



Virtual Council Meeting Agenda
June 1, 2020
6:00 p.m.

1. Call to Order and Invocation Mayor Ed Hooks
2. Rescind Remote Participation Policy Lawson Brown, City Attorney
3. Public Comments Mayor
4. Consent Agenda Mayor
 - a. Approval of Minutes – May 4, 2020 – Virtual Regular Meeting
 - b. Final Plat- The Meadows, Phase 2B
 - c. Final Plat- The Retreat at Lake Michael, Phase 1
 - d. Final Plat- Right of Way of “Development Center Drive” in NC Industrial Center (NCIC)
 - e. Final Plat- Stormwater Drainage, Maintenance, & Utility Easement at AirGas Facility, NCIC Lot 22
 - f. Final Plat- ROW and Easement - Bojangles
 - g. Request to Appoint Ashley Ownbey as Alamance County Review Officer
 - h. Budget Amendment- ONE NC Fund Grant- Louts Bakeries
 - i. Utility Payment Arrangement Plan
5. Public Hearings- All Public Hearings will be voted upon at the CONTINUED meeting to be held on Wednesday, June 3, 2020 at 6:00pm
 - a. 2020-21 Budget Ordinance & 2021-2025 Capital Improvement Plan (CIP) David Cheek, City Manager
 - b. Ordinance to Extend the Corporate Limits- Voluntary Contiguous Annexation – The White House on Washington Mr. Brown
 - c. Ordinance to Extend the Corporate Limits – Voluntary Contiguous Annexation- Mebane Oaks, Lot 3 Mr. Brown
 - d. Rezoning- 5 Parcels Located at and Adjacent to 1218 and 1228 S. Fifth Street from R-20 (Single Family Residential) to B-2 (General Business) from Dogwood Properties Development Corporation Cy Stober, Development Director
 - e. Rezoning- +/-1.2 Acres of +/-8.10 Acres Located South of 1311 Mebane Oaks Road from R-20 (Single Family Residential) & CU-B-2 (Conditional Use – General Business) to B-2(CD) (General Business Conditional Zoning District) from Hendon Properties, LLC..... Mr. Stober
 - f. Rezoning- +/-4.90 Acres Located at 101 & 103 South Fifth Street from M-1 (Heavy Manufacturing) & B-3 (Neighborhood Business) to B-2 (CD) (General Business Conditional Zoning District) from Buffaloe Brothers Investments, LLC..... Mr. Stober
 - g. Special Use Permit to Allow a Planned Multiple Occupancy Group at 101 & 103 South Fifth Street from Buffaloe Brothers Investments, LLC Mr. Stober
 - h. Rezoning- +/-92.8 Acres Immediately North & South of 2125 Senator Ralph Scott Parkway From B-2 (General Business) to M-2 (Light Manufacturing) from Samet Corporation..... Mr. Stober
 - i. Rezoning +/-6.6 Acres North of 2125 Senator Ralph Scott Parkway from MHP (Mobile Home Park) to M-2 (Light Manufacturing) from the Cities of Mebane and Graham

- j. Board of Adjustment- The Meadows, Southwick Place
(6) Variances to Reduce Front Setbacks from 25' to 20'
on Lots 106 – 109, 112, & 113 Mr. Stober
- k. Proposed Text Amendment to the Mebane Unified Development
Ordinance (UDO), Article 4 to allow Fruit & Vegetable Stands as a
Temporary Use in B-1 (Central Business District) Zoning Districts Mr. Stober
- 6. Discussion Item- Voluntary Annexation Petition- David Moody
4157 Old Hillsborough Road..... Mr. Brown
- 7. Adjournment Mayor



AGENDA ITEM #2

Rescind Council Meeting Remote Participation Policy

Meeting Date

June 1, 2020

Presenter

Chris Rollins, Asst. City Manager

Public Hearing

Yes No

Summary

Last month Council approved our Council Meeting Remote Participation Policy. Since then the Session Law 2020-03 was passed to allow Public Bodies/Remote Meetings During Declared Emergencies.

Background

Before Session Law 2020-03 was passed there was no clear guidance from the NC Attorney General on how to hold remote meetings during this State of Emergency. And his recommendation was to pass a policy for remote meetings. With Session Law 2020-03 clear guidance was approved and will be followed for this meeting to allow the meeting to be held virtually including public hearings and quasi-judicial hearings.

Financial Impact

None

Recommendation


Staff recommends rescinding the previously approved policy.

Suggested Motion

I make a motion to rescind the City's Remote Participation Policy.

Attachments

1. Remote Participation Policy
2. Session Law 2020-03 SECTION 4.31.(a) Article 1A of Chapter 166A

POLICY STATEMENT	
SUBJECT: REMOTE PARTICIPATION POLICY FOR MEETINGS OF THE MEMBERS OF THE CITY COUNCIL OF THE CITY OF MEBANE, NORTH CAROLINA 	PAGE 1 OF 2
	EFFECTIVE DATE: May 4, 2020
	SUPERSEDES: N/A
	PREPARED BY: Chris Rollins
	ADOPTED BY COUNCIL DATE: May 4, 2020

Members of the Mebane City Council may remotely participate in briefings and official meetings of the City Council as outlined below in Section 1 or during times of emergency. Times of emergency happen when the Governor of the State of North Carolina has declared a state of emergency pursuant to N.C.G.S. §166A or the Mayor of the City, or his successor in rank, has declared a state of emergency in the City of Mebane pursuant to N.C.G.S. §166A-19.22 and Mebane City Code Chapter 12, subject to the following rules and procedures:

1. Remote participation may be used only in very limited circumstances. For purposes of this policy, the Mayor, Mayor Pro-tem, and Councilmembers shall be collectively referred as “Councilmember(s)” or the “City Council.” A Councilmember desiring to participate in a meeting remotely must assert one or more of the following reasons for being physically unable to attend the meeting:
 - a. Personal illness, disability, or threat thereof; or
 - b. Family or other emergency; or
 - c. Governmental order.

2. Remote participation may be allowed only during open sessions when a quorum of the City Council is physically present at the meeting and the Councilmember participating remotely is not necessary to establish a quorum.

3. Remote participation shall not be allowed during quasi-judicial hearings.

4. Remote participation shall be allowed during closed sessions of the City Council provided that the Councilmember participating remotely is in such a location and environment to assure the confidentiality for which the purpose of the closed session is called pursuant to N.C.G.S. §143-318.11. A Councilmember participating remotely shall participate via simultaneous and/or

electronic communication and must be fully heard by other members of the City Council present in the closed session.

5. A Councilmember desiring to participate in a meeting remotely must notify the City Clerk of the need for his or her remote participation at least 24 hours prior to the start of the meeting unless advance notice is impractical.
6. At the start of the meeting, the presiding official, be it the Mayor, or Mayor Pro-tem, or presiding Councilmember, shall announce that a Councilmember is participating remotely. Such Councilmember shall identify himself or herself and state the reason that he or she is participating remotely.
7. A Councilmember participating remotely shall be allowed to participate in all open session discussions and deliberations except for quasi-judicial hearings. A Councilmember participating remotely under the policy shall vote on matters, except where otherwise ethically conflicted and allowed to recuse himself or herself by a vote of the City Council.
8. A Councilmember participating remotely shall be provided with documents to be considered by the City Council during the meeting, i.e. the agenda packet.
9. A Councilmember participating remotely shall participate via simultaneous and/or electronic communication and must be fully heard by other members of the City Council present in the meeting and any other individuals in attendance at the meeting. Use of telephone, internet, or internet enabled audio or video conferencing, or any other technology that enables the remote participant and all persons present at the meeting location to be clearly audible to one another is necessary.
10. A Councilmember participating remotely shall provide a voice vote which can be heard and recorded.
11. A Councilmember participating remotely shall not serve as the presiding official of the City Council meeting.
12. If a City Councilmember participating remotely is disconnected, the presiding official will call for a brief recess for the member to be reconnected via phone or other electronic means.
13. If disconnected member is not reconnected the presiding official will call for a vote from that member to be excused from the meeting. Any Councilmember who does not vote and has not been excused is counted as affirmative.
14. As with all meetings being made available to the public, the City shall always comply with statutory requirements of notice, access and minutes

PUBLIC BODIES/REMOTE MEETINGS DURING DECLARED EMERGENCIES

SECTION 4.31.(a) Article 1A of Chapter 166A of the General Statutes is amended by adding a new section to read:

"§ 166A-19.24. Remote meetings during certain declarations of emergency.

(a) Remote Meetings. – Notwithstanding any other provision of law, upon issuance of a declaration of emergency under G.S. 166A-19.20, any public body within the emergency area may conduct remote meetings in accordance with this section and Article 33C of Chapter 143 of the General Statutes throughout the duration of that declaration of emergency.

(b) Requirements. – The public body shall comply with all of the following with respect to remote meetings conducted under this section:

- (1) The public body shall give proper notice under G.S. 143-318.12 and under any other requirement for notice applicable to the public body. The notice shall also specify the means by which the public can access the remote meeting as that remote meeting occurs.
 - (2) Any member of the public body participating by a method of simultaneous communication in which that member cannot be physically seen by the public body must identify himself or herself in each of the following situations:
 - a. When the roll is taken or the remote meeting is commenced.
 - b. Prior to participating in the deliberations, including making motions, proposing amendments, and raising points of order.
 - c. Prior to voting.
 - (3) All documents to be considered during the remote meeting shall be provided to each member of the public body.
 - (4) The method of simultaneous communication shall allow for any member of the public body to do all of the following:
 - a. Hear what is said by the other members of the public body.
 - b. Hear what is said by any individual addressing the public body.
 - c. To be heard by the other members of the public body when speaking to the public body.
 - (5) All votes shall be roll call; no vote by secret or written ballots, whether by paper or electronic means or in accordance with G.S. 143-318.13(b), may be taken during the remote meeting.
 - (6) The public body shall comply with G.S. 143-318.13(c).
 - (7) The minutes of the remote meeting shall reflect that the meeting was conducted by use of simultaneous communication, which members were participating by simultaneous communication, and when such members joined or left the remote meeting.
 - (8) All chats, instant messages, texts, or other written communications between members of the public body regarding the transaction of the public business during the remote meeting are deemed a public record.
 - (9) The remote meeting shall be simultaneously streamed live online so that simultaneous live audio, and video, if any, of such meeting is available to the public. If the remote meeting is conducted by conference call, the public body may comply with this subdivision by providing the public with an opportunity to dial in or stream the audio live and listen to the remote meeting.
- (c) Quorum. – A member of the public body participating by simultaneous communication under this section shall be counted as present for quorum purposes only during the period while simultaneous communication is maintained for that member. The provisions of G.S. 153A-44 and G.S. 160A-75 shall apply to all votes of each member of a county or municipal governing board taken during a remote meeting.
- (d) Voting by Members of the Public Body. – Votes of each member of a public body made during a remote meeting under this section shall be counted as if the member were physically present only during the period while simultaneous communication is maintained for that member.

(e) Public Hearings. – A public body may conduct any public hearing required or authorized by law during a remote meeting, and take action thereon, provided the public body allows for written comments on the subject of the public hearing to be submitted between publication of any required notice and 24 hours after the public hearing.

(f) Quasi-Judicial Hearings. – A public body may conduct a quasi-judicial proceeding as a remote meeting only when all of the following apply:

- (1) The right of an individual to a hearing and decision occur during the emergency.
- (2) All persons subject to the quasi-judicial proceeding who have standing to participate in the quasi-judicial hearing have been given notice of the quasi-judicial hearing and consent to the remote meeting.
- (3) All due process rights of the parties affected are protected.

(g) Closed Sessions. – The public body may conduct a closed session as authorized in G.S. 143-318.11. While in closed session, the public body is not required to provide access to the remote meeting to the public.

(h) Not Exclusive. – This section applies only during emergency declarations and does not supersede any authority for electronic meetings under Article 33C of Chapter 143 of the General Statutes.

(i) For purposes of this section, the following definitions apply:

- (1) Official meeting. – As defined in G.S. 143-318.10(d).
- (2) Public body. – As defined in G.S. 143-318.10(b) and (c).
- (3) Remote meeting. – An official meeting, or any part thereof, with between one and all of the members of the public body participating by simultaneous communication.
- (4) Simultaneous communication. – Any communication by conference telephone, conference video, or other electronic means."

SECTION 4.31.(b) G.S. 143-318.10(a) reads as rewritten:

"(a) Except as provided in G.S. 143-318.11, 143-318.14A, and 143-318.18, each official meeting of a public body shall be open to the public, and any person is entitled to attend such a meeting. Remote meetings conducted in accordance with G.S. 166A-19.24 shall comply with this subsection even if all members of the public body are participating remotely."

SECTION 4.31.(c) G.S. 143-318.13 is amended by adding a new subsection to read:

"(d) Except as provided in G.S. 166A-19.24(b)(6), this section shall not apply to remote meetings conducted in accordance with this section even if all members of the public body are participating remotely."

SECTION 4.31.(d) G.S. 143-318.14A(e) reads as rewritten:

"(e) The following sections shall apply to meetings of commissions, committees, and standing subcommittees of the General Assembly: G.S. 143-318.10(e) and G.S. 143-318.11, G.S. 143-318.13 and G.S. 143-318.14, G.S. 143-318.16 through ~~G.S. 143-318.17~~G.S. 143-318.17, and G.S. 166A-19.24."

SECTION 4.31.(e) G.S. 153A-43 reads as rewritten:

"§ 153A-43. Quorum.

(a) A majority of the membership of the board of commissioners constitutes a quorum. The number required for a quorum is not affected by vacancies. If a member has withdrawn from a meeting without being excused by majority vote of the remaining members present, he shall be counted as present for the purposes of determining whether a quorum is present. The board may compel the attendance of an absent member by ordering the sheriff to take the member into custody.

(b) Any member present by means of simultaneous communication in accordance with G.S. 166A-19.24 shall be counted as present for the purposes of whether a quorum is present only during the period while simultaneous communication is maintained for that member."

SECTION 4.31.(f) G.S. 160A-74 reads as rewritten:

"§ 160A-74. Quorum.

(a) A majority of the actual membership of the council plus the mayor, excluding vacant seats, shall constitute a quorum. A member who has withdrawn from a meeting without being excused by majority

vote of the remaining members present shall be counted as present for purposes of determining whether or not a quorum is present.

(b) Any member present by means of simultaneous communication in accordance with G.S. 166A-19.24 shall be counted as present for the purposes of whether a quorum is present only during the period while simultaneous communication is maintained for that member."

SECTION 4.31.(g) G.S. 160A-75, effective until January 1, 2021, reads as rewritten:
"§ 160A-75. (Effective until January 1, 2021) Voting.

(a) No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under G.S. 14-234, 160A-381(d), or 160A-388(e)(2). In all other cases except votes taken under G.S. 160A-385, a failure to vote by a member who is physically present in the council chamber, or who has withdrawn without being excused by a majority vote of the remaining members present, shall be recorded as an affirmative vote. The question of the compensation and allowances of members of the council is not a matter involving a member's own financial interest or official conduct.

(b) Notwithstanding subsection (a) of this section, a vote or failure to vote by any member present by means of simultaneous communication in accordance with G.S. 166A-19.24 shall be treated as if the member were physically present only during the period while simultaneous communication is maintained for that member.

(c) An affirmative vote equal to a majority of all the members of the council not excused from voting on the question in issue, including the mayor's vote in case of an equal division, shall be required to adopt an ordinance, take any action having the effect of an ordinance, authorize or commit the expenditure of public funds, or make, ratify, or authorize any contract on behalf of the city. In addition, no ordinance nor any action having the effect of any ordinance may be finally adopted on the date on which it is introduced except by an affirmative vote equal to or greater than two thirds of all the actual membership of the council, excluding vacant seats and not including the mayor unless the mayor has the right to vote on all questions before the council. For purposes of this section, an ordinance shall be deemed to have been introduced on the date the subject matter is first voted on by the council."

SECTION 4.31.(h) G.S. 160A-75, effective January 1, 2021, reads as rewritten:
"§ 160A-75. (Effective January 1, 2021) Voting.

(a) No member shall be excused from voting except upon matters involving the consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting under G.S. 14-234 or G.S. 160D-109. In all other cases except votes taken under G.S. 160D-601, a failure to vote by a member who is physically present in the council chamber, or who has withdrawn without being excused by a majority vote of the remaining members present, shall be recorded as an affirmative vote. The question of the compensation and allowances of members of the council is not a matter involving a member's own financial interest or official conduct.

(b) Notwithstanding subsection (a) of this section, a vote or failure to vote by any member present by means of simultaneous communication in accordance with G.S. 166A-19.24 shall be treated as if the member were physically present only during the period while simultaneous communication is maintained for that member.

(c) An affirmative vote equal to a majority of all the members of the council not excused from voting on the question in issue, including the mayor's vote in case of an equal division, shall be required to adopt an ordinance, take any action having the effect of an ordinance, authorize or commit the expenditure of public funds, or make, ratify, or authorize any contract on behalf of the city. In addition, no ordinance nor any action having the effect of any ordinance, except an ordinance on which a public hearing must be held pursuant to G.S. 160D-601 before the ordinance may be adopted, may be finally adopted on the date on which it is introduced except by an affirmative vote equal to or greater than two thirds of all the actual membership of the council, excluding vacant seats and not including the mayor unless the mayor has the right to vote on all questions before the council. For purposes of this section, an ordinance shall be deemed to have been introduced on the date the subject matter is first voted on by the council."

SECTION 4.31.(i) This section does not affect the validity of S.L. 2008-111.

SECTION 4.31.(j) This section is effective when it becomes law and applies throughout the duration of any declaration of emergency issued under G.S. 166A-19.20 in effect on or after that date. The actions of any public body in an open meeting conducted via simultaneous communication between March 10, 2020, and the effective date of this section are not deemed invalid due to the use of simultaneous communication to conduct that open meeting.



The Mebane City Council held its regular monthly meeting at 6:00 p.m., Monday, May 4, 2020. Due to public health concerns related to COVID-19, the meeting was held virtually via Zoom.

Council Present at City Hall:

Mayor Ed Hooks
Mayor Pro-Tem Jill Auditori
Councilmember Everette Greene
Councilmember Sean Ewing

Council Present via Zoom:

Councilmember Tim Bradley
Councilmember Patty Philipps

City Staff Present at City Hall:

Assistant City Manager Chris Rollins
City Attorney Lawson Brown
City Clerk Stephanie Shaw
IT Director Kirk Montgomery

City Staff Present via Zoom:

City Manager David Cheek
Finance Director Jeanne Tate

Mayor Hooks called the meeting to order. Mr. Bradley gave the invocation. Mr. Hooks went over a few housekeeping items as this was the Council's first virtual meeting. Additionally, he gave a brief overview of the proposed Remote Participation Policy. Mr. Greene made a motion, seconded by Mr. Ewing to approve the Remote Participation Policy as presented. The motion carried unanimously.

**REMOTE PARTICIPATION POLICY FOR MEETINGS
OF THE MEMBERS OF THE CITY COUNCIL OF THE CITY OF MEBANE, NORTH CAROLINA**

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During the Public Comment Period, City Clerk Stephanie Shaw read into the record a letter submitted via email from Gary Linz, 1514 Saddle Club Road, Mebane, NC 27302.

May 4, 2020

Dear Mebane City Council Member
Re: Proposed Tupelo Junction

I would like to raise a few concerns I have with the Tupelo Junction proposal as presented. As I'm sure you heard, the Planning Board meeting was rather contentious. I think this was in no small part due to the abruptness that this proposed project was sprung on our community. As far as I know, the developer did not reach out to any of the neighboring property owners until February 24, for a March 4th meeting. This left little time to digest the impact this project would have on our lives.

It should be mentioned that Montrena, Cy and the Board Members conducted themselves with the utmost professionalism in the face of the considerable frustration on display. I do not want their contributions to the community to be diminished over my/our concerns.

The three issues I want to address are wet lands/drainage, preservation and buffer.

Starting with a small farm pond below the home at 1708 Saddle Club Rd, this area is designated federal wet lands. A link to the wet land mapper follows:

<https://www.fws.gov/wetlands/data/mapper.html>

At the planning board this property was incorrectly identified by a speaker as "in the flood plain", when she meant it was wet lands. As such, the developer correctly said it's not in the flood plain, but it does still need to be addressed as wet lands. If it was addressed with the proper agencies, and given the green light, I would like to know by whom, and what was the justification. I know it's "only" about an acre total, but that's how we are losing our wet lands, one acre at a time. In addition, there are three major drainages flowing from east to west across this property. Below 1708 Saddle Club Rd the flow is substantial after a 1-2-inch rain, and below 1722 Saddle Club Rd and 1812 Saddle Club Rd the flow is significant. With rooftops and driveways, runoff will be increased considerably. Let's hope the engineers have this figured correctly. I believe I heard the impervious surface amounted to about 27% with this design, with a max allowable coverage of

30%. Although this project might meet the technical requirements, I don't think it meets the spirit of the regulations. Of the land that is not swamp and creek, considerably more land is being covered, likely close to 50%. This is going to lead to the type of runoff and erosion that the law was intended to circumvent.

That "over 50% of this wildlife refuge will be preserved" was a point made numerous times. Well, no. Most of the land the developer is not building on is either in the flood plain or part of the fiber optic Right of Way. The retention ponds are certainly not "preserved" land; those ponds are replacing trees that are finally making a comeback after a clear-cut before I moved here 23 years ago. In addition, there are numerous mature trees in the area of lots 92 through 103, are steps being taken to save these trees?

The proposed 20-foot buffer is my self-serving issue. Mr. Shanklin managed a 100-foot buffer with thick trees and brush separating his rural home from development. The Casey Lane residents were not so lucky, with approximately 45 feet separating them from the new homes going up. So, we get 20 feet from the backs of 13 homes....but not really? Not really if there is no barrier or vegetation. Not really, if they secure a setback variance. These new homes could be built almost to the "buffer zone", in which case that area would surely be used as a back yard by the home owners residing there. The current landowner graciously agreed to deed 12 feet on the west side of our home to us, which is a small help, but not adequate to mitigate the coming disruption to our lives. We have a NC registered, working farm; therefore a more significant buffer would not only be to our advantage, it would also be to the advantage of any new home owner moving in next to us. In fact, a berm with shrubbery (nice ones), along with a wider buffer, on the order of 75 feet, seems to me to be the best solution.

With a heavy heart, I accept that the landowner has the right to cash in this wildlife refuge and convert it into housing. This could have been done much more responsibly in the large field further north, but that was not the landowner's choice. We are just looking for a small measure of what we once had here.

Mayor Hooks gave an overview of the Consent Agenda:

- a. Approval of Minutes – March 2, 2020 – Regular Meeting
- b. Petition for Voluntary Contiguous Annexation- Celine Meador, The White House
- c. Petition for Voluntary Contiguous Annexation- Greg Spears, Mebane Oaks Lot 3
- d. Recombination Plat for Easement Removal on Emerson Drive
- e. Audit Contract for FY 2019-2020

Mr. Bradley questioned if both parties approve of the divided property for the easement removal on Emerson Drive. Mayor Hooks replied, yes. Ms. Philipps made a motion, seconded by Mr. Greene, to approve the consent agenda. The motion carried unanimously.

Item b.

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

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Mebane Municipal Building at 6:00 p.m. on June 1, 2020.

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

Beginning at a 1" Flat bar in the Southern R/W of E. Washington Street, the Northwest corner of the Aubrey and Celine Meador property; thence with the western line of said Meador S 01°09'31" W a distance of 726.00' to a point in the northern line of Glenn E. Patterson trustee; thence with

said Petterson S 86°46'22" E a distance of 406.85'to a to a point, the southwest corner of Martin C. Bean; thence with said Bean N 03°01'46" E a distance of 362.46'to a point, the southeast corner of Brent and Carol Dudley in the said Bean line; thence with said Dudley N 75°30'01" W a distance of 150.41'to a point ; thence continuing with said Dudley and crossing the R/W E. Washington Street, Southern Railroad, and US Hwy 70 N 03°15'31" E a distance of 479.78'to a point in the Northern R/W of said US Hwy 70; thence with said US Hwy 70 N 75°15'10" W a distance of 498.54'to a point; thence crossing said US Hwy 70, Southern Railroad, and E. Washington Street S 02°58'04" E a distance of 209.96' to a PK Nail in the southern R/W of E. Washington Street and terminus of Eleventh Street; thence with said E. Washington Street S 75°15'10" E a distance of 185.00'to a point; which is the point of beginning, having an area of 7.85 Acres 0.01226 Square Miles

Section 3. Notice of the public hearing shall be published once in the Mebane Enterprise, a newspaper having general circulation in the City of Mebane, at least ten (10) days prior to the date of the public hearing.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

Item c.

RESOLUTION SETTING DATE OF PUBLIC HEARING ON
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Section 1. A public hearing on the question of annexation of the area described herein will be held at the Mebane Municipal Building at 6:00 p.m. on June 1, 2020.

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

Beginning at a 5/8" rebar in the western line of Wilson Road, the southeast corner of lot 2 Mebane Oaks Associates, NAD 83 coordinates: Northing:843966.46' Easting:1920498.47'; thence with said Lot 2 and crossing Mebane Oaks Road(SR 1007) S 65°43'41" W a total distance of 344.44'to a point; thence with the Western R/W of said SR 1007 S 27°20'14" E a distance of 186.27'to a point; thence crossing said SR 1007 N 70°14'10" E a distance of 85.08'to a point in the northern property line of Roger Shields; thence with said Roger Shields north line N 70°32'22" E a distance of 327.90'to a point in the eastern R/W of Wilson Road Extension; thence with the eastern R/W of said Wilson Road a curve turning to the right with an arc length of 73.08', with a radius of 270.00', with a chord bearing of N 33°54'46" W, with a chord length of 72.85',to a point; thence continuing with said Wilson Road N 26°09'33" W a distance of 78.10'to a point; thence crossing said Wilson Road S 63°50'27" W a distance of 60.00'to a point in the Western R/W of said Wilson Road; thence with the western R/W of said Wilson Road N 26°09'33" W a distance of 68.54'to a point; thence with a curve turning to the right with an arc length of 3.79', with a radius of 230.00', with a chord bearing of N 25°41'15" W, with a chord length of 3.79', to a point ; which is the point of beginning, having an area 1.78 Acres 0.00278 Square Miles.

Section 3. Notice of the public hearing shall be published once in the Mebane Enterprise, a newspaper having general circulation in the City of Mebane, at least ten (10) days prior to the date of the public hearing.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

Mr. Cheek presented the recommended budget for the 2020-21 Budget Ordinance and 2021-2025 Capital Improvement Plan (CIP). Mr. Cheek stated this year's budget is titled *Staying Positively Charming – A Coronavirus Challenge*. Five principles focused on for this budget are:

- Conservative Budget
- Continue Projects
- Care for Employees
- Citizens in Mind
- Concern for Safety

No tax increase is proposed. Mr. Cheek explained that revenues are down 1.6% due to the economic conditions COVID-19 is creating and therefore staff is recommending the use of \$2.1 million of fund balance saved up over the years. Included in the spending budget are the three capital projects and trucks for the Sanitation Department totaling \$2.1 million, which is causing the 5.5% increase in spending; without those projects, the budget decreases by 4.8%. Mr. Cheek continued by giving an overview of the General Fund, stating that 6 of 8 revenue sources are decreasing with the only moderate increase being property tax revenues. He stated other financing sources such as borrowing and use of fund balance will be increased to compensate for the 1.6% decrease. The following were discussed as proposed General Fund spending:

Personnel

- 2% COLA, 1-year freeze on merit pay
- Rate increases on medical & retirement
- Fully funding 2 prior year new positions

Operating

- Increase recycling fees
- City-wide space needs study
- Technology upgrades

Capital Outlay

- 2 Sanitation trucks & 3 police vehicles
- Continue/expand Cates Farm Park
- Lake Michael dam repair
- Continue MACC to Holt St. Greenway

Mr. Cheek shared what is currently included in the Cates Farm Park budget - a handicap accessible six tower playground, trails, signage and other small items. He discussed the recommendation of expanding the Cates Farm budget by \$375,000 to include a gravel road, paved parking lot, bathrooms and a picnic shelter. Mr. Cheek stated that Impact Alamance donated \$250,000 towards the cost of the tower playground. Council expressed that they like the design, particularly the bathroom addition.

Mr. Cheek gave an overview of the Utility Fund. He explained that in 2018 a Utility Rate Analysis was completed and determined that a 5-year graduated rate increase was needed. In 2019, the City implemented a 5% rate increase. In light of the pandemic, staff is recommending that the needed rate increase be postponed until January 2021. He said hopefully by October the City will have a much clearer picture of how things will be and a decision can be made at that time. A rate increase in sewer will definitely be needed for upgrades to the Water Resources Recovery Facility (WRRF). Mr. Cheek shared a brief overview of the WRRF upgrades over the next 5 years.

Mr. Cheek explained that he received Departmental Requests totaling \$19.6 million and he cut those to a recommended \$2.3 million including the following CIP Projects for 2021:

- Jackson & S. 2nd SW Improvements
- Street Resurfacing
- Foust Road Widening
- Swaploader/ Leaf Truck
- Brush Truck
- Lake Michael Dam Repairs
- Cates Farm Park
- Grass Tractor

Ms. Philipps questioned if the only sidewalks included were Jackson Street and S. Second Street. Mr. Cheek replied, no others were included.

Mr. Cheek stated \$15 million of the \$19.6 million included a request for a new Police Department, and the Fire Department included two additional fire stations in the next five years. The Planning and Inspections department is also in great need for additional space and offices. Mr. Cheek recommended that a Space and Personnel Study be completed to determine the following:

- Identify and assess current space
- Current space, space needs, & deficits
- Assess demographic projections
- Determine workforce needs
- Prioritize needs based on
 - identified space deficit
 - the greatest need
 - functionality, responsibilities, efficiency
- Recommend 10-year plan of action
- Estimate probable costs

Mr. Bradley shared concerns with hiring a company to do a space needs study. He said they would need to have a broad area of expertise as each department would have specific needs, particularly Fire and Police. Mr. Cheek assured Mr. Bradley that the consultant hired would have extensive input from the department heads in regard to each department's needs. Ms. Philipps said it seems that money has been in the budget for the last two years for this kind of study for the Police Department. Mr. Cheek said \$30,000 has been in the budget but the study has not been done. She suggested taking that money and putting it towards a study for the whole City. Mr. Cheek suggested leaving money for the study in the budget but have more discussion later to develop a detailed RFQ. He said Council approval would be needed before moving forward.

Mr. Cheek spoke about Mebane and Graham WWTP Partnership Agreement. He said in 2017 Mebane purchased 22% - 750,000 gpd. Graham is considering an upgrade to its WWTP within the next 2 years and with that upgrade Mebane may want to consider amending the agreement to purchase additional 500,000 gpd, if Graham is open to it. Staff discussions have begun and cost estimates have been requested. No budget impact this year.

Mr. Cheek requested that Council set a date of Public Hearing for June 1, 2020 to adopt the Budget Ordinance and Capital Improvement Plan 2021-2025.

Ms. Philipps and Mr. Ewing mentioned holding a work session in a few weeks to discuss items such as police personnel requests because the budget work sessions were cancelled due to COVID-19. Mr. Bradley said he is not opposed to a work session but everything is so uncertain right now and he is looking at this budget as an "overall spending plan" and suggested waiting until the Fall to revisit the budget and before borrowing any money to complete projects. Mr. Cheek said that is how he put the budget together, hoping that by the end of the Summer we will know more.

Ms. Philipps said putting off projects that are currently already underway like the Greenway project could slow down the economic recovery around the country but she stated she does understand that citizens come first. Mr. Brown talked about the pros and cons of the current lending atmosphere. Mr. Bradley suggested again that waiting seems smartest until more is known in regard to the virus and public perception is to be taken into consideration.

Ms. Auditori asked, specifically related to the \$1.2 million budgeted for the Greenway Trail, how much is currently budgeted for this fiscal year. Ms. Tate replied that the plan for this year was \$1.1 million, which includes the \$250,000 grant from Impact Alamance and \$784,000. She said they have not actually budgeted that because when the City borrows those funds, we will be required to keep the project budget in a separate project fund. What is in the General Fund is the debt service on the \$784,000 that the City plans to borrow.

Mr. Greene said he thinks it is important to pass a budget "just enough to get by", citing the same public perception concerns as Mr. Bradley.

Ms. Philipps said public safety needs to be a priority. She questioned if Council passes the budget

as presented, can Council hold a meeting at a later date to readdress the whole budget again.

Mr. Brown and Mr. Rollins explained that budget amendments increasing and/or decreasing are allowable later in the year but the tax rate cannot be changed in this fiscal year once it is set.

Mr. Ewing and Ms. Auditori are in favor of leaving the Capital Improvements in the budget as presented and revisit them throughout the course of the year as needed or wanted. Mr. Bradley agreed.

Mr. Cheek said the Budget Ordinance could be worded to cover planning for capital purchases vs. making capital purchases.

Ms. Auditori asked about the Downtown Coordinator position and what the affect of not hiring that part-time position would have on the status of the Main Street Program. Mr. Cheek explained that \$30,000 is in the budget for the contracted part-time position and Recreation and Parks has \$20,000 budgeted for contracted Public Information services and if those monies were combined with an additional \$37,000, a PIO/Downtown Coordinator position could be hired. Mr. Ewing talked about the importance of a PIO and how that position could have been strongly utilized during this pandemic. Ms. Philipps agreed that a significant social media presence is very important.

Ms. Philipps made a motion, seconded by Mr. Greene, to set a date of public hearing for approval of the Budget Ordinance for FY 2020-21 for June 1, 2020 at 6:00pm. The motion carried unanimously.

As an additional item, Mr. Greene suggested that after the pandemic is over, the City should have a "coming out" party for the downtown merchants. Also, he feels there should be detailed discussion about the measures in place should a hurricane strike the City. He concluded his comments with thanking David for his hard work on the budget. Mr. Bradley agreed, the budget was very well thought out.

Ms. Auditori said she has received multiple comments from citizens expressing their desire to see Council meetings continue to be streamed live even after the pandemic.

Mr. Ewing thanked all first responders for being on the frontline during these uncertain times. He also commended Mr. Montgomery for all of his hard work in getting the City's IT services where they need to be during this crisis for Councilmembers, city staff and citizens.

Ms. Philipps took a moment to recognize all the acts of kindness throughout the City during this time. She said this has been a terrible time for the whole country but she is proud of the way Mebane has responded to the crisis and she is proud to be a part of this City.

There being no further business, the meeting ended at 8:12pm.

Attest: _____
Stephanie W. Shaw, City Clerk

Ed Hooks, Mayor



AGENDA ITEM #4B

Final Plat for the Major Subdivision
 “The Meadows, Phase 2B”

Presenter

Cy Stober, Development Director

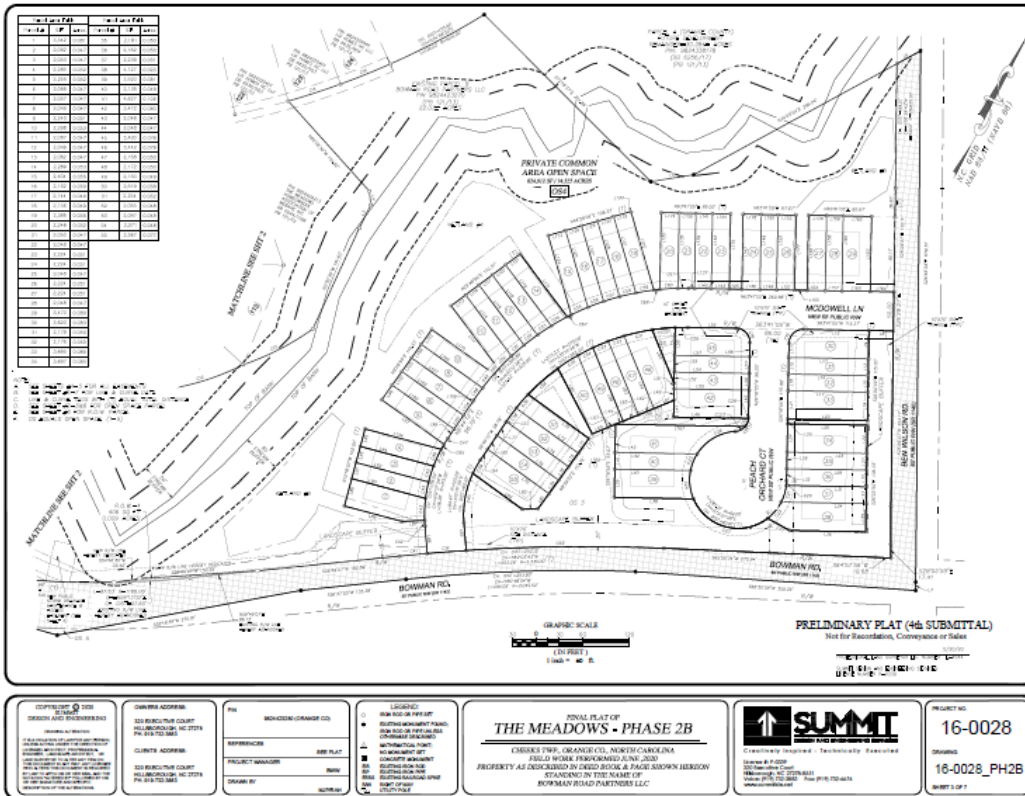
Applicant

Bowman Road Partners, LLC
 320 Executive Court
 Hillsborough, NC 27278

Public Hearing

Yes No

Final Plat



Property

The Meadows (Townhomes), Mebane, Orange Co.
 GPIN 9824423270

Proposed Zoning

N/A

Current Zoning

R-12

Size

+/- 22.02 ac

Surrounding Zoning

R-12 & AR (Orange Co.)

Surrounding Land Uses

Vacant, Single-Family Residential

Utilities

Provided by Developer

Floodplain

No

Watershed

No

City Limits

Yes

Summary

Bowman Road Partners, LLC, is requesting approval of the Final Plat for the major subdivision “The Meadows, Phase 2B” (approved by the Mebane City Council for rezoning to R-12 and a special use as a Planned Unit Development 02/01/2016). This Final Plat is for a +/-22.026-acre area and will create 55 townhome lots totaling +/-3.501 acres; +/-15.073 ac of open space and recreation area that will create a play area, dog park, and multiuse path; and +/-3.460 ac of public 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.

Financial Impact

The developer has extended utilities at his own expense. The action will generate 55 new residential lots within the City of Mebane that generate tax revenues and require municipal services.

Recommendation

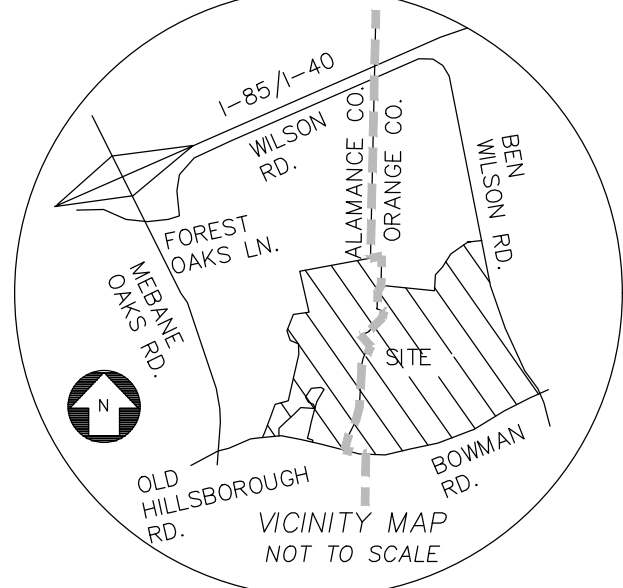
Staff recommends approval of the Final Plat.

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 POLICIES, ORDINANCES AND REGULATIONS OR CONDITIONS OF THE CITY OF MEBANE FOR THE BENEFIT OF THE PUBLIC. THIS DEDICATION SHALL BE IRREVOCABLE. ALSO, ALL PRIVATE STREETS SHOWN ON THIS MAP, IF ANY, ARE TO BE AVAILABLE FOR PUBLIC USE.

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

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

BOOK NUMBER _____ PAGE NUMBER _____

SIGNATURE(S) _____

_____, COUNTY, NORTH CAROLINA

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 _____

NAME _____, NOTARY PUBLIC NOTARY'S PRINTED

MY COMMISSION EXPIRES: _____

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 EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.

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

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

NOTE "g"
PORTIONS OF THIS PROPERTY IS LOCATED IN A HAZARDOUS FLOOD ZONE AS SHOWN ON FEMA FIRM NUMBER 3710982400K, EFFECTIVE DATE 2/2/2007. FLOOD ZONES OR BASE FLOOD ELEVATIONS WERE NOT INVESTIGATED DURING THIS SURVEY.

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL AND ACCEPTANCE OF DEDICATION

I, _____, THE CITY CLERK OF MEBANE, NORTH CAROLINA, DO CERTIFY THAT THE CITY OF MEBANE APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, 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

I, _____, 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

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

NOTE "j"
SEE PLAT "FINAL PLAT OF THE MEADOWS - PHASE 2A" BY THOMAS TELLUP, PLS DATED OCTOBER 22, 2019, AND RECORDED IN PB 121/13-17, ORANGE COUNTY

SEE PLAT "FINAL PLAT OF THE MEADOWS - PHASE 1C" BY BRANTLEY W. WELLS, PLS DATED JANUARY 31, 2019, AND RECORDED IN PB 119/185, ORANGE COUNTY

SEE PLAT "FINAL PLAT OF CORRECTION FOR LOT 87-100 & OPEN SPACE 1C" "THE MEADOWS - PHASE 1A" BY BRANTLEY W. WELLS, PLS, DATED OCTOBER 19, 2017, AND RECORDED IN PB 78/451, ALAMANCE COUNTY AND RECORDED IN PB 117/182, ORANGE COUNTY BY BRANTLEY W. WELLS, PLS, DATED OCTOBER 18, 2017.

SEE PLAT "FINAL PLAT - BOUNDARY SUBDIVISION SURVEY FOR THE MEADOWS" BY WILLIAM H. MCCARTHY, JR., PLS, DATED JULY 6, 2016, AND RECORDED IN PB 77/471, ALAMANCE COUNTY; PB 116/2 ORANGE COUNTY.

SEE PLAT "BOUNDARY SURVEY HOUSTON, LTD" BY JEFFERY S. SMITH, PLS, DATED SEPTEMBER 17, 2007, AND RECORDED IN PB 102/158, ORANGE COUNTY; PB 72/124 ALAMANCE COUNTY.

SEE PLAT "ALAMANCE & ORANGE COUNTY LINE" BY ROBERT S. JONES, PLS, DATED JUNE 1, 2012, AND RECORDED IN PB 110/52, ORANGE COUNTY; PB 75/167 ALAMANCE COUNTY.

NOTE "k"
THIS PROPERTY IS WITHIN THE CAPE FEAR RIVER BASIN.

NOTE "l"
ZONING: R-12-PUD
MIN. LOT SIZE: 7,200 SF
BUILDING FRONT SETBACK: 20 FT (MIN. 25' TO GARAGE)
BUILDING SIDE SETBACK: 15 FT (AGGREGATE)
BUILDING REAR SETBACK: 18 FT
BUILDING SIDE STREET SETBACK: 15 FT

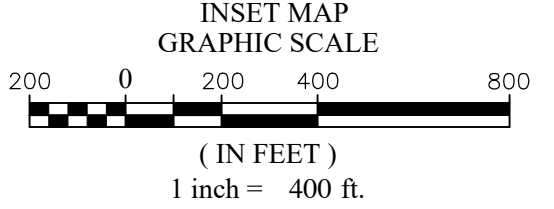
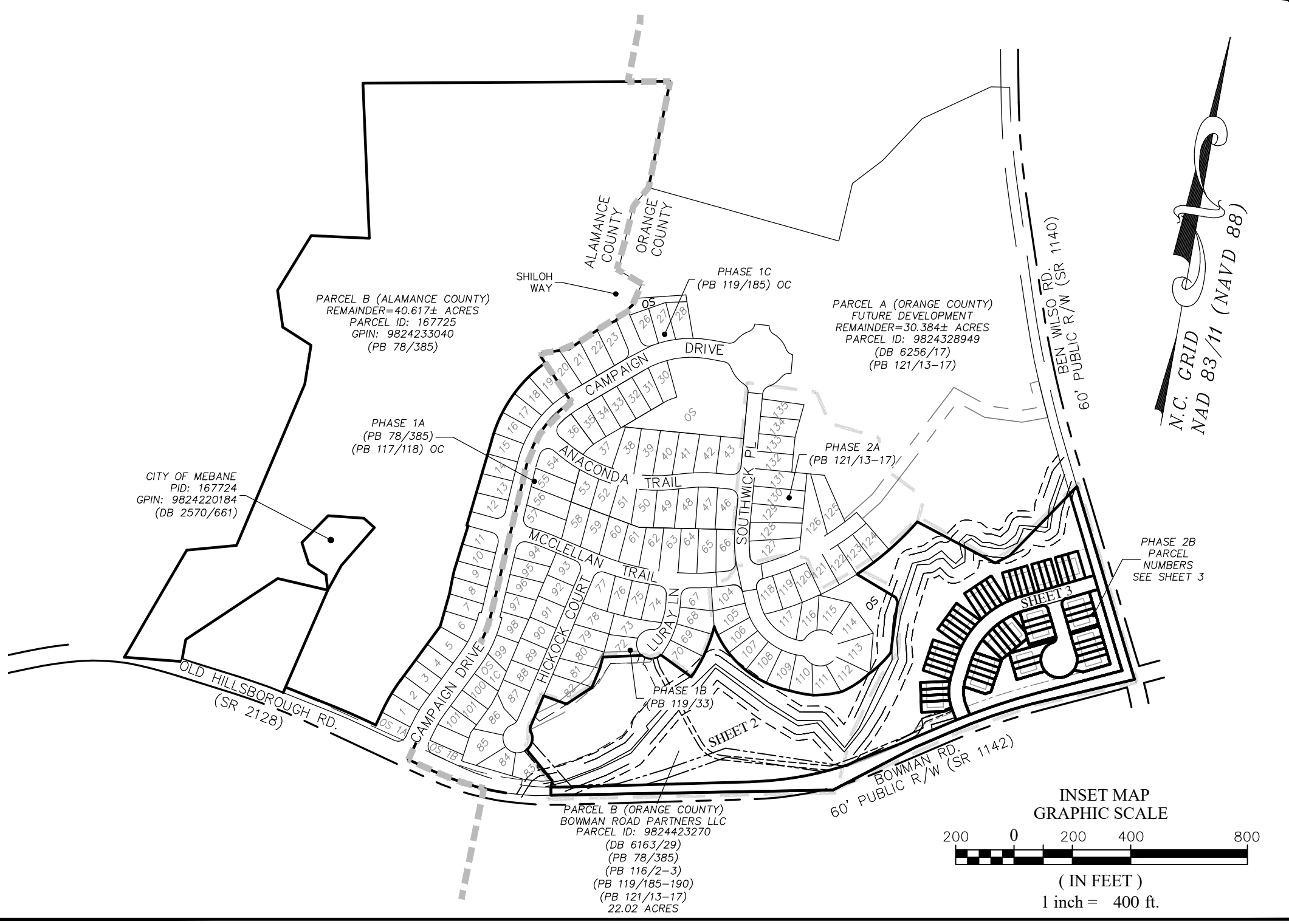
NOTE "m"
THE MULTISE PATH IS TO BE CONSTRUCTED TO CITY OF MEBANE STANDARDS AND COVERED BY A PUBLIC EASEMENT. CITY OF MEBANE ACCEPTANCE OF THE MULTISE PATH AND ITS CONTINUAL MAINTENANCE WILL NOT BEGIN UNTIL ALL WORK IS DEEMED COMPLETE IN ALL PHASES SUCH THAT THE MULTISE PATH FORMS A COMPLETED NETWORK (WITH THE INTERNAL ROADWAY AND SIDEWALK SYSTEM AND BEING EXTENDED TO EXISTING PERIMETER STATE ROADS AND OTHER PROPERTIES AS SHOWN AND APPROVED ON THE PRELIMINARY PLAT ALL SUBJECT TO MEBANE APPROVED REVISIONS).

NOTE "n"
SEE CITY OF MEBANE PLANNING DEPARTMENT FOR APPROVED SOIL AND EROSION CONTROL PLAN.

NOTE "p"
POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES IN SWALES AND AWAY FROM BUILDING.

SITE SUMMARY

PHASE 2B TOTAL AREA = 22.03 ACRES
55 LOTS TOTAL = 3.501 ACRES
5 OPEN SPACE = 15.073 ACRES
R/W DEDICATION = 3.460 ACRES



I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:

G.S. 47-30 (F)(11)(A). THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, 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 INDICATED IN A BROKEN LINETYPE AS DRAWN FROM INFORMATION IN BOOK/PAGE: (AS NOTED HEREON) OR OTHER REFERENCE SOURCE: (AS NOTED HEREON); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS MAP WAS DRAWN IN ACCORDANCE WITH G.S. 47.30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 21TH DAY OF JUNE 2020.

PRELIMINARY PLAT (5th SUBMITTAL)

Not for Recordation, Conveyance or Sales

PROFESSIONAL LAND SURVEYOR LIC. NUMBER L-4544

SUMMIT DESIGN AND ENGINEERING SERVICES
LICENSE NUMBER P-0339

SITE SUMMARY ORANGE CO. PARCEL B. PB 121/13		
DESCRIPTION	UNITS	TOTAL ACRES
PARCEL AREA		22.026
LOTS	55	3.501
OPEN SPACE = (OS)	5	15.073
ROADS:	3	3.460
PEACH ORCHARD CT	R.O.W.-1 **	0.870
MCDOWELL LN	R.O.W.-2 **	0.450
ROW from PARCEL B BOUNDARY TO BOWMAN RD & BEN WILSON RD	R.O.W.-3 **	2.130
ADDITIONAL BOWMAN RD	R.O.W.-4 **	0.010
TOTAL DEDICATED TO PUBLIC RW		3.460

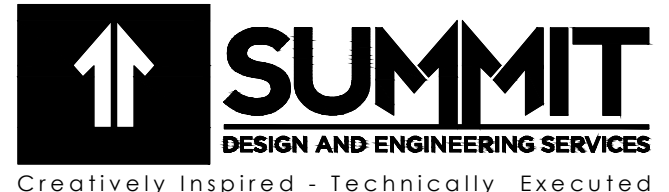
** see R.O.W. PARCELS Sheet 2-3

HATCH LEGEND



FINAL PLAT OF THE MEADOWS - PHASE 2B

CHEEKS TWP., ORANGE CO., NORTH CAROLINA
FIELD WORK PERFORMED JUNE ,2020
PROPERTY AS DESCRIBED IN DEED BOOK & PAGE SHOWN HEREON
STANDING IN THE NAME OF
BOWMAN ROAD PARTNERS LLC



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

PROJECT NO.
16-0028
DRAWING
16-0028_PH2B
SHEET 1 OF 7

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.

OWNERS ADDRESS:
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278
PH. 919-732-3883
CLIENTS ADDRESS:
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278
PH. 919-732-3883

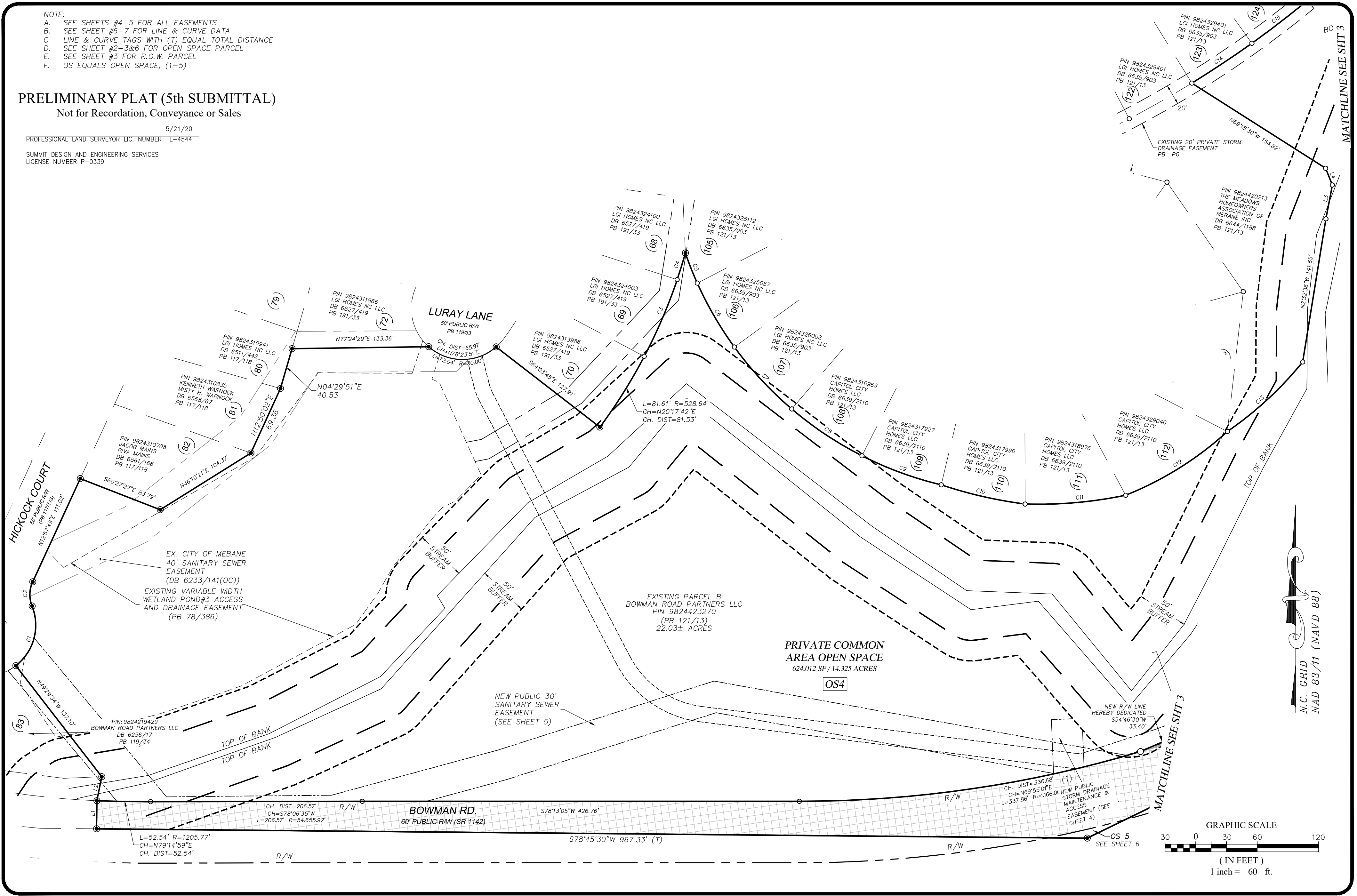
PIN 9824423280 (ORANGE CO)
REFERENCES SEE PLAT
PROJECT MANAGER BWW
DRAWN BY MJP/RAH

LEGEND:
○ IRON ROD OR PIPE SET
● EXISTING MONUMENT FOUND, IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
△ MATHEMATICAL POINT; NO MONUMENT SET
■ CONCRETE MONUMENT
■ EIR EXISTING IRON ROD
■ EIP EXISTING IRON PIPE
■ ERRS EXISTING RAILROAD SPIKE
■ RW RIGHT OF WAY
○ UTILITY POLE

- NOTE:
- SEE SHEETS #4-5 FOR ALL EASEMENTS
 - SEE SHEET #6-7 FOR LINE & CURVE DATA
 - LINE & CURVE TAGS WITH (T) EQUAL TOTAL DISTANCE
 - SEE SHEET #2-3&6 FOR OPEN SPACE PARCEL
 - SEE SHEET #3 FOR R.O.W. PARCEL
 - OS EQUALS OPEN SPACE, (1-5)

PRELIMINARY PLAT (5th SUBMITTAL)
Not for Recordation, Conveyance or Sales

5/21/20
PROFESSIONAL LAND SURVEYOR LIC. NUMBER L-4544
SUMMIT DESIGN AND ENGINEERING SERVICES
LICENSE NUMBER P-0339



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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.

