, office and manufacturing facilities and also support walkability, mixing of uses and practical design that is compatible with the surrounding land uses. The following proposed district modeled from the 2020 Orange County Unified Development Ordinance O/RM and Rural Residential districts with some minor modifications. In addition further application of open space provisions and rural or agricultural zoning districts should also be encouraged for parcels that have a lower suitability value in Map 19: Final Suitability Values.***

That is, the plan itself recognizes that Industrial growth is not the best suited development for parcels that scored lower in suitability value in the study (as areas B, C & D did). Unfortunately, Map 19, Final Suitability Values has not been made available to the public. The downloadable plan on the website does not include the appendix or the maps referenced in the recommendation section.

5. The impact of the flurry of industrial development already in the works should be given time to be felt and existing EDD parcels should be developed before tacking more on. Each of the existing projects is being evaluated in a vacuum and as they are all happening at once, the cumulative impact of each is not incorporated into the traffic studies, environmental impacts, and quality of life considerations. Perhaps the county can make enough money through concentrated focus on the existing area that is already zoned as EDD and the existing Comprehensive Land Use Plan can remain intact.

Before taking any action, in addition to the “what is this land lacking” study that was done, I propose that Orange County and Mebane engage in a “what does this land have to offer” study that gives point values based on positive criteria such as:

1. Proximity to local food sources (Area B is across the street from an apple/pear orchard and two local farms, one of which is one of the first organic farms in Orange County.)
2. Scenic Natural Area (Seven Mile Creek and the protected area around it are an asset and proposing to develop right up to the edge of it just because it would be expensive to cross it will devalue and disturb the entire area)
3. Walkable school / recreational zone
4. Wildlife Corridor (There’s a reason that hunters frequent areas B, C & D. Areas B & D each contain beaver pond habitats, great varieties of woodpeckers, great blue heron, muskrats, deer, wild turkeys, coyotes, salamander, the occasional bobcat and many others. The waterways of these areas are healthy as evidenced by their populations of mussels, crawfish, turtles and frogs.)
5. Trees and plant life that provide a noise and air quality buffer for residents in the agricultural areas south of West Ten Road.

“G-2 Industrial” is short-sited, lacking in creativity, and doesn’t appreciate the true value of this area. Orange County’s existing land use plan got it right and does not need to be fixed.

Carolyn Wilson, carolynwilson7221@gmail.com, Nov 29, 2020, 7:16 PM

Hello and thank you for an opportunity to share my comments regarding the Buckhorn Area Plan. My name is Carolyn Wilson. My family owns a parcel of land on Ben Wilson Road that is slated in the top tier for economic development according to the Buckhorn Area Plan. (PIN# 9824540748) This land is on the western edge of the plan, on Ben Wilson Road across from Collington Farms housing development. Land to the south is under contract for townhomes.

I understand that this land will be kept in its present use, which is farming and forests. According to the Buckhorn Area Plan, the future intended or encouraged use for this parcel is industrial. I would like the land to have the option to remain in a more natural agricultural environment or rural residential use in the future, should it be sold or should it ever come out of its present farm use.

This is congruent with Mebane by Design’s vision which states that communities gain many benefits from protecting their forestland, including carbon sequestration, air pollutant removal, water treatment and an improved quality of life. It also states that the natural habitats benefit the physical and psychological health of residents. An example of this would be that the neighbors in Collington Farms and potential townhomes could enjoy the view of trees and have cleaner air. Mebane by Design desires that ETJ locations maintain their rural character and progress toward the village concept, which can also be supported by having adjacent farmland in view.

The size of the property also makes it desirable for uses other than industrial; uses such as agriculture, gardens and low density residential. People do not have to have a beautiful place to work, but they need a beautiful place to live. For some people, this means having space, having trees, and having a view; a place where one is content to stay all day, not always having to drive or walk to a park. If my family ever parted with this property, this is the kind of

development I would want for it. I hope that these ideas will be considered in the future use of my property.

Thank you for taking the time to read these comments.

Tara Terrell, tterrell7381@gmail.com, 336-603-1057, Nov 23, 2020, 11:30 AM

To Mebane City Council, Orange County Council and Planning Departments,

Growing up, my address was Route 2 Box 70. To most people that means nothing. To those who have lived in this area, it is the pretty aqua tract of land at the intersection of West Ten and Squires Road on your map. I have lived here all of my life.

The area from Squires Road up to 6016 West Ten Road is the remaining part of the Squires home place and to our family it is home. The Squires family has been here since 1804. For 216 years, the Squires' have farmed, cultivated, maintained, raised families and passed away on these particular parcels of land.

The generations who have lived on this land include my parents, David T Squires Jr and Linda, and our papa, David Squires Sr. and wife Ruby. Our great uncle Clarence Everett Squires Jr and his wife Louise, their children Deborah, Sharon, Mickey and Larry lived here with their spouses. My great grandparents Clarence and Eula Squires (who were married for more than 75 years) lived next door to his sisters, Annie, and Jennie. The store building where Ms. Jennie used to sell drinks, candy etc. to locals still stands in my front yard. Their parents were Thomas Richard and Emma. The point to all of this is there have been many families and generations who were raised and prospered on this land. This is our family history and it deserves to be preserved and protected for current and future family members.

We still have several generations living on this land. We live on this land, not just reside here. Ruby Squires who often walks though the acreage without fear of strangers. DT Squires Jr and Linda who ride their golf cart, walk, feed the fish and ducks in their pond. Tony & Dana Squires enjoy taking their nieces fishing in their pond. Thomas C Squires takes care of his chickens and ducks. Todd & Angie Cooper can be found in their garden in the summer and their son kayaking in the pond. Jeff & Becky Squires are often working in their yard and my husband, Jeremiah Terrell and I have an annual garden in our yard and plant a "community" corn field to feed the family in the summer.

One pastime has endured the generations and it is the front porch. After a long day's work, we gather on the front porch and talk about our day. My grandmother still does this everyday (when the weather permits). We all stop to see her and as we are visiting, people drive by, blow the horn and throw their hands up. These are the people of West Ten, Squires and Buckhorn Roads. These are our people. With the change of traffic, this too will be a thing of the past, due to the loud diesel tractor trailers and the outsiders on our road.

Now to my point, the potential growth area A is home to a diverse and lasting community. All of these Growth Areas have been ONE Community for hundreds of years. Some of us have been here our entire lives as well as the many generations that came before us. We come from Native American, African American, European American, & South American decent. What we all are, however, is ONE community. We are ALL part of the community of people of West Ten, Buckhorn, and Squires Rd.

I've attended, been present, remarked and listened in the past few meetings in regards to the West Ten and Buckhorn area, growth and rezoning over the past few years. Last year, Medline was granted authorization to build here we endure tractor trailer traffic daily and it has not yet opened. When they open their doors and Gravelly Hill Middle School re-opens, there will be much more traffic. These trucks are dangerous for the residents as well as the school children. We can only hope that a service road access will become a reality in the near future.

Now, Mebane/ Orange County is looking to rezone the land on the southern side of West Ten Road. The new annexation or rezoning are major concerns for our family. We had hoped that our children would carry on our traditions and remain on our tracts of land. There is much history in this area for us and should be for their families, if they chose to remain here. Some of our children have already picked out the acres where they would like to build the home for their families. Now we are concerned that it would be an issue to even get a permit to build a single family home on our current acreage due to these changes.

How safe will our gardens be with the run off from manufacturing facilities? How safe will my Granny, my family and my people be with big manufacturing facilities coming and bringing more manufacturing to our area? Will we, our neighbors and their livestock have safe drinking water? Can we still eat the vegetables grown in our annual gardens? We know the increased sounds and lights affect us but what about the wildlife in the area? And what about the constant noise pollution for our front porch sitting, fishing, gardening and rapidly diminishing country life?

This decision may be good for business but detrimental to our way of life. Look at the history of Burlington Manufacturing Outlet Center was a new and upcoming business draw for Alamance County. It opened in 1981. It is now in shambles and it's been that way for years. It was successful less than 30 years. To build this business, a driving range and beautiful wooded acreage rich in arrowheads was plowed up, graded, concrete and asphalt poured. It can never be reverted back to its original state – it's gone.

I've watched television over the years with stories like this. If you turn the TV on any channel. History Channel, Hallmark Channel and Peacock you see this same storyline. I've never thought that we would find ourselves in this situation. I heard this quote the other night and thought it was applicable. "The world you live in is slowly shrinking. There's a tiny group of men who are buying it and stripping it naked and selling you what they extract. They're raping your world and selling you what they take. I mean, they sell you the water you drink, the air you breathe, and you line up for it like sheep." - Monica

After the constant growth of Mebane and seeing it moving closer to us, I feel that what you are proposing is the next step in being pushed out and taking our land. I ask that you think about what we have. Please envision the government and big business moving in to take everything you and your family have worked for - for centuries.

Patrick Murphy, Psmofnc@gmail.com, 919-304-7133, Nov 24, 2020, 12:29:52 PM

We're concerned about the potential development of land in areas B & C. We moved into this area 14 years ago to be away from the crowds, traffic, noise and light while still being close to amenities found in Hillsborough and Mebane. We were aware of the existence of the Buckhorn development zone at that time, but this expansion extends well beyond that. We are also concerned that runoff of water that currently gets absorbed into the forest and farmland will flow into creeks and overflow the creek that runs through our backyard, endangering our house and natural forest buffer. We would like to see the expansion areas removed from the plan.

Fiona Johann, fiona.johann@gmail.com, 919-619-1041, Nov 30, 2020, 7:12:22 PM

As a neighbor that lives on Buckhorn Road I personally object to this plan in full. I do recognize that these items are ultimately out of my control and ask that these guidelines be considered for the BAP. Properties that fall in the current BAP area not be considered for rezoning until all guidelines are set and final by the Mebane Council and Orange County All industrial properties must have a 150' buffer if property touching residential property The intersections of West Ten and Buckhorn, West Ten and Mt Willing Rd get full- four-way traffic lights or round-a-bouts to keep residents safe and traffic to a minimum UDO to be updated to clearly represent the rural area. Sound and lighting should be kept to a minimum outside normal business hours. Every effort to maintain the serenity of the area should be made PART 1/2

There is a limit on each kind of zoning allowed. Meaning the area is not overrun by multiple industrial warehouses or many multiple family housing units. Instead and even spread of all rezoning options are built. Water containment ponds be held to a higher standard than the current "10 year flood" standard. In in depth look be had at how the environmental standards that were reduced in 2016-2020 presidential term might change now that leadership is being changed on a national level. As a community member I do not believe that the "minimum" is good enough for Mebane, we must strive for a higher caliber in order to keep our city and town environmentally friendly. A clear connection between orange county and Mebane city be made to show that the needs of voters (orange county) be heard before decisions are made PART 2/2

Submitted by: Anonymous User, Dec 1, 2020, 12:00:54 AM

The impression from the many community residents voicing concern pending the approval of The Buckhorn Area Plan is that we are discouraged in how the council members from Mebane and Orange County have presented a technical study (Buckhorn Area Plan) that wholly excludes the existing residents from consideration. Regardless of the many other "plans" related to the BAP. Besides the risk to our home investment, commitment to raising families as residents of both Mebane City and Orange County economies - This plan, and our government representatives are asking us to overlook the endless wait for improved telecommunications infrastructure (eg. fiber), no actionable considerations for an already increased traffic zone, and missed opportunity for cultural enrichment and quality improvement. Residents will in no way be forced to annex, sell, hook up to city utilities, or change anything they are doing. However, it does not negate that the point of this study is to change everything around us.