OWNERS ADDRESS:
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278
PH. 919-732-3883

CLIENTS ADDRESS:
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278
PH. 919-732-3883

PIN	9824423280 (ORANGE CO)
REFERENCES	SEE PLAT
PROJECT MANAGER	BWW
DRAWN BY	MJP/RAH

- LEGEND:
- IRON ROD OR PIPE SET
 - EXISTING MONUMENT FOUND; IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
 - △ MATHEMATICAL POINT; NO MONUMENT SET
 - CONCRETE MONUMENT
 - EIR EXISTING IRON ROD
 - EIP EXISTING IRON PIPE
 - ERRS EXISTING RAILROAD SPIKE
 - R/W RIGHT OF WAY
 - UTILITY POLE

FINAL PLAT OF
THE MEADOWS - PHASE 2B

CHEEKS TWP., ORANGE CO., NORTH CAROLINA
FIELD WORK PERFORMED JUNE ,2020
PROPERTY AS DESCRIBED IN DEED BOOK & PAGE SHOWN HEREON
STANDING IN THE NAME OF
BOWMAN ROAD PARTNERS LLC

SUMMIT
DESIGN AND ENGINEERING SERVICES
Creatively Inspired - Technically Executed

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

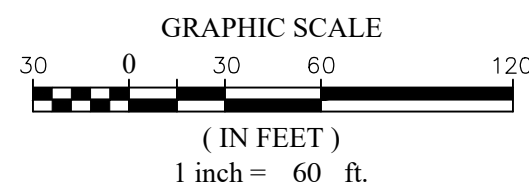
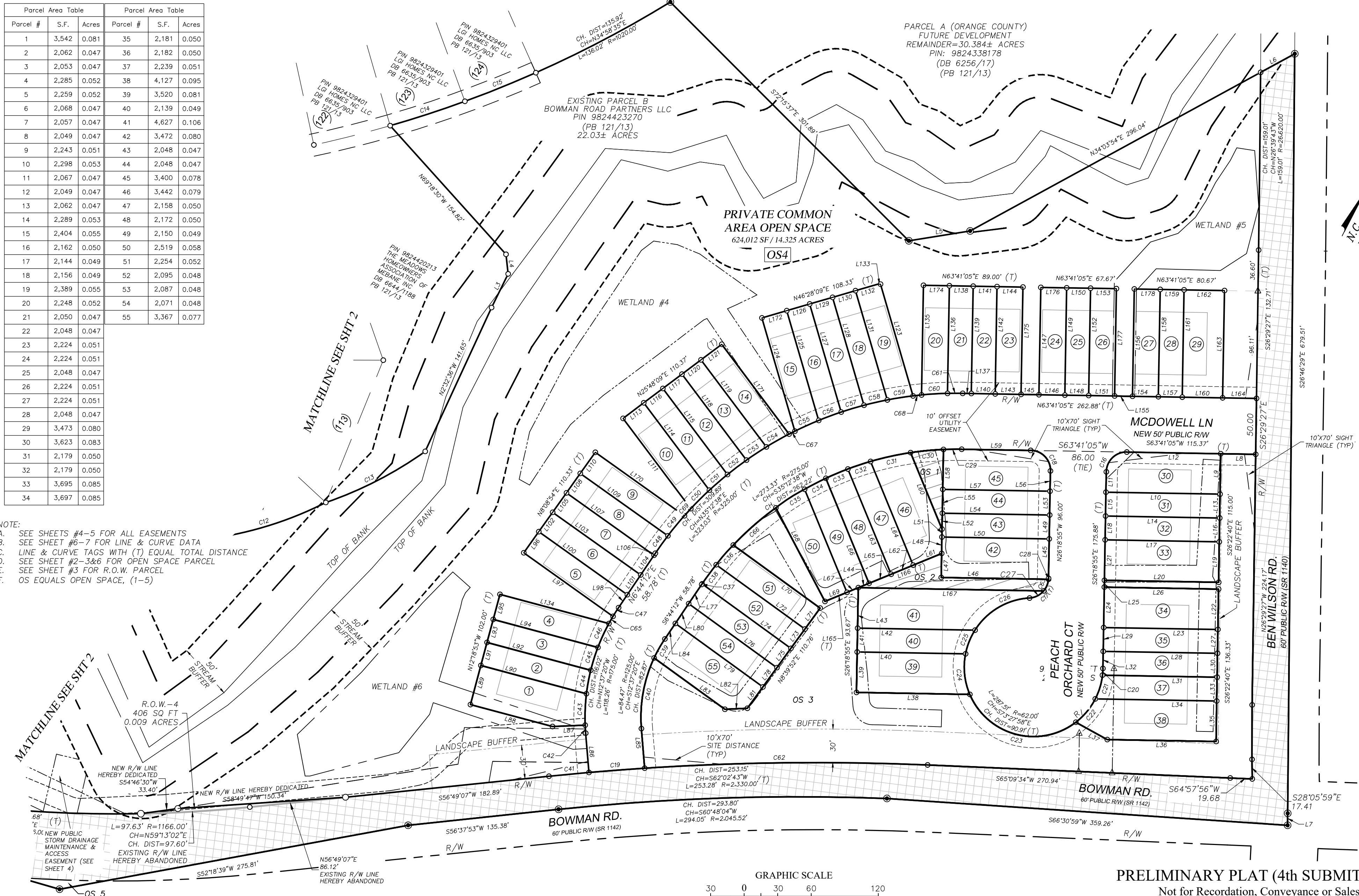
PROJECT NO.
16-0028

DRAWING
16-0028_PH2B

SHEET 2 OF 7

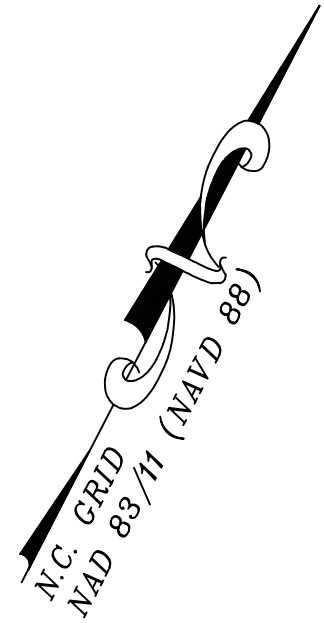
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Parcel #	S.F.	Acres	Parcel #	S.F.	Acres
1	3,542	0.081	35	2,181	0.050
2	2,062	0.047	36	2,182	0.050
3	2,053	0.047	37	2,239	0.051
4	2,285	0.052	38	4,127	0.095
5	2,259	0.052	39	3,520	0.081
6	2,068	0.047	40	2,139	0.049
7	2,057	0.047	41	4,627	0.106
8	2,049	0.047	42	3,472	0.080
9	2,243	0.051	43	2,048	0.047
10	2,298	0.053	44	2,048	0.047
11	2,067	0.047	45	3,400	0.078
12	2,049	0.047	46	3,442	0.079
13	2,062	0.047	47	2,158	0.050
14	2,289	0.053	48	2,172	0.050
15	2,404	0.055	49	2,150	0.049
16	2,162	0.050	50	2,519	0.058
17	2,144	0.049	51	2,254	0.052
18	2,156	0.049	52	2,095	0.048
19	2,389	0.055	53	2,087	0.048
20	2,248	0.052	54	2,071	0.048
21	2,050	0.047	55	3,367	0.077
22	2,048	0.047			
23	2,224	0.051			
24	2,224	0.051			
25	2,048	0.047			
26	2,224	0.051			
27	2,224	0.051			
28	2,048	0.047			
29	3,473	0.080			
30	3,623	0.083			
31	2,179	0.050			
32	2,179	0.050			
33	3,695	0.085			
34	3,697	0.085			

NOTE:
 A. SEE SHEETS #4-5 FOR ALL EASEMENTS
 B. SEE SHEET #6-7 FOR LINE & CURVE DATA
 C. LINE & CURVE TAGS WITH (T) EQUAL TOTAL DISTANCE
 D. SEE SHEET #2-3&6 FOR OPEN SPACE PARCEL
 E. SEE SHEET #3 FOR R.O.W. PARCEL
 F. OS EQUALS OPEN SPACE, (1-5)



PRELIMINARY PLAT (4th SUBMITTAL)
 Not for Recordation, Conveyance or Sales

5/20/20
 PROFESSIONAL LAND SURVEYOR LIC. NUMBER L-4544
 SUMMIT DESIGN AND ENGINEERING SERVICES
 LICENSE NUMBER P-0339



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 PH. 919-732-3883
 CLIENTS ADDRESS:
 320 EXECUTIVE COURT
 HILLSBOROUGH, NC 27278
 PH. 919-732-3883

PIN
 9824423280 (ORANGE CO)
 REFERENCES
 SEE PLAT
 PROJECT MANAGER
 BWW
 DRAWN BY
 MJP/RAH

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 ■ R/W RIGHT OF WAY
 ○ UTILITY POLE

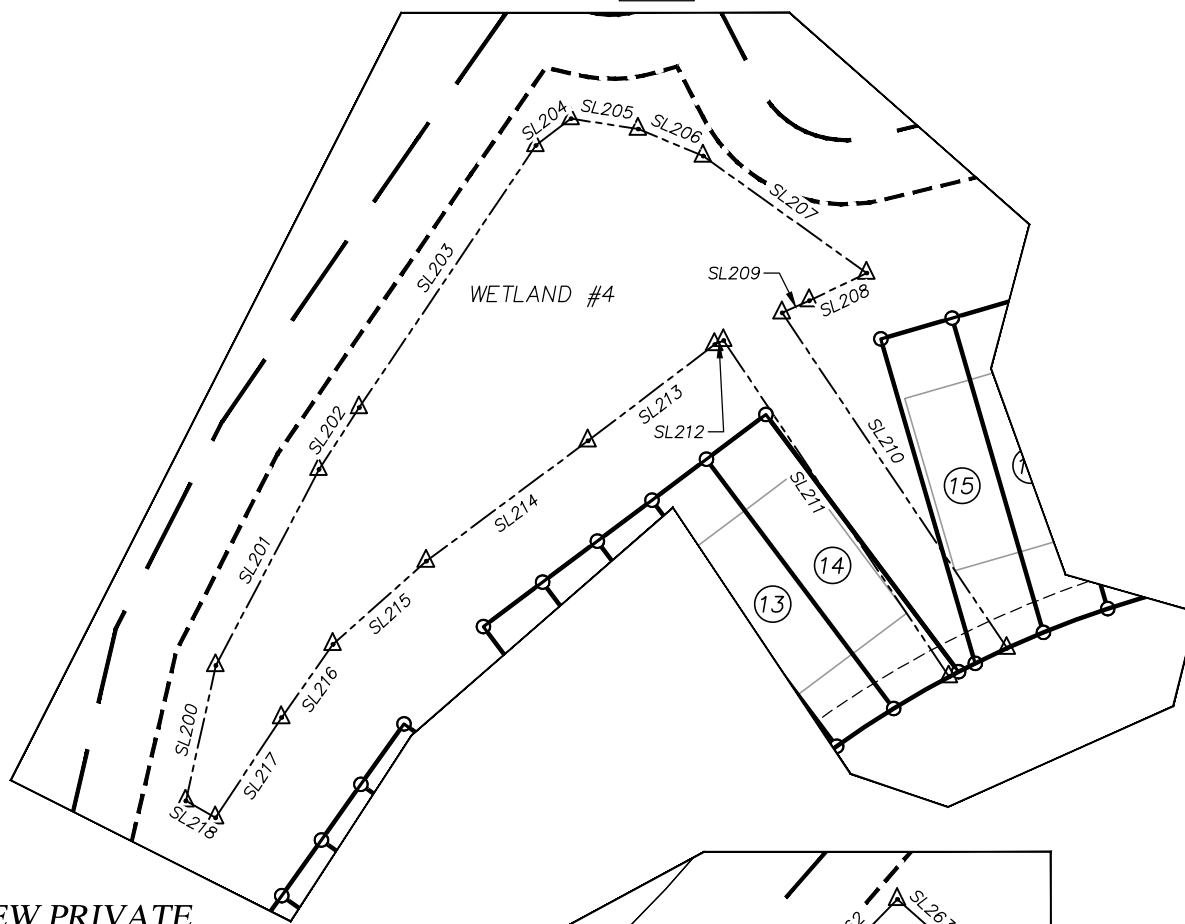
FINAL PLAT OF
THE MEADOWS - PHASE 2B
 CHEEKS TWP., ORANGE CO., NORTH CAROLINA
 FIELD WORK PERFORMED JUNE, 2020
 PROPERTY AS DESCRIBED IN DEED BOOK & PAGE SHOWN HEREON
 STANDING IN THE NAME OF
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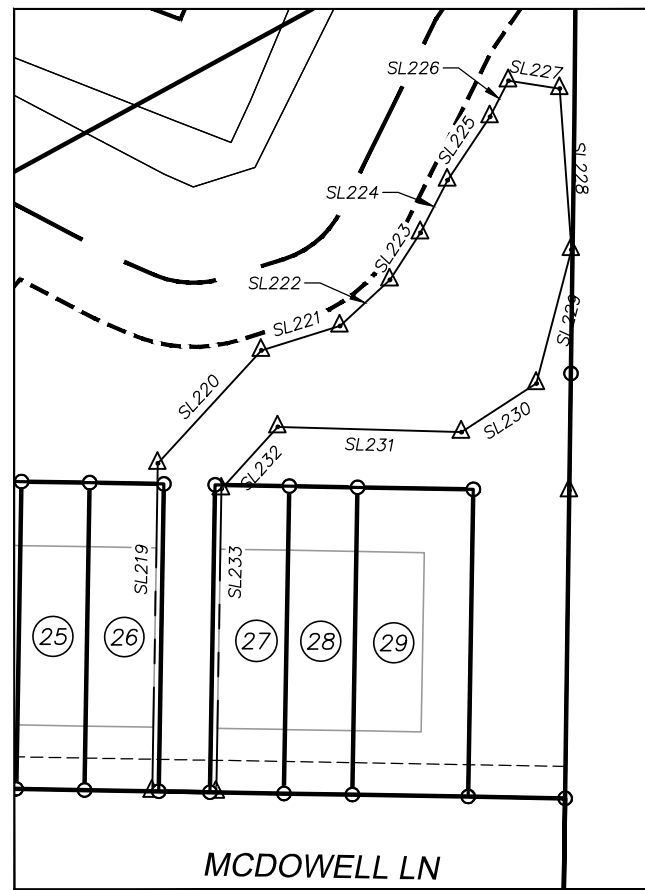
PROJECT NO.
16-0028
 DRAWING
16-0028_PH2B
 SHEET 3 OF 7

- NOTE:
- A. SEE SHEETS #4-5 FOR ALL EASEMENTS
 - B. SEE SHEET #6-7 FOR LINE & CURVE DATA
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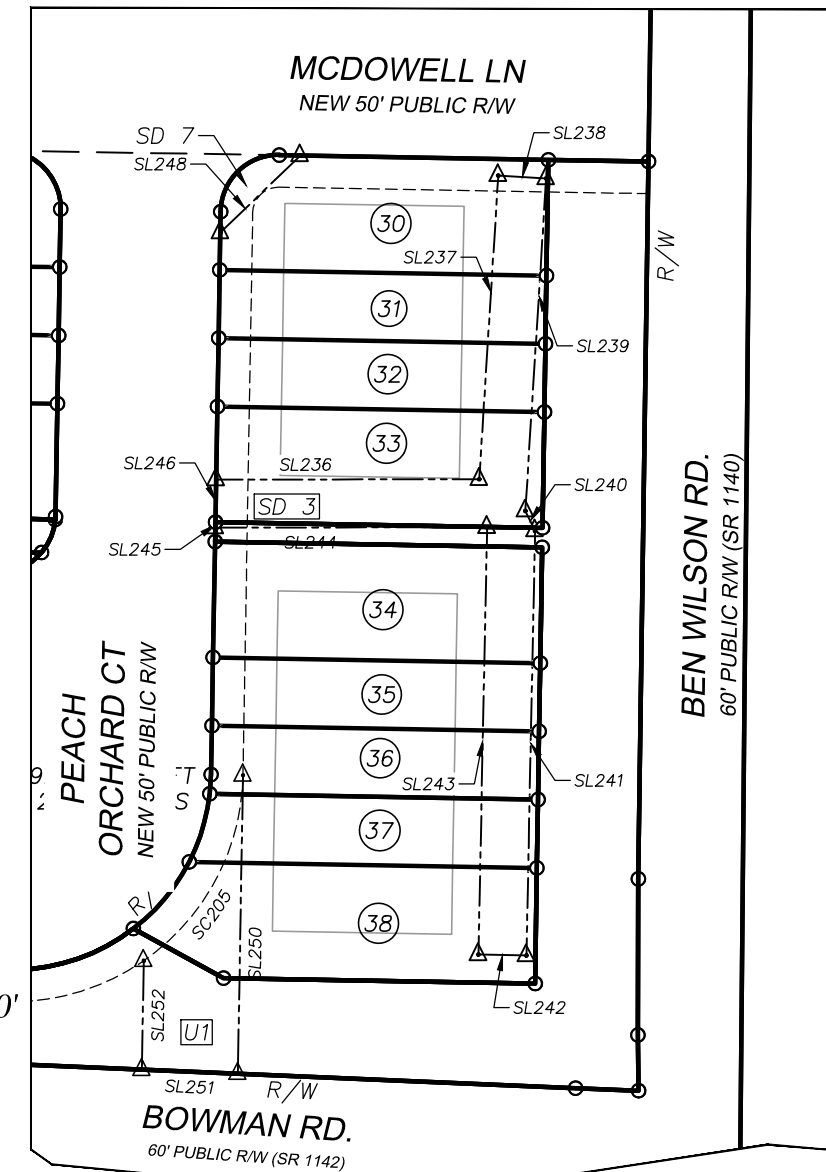
NEW PRIVATE
STORM DRAINAGE
MAINTENANCE & ACCESS
EASEMENT
SD1



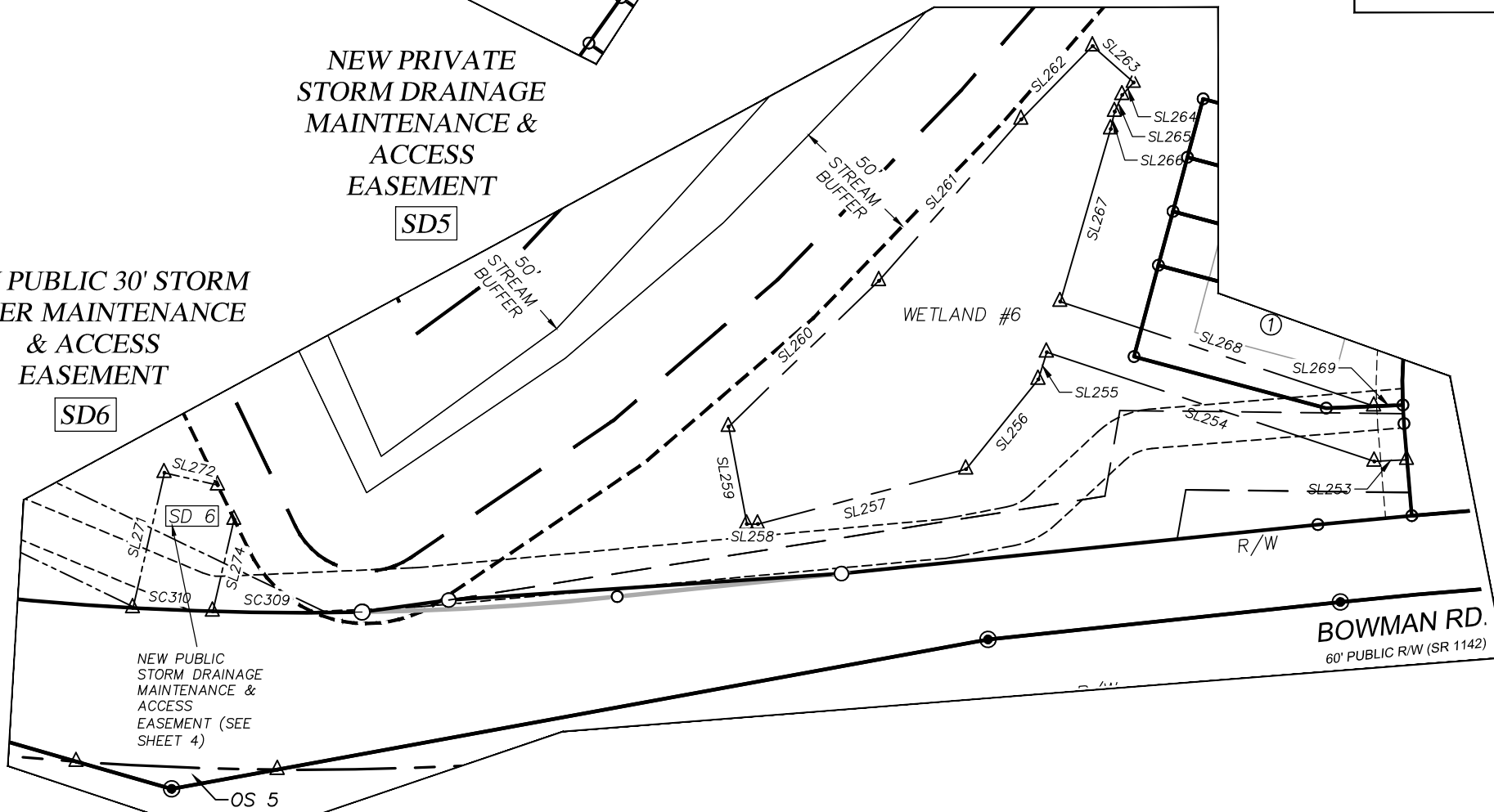
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STORM DRAINAGE
MAINTENANCE & ACCESS
EASEMENT
SD2



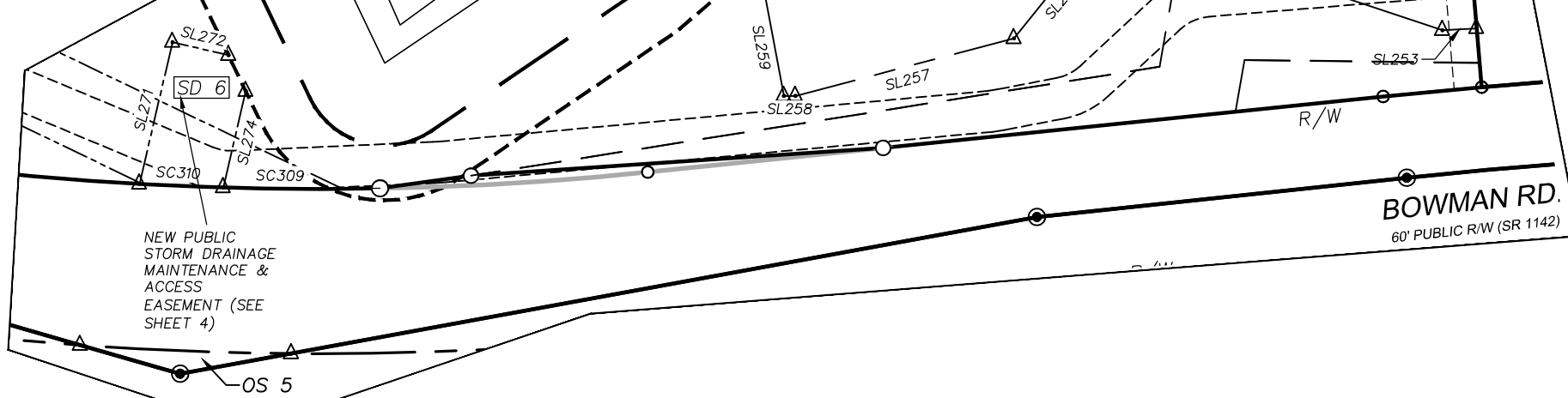
NEW PRIVATE
STORM DRAINAGE
MAINTENANCE & ACCESS
EASEMENT
SD3



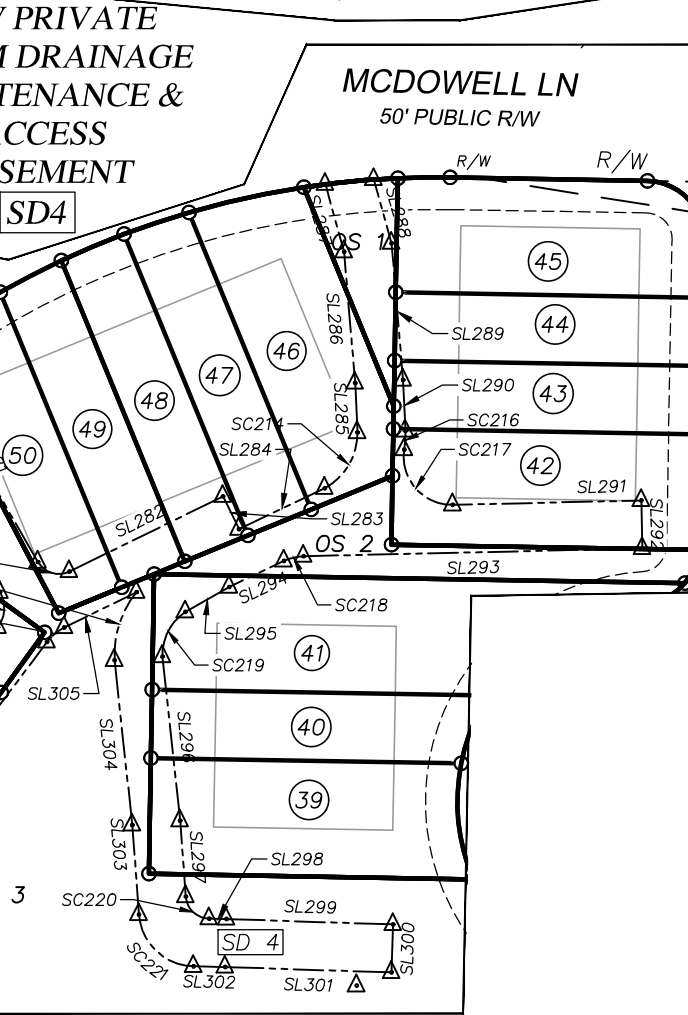
NEW PRIVATE
STORM DRAINAGE
MAINTENANCE & ACCESS
EASEMENT
SD5



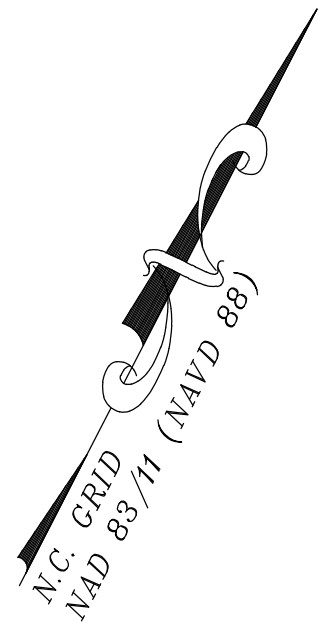
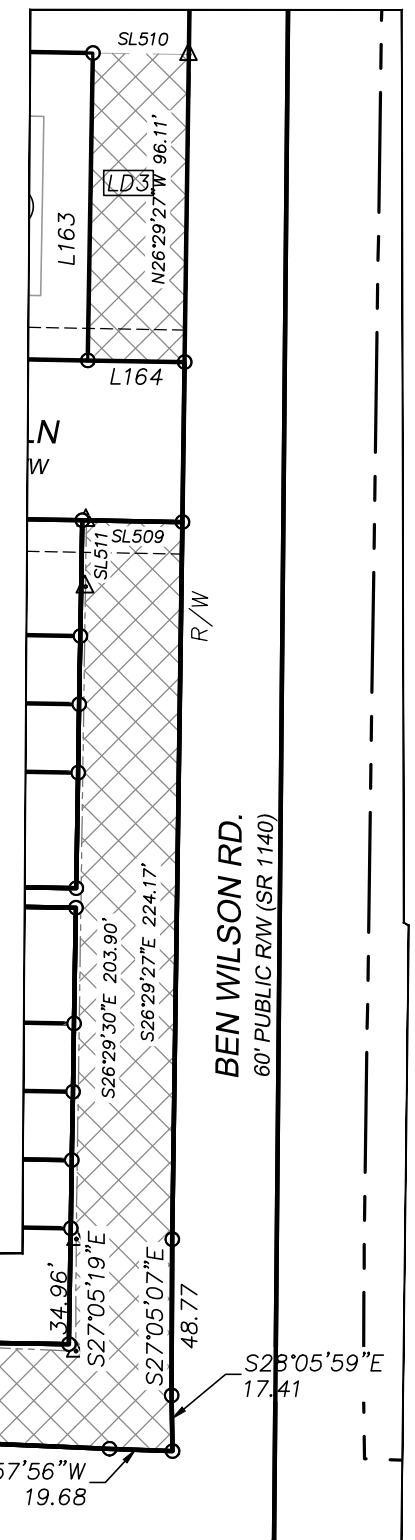
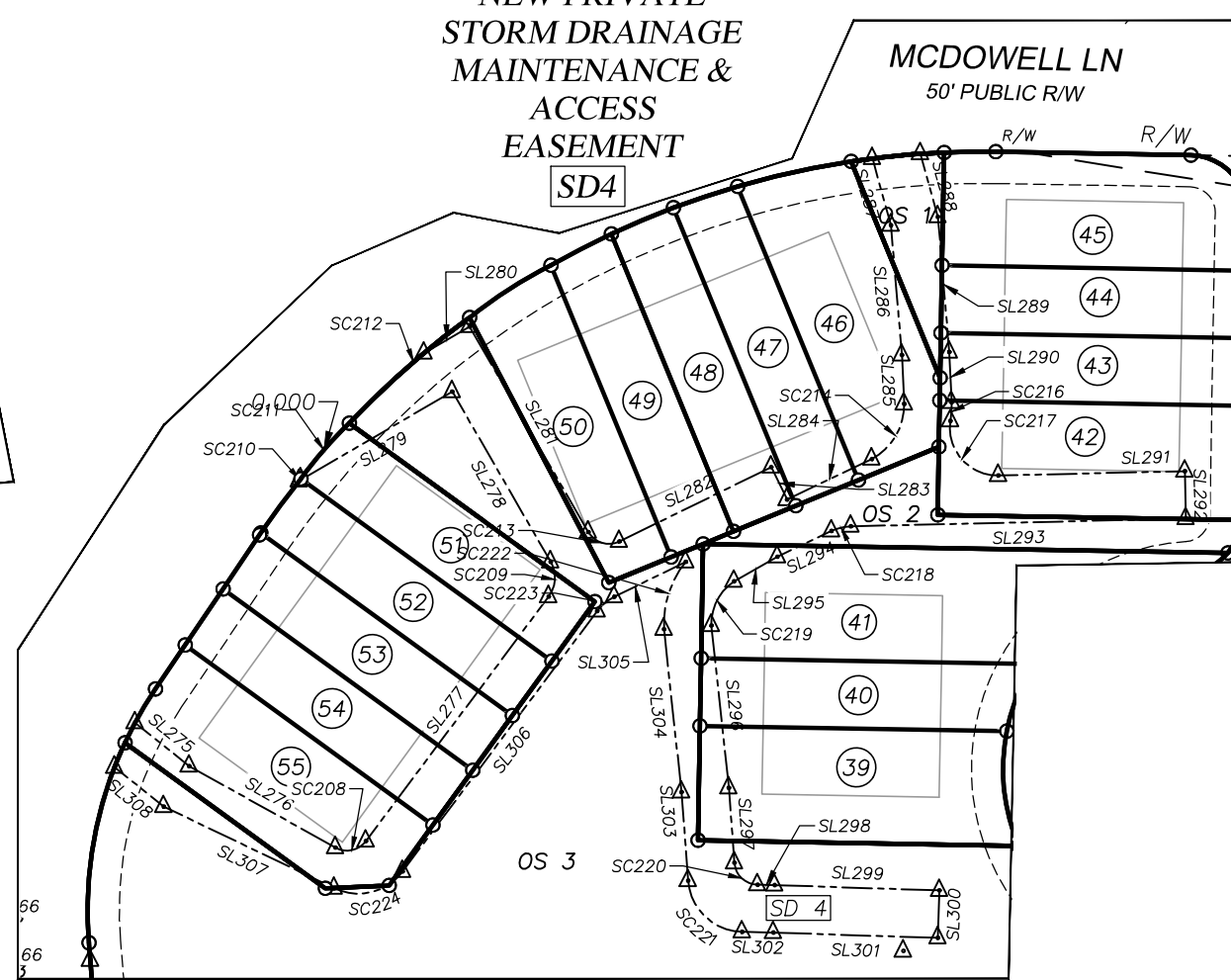
NEW PUBLIC 30'
SEWER MAINTENANCE
& ACCESS
EASEMENT
SD6



NEW PUBLIC 30'
UTILITY
EASEMENT
U1

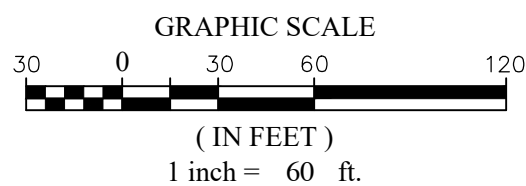


NEW PRIVATE
STORM DRAINAGE
MAINTENANCE & ACCESS
EASEMENT
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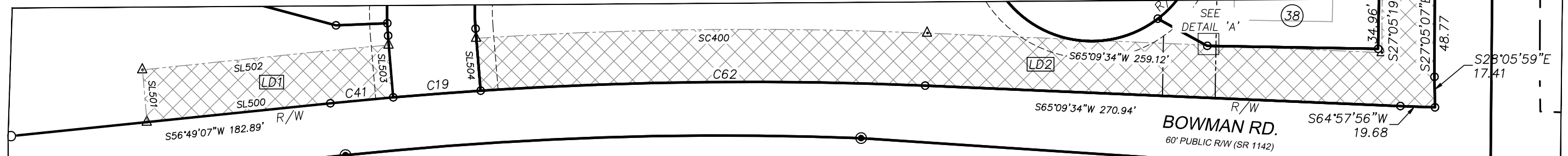


PRELIMINARY PLAT (5th SUBMITTAL)
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NEW
LANDSCAPE BUFFERS
LD1 LD2 LD3



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PH. 919-732-3883

CLIENTS ADDRESS:
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278
PH. 919-732-3883

PIN	9824423280 (ORANGE CO)
REFERENCES	SEE PLAT
PROJECT MANAGER	BWW
DRAWN BY	MJP/RAH

LEGEND:

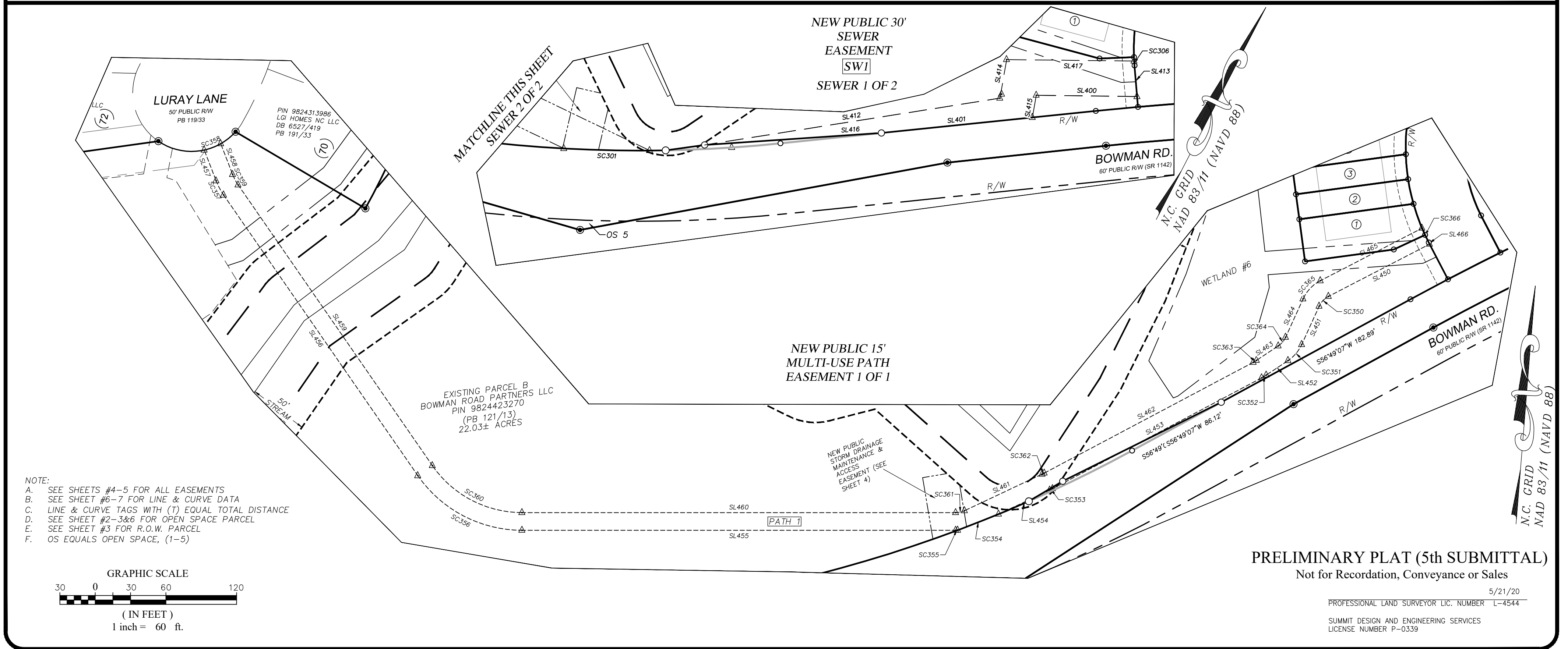
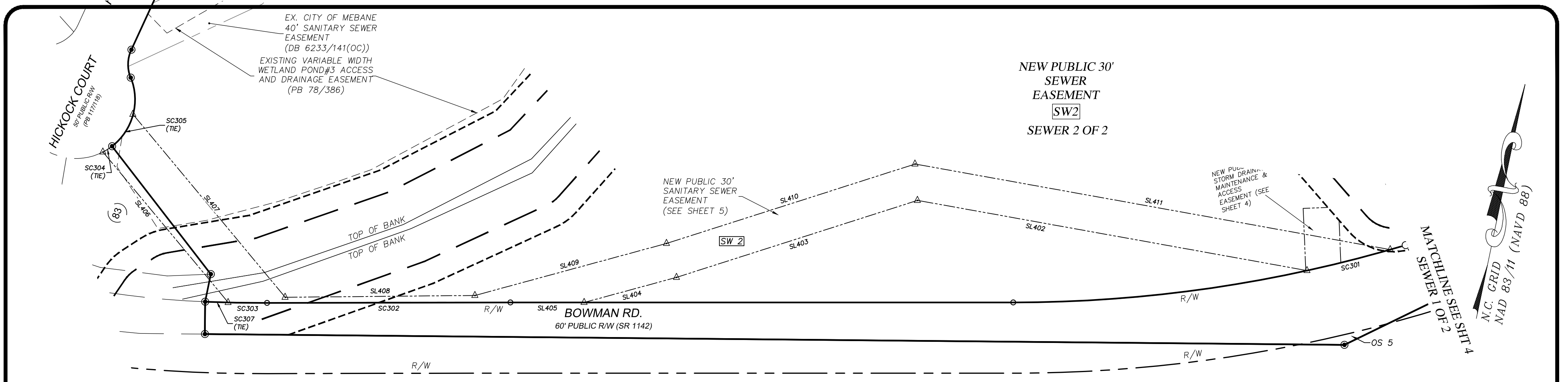
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- UTILITY POLE

FINAL PLAT OF
THE MEADOWS - PHASE 2B
CHEEKS TWP., ORANGE CO., NORTH CAROLINA
FIELD WORK PERFORMED JUNE, 2020
PROPERTY AS DESCRIBED IN DEED BOOK & PAGE SHOWN HEREON
STANDING IN THE NAME OF
BOWMAN ROAD PARTNERS LLC

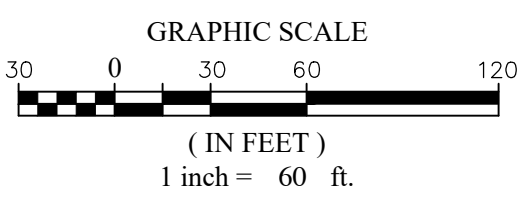
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PROJECT NO.
16-0028
DRAWING
16-0028_PH2B
SHEET 4 OF 7



NOTE:
 A. SEE SHEETS #4-5 FOR ALL EASEMENTS
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 E. SEE SHEET #3 FOR R.O.W. PARCEL
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PRELIMINARY PLAT (5th SUBMITTAL)
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 PH. 919-732-3883

PIN	9824423280 (ORANGE CO)
REFERENCES	SEE PLAT
PROJECT MANAGER	BWW
DRAWN BY	MJP/RAH

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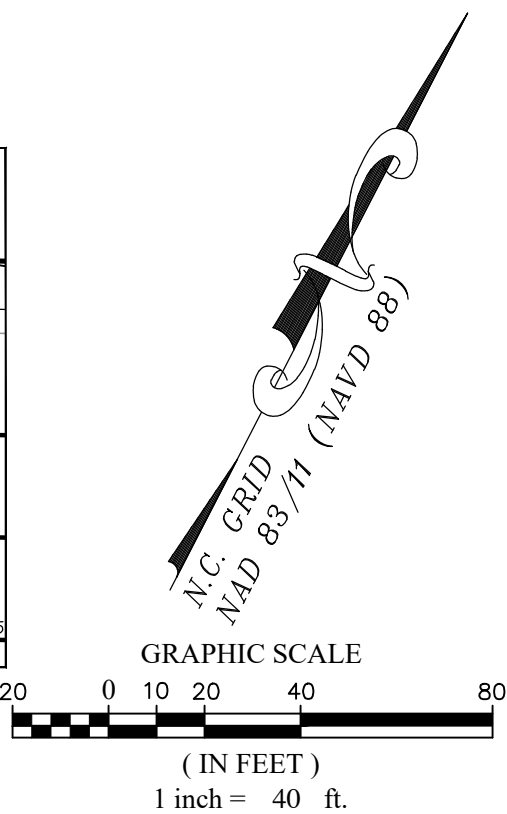
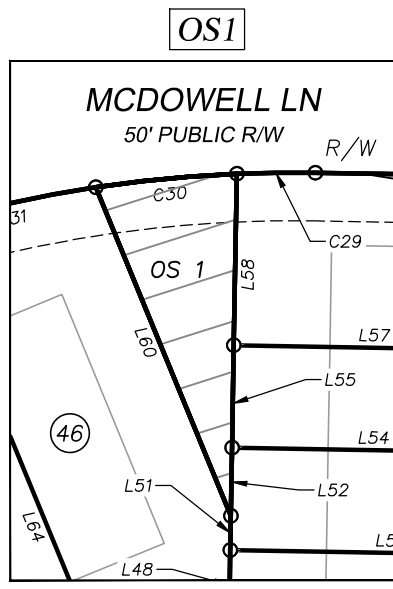
FINAL PLAT OF
THE MEADOWS - PHASE 2B
 CHEEKS TWP., ORANGE CO., NORTH CAROLINA
 FIELD WORK PERFORMED JUNE ,2020
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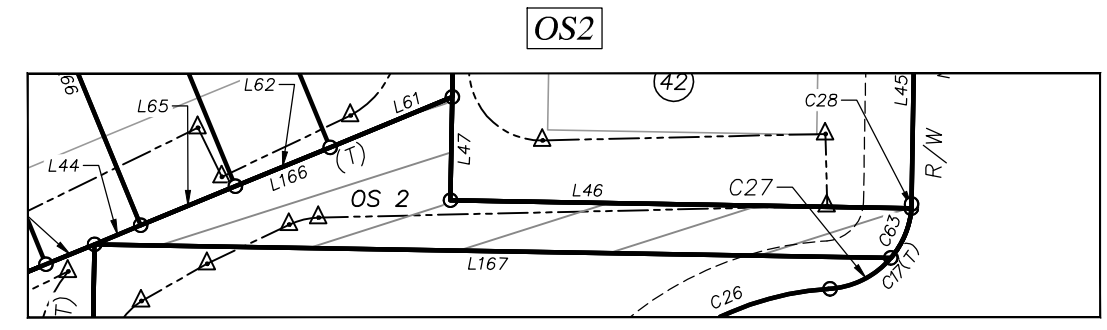
PROJECT NO.
16-0028
 DRAWING
16-0028_PH2B
 SHEET 5 OF 7

- NOTE:
- A. SEE SHEETS #4-5 FOR ALL EASEMENTS
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 - D. SEE SHEET #2-3&6 FOR OPEN SPACE PARCELS
 - E. SEE SHEET #3 FOR R.O.W. PARCEL
 - F. OS EQUALS OPEN SPACE, (1-5)

PRIVATE COMMON
AREA OPEN SPACE
1,052 SF / 0.024 ACRES



PRIVATE COMMON
AREA OPEN SPACE
2,169 SF / 0.050 ACRES



PATH ANNOTATION TABLE

LINE TABLE			CURVE TABLE						
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
SL450	S58°01'09"W	96.62'	SC350	17.50'	11.68'	38°13'35"	6.06'	S38°54'22"W	11.46'
SL451	S19°47'34"W	35.78'	SC351	32.50'	18.13'	31°57'39"	9.31'	S35°46'24"W	17.90'
SL452	S51°45'14"W	22.24'	SC352	57.50'	4.46'	4°26'54"	2.23'	S53°58'41"W	4.46'
SL453	S57°24'55"W	200.91'	SC353	57.50'	2.77'	2°45'49"	1.39'	S58°47'50"W	2.77'
SL454	S60°10'44"W	47.89'	SC354	1166.00'	37.36'	1°50'09"	18.68'	S63°54'07"W	37.36'
SL455	S85°21'33"W	368.11'	SC355	32.50'	1.65'	2°54'16"	0.82'	S83°54'26"W	1.65'
SL456	N39°18'32"W	289.83'	SC356	107.50'	103.82'	55°19'54"	56.36'	N66°58'29"W	99.83'
SL457	N25°42'03"E	27.99'	SC357	57.50'	13.66'	13°36'29"	6.86'	N32°30'18"W	13.62'
SL458	S25°42'03"E	27.99'	SC358	50.00'	15.06'	17°15'14"	7.59'	N64°18'12"E	15.00'
SL459	S39°18'32"E	289.83'	SC359	42.50'	10.09'	13°36'29"	5.07'	S32°30'18"E	10.07'
SL460	N85°21'33"E	368.11'	SC360	92.50'	89.33'	55°19'54"	48.49'	S66°58'29"E	85.90'
SL461	N60°10'44"E	72.85'	SC361	17.50'	7.69'	25°10'49"	3.91'	N72°46'09"E	7.63'
SL462	N57°24'55"E	200.74'	SC362	42.50'	2.05'	2°45'49"	1.03'	N58°47'50"E	2.05'
SL463	N51°45'14"E	22.24'	SC363	42.50'	3.15'	4°15'02"	1.58'	N53°52'45"E	3.15'
SL464	N19°47'34"E	35.78'	SC364	17.50'	9.76'	31°57'39"	5.01'	N35°46'24"E	9.64'
SL465	N58°01'09"E	97.13'	SC365	32.50'	21.68'	38°13'35"	11.26'	N38°54'22"E	21.28'
SL466	S32°07'15"E	1.59'	SC366	175.00'	13.42'	4°23'39"	6.71'	S29°47'02"E	13.42'

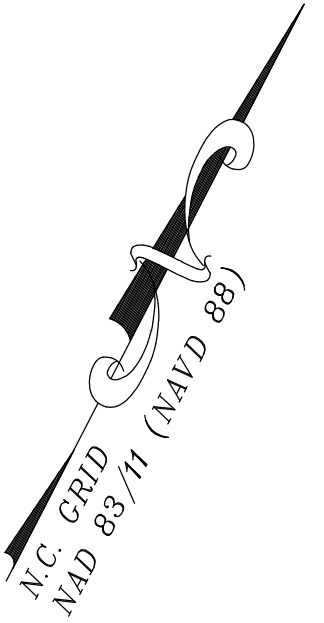
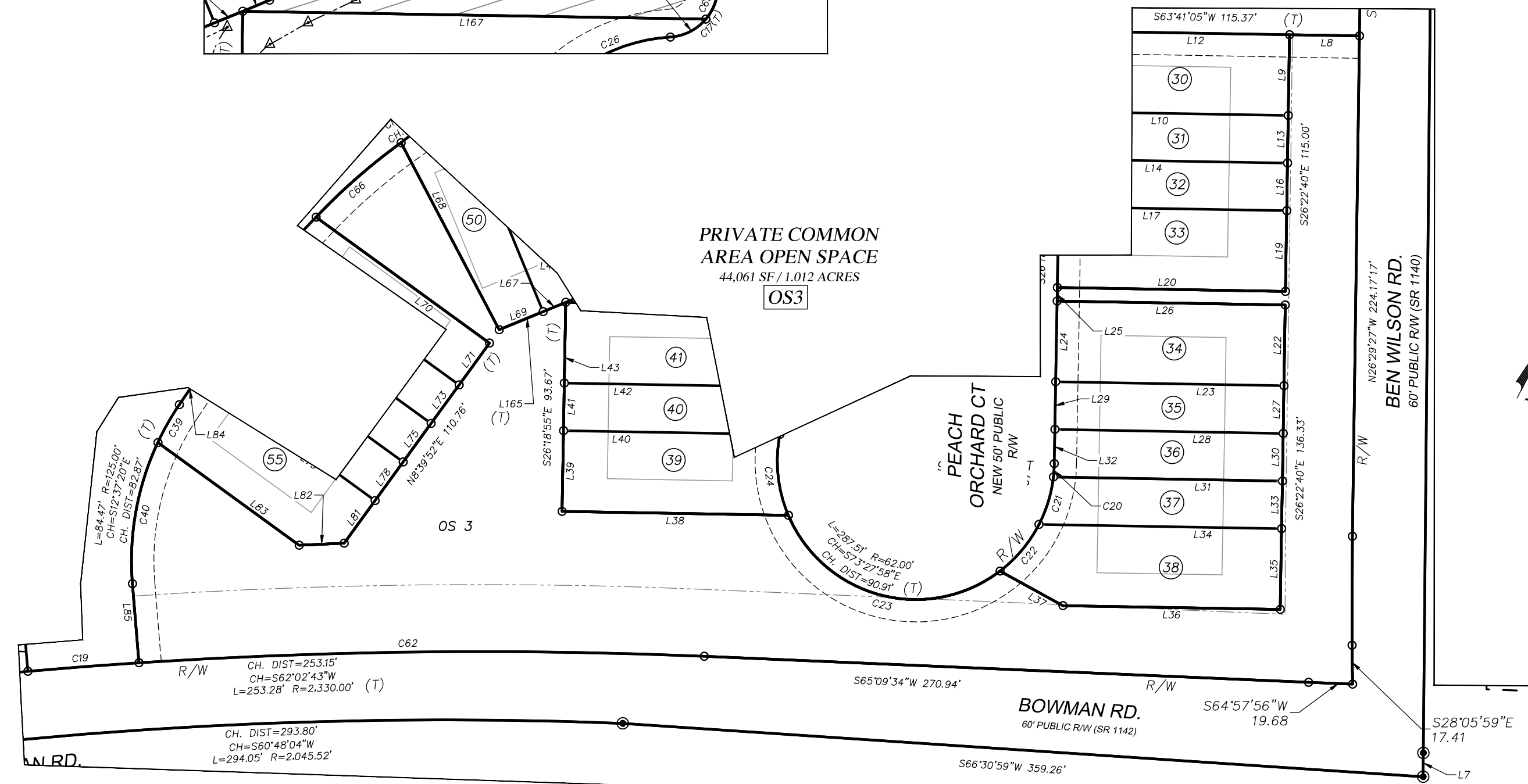
LANDSCAPE BUFFER ANNOTATION TABLE

LINE TABLE			CURVE TABLE						
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
SL500	S56°49'07"W	104.93'	SC400	2360.00'	257.02'	6°14'23"	128.64'	S62°02'22"W	256.89'
SL501	S32°14'27"E	30.00'							
SL502	S56°49'07"W	104.44'							
SL503	N32°07'15"W	30.00'							
SL504	S31°58'51"E	30.00'							
SL509	N63°41'05"E	30.00'							
SL510	N63°30'33"E	30.00'							
SL511	S26°29'27"E	20.74'							

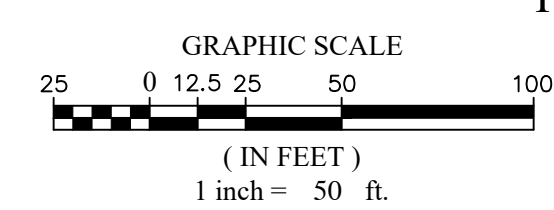
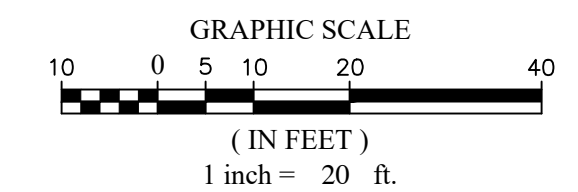
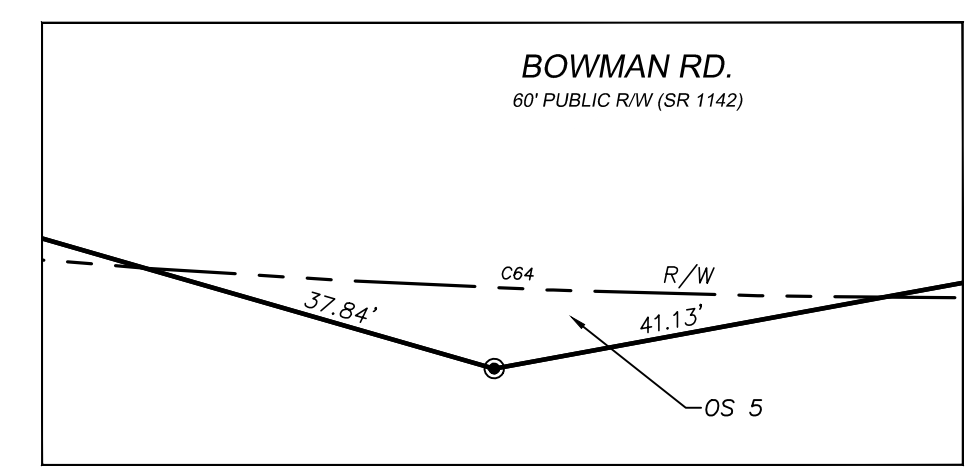
SEWER ANNOTATION TABLE