Submitted by: Anonymous User, Dec 1, 2020, 12:22:31 AM

The intensification of commercial development without a cohesive strategy and appropriate restrictions that meet the needs of us, Mebane and Orange County residents – both of whom should have significant and meaningful input into the development of this area from rural residential (R1) to Light Manufacturing (M-2). The development plans proposed keeps money from going back into the local community, if our new neighbors are industrial businesses with majority automated jobs, creating a new type of community. This area will be sought after, and quick to build based on the specified parcels slated for "immediate" development. Without a comprehensive land, road, comm, developers will be courted with tax breaks while residents and school children endure a decade of active construction without benefit. This is a dramatic alteration to the long term prospects for developing responsibly so a mixed use development zone creates an environment that is in harmony with its existing residents.

Submitted by: Anonymous User, Dec 1, 2020, 12:35:54 AM

The Efland-Buckhorn-Mebane Access Management Plan makes significant recommendations to accommodate the expanded future use of these rural roads including, but not limited to: biking routes, expanded intersections, dedicated turning lanes, and sidewalks. Aspects that ensure a high quality of life are not adequately incorporated into the BAP. Recommendations in the AMP are significant - "though it is not a guarantee that future development will occur or that roads will be built." It is very concerning that the Buckhorn Area Plan does not reference, recommend, or propose any of the quality improvements the State Transportation Improvement Program initiatives referenced in the E-B-M AMP. Meaningful goals and measurable outcomes would serve to protect existing residents and provide proper guidance to incoming businesses. BAP overlooks completely smaller scale and local business - ones that would align better and bring comparable employment opportunities with less environmental impact.

Comments Prior to Planning Board and Public Meeting:

Lee Doss, babydoss@hotmail.com, 919-612-3122, Oct 31, 2020, 11:53:59 PM

I don't want to be pushed out of my home of almost 30 years!!!!



AGENDA ITEM #6

BUDGET UPDATE 2020-21

Meeting Date

December 7, 2020

Presenter

Jeanne Tate, Finance Director

Public Hearing

Yes No

Summary

The 2020-21 Budget was adopted amid great uncertainty about the effect of the pandemic on City finances and operations. The City Council requested a review mid-year to assess the budget and make adjustments as needed. Among the items to review are items cut from the budget and planned borrowing for capital projects.

Background

The City Manager requested budget cuts from department heads and recommended a budget that was reduced by 4.8% before capital projects. The operating reductions were made to meet the lowered revenue expectations, down 1.6% overall in the budget. The greatest reduction was in sales tax and other intergovernmental revenues like telecommunications and utility taxes. The budget continued capital projects that were already under way, with the plan to use debt and fund balance to continue what was already in motion.

In hindsight, the City's revenues, particularly sales taxes, have not seen the great reductions we feared. Only one month during the early pandemic shutdowns saw a reduction from the prior year's sales taxes. In the two months' receipts we have had in 20-21, revenues are up by 7.5% over the prior year.

Property tax values are in line with budget, and collections seem fairly normal overall thus far. Expenditures are slightly under expectations, with cancellations and quarantines hampering or delaying some operations.

The Utility Fund has not experienced more delinquent accounts or cutoffs than normal, even with EO124 providing some customer protections, but we were curtailed in charging late fees or taking other enforcement actions for several months, so some minor fees are down. Overall, the Utility budget remains around break-even and growth in the system continues.

The City was able to issue debt for 1.323% in September for the purchase of Public Works vehicles, and the rate environment continues to be excellent for debt financing. Planned debt for this year includes the greenway trail, Lake Michael dam, Cates Farm park and the WRRF Upgrade.

Financial Impact

The City will likely receive \$300,000-\$500,000 more sales taxes than budgeted in the current year, and it could be budgeted for use. Property tax collections appear normal and the next two months will see the majority of collections for the year. The Utility Fund continues to support ongoing operations at existing service levels and has seen some growth in water and sewer fees, but a rate increase is needed to cover capital requirements. Based on the ongoing pandemic, waiting for the next budget year to raise rates seems most advisable.

Recommendation

That the Council receive the report as presented, direct the staff to continue with plan to issue debt for the capital projects, and advise if other changes to the adopted 2020-21 budget are desired.

Suggested Motion

Motion to enact a budget ordinance amendment to....

Attachments

1. PowerPoint

Update on Budget 2020-2021

(The Coronavirus Challenge)

General Fund

FY20 Unofficial Results

	General Fund
Revenues	\$ 20,766,487
Expenditures	<u>19,315,864</u>
Net To Fund Balance	\$ 1,450,623
Unassigned Fund Balance, Beginning of Year	<u>10,427,779</u>
Unassigned Fund Balance, June 30, 2020	<u><u>11,878,402</u></u>

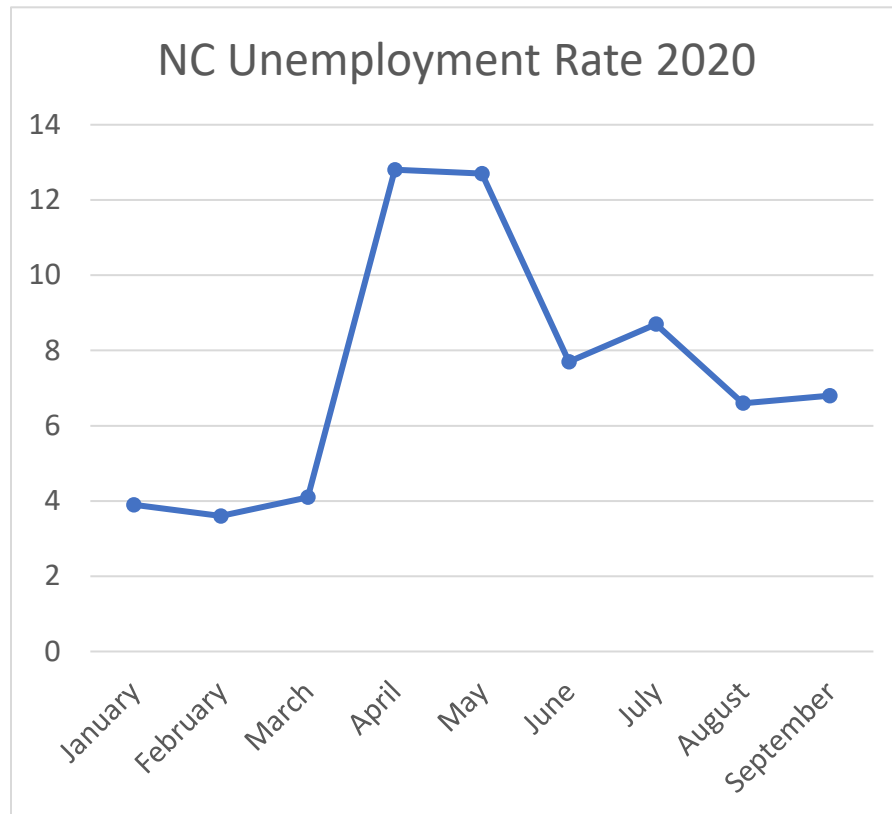
General Fund

Unofficial FY20 Results

Revenues	2019-20 Budget	2019-20 Actual	Variance
Property Taxes	\$ 10,659,750	\$ 10,897,067	\$ 237,317
Sales Taxes	3,515,300	3,574,012	58,712
Other Intergovernmental	2,913,240	3,121,763	208,523
Permits and Fees	809,000	811,186	2,186
Sales and Services	570,550	576,421	5,871
Other Revenues	344,528	663,916	319,388
Proceeds of Debt	784,070	-	(784,070)
Appropriated Fund Balance-Gen	3,555,790	-	(3,555,790)
Appropriated Fund Balance-Capital	1,122,122	1,122,122	-
Total	\$ 24,274,350	\$ 20,766,487	\$ (3,507,863)

Expenditures	2019-20 Budget	2019-20 Actual	Over (Under) Budget
Mayor & Council	\$ 82,660	\$ 82,195	\$ (465)
Administration	994,243	850,171	(144,072)
Finance	594,650	491,000	(103,650)
IT	302,763	269,855	(32,908)
Economic Development	1,037,973	696,446	(341,527)
Police	4,294,948	3,989,488	(305,460)
Fire	2,925,800	2,899,506	(26,294)
Planning	489,529	315,754	(173,775)
Inspections	588,036	437,426	(150,610)
Engineering	477,830	477,828	(2)
Public Works	1,801,571	1,113,553	(688,018)
Public Facilities	1,044,152	858,384	(185,768)
Sanitation	1,262,775	1,076,448	(186,327)
Recreation	1,844,519	1,343,057	(501,462)
Debt Service	1,708,225	1,536,937	(171,288)
Non-Departmental	782,896	571,837	(211,059)
Transfers Out	356,291	356,291	-
Capital Fund Expenses	3,685,488	1,949,688	(1,735,800)
Total	\$ 24,274,349	\$ 19,315,864	\$ (4,958,485)

The 2020-21 Budget as Adopted

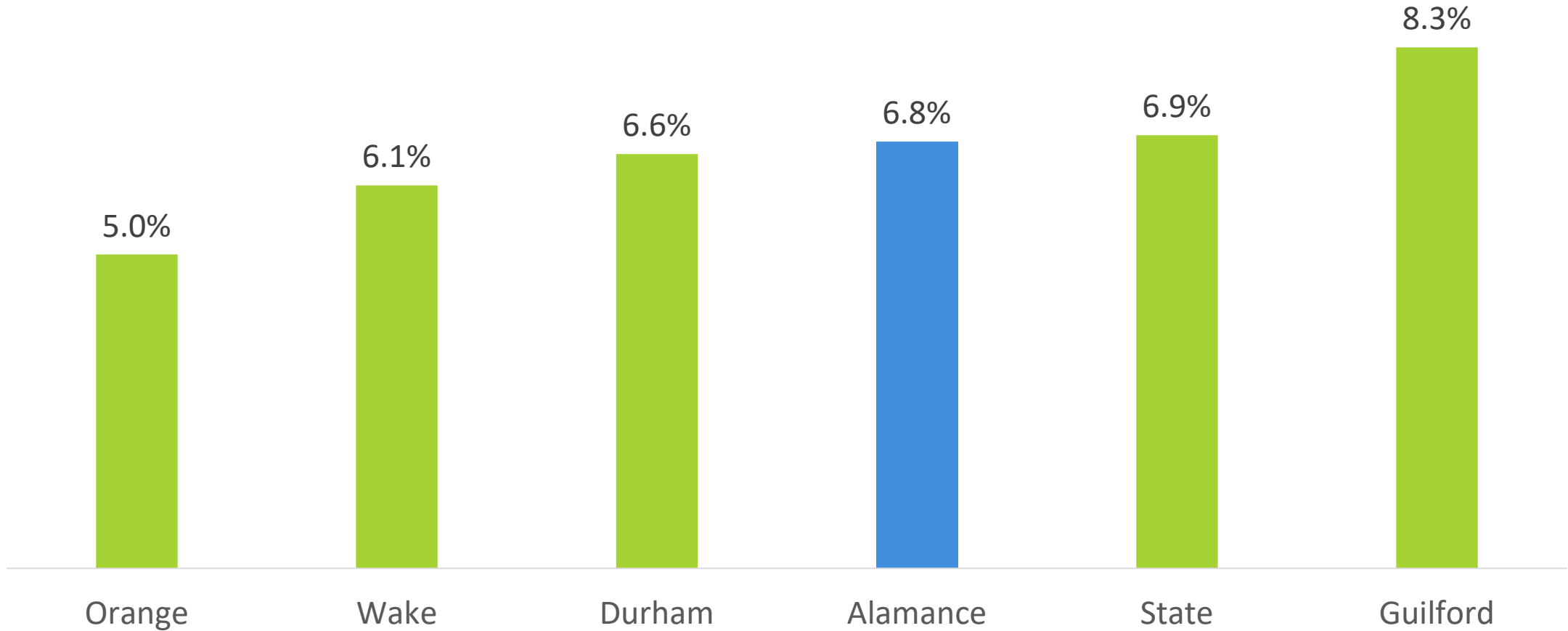


General Fund Highlights

- Property Taxes +3.3%
- Local Option Sales Tax -9.2%
- Unrestricted intergovernmental -10.2%
- Overall reduction of 1.6% in revenue