LINE TABLE			CURVE TABLE						
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
SL400	S63°28'02"W	85.54'	SC301	1166.00'	72.78'	3°34'34"	36.40'	S64°04'16"W	72.77'
SL401	S56°49'07"W	128.88'	SC302	54655.92'	206.57'	0°13'00"	103.29'	S78°06'35"W	206.57'
SL402	S88°25'09"W	336.05'	SC303	1205.77'	32.89'	1°33'47"	16.45'	S78°46'59"W	32.89'
SL403	S60°31'08"W	214.63'	SC304	50.00'	9.09'	10°25'00"	4.56'	N45°42'56"E	9.08'
SL404	S63°02'08"W	81.27'	SC305	50.00'	32.97'	37°47'04"	17.11'	N21°36'54"E	32.38'
SL405	S78°13'05"W	62.68'	SC306	175.00'	3.74'	1°13'29"	1.87'	S31°22'07"E	3.74'
SL406	N51°34'43"W	166.14'	SC307	1205.77'	19.65'	0°56'01"	9.82'	S80°01'53"W	19.65'
SL407	S51°34'43"E	201.90'							
SL408	N77°39'46"E	161.10'							
SL409	N63°02'08"E	168.51'							
SL410	N60°31'08"E	221.42'							
SL411	N88°25'09"E	409.80'							
SL412	N53°41'39"E	253.73'							
SL413	S32°07'15"E	26.51'							
SL414	N17°23'38"W	33.25'							
SL415	N17°23'38"W	19.12'							

PRIVATE COMMON
AREA OPEN SPACE
44,061 SF / 1.012 ACRES



PRIVATE COMMON
AREA OPEN SPACE
316 SF / 0.007 ACRES



PRELIMINARY PLAT (5th SUBMITTAL)
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CLIENTS ADDRESS:
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PH. 919-732-3883

PIN 9824423280 (ORANGE CO)

REFERENCES SEE PLAT

PROJECT MANAGER BWW

DRAWN BY MJP/RAH

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- EXISTING MONUMENT FOUND; IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
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- CONCRETE MONUMENT
- EIR EXISTING IRON ROD
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- R/W RIGHT OF WAY
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FINAL PLAT OF
THE MEADOWS - PHASE 2B

CHEEKS TWP., ORANGE CO., NORTH CAROLINA
FIELD WORK PERFORMED JUNE ,2020
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320 Executive Court
Hillsborough, NC 27278-8551
Voice: (919) 732-3883 Fax: (919) 732-6676
www.summitde.net

PROJECT NO.
16-0028

DRAWING
16-0028_PH2B

SHEET 6 OF 7

BOUNDARY, LOT & OPEN SPACE ANNOTATION TABLE

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N11°4'30"W	27.40'	L66	N49°39'42"W	101.56'	L136	S26°18'55"E	96.30'
L2	N00°10'48"W	23.93'	L67	S40°20'18"W	10.93'	L137	S63°41'05"W	7.75'
L3	N01°02'30"W	33.59'	L68	S54°58'12"E	94.57'	L138	N63°41'05"E	21.33'
L4	S33°41'24"E	17.61'	L69	S40°20'18"W	21.32'	L139	S26°18'55"E	96.02'
L5	N53°32'13"E	55.56'	L70	N81°20'08"W	95.94'	L140	S63°41'05"W	21.33'
L6	N34°03'54"E	34.73'	L71	S08°39'52"W	23.17'	L141	N63°41'05"E	21.33'
L7	S26°53'10"E	10.67'	L72	N81°20'08"W	98.00'	L142	S26°18'55"E	96.02'
L8	S63°41'05"W	31.30'	L73	S08°39'52"W	21.33'	L143	S63°41'05"W	23.17'
L9	S26°22'40"E	36.17'	L74	N81°20'08"W	98.17'	L144	N63°41'05"E	23.17'
L10	S63°41'05"W	102.11'	L75	S08°39'52"W	21.33'	L145	N63°41'05"E	16.00'
L11	N26°18'55"W	18.17'	L76	N81°20'08"W	97.45'	L146	S63°41'05"E	23.17'
L12	N63°41'05"E	84.07'	L77	N06°44'12"E	20.66'	L147	N26°18'55"W	96.02'
L13	S26°22'40"E	21.33'	L78	S08°39'52"W	21.33'	L148	S63°41'05"W	21.33'
L14	S63°41'05"W	102.13'	L79	N81°20'08"W	96.73'	L149	S26°18'55"E	96.02'
L15	N26°18'55"W	21.33'	L80	N06°44'12"E	21.35'	L150	N63°41'05"E	21.33'
L16	S26°22'40"E	21.33'	L81	S08°39'52"W	23.59'	L151	S63°41'05"W	23.17'
L17	S63°41'05"W	102.16'	L82	S60°04'07"W	20.16'	L152	S26°18'55"E	96.02'
L18	N26°18'55"W	21.33'	L83	N81°20'08"W	78.23'	L153	N63°41'05"E	23.17'
L19	S26°22'40"E	36.17'	L84	N06°44'12"E	16.77'	L154	S63°41'05"W	23.17'
L20	S63°41'05"W	102.20'	L85	S31°58'51"E	35.54'	L155	N63°41'05"E	7.67'
L21	N26°18'55"W	36.17'	L86	N32°07'15"W	35.28'	L156	N26°18'55"W	96.02'
L22	S26°22'40"E	36.17'	L87	S60°21'28"W	29.26'	L157	S63°41'05"W	21.33'
L23	S63°41'05"W	102.24'	L88	S77°41'07"W	76.00'	L158	S26°18'55"E	96.02'
L24	N26°18'55"W	36.17'	L89	N12°18'53"W	36.17'	L159	N63°41'05"E	21.33'
L25	S26°18'55"E	6.09'	L90	N77°41'07"E	97.74'	L160	S63°41'05"W	36.17'
L26	N63°41'05"E	102.20'	L91	N12°18'53"W	21.33'	L161	S26°18'55"E	96.02'
L27	S26°22'40"E	21.33'	L92	N77°41'07"E	96.02'	L162	S26°18'55"E	96.02'
L28	S63°41'05"W	102.27'	L93	N12°18'53"W	21.33'	L163	S63°41'05"W	30.29'
L29	N26°18'55"W	21.33'	L94	N77°41'07"E	96.92'	L164	N40°20'18"E	32.25'
L30	S26°22'40"E	21.33'	L95	N12°18'53"W	23.17'	L165	N40°20'18"E	80.60'
L31	S63°41'05"W	102.58'	L96	N81°51'06"W	98.01'	L166	N63°41'05"E	165.86'
L32	N26°18'55"W	15.30'	L97	S06°44'12"W	14.01'	L167	N63°41'05"E	97.83'
L33	S26°22'40"E	21.33'	L98	S06°44'12"W	14.01'	L168	S81°51'06"E	97.83'
L34	S63°41'05"W	108.68'	L99	S81°51'06"E	97.20'			
L35	S26°22'40"E	36.17'	L100	N08°08'54"E	21.33'			
L36	S63°41'05"W	97.35'	L101	S81°51'06"E	96.68'			
L37	N88°29'29"W	32.14'	L102	S06°44'12"W	21.34'			
L38	S63°41'05"W	101.36'	L103	N08°08'54"E	21.33'			
L39	N26°18'55"W	36.17'	L104	S06°44'12"W	2.09'			
L40	N63°41'05"E	96.97'	L105	S81°51'06"E	96.15'			
L41	N26°18'55"W	21.33'	L106	N08°08'54"E	21.33'			
L42	N63°41'05"E	105.06'	L107	S81°51'06"E	96.19'			
L43	N26°18'55"W	36.17'	L108	N08°08'54"E	23.17'			
L44	S40°20'18"W	10.40'	L109	S81°51'06"E	96.19'			
L45	S26°18'55"E	35.28'	L110	N08°08'54"E	23.17'			
L46	S63°41'05"W	95.97'	L111	S64°11'51"E	101.00'			
L47	N26°18'55"W	21.50'	L112	N25°48'09"E	23.17'			
L48	N26°18'55"W	14.67'	L113	S64°11'51"E	97.74'			
L49	S26°18'55"E	21.33'	L114	N25°48'09"E	21.33'			
L50	N63°41'05"E	96.00'	L115	S64°11'51"E	96.23'			
L51	N26°18'55"W	7.12'	L116	N25°48'09"E	21.33'			
L52	N26°18'55"W	14.21'	L117	N25°48'09"E	21.33'			
L53	S26°18'55"E	21.33'	L118	S64°11'51"E	96.12'			
L54	N63°41'05"E	96.00'	L119	S64°11'51"E	97.42'			
L55	S26°18'55"E	21.33'	L120	N25°48'09"E	21.33'			
L56	S26°18'55"E	18.17'	L121	N25°48'09"E	23.21'			
L57	N63°41'05"E	96.00'	L122	N43°31'51"W	105.56'			
L58	N26°18'55"W	35.68'	L123	S43°31'51"E	100.71'			
L59	S63°41'05"W	61.66'	L124	S43°31'51"E	100.57'			
L60	S49°39'42"E	73.95'	L125	N46°28'09"E	21.33'			
L61	S40°20'18"W	27.53'	L126	N46°28'09"E	21.17'			
L62	S40°20'18"W	21.33'	L127	N46°28'09"E	21.17'			
L63	N49°39'42"W	101.76'	L128	S43°31'51"E	100.57'			
L64	N49°39'42"W	100.31'	L129	N46°28'09"E	21.33'			
L65	S40°20'18"W	21.33'	L130	N46°28'09"E	21.33'			
			L131	S43°31'51"E	101.82'			
			L132	N46°28'09"E	21.17'			
			L133	N64°49'09"E	2.11'			
			L134	N77°41'07"E	100.90'			
			L135	N26°18'55"W	98.10'			

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	50.00'	64.67'	74°06'40"	37.75'	N03°27'06"E	60.26'
C2	30.00'	24.38'	46°34'03"	12.91'	N10°19'12"W	23.72'
C3	528.64'	81.57'	8°50'27"	40.87'	N11°27'07"E	81.49'
C4	528.64'	27.17'	2°56'43"	13.59'	N05°33'33"E	27.17'
C5	350.00'	31.55'	5°09'54"	15.79'	S33°23'46"E	31.54'
C6	350.00'	72.28'	11°49'54"	36.27'	S41°53'40"E	72.15'
C7	350.00'	82.64'	13°31'40"	41.51'	S54°34'27"E	82.44'
C8	350.00'	82.64'	13°31'40"	41.51'	S68°06'07"E	82.44'
C9	350.00'	82.64'	13°31'40"	41.51'	S81°37'47"E	82.44'
C10	430.42'	84.17'	11°12'13"	42.22'	S88°53'56"E	84.03'
C11	409.90'	98.81'	13°48'43"	49.65'	N73°12'29"E	98.57'
C12	326.40'	117.87'	20°41'25"	59.58'	N46°07'51"E	117.23'
C13	350.00'	100.33'	16°25'26"	50.51'	N35°28'37"E	99.98'
C14	1020.00'	70.36'	3°57'08"	35.19'	N44°36'57"E	70.34'
C15	1020.00'	68.41'	3°50'34"	34.22'	N40°43'06"E	68.40'
C16	18.00'	28.27'	90°00'00"	18.00'	N18°41'05"E	25.46'
C17	18.27'	25.94'	81°18'59"	15.70'	N17°55'57"E	23.81'
C18	18.00'	28.27'	90°00'00"	18.00'	N71°18'55"W	25.46'
C19	2330.00'	49.92'	1°13'39"	24.96'	S58°19'03"W	49.91'
C20	62.00'	6.05'	5°15'12"	3.03'	N23°31'19"W	6.04'
C21	62.00'	22.30'	20°36'31"	11.27'	N10°25'28"W	22.18'
C22	62.00'	27.40'	25°19'29"	13.93'	N12°32'32"E	27.18'
C23	62.00'	113.05'	104°28'34"	80.04'	N77°26'34"E	98.03'
C24	62.00'	36.98'	34°10'28"	19.06'	S33°13'55"E	36.43'
C25	62.00'	22.94'	21°12'10"	11.60'	S05°32'36"E	22.81'
C26	62.00'	58.79'	54°19'32"	31.81'	S32°13'14"W	56.61'
C27	18.27'	14.53'	45°34'19"	7.68'	N35°48'17"E	14.15'
C28	18.27'	0.89'	2°47'49"	0.45'	S24°07'27"E	0.89'
C29	275.00'	16.35'	3°24'27"	8.18'	N61°58'51"E	16.35'
C30	275.00'	29.51'	6°08'54"	14.77'	S57°12'11"W	29.50'
C31	275.00'	36.75'	7°39'23"	18.40'	N50°18'03"E	36.72'
C32	275.00'	21.39'	4°27'22"	10.70'	N44°14'41"E	21.38'
C33	275.00'	21.34'	4°26'46"	10.68'	N39°47'37"E	21.33'
C34	275.00'	21.42'	4°27'46"	10.72'	N35°20'21"E	21.41'
C35	146.23'	30.63'	11°59'59"	15.37'	N29°55'17"E	30.57'
C36	136.38'	23.29'	9°46'58"	11.67'	N13°44'56"E	23.26'
C37	275.00'	0.69'	0°08'34"	0.34'	N06°48'29"E	0.69'
C38	275.00'	21.34'	4°26'45"	10.67'	N09°06'08"E	21.33'
C39	125.00'	19.55'	8°57'35"	9.79'	N02°15'24"E	19.53'
C40	125.00'	64.92'	29°45'28"	33.21'	S17°06'07"E	64.19'
C41	2330.00'	35.99'	0°53'06"	18.00'	S57°15'40"W	35.99'
C42	175.00'	7.14'	2°20'19"	3.57'	S30°48'41"E	7.14'
C43	175.00'	28.17'	9°13'26"	14.12'	S25°01'49"E	28.14'
C44	175.00'	21.42'	7°00'41"	10.72'	S16°54'45"E	21.40'
C45	175.00'	21.37'	6°59'42"	10.70'	S09°54'34"E	21.35'
C46	162.01'	23.53'	8°19'14"	11.78'	S02°33'39"E	23.51'
C47	108.95'	9.18'	4°49'40"	4.59'	S05°14'03"W	9.18'
C48	325.00'	19.24'	3°23'34"	9.63'	S08°25'59"W	19.24'
C49	265.25'	23.23'	5°01'05"	11.62'	S12°10'37"W	23.22'
C50	284.45'	23.40'	4°42'49"	11.71'	S17°47'55"W	23.39'
C51	325.00'	21.39'	3°46'16"	10.70'	S21°44'48"W	21.39'
C52	325.00'	21.34'	3°45'42"	10.67'	S25°30'47"W	21.33'
C53	325.00'	21.38'	3°46'07"	10.69'	S29°16'41"W	21.37'
C54	284.21'	23.36'	4°42'30"	11.68'	S33°13'15"W	23.35'
C55	294.29'	23.41'	4°33'25"	11.71'	S38°21'53"W	23.40'
C56	325.00'	21.39'	3°46'17"	10.70'	S42°18'48"W	21.39'
C57	325.00'	21.34'	3°45'42"	10.67'	S46°04'48"W	21.33'
C58	325.00'	21.37'	3°46'05"	10.69'	S49°50'42"W	21.37'
C59	288.10'	23.36'	4°38'47"	11.69'	S53°47'18"W	23.36'
C60	271.02'	23.24'	4°54'50"	11.63'	S59°14'26"W	23.24'

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C61	325.00'	13.59'	2°23'43"	6.79'	S62°29'13"W	13.59'
C62	2330.00'	253.28'	6°13'42"	126.76'	S62°02'43"W	253.15'
C63	18.27'	11.40'	35°44'41"	5.89'	N04°51'12"W	11.22'
C64	1228.60'	76.89'	3°35'36"	38.46'	N64°58'25"E	76.87'
C65	175.00'	7.46'	2°26'30"	3.73'	N02°30'39"E	7.46'
C66	275.00'	50.70'	10°33'46"	25.42'	S21°27'14"W	50.63'
C67	325.00'	5.80'	1°01'19"	2.90'	N35°47'26"E	5.80'
C68	325.00'	7.63'	1°20'40"	3.81'	N56°31'11"E	7.63'
C69	325.00'	8.57'	1°30'41"	4.29'	N14°58'49"E	8.57'

STORM DRAINAGE ANNOTATION TABLE

LINE TABLE			LINE TABLE			CURVE TABLE						
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
SL200	N14°50'11"W	43.27'	SL261	N14°04'11"E	82.19'	SC201	325.00'					



AGENDA ITEM #4C

Final Plat for the Major Subdivision
“The Retreat at Lake Michael, Phase 1”

Presenter

Cy Stober, Development Director

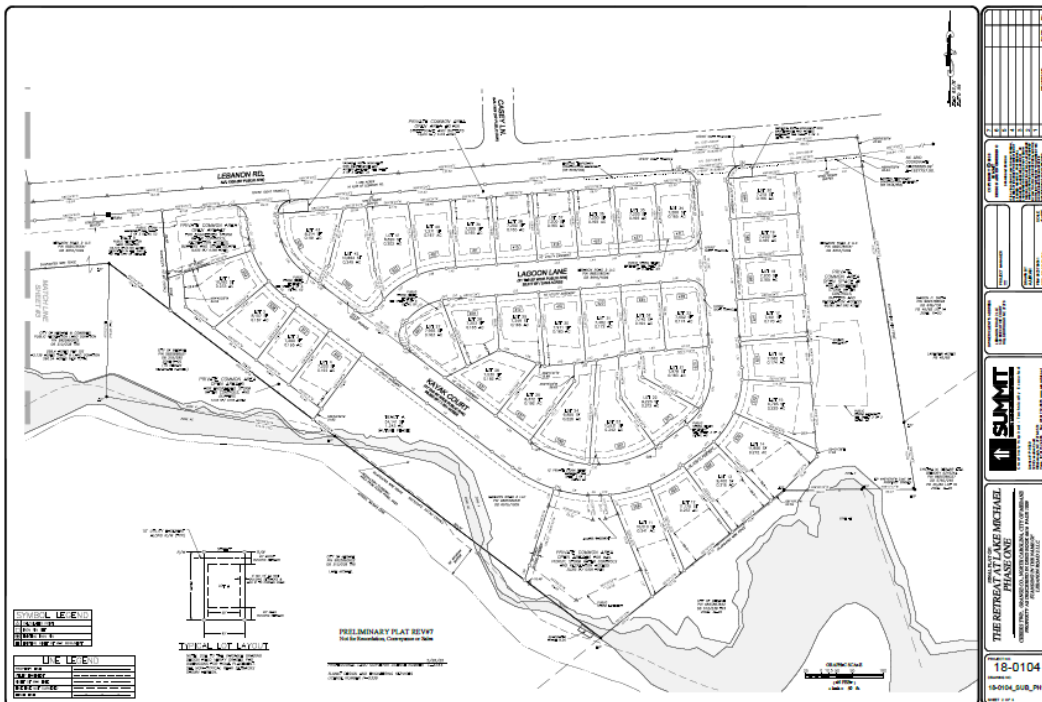
Applicant

Lebanon Road 2, LLC
320 Executive Court
Hillsborough, NC 27278

Public Hearing

Yes No

Final Plat



Property

The Retreat at Lake Michael, Mebane, Orange Co.

GPIN
9825780541

Proposed Zoning

N/A

Current Zoning

R-12(CD)

Size

+/- 17.259 ac

Surrounding Zoning

R-12 & R-10

Surrounding Land Uses

Park, Single-Family Residential

Utilities

Provided by Developer

Floodplain

Yes

Watershed

Yes

City Limits

Yes

Summary

Lebanon Road 2, LLC, is requesting approval of the Final Plat for the major subdivision “The Retreat, Phase 1” (approved by the Mebane City Council for rezoning to R-12(CD) 02/04/2019). This Final Plat is for a +/-17.259-acre area and will create 37 single family lots totaling +/-7.039; +/-1.014 ac of open space and recreation area internal to development; +/-2.139 dedicated to the City as part of Lake Michael Park; and +/-3.682 ac of public 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.

Financial Impact

The developer has extended utilities at his own expense. The action will generate 37 new residential lots within the City of Mebane that generate tax revenues and require municipal services.

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 POLICIES, ORDINANCES AND REGULATIONS OR CONDITIONS OF THE CITY OF MEBANE FOR THE BENEFIT OF THE PUBLIC, THIS DEDICATION SHALL BE IRREVOCABLE. ALSO, ALL PRIVATE STREETS SHOWN ON THIS MAP, IF ANY, ARE TO BE AVAILABLE FOR PUBLIC USE. PROVIDED, HOWEVER, THE "COMMON ELEMENTS" SHOWN HEREON EXPRESSLY ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE

CONVEYED BY _____ TO _____ HOMEOWNERS ASSOCIATION, INC. FOR THE USE AND ENJOYMENT OF THE MEMBERS THEREOF PURSUANT TO THE TERMS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR

RECORDED IN BOOK _____ PAGE _____ COUNTY REGISTRY, THE TERMS AND PROVISIONS OF WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE.

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

OWNER	DATE
OWNER	DATE
(NOTARIZED)	DATE

BOOK NO. _____ PAGE NO. _____
/S/ _____

_____ COUNTY, NORTH CAROLINA

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'S PRINTED NAME, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL AND ACCEPTANCE OF DEDICATION

I, _____ THE CITY CLERK OF MEBANE, NORTH CAROLINA, DO CERTIFY THAT THE CITY OF MEBANE APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHT-OF-WAY AND PUBLIC PARKS SHOWN THEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, UNLESS 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

I, _____ 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/OIS

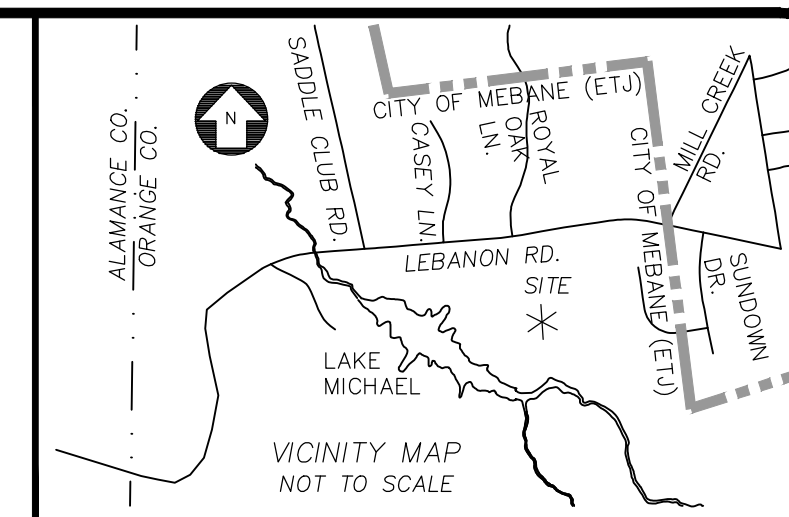
CERTIFICATE OF APPROVAL FOR RECORDING IN PUBLIC WATER SUPPLY WATERSHED

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) _____

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 _____.



7	REVISIONS	DATE	BY
6			
5			
4			
3			
2			
1			

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DESIGN AND ENGINEERING
DRAWING ALTERATION
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PROJECT MANAGER
TT
DRAWN BY
ALJIBRAH
P/NR 862726841
REF: 18-0104

OWNER/CIENT'S ADDRESS
LEBANON ROAD 2 LLC
302 EXECUTIVE COURT
HILLSBOROUGH NC 27778

CERTIFICATE OF SURVEY AND ACCURACY

I, _____, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, 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 1:10,000; 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., 2020

SURVEYOR _____
REGISTRATION NUMBER _____

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License # P-0339
320 Executive Court
Hillsborough, NC 27778-8651
Voice: (919) 732-3583 Fax: (919) 732-6676 www.summitde.net

FINAL PLAT OF:
THE RETREAT AT LAKE MICHAEL
PHASE ONE
CHECKS TWP., ORANGE CO., NORTH CAROLINA, CITY OF MEBANE
PROPERTY AS DESCRIBED IN DEED BOOK 6616 PAGE 1009
STANDING IN THE NAME OF
LEBANON ROAD 2 LLC

PARCEL REMAINDER TABLE		
DESCRIPTION	UNITS	TOTAL ACRES
PARCEL AREA		17.259
LOTS	37	-7.039±
OPEN SPACE	5	-3.153
ROADS:		
KAYAK COURT		-1.581
LAGOON LANE		-0.643
LEBANON ROAD		-1.458
TOTAL DEDICATED TO PUBLIC R/W		-3.682
TRACT B PUBLIC RECREATION LAND DONATION		-2.139
TRACT A (FUTURE PHASE)	1.243	

SITE SUMMARY
TOTAL AREA = 17.259 ACRES
37 LOTS TOTAL = 7.039± ACRES
5 OPEN SPACES = 3.153 ACRES
R/W DEDICATION = 3.682 ACRES

I, BRANTLEY W. WELLS, PLS., L-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) GEOD MODEL: 2012A
- (8) COMBINED GRID FACTOR: 0.9999957661
- (9) UNITS: US SURVEY FEET

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (F)(11)(A). THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, 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 26TH DAY OF MAY, 2020.

PRELIMINARY PLAT REV#7
Not for Recordation, Conveyance or Sales

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

- 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.

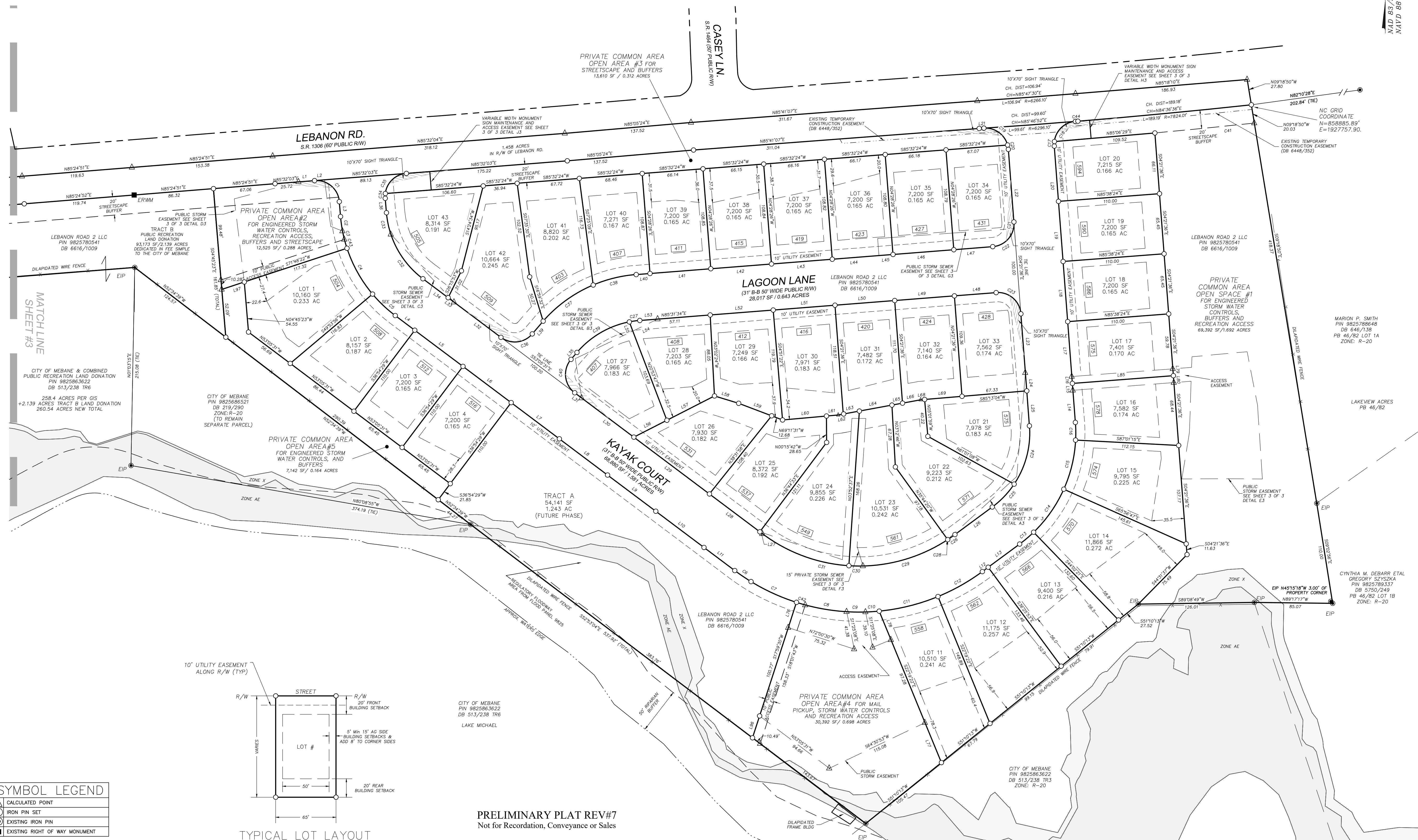
- NOTE "d"**
THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.
- NOTE "e"**
EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.
- NOTE "f"**
WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL OR STATE OR LOCAL AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. RIPARIAN BUFFERS AND OTHER RESTRICTIONS ON DEVELOPMENT MAY BE REQUIRED.

- NOTE "h"**
PORTIONS OF THIS PROPERTY ARE LOCATED IN A HAZARDOUS FLOOD ZONE AS SHOWN ON FEMA FLOOD PANEL 9825 MAP NUMBER 3710982500L EFFECTIVE DATE: 11/17/17
- NOTE "i"**
"FLOOD ZONE X" AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- NOTE "j"**
"FLOOD ZONE AE" AREA WITHIN @ 1% ANNUAL CHANCE OF FLOODING, BASE FLOOD ELEVATIONS (BFE) AND FLOOD HAZARD FACTORS HAVE BEEN DETERMINED.
- NOTE "k"**
NO NCGS MONUMENTS WERE FOUND WITHIN 2000' OF THIS SITE.
- NOTE "l"**
THIS PROPERTY IS WITHIN THE CAPE FEAR RIVER BASIN.

- NOTE "m"**
ZONING: R-12 (CD)
BUILDING FRONT SETBACK: 20 FT
BUILDING REAR SETBACK: 20 FT
BUILDING SIDE SETBACK: 7.5 FT
15 FT AGGREGATE, 5' MINIMUM, AND ADD 8' TO CORNER LOTS.
SEE SHEET 2 FOR VARIABLE REAR SETBACKS.
- NOTE "n"**
REFERENCES:
DB 6616/1009

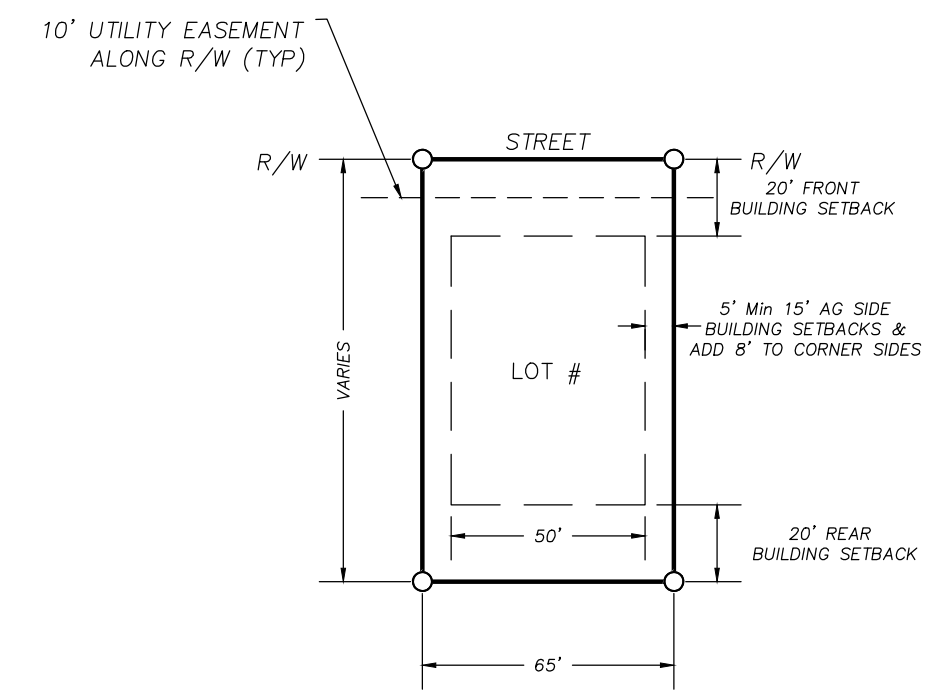
PROJECT NO.
18-0104
DRAWING NO.
18-0104_SUB_PH1
SHEET 1 OF 3

NAD 83 / 11
NAD 88



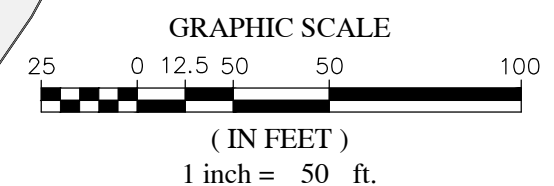
SYMBOL LEGEND

▲	CALCULATED POINT
○	IRON PIN SET
●	EXISTING IRON PIN
■	EXISTING RIGHT OF WAY MONUMENT



PRELIMINARY PLAT REV#7
Not for Recordation, Conveyance or Sales

5/26/20
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-4544
SUMMIT DESIGN AND ENGINEERING LLC
LICENSE NUMBER P-0339



LINE LEGEND

---	PROPERTY LINE
- - - -	UTILITY EASEMENT
---	RIGHT OF WAY LINE
---	LINE LINE NOT SURVEYED
---	FENCE LINE

NOTE: DUE TO THE VARIABLE GRADING DESIGN FIELD VERIFY GRADED PAD DIMENSIONS FOR HOME PLACEMENT. SEE NON-TYPICAL REAR SETBACKS SHOWN HEREON.

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

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PERMITS AND APPROVALS FROM
THE APPROPRIATE AGENCIES.

PROJECT MANAGER
TT

DRAWN BY
AJ/RAH

SCALE
1"=50'

REF: DB 6616/1009

OWNER'S ADDRESS
LEBANON ROAD 2 LLC
320 EXECUTIVE COURT
HILLSBOROUGH NC 27278

SUMMIT
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FINAL PLAT OF:
THE RETREAT AT LAKE MICHAEL
PHASE ONE

CHECKS TWP., ORANGE CO., NORTH CAROLINA, CITY OF MEBANE
PROPERTY AS DESCRIBED IN DEED BOOK 6616 PAGE 1009
STANDING IN THE NAME OF
LEBANON ROAD 2 LLC

PROJECT NO.
18-0104

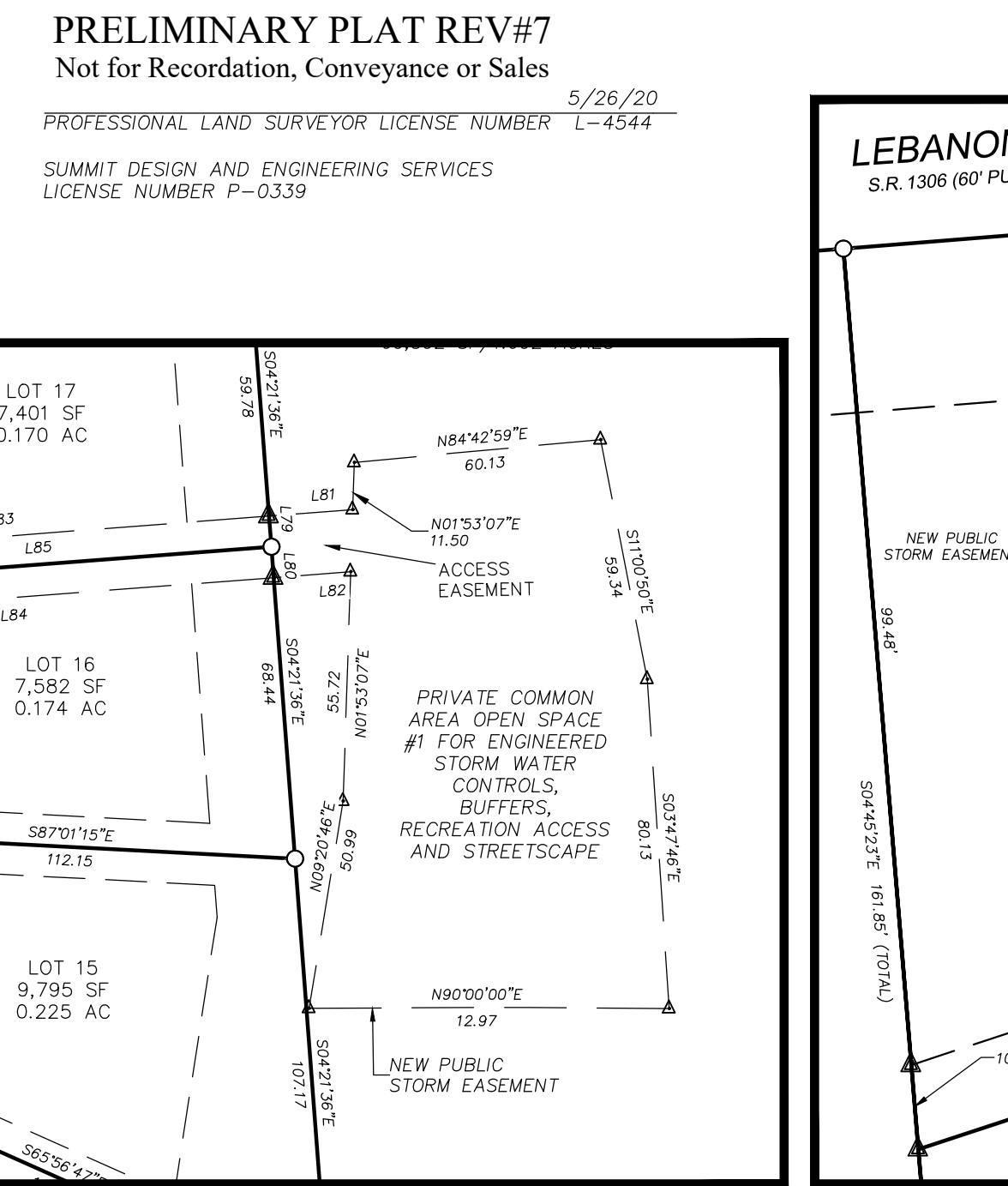
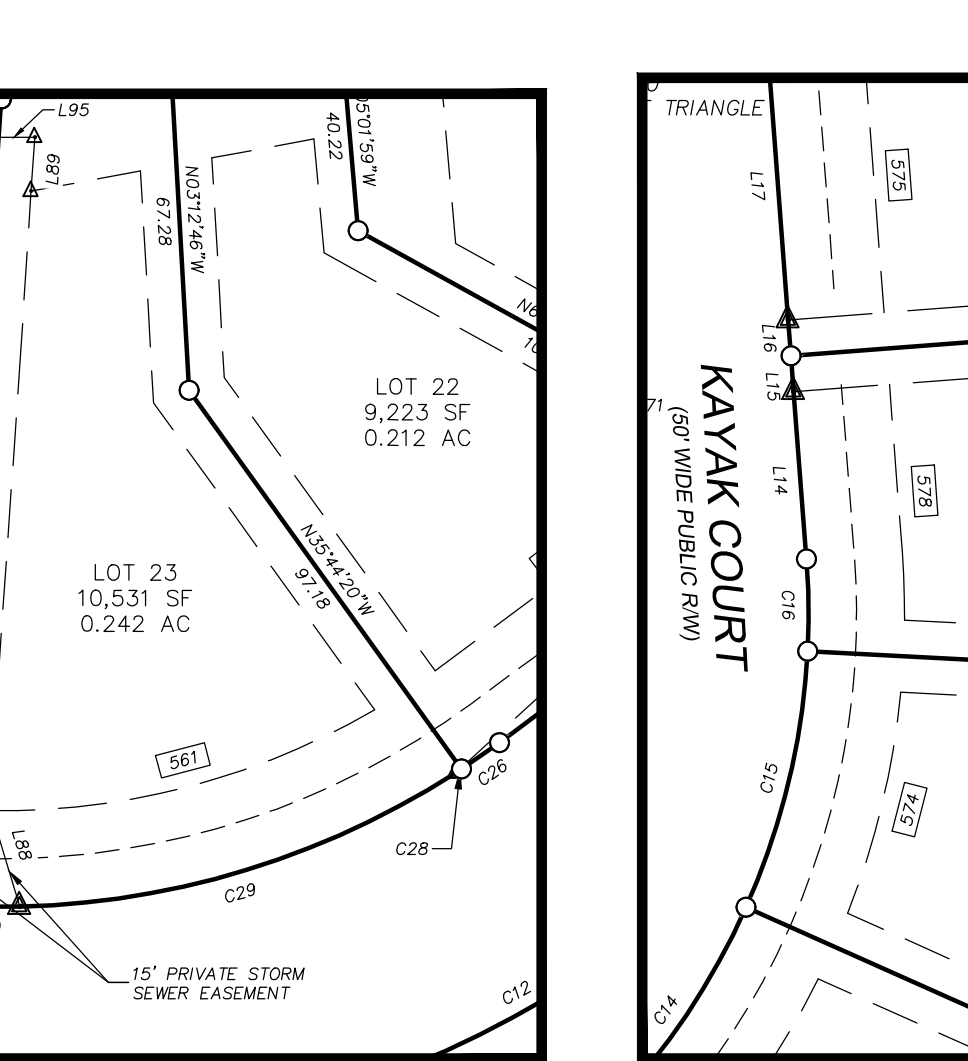
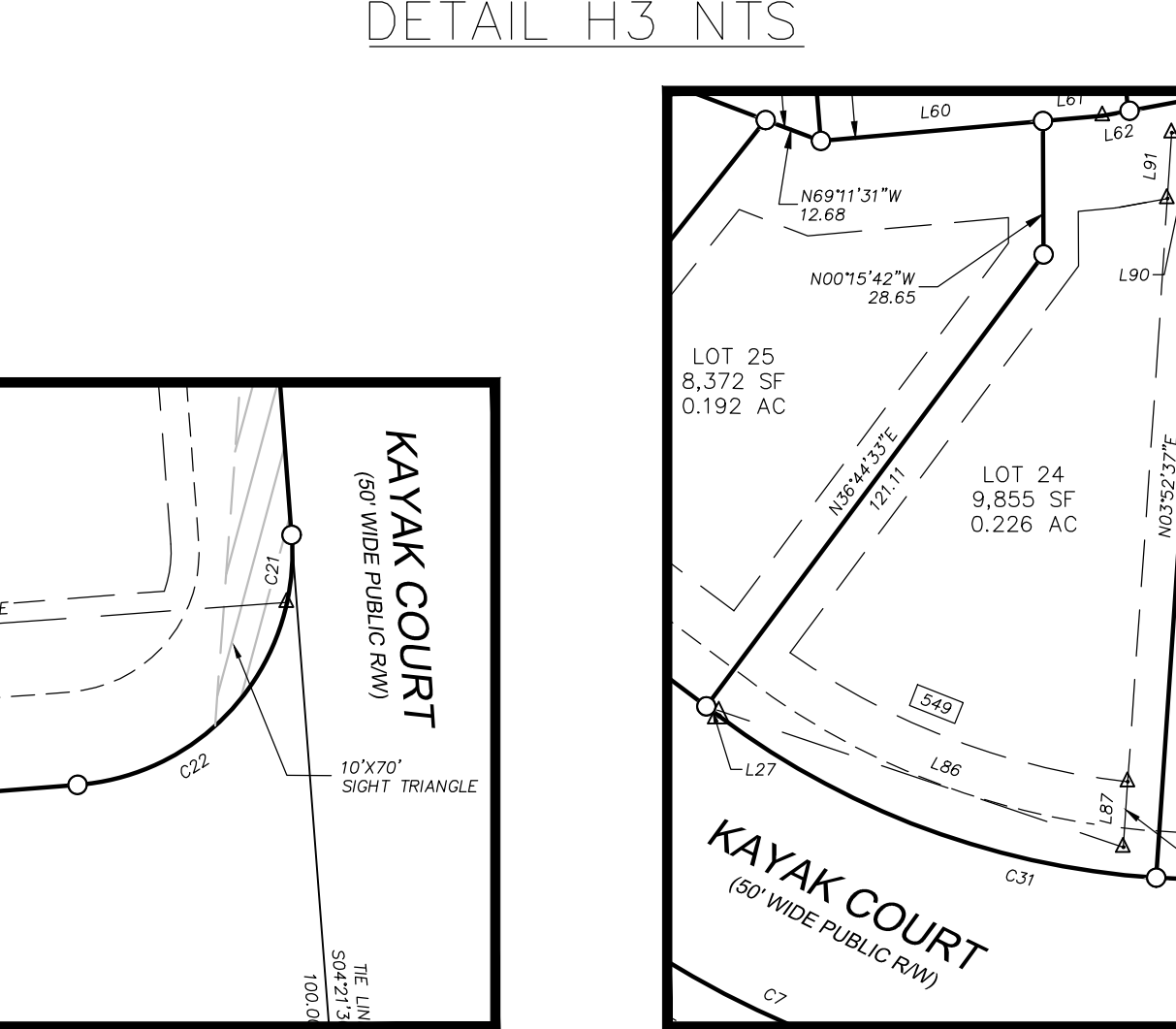
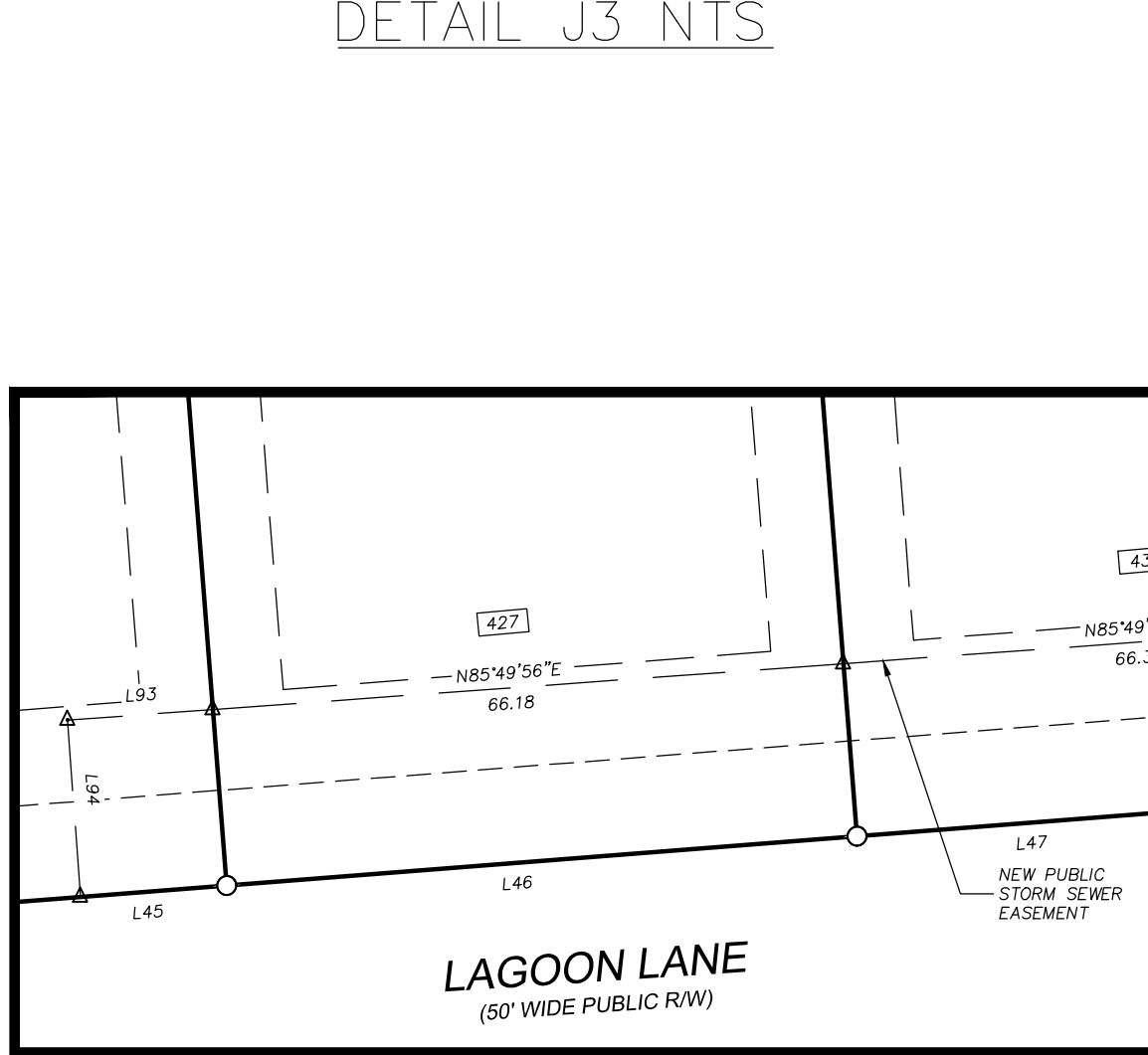
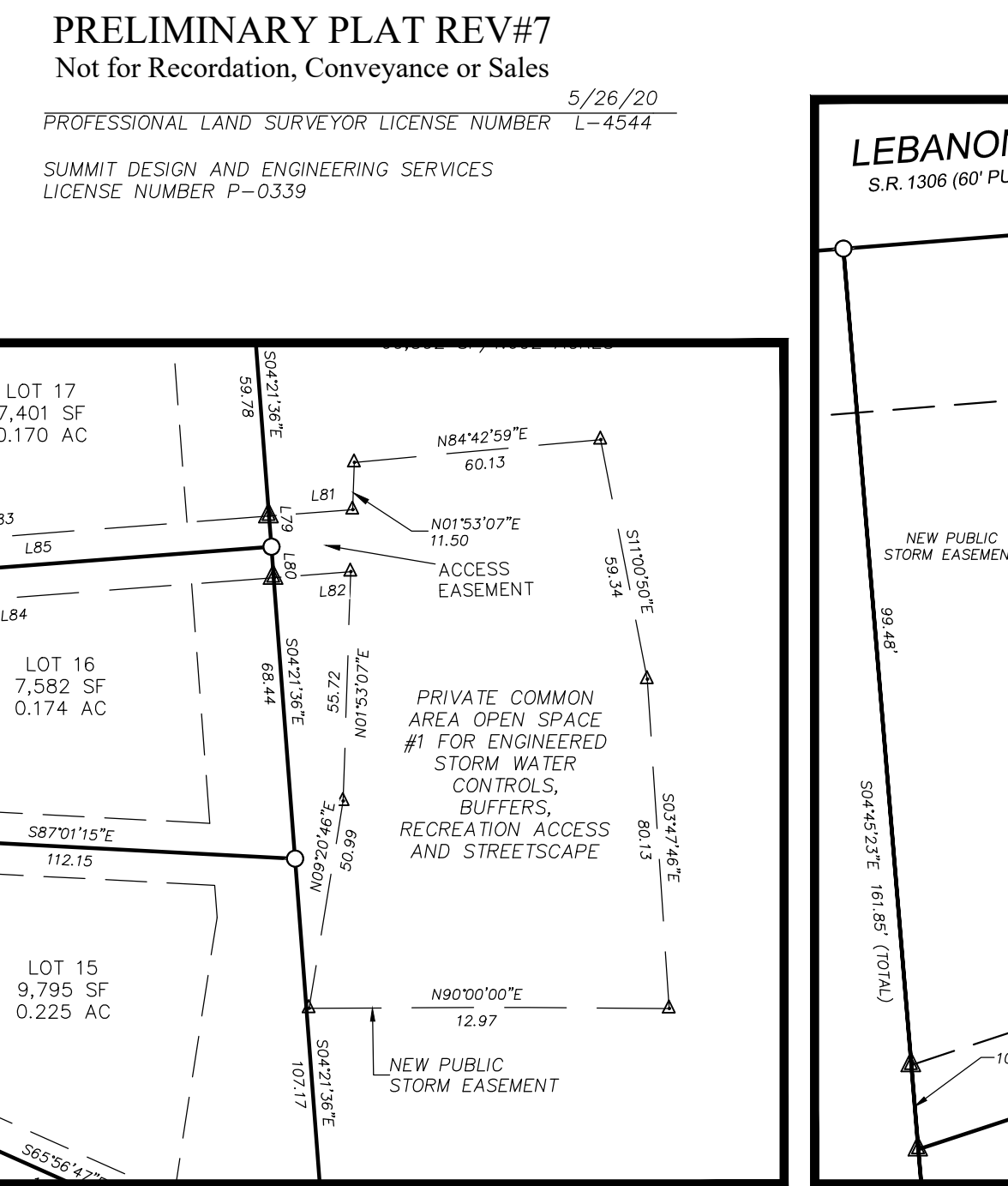
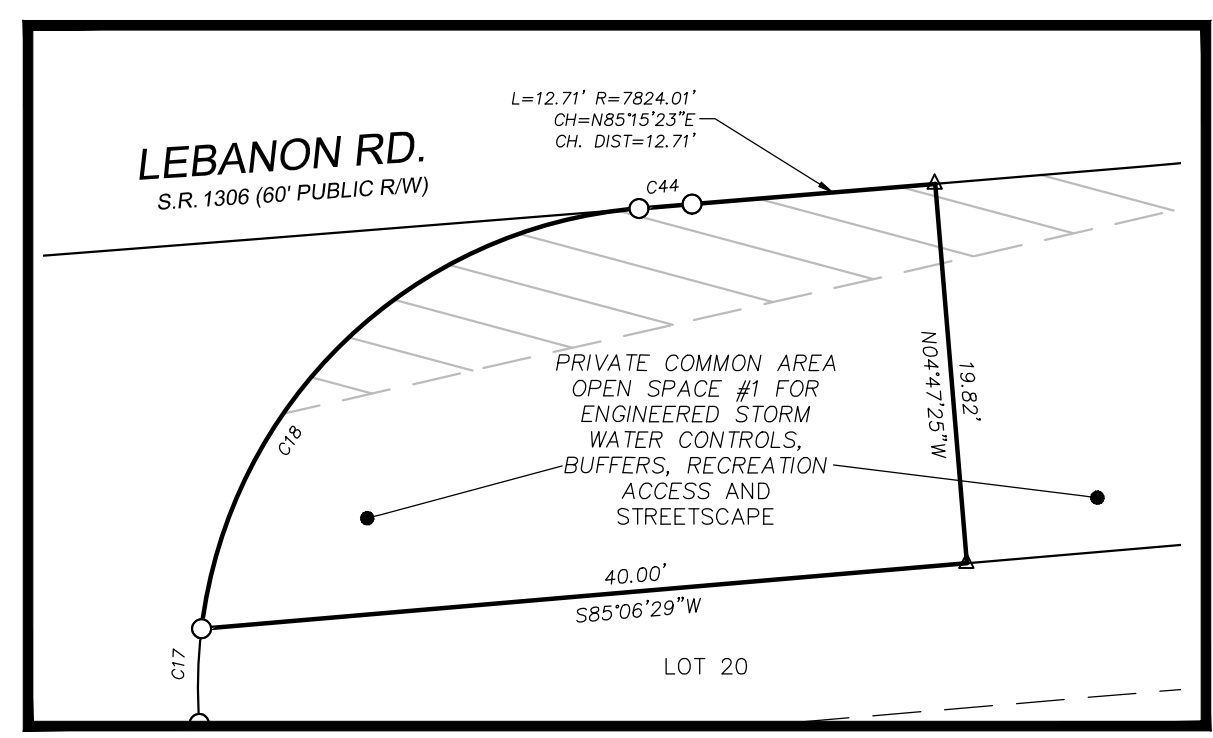
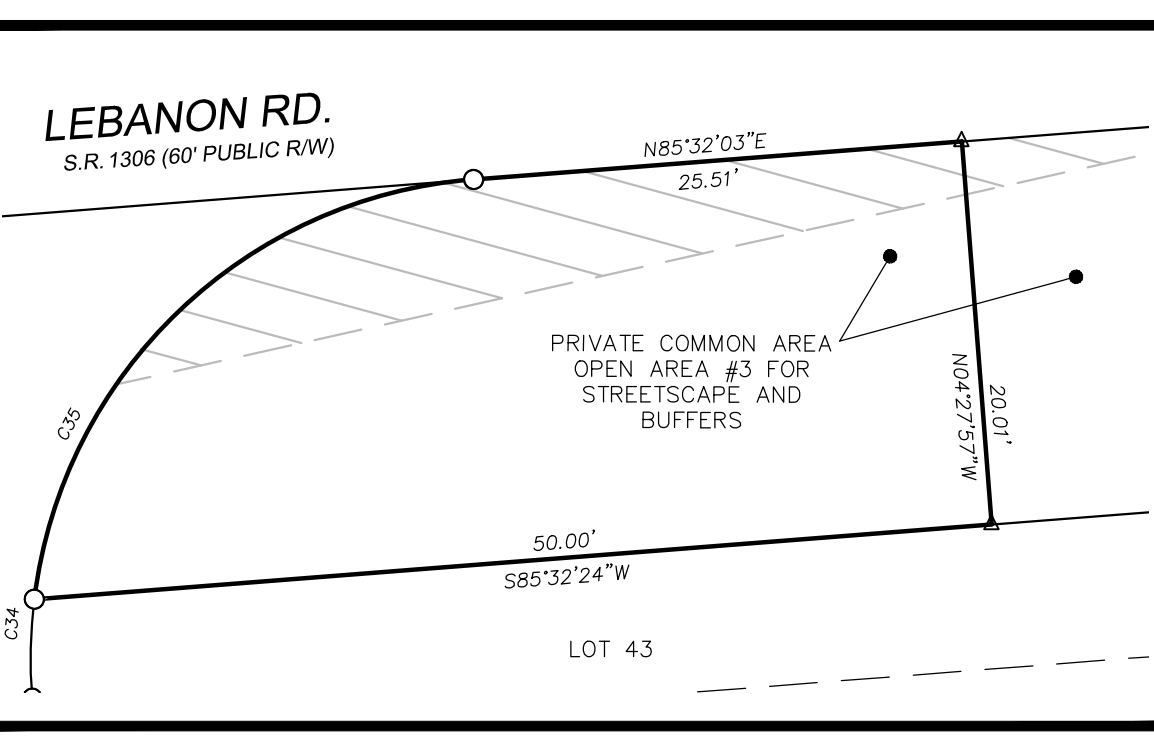
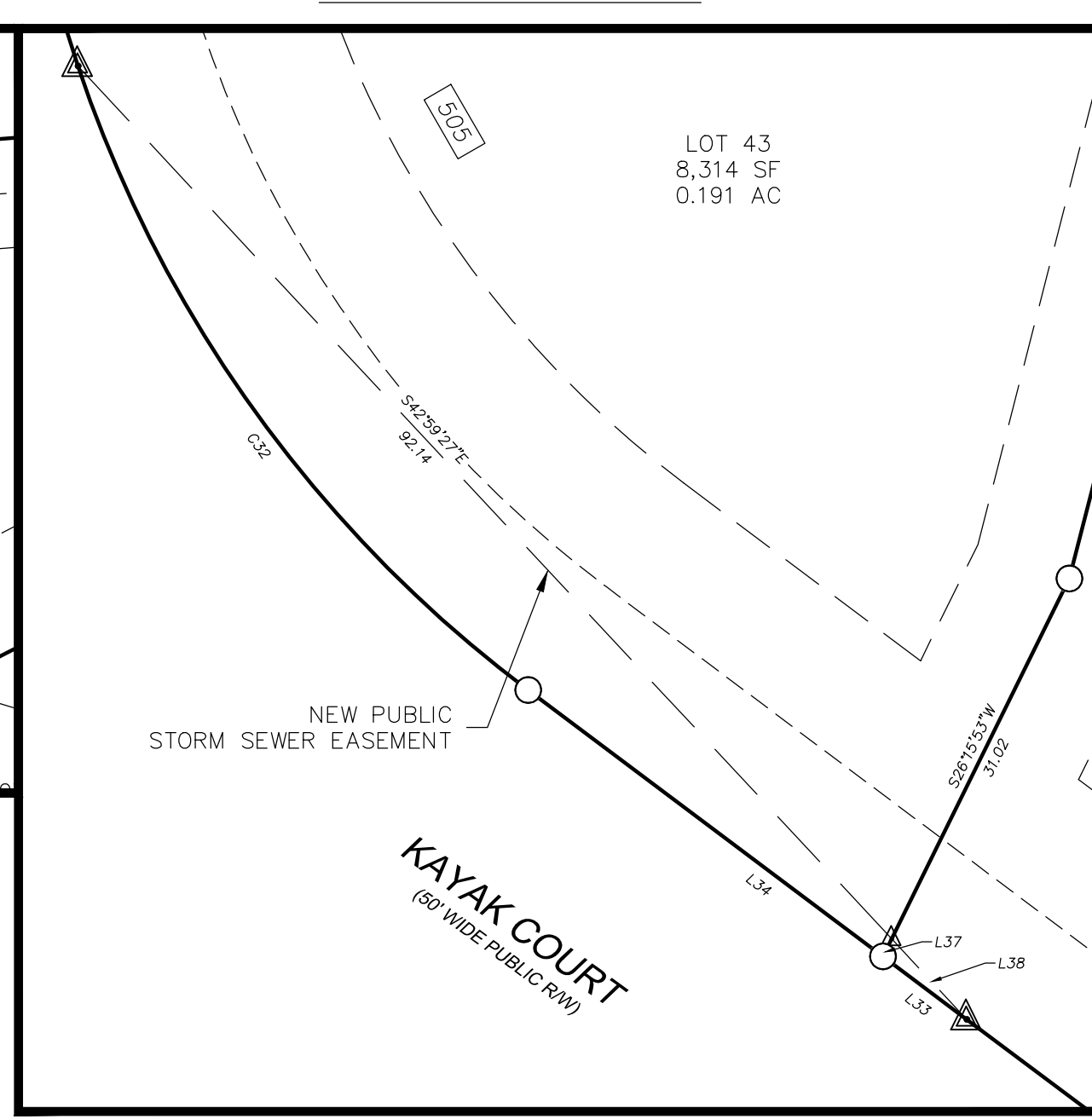
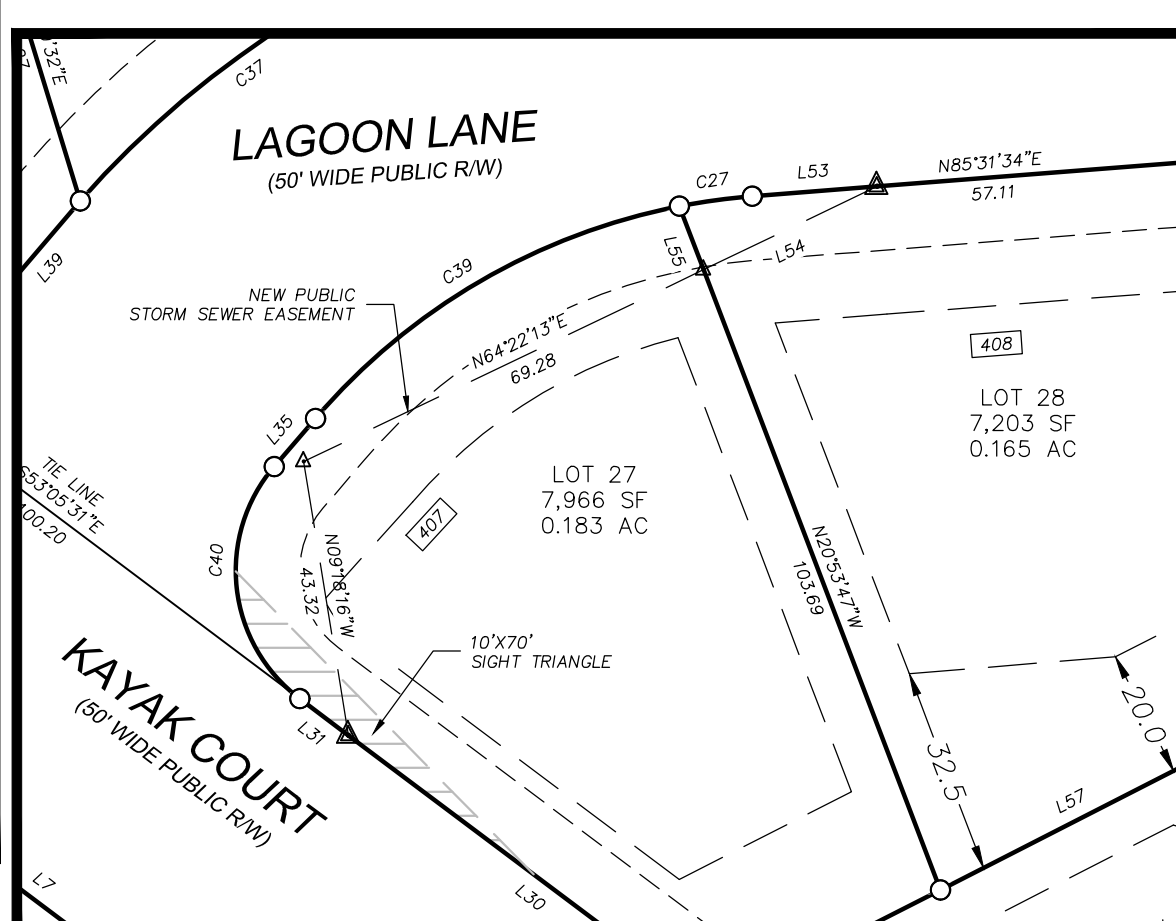
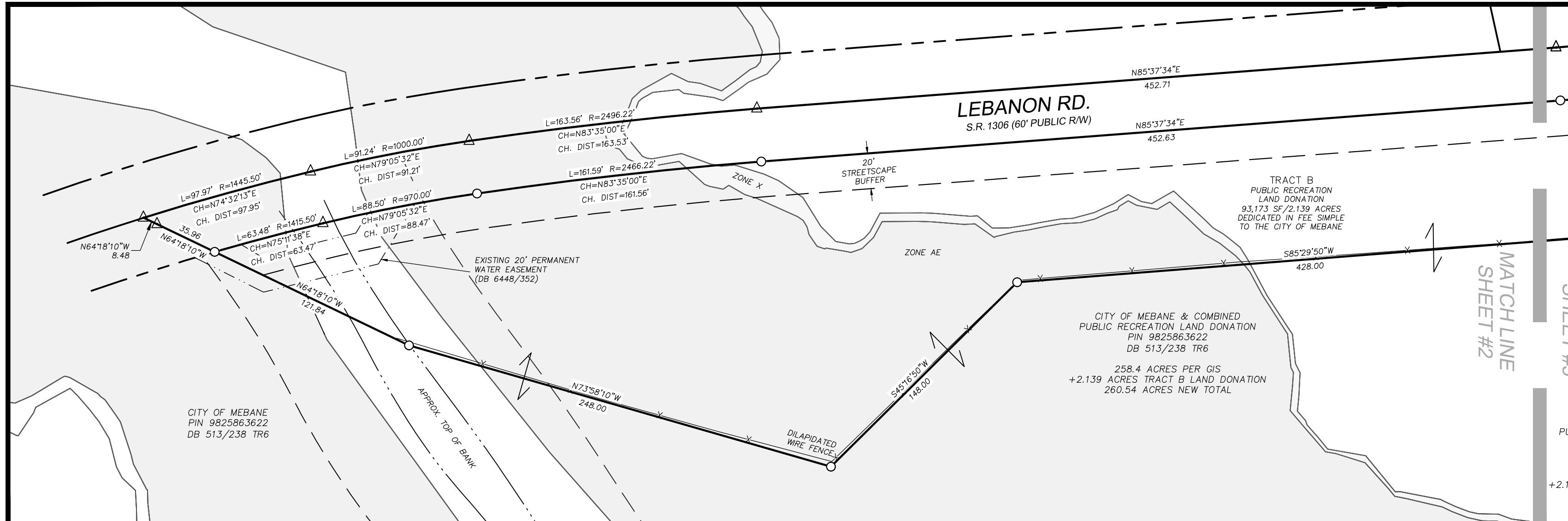
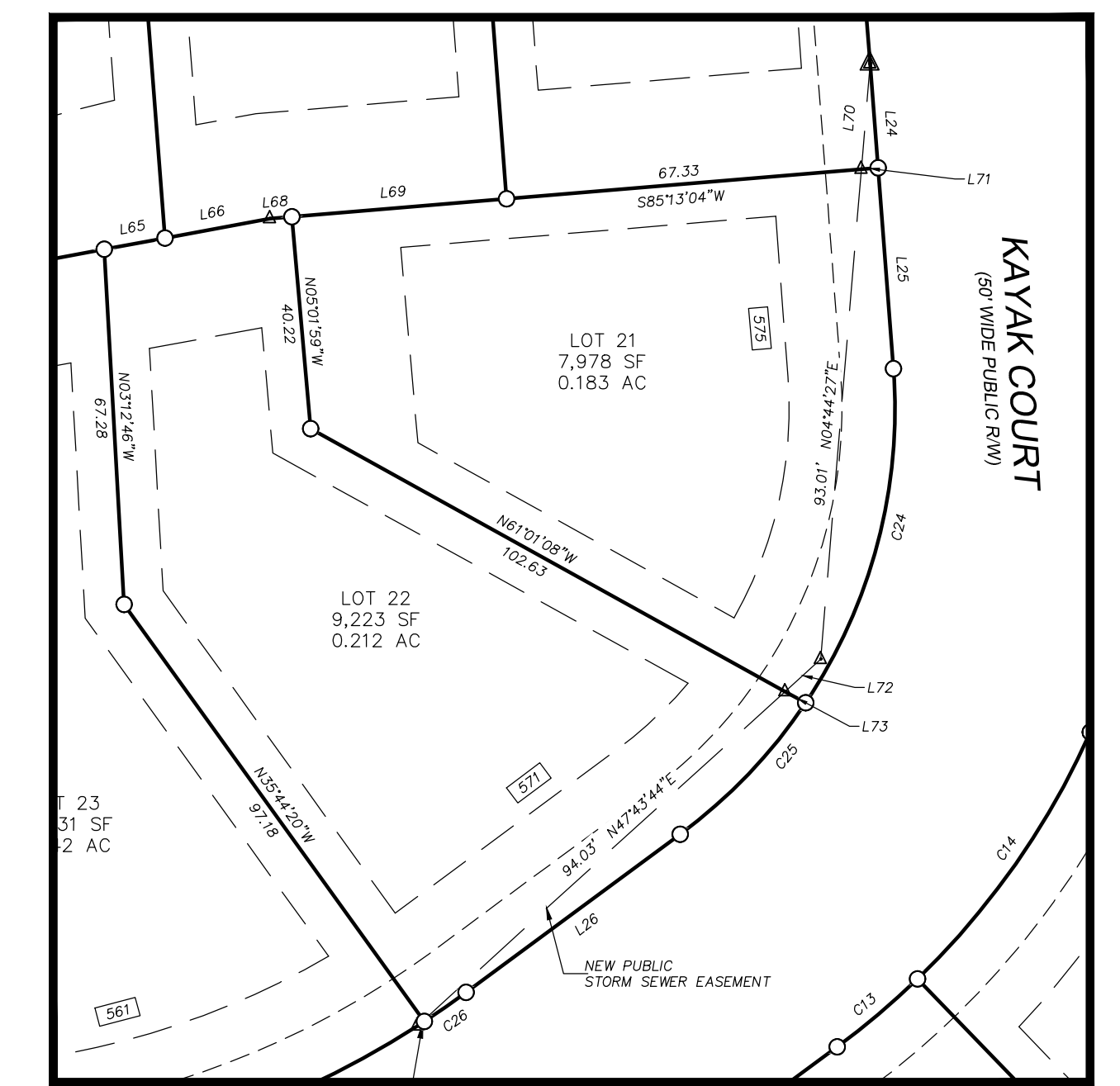
DRAWING NO.
18-0104_SUB_PH1

SHEET 2 OF 3

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S85°32'03"W	17.35'	L21	N86°15'27"E	5.07'	L41	N85°31'34"E	66.14'	L61	S84°51'52"W	12.88'	L81	S85°38'24"W	18.76'
L2	S85°32'03"W	10.87'	L22	N04°21'36"W	79.03'	L42	N85°31'34"E	66.15'	L62	S79°32'48"W	5.52'	L82	S85°38'24"W	110.00'
L3	N04°45'16"W	16.25'	L23	S04°21'36"E	64.16'	L43	N85°31'34"E	66.16'	L63	S79°32'48"W	17.77'	L83	N85°38'24"E	110.00'
L4	N53°05'31"W	26.46'	L24	S04°21'36"E	19.77'	L44	N85°31'34"E	50.81'	L64	S79°32'48"W	35.93'	L84	N85°38'24"E	110.00'
L5	N53°05'31"W	65.45'	L25	S04°21'36"E	38.11'	L45	N85°31'34"E	15.36'	L65	S79°32'48"W	11.68'	L85	N85°38'24"E	110.00'
L6	N53°05'31"W	65.45'	L26	S53°34'07"W	50.35'	L46	N85°31'34"E	66.18'	L66	S79°32'48"W	20.19'	L86	S71°20'59"E	94.56'
L7	N53°05'31"W	65.45'	L27	N53°05'31"W	3.48'	L47	N85°31'34"E	42.36'	L67	S85°31'04"W	4.17'	L87	N03°52'37"E	14.08'
L8	N53°05'31"W	65.45'	L28	N53°05'31"W	68.48'	L48	N85°31'34"E	45.45'	L68	S85°31'04"W	11.24'	L88	S16°46'37"E	21.96'
L9	N53°05'31"W	65.45'	L29	N53°05'31"W	102.67'	L49	N85°31'34"E	65.00'	L69	S85°31'04"W	40.75'	L89	S03°52'37"W	11.24'
L10	N53°05'31"W	65.45'	L30	N53°05'31"W	70.72'	L50	N85°31'34"E	65.00'	L70	S04°44'27"W	20.04'	L90	S89°47'55"E	7.52'
L11	N53°05'31"W	41.79'	L31	N53°05'31"W	9.53'	L51	N85°31'34"E	67.28'	L71	S85°31'04"W	3.17'	L91	N03°52'37"E	14.11'
L12	S53°34'07"W	7.92'	L32	S53°05'31"E	63.55'	L52	N85°31'34"E	68.61'	L72	S47°43'44"W	9.08'	L92	N75°12'59"E	72.29'
L13	S53°34'07"W	42.43'	L33	S53°05'31"E	8.10'	L53	N85°31'34"E	19.58'	L73	N61°01'08"W	4.42'	L93	N85°49'56"E	15.26'
L14	S04°21'36"E	34.95'	L34	S53°05'31"E	34.25'	L54	S64°22'13"W	30.04'	L74	S04°44'27"W	51.02'	L94	N04°10'04"W	18.56'
L15	S04°21'36"E	7.50'	L35	N40°32'00"E	9.90'	L55	N20°53'47"W	10.62'	L75	S07°31'42"E	51.02'	L95	S89°47'55"E	7.52'
L16	S04°21'36"E	7.50'	L36	S04°45'23"E	15.74'	L56	S62°57'17"W	40.30'	L76	S17°59'30"W	28.86'	L96	S18°01'43"W	24.98'
L17	S04°21'36"E	59.78'	L37	N26°15'53"E	1.52'	L57	S62°57'17"W	58.05'	L77	S22°19'22"E	46.83'	L97	N71°48'22"E	25.70'
L18	S04°21'36"E	65.45'	L38	S42°59'27"E	8.52'	L58	N73°04'27"W	27.39'	L78	S04°21'36"E	7.50'			
L19	N04°21'36"W	65.45'	L39	N40°34'25"E	18.20'	L59	N69°11'31"W	38.31'	L79	S04°21'36"E	7.50'			
L20	S04°21'36"E	60.18'	L40	N85°31'34"E	15.06'	L60	S84°51'52"W	47.89'	L80	S85°38'24"W	20.40'			

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING
C1	25.00'	39.14'	89°42'42"	24.87'	N49°36'36"W
C2	150.00'	15.89'	6°04'05"	7.95'	S07°47'25"E
C3	150.00'	9.29'	3°32'49"	4.64'	S12°35'52"E
C4	150.00'	57.35'	21°54'26"	29.03'	S29°08'51"E
C5	150.00'	34.01'	12°59'27"	17.08'	S46°35'47"E
C6	225.00'	21.31'	5°25'37"	10.66'	S55°48'19"E
C7	225.00'	54.42'	13°51'26"	27.34'	S65°26'50"E
C8	225.00'	45.60'	11°36'46"	22.88'	S80°43'48"E
C9	225.00'	20.48'	5°12'50"	10.24'	S89°08'37"E
C10	225.00'	14.85'	3°46'51"	7.43'	N86°21'33"E
C11	225.00'	65.94'	16°47'29"	33.21'	N76°04'23"E
C12	225.00'	55.40'	14°06'31"	27.84'	N60°37'23"E
C13	150.00'	19.92'	7°36'28"	9.97'	N49°45'53"E
C14	150.00'	57.35'	21°54'26"	29.03'	S89°08'37"E
C15	150.00'	55.17'	21°04'28"	27.90'	N13°30'59"E
C16	150.00'	19.21'	7°20'21"	9.62'	N00°41'25"W
C17	25.00'	4.94'	11°19'48"	2.48'	S01°18'39"W
C18	25.00'	4.94'	78°21'07"	20.37'	S46°09'07"W
C19	25.00'	34.19'	78°21'07"	20.37'	N54°35'22"W
C20	25.00'	4.82'	11°03'13"	2.42'	N09°53'12"W
C21	25.00'	7.28'	16°41'20"	3.67'	N03°59'04"E
C22	25.00'	31.94'	73°11'50"	18.57'	N48°55'39"E

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING
C23	25.00'	39.32'	90°06'50"	25.05'	N49°25'01"W
C24	100.00'	66.57'	38°08'28"	34.57'	N14°42'38"E
C25	100.00'	34.54'	19°47'15"	17.44'	N43°40'30"E
C26	175.00'	9.62'	3°09'02"	4.81'	N55°08'38"E
C27	100.00'	11.47'	6°34'19"	5.74'	S82°14'24"W
C28	175.00'	1.56'	0°30'43"	0.78'	N56°58'30"E
C29	175.00'	96.04'	31°26'37"	49.26'	N72°57'10"E
C30	175.00'	15.27'	4°59'54"	7.64'	S88°49'34"E
C31	175.00'	101.51'	33°14'06"	52.23'	S69°42'34"E
C32	100.00'	60.33'	34°33'58"	31.11'	S35°48'32"E
C33	100.00'	24.03'	13°46'10"	12.07'	S11°38'28"E
C34	25.00'	5.16'	11°49'39"	2.59'	S01°09'27"W
C35	25.00'	34.24'	78°27'47"	20.41'	S46°18'10"W
C36	25.00'	37.69'	86°22'29"	23.47'	N83°43'15"E
C37	150.00'	67.59'	25°49'09"	34.36'	S54°11'31"W
C38	150.00'	48.24'	18°25'29"	24.33'	S76°18'50"W
C39	100.00'	67.06'	38°25'15"	34.84'	S59°44'37"W
C40	25.00'	40.85'	93°37'31"	26.63'	S06°16'45"E
C41	784.01'	108.54'	0°47'34"	54.27'	N84°18'20"E
C42	225.00'	10.01'	2°32'52"	5.00'	S73°38'59"E
C43	150.00'	10.01'	3°49'21"	5.01'	S16°16'57"E
C44	6296.10'	2.77'	0°01'31"	1.38'	N85°18'55"E



PRELIMINARY PLAT REV#7
Not for Recordation, Conveyance or Sales
5/26/20
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-4544
SUMMIT DESIGN AND ENGINEERING SERVICES
LICENSE NUMBER P-0339

NO.	REVISIONS	DATE	BY
7			
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PROJECT MANAGER
TT

DRAWN BY
ALJIBRAH
PIN# 86276864
REF: DSE 06161008

OWNER/CUSTOMER'S ADDRESS
LEBANON ROAD 211C
320 EXECUTIVE COURT
HILLSBOROUGH NC 27778

SUMMIT
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FINAL PLAT OF:
THE RETREAT AT LAKE MICHAEL
PHASE ONE
CHECKS TWP., ORANGE CO., NORTH CAROLINA, CITY OF MEBANE
PROPERTY AS DESCRIBED IN DEED BOOK 6616 PAGE 1009
STANDING IN THE NAME OF
LEBANON ROAD 2 LLC

PROJECT NO.
18-0104
DRAWING NO.
18-0104_SUB_PH1
SHEET 3 OF 3



AGENDA ITEM #4D

Final Plat for Right of Way of “Development Center Drive” in NC Industrial Center

Presenter

Cy Stober, Development Director

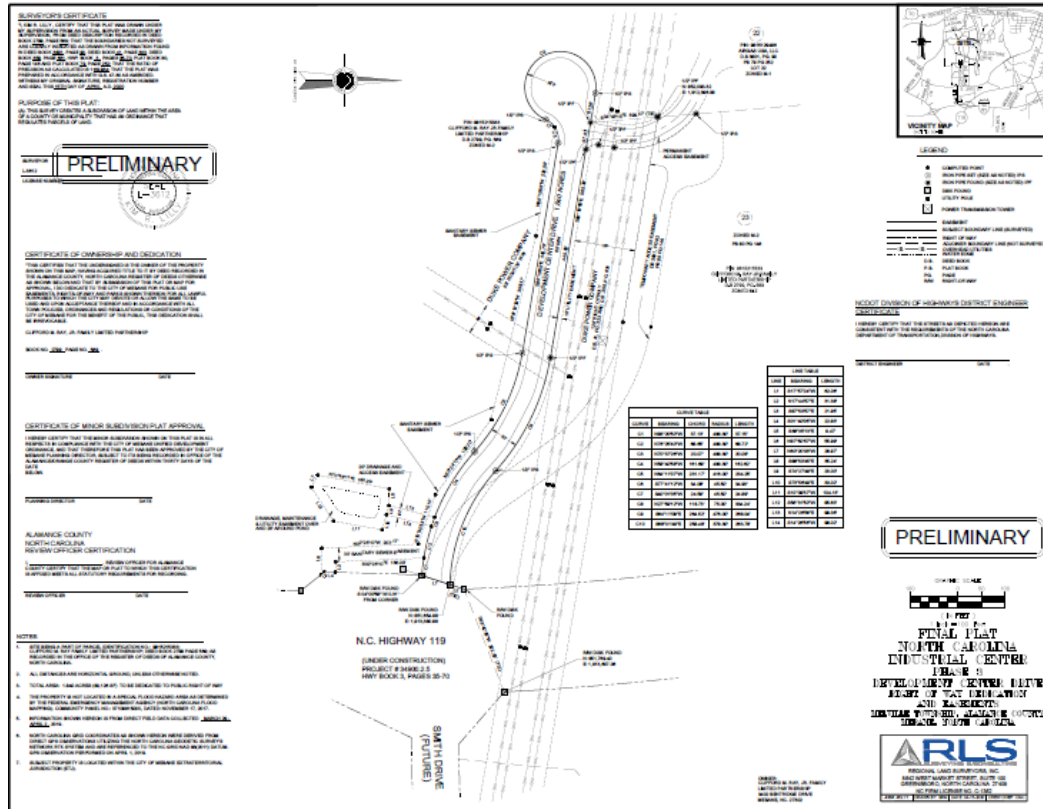
Applicant

Clifford M. Ray, Jr., Family Limited Partnership
3402 Bentrige Drive
Mebane, NC 27302

Public Hearing

Yes No

Final Plat



Property

Development Center Drive, NCIC, Mebane, Alamance Co.

GPIN 9815215333

Proposed Zoning

N/A

Current Zoning

M-2

Size

+/- 1.84 ac

Surrounding Zoning

M-1 & M-2

Surrounding Land Uses

Vacant, Heavy Manufacturing

Utilities

N/A

Floodplain

No

Watershed

No

City Limits

Yes

Summary

The Clifford M. Ray, Jr., Family Limited Partnership is requesting approval of the Final Plat for Right of Way for the new road "Development Center Drive" that will intersect with the new NC 119 Bypass and terminates in a cul de sac in front the AirGas production facility. Development Center Drive is proposed for dedication to the City of Mebane, which will be responsible for its maintenance. This Final Plat will include +/-1.840 acres of dedicated right of way, as shown on the plat.

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised it to reflect comments. The road will be inspected by City staff to ensure its completion and safety prior to opening for use.

Financial Impact

The new road will make areas of the NC Industrial Center accessible that are currently isolated from any roads. It will make marketing and development of the NCIC more feasible, likely improving the City's non-residential tax base.

Recommendation

Staff recommends approval of the Final Plat.

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat

SURVEYOR'S CERTIFICATE

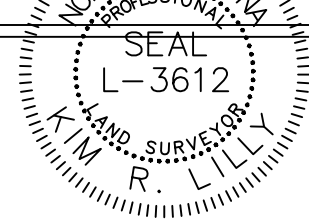
I, KIM R. LILLY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED DESCRIPTION RECORDED IN DEED BOOK 2799, PAGE 569; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 3801, PAGE 90, DEED BOOK 41, PAGE 333, DEED BOOK 358, PAGE 531, HWY BOOK 3, PAGES 35-70, PLAT BOOK 80, PAGE 146 AND PLAT BOOK 79, PAGE 252; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:68,934; THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15TH DAY OF APRIL, A.D. 2020

PURPOSE OF THIS PLAT:

(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.

SURVEYOR
L-3612
LICENSE NUMBER

PRELIMINARY



CERTIFICATE OF OWNERSHIP AND DEDICATION

"THIS CERTIFIES THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY SHOWN ON THIS MAP, HAVING ACQUIRED TITLE TO IT BY DEED RECORDED IN THE ALAMANCE COUNTY, NORTH CAROLINA REGISTER OF DEEDS OTHERWISE AS SHOWN BELOW AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL, I DO DEDICATE TO THE CITY OF MEBANE FOR PUBLIC USE 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 TOWN POLICIES, ORDINANCES AND REGULATIONS OR CONDITIONS OF THE CITY OF MEBANE FOR THE BENEFIT OF THE PUBLIC, THIS DEDICATION SHALL BE IRREVOCABLE.

CLIFFORD M. RAY, JR. FAMILY LIMITED PARTNERSHIP

BOOK NO. 2799 PAGE NO. 569

OWNER SIGNATURE _____ DATE _____

CERTIFICATE OF MINOR SUBDIVISION PLAT APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CITY OF MEBANE UNIFIED DEVELOPMENT ORDINANCE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY OF MEBANE PLANNING DIRECTOR, SUBJECT TO ITS BEING RECORDED IN OFFICE OF THE ALAMANCE/ORANGE COUNTY REGISTER OF DEEDS WITHIN THIRTY DAYS OF THE DATE BELOW.

PLANNING DIRECTOR _____ DATE _____

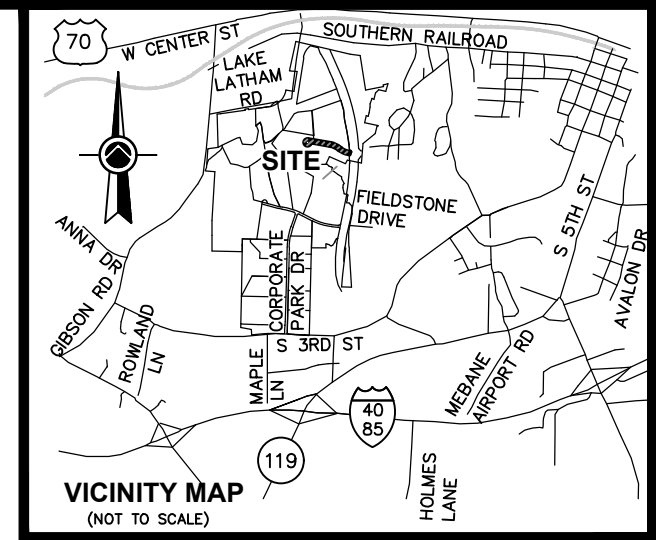
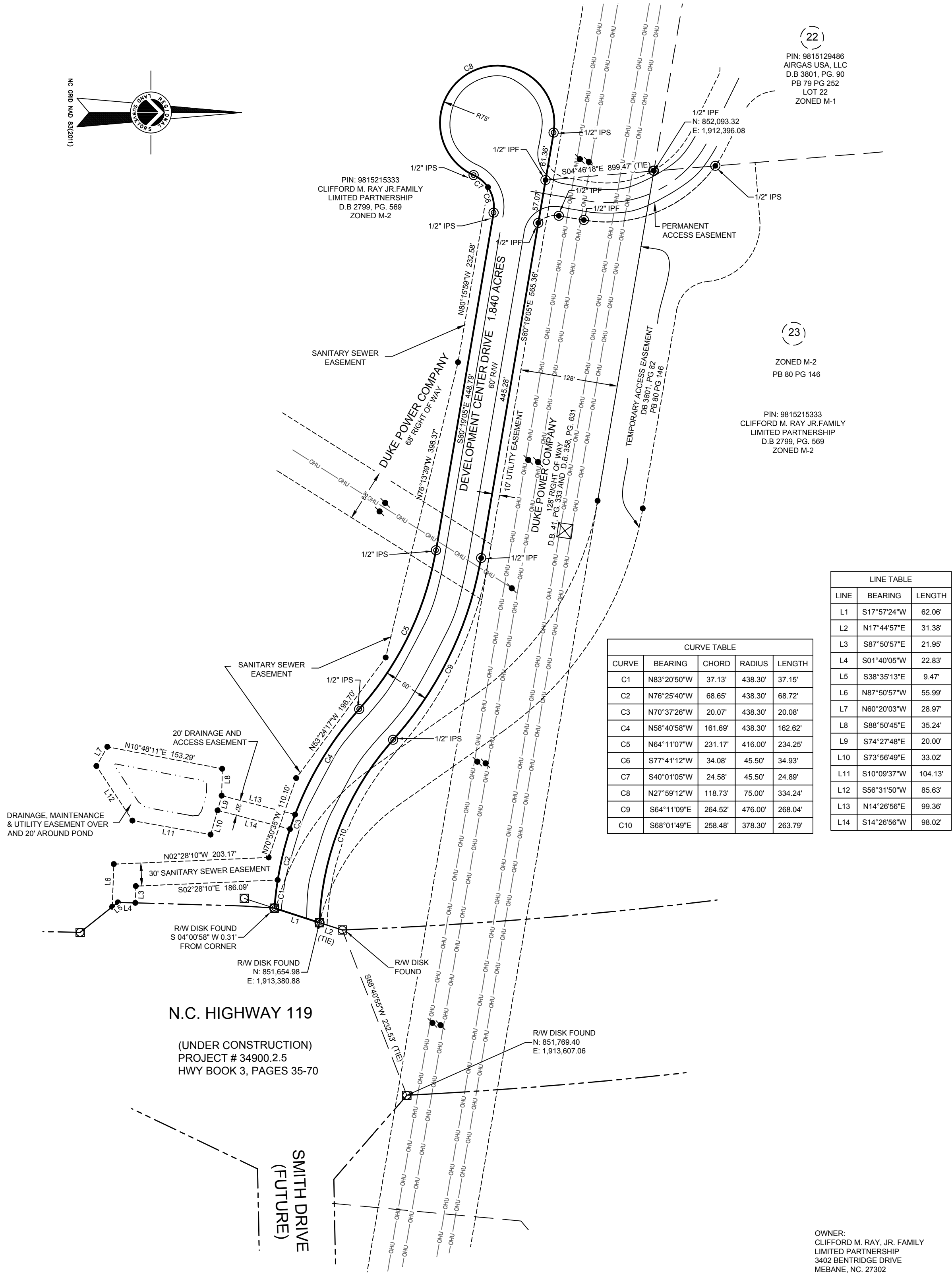
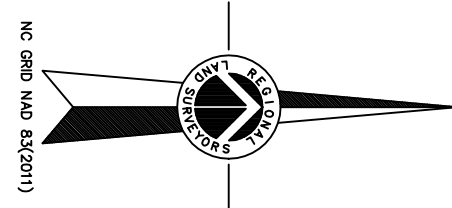
ALAMANCE COUNTY NORTH CAROLINA REVIEW OFFICER CERTIFICATION

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

REVIEW OFFICER _____ DATE _____

NOTES:

- SITE BEING A PART OF PARCEL IDENTIFICATION NO.: 9815215333; CLIFFORD M. RAY FAMILY LIMITED PARTNERSHIP; DEED BOOK 2799 PAGE 569; AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF ALAMANCE COUNTY, NORTH CAROLINA.
- ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED.
- TOTAL AREA: 1.840 ACRES (80,126 SF) TO BE DEDICATED TO PUBLIC RIGHT OF WAY
- THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (NORTH CAROLINA FLOOD MAPPING). COMMUNITY PANEL NO.: 3710981500K, DATED: NOVEMBER 17, 2017.
- INFORMATION SHOWN HEREON IS FROM DIRECT FIELD DATA COLLECTED MARCH 29 - APRIL 2, 2019.
- NORTH CAROLINA GRID COORDINATES AS SHOWN HEREON WERE DERIVED FROM DIRECT GPS OBSERVATIONS UTILIZING THE NORTH CAROLINA GEODETIC SURVEY'S NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NC GRID NAD 83(2011) DATUM. GPS OBSERVATION PERFORMED ON APRIL 1, 2019.
- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF MEBANE EXTRATERRITORIAL JURISDICTION (ETJ).



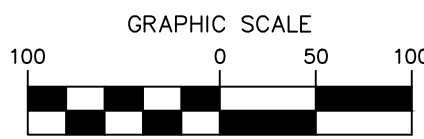
- LEGEND**
- COMPUTED POINT
 - ⊙ IRON PIPE SET (SIZE AS NOTED) IPS
 - ⊕ IRON PIPE FOUND (SIZE AS NOTED) IPF
 - ⊠ DISK FOUND
 - ⊙ UTILITY POLE
 - ⊠ POWER TRANSMISSION TOWER
 - EASEMENT
 - SUBJECT BOUNDARY LINE (SURVEYED)
 - RIGHT OF WAY
 - ADJOINER BOUNDARY LINE (NOT SURVEYED)
 - OVERHEAD UTILITIES
 - WATER EDGE
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - P.G. PAGE
 - R.W. RIGHT-OF-WAY

NCDOT DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT THE STREETS AS DEPICTED HEREON ARE CONSISTENT WITH THE REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

DISTRICT ENGINEER _____ DATE _____

PRELIMINARY



(IN FEET)
1 Inch = 100 Feet
FINAL PLAT
NORTH CAROLINA
INDUSTRIAL CENTER
PHASE 3
DEVELOPMENT CENTER DRIVE
RIGHT OF WAY DEDICATION
AND EASEMENTS
MELVILLE TOWNSHIP, ALAMANCE COUNTY
MEBANE, NORTH CAROLINA

RLS
SURVEYING & CONSULTING
REGIONAL LAND SURVEYORS, INC.
8642 WEST MARKET STREET, SUITE 100
GREENSBORO, NORTH CAROLINA 27409
NC FIRM LICENSE NO. C-1362
JOB#: 462.77 | DRAWN BY: SRM | DATE: 04-15-2020 | CREW CHIEF: DGC

OWNER:
CLIFFORD M. RAY, JR. FAMILY
LIMITED PARTNERSHIP
3402 BENTRIDGE DRIVE
MEBANE, NC. 27302



AGENDA ITEM #4E

Final Plat for Stormwater Drainage, Maintenance, & Utility Easement at AirGas Facility, NCIC Lot 22

Presenter

Cy Stober, Development Director

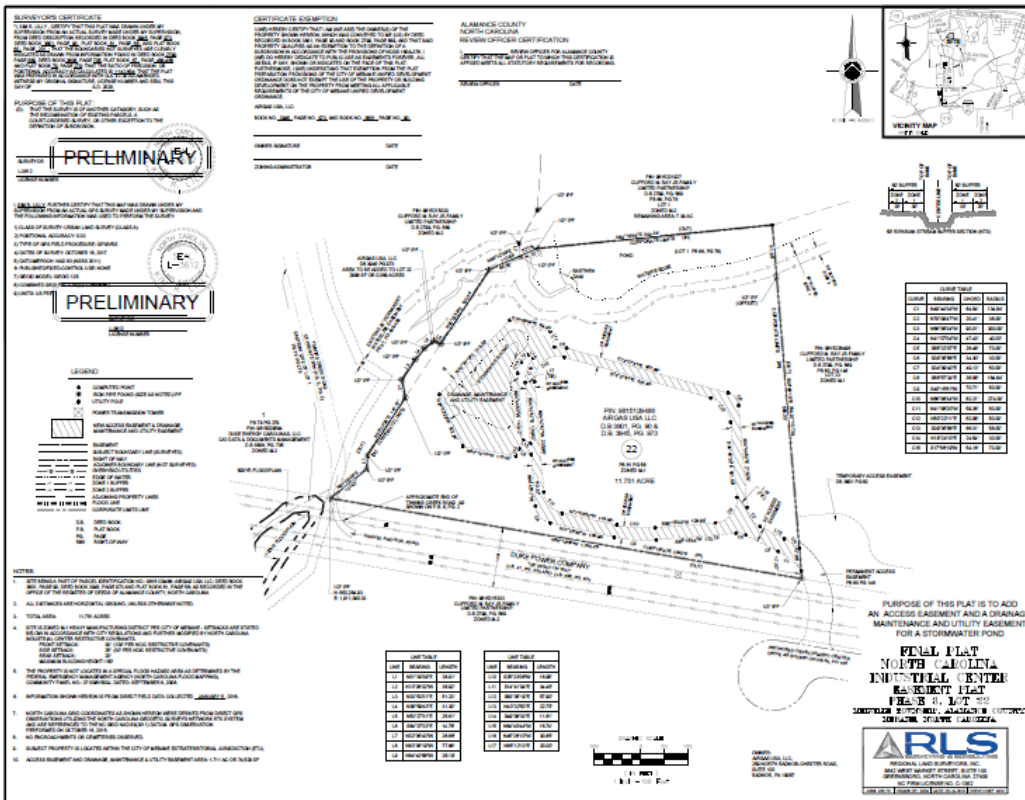
Applicant

AIRGAS USA, LLC
 259 North Radnor-Chester Road
 Suite 100
 Radnor, PA 19087

Public Hearing

Yes No

Final Plat



Property

NCIC Phase 3, Lot 22, Mebane, Alamance Co. GPIN 9815215333

Proposed Zoning

N/A

Current Zoning

M-1

Size

+/- 1.711 ac (to be combined into +/-11.751 ac)

Surrounding Zoning

M-1 & M-2

Surrounding Land Uses

Vacant, Utility

Utilities

Present

Floodplain

Yes

Watershed

No

City Limits

Yes

Summary

AIRGAS USA, LLC, is requesting approval of the Final Plat for a easements to allow for the drainage, maintenance, and access by municipal staff to inspect the stormwater control measure at their facility in Mebane's North Carolina Industrial Center. This Final Plat will dedicate +/-1.711 acres for this purpose, as shown on the plat, and will be recombined with the AIRGAS production facility property, Lot 22.

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised it to reflect comments. The stormwater control measure will be inspected by City staff to ensure its completion and prior to issuance of a final Certificate of Occupancy to AIRGAS USA.

Financial Impact

The stormwater control measure is necessary for the Certificate of Occupancy to allow AIRGAS USA to fully utilize their production facility, as intended through Council's prior rezoning and incentives actions in the matter. This will allow them to be fully operational.

Recommendation

Staff recommends approval of the Final Plat.

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat

SURVEYOR'S CERTIFICATE

I, KIM R. LILLY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED DESCRIPTION RECORDED IN DEED BOOK 3945, PAGE 973, DEED BOOK 3801, PAGE 90, PLAT BOOK 81, PAGE 58, AND PLAT BOOK 80, PAGE 201; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 2799, PAGE 569, DEED BOOK 3806, PAGE 705, PLAT BOOK 67, PAGE 456-458 AND PLAT BOOK 79, PAGE 229; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:142,604; THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF _____ A.D. 2020.

PURPOSE OF THIS PLAT:

(D). THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

SURVEYOR
L-3612
LICENSE NUMBER

PRELIMINARY



I, KIM R. LILLY, FURTHER CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- 1) CLASS OF SURVEY: URBAN LAND SURVEY (CLASS A)
- 2) POSITIONAL ACCURACY: 0.03
- 3) TYPE OF GPS FIELD PROCEDURE: GPS/SVS
- 4) DATES OF SURVEY: OCTOBER 18, 2017
- 5) DATUM/EPOCH: NAD 83 (NSRS 2011)
- 6) PUBLISHED/FIXED-CONTROL USE: NONE
- 7) GEOID MODEL: GEOID 12B
- 8) COMBINED GRID FACTOR(S): 0.99996662
- 9) UNITS: US FEET

PRELIMINARY

L-3612
LICENSE NUMBER

LEGEND

- COMPUTED POINT
- IRON PIPE FOUND (SIZE AS NOTED) IPF
- ⊕ UTILITY POLE
- ⊠ POWER TRANSMISSION TOWER
- ▨ NEW ACCESS EASEMENT & DRAINAGE, MAINTENANCE AND UTILITY EASEMENT
- EASEMENT
- SUBJECT BOUNDARY LINE (SURVEYED)
- RIGHT OF WAY
- ADJOINER BOUNDARY LINE (NOT SURVEYED)
- OHU --- OVERHEAD UTILITIES
- EDGE OF WATER
- Z1 --- ZONE 1 BUFFER
- Z2 --- ZONE 2 BUFFER
- ADJOINING PROPERTY LINES
- FLOOD LINE
- CORPORATE LIMITS LINE
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- RW RIGHT-OF-WAY

NOTES:

1. SITE BEING A PART OF PARCEL IDENTIFICATION NO.: 9815129486; AIRGAS USA LLC; DEED BOOK 3801, PAGE 90, DEED BOOK 3945, PAGE 973 AND PLAT BOOK 81, PAGE 58, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF ALAMANCE COUNTY, NORTH CAROLINA
2. ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED.
3. TOTAL AREA: 11.751 ACRES
4. SITE IS ZONED M-1 HEAVY MANUFACTURING DISTRICT PER CITY OF MEBANE - SETBACKS ARE STATED BELOW IN ACCORDANCE WITH CITY REGULATIONS AND FURTHER MODIFIED BY NORTH CAROLINA INDUSTRIAL CENTER RESTRICTIVE COVENANTS.
FRONT SETBACK: 30' (100' PER NCIC RESTRICTIVE COVENANTS)
SIDE SETBACK: 25' (30' PER NCIC RESTRICTIVE COVENANTS)
REAR SETBACK: 20'
MAXIMUM BUILDING HEIGHT: 150'
5. THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (NORTH CAROLINA FLOOD MAPPING). COMMUNITY PANEL NO.: 3710981500J, DATED: SEPTEMBER 6, 2006.
6. INFORMATION SHOWN HEREON IS FROM DIRECT FIELD DATA COLLECTED JANUARY 5, 2018.
7. NORTH CAROLINA GRID COORDINATES AS SHOWN HEREON WERE DERIVED FROM DIRECT GPS OBSERVATIONS UTILIZING THE NORTH CAROLINA GEODETIC SURVEY'S NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NC GRID NAD 83(2011) DATUM. GPS OBSERVATION PERFORMED ON OCTOBER 16, 2015.
8. NO ENCROACHMENTS OR CEMETERIES OBSERVED.
9. SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF MEBANE EXTRATERRITORIAL JURISDICTION (ETJ).
10. ACCESS EASEMENT AND DRAINAGE, MAINTENANCE & UTILITY EASEMENT AREA: 1.711 AC OR 74,529 SF

CERTIFICATE EXEMPTION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON, WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK 3801, PAGE 90 AND BOOK 2799, PAGE 569, AND THAT SAID PROPERTY QUALIFIES AS AN EXEMPTION TO THE DEFINITION OF A SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF NCGS 160A-376. I (WE) DO HEREBY DEDICATE TO PUBLIC USE AS EASEMENTS FOREVER, ALL AREAS, IF ANY, SHOWN OR INDICATED ON THE FACE OF THIS PLAT. FURTHERMORE, I (WE) UNDERSTAND THAT EXEMPTION FROM THE PLAT PREPARATION PROVISIONS OF THE CITY OF MEBANE UNIFIED DEVELOPMENT ORDINANCE DOES NOT EXEMPT THE USE OF THE PROPERTY OR BUILDING DEVELOPMENT ON THE PROPERTY FROM MEETING ALL APPLICABLE REQUIREMENTS OF THE CITY OF MEBANE UNIFIED DEVELOPMENT ORDINANCE.

AIRGAS USA, LLC

BOOK NO. 3945, PAGE NO. 973 AND BOOK NO. 3801, PAGE NO. 90.