- Maintained service levels
- No layoffs or furloughs
- 2% COLA, no merit increases
- Increase in group insurance and retirement costs
- Continued ongoing capital projects

Unemployment Rates September 2020

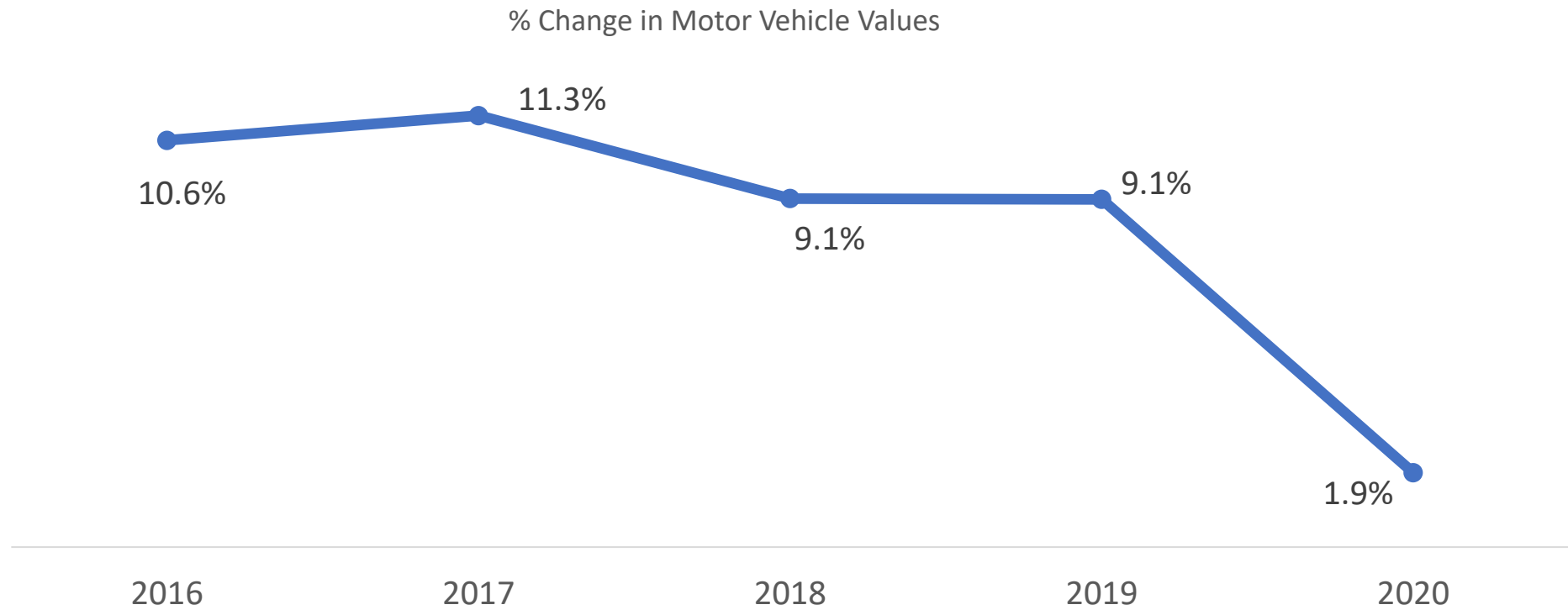


Assessed Values

	FY20-21	FY19-20	FY18-19	FY17-18
Real	\$1,696,199,667	\$1,617,798,090	\$1,569,708,892	\$1,512,984,835
Personal	501,400,245	495,093,966	442,601,000	436,315,148
Utility	23,094,845	19,264,439	19,041,041	21,265,042
Total	\$2,220,694,757	\$2,132,156,495	\$2,031,350,933	\$1,970,565,025

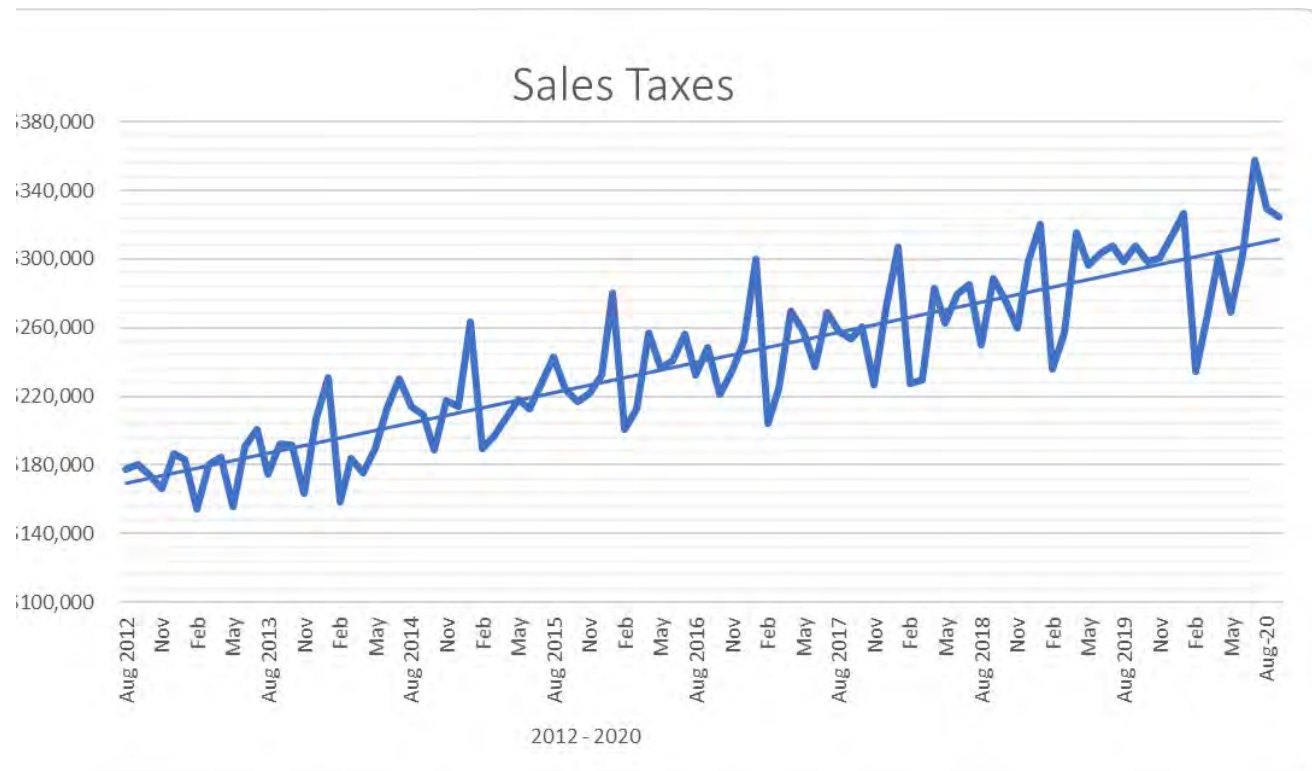
- FY20 collections were unaffected by Covid, and we exceeded budget by \$237,317.
- Tax collections year to date at October 31 total \$6,709,232, not unusual for this time of year.
- Many pay by December 31 for the federal deduction, but taxes are due January 5th to avoid a penalty, so the next two months will demonstrate if Covid is impacting property tax collections.

Property Tax Values – Motor Vehicles**



**Motor vehicles represent only 6% of Mebane's overall property taxes.

Sales Taxes



- Only 2 months received for this fiscal year
- 7.5% over prior year collections
- We budgeted a *decrease* of 9.2%, \$383,769 less than FY20 actual receipts

General Fund Revenues

Totals at October 31	2020-21 Actual	2019-20 Actual	Actual Over (Under) Prior Year
Property Taxes	\$ 6,709,232	\$ 6,667,440	\$ 41,792
Sales Taxes*	653,789	606,223	47,566
Utility Taxes	-	-	-
Other Intergovernmental	221,444	225,619	(4,175)
Permits and Fees	378,749	266,258	112,491
Sales and Services	200,435	224,114	(23,679)
Other Revenues	13,576	274,935	(261,359)
Proceeds of Debt	430,500	-	430,500
Appropriated Fund Balance-General Fund	-	-	-
Appropriated Fund Balance-Capital Fund	-	-	-
Total	\$ 8,607,725	\$ 8,264,589	\$ 343,136

*Sales tax received for two months only

General Fund Expenditures by Department

Totals at October 31	2020-21 Actual	2019-20 Actual	Actual Over (Under) Prior Year
Council	\$ 20,080	\$ 37,150	\$ (17,070)
Admin	350,925	336,095	14,830
Finance	213,009	223,676	(10,667)
IT	87,577	97,528	(9,951)
Non-Departmental	231,685	291,481	(59,796)
Police	1,427,896	1,371,083	56,813
Fire	894,413	845,739	48,674
Planning	93,723	100,190	(6,467)
Inspections	174,921	123,931	50,990
Engineering	65,213	135,257	(70,044)
Econ Dev't	5,000	86,611	(81,611)
Public Works	334,794	332,620	2,174
Public Facilities	177,235	199,148	(21,913)
Sanitation	330,007	290,520	39,487