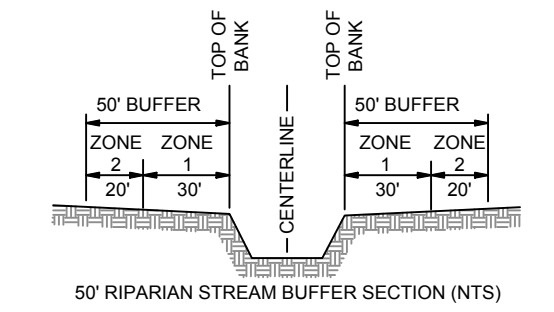
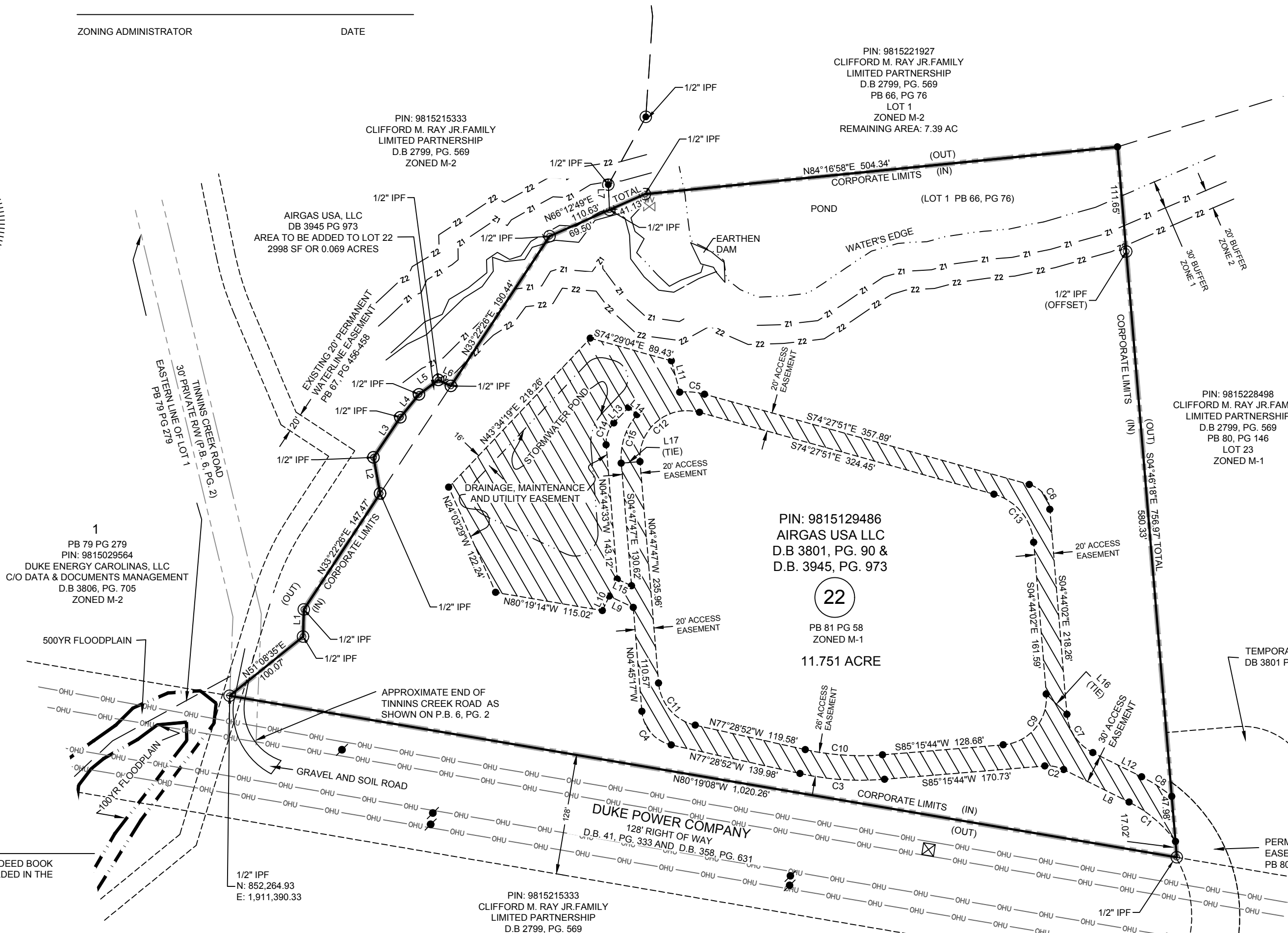
OWNER SIGNATURE _____ DATE _____

ZONING ADMINISTRATOR _____ DATE _____

**ALAMANCE COUNTY
NORTH CAROLINA
REVIEW OFFICER CERTIFICATION**

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

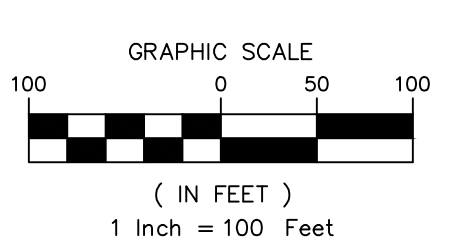
REVIEW OFFICER _____ DATE _____



CURVE TABLE			
CURVE	BEARING	CHORD	RADIUS
C1	N49°44'34"W	64.54'	134.84'
C2	N79°09'47"W	20.41'	38.00'
C3	N86°06'34"W	90.01'	300.00'
C4	N41°07'04"W	47.43'	40.00'
C5	S85°22'07"E	26.48'	70.00'
C6	S39°35'56"E	34.30'	30.00'
C7	S34°09'40"E	49.13'	50.00'
C8	S56°57'24"E	38.08'	164.84'
C9	S40°15'51"W	70.71'	50.00'
C10	N86°06'34"W	82.21'	274.00'
C11	N41°08'20"W	59.26'	50.00'
C12	N50°22'11"E	82.08'	50.00'
C13	S39°35'56"E	66.31'	58.00'
C14	N19°24'10"E	24.54'	30.00'
C15	S17°58'19"W	54.18'	70.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°30'39"E	28.91'
L2	N10°28'32"W	38.92'
L3	N33°53'31"E	51.23'
L4	N38°59'43"E	31.30'
L5	N53°27'31"E	25.61'
L6	S64°37'32"E	14.78'
L7	N02°35'43"W	26.68'
L8	N63°35'19"W	77.66'
L9	N64°43'58"W	28.19'

LINE TABLE		
LINE	BEARING	LENGTH
L10	S25°23'08"W	16.95'
L11	S14°41'04"E	34.45'
L12	S63°35'19"E	57.90'
L13	N43°32'53"E	22.75'
L14	S49°08'33"E	11.81'
L15	N64°40'44"W	16.74'
L16	N45°28'10"W	30.65'
L17	N85°12'13"E	20.00'



OWNER:
AIRGAS USA, LLC,
259 NORTH RADNOR-CHESTER ROAD,
SUITE 100
RADNOR, PA 19087

PURPOSE OF THIS PLAT IS TO ADD AN ACCESS EASEMENT AND A DRAINAGE, MAINTENANCE AND UTILITY EASEMENT FOR A STORMWATER POND

**FINAL PLAT
NORTH CAROLINA
INDUSTRIAL CENTER
EASEMENT PLAT
PHASE 3, LOT 22
MELVILLE TOWNSHIP, ALAMANCE COUNTY
MEBANE, NORTH CAROLINA**

JOB#: 462.78 | DRAWN BY: SRM | DATE: 05-14-2020 | CREW CHIEF: MDC



AGENDA ITEM #4F

Final Plat for Right of Way and Utility Easement at Bojangles Restaurant, 595 Gregory Poole Lane

Presenter

Cy Stober, Development Director

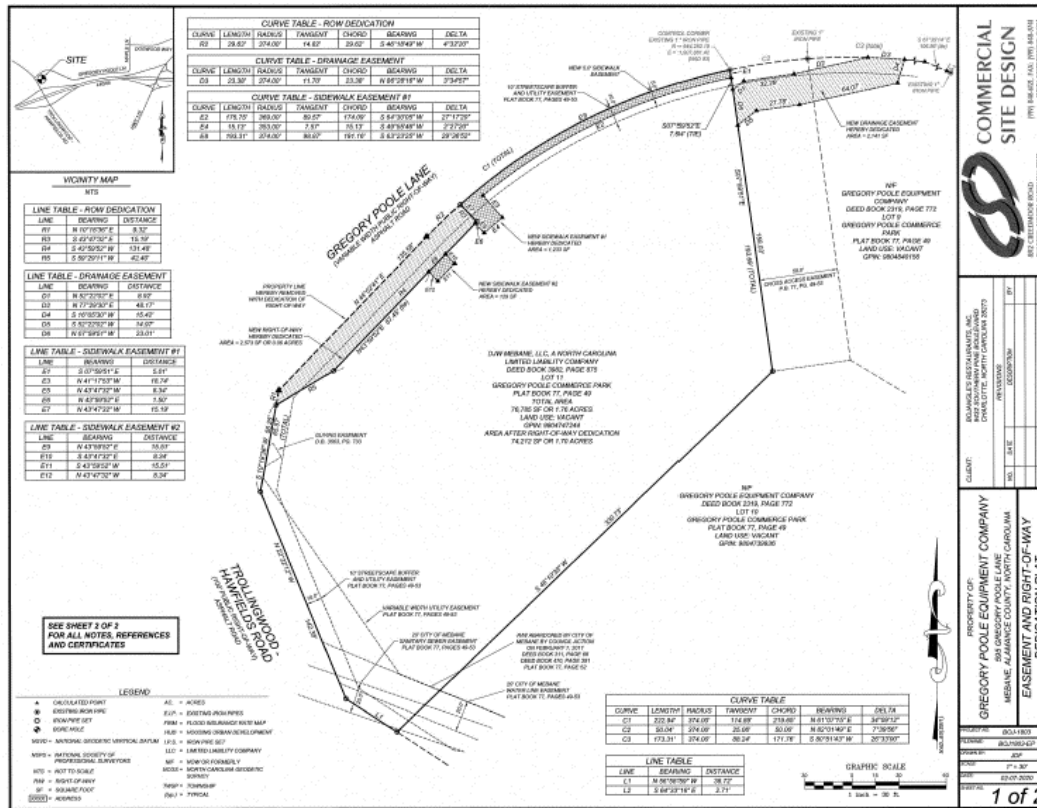
Applicant

Bojangle's Restaurant, Inc.
9432 Southern Pine Boulevard
Charlotte, NC 28273

Public Hearing

Yes No

Final Plat



Property

595 Gregory Poole Lane, Mebane, Alamance Co.
GPIN 9804747244

Proposed Zoning

N/A

Current Zoning

B-2

Size

+/- 1.76 ac

Surrounding Zoning

B-2, M-1

Surrounding Land Uses

Vacant, Heavy Manufacturing

Utilities

Extended at developer's expense.

Floodplain

No

Watershed

No

City Limits

Yes

COMMERCIAL SITE DESIGN

PROPERTY OF:
GREGORY POOLE EQUIPMENT COMPANY
GREGORY POOLE COMMERCIAL PARK
MEBANE ALAMANCE COUNTY, NORTH CAROLINA

EASEMENT AND RIGHT-OF-WAY DEDICATION PLAT

CLIENT: GREGORY POOLE EQUIPMENT COMPANY
DEED BOOK 2384, PAGE 772

DATE: 03-27-2020

1 of 2

Summary

Bojangle's Restaurant, Inc., is requesting approval of the Final Plat for Right of Way and utility easements at their new restaurant location at 595 Gregory Poole Lane. This Final Plat will include +/-1,362 square feet of sidewalk easements, +/-2,141 square feet of drainage easements, and +/-2,573 s.f. of dedicated right of way, as shown on the plat.

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised it to reflect comments. Construction recently commenced with TRC-approved construction plans and all infrastructure will be completed to the City of Mebane specifications, as inspected and confirmed prior to issuance of a Certificate of Occupancy.

Financial Impact

The developer will extend utilities at his own expense.

Recommendation

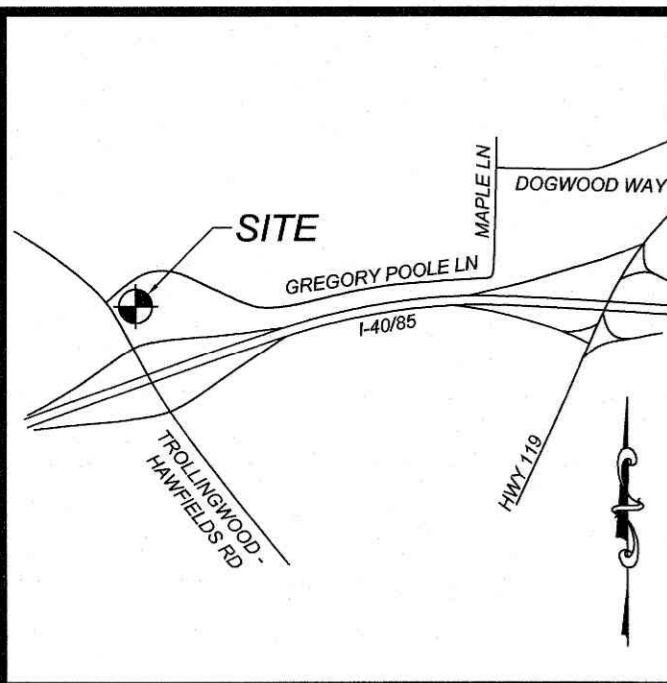
Staff recommends approval of the Final Plat.

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat



VICINITY MAP
NTS

LINE TABLE - ROW DEDICATION

LINE	BEARING	DISTANCE
R1	N 10°18'36" E	9.32'
R3	S 43°47'32" E	15.19'
R4	S 43°59'52" W	131.48'
R5	S 59°29'11" W	42.40'

LINE TABLE - DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
D1	N 52°22'02" E	8.92'
D2	N 77°29'30" E	48.17'
D4	S 16°05'30" W	15.42'
D5	S 52°22'02" W	14.97'
D6	N 07°59'51" W	23.01'

LINE TABLE - SIDEWALK EASEMENT #1

LINE	BEARING	DISTANCE
E1	S 07°59'51" E	5.01'
E3	N 41°17'53" W	18.74'
E5	N 43°47'32" W	8.34'
E6	N 43°59'52" E	1.50'
E7	N 43°47'32" W	15.19'

LINE TABLE - SIDEWALK EASEMENT #2

LINE	BEARING	DISTANCE
E9	N 43°59'52" E	15.51'
E10	S 43°47'32" E	8.34'
E11	S 43°59'52" W	15.51'
E12	N 43°47'32" W	8.34'

SEE SHEET 2 OF 2
FOR ALL NOTES, REFERENCES
AND CERTIFICATES

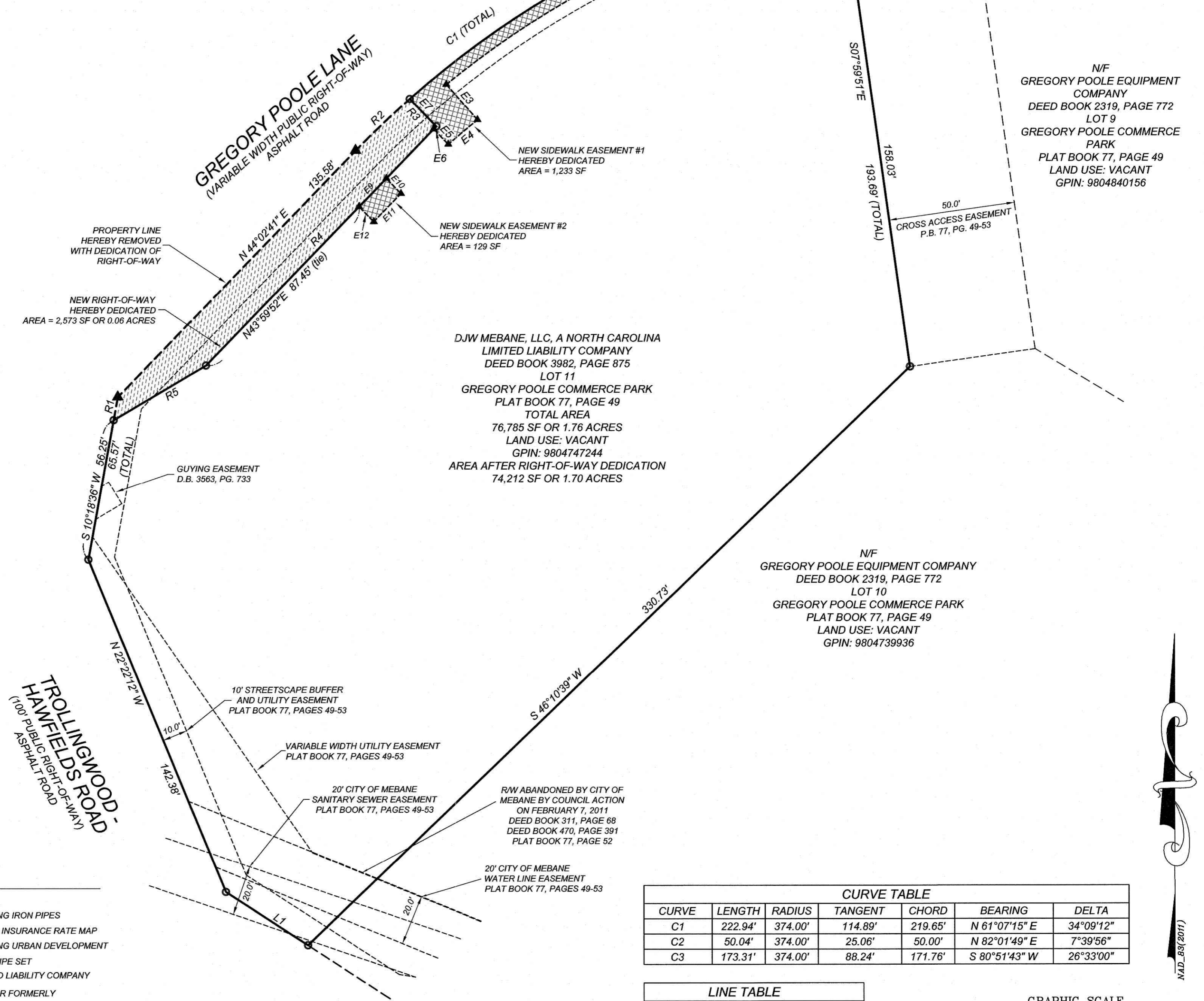
LEGEND

- ▲ CALCULATED POINT
- ⊙ EXISTING IRON PIPE
- IRON PIPE SET
- ⊖ BORE HOLE
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- NTS = NOT TO SCALE
- RW = RIGHT-OF-WAY
- SF = SQUARE FOOT
- XXXX = ADDRESS
- AC. = ACRES
- E.I.P. = EXISTING IRON PIPES
- FIRM = FLOOD INSURANCE RATE MAP
- HUD = HOUSING URBAN DEVELOPMENT
- I.P.S. = IRON PIPE SET
- LLC = LIMITED LIABILITY COMPANY
- N/F = NOW OR FORMERLY
- NCGS = NORTH CAROLINA GEODETIC SURVEY
- TWSP = TOWNSHIP
- (typ.) = TYPICAL

CURVE TABLE - ROW DEDICATION						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
R2	29.63'	374.00'	14.82'	29.62'	S 46°18'49" W	4°32'20"

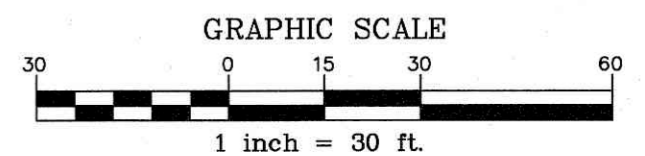
CURVE TABLE - DRAINAGE EASEMENT						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
D3	23.38'	374.00'	11.70'	23.38'	N 86°28'16" W	3°34'57"

CURVE TABLE - SIDEWALK EASEMENT #1						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
E2	175.75'	369.00'	89.57'	174.09'	S 64°30'05" W	27°17'20"
E4	15.13'	353.00'	7.57'	15.13'	S 49°55'46" W	2°27'20"
E8	193.31'	374.00'	98.87'	191.16'	S 63°23'25" W	29°36'52"



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	222.94'	374.00'	114.89'	219.65'	N 61°07'15" E	34°09'12"
C2	50.04'	374.00'	25.06'	50.00'	N 82°01'49" E	7°39'56"
C3	173.31'	374.00'	88.24'	171.76'	S 80°51'43" W	26°33'00"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 56°58'59" W	38.72'
L2	S 64°33'16" E	2.71'



COMMERCIAL SITE DESIGN

BOJANGLES RESTAURANTS, INC.
9432 SOUTHERN PINE BOULEVARD
CHARLOTTE, NORTH CAROLINA 28273

CLIENT:

PROPERTY OF:
GREGORY POOLE EQUIPMENT COMPANY
595 GREGORY POOLE LANE
MEBANE, ALAMANCE COUNTY, NORTH CAROLINA

EASEMENT AND RIGHT-OF-WAY DEDICATION PLAT

PROJECT NO. BOJ-1803
FILENAME: BOJ1803-EP
DRAWN BY: JDF
SCALE: 1" = 30'
DATE: 02-07-2020
SHEET NO. 1 of 2

8312 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27613
(919) 848-6121 FAX: (919) 848-3741
WWW.CSITDESIGN.COM

CERTIFICATE OF EXEMPTION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK 3982, PAGE 875, AND THAT SAID PROPERTY QUALIFIES AS AN EXEMPTION TO THE DEFINITION OF A SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF NCGS 160A-376. I (WE) DO HEREBY DEDICATE TO PUBLIC USE AS EASEMENTS FOREVER, ALL AREAS, IF ANY, SHOWN OR INDICATED ON THE FACE OF THE PLAT. FURTHERMORE, I (WE) UNDERSTAND THAT EXEMPTION FROM THE PLAT PREPARATION PROVISIONS OF THE CITY OF MEBANE UNIFIED DEVELOPMENT ORDINANCE DOES NOT EXEMPT THE USE OF THE PROPERTY OR BUILDING DEVELOPMENT ON THE PROPERTY FROM MEETING ALL APPLICABLE REQUIREMENTS OF THE CITY OF MEBANE DEVELOPMENT ORDINANCE.

OWNER _____ DATE _____

OWNER _____ DATE _____

ZONING ADMINISTRATOR _____ DATE _____

SURVEYOR'S CERTIFICATE

I, WILLIAM BRIAN BURCHETT, CERTIFY THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS REFERENCED; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS NOTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH N.C.G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF _____, IN THE YEAR _____.

SURVEYOR SIGNATURE _____
SEAL OR STAMP _____
REGISTRATION NUMBER: _____

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:

- A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- B. THAT THE SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN A. THROUGH D. ABOVE.

SURVEYOR SIGNATURE _____
SEAL OR STAMP _____
REGISTRATION NUMBER: _____

GPS SURVEY CERTIFICATION

I, WILLIAM BRIAN BURCHETT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS (OR GNSS) SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY;

CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.07' + 50 PPM OR LESS
TYPE OF GPS (OR GNSS) FIELD PROCEDURE: OPUS
DATE(S) OF SURVEY: MAY 1, 2019
DATUM / EPOCH: nad_83(2011) / 2010.0000
PUBLISHED / FIXED CONTROL:
DM3529 NCWR WARRENTON CORS
AM7024 SNFD SANFORD CORS
DL6900 NCZO ASHEBORO 2 CORS
DL1894 NCWC WALNUT COVE CORS
DL4001 LS06 LOYOLA LS06 CORS
DG4687 NCRD RALEIGH DOT CORS
DG5938 NCCA CARTHAGE CORS
DF5767 DOBS DOBSON CORS
DHT133 NCJA JACKSON NC CORS
GEOID MOEL: 12B
COMBINED GRID FACTOR: 0.99994941
UNITS: US SURVEY FEET

VERTICAL POSITIONS ARE REFERENCED TO NAVD88 USING (GEOID03)
COMBINED FACTOR 0.99994941

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE _____
DAY OF _____, _____.

SURVEYOR

REGISTRATION NUMBER: L-4214

REVIEW OFFICER CERTIFICATION

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

GENERAL NOTES

- 1.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.
- 2.) ALL AREAS COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.

REFERENCES

DEED BOOK 2432, PAGE 135
DEED BOOK 2319, PAGE 772
PLAT BOOK 77, PAGE 49
OF THE ALAMANCE COUNTY, NC
REGISTER OF DEEDS.

FLOOD INFORMATION

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 3710980400K, WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2017.

COMMERCIAL SITE DESIGN



8712 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27613

(919) 848-6121 FAX: (919) 848-7741
WWW.CSDESIGN.COM

CLIENT:	BOJANGLE'S RESTAURANTS, INC. 9432 SOUTHERN PINE BOULEVARD CHARLOTTE, NORTH CAROLINA 28273	
	NO.	DATE
REVISIONS	DESCRIPTION	BY

PROPERTY OF:
GREGORY POOLE EQUIPMENT COMPANY
595 GREGORY POOLE LANE
MEBANE, ALAMANCE COUNTY, NORTH CAROLINA

EASEMENT AND RIGHT-OF-WAY DEDICATION PLAT

PROJECT NO.	BOJ-1803
FILENAME:	BOJ1803-EP
DRAWN BY:	JDF
SCALE:	N.T.S.
DATE:	02-07-2020
SHEET NO.	2 of 2



AGENDA ITEM #4G

Request to Appoint Ashley Ownbey as Alamance County Review Officer

Presenter

Cy Stober, Development Director

Public Hearing

Yes No

Summary

The City of Mebane recently hired Ashley Ownbey as a Planner. In this role, Ms. Ownbey will be responsible for reviewing plats and plans on behalf of the City for conformance with the Unified Development Ordinance and sufficiency with statutory criteria in the State of North Carolina. Ms. Ownbey holds two Master's Degrees from the University of North Carolina – Chapel Hill, one in Urban and Regional Planning and the other in Public Administration. She is qualified to provide the aforementioned services.

Alamance County allows municipal staff to review plats for sufficiency with North Carolina's statutory criteria, at the request of the municipality. This staff request is for Council to make that request of the Alamance County Board of Commissioners.

Financial Impact

N/A. However, all plats require the signature of an appointed Review Officer. Should Ms. Ownbey not be appointed, Development Director Cy Stober will be the City's sole appointed Review Officer. Should he be unavailable, all plats approved within the Mebane City limits that is also in Alamance County would subsequently require review by Alamance County's Review Officers.

Recommendation

Staff recommends that the Mebane City Council request that the Alamance County Board of Commissioners appoint Ashley Ownbey, Planner, as a Plat Review Officer.

Suggested Motion

Motion to request that the Alamance County Board of Commissioners appoint Ashley Ownbey, Planner, as a Plat Review Officer.



AGENDA ITEM #4H

ONE NC Fund Grant for Lotus Bakeries – Budget Amendment

Meeting Date

June 1, 2020

Presenter

Jeanne Tate, Finance Director

Public Hearing

Yes No

Summary

In July 2017, the City applied to the North Carolina Department of Commerce for a pass-through grant to aid Lotus Bakeries in siting their first factory in North America in Mebane. The facility was completed earlier this fiscal year, and is in operation. The funds have been received from the State, and the Council's approval is required to recognize them in the budget.

Background

Upon completion of their facility in the NC Commerce Park in Mebane and receipt of the City's matching funds, Lotus Bakeries applied for the state grant in the amount of \$180,000. The City supplied proof of matching funds in the form of the City incentive payment that was due upon issuance of the certificate of occupancy, and received \$180,000 from the NC Department of Commerce on May 15 for us to pass along to Lotus Bakeries.

Financial Impact

The pass-through grant will increase the City's revenues and expenditures in equal amounts, so there is no overall impact on fund balance.

Recommendation

Staff recommends approval of the budget ordinance amendment as presented.

Suggested Motion

I motion that we enact the budget ordinance amendment to increase revenues and appropriations by \$180,000 for the ONE NC Fund grant to Lotus Bakeries.

Attachments

1. Budget Ordinance Amendment

BE IT ORDAINED by the Council of the City of Mebane that the Budget Ordinance for the Fiscal Year Beginning July 1, 2019 as duly adopted on June 3, 2019, is hereby amended as follows:

ARTICLE I

APPROPRIATIONS	Current Budget	Change	Revised Budget
<hr/>			
GENERAL FUND			
Economic Development	\$985,703	\$ 180,000	\$1,165,703

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
<hr/>			
GENERAL FUND			
ONE NC Fund Grant	\$ 0	\$ 180,000	\$ 180,000

This the 1st day of June, 2020.



AGENDA ITEM #41

Utility Fund – E124 Payment Arrangement Plan for utility customers

Meeting Date

June 1, 2020

Presenter

Jeanne Tate, Finance Director

Public Hearing

Yes No

Summary

On March 31, Governor Roy Cooper signed Executive Order 124, directing public utilities to provide assistance to residential utility customers during the COVID-19 emergency by ceasing late fees, cutoffs and other measures to collect past due utility bills during the emergency. A portion of that order directed utilities to provide payment arrangements to allow residential customers up to six months to pay amounts coming due between March 31 and June 1, 2020. The Executive Order is due to expire on June 1, and as of this writing there is no indication whether the Governor will extend the order or let it expire. Council approval is requested for the payment arrangement plan once the order expires.

Background

Prior to the Governor's executive order, the City suspended late fees and cutoffs in order to assist customers dealing with the COVID emergency, and extended the courtesy to residences and businesses alike. The City's existing policy provides for cutoff when bills are sixty days past due. At the time of the executive order, there were 12 customers eligible for cutoff on March 23. Today, six of those remain past due, and additional customers have fallen into past due status in April and May. Sixty customers in total would have been cut off over this period under the City's normal policies.

The order only covers the charges that became past due in April and May, but for simplicity we intend to include all past due amounts (including those occurring before March) in the six month payment plan. Also for simplicity, the payment arrangements require one sixth of the amount due each month, so that charges will be paid off in six months per the order. The City would require customers to sign a payment arrangement form, and agree to pay one sixth of past due charges along with all the new charges each month in order to avoid cutoff and late fees, until the delinquent amount is paid in full. Failure to abide by the arrangement will subject customers to cutoff, and they will have to pay all outstanding balances in order to have service restored.

Financial Impact

The COVID-19 emergency measures have impacted the Utility Fund by reducing water and sewer charges for restaurants and other businesses that have been shut down or reduced, and by suspending cutoff and late fees. Typically, late fees are around \$7,000 per month, so the City has lost around \$21,000 in late fees for March, April and May. Cutoff charges vary but are generally only \$1,000 - \$1,500 per month. The larger impact of not cutting off is that customers continue to use water and sewer that is not paid for, and can

sometimes ignore leaks that continue to waste resources. Upon lifting of EO124, the City will be able to charge late fees to customers for future months' delinquencies, so the impact should diminish over the next six months.

Because we do not yet know what will happen with the executive order, Council may further wish to provide the City Manager with the discretion to alter payment arrangements as necessary to still comply with the order and assist customers with the emergency while still maintaining the finances of the Utility Fund.

Recommendation

Staff recommends approval of the payment arrangement plan and attached form, and directs the City Manager to form policies and procedures to comply with the directives of Executive Order 124 and subsequent guidance.

Suggested Motion

I motion that we approve the payment arrangement plan as presented.

Attachments

1. Payment Arrangement Form

EO 124 Utility Payment Plan

Governor Cooper's Executive Order 124 (EO 124) requires providers of end-user, residential water and wastewater, among other things, suspend disconnections of residential service for nonpayment through June 1, 2020, and suspend assessment of all penalties for late payments of monthly service charges incurred from March 31, 2020 through June 1, 2020.

Monthly service charges are billed on the last day of the month at a rate of \$6.11 per 1,000 gallons of water and \$6.56 per 1,000 gallons of sewer, with a minimum of 1,000 gallons. The executive order applies to bills issued March 31 – June 1, 2020.

Please note that EO 124 does not extinguish or waive your account balances. If you had existing unpaid account balance as of March 31, 2020, you will need to continue to pay toward that account balance. The City of Mebane will continue to bill our normal charges for services provided after March 31, 2020, and **you remain legally responsible to pay all amounts due on your account.**

EO 124 is currently effective until June 1, 2020. Unless the EO is extended by the Governor, we will resume our normal disconnection and late fee policies after that date. You will, however, have until December 1, 2020, to pay any delinquencies that you incur from March 31, 2020 through June 1, 2020 if you set up a payment plan.

Recognizing the financial hardship many people now face, and in compliance with EO 124, the city is offering this payment plan to customers who are unable to pay their current account balance in full and/or who will be unable to pay their account balances between now and June 1, 2020.

To the extent you are able, we encourage you to continue to pay the full amount owed on your account to avoid accumulating large account balances.

To participate in the plan, please sign the form attached and return this form:

- By mail, to 106 E Washington St, Mebane, NC 27302 or
- By email, to water@cityofmebane.com or
- By placing the form in the dropbox on the side of City Hall

If you have any difficulties completing the form, please contact water@cityofmebane.com or call us at 919-563-5901.

EO 124 Payment Plan Agreement

To participate in the payment plan, the undersigned agrees to pay a minimum of one sixth (1/6) per month toward the balance on the utility account as noted below.

Payments may be made:

- Online at <https://www.municipalonlinepayments.com/mebanenc>
- By automated phone line to 866-275-2460
- By dropbox at 106 E Washington Street, Mebane NC 27302
- By mail to the address above

If you are unable to meet the minimum payment requirement, please contact the utility department at 919-563-5901 or by email to water@cityofmebane.com.

The undersigned acknowledges that the payment plan does not extinguish or waive the account balance. The undersigned remains legally responsible to pay the account balance in full. Upon termination of EO 124 or June 1, 2020, whichever occurs later, the City of Mebane will resume its normal practices of applying late penalties to any new charges not paid on time on or after that date. It will also resume normal policies of disconnecting services if charges incurred after June 1, 2020 are not paid on time or if the minimum payment plan amounts under the terms of this agreement are not paid on time. Partial payments will be applied first to any balance outstanding before March 31.

You will have until December 1, 2020, to pay any delinquencies incurred between March 31, 2020 and June 1, 2020. Between now and June 1, 2020, you will not incur any late penalties or be disconnected for nonpayment, even if you do not honor the terms of this payment plan. However, upon termination of EO 124 or June 1, 2020, whichever is later, your services may be disconnected if you fail to make the minimum payment amounts due under this payment plan and/or if you fail to pay the full amounts owed for services billed after June 1, 2020.

I hereby acknowledge and agree to the terms of this payment plan.

_____	_____
Accountholder Signature	Date
Account Number	<input type="text"/>
Amount March 31 - June 1	<input type="text"/>
Divided by 6	/6
Amount due monthly	<input type="text" value="\$ -"/>



AGENDA ITEM- 5A

2020-21 Budget Ordinance & 2021-2025 Capital Improvement Plan (CIP)

Presenter

David Cheek, City Manager

Public Hearing

Yes No

Summary

The manager's recommended budget was presented at the May regular meeting. The budget ordinance for the fiscal year ending June 30, 2021 is presented for a public hearing and consideration by the City Council for adoption. The Five-Year Capital Improvement Plan is also provided for approval.

General Fund

The proposed General Fund is balanced without increasing the property tax which will stay at 47 cents, so residents will see no change in their property tax bills. The General Fund is proposed to increase by 5.5% to \$22,365,300. At first glance, a \$1,173,000 increase may seem more like an expansion budget than a continuation budget. However, greenway and park projects already in progress, the purchase of needed vehicles in Sanitation, and the urgent need to repair the Lake Michael dam account for \$2,138,650 of the fund's proposed expenditures. Without these projects, recommended expenses are decreasing by 4.8%. With a 1.6% decline in revenues due to the COVID-19 crisis, we plan to use the low-interest-rate environment and obtain bank loans to fund these projects. Even with these loan proceeds, I am recommending a \$2,174,018 appropriation of fund balance. Fortunately, \$912,000 of this planned use of fund balance comes from reserves accumulated in the capital fund set aside for such capital needs. This appropriation of the fund balance is higher than last year's allocation, but one of the reasons we maintain a prudent level of fund balance is for unprecedented times like these. Our strong fund balance position protects against reducing service levels or raising taxes and fees during unforeseen events like this global pandemic and statewide shutdown. With our conservative revenue and expenditure projections, I fully expect the City's fund balance to remain healthy and stay within our policy limits.

Utility Fund

The proposed Utility Fund is balanced without increasing the utility rates in July 2020 but delaying them until January 2021. The 2018 Water and Sewer Rate Analysis suggested a 5-year graduated increase in rates to offset rising maintenance costs and anticipated infrastructure expansion costs associated with the Long-Range Utility Plan (LRUP). The City followed the 5-year plan by increasing rates by 5% in 2019 but did not increase them in 2020. The Utility Fund's excess revenues over expenses has declined substantially over the last 3 years.

During this past year, preliminary engineering reports of the cost of the Water Resource and Recovery Facility (WRRF) upgrade increased substantially. With the \$5.4 million first phase of the expansion set to begin in 2021, we decided to update the rate analysis completed in 2018. With the increased cost for the WRRF upgrade, the phased rate increases, coupled with the use of system development fees should reset

the Utility Fund's imbalance and start building operating needed reserves. The following table shows the 5-year proposed rate structure with a 2% increase in the water rate and an 8% increase in the sewer rate each year. If the City follows this schedule, it should reset the Utility Fund's imbalance and start building needed reserves for capital expenditures.

In-City Use (Outside Rates x 2)	Water (2%/year)	Sewer (8%/year)
2021	\$6.23	\$7.08
2022	\$6.36	\$7.65
2023	\$6.48	\$8.26
2024	\$6.61	\$8.92
2025	\$6.75	\$9.64

Given the difficult times we are facing, the rate increase is proposed to be delayed until January 1, 2021.

Capital Improvement Plan 2021-2025

The plan identifies needs in the amount of \$81.0 million, with General Fund needs of \$49.8 million and Utility Fund needs of \$31.2 million. Over \$16.9 million of the projects will be funded by general fund revenues and utility fund revenues (21%). Most of the remaining \$62.8 million in projects will be funded by some sort of financing which might include a bond referendum or installment purchase agreements (bank loans). The total amount includes projects in progress. As noted at the May meeting, the City will be unable to fund these kinds of projected needs at the current tax rate.

Recommendation

Staff recommends approval of the Budget Ordinance and Capital Improvement Plan as presented.

Suggested Motion

This item will be voted on at the CONTINUED meeting to be held on Wednesday, June 3, 2020 at 6pm.

I make a motion to approve the Budget Ordinance for the Fiscal Year Ending June 30, 2021 and the Capital Improvement Plan for 2021-2025 as presented.

Attachments

1. Budget Ordinance for 2020-21
2. Fee Schedule for 2020-21
3. Position Classification and Pay Plan 2020-21
4. Capital Improvement Plan 2021-2025

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

Section 1. The following amounts are hereby appropriated in the General Fund for the operation of the city government and its activities for the fiscal year beginning July 1, 2020, and ending June 30, 2021, in accordance with the chart of accounts heretofore established for the City:

City Council.....	\$	83,539
Administration.....		1,163,700
Finance		604,386
Information Technology		409,775
Police		4,350,405
Fire		2,954,224
Economic Development		1,021,800
Planning.....		561,664
Inspections		618,705
Engineering		430,500
Public Works.....		1,574,613
Public Facilities		806,593
Sanitation		1,286,759
Recreation & Parks.....		1,756,665
Non-Departmental		<u>4,391,672</u>
Total General Fund Appropriations	\$	<u>22,015,000</u>

Section 2. It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2020, and ending June 30, 2021:

Current Year Property Tax.....	\$	10,303,912
Sales Tax		3,190,243
Utility Franchise Tax		1,200,000
Other Property Tax.....		733,000
Fire District Tax.....		456,000
Powell Bill Allocation		365,000
Sanitation User Fees.....		465,000
Permits and Fees		780,307
Proceeds of Debt.....		1,939,070
All Other Revenues.....		758,750
Appropriated Fund Balance.....		<u>1,823,718</u>
Total General Fund Revenues	\$	<u>22,015,000</u>

Section 3. There is hereby levied a tax at the rate of forty-seven cents (\$0.47) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2020, for the purpose of raising the revenue listed "Current Year's Property Taxes" in the General Fund in Section 2 of this ordinance.

This rate is based on a valuation of property for the purposes of taxation of \$2,237,062,961 and an estimated rate of collection of 98%. The estimated rate of collection is based on the fiscal year 2018-19 collection rate.

Section 4. The following amounts are hereby appropriated in the Capital Fund for General annual capital outlay for the fiscal year beginning July 1, 2020, and ending June 30, 2021, in accordance with the chart of accounts hereby approved for the City:

Bike/Pedestrian	205,000
Public Works.....	1,295,000
Recreation	<u>725,000</u>
Total Capital Fund Appropriations.....	<u>\$ 2,225,000</u>

Section 5. It is estimated that the following revenues will be available in the Capital Fund for the fiscal year beginning July 1, 2020, and ending June 30, 2021:

Transfer from the General Fund.....	\$ 1,874,700
Appropriated Fund Balance.....	<u>350,300</u>
Total Utility Fund Revenues.....	<u>\$ 2,225,000</u>

Section 6. The following amounts are hereby appropriated in the Utility Fund for the operation of the water and sewer utilities for the fiscal year beginning July 1, 2020, and ending June 30, 2021, in accordance with the chart of accounts heretofore approved for the City:

Administration and Metering.....	\$ 1,289,656
Utilities	3,255,755
Engineering	230,000
Waste Water Treatment Plant	2,089,683
Non-Departmental	<u>1,610,906</u>
Total Utility Fund Appropriations	<u>\$ 8,476,000</u>

Section 7. It is estimated that the following revenues will be available in the Utility Fund for the fiscal year beginning July 1, 2020, and ending June 30, 2021:

Water Utility Fees.....	\$ 3,018,600
Sewer Utility Fees.....	2,915,000
All Other Revenues.....	642,085
Appropriated Fund Balance.....	<u>1,900,315</u>
Total Utility Fund Revenues.....	<u>\$ 8,476,000</u>

Section 8. The following amounts are hereby appropriated in the Utility Capital Fund for the construction and purchase of capital and infrastructure for the fiscal year beginning July 1, 2020 and ending June 30, 2021:

Capital Projects.....	\$ <u>675,000</u>
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Section 9: It is estimated that the following revenues will be available in the Utility Capital Fund for the fiscal year beginning July 1, 2020 and ending June 30, 2021:

Transfer from Utility Capital Reserve Fund	\$ 175,000
Transfer from Utility Fund	400,000
Appropriated Fund Balance.....	<u>100,000</u>
Total Utility Capital Fund Revenues.....	\$ <u>675,000</u>

Section 10. The following amounts are hereby appropriated in the Utility Capital Reserve Fund to preserve system development fees for appropriation to capital and infrastructure purposes for the fiscal year beginning July 1, 2020 and ending June 30, 2021:

Transfer to Utility Capital Fund	\$ 175,000
Reserved for Capital Projects	<u>447,500</u>
Total Utility Capital Reserve Appropriations	\$ <u>652,500</u>

Section 11: It is estimated that the following revenues will be available in the Utility Capital Reserve Fund for the fiscal year beginning July 1, 2020 and ending June 30, 2021:

System Development Fees	\$ 650,000
Other Revenues.....	<u>2,500</u>
Total Utility Capital Reserve Fund Revenues.....	\$ <u>652,500</u>

Section 12: The Budget Officer is hereby authorized to transfer appropriations as contained herein under the following conditions:

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

Section 13. The City of Mebane Fee Schedule, herein referenced, for the fiscal year beginning July 1, 2020, and ending June 30, 2021, is hereby adopted for this fiscal year.

Section 14. The accompanying Position and Classification Plan, herein referenced, for the fiscal year beginning July 1, 2020, and ending June 30, 2021, is hereby adopted for this fiscal year and shall be administered in accordance with the City of Mebane Personnel Policy Principles as adopted August 4, 2014.

Section 15. Operating funds encumbered by the City as of June 30, 2020, or otherwise designated, are hereby re-appropriated for this fiscal year.

Section 16. Copies of this Budget Ordinance shall be furnished to the Clerk to the City Council and to the Budget Officer and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

Adopted this 1st day of June 2020.

Appendix B - Fee Schedule

City of Mebane Fee Schedule - Effective July 1, 2020

Contents

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

Schedule Subject to Change Upon Approval by City Council

Document Fees for Public Records

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

Effective July 1, 2020

Cemetery

Schedule Subject to Change Upon Approval by City Council

Mebane Memorial Garden		Oakwood Cemetery	
Cost per Grave - Inside City	\$1,000	Cost per Grave - Inside City	\$200
Cost per Grave - Outside City	\$1,500	Cost per Grave - Outside City	\$400
Cremation/Urn Section per Grave- Inside City	\$500	Transfer of Ownership	No Charge
Cremation/Urn Section per Grave- Outside City	\$750	Internment, disinternment, and removal charge	No Charge
Transfer of Ownership	No Charge	Grave Marker Permit Fees	No Charge
Internment, disinternment, and removal charge	No Charge	Marker Installation Fees	No Charge
Grave Marker Permit Fees	No Charge	Street Washing	\$75hr 2hr min
Marker Installation Fees	No Charge		
Street Washing	\$75hr 2hr min		
Memorials			
Memorial Bench	\$500	Memorial Brick	\$75

Privilege License

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

Returned Payment Fee

Charge for processing returned checks or returned electronic payments	\$	25
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Development Fees

Fee Schedule Effective July 1, 2020

Schedule Subject to Change Upon Approval by City Council

Engineering Construction Inspection Fees

Public Streets		Public Storm Sewer Lines	
Street inspection fee per lineal centerline foot of street	\$2	Inspecting backfill, trench compaction per lf of sewer line	\$1
Driveways within the street right-of-way per driveway	\$50		
Public Water Lines		Water & Sewer Services	
Inspecting backfill, trench compaction, pressure test & line disinfection per lf of water line	\$1.50	Main line tap inspection to the property line	\$50
		Inspection of backfill and trench compaction	\$100
Public Sanitary Sewer Lines		Driveway Pipe Installation	
Inspecting backfill, trench compaction, pressure test per lf of sewer line	\$1.50	12-inch RCP	\$15 per lf
		15-inch RCP	\$18 per lf
		18-inch RCP	\$22 per lf

Development Fees

Fee Schedule Effective July 1, 2020

Schedule Subject to Change Upon Approval by City Council

Water & Sewer Rates

Inside water (per 1,000 gallon)	\$6.11	Deposit sewer (outside city limits)	\$150
Inside sewer (per 1,000 gallon)	\$6.56	Meter re-read with no city error (per re-read)	\$10
Outside water (per 1,000 gallon)	\$12.22	Cutoff List Fee	\$50
Outside sewer (per 1,000 gallon)	\$13.12	Late Fee (added each month after the 20th)	\$10
Metered sewer users not using Mebane water (Multiple of the inside rate)	\$3.25	Return Check Fee	\$25
Unmetered residential sewer users- (inside city limits)	\$57.30	Users Fee - Trash & Recycle pick-up (per month)	\$8
Unmetered residential sewer users- (outside city limits)	\$70.11	Additional Trash Receptacle	\$65
Deposit water (inside city limits)	\$75	Water Shortage Resposne Plan - Excess Users Charge (per event for violation)	\$100
Deposit sewer (inside city limits)	\$75		
Deposit water (outside city limits)	\$150		

Schedule of Water and Sewer Tappage Fees and Meter Charges

Tap Size	Water Tappage Fee		Sewer Tappage Fee		Meter Charge
	Inside City Limits	Outside City Limits	Inside City Limits	Outside City Limits	
¾" Water	\$800	\$1,600			\$500
1" Water	\$1,000	\$2,000			\$1,000
4" Sewer			\$1,000	\$2,000	

Note: Additional \$500 charge for road bores and pavement cuts.

Please contact Public Works for meter charge larger than 1".

Development Fees

Fee Schedule Effective July 1, 2020

Schedule Subject to Change Upon Approval by City Council

Water & Sewer System Development Fees†

Customer Type	Equivalent Residential Unit‡	Water Fee	Sewer Fee	Total Fee
Single Family Dwelling Unit (3/4" Meter)	1	\$721	\$2,150	\$2,871
Multi-Family Dwelling Unit (1 and 2 Bedrooms)	0.67	\$481	\$1,433	\$1,914
Multi-Family Dwelling Unit (3+ Bedrooms)	1	\$721	\$2,150	\$2,871
All Other Zoning Categories/Uses - 3/4" Meter	1	\$721	\$2,150	\$2,871
All Other Zoning Categories/Uses - 1" Meter	1.67	\$1,202	\$3,583	\$4,785
All Zoning Categories/Uses - 1.5" Meter	3.33	\$2,404	\$7,166	\$9,570
All Zoning Categories/Uses - 2" Meter	5.33	\$3,846	\$11,465	\$15,311
All Zoning Categories/Uses - 3" Meter	11.67	\$8,413	\$25,080	\$33,493
All Zoning Categories/Uses - 4" Meter	21	\$15,144	\$45,143	\$60,287
All Zoning Categories/Uses - 6" Meter	43.33	\$31,250	\$93,152	\$124,402

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

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

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

Hydraulic System Modeling Fees

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

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

Hydrant Meter Deposit

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

Planning Fees

Fee Schedule
Effective July 1, 2020

Schedule Subject to Change Upon Approval by City Council

Planning & Zoning			
Zoning Verification	\$25	Zoning Permit	\$50
Rezoning Application	\$300 per property	City Right of Way or Easement Encroachment Agreement	\$100
Special Use Permit Application	\$400 per property	Floodplain Development Permit	\$300
Zoning Variance/Appeal Application - <i>Residential</i>	\$300	Buffer Authorization Permit	\$300
Zoning Variance/Appeal Application - <i>Non-Residential</i>	\$400	Subdivision, Exempt	\$0
Technical Review Committee - Site Plan Review	\$300 + Lot Fee	Subdivision, Recombination & Easements	\$50
Site Plan Lot Fee, <2 acres	\$0	Subdivision Plat Fee - 1 to 5 Lots	\$50 + \$25/lot
Site Plan Lot Fee, 2 - 10 acres	\$25	Subdivision Plat Fee - 6 or More Lots	\$300 + \$25/lot
Site Plan Lot Fee, >10 acres	\$50	Plat Review for >3 Resubmittals	\$300
Storm water Control Facilities - Permit Application & Plan Review per facility	\$500	Construction Plan Review, Residential	\$50/ lot
Storm water Control Facilities - Annual Inspection in watershed (20 yr)	\$5,000	Construction Plan Review, Non-Residential	\$300/lot
Wireless Communication Facilities - up to 25 facilities (see UDO Section 4-7.9E & F)		\$100/ 1-5 facilities	\$50/ Facilities 6 - 25 \$500/engineer review

Inspection Fees

Schedule Subject to Change Upon Approval by City Council

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

Building Permits		Other Types of Construction	
Minimum	\$60	Modular Construction	Cost of Construction (plus Trades)
\$5,000 to \$20,000	\$75	Manufacturing Housing - single	\$100 plus trades
\$20,001 to \$50,000	\$5 per \$1,000	Manufacturing Housing double	\$125 plus trades
\$50,001 to \$500,000	\$175 plus \$5 per \$1,000	Manufacturing Housing triple	\$150 plus trades
Greater than \$500,001	\$1,300 plus \$4.00 per \$1,000	Construction Trailers	\$50
Homeowner Recovery Fee	\$10	Travel Trailers & Recreational Vehicles	\$50
Decks with pour Footings	\$100	Insulation - Residential	\$50 one trip
		Insulation - Commercial	\$100 for trip
		Accessory Structures (Screened Porches, Roofs, Covered Decks)	Cost of Construction (plus Trades)
		Decks, Trellises, Pergolas	Cost of Construction (plus Trades)
		Swimming Pools	\$100

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

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

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

Inspection Fees

Schedule Subject to Change Upon Approval by City Council

Other Services

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

Demolition Permit

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

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

Plumbing Permits

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

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

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

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

Inspection Fees

Schedule Subject to Change Upon Approval by City Council

Electrical Permits

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

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

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

Other Electrical

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

Mechanical Permits

Minimum Permit Fee	\$60
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Residential

First HVAC Unit	\$75
Each additional HVAC Unit	\$50

Inspection Fees

Schedule Subject to Change Upon Approval by City Council

Commercial

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

Boilers & Chillers

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

Fire Inspection Fees

Schedule Subject to Change Upon Approval by City Council

Fire Inspections			
Airport/Heliports	\$50	Organic Coatings	\$50
Bowling Pin Refinishing	\$50	Ovens	\$50
Bowling Alley Refinishing	\$50	Pipelines Flammable/Combustible	\$50
Cellulose Nitrate Motion Picture	\$50	Pulverized Particles (Dust)	\$50
Cellulose Nitrate Plastic (Pryoxlyn)	\$50	Repair Garages	\$50
Combustible Fibers	\$50	Tank Vehicle Flammable/Combustible	\$50
Compressed Gases	\$50	Tire Rebuilding Plants	\$50
Crude Oil Production	\$50	Wrecking Yards/Junk Yards/Waste Handling	\$50
Cryogenic Fluids	\$50	Welding/Cutting	\$50
Dry Cleaning Plants (NEW)	\$50	Match Manufacturing	\$50
Flammable Finishes Paint Booths	\$50	Radioactive Materials Storage/Handling	\$100
Fruit Ripening Processes	\$50	Hood Systems Extinguishment	\$100
Fumigation/Thermal Insecticide Fogging	\$50	Ansul Test & Inspection	\$50
High Pile Storage Facilities	\$50	Fire Suppression Systems:	
Liquified Natural Gas 100-500 Gal.	\$50	1 riser	\$150
500-2,000 Gallons	\$50	2 risers	\$300
2,000-30,000 Gallons	\$50	3 or more risers	\$500
Liquified Petroleum Gas	\$50	Fire Alarm Systems:	
Lumber Storage	\$50	1 - 30,000 Sq. ft.	\$150
Magnesium	\$50	30,001 - 80,000 Sq. ft.	\$300
Mechanical Refrigeration	\$50	80,001 Sq. ft and above	\$500

Fire Inspection Fees

Schedule Subject to Change Upon Approval by City Council

Motion Picture Projection	\$50	Explosives	\$100
Tents	\$50	Return Inspection Fee	\$100
Canopies more than 400 Sq. ft.	\$50		
Fireworks	\$50		

Flammable/Combustible Liquids Installation

Above Ground	\$100	Return Inspection Fee	\$100
Additional Tank	\$50	Removal	\$100
Return Inspection Fee	\$100	Additional Tank	\$50
Underground	\$100	Upgrade Piping	\$50
Additional Tank	\$50	Return Inspection Fee	\$100

**Explosive/Blasting Agents & Ammunition permits will be issued with a valid certificate of insurance stating they are covered for \$1,000,000 of general liability insurance.

Noncompliance w/Fire Code Fee (per Code of Ordinances Article III, Chapter 16, Section 16-65)

1st Re-inspection	\$100	3rd Re-inspection	\$300
2nd Re-inspection	\$200		

Recoupment Charge for False Alarms (per Code of Ordinance Article VI, Chapter 6, Section 6-164)

5 or more in 1 year	\$100	More than 2 in a 7 day period	\$300
2 in a 24 hour period	\$300		

Overcrowding

\$100 per person over posted occupancy certificate.

Police

Schedule Subject to Change Upon Approval by City Council

Background and Document Fees

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

Recoupment for False Alarms

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

Recreation and Parks

Fee Schedule
Effective July 1, 2020

Schedule Subject to Change Upon Approval by City Council

Athletics

Camp Fees	Resident	Non-Resident
Basketball Camp	\$45	\$55
Football Camp	\$35	\$45
Lacrosse Camp	\$15	\$15
Tennis Camp	\$35	\$45
Athletic Fees	Resident	Non-Resident
First Child	\$15	\$40
Second Child	\$10	\$35
Third Child	\$5	\$30
Lacrosse Program	\$25	\$40 \$25
Middle & High School Tennis Program	\$15	\$40
Adult Tennis Mebane City Tournament	\$15	N/A
Mebane Adult Volleyball League Team Fee	\$200	\$200

Facilities

Walker & Youth Field & Equipment Rentals

Per Hour	\$15	Non-Resident Churches Per Hour (Non-Tournament)	\$15
		Resident Churches Per Weekend (Non-Tournament)/Hour	\$10
Lights per day per field	\$25	Non-Profit Organizations Per Weekend	\$125
		For Profit Organizations Per Weekend	\$250

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

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

Recreation and Parks

Schedule Subject to Change Upon Approval by City Council

Mebane Community Park Rentals

Per Hour Per Field - Resident	\$25	Tourny Rental 1 Field/Day	\$200
Non-Resident Per Field Per Hour	\$40	Tourny Rental Both Fields/Day	\$400
Lights per Day	\$25	Tourny Rental Weekend/Field	\$600

Lake Michael Rentals & Fees

John-boat Rental Per Person	\$7/hr or \$15/Day	Single Kayak Rental	\$10/hr
Launch of Boat	\$0	Double Kayak Rental	\$15/hour
Fishing	\$0	Canoe Rental	\$15/hour
Paddle Boat	\$5/hour	Shelter Fee (4-hour block)	\$25
Trail Rental for 5K Race	\$400		

Corrigidor Drive Athletic Complex Rentals

Per Hour Per Field	\$15	Tournament Rental Per Field/day	\$100
Lights per day	\$25	Construction of new lines	\$100
Non-Residents Per Hour Per Field	\$25		

Old Rec Center

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

Old Rec Center Tennis Court Rentals

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

Arts & Community Center

Multi-Purpose Room Rental (Including Stage) - For Profit (per event)	\$1,000	Community Meeting Room (Full Area) (per use up to 5 hrs.)	\$150
Multi-Purpose Room Rental (1/2 Area) - Non-Profit (per hr.)	\$50	Community Meeting Room (Full Area) (per hr. over 5 hrs.)	\$25
Multi-Purpose Room (Full Area)-Non-Profit(up to 5hrs.)	\$300	Civic Meeting Room (1/2 Area) (per use up to 5 hrs.)	\$75
Multi-Purpose Room Rental (Full Area) - Non-Profit (per hr. over 5 hrs.)	\$80	Civic Meeting Room (1/2 Area) (per hr. over 5 hrs.)	\$20

Fee Schedule

Effective July 1, 2020

Recreation and Parks

Schedule Subject to Change Upon Approval by City Council

Multi-Purpose Room Rental - Kitchen Use (per use)	\$40	Civic Meeting Room (Full Area) (per use up to 5 hrs.)	\$100
Community Meeting Room (1/2 Area) (per use up to 5 hrs.)	\$100	Civic Meeting Room (Full Area) (per hr. over 5 hrs.)	\$25
Community Meeting Room (1/2 Area) (per hr. over 5 hrs.)	\$20		

Schedule Subject to Change Upon Approval by City Council

**Wastewater Treatment Plant
Analytical Costs**

pH	\$5	Cadmium (Cd)	\$10
Biochemical Oxygen Demand	\$14	Chromium (Cr)	\$10
Total Suspended Solids (TSS)	\$8	Copper (Cu)	\$10
Ammonia Nitrogen as Nitrogen (NH ₃ -N)	\$10	Lead (Pb)	\$10
Total Phosphorus (TP)	\$8	Nickel (Ni)	\$10
Chemical Oxygen Demand (COD)	\$11	Zinc (Zn)	\$10
Oil & Grease (O&G)	\$50	Aluminum (Al)	\$10
Mercury (Hg)	\$15	Fluoride	\$10

**Wastewater Treatment Plant
Sampling Cost**

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

Surcharges

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

CITY OF MEBANE POSITION CLASSIFICATION AND PAY PLAN

July 1, 2020

Grade	Classification Title	Minimum	Job Rate	Maximum
2	Maintenance Worker I	\$25,431	\$31,594	\$39,419
3	Maintenance Worker II	\$26,703	\$33,174	\$41,391
	Sanitation Worker			
4	Groundskeeper	\$28,038	\$34,834	\$43,460
	Receptionist/Office Assistant			
5	Equipment Operator I	\$29,440	\$36,575	\$45,633
	Meter Reader			
6	Equipment Operator II	\$30,913	\$38,405	\$47,915
	Meter Reader Technician			
7	Administrative Support Specialist	\$32,458	\$40,325	\$50,311
	Equipment Operator III			
	Sanitation Equipment Operator			
	Wastewater Data Management Assistant			
	<i>Police Cadet (Part-time)</i>			
8	Permit Specialist	\$34,081	\$42,340	\$52,826
	Recreation Athletic Program Coordinator			
	Evidence Technician			
9	Accounting Tech I	\$35,785	\$44,459	\$55,467
	Automotive Mechanic			
	Grounds Crew Supervisor			
10	Accounting Tech II	\$37,574	\$46,682	\$58,240
	Building Maintenance Coordinator			
	Laboratory Technician			
	Parks Operations & Maintenance Supervisor			
	Utilities Location Technician			
	Utilities System Mechanic			
	Wastewater Treatment Plant Opr			
11	Firefighter	\$39,453	\$49,015	\$61,153
	Fire Life Safety Educator			
	Recreation Supervisor for Athletics			
	Utilities System Mechanic II			

CITY OF MEBANE POSITION CLASSIFICATION AND PAY PLAN

July 1, 2020

Grade	Classification Title	Minimum	Job Rate	Maximum
		0	0	0
12	Accounting Payroll Specialist	\$41,426	\$51,467	\$64,210
	Automotive Mechanic Supervisor			
	Fire Engineer			
	Police Officer			
	Utilities Maintenance Crew Leader			
	Water Billing & Collections Specialist			
13	Compliance Manager	\$43,497	\$54,040	\$67,421
	Police Accreditation Officer			
	Fire Lieutenant			
	Lead Wastewater Plant Operator			
14	Accountant	\$45,673	\$56,744	\$70,791
	Building Code Inspector I			
	Code Enforcement Officer			
	Planner			
	Police Investigations			
	Police Corporal			
16	Building Code Inspector II	\$50,354	\$62,558	\$78,047
17	Arts & Community Center Supervisor	\$52,871	\$65,686	\$81,950
	Building Code Inspector III			
	Information Technology Specialist			
	Police Sergeant			
18	Athletics Director	\$55,514	\$68,971	\$86,048
	City Clerk			
	Fire Captain			
	Planning Officer			
19	Assistant Public Works Director	\$58,290	\$72,420	\$90,350
	Special Projects Coordinator			
20	Assistant Fire Chief	\$61,205	\$76,038	\$94,867
	Police Lieutenant			
21	Inspections Director	\$64,265	\$79,842	\$99,611
23	Human Resources Director	\$70,852	\$88,025	\$109,821
	Development Director			

CITY OF MEBANE POSITION CLASSIFICATION AND PAY PLAN

July 1, 2020

Grade	Classification Title	Minimum	Job Rate	Maximum
	Police Captain			
24	Assistant Police Chief	\$74,395	\$92,427	\$115,312
	Fire Chief			
	Information Technology Director			
	Parks & Recreation Director			
27	Finance Director	\$86,122	\$106,996	\$133,488
	Police Chief			
	Public Utilities Director (Wastewater Plant)			
	Public Utilities Director (Water/Sewer)			
33	Assistant City Manager	\$115,411	\$143,385	\$178,886



2021-2025

Capital Improvement Plan

David S. Cheek

City Manager

May 4, 2020

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CAPITAL IMPROVEMENT PLAN

May 4, 2020

Mayor and City Councilmembers
City of Mebane, North Carolina

Dear Mayor and Councilmembers,

The Capital Improvement Plan (CIP) for 2021-2025 is a robust appraisal of the significant needs expressed by the City's department heads for the next five years. As highlighted in the budget message for 2021, the next five years will be pivotal in carrying out the vision of the City Council.

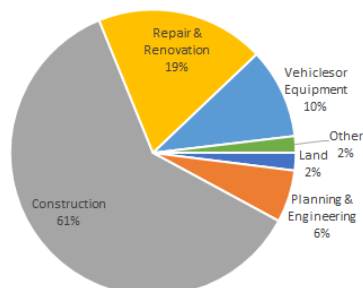
OVERVIEW

The plan identifies needs in the amount of \$81.0 million, with General Fund needs of \$49.8 million and Utility Fund needs of \$31.2 million. Over \$16.9 million of the projects will be funded by general fund revenues and utility fund revenues (21%). Most of the remaining \$62.8 million in projects will be funded by some sort of financing which might include a bond referendum or installment purchase agreements (bank loans). The total amount includes projects in progress as shown in the Pre-2021 column. As mentioned in the budget message, the City will be unable to fund these kinds of projected needs at the current tax rate.

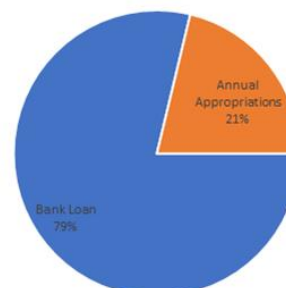
CAPITAL IMPROVEMENT PLAN General & Utility Fund Combined

FUND	PRE-2021	2021	2022	2023	2024	2025	TOTAL
General Fund	\$ 896,360	\$ 2,338,000	\$ 3,844,321	\$ 10,303,204	\$ 7,074,157	\$ 25,373,692	\$ 49,829,734
Utility Fund	2,278,709	9,595,981	3,525,000	3,092,000	9,077,500	3,637,500	31,206,690
TOTALS	\$ 3,175,069	\$ 11,933,981	\$ 7,369,321	\$ 13,395,204	\$ 16,151,657	\$ 29,011,192	\$ 81,036,424

Capital Improvement Plan Requests
\$81,036,424



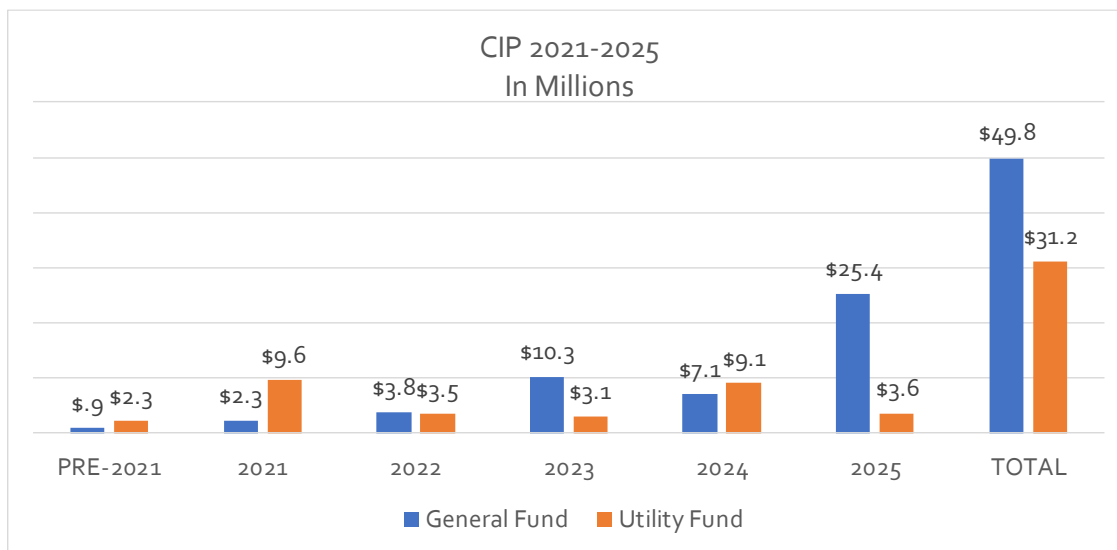
Capital Improvement Plan Funding Sources
\$81,036,424



The CIP for 2021-2025 is full of various projects with significant details to provide the reader with a basis for decision-making. Each department head completed a CIP Project Worksheet for any qualifying capital improvement. A capital improvement is defined as any expenditure for vehicles, equipment, buildings, infrastructure, land acquisition, plan or project in which the cost exceeds \$25,000 and the estimated useful life is greater than 1 year. This will also include repair and renovation projects that have a useful life of more than 1 year including street maintenance and repair, and utility maintenance and repair. Summary schedules of the total CIP for 2021-2025 are provided in Appendix A. Individual project sheets will be provided upon request to the Finance Department.

THE CIP AS A PLANNING TOOL

The 5-Year CIP is a planning tool designed to aid the City Council in building, acquiring and replacing the City’s capital assets. The plan is updated annually to ensure that it is based on the most accurate information available and is reflective of the current and projected economic environment. Adoption of the 5-Year CIP by the City Council does not constitute a commitment to fund an item. Rather, adoption signifies an intention to pursue the projects during the ensuing years. Especially for the requested facilities, the adoption of the CIP allows both the Council and staff to thoughtfully plan for the projects leading up to a planned year of design followed by construction, along with the appropriate financing. Over 72% or \$58.5 million of the CIP has been either deferred or is not planned until the last three years (2023-2025). The remaining needs (\$22.5 million) are coming up quickly, so plans for these projects need to be getting underway as soon as we see that we are coming out of the COVID-19 pandemic.



THE CURRENT YEAR OF THE CIP – 2021

CITY-WIDE SPACE NEEDS ASSESSMENT

As the City prepares for mounting growth, a police station (\$15.4 million) and two new fire stations (\$8.5 million) make their inaugural debut into the plan. The police station was requested for the current year, and the fire stations for 2023 and 2025. In addition, Planning and Inspections have been in dire need of space for the past two years, and are requesting a \$910,000 building

addition for the 2021 year. With the expected domino effect that occurs when constructing new facilities and freeing up old facilities, I am recommending a City-wide Space Needs Assessment this year for \$110,000. The last time the City did such an assessment was twenty years ago in 2000. The feasibility as well as the need for these significant projects can best be determined by this type of study. I recommend the study forecast a 10-year horizon and provide the following at a minimum:

1. Identify and assess current space occupied by City departments and agencies (including the Train Group and the Mebane Historical Museum).
2. Identify and assess each department's or agency's current space, current space needs, and identified space deficits.
3. Project future space needs based on assessing population projections and determining employee needs by department.
4. Prioritize needs based on (1) the identified space deficit; (2) the greatest need; and (3) functionality, responsibilities assigned, and efficiency of operations.
5. Recommend a 10-year plan of action based on these priorities.
6. Estimate the probable costs of the study's recommendations.

I recommend the study begin as soon as feasible considering the challenges with the COVID-19 crisis. In the meantime, for the immediate needs of Planning and Inspections, we plan to share space in City Hall to provided needed filing, storage and office space.

PROPOSED NEW CIP FISCAL POLICY

The City currently has no fiscal policy as relates to the CIP. This year we are recommending the following policies be adopted by the City Council in order to guide and direct a more thorough planning process alongside each year's budget:

- The City will prioritize all capital improvements in accordance with an adopted Capital Improvement Plan (CIP).
- The City will develop a five-year plan for capital improvements and review capital improvements and update annually.
- The City will coordinate development of the capital improvements program with development of the operating budget.
- The City will maintain all its assets at a level adequate to protect the City's capital investment and to minimize future maintenance and replacement costs.
- The City will identify the estimated costs and potential funding sources for each capital project proposal before it is submitted for approval.
- The City will attempt to determine the least costly and most flexible method for all new projects.

NEW PROJECT PRIORITIZATION SYSTEM

As you begin to review this document, please remember that needs over the next five years and beyond are identified. After year one, it becomes more difficult to project reliable costs, which is why we update the plan annually. This year, we began ranking projects based on a

prioritization system. The department heads and I worked together to rank each project; however, it is important to note the Board has final authority in the rankings of the projects. Again, no projects were eliminated during the process, only deferred. As the City practices this prioritization in the coming years, the CIP will take on a more important role in the annual budget process.

The priority system includes a matrix as shown below. This system was developed to assist in the setting of priorities for capital expenditures because not all requests can be funded in any given year due to budgetary constraints.

PRIORITIZATION MATRIX		Priority		
		High	Medium	Low
Criteria	1	Level A		
	2		Level B	
	3			Level C
	4			

The matrix contains a measure of priority on the horizontal axis and a determination of criteria category on the vertical axis. Priorities of the capital projects are measured as high, medium or low as follows:

HIGH	MEDIUM	LOW
<ul style="list-style-type: none"> •Project mandated by local, state, or federal regulations, or •Project is a high priority of the City Council, or •Project substantially reduces losses or increases revenues. 	<ul style="list-style-type: none"> •Project maintains existing service levels, or •Project results in better efficiency or service delivery, or •Project reduces operational costs, or •Project improves work force morale. 	<ul style="list-style-type: none"> •Project is not mandated, or •Project improves service levels, or •Project improves quality of life.

CRITERIA CATEGORIES

Each project is determined to fall into one of these criteria categories:

- 1 Health/Safety/Welfare** – projects that protect the health, safety and welfare of the community and the employees serving it.
- 2 Maintenance/Replacement** – projects that provide for the maintenance of existing systems and equipment.
- 3 Expansion of Existing Programs** – projects which enhance the existing systems and programs allowing for expansion of existing services.
- 4 Expansion of New Programs** – projects that allow for expansion into new programs and services.

LEVEL OF FUNDING

The grid is further divided into levels to determine consideration for funding as noted in each of the shaded areas above.

Level A – highest consideration for funding,
Level B – moderate consideration, and
Level C – least consideration for funding resources.

These levels of funding can be considered as part of the decision to fund a project. For instance, let's say Project A is mandated by local, state, or federal regulations (Priority = H), and provides for the maintenance of existing systems and equipment (Criteria = 2), then it receives a moderate consideration for funding (Level of Funding = B). On the other hand, Project B allows for the expansion of services (Criteria = 3), but is not mandated (Priority = L), would receive a low consideration for funding (Level of Fund = C). Of course, this priority ranking is always subject to the Council's willingness to fund based on current economic conditions and barring any funding constraints. In addition, some projects will not neatly fall into these categories. Many factors go into the final decision to fund a project, and this is only one mechanism to assist in guiding that decision.

MANAGER RECOMMENDATION – 2021

For the first year of this plan (2021), the funding requests submitted by department heads total \$29.2 million, including \$19.6 million in needs for the General Fund and \$9.6 million in Utility Fund requests. Included in my 2021 recommended budget is \$9.1 million of these requested needs.

GENERAL FUND

I am recommending \$2.3 million of the General Fund needs and all the Utility Fund requests be pursued during 2021. With my current year recommendations, I am not eliminating any projects,

but only deferring them into the next four years of the plan. The following General Fund table shows each department's request for funding in 2021, my recommendation, as well as the status or reason for my recommendation. It is evident that we are deferring many needs due to fiscal constraints that center not only around the current global pandemic, but also around our current tax rate.

GENERAL FUND
2021 RECOMMENDED CIP BUDGET

PROJECT TITLE	PRIORITY	TYPE	DEPARTMENT REQUEST	MANAGER RECOMMENDED	STATUS/REASON
POLICE					
Police Facility	H	1,2	\$ 15,400,000	\$ -	Deferred to 2025 pending City-wide Space Study
POLICE TOTAL			15,400,000	-	
FIRE					
Classroom at Training Tower	H	3	\$ 275,000	\$ -	Deferred to 2023 due to fiscal constraints
New Station 4	H	3	500,000	-	Deferred to 2024 pending City-wide Space Study
FIRE TOTAL			775,000	-	
PLANNING					
New/Expanded Building	M	3	\$ 80,000	\$ -	Deferred to 2023 pending City-wide Space Study
Jackson & S. 2nd SW Improve.	H	1	205,000	205,000	BPAC high priority, minimal design, city forces constructing
Crawford St. Sidewalk	H	1	20,000	-	Deferred to 2022 due to fiscal constraints
Third-Fifth St. Connector	H	1	20,000	-	Deferred to 2022 due to fiscal constraints
PLANNING TOTAL			325,000	205,000	
PUBLIC WORKS					
Street - Utility Truck	H	4	\$ 120,000	\$ -	Deferred to 2022 due to fiscal constraints
Street Resurfacing	H	1	600,000	600,000	Need to maintain ongoing 10-year resurfacing program
Foust Road Widening	H	1	265,000	265,000	Safety issues; very poor condition
PUBLIC WORKS TOTAL			985,000	865,000	
SANITATION					
Swaploader/ Leaf Truck	H	4	\$ 270,000	\$ 270,000	3 leaf trucks down at one point this year; flexible as dump truck
Brush Truck	H	3	160,000	160,000	Improve service to citizens during the Fall
SANITATION TOTAL			430,000	430,000	
RECREATION & PARKS					
Lake Michael Dam Repairs	H	1	\$ 350,000	\$ 350,000	Has been deferred too long & potential safety issue
L. Michael Deck Renov.	H	1	140,000	-	Deferred to 2022 due to fiscal constraints
Lighting - Walker & Youth	H	1	459,000	-	Deferred to 2022 due to fiscal constraints
Comm. Park Lighting	H	1	166,000	-	Deferred to 2022 due to fiscal constraints
Cates Farm Park	H	4	375,000	375,000	Trails begun; Impact Alamance Grant received; began 2 years ago
Repurpose Tennis Courts	M	2	73,640	-	Deferred to 2022 due to fiscal constraints
Re-Pave Old Rec/MACC Lots	M	2	50,000	-	Deferred to 2023 due to fiscal constraints
Grass Maint. Tractor	M	2	38,000	38,000	Needed for addition of Cates Farm & Community Parks
Outdoor Basketball Court	L	1	5,000	-	Deferred to 2023 due to fiscal constraints
Comm Park Amphitheater	M	3	5,000	-	Deferred to 2023 due to fiscal constraints
MACC Renovations & Pool	M	4	25,000	-	Deferred to 2023 pending City-wide Space Study
RECREATION & PARKS TOTAL			1,686,640	763,000	
GENERAL FUND TOTAL			\$ 19,601,640	\$ 2,263,000	
FUNDING SOURCES			FUNDING SOURCE	FUNDING SOURCE	
Annual Appropriations			\$ 1,944,140	\$ 1,405,500	
Grants			50,000	50,000	
Other			2,500	2,500	
Bank Loan			17,605,000	805,000	
TOTAL FUNDING SOURCES			\$ 19,601,640	\$ 2,263,000	

UTILITY FUND

Of the \$9.6 million in department requests for the Utility Fund, I am recommending \$6.9 million.

UTILITY FUND

2021 RECOMMENDED CIP BUDGET

PROJECT TITLE	PRIORITY	TYPE	DEPARTMENT		MANAGER	STATUS/REASON
			REQUEST	RECOMMENDED		
WRRF						
Valve Actuators - 2 Filter Cells	H	1	\$ 70,000	\$ 70,000		Safety and efficiency upgrade
WRRF Upgrade - Phases 1 & 3	H	3	5,610,000	5,610,000		Design complete by Dec 2020; bid Spring 2021
Capital Maintenance - WRRF	M	2	100,000	100,000		Contingency requirement, some needed repairs
WRRF TOTAL			5,780,000	5,780,000		
UTILITIES						
Water R & M	H	1	\$ 160,000	\$ 100,000		Budget constraints require reduction
Sewer R & M	H	1	160,000	100,000		Budget constraints require reduction
Pump Station R & M	H	1	170,000	100,000		Budget constraints require reduction
Meter Changeout Project	H	2	500,000	500,000		Ongoing project nearing completion by 2021-22
Mebane Oaks Utility Reloc.	H	2	56,250	56,250		Required with new signal at Hillsborough intersection
NC 119 Utility Relocations	H	2	47,331	47,331		Required with construction of NC119 Bypass
Oversize Reimbursements	H	3	250,000	175,000		Budget constraints require reduction
Arbor Creek Outfall	H	3	500,000	-		Deferred to 2022 - possibly design in 2021
Inflow and Infiltration	H	3	1,700,000	-		Budget constraints require reduction
Pickup Truck Replacements	M	2	122,400	-		Budget constraints require reduction
Water Line Replacements	M	3	150,000	-		Budget constraints require reduction
UTILITIES TOTAL			3,815,981	1,078,581		
UTILITY FUND TOTAL			\$ 9,595,981	\$ 6,858,581		

WRRF UPGRADE & EXPANSION

With the WRRF's last upgrade in 1993, most of the equipment is over 25 years old. We continue to modernize equipment in the facility, but the main highlight is the continuation of our expansion of the WRRF. Phase 2 was completed in 2019 and included the extension of the floodwall for \$750,000. After more than two years in engineering and re-engineering studies, we received the final addendum to the official preliminary engineering report. As a result, we plan to begin Phases 1 and 3 this year. Phase 1 will replace aging equipment, improve treatment processes (screening, nutrient removal, & residuals handling) as well as increasing capacity from 2.5 million gallons per day (MGD) to 3.0 MGD. Though delayed again by the General Assembly, the Jordan Lake rules will eventually be passed and require treatment to required nutrient levels. These improvements will address these rules and improve operational efficiency and reduce objectionable odors occasionally emanating from the plant. Phase 3 includes additional enhancements to the 3.0 MGD capacity increase. The Phase 3 requirements will be evaluated based on the outcome of Phase 1 improvements and may be altered based on success. For 2021, we are proposing a bank financing of \$5.6 million to pay for the construction of these phases over the next few years. Depending on the impact of the first phases, future improvements in 2023 and 2024 could total an additional \$6.1 million.

GRAHAM WRRF PARTNERSHIP AGREEMENT

The City of Graham is also considering an upgrade to their WRRF. While it does not impact

the budget this year, our partnership with the City of Graham on their WRRF began in 2017 when we agreed to purchase almost 22% of their WRRF capacity. Not included in the Utility CIP are potential payments to Graham for future capacity at their WRRF. Graham is where Mebane was one year ago in planning an upgrade and flow expansion to their WRRF, likely to occur in the next two years. This may be an opportunity for Mebane as it would cost less to send sewer to Graham from the southwestern side of the City instead of pumping it to our WRRF. Our agreement with Graham allows treatment of up to 750,000 gallons per day (GPD) of sewer. Staff believes it is in Mebane's best interest to approach Graham about increasing the treatment capacity by 500,000 GPD. As part of their planning process, staff has requested cost estimates for a possible increase in our level of participation. Any increase in the treatment capacity will require an amendment to our partnership agreement.

CONCLUSION

The CIP is a solid plan and has been prepared with the goals of the City Council in mind. Mebane is growing and must plan for more residents, industries, and commercial businesses in a quickly arriving future! By careful planning and thoughtful investment, a bigger Mebane can be a more positively charming Mebane as well!

Seek the good of the City!

David S. Cheek

David S. Cheek
City Manager

APPENDIX A

GENERAL FUND SUMMARY

GENERAL FUND CIP SUMMARY

DEPARTMENT CIP PROJECTS	PRE-2021	2021	2022	2023	2024	2025	TOTAL
Police	\$ -	\$ -	\$ 58,800	\$ 1,000,000	\$ 1,500,000	\$ 12,900,000	\$ 15,458,800
Fire	-	-	800,700	1,150,000	3,500,000	7,800,000	13,250,700
Planning	75,000	245,000	655,068	1,545,704	1,067,657	1,093,692	4,682,121
Public Works	550,000	865,000	745,000	980,000	675,000	700,000	4,515,000
Sanitation	-	430,000	205,000	202,500	208,500	880,000	1,926,000
Recreation & Parks	271,360	798,000	1,379,753	5,425,000	123,000	2,000,000	9,997,113
TOTALS	\$ 896,360	\$ 2,338,000	\$ 3,844,321	\$ 10,303,204	\$ 7,074,157	\$ 25,373,692	\$ 49,829,734

CAPITAL COST BREAKDOWN	PRE-2021	2021	2022	2023	2024	2025	TOTAL
Land	\$ -	\$ -	\$ 200,000	\$ 1,000,000	\$ -	\$ 200,000	\$ 1,400,000
Planning & Engineering	75,000	40,000	138,568	653,593	1,566,657	300,000	2,773,818
Construction	271,360	580,000	1,761,253	6,372,111	4,624,000	19,093,692	32,702,416
Repair & Renovation	550,000	1,215,000	945,000	1,450,000	875,000	1,400,000	6,435,000
Vehicles or Equipment	-	503,000	748,800	777,500	8,500	3,480,000	5,517,800
Other	-	-	50,700	50,000	-	900,000	1,000,700
TOTALS	\$ 896,360	\$ 2,338,000	\$ 3,844,321	\$ 10,303,204	\$ 7,074,157	\$ 25,373,692	\$ 49,829,734

FUNDING SOURCES	PRE-2021	2021	2022	2023	2024	2025	TOTAL
Grants	\$ 250,000	\$ -	\$ 50,000	\$ 500,000	\$ -	\$ 500,000	\$ 1,300,000
Bank Loan	-	825,000	2,182,181	7,908,204	6,267,657	22,673,692	39,856,734
Bonds	-	-	-	-	-	-	-
Annual Appropriations	646,360	1,513,000	1,609,640	1,845,000	806,500	2,200,000	8,620,500
Private Development	-	-	-	-	-	-	-
Other	-	-	2,500	50,000	-	-	52,500
TOTALS	\$ 896,360	\$ 2,338,000	\$ 3,844,321	\$ 10,303,204	\$ 7,074,157	\$ 25,373,692	\$ 49,829,734

UTILITY FUND SUMMARY

UTILITY FUND CIP SUMMARY

DEPARTMENT CIP PROJECTS	PRE-2021	2021	2022	2023	2024	2025	TOTAL
WRRF	\$ 742,000	\$ 5,780,000	\$ 850,000	\$ 739,000	\$ 5,560,000	\$ 100,000	\$ 13,771,000
Utilities	1,536,709	3,815,981	2,675,000	2,353,000	3,517,500	3,537,500	17,435,690
TOTALS	\$ 2,278,709	\$ 9,595,981	\$ 3,525,000	\$ 3,092,000	\$ 9,077,500	\$ 3,637,500	\$ 31,206,690

CAPITAL COST BREAKDOWN	PRE-2021	2021	2022	2023	2024	2025	TOTAL
Land	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000
Planning & Engineering	650,891	154,500	139,500	775,000	187,500	100,000	2,007,391
Construction	149,827	6,324,081	920,500	104,000	7,360,000	1,837,500	16,695,908
Repair & Renovation	190,000	2,240,000	2,030,000	1,870,000	1,460,000	1,250,000	9,040,000
Vehicles or Equipment	1,012,674	627,400	435,000	143,000	70,000	450,000	2,738,074
Other	275,317	250,000	-	-	-	-	525,317
TOTALS	\$ 2,278,709	\$ 9,595,981	\$ 3,525,000	\$ 3,092,000	\$ 9,077,500	\$ 3,637,500	\$ 31,206,690

FUNDING SOURCES	PRE-2021	2021	2022	2023	2024	2025	TOTAL
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bank Loan	-	7,810,000	2,200,000	2,156,000	8,297,500	2,437,500	22,901,000
Bonds	-	-	-	-	-	-	-
Annual Appropriations	2,278,709	1,785,981	1,325,000	936,000	780,000	1,200,000	8,305,690
Private Development	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-
TOTALS	\$ 2,278,709	\$ 9,595,981	\$ 3,525,000	\$ 3,092,000	\$ 9,077,500	\$ 3,637,500	\$ 31,206,690



AGENDA ITEM #5B

Ordinance to Extend the Corporate Limits – The White House on Washington

Date

June 1, 2020

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

The Council will consider approval of an Ordinance to Extend the Corporate Limits as the next step in the annexation process. This is a contiguous annexation containing approximately 7.85 acres located at 7920 E. Washington Street, Orange County.

Background

At the May 4, 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 June 1, 2020 to consider approval of extending Mebane's corporate limits. The public hearing notice was advertised as required.

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

This item will be voted on at the CONTINUED meeting to be held on Wednesday, June 3, 2020 at 6pm.

I make a motion to adopt of an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 7.85 acres.

Attachments

1. Ordinance
2. Map
3. Advertisement

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. 136

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

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

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held virtually at 6:00 p.m. on June 1, 2020, after due notice by the Mebane Enterprise on May 20, 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 June 1, 2020:

Beginning at a 1" Flat bar in the Southern R/W of E. Washington Street, the Northwest corner of the Aubrey and Celine Meador property; thence with the western line of said Meador S 01°09'31" W a distance of 726.00'to a point in the northern line of Glenn E. Patterson trustee; thence with said Petterson S 86°46'22" E a distance of 406.85'to a to a point, the southwest corner of Martin C. Bean; thence with said Bean N 03°01'46" E a distance of 362.46'to a point, the southeast corner of Brent and Carol Dudley in the said Bean line; thence with said Dudley N 75°30'01" W a distance of 150.41'to a point ; thence continuing with said Dudley and crossing the R/W E. Washington Street, Southern Railroad, and US Hwy 70 N 03°15'31" E a distance of 479.78'to a point in the Northern R/W of said US Hwy 70; thence with said US Hwy 70 N 75°15'10" W a distance of 498.54'to a point; thence crossing said US Hwy 70, Southern Railroad, and E. Washington Street S 02°58'04" E a distance of 209.96' to a PK Nail in the southern R/W of E. Washington Street and terminus of Eleventh Street; thence with said E. Washington Street S 75°15'10" E a distance of 185.00'to a point; which is the point of beginning, having an area of 7.85 Acres 0.01226 Square Miles

Section 2. Upon and after June 1, 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 1st day of June, 2020.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

Approved as to form:

Lawson Brown, City Attorney

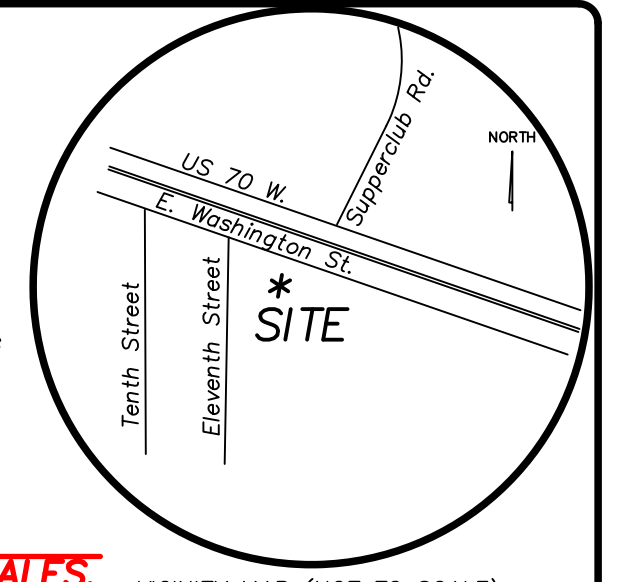
SURVEYOR'S CERTIFICATE
 I, ROBERT S. JONES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____,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

AND THAT:
 PER NCGS 47-30 (f)(1)(c)(1) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. (SEE ALSO NCGS 47-30 (j)).

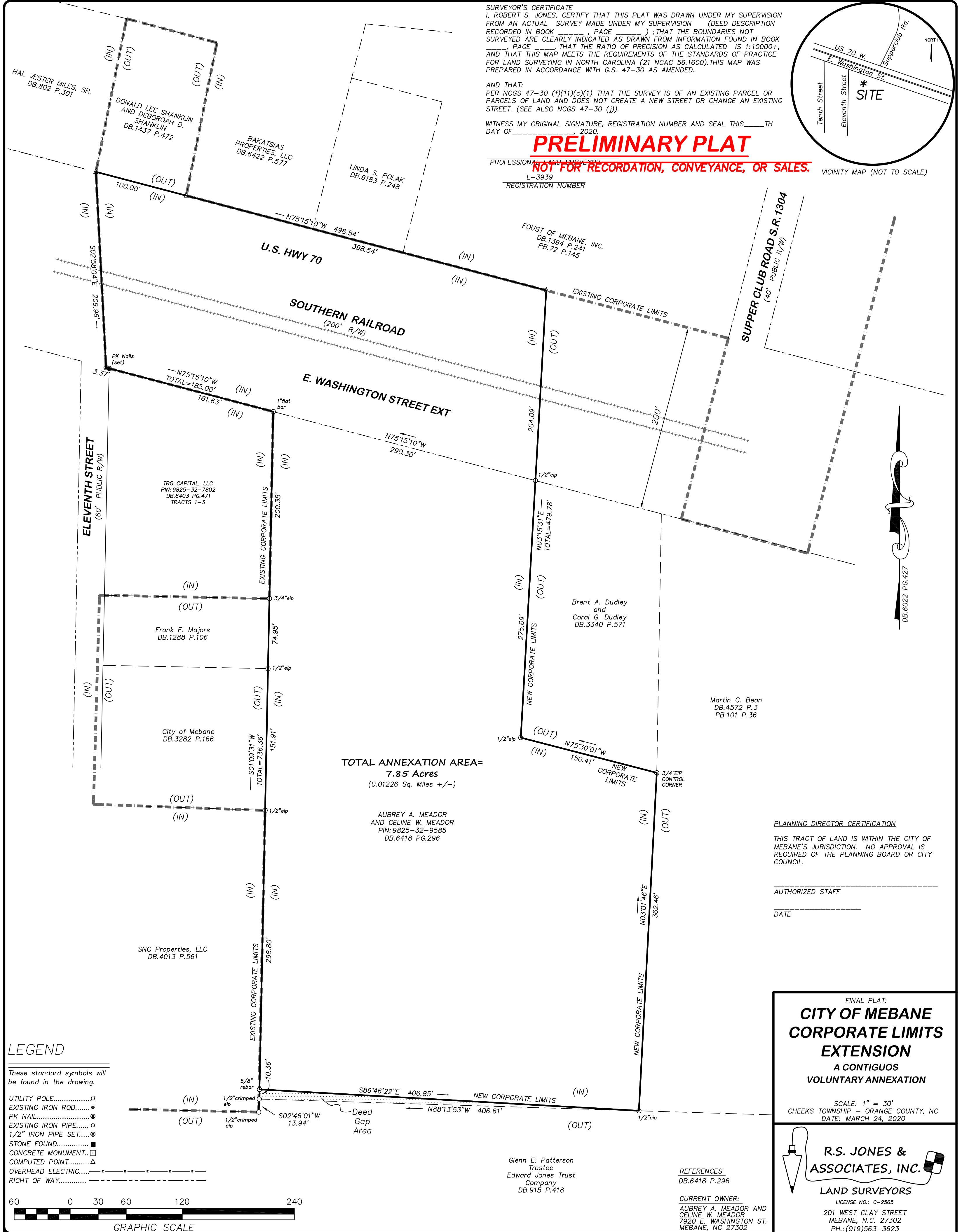
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____TH DAY OF _____, 2020.

PRELIMINARY PLAT

PROFESSIONAL LAND SURVEYOR
NOT FOR RECORDATION, CONVEYANCE, OR SALES.
 L-3939
 REGISTRATION NUMBER



VICINITY MAP (NOT TO SCALE)



- LEGEND**
- These standard symbols will be found in the drawing.
- UTILITY POLE.....
 - EXISTING IRON ROD.....
 - PK NAIL.....
 - EXISTING IRON PIPE.....
 - 1/2" IRON PIPE SET.....
 - STONE FOUND.....
 - CONCRETE MONUMENT.....
 - COMPUTED POINT.....
 - OVERHEAD ELECTRIC.....
 - RIGHT OF WAY.....



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 _____

FINAL PLAT:
CITY OF MEBANE
CORPORATE LIMITS
EXTENSION
 A CONTIGUOUS
 VOLUNTARY ANNEXATION

SCALE: 1" = 30'
 CHECKS TOWNSHIP - ORANGE COUNTY, NC
 DATE: MARCH 24, 2020

R.S. JONES & ASSOCIATES, INC.
 LAND SURVEYORS
 LICENSE NO.: C-2865
 201 WEST CLAY STREET
 MEBANE, N.C. 27302
 PH: (919) 563-3623

Glenn E. Patterson
 Trustee
 Edward Jones Trust
 Company
 DB.915 P.418

REFERENCES
 DB.6418 P.296

CURRENT OWNER:
 AUBREY A. MEADOR AND
 CELINE W. MEADOR
 7920 E. WASHINGTON ST.
 MEBANE, NC 27302



AGENDA ITEM #5C

Ordinance to Extend the Corporate Limits –
Mebane Oaks Lot 3-
Mebane Oaks Associates

Date

June 1, 2020

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

The Council will consider approval of an Ordinance to Extend the Corporate Limits as the next step in the annexation process. This is a contiguous annexation containing approximately 1.78 acres located on Mebane Oaks Road, Alamance County.

Background

At the May 4, 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 June 1, 2020 to consider approval of extending Mebane's corporate limits. The public hearing notice was advertised as required.

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

This item will be voted on at the CONTINUED meeting to be held on Wednesday, June 3, 2020 at 6pm.

I make a motion to adopt of an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 1.78 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. 137

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

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

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held **virtually** at 6:00 p.m. on June 1, 2020, after due notice by the Mebane Enterprise on May 20, 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 June 1, 2020:

Beginning at a 5/8" rebar in the western line of Wilson Road, the southeast corner of lot 2 Mebane Oaks Associates, NAD 83 coordinates: Northing:843966.46' Easting:1920498.47'; thence with said Lot 2 and crossing Mebane Oaks Road(SR 1007) S 65°43'41" W a total distance of 344.44'to a point; thence with the Western R/W of said SR 1007 S 27°20'14" E a distance of 186.27'to a point; thence crossing said SR 1007 N 70°14'10" E a distance of 85.08'to a point in the northern property line of Roger Shields; thence with said Roger Shields north line N 70°32'22" E a distance of 327.90'to a point in the eastern R/W of Wilson Road Extension; thence with the eastern R/W of said Wilson Road a curve turning to the right with an arc length of 73.08', with a radius of 270.00', with a chord bearing of N 33°54'46" W, with a chord length of 72.85',to a point; thence continuing with said Wilson Road N 26°09'33" W a distance of 78.10'to a point; thence crossing said Wilson Road S 63°50'27" W a distance of 60.00'to a point in the Western R/W of said Wilson Road; thence with the western R/W of said Wilson Road N 26°09'33" W a distance of 68.54'to a point; thence with a curve turning to the right with an arc length of 3.79', with a radius of 230.00', with a chord bearing of N 25°41'15" W, with a chord length of 3.79', to a point ; which is the point of beginning, having an area 1.78 Acres 0.00278 Square Miles.

Section 2. Upon and after June 1, 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 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 1st day of June, 2020.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

Approved as to form:

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 RECORDED IN BOOK _____ PAGE _____); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

AND THAT:
 NC GS 47-30 (f)(1)(c)(1) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. (SEE ALSO NCGS 47-30 (j)).
 WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER _____ AND SEAL THIS _____ TH DAY OF _____, 2020.

PROFESSIONAL LAND SURVEYOR
 L-3939
 REGISTRATION NUMBER

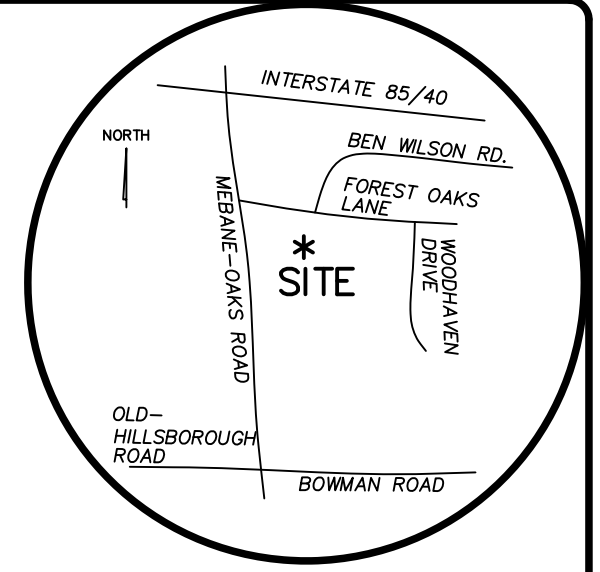
PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCE, OR SALES.

PLANNING DIRECTOR CERTIFICATION

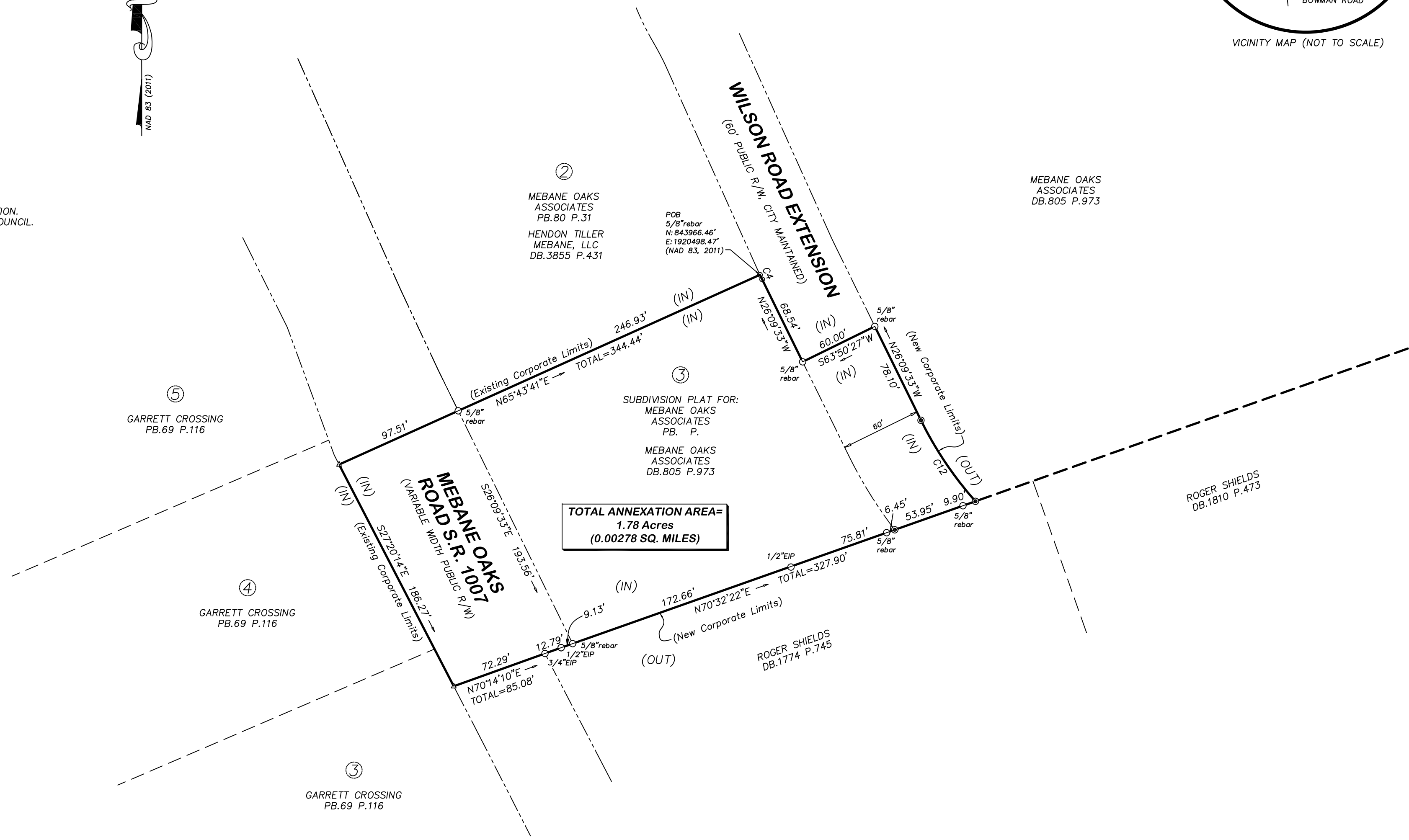
THIS TRACT OF LAND IS WITHIN THE CITY OF MEBANE'S JURISDICTION. NO APPROVAL IS REQUIRED OF THE PLANNING BOARD OR CITY COUNCIL.

AUTHORIZED STAFF _____ DATE _____

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C4	3.79'	230.00'	0°56'37"	N25°41'15"W	3.79'
C12	73.08'	270.00'	15°30'26"	S33°54'46"E	72.85'



VICINITY MAP (NOT TO SCALE)



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, OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.
 - 3.) ALL AREAS BY COORDINATE COMPUTATION.
 - 4.) NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

OWNER/PETITIONER:
 HENDON TILLER MEBANE, LLC
 3445 PEACHTREE ROAD
 SUITE 465 ATLANTA, GA
 30326

REFERENCES
 PB.80 P.31
 PB.74 P.233
 PB.69 P.116
 PB.74 P.385

FINAL PLAT:
**CITY OF MEBANE
 CORPORATE LIMITS
 EXTENSION**
 CONTIGUOUS VOLUNTARY ANNEXATION
 SCALE: 1" = 60'
 MELVILLE TOWNSHIP-ALAMANCE COUNTY, NC
 DATE: APRIL 14, 2020

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



AGENDA ITEM #5D

RZ 20-05

Rezoning Request

R-20 to B-2 for Five Properties –
Dogwood Properties

Presenter

Cy Stober, Development Director

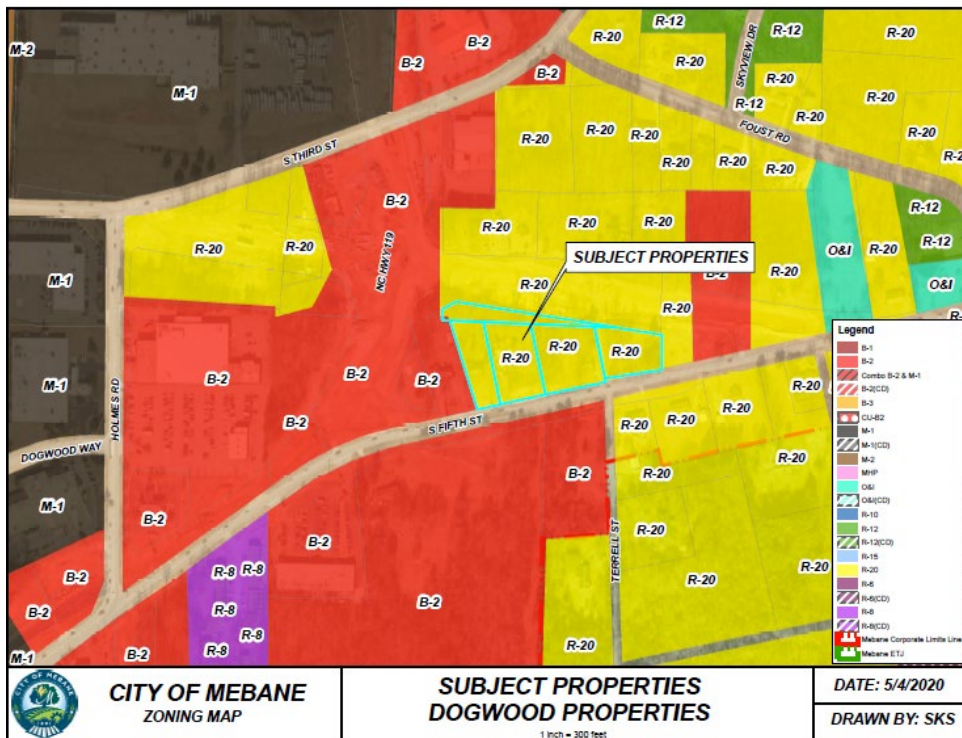
Applicant

Dogwood Properties & Development Corporation
1612 Aurora Place
Wilmington, NC 28405

Public Hearing

Yes No

Zoning Map



Property

1218 S. Fifth St., 1228 S. Fifth St., Two Unaddressed Parcels on S. Fifth St. & One Unaddressed Parcel on NC 119 Bypass, Alamance Co.
GPINs
9814451870
9814359762
9814357699
9814356678
9814358953

Proposed Zoning

B-2

Current Zoning

R-20

Size

+/-3.32 acres

Surrounding Zoning

B-2 & R-20

Surrounding Land Uses

Vacant, Single-Family Residential, Retail

Utilities

Onsite – no improvements proposed

Floodplain

No

Watershed

No

City Limits

Yes

Summary

Dogwood Properties & Development Corporation is requesting approval to rezone five (5) properties totaling +/-3.32 acres located at 1218 and 1228 South Fifth Street, as well as two (2) adjacent, unaddressed properties on South Fifth Street and one (1) unaddressed property on NC 119, from R-20 (Single-Family Residential) to B-2 (General Business). The properties are currently vacant lots, some with unoccupied dwellings on them. Their property boundaries were redefined through the right of way acquisition process to support the NC 119 Bypass transportation improvement project.

The properties are in the G-4 Secondary Growth Area but adjacent to the G-1 Mixed Use (III) Cameron Lane Primary Growth Area. They are also <1,000' from the Interstate 40/85 interchange and isolated from nearby properties by the NC 119 Bypass and widened South Third Street. Those properties are single-family residences to the north, east, and south; and commercial to the west and southwest.

Financial Impact

No use or improvements to the properties are proposed at this time but the developer will be required to make any at their own expense.

Recommendation

At their May 11, 2020, meeting, the City of Mebane Planning Board recommended approving the rezoning request as presented by a vote of 8-0.

The Planning staff has reviewed the request for harmony with the surrounding area and consistency with the City's adopted plans and recommends approval.

Suggested Motion

This item will be voted on at the CONTINUED meeting to be held on Wednesday, June 3, 2020 at 6pm.

1. Motion to **approve** the B-2 rezoning as presented; and
2. Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
 - Is for a property within the City's G-4 Secondary Growth Area and is "...generally residential and commercial in nature..." (Mebane CLP, p.66).
3. Motion to **deny** the B-2 rezoning as presented due to a lack of
 - Harmony with the surrounding zoning or land use
 - OR**
 - Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*.

Attachments

1. Zoning Amendment Application
2. Zoning Map
3. Planning Project Report



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: Dogwood Properties Development Corporation

Address of Applicant: 1612 Aurora Place, Wilmington, NC 28403

Address and brief description of property to be rezoned: Intersection of 119 Byp. & s. Fifth
1224, 1228, 1230, 1232, 0, 0 South Fifth Street

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

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

Yes Explain: _____ No

Type of re-zoning requested: B-2

Sketch attached: Yes No

Reason for the requested re-zoning: Rezone residential property to B-2 to match existing
Commercial zone, clean up a split zoned Tract formed by NCDOT 119 Bypass improvements

Signed: *Janet Hays*

Date: 3/24/2020

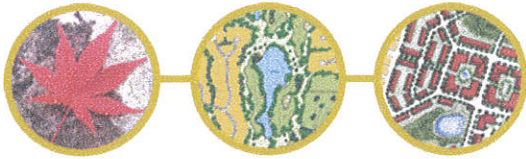
Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

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

1. Tax Map showing the area that is to be considered for rezoning.
2. Names and addresses of all adjoining property owners within a 300' radius (Include those that are across the street).
3. \$300.00 Fee to cover administrative costs.
4. The information is due 15 working days prior to the Planning Board meeting. The Planning Board meets the 2nd Monday of each month at 6:30 p.m. Then the request goes to the City Council for a Public Hearing the following month. The City Council meets the 1st Monday of each month at 6:00 p.m.



LETTER OF TRANSMITTAL

TMTLA Associates

5011 Southpark Dr, Ste. 200, Durham NC 27713
 ph: 919.484.8880 e: tony@tmtla.com

TO: City of Mebane
Planning and Zoning
East Washington Street

ATTENTION: Cy Stober

JOB NO.	DATE: 4/07/20
RE: Dogwood Properties	
Rezoning Request	
Mebane, NC	

We are sending you: Attached Under separate cover Facsimile

VIA: Overnight Regular Mail Pick-up Hand Delivered

The following items: Shop Drawings Prints Plans Samples
 Specifications Copy of Letter Change Order Reports

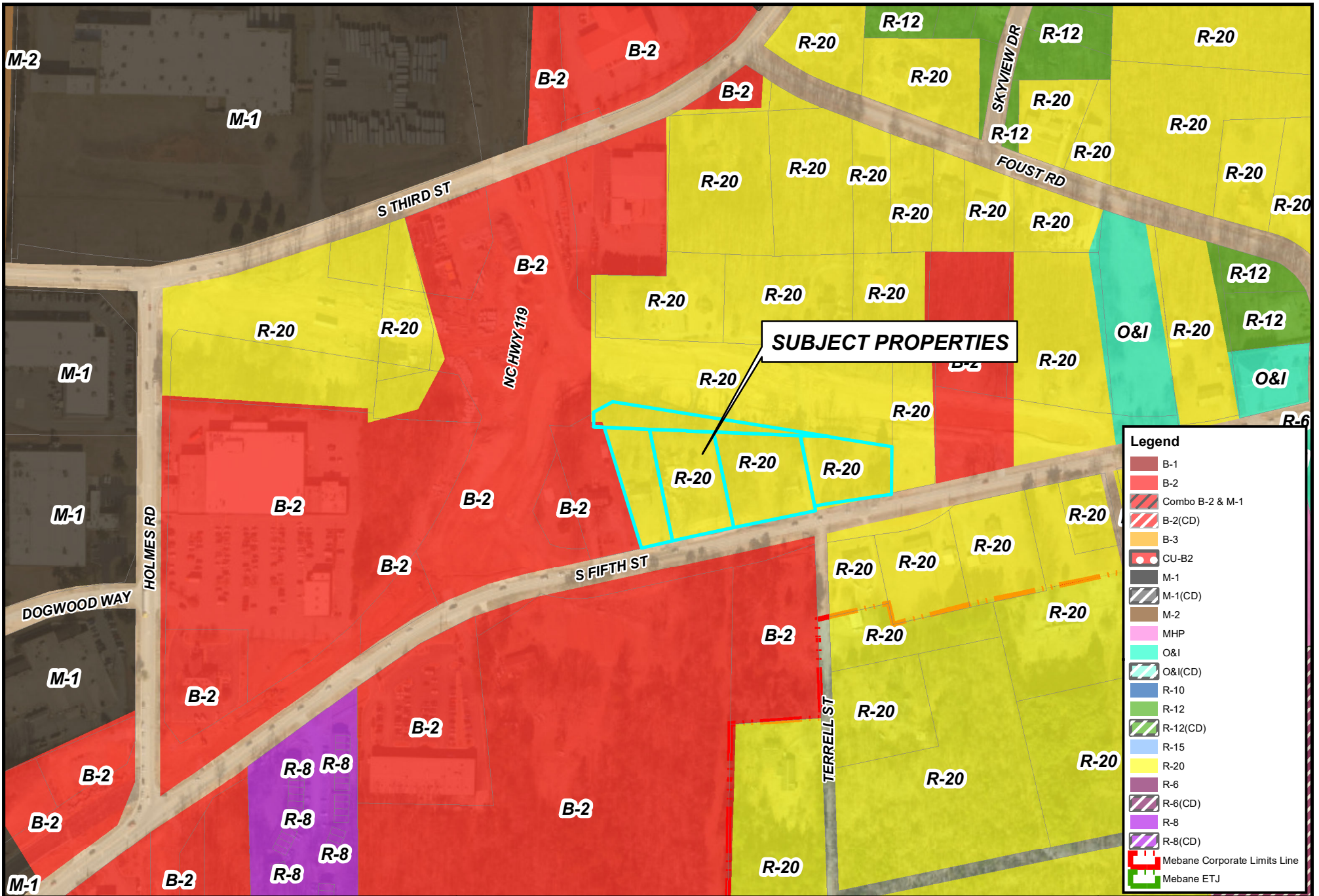
COPIES	DATE	NO.	DESCRIPTION
1			Rezoning Application
1			\$300.00 Application Fee Check

THESE ARE TRANSMITTED as checked below:

For Approval As requested Approved as submitted Returned for corrections
 For your use For review and comment Approved as noted _____

Remarks: Please let me know if you need anything else for this submittal.