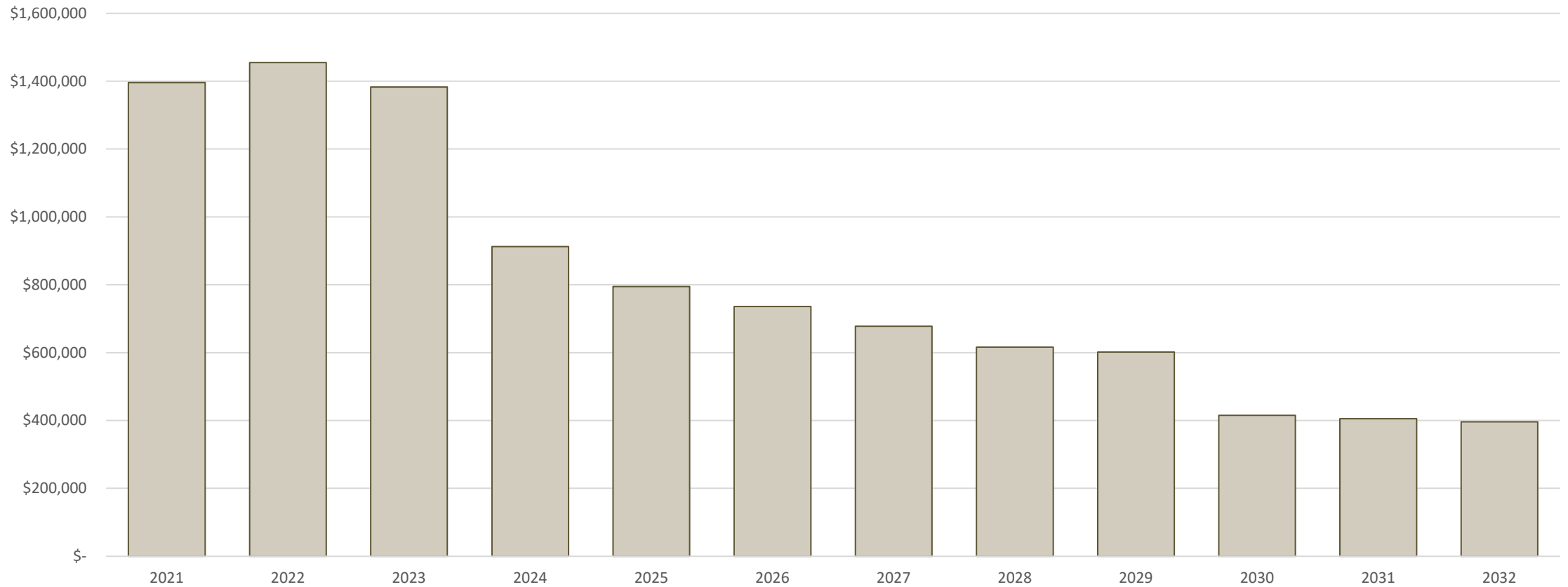
General Fund Expenditures by Department

Totals at October 31	2020-21 Actual	2019-20 Actual	Actual Over (Under) Prior Year
Recreation	395,466	426,285	(30,819)
Debt Service	495,613	589,105	(93,492)
Capital Fund Expenses:			
Greenway	-	-	-
Street Repaving	27,921	1,777	26,144
Foust Road Widening	-	-	-
Sidewalk Construction	-	121,740	(121,740)
Public Works Vehicles	-	-	-
Cates Farm Park	6,000	-	6,000
Lake Michael Dam	10,560	-	10,560
Total	\$ 5,342,038	\$ 5,609,936	\$ (267,898)
Revenue - Expenditures	\$ 3,265,687	\$ 2,654,653	\$ 611,034

General Fund Expenditures

- General Fund expenditures are at 22% of budget
- Possible retirement of 8-9 employees could require payout of vacation and other retirement benefits before the end of the fiscal year. Some were planned and accounted for in the budget, but some were not known at budget time.
- Capital expenses are lagging last year at this point, but are expected to be carried out as planned

Debt Service – October 2020



New Debt

Issued:

- Public Works Vehicles
\$430,500
- Interest rate of 1.363%
for 5 years

Planned Debt for FY21

Greenway Trail	\$	784,070
Lake Michael Dam		350,000
Cates Farm Park		375,000
Total Recreation Projects	\$	1,509,070

Fund Balance

General Fund Balance

Original Appropriated Fund Balance FY21	\$ 1,823,718
Purchase order carryforward - re-appropriated	276,871
Budget carried over - reappropriations	717,897
Additional appropriations	588,607
Fund Balance Appropriations Oct 31, 2020	<u>\$ 3,407,093</u>

General Fund Projections

- Permits and Fees are in line with budget, and development continues apace for approved projects
- Sales taxes appear unharmed by the effects of the pandemic and will likely exceed budget by \$300,000-\$500,000
- Property tax *values* are in line with the budget
- Property tax collections appear normal so far, and the next two months will see the bulk of collections come in
- Expenditures for salaries will see an unusual increase due to retirements
- We have requested additional CARES Act funding

Tax Collection History	
2016	99.46%
2017	99.49%
2018	99.68%
2019	99.49%
2020	99.67%

2021 = ?%

Budget cuts to reconsider

- Municode update \$50,000
- Industry appreciation \$10,878
- NCCP Signage \$45,000
- Fountain replacement \$25,000
- Walker & Youth Lighting \$459,000
- Tennis Court Renovation \$73,640
- Merit pay \$99,264

- Downtown Coordinator at PT
- Other positions requested:

Accounting Tech I
6 Firefighters
GIS Analyst
Downtown Coordinator
PIO
4 Police Officers
Criminal Investigator
Equipment Operator III
Equipment Operator I
Utilities Maintenance Crew Leader

New items to consider

- Software/equipment for video production for Council Chambers
- Racial equity training

Options for \$400,000

- Restore items cut from budget when adopted
- Reduce the budgeted appropriation of fund balance
- Add new items that have arisen since budget
- Pay cash for part of capital projects rather than borrow
- Do nothing

Utility Fund

Utility Fund

Unofficial FY20 Results

Revenues	2019-20 Budget	2019-20 Actual	Variance
Water Sales	\$ 3,170,570	\$ 3,033,118	\$ (137,452)
Sewer Sales	2,929,950	3,094,179	164,229
Water and Sewer Tap Fees	60,000	12,400	(47,600)
Engineering Fees	-	200,122	200,122
Development Fees	-	86,330	86,330
Intergovernmental	79,000	64,906	(14,094)
Other Revenues	287,250	366,176	78,926
System Dev't Fees - Water	240,000	238,192	(1,808)
System Dev't Fees - Sewer	240,000	664,329	424,329
Appropriated Fund Balance-Utility	1,707,080	-	(1,707,080)
Appropriated Fund Balance-Capital	830,000	-	(830,000)
Appropriated Fund Balance-Capital Reserve	47,920		(47,920)
Total	\$ 9,591,770	\$ 7,759,752	\$ (1,832,018)

Utility Fund

Unofficial FY20 Results

Expenditures	2019-20 Budget	2019-20 Actual	Over (Under) Budget
Admin, Metering & Billing	\$ 1,348,553	\$ 1,162,025	\$ (186,528)
Utility Maintenance	3,521,297	2,872,022	(649,275)
Utility Engineering	262,759	237,821	(24,938)
WRRF	1,879,521	1,679,671	(199,850)
Debt Service	1,221,720	851,748	(369,972)
Capital Fund Expenses:			
Meter Changeout Project	527,920	510,821	(17,099)
Oversizing	830,000	695,399	(134,601)
Total	\$ 9,591,770	\$ 8,009,507	\$(1,582,263)

FY20 Unofficial Results

	Utility Funds
Revenues	\$ 7,759,752
Expenses	<u>8,009,507</u>
Net Use of Fund Balance	\$ (249,755)
Unrestricted Fund Balance, Beginning of Year	<u>\$ 7,623,526</u>
Unrestricted Fund Balance, June 30, 2020	<u><u>\$ 7,373,771</u></u>

2020-21 Budget as Adopted – Utility Fund

- Budget for Water and Sewer Sales -2.3%
- Overall Revenues flat at .7% increase over prior year
- Continued existing service levels
- Continuation of oversizing & meter replacement project
- Includes budget for new meter installs
- Delay of Inflow & Infiltration and other capital maintenance
- Planned continuation of WRRF Upgrade Phase I

Utility Fund Revenues

Totals at October 31	2020-21 Actual	2019-20 Actual	Actual Over (Under) Prior Year
Development Fees	\$ -	\$ -	\$ -
DOT Reimbursement	-	10,424	(10,424)
Other Intergovernmental	(23,484)	73,913	(97,397)
Permits and Fees	64,304	138,237	(73,933)
Water Sales	1,223,746	1,029,076	194,670
Sewer Sales	1,198,983	1,042,482	156,501
Other Revenues	86,132	76,899	9,233
Approp Fund Balance - Capital Fund	-	-	-
Approp Fund Balance - Cap Reserve	-	-	-
Approp Fund Balance - Utility Fund	-	-	-
Total	\$ 2,549,681	\$ 2,371,031	\$ 178,650

Utility Fund Expenses

Totals at October 31	2020-21 Actual	2019-20 Actual	Actual Over (Under) Prior Year
Admin & Metering	\$ 317,003	\$ 292,550	\$ 24,453
Utility Maintenance	664,594	565,515	99,079
Engineering	52,488	54,710	(2,222)
WRRF	438,425	436,721	1,704
Debt Service	663,407	660,125	3,282
Capital Fund Expenses:			-
Oversizing	-	-	-
Meter Changeout	438,952	464,768	(25,816)
Arbor Creek Outfall	-	-	-
Total	\$ 2,574,869	\$ 2,474,389	\$ 100,480

Utility Fund Revenue - Expenses

Totals at October 31	2020-21 Actual	2019-20 Actual	Actual Over (Under) Prior Year
Revenues - Expenses	\$ (25,188)	\$ (103,358)	\$ 78,170
Beginning Fund Balance - Utility Fund	\$ 6,195,829		
Beginning Fund Balance - Utility Capital	197,755		
Beginning Fund Balance - Capital Reserve	970,910		
Total Beginning Fund Balance	\$ 7,364,494		
Ending Fund Balance - Total @ October 31	\$ 7,339,306		

Revenues – Expenses

- Utility Fund continues its break-even trend in operating revenues v. expenses
- 2018 Rate Study recommended annual increases of 5% - 10% to provide for capital projects
- Rates were only increased once, in 2018-19
- Delayed 5% rate increase in July 2020 due to pandemic
- Recommend increase in next budget

Utility Rate History

Water Rates			
Date	Rate	\$ Change	% Change
1994	2.20		
2/5/2001	3.30	1.10	50.00%
7/1/2003	4.30	1.00	30.30%
7/1/2004	4.55	0.25	5.81%
7/1/2008	4.75	0.20	4.40%
7/1/2010	5.08	0.33	6.95%
7/1/2011	5.44	0.36	7.09%
7/1/2012	5.82	0.38	6.99%
7/1/2018	6.11	0.29	4.98%
7/1/2021	6.36	0.25	4.09%

Sewer Rates			
Date	Rate	\$ Change	% Change
1994	3.25		
7/1/2003	4.25	1.00	30.77%
7/1/2004	4.50	0.25	5.88%
7/1/2007	4.90	0.40	8.89%
7/1/2008	5.10	0.20	4.08%
7/1/2010	5.46	0.36	7.06%
7/1/2011	5.84	0.38	6.96%
7/1/2012	6.25	0.41	7.02%
7/1/2018	6.56	0.31	4.96%
7/1/2021	7.64	1.08	16.46%

Rate Adjustment Impact

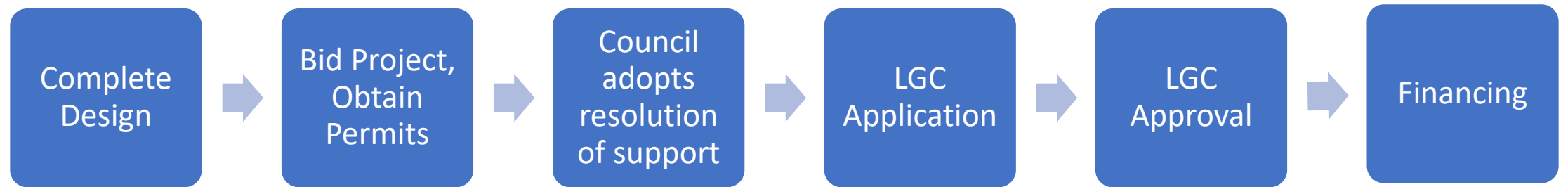
1,000 Gallon User	
Water	6.36
Sewer	7.64
Garbage/Recycle	8.00
Total	<u>\$ 22.00</u>
Current Bill	20.67
Change	\$ 1.33

2,000 Gallon User	
Water	12.72
Sewer	15.28
Garbage/Recycle	8.00
Total	<u>\$ 36.00</u>
Current Bill	33.34
Change	\$ 2.66