COPY TO: Dogwood Properties SIGNED: Tony Tate



CITY OF MEBANE
ZONING MAP

SUBJECT PROPERTIES
DOGWOOD PROPERTIES

1 inch = 300 feet

DATE: 5/4/2020

DRAWN BY: SKS

PLANNING PROJECT REPORT

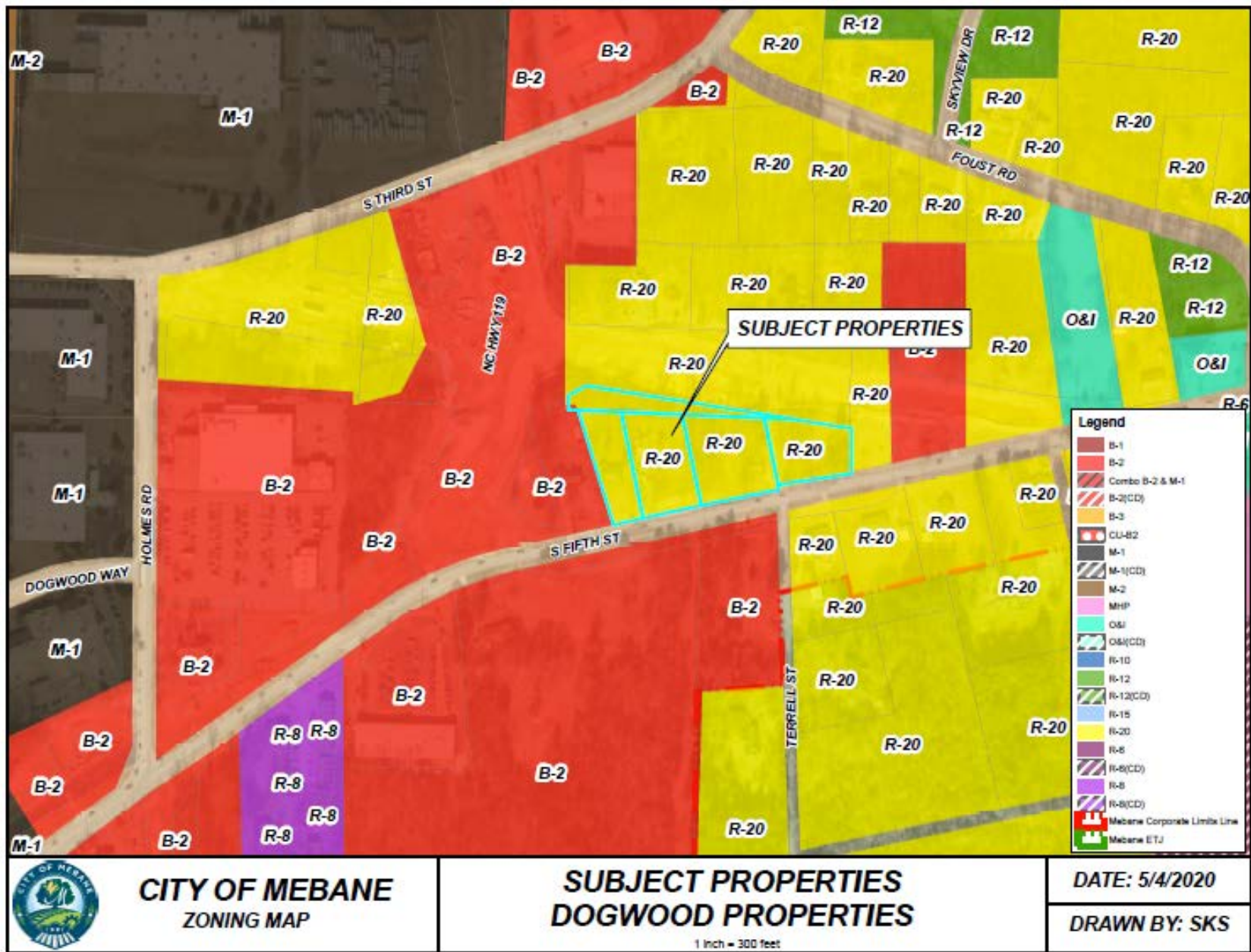
DATE	04/30/20
PROJECT NUMBER	RZ 20-05
PROJECT NAME	Dogwood Properties Rezoning
APPLICANT	Dogwood Properties & Development Corporation 1612 Aurora Place Wilmington, NC 28405

CONTENTS

PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 2
LAND USE REPORT.....	PAGE 4
UTILITIES REPORT	PAGE 6
STAFF ZONING REQUEST RECOMMENDATION	PAGE 7

ZONING REPORT

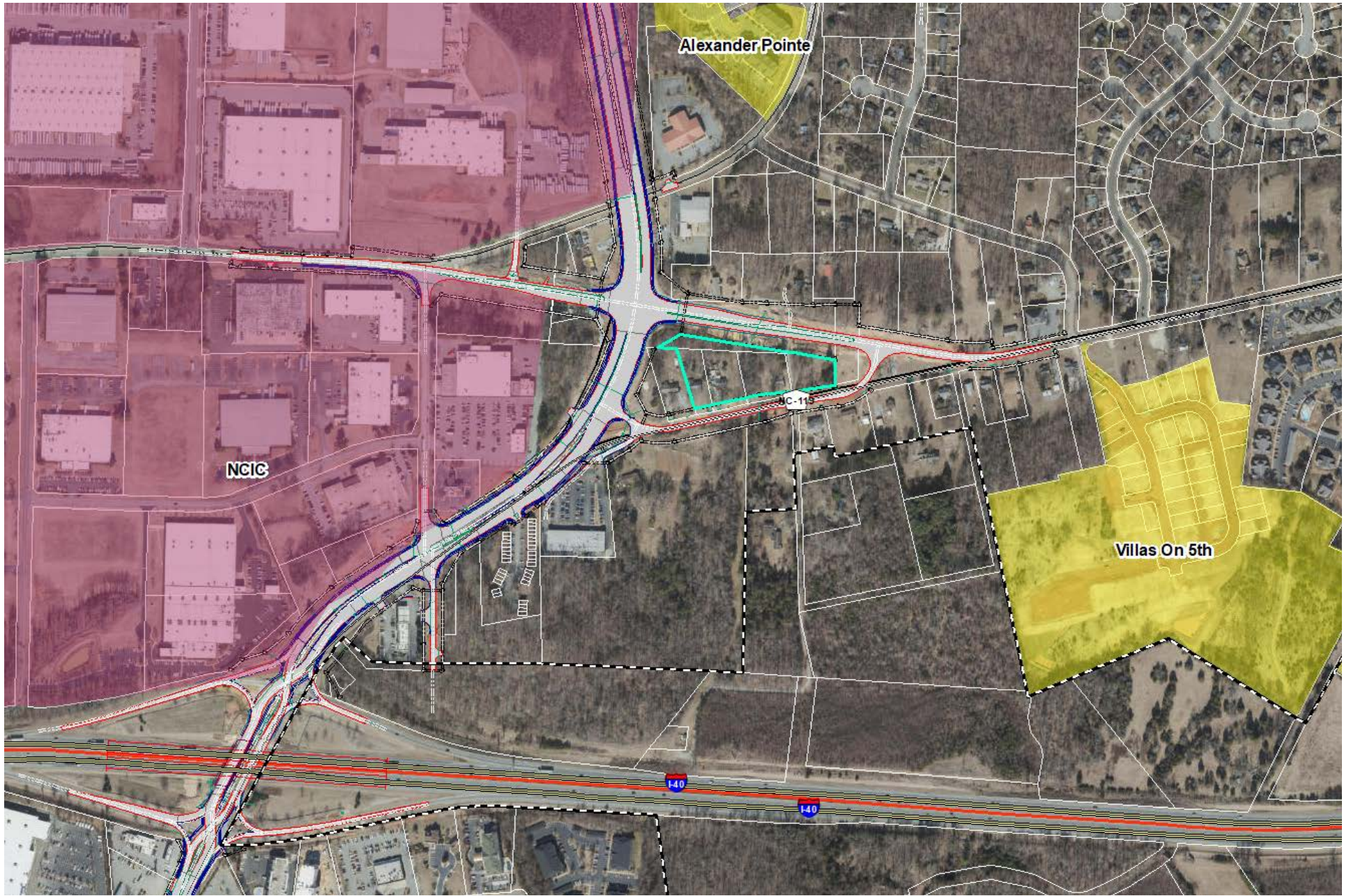
EXISTING ZONE	R-20 (Single-Family Residential)
REQUESTED ACTION	Rezoning to B-2 (General Business)
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CURRENT LAND USE	Vacant
PARCEL SIZE	+/-3.32 acres.
PROPERTY OWNERS	Dogwood Properties & Development Corporation 1612 Aurora Place Wilmington, NC 28405 GPINs 9814451870, 9814359762, 9814357699, 9814356678, 9814358953
LEGAL DESCRIPTION	Five (5) properties totaling +/-3.32 acres located at 1218 and 1228 South Fifth Street, as well as two (2) adjacent, unaddressed properties on South Fifth Street and one (1) unaddressed property on NC 119, are proposed for rezoning from R-20 (Single-Family Residential) to B-2 (General Business). These properties' boundaries were redefined through the right of way acquisition process for the NC-119 Bypass project.
AREA ZONING & DISTRICTS	All properties to the south and west are zoned B-2 (General Business); all properties to the north and east are zoned R-20 (Single-Family Residential). There are B-2 zoning districts within 100 feet to the east of the subject properties.
SITE HISTORY	The properties served as large-lot single-family residences until the NC 119 Bypass began construction.
STAFF ANALYSIS	
CITY LIMITS?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED USE BY-RIGHT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SPECIAL USE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
EXISTING UTILITIES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
POTENTIAL IMPACT OF PROPOSED ZONE	The proposed zoning district will be a continuance of the business district that is focused around the interchange of NC 119 and Interstate 40/85. It will introduce business districts in an area that was historically residential but will be changed due to the presence of NC 119 Bypass and its intersection with the South Third Street Extension. The new intersection of South Third Street and NC 119 Bypass creates a high-traffic opportunity for business development on these properties, which are highly visible and accessible to traffic on these thoroughfares. Said thoroughfares also significantly separate the proposed B-2 zoning districts from neighboring residential zoning districts.



LAND USE REPORT

EXISTING LAND USE	Vacant
PROPOSED LAND USE & REQUESTED ACTION	Five (5) R-20-zoned properties totaling +/-3.32 ac are proposed for rezoning to B-2 (General Business).
PROPOSED ZONING	B-2 (General Business)
PARCEL SIZE	+/-3.32 acres
AREA LAND USE	All properties to the north, east, and south are used for single-family residences. The properties to the west and southwest are used for general business retail centers. The properties immediately to the west are vacant, zoned B-2, and owned by the applicant. The Interstate 40/85 interchange is <1,000' from this property, which has a frontage on NC 119 and NC 119 Bypass. The South Third Street/NC 119 Bypass is introducing new traffic patterns and land use environments to this area.
ONSITE AMENITIES & DEDICATIONS	None at this time.
WAIVER REQUESTED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	

CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-4 Secondary Growth Area
OTHER LAND USE CONSIDERATIONS	Property is adjacent to the G-1 Mixed-Use (III) "Cameron Lane Area" Primary Growth Area.
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	N/A
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	



UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	The onsite utilities currently served the single-family uses of the properties. Any change to this use and/or the onsite utilities will be resolved by the City's Utilities and Engineering Departments, who serve on the Technical Review Committee (TRC).
UTILITIES PROVIDED BY APPLICANT	None at this time
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City is able to continue to serve the properties at similar volumes as the single-family homes historically demanded. Significant changes to this onsite demand will require further evaluation by the City Utilities Director and Engineer.
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
TRANSPORTATION NETWORK STATUS	
CURRENT CONDITIONS	The road network for this area is actively being redefined as the NC 119 Bypass is opened for use. This is redirecting traffic from South Fifth Street and relieving its intersection with Holmes Lane. Historically, South Fifth Street (NC 119) is a North Carolina route with an average daily traffic volume of 10,000 trips per day at this location. It has a current Level Of Service (LOS) D and is projected to have a LOS D in 2040. It has a Safety Score of 88.9, which reflects a high number of traffic incidents on this road section since 2014, including 25 injuries, two of which resulted in serious injuries.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	None at this time. Will be determined with either a Zoning Permit for a specific use that will be reviewed by the City's TRC.
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	N/A

STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION APPROVE DISAPPROVE

STAFF SPECIAL USE FINDING CONSISTENT NOT CONSISTENT.....WITH *MEBANE BY DESIGN*

RATIONALE

The proposed development “Dogwood Properties Rezoning” is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. It is adjacent to a Mixed Use Primary Growth Area, in close proximity to the interstate interchange, and is isolated from other properties by the presence of heavily-used state-maintained thoroughfares. Any development of the properties will require a site plan to be reviewed by the City of Mebane Technical Review Committee.

PUBLIC INTEREST CONFORMANCE?

- ENDANGER PUBLIC HEALTH OR SAFETY?** YES NO
- SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?** YES NO
- HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED?** YES NO

CONSISTENT WITH *MEBANE BY DESIGN*, THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?

- The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for approval.
- The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies.
- The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for denial.



AGENDA ITEM #5E

RZ 20-06

Rezoning Request

R-20 & CU-B-2 to B-2(CD) –
Mebane Oaks, Lot 3

Presenter

Cy Stober, Development Director

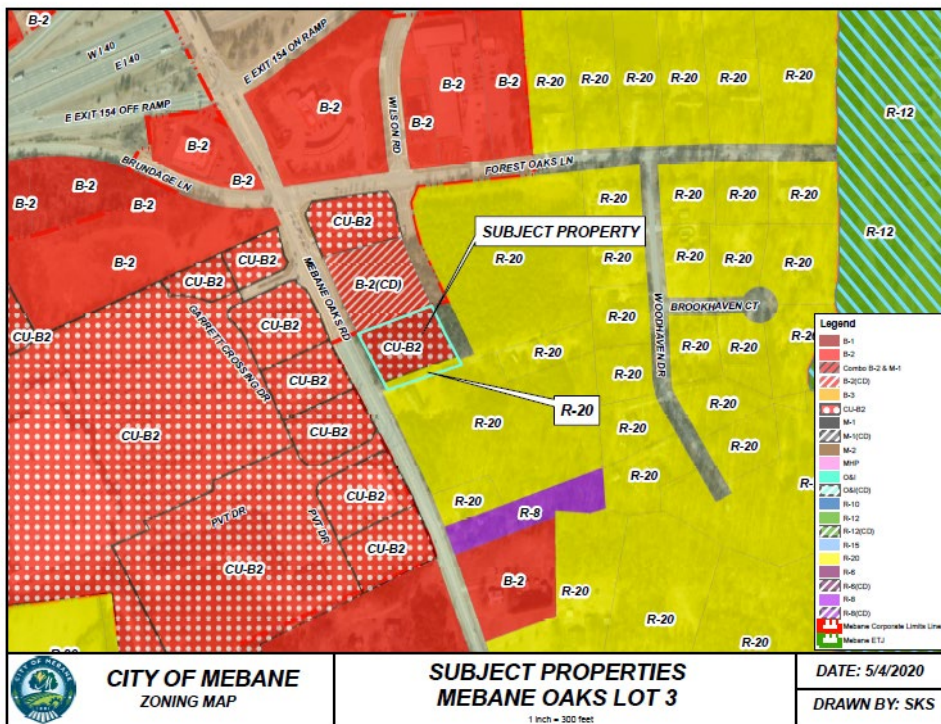
Applicant

Hendon Properties, LLC
c/o Mark Tiller
3445 Peachtree Road, Suite 465
Atlanta, GA 30326

Public Hearing

Yes No

Zoning Map



Property

Mebane Oaks Road-
Lot 3 - Alamance
Co.
GPIN#9824046036

Proposed Zoning

B-2(CD)

Current Zoning

R-20, CU-B-2

Size

+/-1.16 acres of
+/-7.57 acres

Surrounding Zoning

R-20, B-2, CU-B2, B-2(CD)

Surrounding Land Uses

Residential,
Commercial, Vacant

Utilities

To be extended at
developer's
expense

Floodplain

No

Watershed

No

City Limits

No

Summary

Hendon Properties, LLC, is requesting approval to conditionally rezone +/-1.16 acres of +/-7.57 acres located on Mebane Oaks Road adjacent to Chick-Fil-A within the Extra-Territorial Jurisdiction (ETJ) from a split-zone R-20 (Single Family Residential) and CU-B-2 (Conditional Use – General Business) to B-2(CD) (General Business, Conditional Zoning District). The developer proposes to develop the property for two detached commercial buildings that will be primarily served by traffic on Wilson Road Extension. The developer is offering to restrict the business uses of the property (see attached). Hendon Properties, LLC, has the property under contract.

The developer has provided a site plan that will apply to the conditional zoning district. The site plan was reviewed by the Technical Review Committee and was revised based upon feedback.

Financial Impact

The developer will be required to make all of improvements at his own expense except those noted on the site plan as being a NCDOT responsibility for the transportation improvement project I-5711 to widen Mebane Oaks Road.

Recommendation

At their May 11, 2020, meeting, the City of Mebane Planning Board recommended approving the rezoning request as presented by a vote of 8-0.

The Planning staff has reviewed the request for harmony with the surrounding area and consistency with the City's adopted plans and recommends approval.

Suggested Motion

This item will be voted on at the CONTINUED meeting to be held on Wednesday, June 3, 2020 at 6pm.

1. Motion to approve the B-2(CD) rezoning as presented; **and**
2. Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
 - Is for a property within the City's G-4 Secondary Growth Area, which is intended to be "...generally residential and commercial in nature..." (Mebane CLP, p.72);
 - Serves Mebane CLP Growth Management Goal 1.6 by providing a bike rack on site and dedicating right of way to NCDOT to sidewalk on Mebane Oaks Road that will connect the property to other business and neighboring residences (pp.17 & 84);
 - Serves Mebane CLP Public Facilities and Infrastructure Goal 2.1 by providing right ow way on Mebane Oaks Road that improve pedestrian safety and access (pp.17 & 84); and

- Implements the Mebane Oaks Road Transportation Improvement Plan along its frontage; or
- 3. Motion to **deny** the B-2(CD) zoning as presented due to a lack of
 - a. Harmony with the surrounding zoning or land use
 - OR**
 - b. Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*.

Attachments

1. Hendon Properties, LLC, Rezoning Application
2. Hendon Properties, LLC, Zoning Map
3. Hendon Properties, LLC, Site Plan
4. Proposed Restrictions on B-2 Uses for Property
5. Planning Project Report
6. Technical Memorandum from City Engineering Department
7. City Engineer Letter Regarding Water and Sewer Extension



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: HENDON PROPERTIES, LLC

Address of Applicant: 3445 Peachtree Road; SUITE 465
ATLANTA, GA 30326

Address and brief description of property to be rezoned: 1.2 ACRES +/- next to 1113 MEBANE OAKS ROAD

Applicant's interest in property: (Owned, leased or otherwise) _____
CONTRACT PURCHASER

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

Yes ___ Explain: _____ No X

Type of re-zoning requested: B-2 / CU

Sketch attached: Yes X No _____

Reason for the requested re-zoning: Develop two simple retail buildings.

Signed: [Signature]

Date: DECEMBER 20, 2019

Action by Planning Board: _____

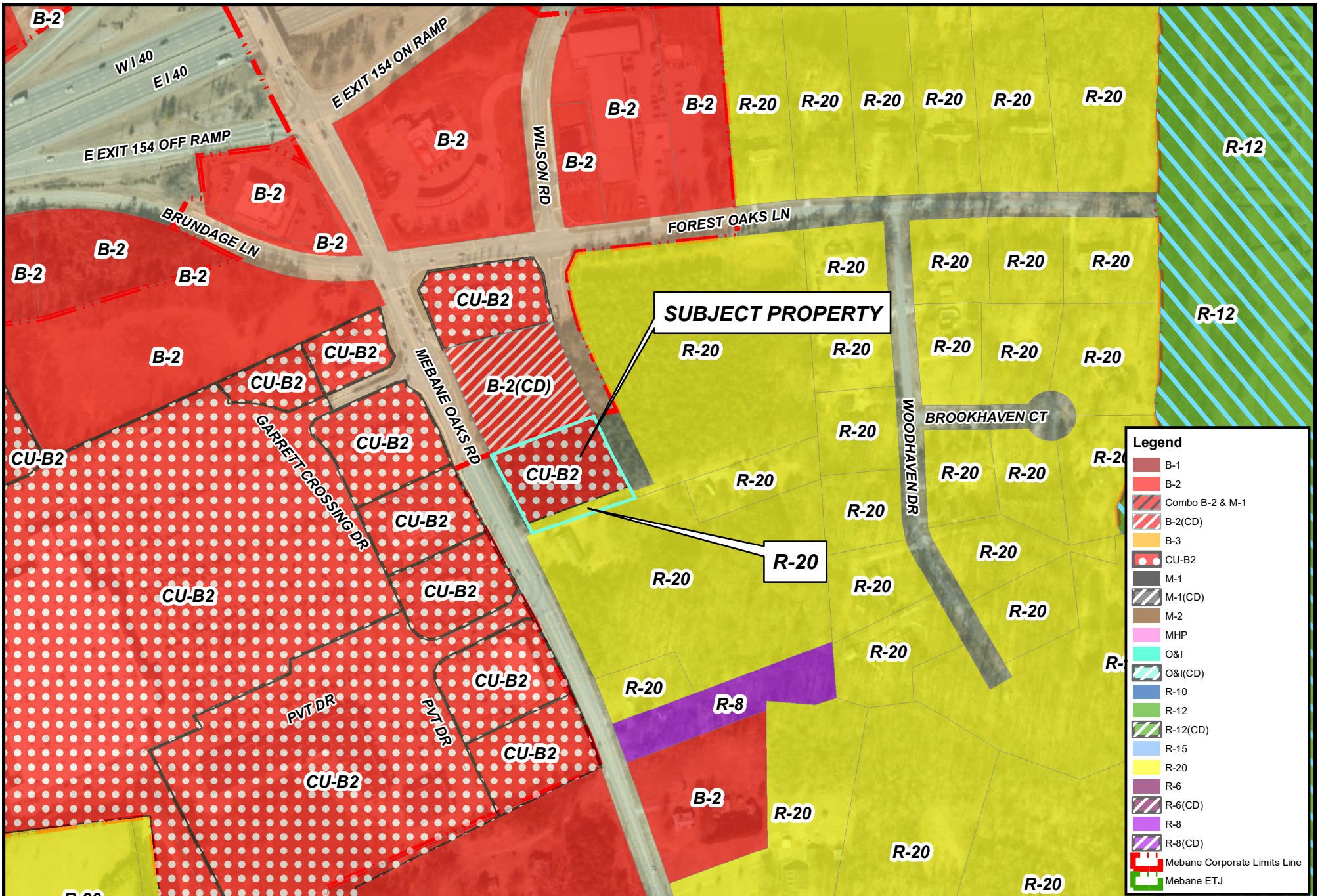
Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

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

1. Tax Map showing the area that is to be considered for rezoning.
2. Names and addresses of all adjoining property owners within a 300' radius (Include those that are across the street).
3. \$200.00 Fee to cover administrative costs.
4. The information is due 15 working days prior to the Planning Board meeting. The Planning Board meets the 2nd Monday of each month at 6:30 p.m. Then the request goes to the City Council for a Public Hearing the following month. The City Council meets the 1st Monday of each month at 6:00 p.m.

NOTE: We are unsure if the Development Ordinance still requires a S.U.P. for 3 Uses?
 We do respectfully request a side yard reduction to 15' on the southern side of our site;



CITY OF MEBANE
ZONING MAP

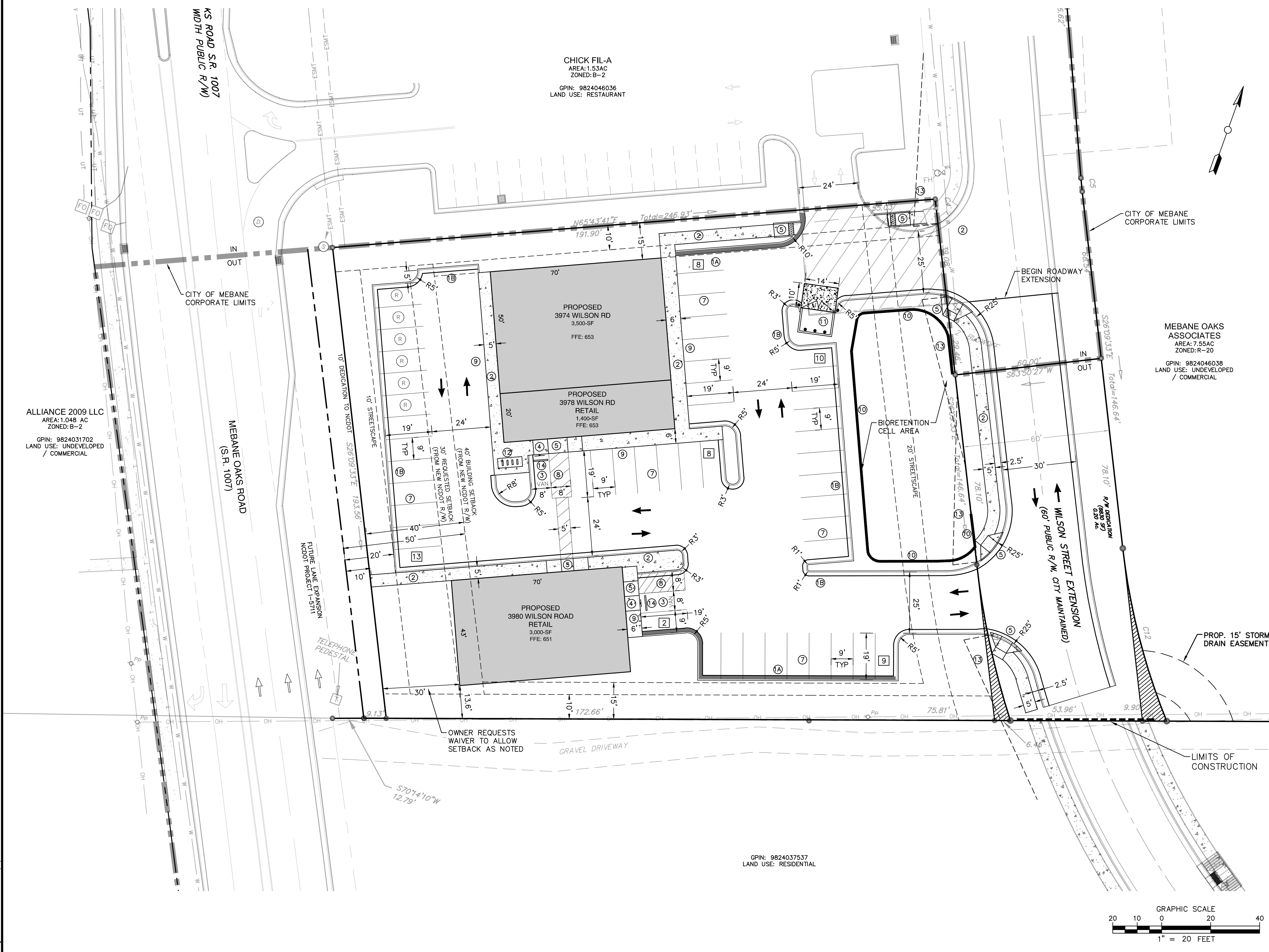
SUBJECT PROPERTIES
MEBANE OAKS LOT 3

1 inch = 300 feet

DATE: 5/4/2020

DRAWN BY: SKS

DRAWING NAME: F:\2020\200015\0015_Site.dwg - 021-SITE PLAN - 3/5/2020 5:12 PM



CHICK FIL-A
 AREA: 1.53AC
 ZONED: B-2
 GPIN: 9824046036
 LAND USE: RESTAURANT

ALLIANCE 2009 LLC
 AREA: 1.048 AC
 ZONED: B-2
 GPIN: 9824031702
 LAND USE: UNDEVELOPED / COMMERCIAL

MEBANE OAKS ASSOCIATES
 AREA: 7.55AC
 ZONED: R-20
 GPIN: 9824046038
 LAND USE: UNDEVELOPED / COMMERCIAL

GPIN: 9824037537
 LAND USE: RESIDENTIAL

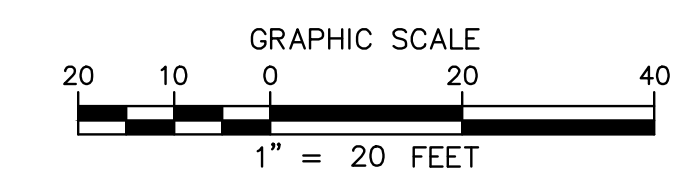
REPLACEMENT OF SIDEWALKS AND CURB & GUTTER

1. ANY UNUSED CURB OPENINGS/DRIVEWAYS WILL BE CLOSED WITH STANDARD CURB AND GUTTER ON CURB AND GUTTER STREETS. ON RIBBON PAVED STREETS THE DRIVEWAY AND ANY PIPE SHALL BE REMOVED.
2. DAMAGE TO EXISTING SIDEWALK SHALL BE REPAIRED TO MEET CURRENT CITY SIDEWALK STANDARDS.
3. SIDEWALKS MUST BE INSPECTED PRIOR TO PLACEMENT OF MATERIAL. CONTACT THE ENGINEERING SERVICES DEPARTMENT PRIOR TO REMOVAL OF MATERIAL TO DETERMINE EXTENT OF SIDEWALK REMOVAL AND REPLACEMENT REQUIRED.

ADEQUATE DRAINAGE FOR BUILDING PADS
 ALL NEW CONSTRUCTION SITES SHALL PROVIDE ADEQUATE DRAINAGE FROM THE FOUNDATION. FOR RESIDENTIAL CONSTRUCTION THE GRADE SHALL SLOPE A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET FROM THE FOUNDATION AS REFERENCED IN NC STATE BUILDING CODE. ADEQUATE DRAINAGE SHALL ALSO BE PROVIDED FOR NEW COMMERCIAL CONSTRUCTION IN COMPLIANCE WITH NC BUILDING CODE.

SITE KEYNOTES:

- 1A 2' SPILL GUTTER
- 1B 2' CATCH GUTTER
- 2 CONCRETE SIDEWALK
- 3 H.C. SYMBOL
- 4 H.C. SIGN
- 5 H.C. RAMP, SEE DETAIL SHEET
- 6 ASPHALT TO CONCRETE PAVEMENT TRANSITION
- 7 4" WIDE STRIPE, WHITE, TYP.
- 8 4" WIDE STRIPES @ 45° 2'-0" O.C., TYP.
- 9 TURNED DOWN SIDEWALK
- 10 MODULAR RETAINING WALL W/ HANDRAIL (DESIGN BY OTHERS)
- 11 DUMPSTER W/ ENCLOSURE
- 12 BIKE RACK
- 13 70'x10' SIGHT TRIANGLE
- 14 CURB STOP
- 15 RESERVED PARKING



FIFTH SUBMITTAL

REV	DATE	DESCRIPTION	BY	PROJECT	200015
1				DATE	APRIL 2020
2				DESIGNED	DMP
3				DRAWN	DMP
4				CHECKED	LRE
5				SCALE	AS NOTED
6				SURVEYED	N/A

THE SCALE BAR SHOWN BELOW MEASURES ONE INCH LONG ON THE ORIGINAL DRAWING.

811
 Know what's below.
 Call before you dig.
 Dial 8-1-1

DAVIS • MARTIN • POWELL
 ENGINEERS & SURVEYORS **dmp**

6415 OLD PLANK RD, HIGH POINT, NC 27265 | T: (336) 886-4821 | F: (336) 886-4458 | WWW.DMP-INC.COM | LICENSE: F-0245



SITE PLAN
 HENDON PROPERTIES
 3974 - 3980 WILSON ROAD EXTENSION
 MEBANE, NORTH CAROLINA

SHEET NO.
C2.1
 OF ___

ADD

4-1-1 Table of Permitted Uses

02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18	Ref. SIC	Development Standards	Zoning Districts												
			RA20	R20	R15	R12	R10	R8	R6	O1	B1	B2	B3	M1	M2
RESIDENTIAL USES															
Single Unit Residential															
Single-Family Detached Dwelling	0000		Z	Z	Z	Z	Z	Z	Z	Z	Z				
Modular Home	0000		Z	Z	Z	Z	Z	Z	Z	Z					
Manufactured Home, on individual lot (within MH Overlay District Only)	0000	Sec. 4-7.3 A					CC								
Patio Home Dwelling	0000	Sec. 4-7.3 B						D	D						
Multiple Unit Residential															
Condominium, less than 2 acres in area	0000	Sec. 4-7.3 C						D	D						
Condominium, 2 or more acres in area	0000	Sec. 4-7.3 C						D	D						
Manufactured Home Park (within MH Overlay District Only)	0000	Sec. 4-7.3 D					CC								
Multifamily Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 E						D	D						
Multifamily Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 E						D	D						
Townhouse Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 F						D	D						
Townhouse Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 F						D	D						
Two-Family Dwelling (duplex)	0000							Z	Z						
Group Residential															
Boarding and Rooming House	7021	Sec. 4-7.3 G										D	D		
Family Care Home	8361	Sec. 4-7.3 H	D	D	D	D	D	D	D						
Group Care Facility	8361	Sec. 4-7.3 I								D					
Temporary Emergency Shelter	0000	Sec. 4-7.3 L	D	D	D	D	D	D	D	D	D	D	D	D	D
Nontraditional Residential Developments															
Live/Work Combination Dwelling & Nonresidential Use	0000	Sec. 4-7.3 M						D	D	D	D	D	D		
Planned Unit Development	0000	Sec. 4-7.3 N	D	D	D	D	D	D	D	D	D	D	D		
Residential Cluster Development	0000	Sec. 4-7.3 O	D	D	D	D	D	D	D	D	D	D	D		
Traditional Neighborhood Development	0000	Sec. 4-7.3 P	D	D	D	D	D	D	D	D	D	D	D		
ACCESSORY USES AND STRUCTURES															
Accessory Dwelling Unit (on single-family lots)	0000	Sec. 4-7.4 A	D	D	D	D	D	D	D	D	D				
Accessory Dwelling Unit to an Office Use	0000	Sec. 4-7.4 B										BA	Z		
Accessory Uses and Structures (customary)	0000	Sec. 4-1 G	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Automatic Teller Machine	6099														
Caretaker Dwelling	0000	Sec. 4-7.4 C	D	D	D	D	D	D	D	D	D	D	D	D	D
Communication Tower Under 50' in Height	0000	Sec. 4-7.4 D	D	D	D	D	D	D	D	D	D	Z	Z	Z	Z
Fence, Wall	0000	Sec. 4-2 C	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Home Occupation	0000	Sec. 4-7.4 E	D	D	D	D	D	D	D	D	D				

Z=Allowed by right
 D=Allowed if development standards are met
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BA=Special use permit required from Board of Adjustment
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MS

4-1-1 Table of Permitted Uses

Ref. SIC	Development Standards	Zoning Districts																		
		RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2						
		CC	CC	CC	CC	CC	CC	CC												
02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18																				
Cemetery, Columbarium or Mausoleum (Principal Use)	0000	Sec. 4-7.6 A	CC	CC	CC	CC	CC													
Cemetery, Columbarium or Mausoleum on Same Property as Church or Other Place of Worship	0000	Sec. 4-7.6 B	D	D	D	D	D		D	D	D	D								
Church Or Other Place of Worship	8661	Sec. 4-7.6 C	D	D	D	D	D													
College, University, Technical Institute	8220	Sec. 4-7.6 D							CC											
Day Care Center, Adult and Child, 5 or Less Clients (accessory use)	8322	Sec. 4-7.6 F	D	D	D	D	D		Z	Z	Z	Z								
Day Care Center, Adult and Child, 6 -12 Clients (principal use)	8322	Sec. 4-7.6 G	CC	CC	CC	CC	CC		Z	Z	Z	Z								
Day Care Center, Adult and Child, 13 or More Clients (principal use)	8322	Sec. 4-7.6 G.1	CC						Z	Z	Z	Z								
Elementary or Secondary School	8211	Sec. 4-7.6 H	BA	BA	BA	BA	BA		BA	BA	BA	BA								
Fire Station/Emergency Medical Service	9224	Sec. 4-7.6 I	D	D	D	D	D		Z	Z	Z	Z								
Government Office	9000								Z	Z	Z	Z								
Hospital	8062								Z											
Library	8231	Sec. 4-7.6 J	D	D	D	D	D		Z	Z	Z	Z								
Museum or Art Gallery	8412								Z	Z	Z	Z								
National Guard /Military Reserve Center	0000																			
Nursing and Convalescent Home, Rest Home	8050	Sec. 4-7.6 K	D	D	D	D	D		Z	Z	Z	Z								
Orphanage	8361	Sec. 4-7.6 L	D	D	D	D	D		Z	Z	Z	Z								
Police Station	9221								Z	Z	Z	Z								
Post Office	0000								Z	Z	Z	Z								
Retreat/Conference Center	0000	Sec. 4-7.6 M	D						Z	Z	Z	Z								
School Administration Facility	9411								Z	Z	Z	Z								
BUSINESS, PROFESSIONAL and PERSONAL SERVICES																				
Advertising, Outdoor Services	7312																			
Automobile Parking (Commercial)	7521																			
Automobile Rental or Leasing	7510																			
Automobile Repair Services	0000	Sec. 4-7.7 A																		
Automobile Towing and Storage Services	7549																			
Bank, Savings and Loan, or Credit Union	6000																			
Barber Shop, Beauty Shop, Cosmetic Tattoos	7241	Sec. 4-1.G																		
Bed and Breakfast or Tourist Home	7011	Sec. 4-7.7 B	D	D	D	D	D		Z	Z	Z	Z								
Bicycle, Motorcycle Repair	3751																			
Blacksmith	7699																			
Boat Repair	3730																			

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4-1-1 Table of Permitted Uses

Ref.	Development Standards	Zoning Districts													
		RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18															
Miscellaneous Shopping Goods Stores, not listed elsewhere															
Motor Vehicle Sales (new and used)	594								Z	Z	Z			Z	
Newsstand	5511								Z	Z	Z			Z	
Office Supplies and Equipment	5994								Z	Z	Z			Z	
Optical Goods Sales	5999								Z	Z	Z			Z	
Paint and Wallpaper Sales	5995							Z	Z	Z	Z				
Pawnshop or Used Merchandise Store	5231								Z	Z	Z				
Pet Store	5932								Z	Z	Z				
	5999								Z	Z	Z				
Radio, Television, Consumer Electronics, and Music Stores	5731								Z	Z	Z				
Retail Sales, Miscellaneous not listed elsewhere	5999								Z	Z	Z				
Recreational Vehicle Sales	5561								Z	Z	Z			Z	
Restaurant (drive-in or take out window only)	5812	Sec. 4-7.8 F							D	D	D			Z	
Restaurant (with drive-through)	5812	Sec. 4-7.8 G							D	D	D			Z	
Restaurant (without drive-through)	5812								Z	Z	Z			Z	
Service Station, Gasoline Sales	5541	Sec. 4-7.8 H							BA	Z	BA			Z	
Shopping Center	0000	Sec. 4-7.8 I								CC					
Superstore	0000	Sec. 4-7.8 J								DD					
Tire Sales	5531									Z				Z	
Truck Stop, Travel Plazas	5541	Sec. 4-7.8 K											CC		
Video Tape Rental and Sales, except Adult Video Store**	7841								Z	Z	Z				
WHOLESALE TRADE															
Farm Product Raw Materials	515													Z	
Hardware	5072									Z				Z	
Petroleum and Petroleum Products, Bulk Storage	517	Sec. 4-7.9 B											BA	BA	
Wholesale Trade, not listed elsewhere	0000												Z	Z	
TRANSPORTATION, WAREHOUSING AND UTILITIES															
Airport or Air Transportation Facility	4500	Sec. 4-7.9 A												CC	CC
Bulk Mail and Packaging	4212													Z	Z
Bus Terminal	4100													Z	Z
Communication or Broadcasting Facility	4800														Z
Communications Tower, Public Safety	0000	Sec. 4-7.9 C							D	D	D	D	D	D	D
Communications Tower and All Other Radio, Television Towers	0000	Sec. 4-7.9 D												CC	CC
Over 50' In Height	4215													Z	Z
Courier Service	4221													Z	Z
Farm Product Warehousing and Storage	4221													Z	Z

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MJ

4-1-1 Table of Permitted Uses

Ref.	Development Standards	Zoning Districts													
		RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13															
04/07/14, 10/06/14; 07/09/18; 11/05/18															
Moving and Storage Service															
Outside Storage															
Public Works and Public Utility Facilities Essential to the Immediate Area	Sec. 4-7.9 H	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	
Railroad Station															
Recycling Collection Station or Point															
Sewage Treatment Plant	Sec. 4-7.9 I														
Small Wireless Facility	Sec. 4-7.9 F	D	D	D	D	D	D	D	D	D	D	D	D	D	
Solar Farms	Sec. 4-7.9 G	CC													
Taxi Terminal															
Telephone Exchange	Sec. 4-7.9 K	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	
Transformer Stations	Sec. 4-7.9 K	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	
Trucking or Freight Terminal															
Warehouse (general storage, enclosed)															
Warehouse (self-storage)															
Water Treatment Plant	Sec. 4-7.9 L														
Wireless Communications Facility	Sec. 4-7.9 E	D	D	D	D	D	D	D	D	D	D	D	D	D	
MANUFACTURING and INDUSTRIAL USES															
Apparel and Finished Fabric Products															
Bakery Products															
Batteries															
Beverage Products															
Cabinet and Woodworking Shops															
Carpets, Bedding															
Chemicals, Paints and Allied Products															
Computer and Office Equipment															
Concrete, Cut Stone and Clay Products															
Dairy Products															
Drugs and Pharmaceuticals															
Electronic and Other Electrical Equipment															
Food Preparation and Related Products, Miscellaneous															
Furniture and Fixtures															
Glass															
Hardware and Housewares															
Heating, Equipment and Plumbing Fixtures															
Ice															

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M

4-1-1 Table of Permitted Uses

Ref.	Development Standards	Zoning Districts													
		RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18															
Industrial and Commercial Machinery															
Jewelry and Silverware Fabrication, No Plating															
Machine Shop															
Manufactured Housing and Wood Buildings															
Metal Fabricating															
Millwork, Plywood and Veneer															
Paper Products															
Printing and Publishing															
Printing and Publishing, Incidental to a Newspaper Office															
Rubber and Plastics, Miscellaneous															
Sheet Metal Shop															
Signs															
Soaps and Cosmetics															
Sporting Goods and Toys															
Textiles															
Tobacco Products															
Manufacturing or Industrial, not listed elsewhere															
AGRICULTURAL USES															
Bona fide farm operation except commercial feeder/breeder operation															
Commercial Feeder/Breeder Operation*															
MINING USES															
Mining, Quarrying, Sand Pits, and Mineral Extraction															
TEMPORARY USES															
Arts and Crafts Show															
Carnivals and Fairs															
Christmas Tree, Pumpkin, and Similar Seasonal Sales															
Concerts, Stage Show															
Convention, Trade Show															
Corn Maze, Hay Rides, and Similar Temporary Uses Associated with a Bona Fide Farm Operation															
Fireworks Stand															
Horse Show, Rodeo															
Outdoor Fruit and Vegetable Market, Seasonal															
Outdoor Religious Event															

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MS

4-1-1 Table of Permitted Uses

Ref.	Development Standards	Zoning Districts												
		RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18														
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)			Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Temporary Construction Office or Security Residence	Sec. 4-7.13 H		D	D	D	D	D	D	D	D	D	D	D	D
Temporary Portable Storage Containers	Sec. 4-7.13 K		D	D	D	D	D	D	D	D	D	D	D	D
Temporary and Special Events not Listed Elsewhere	Sec. 4-7.13 I													
Turkey Shoot	Sec. 4-7.13 J													
Yard Sale			Z	Z	Z	Z	Z	Z						
MISCELLANEOUS USES														
Adult Establishment**	Sec. 4-7.14 B													CC
Animal Shelter	0752													Z
Billboard, Outdoor Advertising Sign	0000													D
Planned Multiple Occupancy Group (Commercial, Office or Industrial)	0000												CC	CC
* Chapter 4 of the City of Mebane Ordinances regulates the keeping of certain animals within the corporate limits of the City of Mebane. Consequently, some animal operations may not be permissible within zoning districts that are located within the corporate limits.														
** Adult Establishment includes adult arcade, adult bookstore, adult video store, adult cabaret, adult motel, massage parlor, adult motion picture theater, adult theater, escort agency, sexual encounter studio, or any combination of the foregoing. See Definition in Article 12														

What is a trucking shoot?

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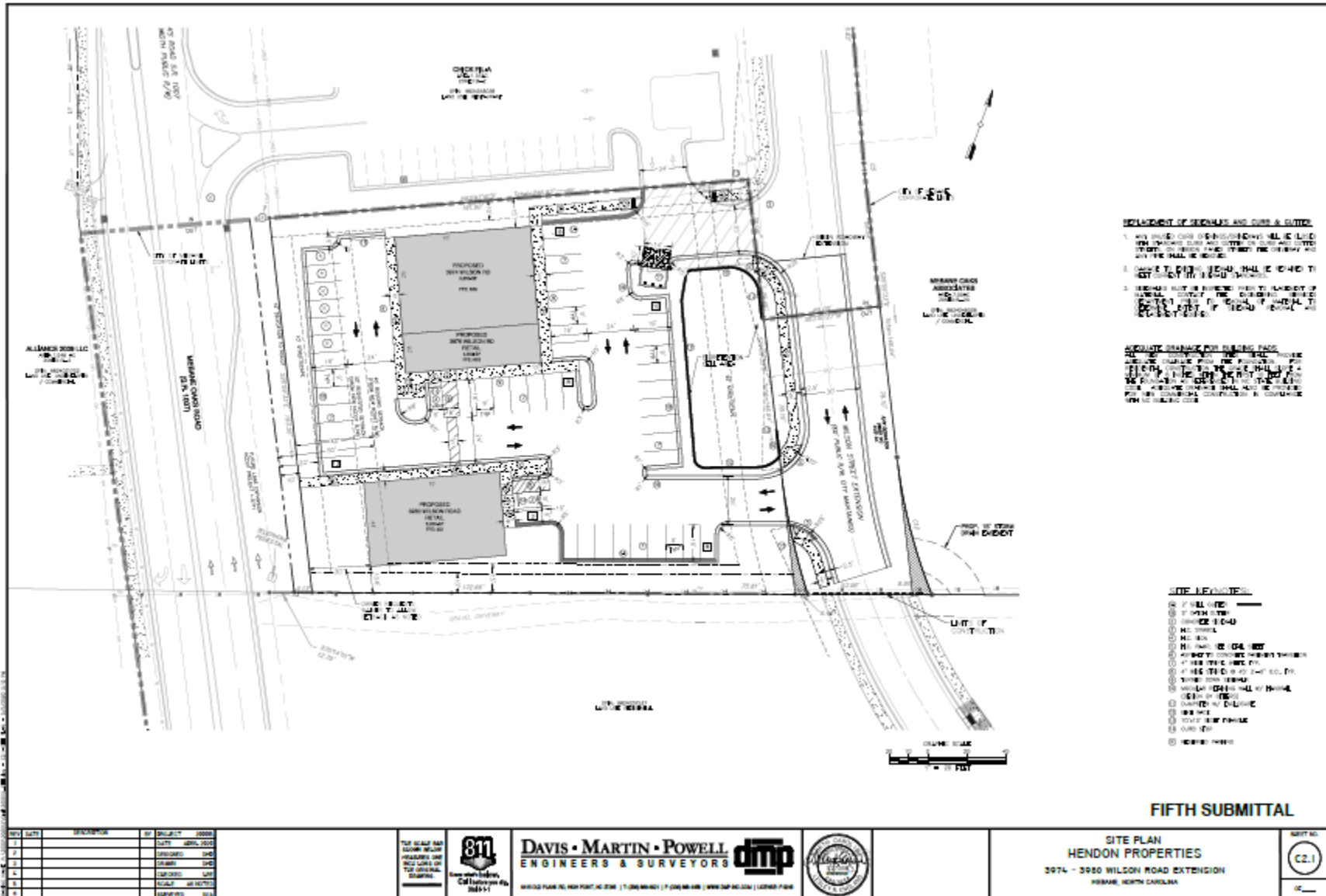


PLANNING PROJECT REPORT

DATE	04/30/20
PROJECT NAME	Mebane Oaks Road, Lot 3
PROJECT NUMBER	RZ 20-06
APPLICANT	Hendon Properties, LLC c/o Mark Tiller 3445 Peachtree Rd. NE Suite 465 Atlanta, GA 30326

CONTENTS

PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 3
LAND USE REPORT.....	PAGE 5
UTILITIES REPORT	PAGE 8
STAFF ZONING REQUEST RECOMMENDATION	PAGE 9



- REQUIREMENTS OF SIGNAGE AND CURB & GUTTER**
1. ALL SIGNAGE SHALL BE DESIGNED AND PLACED TO BE VISIBLE FROM ALL APPROXIMATE DRIVE AND CONTROL ON CURB AND GUTTER LOCATIONS. SIGNAGE SHALL BE PLACED TO BE VISIBLE FROM ALL APPROXIMATE DRIVE AND CONTROL ON CURB AND GUTTER LOCATIONS.
 2. CURB & GUTTER SHALL BE DESIGNED TO BE VISIBLE FROM ALL APPROXIMATE DRIVE AND CONTROL ON CURB AND GUTTER LOCATIONS.
 3. SIGNAGE SHALL BE DESIGNED TO BE VISIBLE FROM ALL APPROXIMATE DRIVE AND CONTROL ON CURB AND GUTTER LOCATIONS.

APPROXIMATE GRADING FOR THE PROPOSED ROAD

THE PROPOSED GRADING SHALL BE BASED ON THE PROPOSED ROAD CROSS SECTION AND THE PROPOSED ROAD CROSS SECTION SHALL BE BASED ON THE PROPOSED ROAD CROSS SECTION AND THE PROPOSED ROAD CROSS SECTION SHALL BE BASED ON THE PROPOSED ROAD CROSS SECTION.

- SITE LEGEND:**
- 1. PROPOSED NEW BUILDING
 - 2. PROPOSED NEW WALKING PATH
 - 3. PROPOSED NEW PARKING LOT
 - 4. EXISTING DRIVEWAYS
 - 5. EXISTING DRIVEWAYS TO BE REMOVED
 - 6. EXISTING DRIVEWAYS TO BE RELOCATED
 - 7. EXISTING DRIVEWAYS TO BE RELOCATED
 - 8. EXISTING DRIVEWAYS TO BE RELOCATED
 - 9. EXISTING DRIVEWAYS TO BE RELOCATED
 - 10. EXISTING DRIVEWAYS TO BE RELOCATED
 - 11. EXISTING DRIVEWAYS TO BE RELOCATED
 - 12. EXISTING DRIVEWAYS TO BE RELOCATED
 - 13. EXISTING DRIVEWAYS TO BE RELOCATED
 - 14. EXISTING DRIVEWAYS TO BE RELOCATED
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 - 16. EXISTING DRIVEWAYS TO BE RELOCATED
 - 17. EXISTING DRIVEWAYS TO BE RELOCATED
 - 18. EXISTING DRIVEWAYS TO BE RELOCATED
 - 19. EXISTING DRIVEWAYS TO BE RELOCATED
 - 20. EXISTING DRIVEWAYS TO BE RELOCATED

FIFTH SUBMITTAL

NO.	DATE	DESCRIPTION	BY	PROJECT NO.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

THIS PLAN IS THE PROPERTY OF DAVIS MARTIN POWELL ENGINEERS & SURVEYORS AND SHALL BE KEPT IN THE ORIGINAL RECORDING.



DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS



SITE PLAN
HENDON PROPERTIES
3974 - 3980 WILSON ROAD EXTENSION
MEBANE, NORTH CAROLINA

PROJECT NO.
C2.1

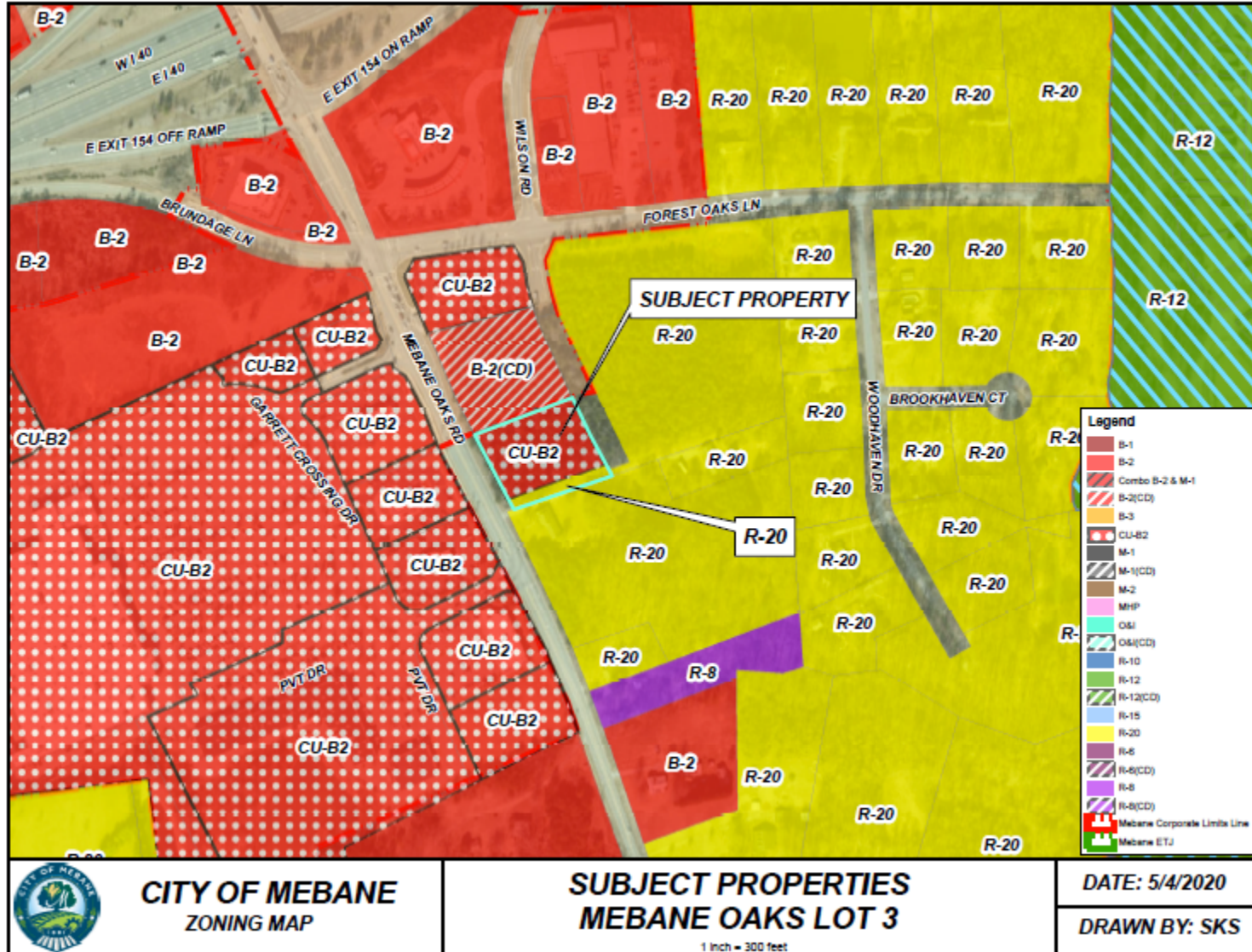


ZONING REPORT

EXISTING ZONE	CU-B-2 & R-20
REQUESTED ACTION	Zoning to B-2(CD)
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	Vacant
PARCEL SIZE	+/-1.16 acres.
PROPERTY OWNERS	Mebane Oaks Associates c/o Greg Spears 104 Serrano Way Chapel Hill, NC 27517
LEGAL DESCRIPTION	A +/-1.16-ac area fronting Mebane Oaks Road of a +/-7.57-ac mixed-zoned property immediately south of 1311 Mebane Oaks Road is proposed for rezoning to B-2(CD) (General Business, Conditional Zoning District).
AREA ZONING & DISTRICTS	B-2(CD) immediately to the north and R-20 to the east and south. The property to the west across Mebane Oaks Road is a CU-B-2 commercial subdivision.
SITE HISTORY	Site historically vacant and wooded, though it was part of an approved 2007 conditional use permit for business use that has now expired. Site is subject to the Mebane Oaks Road Transportation Improvement Plan.