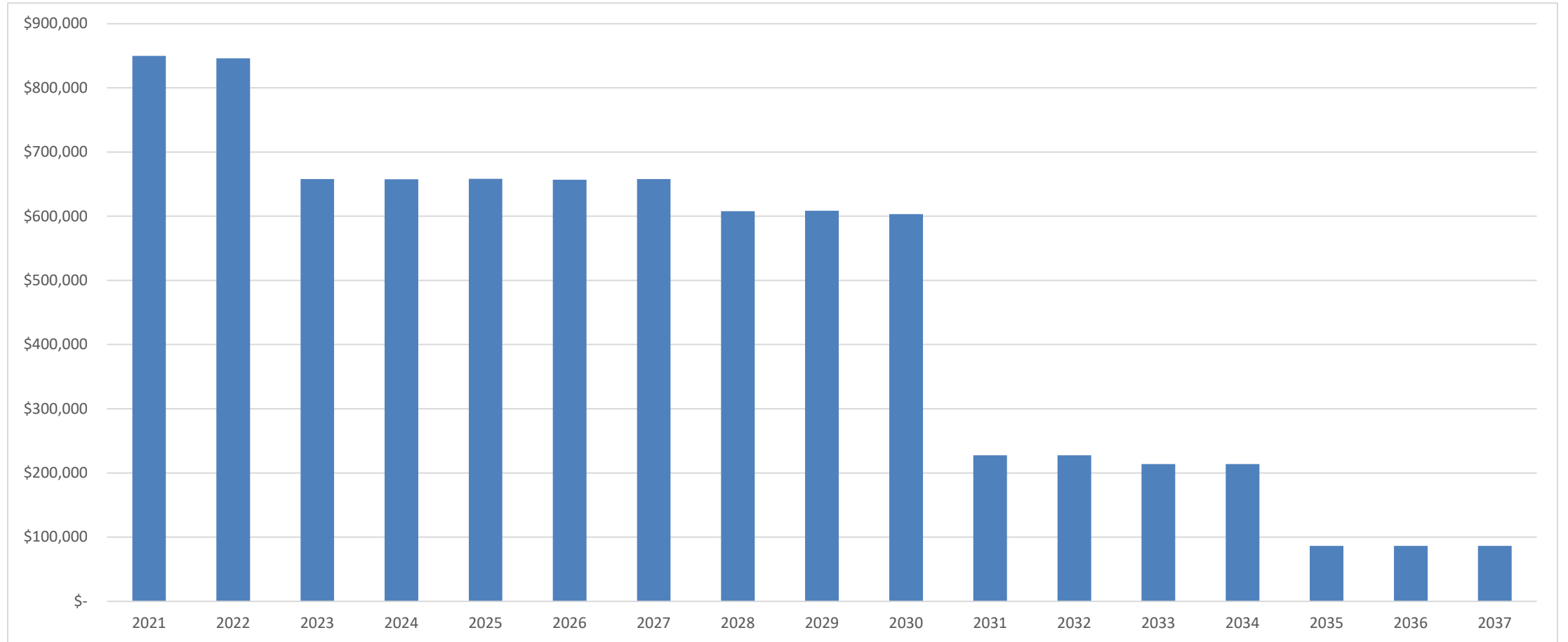
3,000 Gallon User	
Water	19.08
Sewer	22.92
Garbage/Recycle	8.00
Total	<u>\$ 50.00</u>
Current Bill	46.01
Change	\$ 3.99

A 10% rate increase will yield about \$620,000 in revenues with the current customer base

Capital Project Timeline



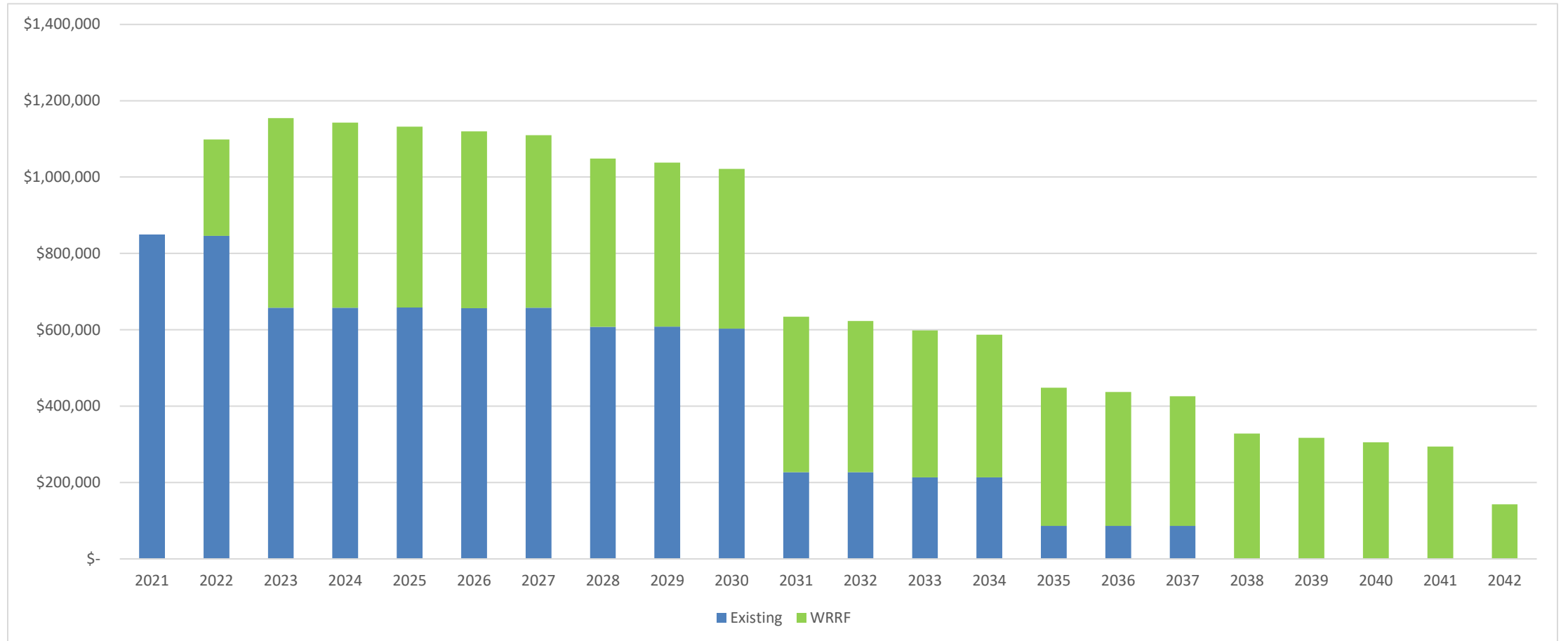
Utility Fund Debt Service



WRRF Upgrade

- Upgrade consists of replacing the main headworks and is intended to increase capacity by .5 MGD, a 20% increase in capacity
- \$5.6 million estimate reaffirmed by engineers
- Excellent rate environment
- First debt payment is included in this year's budget
- Kenaf MOB pilot could add to project

Existing and Proposed Debt



Council to consider

- Utility Fund Merit Pay \$14,463

Other items?

New Appropriations September 2020

• IT Document Handling	\$24,996
• Police IT Connection	\$22,000
• Planning – GIS	\$30,000
• Lake Michael dock	\$140,000
• Community Park Lt	\$166,000
• Fire Vehicle Maint	\$21,000
• Fire Air Bags	\$11,111
• Painting 2 nd Fl Library	\$ 8,500
• PW Vehicle	\$120,000
• Sanitation maintenance	\$20,000
• Total	\$588,607



AGENDA ITEM #7

Racial Equity Advisory Committee Ordinance

Meeting Date

December 7, 2020

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

The proposed ordinance establishes a Racial Equity Advisory Committee.

Background

In response to citizen comments and requests, the Council directed the City attorney to draft an ordinance addressing a committee on racial equity.

Financial Impact

The financial impact will include staff time and energy, potential consultants for racial equity training and program implementation, and third-party consultant expenses for evaluation of City services to underserved areas.

Recommendation

Staff recommends racial equity training for Council, staff and City boards, commissions and committees prior to adoption of the ordinance.

Suggested Motion

I move that the adoption of the ordinance be deferred until the appropriate level of racial equity education and training has occurred.

Attachments

1. Proposed Ordinance

DIVISION _____. RACIAL EQUITY ADVISORY COMMITTEE

Sec. _____. Establishment and purpose.

- a) The Racial Equity Advisory Committee of Mebane (or “Committee”) is hereby established, pursuant to the authority set forth in G.S. § 160A-492.
- b) The purpose of the Committee is to promote and improve human relations and achieve equity among all citizens in the City. The Committee will prioritize racial equity and will work with City government and will recommend to the City Council partnering with communities and outside agencies, in an effort to encourage and ensure diversity, fairness, equity, and inclusion throughout the City. The Committee should endeavor to identify and assist in addressing all forms of individual, institutional, and community discrimination through education, advocacy, and policy recommendations.

Sec. _____. Definitions.

- a) *Human relations*. Human relations shall mean those activities which promote human dignity, equitable opportunity, and harmony among the many different residents of the City. This definition shall include those activities and programs classified as promoting the general well-being of residents without regard to race, religion, national origin, disability, gender, age, sexual orientation, gender identity, or gender expression in their daily activities.
- b) *Racial Equity*. Racial Equity as defined for purposes of this Ordinance as equal opportunities for people of color (whether African American, Hispanic, Asian, American Indian/Alaskan Native, Native Hawaiian/Pacific Islander) where possible. Where “equal” is not possible, Racial Equity shall mean sufficient effort and deliberate efforts through the promotion of equal education, employment, training, mentoring, and partnering to uplift all persons to best approximate and achieve equity. This shall include:
 - 1) The promotion of understanding, respect, and goodwill among all citizens;
 - 2) The provision of channels of communication among the races;
 - 3) Encouraging the employment of qualified people without regard to race, religion, national origin, disability, gender, age, sexual orientation, gender identity or gender expression; and
 - 4) Encouraging youth to become better trained and qualified for employment.

Sec. 2-185.25. - Duties, membership, and rules of procedure.

(a) *Duties.* The Committee is charged with carrying out the human relations and racial equity in accordance with the authority set forth in the North Carolina General Statutes, and in doing so its duties will include, but will not be limited to, the following:

- 1) Make policy recommendations to the City Council which promote and improve human relations and advance equity in the City;
- 2) Provide a forum where residents can raise, and bring to the Committee's attention, issues and complaints relating to human relations issues in the city;
- 3) Engage the community and gather community input regarding the utilization of City-funded programs and policies for the promotion of racial equity and human relations;
- 4) Promote and improve human relations and advance racial equity in public safety;
- 5) Promote and improve human relations and advance racial equity in educational, art and cultural opportunities;
- 6) Promote and improve human relations and advance racial equity in economic development in the City, including but not limited to City-funded economic development programs and opportunities; and
- 7) Promote and improve human relations and advance racial equity in housing in the City, including but not limited to working with the City and other agencies and community organizations to enhance opportunities and programs related to affordable housing and to address issues related to gentrification.

(b) *Membership and appointment.*

- 1) The Committee shall be comprised of seven (7) members appointed by the City Council, for staggered two-year terms except that four (4) of the initial Committee shall be appointed for four (4) years. At least three (3) members must be residents of the City. Members may serve two full consecutive two-year terms. Three (3) or more shall live outside the City (ETJ??). The seventh (7th) member shall be considered "at large" and can be a City resident but is not required to be. Members can be removed at the discretion of the City Council for good cause.
- 2) In appointing members to the Committee, the Council should endeavor to use the following criteria:

- a) Members should have demonstrated an interest and experience in human relations and/or racial equity; and
- b) Council shall appoint members who reside in all geographical areas of the City to the extent possible.
- c) *Rules of Procedure.* The Committee shall adopt rules of procedure necessary for the proper discharge of its duties, which govern, among other things, the election of a chair and a vice chair, and the conduct and time of its meetings.

DRAFT

Mebane Fire Dept. Monthly Report

	October	Year to Date	% Change from 2019
Structural Response			
Totals	23	200	-5%
Average Personnel Per Response	12	12	
Average Volunteer Response	4	4	
Non Structural Responses			
Totals	71	552	-2%
Total Fire Response	94	752	-3%
Location (Year to Date)	North	South	
Total Number/Percentage	384/51%	368/49%	
Average Fire Response Time	North 5:23	South 5:56	
Percentage of Calls Inside City	50%	51%	
Percentage of Calls Outside City	44%	34%	
Percentage of Calls for Mutual Aid	6%	15%	
EMT Response	119	1334	-21%
Location (Year to Date)	North	South	
Total Number/ Percentage	694/52%	640/48%	
CPS Seats Checked	12	95	
Views on Fire Safety Facebook Posts	5169	5169	
Smoke Alarms Checked/Installed	5	39	
Station Tours/Programs	0	4	
# of Participants	186	266	
Events Conducted/Attended	2	21	



**Planning Board
Minutes to the Meeting**

Glendel Stephenson Municipal Building
November 9, 2020
6:30 p.m.

The Planning Board meeting was held virtually, with a small number of staff and members of the public attending in person and livestreamed via YouTube. The video can be accessed through the following link: <https://www.youtube.com/watch?v=ci2UakUtAD8>

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

Members Present at City Hall: Thomas Vinson

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

1. Call to Order

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

2. Approval of August 10, 2020 Minutes

Lori Oakley made a motion to approve the minutes from the August 10, 2020, meeting. Judy Taylor seconded the motion, which passed unanimously.

3. Introduction of Audrey Vogel, City Planner

Cy Stober introduced Audrey Vogel to the Board.

4. City Council Actions Update

Cy Stober provided an update on recent City Council actions which was requested by the Board during the August Planning Board Meeting. The update consisted of Tupelo Junction, the Artisan, and Bradford Academy.

5. Mebane Housing Supply Report

Planners Audrey Vogel and Ashley Ownbey provided an overview of the Mebane Housing Supply Report completed by planning staff at the request of the Planning Board and presented key findings from the report.



Cy Stober indicated that the report would be uploaded to the Planning page on the City’s website after revisions are complete. He shared with the Board that Staff will be adding data from the year 2000.

Kurt Pearson suggested further discussion of the report at the next meeting, giving the Board more time to digest the information presented in the report.

A member of the public, Aimee Tattersall, commented on road capacity in relation to new homes being built near the Tanger Outlets and on Lebanon Road.

Kurt Pearson commented on the multifamily housing data in the report, indicating that in his opinion over 30% multifamily is too high in comparison to nearby peers, Graham and Hillsborough. This is something he wants to keep an eye on, understanding that the share is expected to decrease.

Larry Teague echo Mr. Pearson’s comments, adding that it is a concern for traffic and schools and the Board will appreciate more time to review the information to provided recommendations to city council.

6. Request to Adopt Buckhorn Area Plan and Amend Mebane Comprehensive Land Development Plan by Mebane Planning Department

Cy Stober provided a brief introduction to the Buckhorn Area Plan, noting that a dedicated public meeting will be held Tuesday, November 10, at 6 p.m., on Zoom to discuss it in detail– including an open Question and Answer session.

Anna Hawryluk, Environmental Programs Coordinator at the Piedmont Triad Regional Council, PowerPoint of the proposed Buckhorn Small Area Plan. Craig Benedict, Orange County Planning and Inspections Director, also participated in the presentation of the plan, detailing the partnership of Orange County with Mebane for this area.

The Buckhorn Economic Development District (BEDD) was dedicated as a development district by the City of Mebane and Orange County in 2011 to include a variety of manufacturing, wholesale, distribution, retail and service uses. The existing BEDD is located in the western portion of Orange County just off Interstate 85/40 Exit 157, and includes approximately 900 acres of developable land. It is featured in the City’s Comprehensive Land Development Plan (CLP) Mebane By Design as G-2 Industrial (V) Primary Growth Area and recommended to “Maximize non-residential use and discourage further single family developments. Multi-family or workforce housing in close proximity to the current and future industrial land uses will be encouraged to minimize commuting concerns, especially traffic congestion. Encourage low water user and incentivize the employment of local residents at any new industries developed in this area.”



In December 2019, the Mebane City Council, at the recommendation of the Planning Board, annexed and zoned two properties to M-2 (“Light Manufacturing”) that lay outside but adjacent to the CLP’s geographic scope, with the rationale that the action was consistent with the goals and objections of the CLP. Per North Carolina General Statutes, the City has an obligation to revise its adopted plans to reflect Council actions. This study expands the boundaries of the original BEDD in order to utilize the land most suitable for economic development, especially reasonable or potential access to infrastructure, including these two newly-annexed properties. If acted upon by the City, the study area and the plan’s recommendations will be integrated into an amended CLP to revise its Future Growth Area and G-2 Industrial (V) Primary Growth Area, “Part of BEDD and North of US-70.”

This item is subject to public comment and feedback, including by the Planning Board.

No direct financial impacts are identified. The municipal utilities have already been extended to the area through a Utility Service Agreement between the City and Orange County. Use of these services will generate revenue to serve properties annexed into the City, including the maintenance of utility lines.

Following the presentation, Anna Hawryluk, Craig Benedict and Cy Stober took questions and comments from the Planning Board and members of the public.

Kurt Pearson asked if there has been any public input that has been directed to Orange County. Craig Benedict indicated that it will be occurring at the meeting scheduled for the following night (11/10/2020) and Anna Hawryluk added that a letter was sent to all properties owners within the study area, noting that there is an online comment box that was shared in the letter.

Kurt Pearson asked about the potential to increase residential density in the rural residential areas should water and sewer be extended. Craig Benedict clarified that the water and sewer infrastructure has been intended for economic development, and the County is not interested in single-family development, as indicated in the Orange County Land Use Plan. Orange County is behind on their non-residential tax base, and the county does not want to create any conflicts between residential and non-residential uses with the plan. Cy Stober added that staff is not proposing to change the land use in Primary Growth Area 5, and the intention is for economic development and perhaps higher density residential to support the economic development.

Craig Woodland, 850 Long Leaf Pine Pl, asked about internet and telecom access. Anna Hawryluk responded that was not part of the parcel analysis. Cy Stober noted that this a valid matter and while the study only investigated public utilities, he recognized the importance of private utilities as well. Craig Benedict added that Orange County is the early phases of implementing a broadband expansion plan, and the County has a fiber conduit between Hillsborough and Efland.



Kurt Pearson noted in response to a comment from Patricia O'Connor in the Zoom chat box about Preston Loop, that this is a plan to guide development, although any future development would still need to go through the public input and approval process. Cy Stober added any project to receive municipal services within Mebane's statutory limits for annexation would be required by City policy to be annexed into Mebane, which requires two public hearings – a public hearing for annexation, and a public hearing for zoning. Cy shared some details about public notification and reiterated that the Buckhorn Area Plan is a planning document to provide guidance for findings for future requests.

Craig Benedict commented on Preston Loop, indicating that the area has been targeted for economic development since the 90's and the single family residential that exists there was the product of a timing issue. Mr. Benedict noted that the plan will help avoid future conflicts between residential and non-residential uses. Kurt Pearson responded that those people that live there now cannot be overlooked. Cy Stober reiterated that no action by the City will be taken until projects come to the City.

Several members of the public shared comments and asked questions.

Aimee Tattersall, 1133 Squires Road, commented that Squires Road is also under stress from development, which is a residential area that's existed since the 1950's, in addition to homes along West Ten Road that have been there for a long time. She also expressed concerns that work force housing will need to be available for the types of jobs expected in the economic development area

Beth Bronson, 1221 Buckhorn Rd, asked for clarification on telecommunication expansion and requested more information be shared on the timeline.

Janine Zanin, 4601 Timberwood Trl, commented that Orange County is doing work without giving its residents an opportunity to share input before passing the responsibility to Mebane to make a decision on something at Orange County residents do not agree with. She noted that the plan is more than just providing utilities and it will pave the way for rezoning for industrial uses. She described that assets in the area such as family farms, historic places, wetlands, wildlife. She noted that the county invested in a middle school and soccer complex in the Study Area, and many of the students that go to school there are experiencing poverty. She expressed disappointment in Orange County leadership.

Debra Elmore, 1015 Buckhorn Rd, expressed concern over the development surrounding herself and rural residential neighbors, specifically about traffic and how it is burdensome to residents of the area and will only continue to get worse. She noted that her family has lived in this rural area since the 1930's.



Jimmy Riley, 6508 E Washington St, asked for confirmation that the Plan will not impact the business that already exist in the study area. Cy Stober confirmed that the Plan will not directly impact any property owners or their ability to use their land as they have been.

Carolyn Wilson, 1727 Cedar Creek Dr, asked how the adoption of the Plan would impact the land that her family owns on Ben Wilson Road. Cy Stober indicated that the property is already in the jurisdiction of the Mebane CLP, in addition the property would likely be identified as a top-tier parcel for economic development in the Buckhorn Area Plan.

Audrey Vogel read aloud the following written comment received via email:

Alan, Robin, Jay, Joannie and Sammy Wilson, 101 Sam Snead Dr

08/03/2020

To Whom it may concern,

Recently we have been made aware of pressure from Orange county insisting the city of Mebane to reject the proposed project on our land in favor of Orange county's desired industrial plan. We are asking for Mebane leadership to support and protect our interest as citizens and taxpayers against the unrealistic expectations of orange county. The proposed use for our property is much more in line with current zoning and is contiguous with adjoining properties as opposed to the much more invasive and environmentally damaging use proposed by orange county for industrial purposes. We are at a loss of understanding regarding this threat that has come against us as Mebane recently approved another residential subdivision further into Orange county in close vicinity to our land.

Our feelings are that the City of Mebane is being strong armed by Orange county to conform to their future wishes, therefore effecting our family and potentially putting us at the mercy of adjoining property owners as well. Our land encompasses a creek, numerous setbacks and easements and does not appear highly suitable for mass industrial usage unless tied to adjoining properties. Should adjoining property owners refuse to sell or have un-realistic pricing opinions, our financial well being and income from our property then becomes totally reliant on those adjoining property owners willingness to conform or to come to the terms of a potential end user. Some of us have already procured other properties based on the positive hopes and outlooks of this sale, deposits have been made and will be lost to us if the deal is denied on this basis. Our sincere hopes are that we can rely on the leadership of the City of Mebane to uphold our best interest as citizens and protect us from these implications.

Kurt Pearson made a motion to approve the Buckhorn Area Plan and amend the CLP accordingly. Kevin Brouwer seconded the motion. Per a roll call vote, the motion carried (5-3).



7. Request to Establish M-2 (CD) Zoning on a +/-47.5-Acre Parcel (PIN 9834436528) at 6016 West Ten Road Located Outside of the Extra-Territorial Jurisdiction (ETJ) in Orange County by Al Neyer

Staff presented an application from Al Neyer, 4509 Creedmoor Rd., Suite 201, Raleigh, NC, 27612, requesting to establish M-2 (Light Manufacturing) zoning on +/-46.38 Acres (1 Parcels) located outside of the Extra-Territorial Jurisdiction (ETJ) in Orange County at 6016 West Ten Road, with a master plan that shows the highest potential intensity of use on the property, with a condition allowing for layout and design flexibility. The proposed property is actively being subdivided into a +/-24.77-ac and a +/-21.56-ac parcel through a process exempt from local standards, per NC General Statutes. The property is currently zoned Orange County's R-1 (Rural Residential). The property lies outside the geographic scope of the City's adopted Comprehensive Land Development Plan (CLP) Mebane By Design. The property lies outside the City of Mebane's ETJ and will require annexation for action to be taken by the City Council.

Cy Stober, Development Director, provided a brief overview and PowerPoint of the request.

Tim Summerville, Engineer with STEWART, 101 West Main St, Durham, NC, 27701, provided an overview of the request, displaying a colorful visual of the master plan, and then asked the Board if there were any questions.

Larry Teague asked where would your proposed Buckhorn Road entrance be? And is that northwest corner where the used car lot is now? Tim Summerville answered, that is correct, that is where the used car lot is, and the entrance would be to the south of that on Buckhorn.

Audrey Vogel invited the members of the public attending on the Zoom Webinar to ask questions and share comments concerning this request.

Patricia O'Connor, 1011 Squires Rd, asked about the use of the proposed warehouse buildings and commented that the process of having the Board vote on the project prior to public meeting is backwards. Tim Summerville answered her questions. Cy Stober responded that the public meeting on Tuesday, Nov 10, is for the Buckhorn Area Plan.

Aimee Tattersall, 1133 Squires Road, commented on a request for the buffer on the east side be increased from to 100 ft remarking that it would make a big difference in terms of noise for the adjacent neighbors.

Aimee Tattersall asked if any of the Planning Board members lived in this area, or in Orange County, and have all the members of the Board walked the property. Keith Hoover responded that he does live in Orange County, and to the best of his knowledge none of the Planning Board members have walked the property. Lori Oakley indicated that she also lives in Orange County and is very familiar with the Buckhorn Road Area. Larry Teague replied that he is familiar with the area as well.



Aimee Tattersall asked questions about potential traffic concerns, as well as the ponds and stream buffer on the property. Tim Summerville responded to her questions about the buffering and stream. Cy Stober responded that the Traffic Impact Analysis (TIA) is currently being conducted and the results have not yet been provided to staff. He stated that the City requires the developer to provide turn lanes for projects that are expected to create more than 50 trips per day.

Kurt Pearson clarified that the Planning Board serves as a recommendation body, and do not have the power or role of approving these projects. There will be more opportunities for public input before City Council, which has the authority to approve or deny. He also asked when the TIA would be available, which Tim Summerville answered that the results of the TIA are a week or two away. Kurt remarked that it would behoove the Board to continue without knowing the findings of the TIA, and asked Cy Stober about tabling the issue until all the information is received. Cy Stober indicated that if the Board would like a full recommendation from staff, they would need the results of the TIA to complete their findings of fact.

Judy Taylor commented that she would like to see the TIA as well as the comments from the public and City Council on the Buckhorn Area Plan because the property is located within that study area. Keith Hoover agreed.

Justin Parker, representing the applicant, indicated that they understood and were agreeable to the Board's intent to table the discussion of the project until the TIA is complete. He also offered to meet with the public and Planning Board members at the site.

Lori Oakley raised questions about the trailer storage shown on the plans, discussing impervious surface coverage and steep slopes, in addition to access to both parcels and buffer encroachments.

Fiona Johan, 5016 Johan Lane, asked several questions about the creek runs through neighbors' properties, expressing concern about overflow during heavy rain. These concerns were echoed by her neighbors in the zoom chat box. Ms. Johan also asked about the 150 ft max building height, and noise and light pollution. Tim Summerville responded to her questions. Justin Parker offered to discuss further at a site visit.

Audrey Vogel read aloud the following email received from both Mike Resetar, 5009 Johann Lane, and Mark Fredericks, 5001 Johann Lane:

We are not against the planned change or the proposed usage of the land, but we currently have a water problem with drainage from the property in question already. We would ask that any building and parking required would be sure to address this rainwater runoff in their plans. We would like some type of collection or at least proper drainage to insure we do not get all the runoff water ending up in our backyard.



We would also like you to consider putting a sound and/or privacy fence along the entire property.

Audrey Vogel read aloud the following email received from David "Tony" Squires, 1100 Winchester Way:

My name is Tony Squires and I own the property to the East of the proposed West Ten Road Rezoning Request. In reading the recommendations from Tom Teneyck, Orange County Land Use Planner, in memorandum to Craig Benedict dated October 9, 2020, I agree that the buffers should be 100 ft and not the proposed 70ft as shown on the site plan.

It is my understanding that the final use/user of the property has not been identified. Larger buffers zones would help mitigate damages to neighboring landowners. Please have this comment added to the readings for tonight's meeting.

Best Regards,

David "Tony" Squires

Craig Woodland, 850 Long Leaf Pine Pl, commented on the low impact nature of the proposed use other than trucks coming and going and that it supports economic development.

Kurt Pearson made a motion, seconded by Gale Pettiford, to table their recommendation until the December 14th Planning Board Meeting. Per a roll call vote, the motion carried unanimously.

8. Request to rezone six parcels (PIN 9814920726, 9814823848, 9814727217, 9814824291, 9814921385, 9824020553) from R-20 and B-2 to R-6 (CD) for a Planned Unit Development on +/- 59.845-Acres Located at 1413 Mebane Oaks Rd and at the ends of Longleaf Pines Pl and Broadwood Acres Rd by Diamondback Investment Group, LLC

Diamondback Investment Group, LLC, is requesting approval to conditionally rezone six (6) properties totaling +/- 59.85 acres located at 1413 Mebane Oaks Road and the ends of Longleaf Pine Place and Broadwood Acres Road from R-20 (Residential District) and B-2 (General Business District) to R-6(CD) (Residential Conditional Zoning District) to allow for a Planned Unit Development of 194 townhomes, 62 single-family homes, and +/- 2.1 acres of retail uses. The property is located in Alamance County outside of the City limits. Diamondback Investment Group, LLC, has the property under contract to purchase, contingent upon approval of the conditional rezoning.

Requested Waivers

- The UDO requires front setbacks of 30', and the applicant is requesting they be reduced to 20' for the townhome lots.



- The UDO requires side setbacks of 10' for the single-family lots, and the applicant is requesting a minimum side setback of 5'.
- The UDO requires a minimum lot width of 85', and the applicant is requesting a minimum lot width of 26' for the townhome lots and 45' for the single-family lots.
- The UDO allows for a minimum lot size reduction in R-6 PUDs from 6,000 s.f. to 3,600 s.f., and the applicant is requesting a minimum lot size of 2,600 s.f. for the townhome lots.
- The UDO requires a maximum lot coverage of 40%, and the applicant is requesting a maximum lot coverage of 60% for the townhome lots.
- The UDO requires no more than 30% of front yards be improved for off-street parking and drives in small lot residential subdivisions, and the applicant is requesting a driveway width of 16' that will exceed that requirement.
- The UDO requires sidewalks on both sides of the street in small lot residential subdivisions, and the applicant is requesting sidewalks be required on only one side of the streets.
- The UDO requires a 25'-wide Type B landscaped buffer be installed to provide separation between lower density residential areas and small lot residential subdivisions, and the applicant is requesting a 25' rear setback on lots abutting single-family lots larger than 8,000 s.f.
- The UDO requires overflow on-street parking in small lot residential subdivisions, and the applicant is requesting to provide additional on-site parking.
- The UDO calculates that the applicant should provide 7.31 acres in public recreation area, and the applicant is requesting to provide 0.74 acres in a greenway and a payment *in lieu* of \$303,678.

The Technical Review Committee (TRC) has reviewed the site plan and the applicant has revised the plan to reflect the comments.

Ashley Ownbey, Planner, provided a brief overview and PowerPoint of the request.

Beth Blackmon, project manager with Timmons Group, 5410 Trinity Rd, Suite 102, Raleigh, NC 27607, provided a presentation on the rezoning request. During her presentation, she indicated that the applicant has added two additional excluded uses, hotel/motel and commercial parking lot, per the outcome of the neighborhood meeting, in addition to several architectural commitments.

After Ms. Blackmon's presentation, two members of the public attending on the zoom webinar asked her questions.

Charles Stancati, 1034 Long Leaf Pine Place, asked when they neighborhood meeting was held.

Barbara Morris, 1045 Sweet Gum Way, raised a question about buffer extending along the perimeter of the development with the exception of the portion that is adjacent to her backyard. She



requested plantings or some sort of measure to reduce her sight line into the backyards of the new homes

Audrey Vogel and Ashley Ownbey read aloud the following written comments received via email:

Ronald and Barbara Morris, 1045 Sweet Gum Way:

Dear City of Mebane:

RE: Request to rezone 6 parcels agenda item

Due to COVID concerns we will be unable to attend in person, and therefore send our concerns to be read by the City clerk during the meeting per instructions in the letter received.

Our names are Ronald and Barbara Morris and we live in Arbor Creek Subdivision C, Mebane, NC 27302. We have been made aware of a proposed new development adjacent to our property. Diamondback Investment Group has submitted plans which raise several concerns.

Key Concerns:

Rezoning request: Based on information received, the developer would like approval for a rezoning request for R-6 (high density). However, all the adjacent neighborhoods and those that will be connected to the new development are currently zoned R20 (low to moderate density) or B2 (Commercial). Since neighborhoods will be connected, We would request that the city stay in line with connected neighborhoods' current zoning and DENY the request to rezone to a R-6 development. We have a significant investment in our home/property and feel that re-zoning the adjacent property will impact the value of our home. Additionally, changing to an R6 have the potential to change the environment due to potential for high turnover of property. R6 construction tends to degrade quicker overtime due to the ownership is not for the long term and therefore the upkeep of the property/housing degrades due to lack of ownership.

Saturated Market: We request that the City hold off on continuing to approve new large developments until other neighborhoods currently under development are at least 90% complete. Mebane is rapidly growing and the fact that several neighborhoods are being built, means there is a risk of too many starting up at one time and then the inability to complete all of them due to a drop in demand. Also, development could take longer due to the market being saturated and therefore those of us adjacent to those developments have to tolerate the mess for extended periods. Case in point, Arbor Creek experienced an issue where development ceased for an extended period due to economic downturn. The existing neighbors had to tolerate a partially developed neighborhood for years.



Respect to current homeowners: Request that developers leave at least an ½ Acre of natural tree buffer between the new development and current property line. Many of the current owners including us, paid a premium (Additional \$5000) for their lots because of the view, privacy and increased natural area that they offered. Also, the increased natural area will assist with water drainage that is already a major issue in the area which frequently floods after a heavy rain.

Increased road traffic. With all the expansion around our area, the traffic continues to increase. Today, it is already difficult to turn onto Old Hillsborough road from our subdivision due to the increase in traffic and adding more neighborhoods is only going to make this issue worse. Additionally, we are concerned that making the road go all the way through will result in increased traffic in the neighborhood. We already have people that speed through the neighborhood and if you connect the new neighborhood to our existing one, it will cause more traffic to fly down our road.

Storm drainage: The developer is proposing to put an undesirable element of the development (storm drainage pond) directly behind current homeowners. This will increase insects and snakes and also present a potential danger to the many small children that live in those homes. In addition, there are already flooding and drainage issues in the proposed pond that backs up to Sweet Gum Way. I request that you require any new development to grade the property to direct water flow away from existing neighborhoods and locate the storm drainage ponds in the middle of their own development. It should not be placed on the edge which would require existing homes to have to tolerate the downside. The existing homes were purchased in their specific area because they chose not to select a cheaper lot which was located near one of Arbor Creeks storm drainage ponds. They should not be forced to now have to live next to one.

Flooding issues: City engineers need to carefully assess all development and consider current flooding issues to ensure it is not exacerbated by new development. A city-sponsored drainage plan needs to be developed to ensure no additional drainage issues for existing neighborhoods. Today there is a drainage ditch 20 feet behind our house and it already gets very full with a downpour. Anytime we have major rain we are concerned and keep a close watch on the water level. I am concerned that changing the landscape behind our home could result in flooding that could reach our house. This is a HUGE concern.

Family Friendliness of neighborhood: Based on current plans, the new development has minimal year-round family friendly features like a playground. Considering the new development and current community will be connected, there is a high probability of increased use of the current neighborhood playground which is maintained and funded by the neighborhood HOA. We request the developer be required to add more family friendly features to the new development.



Sustainable growth & Infrastructure: There are currently multiple neighborhoods underdevelopment within a 5 miles radius of the proposed development but there has not been any new infrastructure to support all this growth. There has been no expansion of roadways, turning lanes, traffic lights or schools. The city keeps growing at an accelerated pace but has not invested as quickly to support all of the current or 1000s of new citizens. We respectfully request that the city be measured in what they approve and when they approve it. The infrastructure needs to catch up with the development.

Thank you for your time and consideration of our concerns.

Ronald and Barbara Morris

Ashley and Michael Abashian, 975 Sweet Gum Way

Members of the Planning Board,

Thank you for your time, in advance, for the upcoming Planning Board meeting to be held on November 9th at 6:30pm. As members of the Mebane community we look forward to discussions with you. We are residents at 975 Sweet Gum Way which is one of the lots directly adjacent to the western border of the newly proposed development. We would like to share our concerns about the development of this property as it is currently proposed.

- *Request for a 25+ foot natural buffer: The current proposal indicates that a retention pond is to be built directly behind our property. This area is currently wooded and looking out at these trees is one of the things that we love about the back of our home. Unfortunately, you did not require the developer of our neighborhood to build in a natural buffer along the edge of our neighborhood to protect us against future development. We're requesting that a natural buffer of at least 25 feet be left between our property line and any development on the proposed property. As it's currently proposed, when we stand on our back porch we'll go from looking at a beautiful wooded lot (see attached photo) to looking across hundreds of feet of open space which will include a retention pond, a road, and a bunch of townhouses. Representatives from the group bringing this rezoning proposal indicated that it was likely that all of the trees behind our home would be removed. In addition, we are concerned that if/when we decide to sell our home this change from a beautiful wooded lot to a retention pond and townhouses will make our home significantly less desirable. This request of a 25+ foot natural buffer would be mutually beneficial to both neighborhoods. The houses along Sweet Gum Way would maintain some privacy on the back of their homes and folks in the new neighborhood wouldn't have to look at the back of several homes all across their western border. We feel that this request sets a positive precedent by respecting the privacy of existing homes in addition to providing the new neighborhood with a natural area at its border.*



- *Townhomes: We are concerned about the fact that this proposal includes townhomes in addition to traditional single family homes. With the extension of Longleaf Pine Rd, our two neighborhoods will be connected, effectively creating one big neighborhood. We appreciate that the folks bringing this proposal forward attempted to transition the neighborhood from commercial out by the road to townhouses to single family homes. That being said, we feel like townhomes are a poor choice for this neighborhood for a number of reasons including the impact it will have on the resale value of existing single family homes, the impact that a higher density of people will have on the charm of the existing Arbor Creek and Manorfield neighborhoods as well as concerns about how diligent the HOA will be with respect to maintenance of and around the townhomes. We would like to request that this land not be rezoned to R-6 (high density) but instead to R-12, to match the zoning of the Arbor Creek neighborhood. If this parcel must be zoned R-6 then we'd ask that the neighborhood comprise of only single family homes to match the Manorfield neighborhood.*

To conclude, we're not vehemently opposed to a new neighborhood being built on these parcels, we always knew that that was a possibility in the future. Mebane is growing and we understand that people want to move here and they need a place to live. We just ask that you not only consider the newcomers that would benefit from this type of development but also consider the folks that already live in these neighborhoods, the folks who have been investing in Mebane for years already. Again, thank you for your time and consideration. We look forward to working with you moving forward.

Sincerely,

Ashley and Michael Abashian

Charles Stancati, 1034 Long Leaf Pine Place

Hello City of Mebane Planning Board,

I would like to address a few concerns about the proposed development by the Timmons Group on Mebane Oaks Road by Walmart.

The first concern is safety.

The traffic on Mebane Oaks Road in that particular area is dangerous now, especially during the hours of 7AM to 9AM and 3:30PM to 5:30PM. Also, I am very concerned about the Longleaf Pine Place Connection. As a resident of this street, I see many issues:

1. Speeding - There are no stop signs on Longleaf Pine Place or Sweet Gum Way. The proposed



development will have access to these streets.

2. Truck Traffic - Construction vehicles during construction and delivery vehicles such as UPS, Fedex, and Amazon. They will use these local streets as a "cut through".

3. Extra Car Traffic - They will use this new roadway connection as a quick way to avoid traffic on the Mebane Oaks Road, either way, getting to route 119 or to Chick-fil-A. There are many toddlers in this neighborhood and, as it been said, behind a bouncing ball comes a running child.

The second concern is property value.

Since townhouses are being proposed connected to this single family home development, I see the value of my home dropping to less than what I paid for it! I know the Manorfield side of this development was originally slated to be townhouses and that was scrubbed, and all the new developments in this immediate area are all single home sites.

In closing, I understand progress and development but let us, as a community, do it correct the first time so we can avoid problems. A problem is hard to correct once it is implemented.

Thank you for listening,

Charles Stancati

A proud member of the Mebane community!

Jeff and Rebecca Steinbach, 3909 Long Meadow Drive

Dear Planning Committee,

My wife and I are brand new to Mebane - moved just under 3 months ago to the Long Meadow community which borders the new Mebane Oaks Residential planned development. We are disappointed to lose the peaceful open fields (and horses) behind our property - something that drew us to the home we purchased. Our #1 concern for our house and our neighbors is the lack of a natural buffer currently between our property and the future development. Our hope is we can try to keep a serene feel in our backyard despite houses coming directly behind us.

In the recent meeting just between homeowners and the developer a request was made for a 25' natural buffer between the new development and our property line, as initially the plans appeared to have no buffer on the south side of the new development proposal. The developers have come back with a plan for a 10' buffer and try to keep original vegetation in place. I do appreciate the developer trying to look out for existing homeowners and I would ask your committee to keep us in mind as you review the plans. Please consider:

1) We request as much buffer zone as possible.



2) We don't have many trees directly on the property lines (within 10-25') so could planting of some privacy type trees be included in this buffer zone?

Thank you so much for keeping Mebane beautiful!

*Jeff and Rebecca Steinbach
3909 Long Meadow Dr.*

Jill Howard, 800 Hickory Lane

Written comments to be read at meeting:

Thank you very much for your service to our great community. I would like to share concerns related to the rezoning request from R-20 to R-6 at 1413 Mebane Oaks. I will start by saying that I am excited about and welcome development in our town - I very much appreciate access to greater resources, opportunities, school expansion, etc. At the same time, for us to all continue to enjoy the things that brought us to Mebane in the first place, it is clearly important to evaluate rezoning requests with a careful eye.

This one in particular is concerning in part due to the fact that it connects to the Arbor Creek/Manorfield community. There appear to be a number of factors that would negatively impact the existing community such as traffic, increased safety risk to young children, storm drainage, environmental sustainability, and the fact that the quiet residential streets would likely become used as a cut-through by commuters to avoid the busy Mebane Oaks/Old Hillsborough intersection.

Thank you in advance for your consideration. I would urge you to reject this rezoning proposal and instead retain this property as it is currently zoned.

*Jill Howard
800 Hickory Ln, Mebane, NC 27302*

Craig Woodland, 850 Long Leaf Pine Pl, provided comments and recommendations, echoing similar concerns to those in the comments read aloud such as density and harmony with the surrounding area, traffic concerns, and connection to Arbor Creek neighborhood or the Hawfields area.

Jason Scott, 3910 Long Meadow Drive, provided comments, expressing concerns over traffic on Mebane Oaks Road and the City's ability to accommodate the level of density proposed.

Lori Oakley shared several comments. She applauded the quality of drawings and connectivity efforts. She asked about the density, specifically if there was any consideration to slightly lower the



density. She also asked about the waiver for relief from the single family home buffers. Beth Blackmon responded to her comments, noting that a higher density residential is a common transition from commercial. Lori raised additional questions and comments about landscaping and buffering. She also reiterated that R-6 is very high density, considering the surrounding R-20.

Beth Blackmon noted that the phasing of construction is intended to reduce constriction traffic and disruption in the adjacent Arbor Creek neighborhood. Craig Woodland asked if the developer would be open to restrict any construction traffic from accessing the neighborhood, with a sign. Cy Stober indicated that it would need to be a City Council Action.

Charles Stancati asked about the traffic study, specifically why the intersection of Old Hillsborough and Long Pine included in the study? Cliff Lawson, traffic engineer, responded that the study is scoped by the City and NCDOT and this intersection was deemed redundant with another driveway to Arbor Creek and unnecessary for evaluation.

Kurt Pearson commented on the number of waivers being requested and may reflect an apparent attempt to maximize or “cram” the number of lots in the development. He also echoed concerns about density and harmony with the surroundings, traffic, and buffers. He noted that the area is ripe for development, but not necessarily for that level of intensity.

Kevin Brouwer shared concerns about the density and the waivers. He noted that the outdoor space was not sufficient for the number of new residents.

Lori asked about the project to the south of the site area zoned CD R-8. Cy Stober offered to follow up on the matter.

Larry Teague echoed concerns about traffic on Mebane Oaks Road, and the number of waivers requested.

Kurt Pearson asked Cy Stober about the process should the applicant make revisions prior to presenting to City Council. Cy Stober clarified the recommendation process in Section 9-3 of the Mebane UDO. He also noted that any significant changes would require further review by staff.

Ashley Abashian commented that there has not been mention of a buffer on the west side of the property, near her home and several others. She also noted how close the proposed homes and retention ponds will be to the existing homes, where trees currently exist.

Cy Stober clarified that a buffer is not required by the UDO in that area. Lori Oakley suggested that this request be asked of city council.



Gale Pettiford made a motion to recommend that the request be denied due to a lack of harmony with the surrounding neighborhood and lack of consistency with the CLP. Kevin Brouwer seconded the motion. Per a roll call vote, the motion carried unanimously.

Chairman Tulauskas noted that the request will go to City Council on December 7th at 6pm. Cy Stober added the public hearing notices will be sent out.

9. New Business

Cy Stober provided a brief update on the Main Street Program and the upcoming Downtown Associate Community Meeting to be held on Thursday, November 12th.

10. Adjournment

There being no further business, the meeting was adjourned at 10:00 p.m.