STAFF ANALYSIS

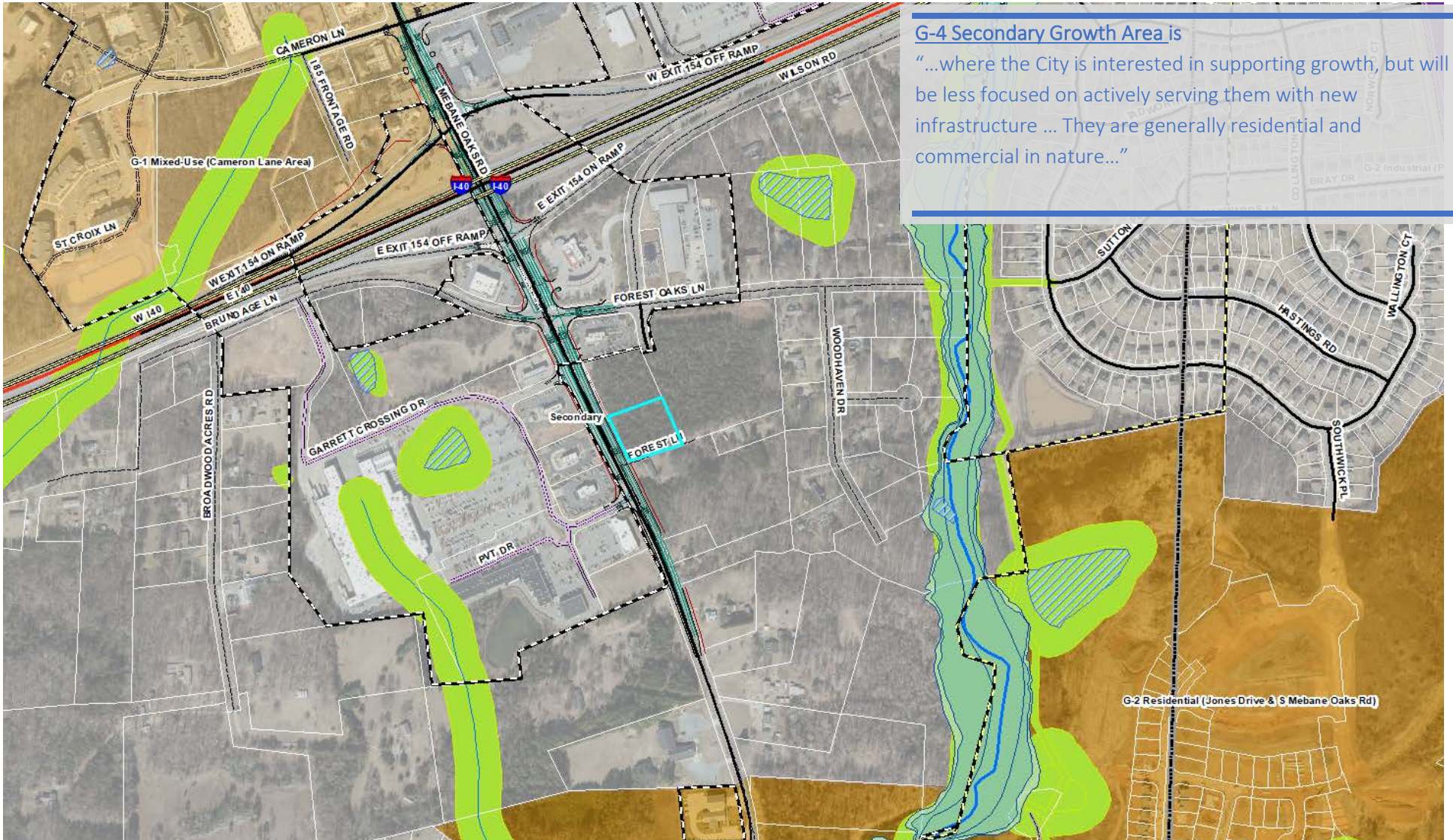
CITY LIMITS?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PROPOSED USE BY-RIGHT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SPECIAL USE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
EXISTING UTILITIES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
POTENTIAL IMPACT OF PROPOSED ZONE	The potential developer is requesting a B-2(CD) rezoning, which will be consistent with the zoning districts to the north and west of the property, as well as many of the zoning districts that abut the I-40/85 interchange, <1000' away. It will bring commercial zoning farther south on the east side of Mebane Oaks Road, which historically has been zoned R-20 and used for single-family residences. The site plan provided will apply to the property and limit the uses on it. Additionally, the developer is proposing to limit the permitted uses on the property.





LAND USE REPORT

EXISTING LAND USE	Vacant
PROPOSED LAND USE & REQUESTED ACTION	A +/-7.57-ac property immediately south of 1311 Mebane Oaks Road is requesting a conditional rezoning for a +/-1.16-ac area fronting Mebane Oaks Road. The site plan provided will apply to the property and the business uses will be restricted at the request of the developer.
PROPOSED ZONING	B-2(CD)
PARCEL SIZE	+/-1.16 acres of an existing +/-7.57-ac parcel
AREA LAND USE	The properties immediately to the north and west host drive-through restaurants and other commercial uses, most notably the Walmart Shopping Center. The R-20-zoned area of the same property is currently vacant. The parcels south of this property are either residentially-used or vacant.
ONSITE AMENITIES & DEDICATIONS	The 60' Right Of Way for Wilson Road Extension will be extended to the property line, per the Mebane Oaks Road Transportation Improvement Plan. The sidewalk and landscaping along Mebane Oaks Road will be provided in the NCDOT ROW when the widening project is complete.
WAIVER REQUESTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	Reduction of front setback from 40' to 30'.
CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-4 Secondary Growth Area
OTHER LAND USE CONSIDERATIONS	Small Lot Exemption for Landscape Buffering from Residential Lots Mebane Oaks Road Transportation Improvement Plan
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	GROWTH MANAGEMENT 1.6 Require that commercial development be pedestrian-friendly, supporting walking between differing land uses while also reducing parking requirements.
	PUBLIC FACILITIES AND INFRASTRUCTURE 2.1 Improve safety and confidence of pedestrian access across major streets, including I-40/85, US-70, NC-119, Mebane-Oaks Road and other highly-traveled roadways.
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	



G-4 Secondary Growth Area is

“...where the City is interested in supporting growth, but will be less focused on actively serving them with new infrastructure ... They are generally residential and commercial in nature...”



T:\2006\06157 Mebane Engineering - Shiring StarMebane Oaks Rd\Parcels-CL_04.dwg, 6/2/07 7:57:28 AM, PDF-XChange for Acrobat Pro (temporary) pcc3, 1.3.31163, C5B



CITY OF MEBANE
MEBANE OAKS ROAD AREA
TRANSPORTATION IMPROVEMENT PLAN
CLARK & OAKS COUNTY, NORTH CAROLINA

	City, Wilson, Corbin & King, Inc. ENGINEERS & ARCHITECTS 140 Chapel Hill Road Raleigh, NC 27615	Proj. No. 0517 Scale: AS SHOWN Sheet No. 7
--	--	--



UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	For two commercial properties totaling 7,900 square feet, it is estimated that 790 gallons per day in water and sewer service will be needed. The will be served by a sanitary sewer lines on Mebane Oaks Road and water line that has been extended down Wilson Road Extension.
UTILITIES PROVIDED BY APPLICANT	The developer will tie into the 8" sanitary sewer line along Mebane Oaks Road and the 8" water line along Wilson Road Extension.
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City has adequate capacity to serve the property as detailed in the site plan and accompanying utility plans.
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
INNOVATIVE STORMWATER MANAGEMENT?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
TRANSPORTATION NETWORK STATUS	
CURRENT CONDITIONS	Mebane Oaks Road is a NCDOT major collector that hosts 24,000 average daily trips. It has a Level Of Service F and is scheduled for improvement as NCDOT Project I-5711 scheduled for completion 2022. Wilson Road Extension is a stubbed access road that is being extended by the developer as part of this project. The only full access driveway will be from Wilson Road Extension.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	N/A, though any development will have to construct Wilson Road Extension to the property line, per the City's adopted Mebane Oaks Road Area Transportation Improvement Plan.
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	The developer will install sidewalks both along Wilson Road Extension and internal to the property to enable pedestrian access. Bicycle racks will be installed. Sidewalks and an ADA-compliant ramps at all streets are being provided as part of I-5711 and should provide bicycle and pedestrian access to the property.



STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION APPROVE DISAPPROVE

STAFF SPECIAL USE FINDING CONSISTENT NOT CONSISTENT.....WITH *MEBANE BY DESIGN*

RATIONALE

The proposed development “Mebane Oaks Road, Lot 3” is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. The site plan and restrictions on business uses should minimize incompatibilities with the adjacent residential properties. The request specifically conforms with the stated goals for the Secondary Growth Area G-4 and two objectives of the Growth Strategy and implements an adopted transportation improvement plan.

PUBLIC INTEREST CONFORMANCE?

ENDANGER PUBLIC HEALTH OR SAFETY? YES NO

SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY? YES NO

HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED? YES NO

CONSISTENT WITH *MEBANE BY DESIGN*, THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?

- The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for approval.
- The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies.
- The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for denial.



Technical Memorandum

To: Montrena Hadley, Planning Officer

From: Franz Holt, P.E.

Subject: Hendon Properties on Wilson Street Extension (Retail)

Date: May, 6th, 2020

The City Engineering Dept. has reviewed the Preliminary Site plans for Hendon Properties on Wilson Street Extension dated April 2020 as submitted by the project engineers Davis Martin Powell. Our comments are as follows:

A. General

The project includes subdividing Lot 3 (1.16 acres) out of the current tract 7.57 acre owned by Mebane Oaks Associates. Lot 3 is proposed to include two separate retail buildings accessed from the proposed extension of Wilson Street from the previous construction associated with Chick-fil-a. The larger of the two buildings is proposed as two stores (3,500 sq. ft. and 1,400 sq. ft.) with the other building being one store (3,000 sq. ft). Public sidewalk will be installed by the developer with the Wilson Street Extension. Proposed public sidewalk along Mebane Oaks Road will be installed by NCDOT associated with the I-5711 Improvements project. A sidewalk fee will be collected from the Developer by the City to reimburse NCDOT per Municipal Agreement.

B. Availability of city water and sewer

In regard to the Preliminary Site plans and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this memo is provided to indicate that the preliminary water and sewer system layout has been reviewed and found acceptable meeting City standards based on the following:

1. Water system- Water service will be provided from an extension of the existing 8-inch public water main in Wilson Street Extension. Three separate water taps are proposed for the 3 stores. When designed and installed to City and State standards, the 8-inch water line extension will be a part of the City's water system for ownership in maintenance in a public road right-of-way. The estimated daily water use for this project is 790 gallons (100 gallons/1,000 sq. ft. x 7,900 sq. ft.). The City has adequate water capacity available to meet the site fire demand and domestic use.
2. Sanitary Sewer system- Sewer service is provided from existing public sewer main along Mebane Oaks Road ending at the lot corner with Chick-fil-a. One of the stores will require a private pump and force main with the others being served by a private gravity sewer service. Estimated daily sewer-use for this project is 790 gallons (100 gallons/1,000 sq. ft. x 7,900 sq. ft.). The City has adequate wastewater capacity available in downstream pump stations and at the Water Resource and Recovery Facility to meet this demand.



C. Watershed Overlay District and Phase II Storm water Requirements

1. Watershed Overlay District requirements are provided under Sec. 5.2 of the UDO. These requirements in the UDO are for the Back-Creek Watershed, which includes the Graham-Mebane Lake. The Hendon Properties on Wilson Street Extension is tributary to Haw Creek, a Class V watershed and the Watershed Overlay District requirements **do not apply** to this project. This type of watershed classification (Class V) does not have density restrictions or built upon restrictions as required for the Graham-Mebane Lake watershed.
2. Phase II Stormwater Post Construction Ordinance
Sec. 5.4 in the UDO provides standards for Stormwater Management and 5.4.F requires compliance with the Mebane Post Construction Runoff Ordinance (which is a stand-alone ordinance titled the Phase II Stormwater Post Construction Ordinance (SPCO). The standards in the UDO are general standards as the Ordinance itself provides detailed standards.

The SPCO **does apply** to this project as more than one acre of land will be disturbed and the new built upon area will be more than 24% of the site. The proposed engineered storm water management plan includes a bio retention cell which will capture most of the site and a reasonable portion of the public roadway extension. As noted on the plans, stormwater detention will be provided at the treatment device limiting post development runoff peak flows matching pre-development rates for the 10-year and 100-year storm events.

D. Storm Drainage System

Sec. 5-4. D. in the UDO provides requirements for storm drainage systems. The preliminary site plans include a preliminary piping layout that indicates certain pipe locations, inlets, and discharge points. Stormwater flows from these pipes will be transported to stormwater management device and then discharge to the public road and then to the low point of adjacent property.

E. Street extension and Traffic Impact

1. Street extension.
The project proposes extending Wilson Street from the common access drive with Chick-fil-a to the end of the project limits near the adjacent property line. The plans



indicate that this street will have a 60 ft. right of way with 26 ft. of paving with 31 ft. to back of curb. The alignment of the road conforms with future planning through the adjacent property. Once constructed to City of Mebane requirements the roadway improvements will become a part of City's street system for ownership and maintenance.

2. Traffic Impact

No Traffic Impact Analysis was required for this property. Two driveways are proposed one of which is shared with Chick-fil-a. No driveway connections are proposed to Mebane Oaks Road.

F. Construction Plan Submittal

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

Based on city engineering review of the referenced site plans, it is my opinion they are in substantial compliance with the UDO except as indicated herein.



May 6, 2020

Mr. Mark Tiller, Development Partner

Hendon Properties, LLC

3445 Peachtree Rd. Ste. 465

Atlanta, GA 30326

Subject: Hendon Properties on Wilson Street Extension (Retail)

In regard to the Preliminary Site plans for the subject project and in accordance with the UDO, this memo is provided to indicate that I have reviewed the preliminary water and sewer system layout and find it acceptable and meets City standards based on the following:

- A. Water system- Water service will be provided from an extension of the existing 8-inch public water main in Wilson Street Extension. Three separate water taps are proposed for the 3 stores. When designed and installed to City and State standards, the 8-inch water line extension will be a part of the City's water system for ownership in maintenance in a public road right-of-way. The estimated daily water use for this project is 790 gallons (100 gallons/1,000 sq. ft. x 7,900 sq. ft.). The City has adequate water capacity available to meet the site fire demand and domestic use.

- B. Sanitary Sewer system- Sewer service is provided from existing public sewer main along Mebane Oaks Road ending at the lot corner with Chick-fil-a. One of the stores will require a private pump and force main with the others being served by a private gravity sewer service. Estimated daily sewer-use for this project is 790 gallons (100 gallons/1,000 sq. ft. x 7,900 sq. ft.). The City has adequate wastewater capacity available in downstream pump stations and at the Water Resource and Recovery Facility to meet this demand.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Franz K. Holt".

Franz K. Holt, P.E. City Engineer

Cc: Montrena Hadley, Planning Officer
Cy Stober, Development Director
Chris Rollins, Assistant City Manager



AGENDA ITEM #5F

RZ 20-07

Rezoning Request –
Buffaloe Brothers
Investments, LLC

Presenter

Cy Stober, Development Director

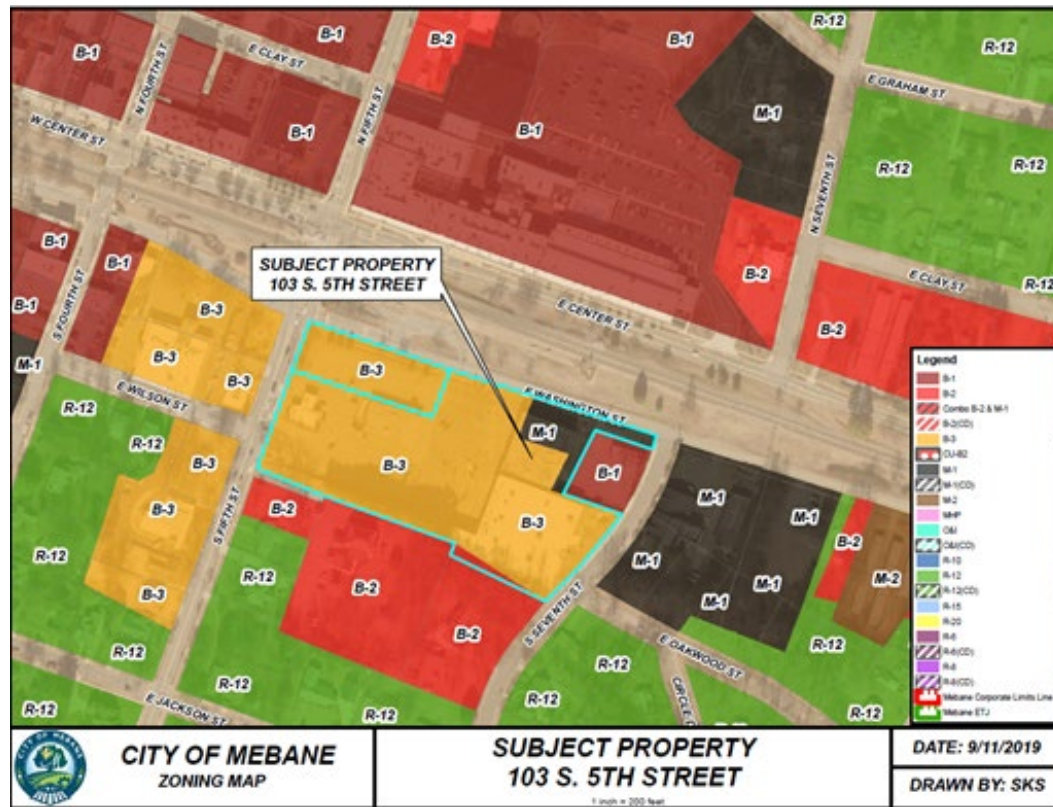
Applicant

Buffaloe Brothers Investments, LLC
6701 Fayetteville Road
Raleigh, NC 27603

Public Hearing

Yes No

Zoning Map



Property

101 & 103 S.
Fifth St.
Alamance Co.
GPIN#
9825134492
9825133632

Proposed Zoning

B-2(CD)

Current Zoning

M-1 & B-3

Size

+/-4.90 acres

Surrounding Zoning

B-1, B-2, B-3

Surrounding Land Uses

Institutional,
Commercial,
Vacant

Utilities

Present

Floodplain

No

Watershed

Yes

City Limits

Yes

Summary

Buffaloe Brothers Investments, LLC, is requesting the conditional rezoning of two properties totaling +/- 4.90 acres at 101 & 103 South Fifth Street from M-1 and B-3 to B-2(CD) to bring the lots into conformance. Buffaloe Brothers Investments, LLC, owns the properties and proposes to introduce new tenants that will significantly change the traffic volumes. They are proposing to restrict the permitted uses for the conditional zoning district. The rezoning of the property will also bring it into conformance for existing uses and place the onsite sanitary sewer lift station within a municipal maintenance and landscaping easement. The applicant is requesting that the existing conditions on the properties be permitted to persist as a blanket condition of the zoning district.

At the May 11, 2020, Planning Board meeting, the proposed uses for the conditional zoning district were discussed with the applicant. Responding to the concerns of the Planning Board, the applicant volunteered to restrict the following uses in addition to those submitted with their initial rezoning application: Bicycle and Motorcycle Sales, Boat Sales, Orphanage, and Taxi Terminal.

The site plan was reviewed by the Technical Review Committee and was revised based upon feedback.

Financial Impact

None anticipated due to no proposed improvements to the property. The owner will be required to restripe the parking lot and make any improvements to the property that are necessary in the future. Significant changes to the properties will require a public hearing to amend the conditional zoning district.

Recommendation

At their May 11, 2020, meeting, the City of Mebane Planning Board recommended approving the rezoning request as amended by the applicant at the request of the Planning Board by a vote of 8-0.

The Planning staff has reviewed the request for harmony with the surrounding area and consistency with the City's adopted plans and recommends approval.

Suggested Motion

This item will be voted on at the CONTINUED meeting to be held on Wednesday, June 3, 2020 at 6pm.

1. Motion to approve the B-2(CD) rezoning request as presented; **and**
2. Motion to find that the request is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
 - Is for a property within the City's G-1 Mixed Use Primary (I) Growth Area "Downtown", which is intended to be "...support this central business district containing a mix of stores, restaurants, old industrial, institutional and residential land uses ..." (Mebane CLP, pp.17, 68, & 69);

- Serves Mebane CLP Growth Management Goal 1.1 by “[e]ncourag[ing] a variety of uses in growth strategy areas and in the downtown, promot[ing]/encourage[ing] a village concept that supports compact and walkable environments” (pp.17 & 82);
- Serves Mebane CLP Growth Management Goal 1.2 by “...continu[ing] to support historic Downtown Mebane’s culture... [with] walkability, bikeability, shopping, dining...options” (pp.17, 82, & 83);
- Serves Mebane CLP Growth Management Goal 1.6 by “...supporting walking between differing land uses while also reducing parking requirements,” (pp.17 & 84); and
- Serves the goals and objectives of the adopted *Downtown Vision Plan*, which applies to these properties.

OR

3. Motion to **deny** the B-2(CD) zoning as presented due to a lack of
 - a. Harmony with the surrounding zoning or land use

OR

 - b. Consistency with the objectives and goals in the City’s 2017 Comprehensive Land Development Plan *Mebane By Design*.

Attachments

1. Rezoning Application
2. Zoning Map
3. Site Plan
4. List of proposed restricted uses
5. Planning Project Report



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: Buffalo Brothers Investments, LLC

Address of Applicant: 513 Birchleaf Drive, Raleigh NC 27606

Address and brief description of property to be rezoned: 101, 103, Fifth Street, 0, 202 E Washington Street, Mebane NC 27302 Existing mixed use shopping center

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

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

None

Type of re-zoning requested: B2 -CD

Sketch attached: Yes

Reason for the requested re-zoning: Current and past use is non conforming

Signed: John Buffalo
Date: 2-21-20

Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

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


1. Tax Map showing the area that is to be considered for rezoning.
2. Names and addresses of all adjoining property owners within a 300' radius (Include those that are across the street).
3. \$300.00 Fee to cover administrative costs.
4. The information is due 15 working days prior to the Planning Board meeting. The Planning Board meets the 2nd Monday of each month at 6:30 p.m. Then the request goes to the City Council for a Public Hearing the following month. The City Council meets the 1st Monday of each month at 6:00 p.m.

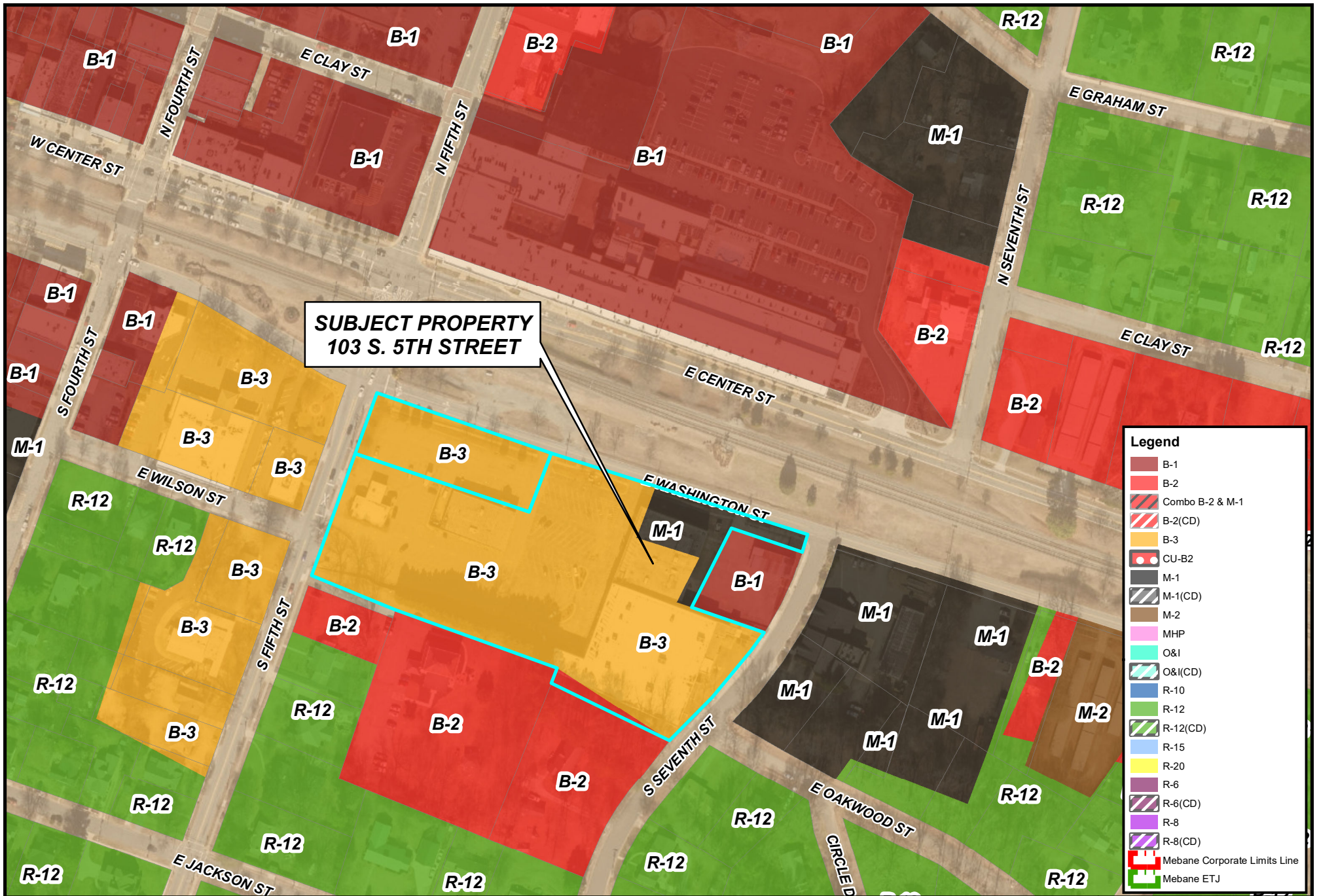


CONDITIONS FOR REZONING

We the owners of (101, 103, Fifth Street, 0, 202 E Washington Street)
Offer the following exclusions of use from the City of Mebane Table of
allowed uses for B2 Zoning:

- Outdoor Batting Cages
- Commercial Automobile Parking
- Automobile Rental or Leasing
- Automobile Repair Services
- Blacksmith
- Car Wash, Auto Detailing
- Funeral Home, Crematorium
- Furniture Refinishing, Repair, Upholstery Shops
- Insurance Agency with On-site Claims inspection
- Kennels
- Coin Operated Laundromat
- Pest or Termite Control Services
- ABC Store
- Bar, Night Club, Tavern, Brewpub
- Convenience Store (With or Without Gas Pumps)
- Fuel Oil Sales
- Motor Vehicle Sales (new and used)
- Recreational Vehicle Sales
- Restaurant (with drive-in or-take-out window only)
- Restaurant (with drive-through window)
- Service Station, Gasoline Sales
- Video Tape Rental and Sales
- Beverage Products Manufacturing

 John Byler
2-21-20



SUBJECT PROPERTY
103 S. 5TH STREET

Legend	
[Red]	B-1
[Dark Red]	B-2
[Red with diagonal lines]	Combo B-2 & M-1
[Red with diagonal lines]	B-2(CD)
[Yellow]	B-3
[Red with dots]	CU-B2
[Black]	M-1
[Black with diagonal lines]	M-1(CD)
[Brown]	M-2
[Pink]	MHP
[Cyan]	O&I
[Cyan with diagonal lines]	O&I(CD)
[Blue]	R-10
[Green]	R-12
[Green with diagonal lines]	R-12(CD)
[Light Blue]	R-15
[Yellow]	R-20
[Purple]	R-6
[Purple with diagonal lines]	R-6(CD)
[Purple]	R-8
[Purple with diagonal lines]	R-8(CD)
[Red outline]	Mebane Corporate Limits Line
[Green outline]	Mebane ETJ



CITY OF MEBANE
ZONING MAP

SUBJECT PROPERTY
103 S. 5TH STREET

1 inch = 200 feet

DATE: 9/11/2019

DRAWN BY: SKS

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.
5. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
6. NO N.C. GEODETIC GRID MONUMENTS FOUND WITHIN 2000' OF PROPERTY.

CITY OF MEBANE
D.B. 419, PG.749
PIN: 9825-13-0714
USE: CITY OFFICE
ZONED: B-3

CITY OF MEBANE
D.B. 2101, PG.0776
PIN: 9825-13-0660
USE: CITY OFFICE
ZONED: B-3

EIP CONTROL CORNER
NAD 83 (2001)
N = 853,439.739 sft.
E = 1,921,106.910 sft.
C.G.F. = 0.99995348

LEGEND

- EIP = EXISTING IRON PIPE
- ERB = EXISTING IRON PIPE
- IPS = IRON PIPE SET
- PKS = PK NAIL SET
- CP = CALCULATED POINT
- R/W = RIGHT OF WAY
- EOP = EDGE OF PAVEMENT
- HCR = HANDI-CAP RAMP
- EB = ELECTRICAL BOX
- DI = DROP INLET
- CO = SEWER CLEAN-OUT
- FH = FIRE HYDRANT
- UP = UTILITY POLE
- OH = OVERHEAD UTILITY LINE
- LP = LIGHT POLE
- WM = WATER METER
- MANHOLE

- CONCRETE
- CHAIN-LINK FENCE

I, Herbert H. Proctor Jr., Professional Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1600; that this is a class A survey, meeting the criteria of precision greater than 1:10,000, that conventional field procedure with D.B. _____ was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are horizontal ground distances unless otherwise stated. Any easements, gaps, overlaps or encroachments are shown on this survey; that areas were corrected by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map repairs the property of the surveyor and is to be used only for the conveyance of this lot by the person (s) shown on this map.

Witness my original signature, registration number and seal this 30th day of April, 2020 A.D.
Surveyor: Herbert H. Proctor Jr. License # L-3621

NOTE:
NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:
- WETLANDS
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS
- RIPARIAN/STREAM BUFFERS
- IMPERVIOUS SURFACE CALCULATIONS OR LIMITATIONS

NOW OR FORMERLY
WTP LLC
D.B. 3410, PG.465
P.B. 77, PG. 20
PIN: 9825-14-7130
USE: APARTMENTS
ZONED: B-1

NOW OR FORMERLY
SKTLT LLC
D.B. 3337, PG.221
PIN: 9825-13-1355
USE: VACANT COMMERCIAL
ZONED: B-2

NOW OR FORMERLY
SKTLT LLC
D.B. 3337, PG.221
P.B. 51, PG. 14
PIN: 9825-13-3119
USE: RETAIL
ZONED: B-2

EIP CONTROL CORNER
NAD 83 (2001)
N = 853,245.427 sft.
E = 1,921,471.219 sft.
C.G.F. = 0.99995348

NOW OR FORMERLY
ROBIN K. MCADAMS
D.B. 2832, PG.1
P.B. 6, PG. 125
PIN: 9825-13-5111
USE: SINGLE FAMILY
ZONED: B-2

NOW OR FORMERLY
TRG CAPITAL LLC
D.B. 3300, PG. 530
P.B. 6, PG. 125
PIN: 9825-13-8402
USE: AUTO SALES & SERVICE
ZONED: B-1



VICINITY MAP (NTS)
1" = 2000'

CURRENT ZONING CITY OF MEBANE
- BUILDING SETBACKS (PER B-3 ZONING)
- FRONT = 20'
- REAR = 20'
- SIDE = 20'
- MAX. BLDG. HEIGHT = 35'

(i) In the B-3 Neighborhood Business Zoning District, no side yard shall be required except that (1) buildings erected for dwelling and business purposes shall comply with the side yard regulations of the adjoining residential district and (2) where a lot abuts upon side of a lot zoned less than 10 feet in width.

PROPOSED ZONING CITY OF MEBANE
- BUILDING SETBACKS (PER B-2(CD) ZONING)
- FRONT = 40'b
- REAR = 30'c
- SIDE = c,d
- MAX. BLDG. HEIGHT = 70'

- (b) The minimum required front yard setback shall be developed for sidewalk, grass, and/or landscape plantings and necessary driveway entrances.
- (c) Side or rear property lines that abut a residential zoning district shall contain a buffer strip in compliance with the standards of Section 6-3
- (d) Structures may be built on the property line or a minimum of 5 feet from the property line. Any structure built on the property line must have fire walls that comply with the NC State Building Code.

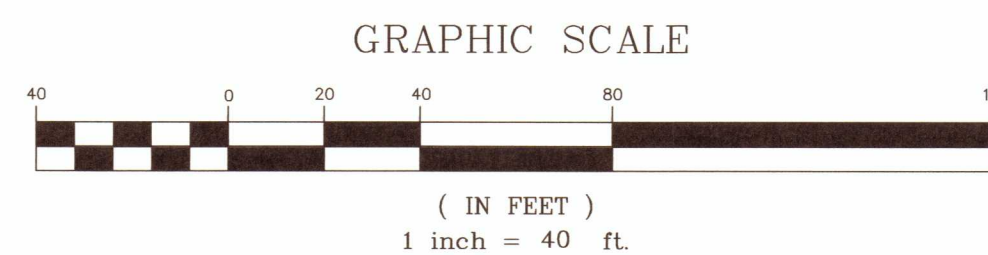
SITE DATA

- AREA:
4.70 ACS. (TOTAL)
0.35 ACS. (R/W E. WASHINGTON ST.)
4.35 ACS. (NET)
- CURRENT ZONING: B-3
- PROPERTY DOES NOT LIE IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA
F.E.M.A. PANEL # 3710982500L DATED 11/17/2017
- PARKING SPACES
STANDARD = 209
HANDI-CAP = 9
TOTAL = 218

SITE PLAN NOTES:
CURRENT CONDITIONS BEING REQUESTED TO PERSIST, INCLUDING ALL WAIVERS FROM REQUIREMENTS OF MEBANE UNIFIED DEVELOPMENT ORDINANCE
PROPERTY IS IN GRAHAM-MEBANE RESERVOIR WATER SUPPLY (II) WATERSHED AND NO NEW IMPERVIOUS SURFACES ARE PROPOSED
PARKING LOT WILL BE RESTRIPTED
PROPERTY WILL BE RECOMBINED INTO ONE TRACT

SITE PLAN FOR
BUFFALOE BROTHERS INVESTMENTS LLC

SOURCE OF TITLE: DEED BOOK 3221, PAGE 224
ADDRESS: 206 E. WASHINGTON STREET



STEWART-PROCTOR
ENGINEERING and SURVEYING
FIRM LICENSE # P-0148
319 CHAPANOKE RD., SUITE 106
RALEIGH, NC 27603
TEL. 919 779-1855 FAX 919 779-1661

OWNER:
BUFFALOE BROTHERS INVESTMENTS LLC
5313 BIRCHLEAF DRIVE
RALEIGH, N.C. 27606
PHONE: 919/616-0443

DATE	01/24/2020	SURVEYED BY	JOB	TOWN OF MEBANE	NORTH CAROLINA
SCALE	1"=40'	DRAWN BY	DWG. NO.	ALAMANCE COUNTY	OWNER
REVISIONS	04/21/2020 10' landscape buffer, 20' access easement setbacks,		*206-E-WASHINGTON ST-MEBANE40SCALE*	ZONED: B-3	P.I.N. 9825-13-3632 9825-13-4492

4-1-1 Table of Permitted Uses															
02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19	Ref. SIC	Development Standards	Zoning Districts												
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
RESIDENTIAL USES															
Single Unit Residential															
Single-Family Detached Dwelling	0000		Z	Z	Z	Z	Z	Z	Z	Z					
Modular Home	0000		Z	Z	Z	Z	Z	Z	Z						
Manufactured Home, on individual lot (within MH Overlay District Only)	0000	Sec. 4-7.3 A						CC							
Patio Home Dwelling	0000	Sec. 4-7.3 B							D	D					
Multiple Unit Residential															
Condominium, less than 2 acres in area	0000	Sec. 4-7.3 C							D	D					
Condominium, 2 or more acres in area	0000	Sec. 4-7.3 C							D	D					
Manufactured Home Park (within MH Overlay District Only)	0000	Sec. 4-7.3 D						CC							
Multifamily Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 E							D	D					
Multifamily Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 E							D	D					
Townhouse Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 F							D	D					
Townhouse Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 F							D	D					
Two-Family Dwelling (duplex)	0000								Z	Z					
Group Residential															
Boarding and Rooming House	7021	Sec. 4-7.3 G										D	D		
Family Care Home	8361	Sec. 4-7.3 H	D	D	D	D	D	D	D						
Group Care Facility	8361	Sec. 4-7.3 I										D	D		
Temporary Emergency Shelter	0000	Sec. 4-7.3 L	D	D	D	D	D	D	D			D	D	D	D
Nontraditional Residential Developments															
Live/Work Combination Dwelling & Nonresidential Use	0000	Sec. 4-7.3 M							D	D	D	D	D		
Planned Unit Development	0000	Sec. 4-7.3 N		D	D	D	D	D	D	D	D				
Residential Cluster Development	0000	Sec. 4-7.3 O		D	D	D	D	D	D						
Traditional Neighborhood Development	0000	Sec. 4-7.3 P		D	D	D	D	D	D						
ACCESSORY USES AND STRUCTURES															
Accessory Dwelling Unit (on single-family lots)	0000	Sec. 4-7.4 A	D	D	D	D	D	D	D						
Accessory Dwelling Unit to an Office Use	0000	Sec. 4-7.4 B									BA	Z			
Accessory Uses and Structures (customary)	0000	Sec. 4-1 G	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Automatic Teller Machine	6099										Z	Z	Z	Z	Z
Caretaker Dwelling	0000	Sec. 4-7.4 C	D	D	D	D	D	D	D	D	D	D	D	D	D
Communication Tower Under 50' in Height	0000	Sec. 4-7.4 D	D	D	D	D	D	D	D		Z	Z	Z	Z	Z
Fence, Wall	0000	Sec. 4-2 C	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Home Occupation	0000	Sec. 4-7.4 E	D	D	D	D	D	D	D						

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Satellite Dish Antenna	0000	Sec. 4-7.4 F	D	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z
Signs	0000	Sec. 6-6	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Swimming Pool	0000	Sec. 4-2 B	Z	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z	Z
RECREATIONAL USES																
Amusement or Water Parks, Fairgrounds	7996															
Athletic Fields	0000	Sec. 4-7.5 A	CC	CC	CC	CC	CC	CC	CC			CC			CC	CC
Auditorium, Coliseum or Stadium	0000	Sec. 4-7.5 B									CC	CC				
Batting Cages, Outdoor	7999	Sec. 4-7.5 G	D										D			D
Batting Cages, Indoor	7999											Z				
Billiard Parlor, Pool Hall	7999										Z	Z				
Bingo Parlor	7999										Z	Z				
Bowling Center	7933											Z			Z	Z
Campground/RV Park	7033	Sec. 4-7.5 D		BA											BA	BA
Civic, Social and Fraternal Clubs and Lodges	8641	Sec. 4-7.5 E	BA	BA	BA	BA	BA	BA	BA	BA	BA	D	D			
Coin-Operated Amusement, except Adult Arcade & Video																
Gaming Arcade	7993										Z	Z	Z			
Community Center	7999	Sec. 4-7.5 F	BA	BA	BA	BA	BA	BA	BA	BA	BA					
Country Club with Golf Course	7997	Sec. 4-7.5 G	BA	BA	BA	BA	BA	BA	BA	BA	BA		BA	BA		
Dance School, Music Instruction	7911										Z	Z	Z			
Fishing Lake	7999													Z	Z	
Fortune Tellers, Astrologers	7999											Z				
Go-Cart Raceway	7999													Z		
Golf Course	7992	Sec. 4-7.5 H	BA	BA	BA	BA	BA	BA	BA			BA	BA			
Golf Course, Miniature	7999											Z				Z
Golf Driving Range	7999											Z				Z
Physical Fitness Center, Training Center	7991									Z	Z	Z	Z	Z	Z	Z
Private Club or Recreational Facility, Other	7997	Sec. 4-7.5 I	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z	Z
Public Park or Recreational Facility, Other	7990	Sec. 4-7.5 I	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z	Z
Race Track Operation	7948	Sec. 4-7.5 J													CC	
Riding Academy, Riding Stables, Equestrian Facility	7999	Sec. 4-7.5 H	CC													
Shooting Range, Indoor	7999	Sec. 4-7.5 L												D	D	
Skating Rink	7999											Z				Z
Sports and Recreation Club, Indoor	7997										Z	Z	Z			
Swim and Tennis Club	7997	Sec. 4-7.5 N	BA	BA	BA	BA	BA	BA	BA		Z	Z	Z	Z	Z	Z
EDUCATIONAL AND INSTITUTIONAL USES																

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2		
Ambulance Service	4119											Z	Z	Z			
Cemetery, Columbarium or Mausoleum (Principal Use)	0000	Sec. 4-7.6 A	CC	CC	CC	CC	CC								Z	Z	
Cemetery, Columbarium or Mausoleum on Same Property as Church or Other Place of Worship	0000	Sec. 4-7.6 B	D	D	D	D	D	D	D			D	D	D	Z	Z	
Church Or Other Place of Worship	8661	Sec. 4-7.6 C	D	D	D	D	D						Z		CC	CC	
College, University, Technical Institute	8220	Sec. 4-7.6 D									CC						
Day Care Center, Adult and Child, 5 or Less Clients (accessory use)	8322	Sec. 4-7.6 F	D	D	D	D	D	D	D			Z	Z	Z	Z	Z	Z
Day Care Center, Adult and Child, 6 -12 Clients (principal use)	8322	Sec. 4-7.6 G	CC	CC	CC	CC	CC	CC	CC			Z	Z	Z	Z	Z	Z
Day Care Center, Adult and Child, 13 or More Clients (principal use)	8322	Sec. 4-7.6 G.1	CC									Z	Z	Z	Z		
Elementary or Secondary School	8211	Sec. 4-7.6 H	BA	BA	BA	BA	BA	BA	BA			BA		BA	BA		
Fire Station/Emergency Medical Service	9224	Sec. 4-7.6 I	D	D	D	D	D	D	D			Z	Z	Z	Z	Z	Z
Government Office	9000											Z	Z	Z	Z	Z	Z
Hospital	8062											Z					
Library	8231	Sec. 4-7.6 J	D	D	D	D	D	D	D			Z	Z	Z	Z		
Museum or Art Gallery	8412											Z	Z	Z			
National Guard /Military Reserve Center	0000												Z			Z	Z
Nursing and Convalescent Home, Rest Home	8050	Sec. 4-7.6 K	D	D	D	D	D	D	D			Z		Z	Z		
Orphanage	8364	Sec. 4-7.6 L	D	D	D	D	D	D	D			Z		Z			
Police Station	9221											Z	Z	Z	Z	Z	Z
Post Office	0000											Z	Z	Z	Z	Z	Z
Retreat/Conference Center	0000	Sec. 4-7.6 M	D									Z		Z			
School Administration Facility	9411											Z		Z		Z	Z
BUSINESS, PROFESSIONAL and PERSONAL SERVICES																	
Advertising, Outdoor Services	7312												Z				Z
Automobile Parking (Commercial)	7524											Z	Z	Z	Z	Z	Z
Automobile Rental or Leasing	7540											Z	Z		Z	Z	
Automobile Repair Services	0000	Sec. 4-7.7 A										CC	Z	CC	Z	Z	
Automobile Towing and Storage Services	7549														Z	Z	
Bank, Savings and Loan, or Credit Union	6000											Z	Z	Z	Z		
Barber Shop, Beauty Shop, Cosmetic Tattoos	7241	Sec. 4-1.G										Z	Z	Z	Z		
Bed and Breakfast or Tourist Home	7011	Sec. 4-7.7 B	D	D	D	D	D					Z		Z	Z		
Bicycle, Motorcycle Repair	3751											Z	Z				

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Blacksmith	7699												Z			Z
Boat Repair	3730														Z	Z
Car Wash, Auto Detailing	7542												Z	Z		Z
Clothing Alteration or Repair	0000											Z	Z	Z		
Contractor Office with Outside Storage Yard	0000	Sec. 4-7.7 C													D	
Computer Maintenance and Repair	7378											Z	Z	Z		Z
Equipment Rental and Leasing (no outside storage)	7350												Z		Z	Z
Equipment Rental and Leasing (with outside storage)	7350	Sec. 4-7.7 D													D	
Equipment Repair	7690												Z			Z
Funeral Home, Crematorium	7261										Z	Z	Z			
Furniture Refinishing and Repair, Upholstery Shops	7641														Z	Z
Furniture Display and Showrooms	0000												Z			
Hotel or Motel, except Adult Motel**	7011											Z	Z			
Insurance Agency, no On-site Claims Inspections	6411										Z	Z	Z	Z		
Insurance Agency, with On-site Claims Inspections	6411												Z			Z
Kennels, with Outside Runs	0752														CC	
Kennels, with No Outside Runs	0752	Sec. 4-7.7 E											Z		Z	Z
Landscape and Horticultural Services	0780												Z			Z
Laundromat, Coin-Operated	7215											Z	Z	Z		
Laundry or Dry Cleaning Plant	7211														Z	
Laundry or Dry Cleaning, Retail Facility	7212											Z	Z	Z	Z	
Locksmiths, Gunsmiths	7699											Z	Z	Z		
Martial Arts Instructional School	7999											Z	Z	Z		
Medical or Dental Laboratory	8071											Z	Z	Z		
Offices, General	0000										Z	Z	Z	Z		
Office Uses Not Listed Elsewhere	0000										Z	Z	Z			
Pest or Termite Control Services	7342												Z			Z
Photocopying and Duplicating Services	7334										Z	Z	Z	Z		Z
Photofinishing Laboratory	7384												Z		Z	Z
Photography, Commercial Studio	7335										Z	Z	Z	Z		
Refrigerator or Large Appliance Repair	7623														Z	Z
Research, Development or Testing Services	8730														Z	Z
Roofing Shop	1761															Z
Services, Miscellaneous Not Listed Elsewhere	7699												Z			Z
Shoe Repair or Shoeshine Shop	7251											Z	Z	Z		

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Stock, Security, and Commodity Brokers	62										Z	Z	Z	Z		
Television, Radio or Electronics Repair	7620												Z	Z	Z	Z
Theater (indoor), except Adult Theater**	7832											Z	Z			
Theater (outdoor)	7833												Z			
Tire Recapping	7534														Z	Z
Truck Driving School	8249														Z	Z
Truck and Utility Trailer Rental and Leasing	0000														Z	
Truck Washing	7542														CC	
Veterinary Clinic	0742												Z			Z
Vocational, Business or Secretarial School	8240										Z		Z			Z
Watch, Clock, and Jewelry Repair	7631											Z	Z	Z		
Welding Shop	0000														Z	
RETAIL TRADE																
ABC Store (packaged liquor)	5924											Z	Z			
Antique Store	5932											Z	Z	Z		
Apparel and Accessory Store	5600											Z	Z	Z		
Appliance Store	5722											Z	Z	Z		
Arts and Crafts	0000											Z	Z	Z		
Auto Supply Sales	5531											Z	Z			
Bakery	5461											Z	Z			
Bar, Night Club, Tavern, Brewpub	5813	Sec. 4-7.8 A										Z	Z	D		
Bicycle, Motorcycle Sales	5574											Z	Z			
Boat Sales	5554												Z		Z	Z
Bookstore, except Adult Bookstore**	5942										Z	Z	Z	Z		
Building Supply Sales	5211	Sec. 4-7.8 B											D		D	D
Convenience Store, no Gas Pumps	5411											Z	Z	Z	Z	Z
Convenience Store, with Gas Pumps	5411	Sec. 4-7.8 C										BA	Z	BA	Z	Z
Department, Variety or General Merchandise	5300											Z	Z			
Drugstore or Pharmacy	5912											Z	Z	Z		
Farm Supplies and Equipment	0000														Z	Z
Floor Covering, Drapery or Upholstery	5710											Z	Z			Z
Florist	5992										Z	Z	Z	Z		
Food Stores	54	Sec. 4-7.8 D										Z	Z	Z		Z
Fuel Oil Sales	5980												Z		Z	Z
Furniture Sales	5712											Z	Z			

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Garden Center or Retail Nursery	5261												Z	Z		Z
Hardware Store	5251												Z	Z	Z	
Home Furnishings, Miscellaneous	5719												Z	Z		
Manufactured Home Sales	5271	Sec. 4-7.8 E												CC		CC
Miscellaneous Shopping Goods Stores, not listed elsewhere	594												Z	Z	Z	
Motor Vehicle Sales (new and used)	5514												Z	Z		Z Z
Newsstand	5994												Z	Z	Z	
Office Supplies and Equipment	5999												Z	Z		Z
Optical Goods Sales	5995										Z		Z	Z	Z	
Paint and Wallpaper Sales	5231												Z	Z	Z	
Pawnshop or Used Merchandise Store	5932												Z	Z	Z	
Pet Store	5999												Z	Z	Z	
Radio, Television, Consumer Electronics, and Music Stores	5731												Z	Z	Z	
Retail Sales, Miscellaneous not listed elsewhere	5999												Z	Z		
Recreational Vehicle Sales	5564													Z		Z Z
Restaurant (drive-in or take-out window only)	5812	Sec. 4-7.8 F												D	D	Z Z
Restaurant (with drive-through)	5812	Sec. 4-7.8 G												D	D	Z Z
Restaurant (without drive-through)	5812												Z	Z	Z	Z Z
Service Station, Gasoline Sales	5541	Sec. 4-7.8 H											BA	Z	BA	Z Z
Shopping Center	0000	Sec. 4-7.8 I												D		
Superstore	0000	Sec. 4-7.8 J												D		
Tire Sales	5531													Z		Z Z
Truck Stop, Travel Plazas	5541	Sec. 4-7.8 K														CC
Video Tape Rental and Sales, except Adult Video Store**	7841												Z	Z	Z	
WHOLESALE TRADE																
Farm Product Raw Materials	515															Z
Hardware	5072													Z		Z Z
Petroleum and Petroleum Products, Bulk Storage	517	Sec. 4-7.9 B														BA BA
Wholesale Trade, not listed elsewhere	0000															Z Z
TRANSPORTATION, WAREHOUSING AND UTILITIES																
Airport or Air Transportation Facility	4500	Sec. 4-7.9 A														CC CC
Bulk Mail and Packaging	4212															Z Z
Bus Terminal	4100															Z Z
Communication or Broadcasting Facility	4800													Z		Z

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Communications Tower, Public Safety	0000	Sec. 4-7.9 C	D	D	D	D	D	D	D	D	D	D	D	D	D	
Communications Tower and All Other Radio, Television Towers Over 50' In Height	0000	Sec. 4-7.9 D	CC											CC	CC	
Courier Service	4215											Z		Z	Z	
Farm Product Warehousing and Storage	4221													Z	Z	
Moving and Storage Service	4214													Z	Z	
Outside Storage	0000													Z		
Public Works and Public Utility Facilities Essential to the Immediate Area	0000	Sec. 4-7.9 H	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	
Railroad Station	4010											Z		Z		
Recycling Collection Station or Point	0000													Z	Z	
Sewage Treatment Plant	4952	Sec. 4-7.9 I												CC	CC	
Small Wireless Facility	23713	Sec. 4-7.9.F	D	D	D	D	D	D	D	D	D	D	D	D	D	
Solar Farms		Sec. 4-7.9 G	CC											CC	CC	
Taxi Terminal	4124											Z	Z			
Telephone Exchange	0000	Sec. 4-7.9 K	BA	BA	BA	BA	BA	BA	BA	BA		BA	BA	BA	BA	
Transformer Stations	0000	Sec. 4-7.9 K	BA	BA	BA	BA	BA	BA	BA			BA		BA	BA	
Trucking or Freight Terminal	4213													Z		
Warehouse (general storage, enclosed)	4220													Z	Z	
Warehouse (self-storage)	4225													Z	Z	
Water Treatment Plant	0000	Sec. 4-7.9 L												CC	CC	
Wireless Communications Facility	23713	Sec. 4-7.9.E	D	D	D	D	D	D	D	D	D	D	D	D	D	
MANUFACTURING and INDUSTRIAL USES																
Apparel and Finished Fabric Products	2300													Z	Z	
Bakery Products	2050													Z	Z	
Batteries	3691													Z		
Beverage Products-	2086											Z		Z	Z	
Cabinet and Woodworking Shops	2434													Z	Z	
Carpets, Bedding	0000													Z		
Chemicals, Paints and Allied Products	2800													Z		
Computer and Office Equipment	3570													Z	Z	
Concrete, Cut Stone and Clay Products	3200													Z		
Dairy Products	2020													Z	Z	
Drugs and Pharmaceuticals	283													Z	Z	
Electronic and Other Electrical Equipment	36													Z		
Food Preparation and Related Products, Miscellaneous	209													Z	Z	

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Furniture and Fixtures	2500														Z
Glass	3200														Z
Hardware and Housewares	0000														Z
Heating, Equipment and Plumbing Fixtures	3430														Z
Ice	2097											Z			Z Z
Industrial and Commercial Machinery	3500														Z
Jewelry and Silverware Fabrication, No Plating	3915											Z	Z		
Machine Shop	3599														Z Z
Manufactured Housing and Wood Buildings	2450														Z Z
Metal Fabricating	0000														Z
Millwork, Plywood and Veneer	2430														Z
Paper Products	2670														Z
Printing and Publishing	2700														Z Z
Printing and Publishing, Incidental to a Newspaper Office	2700											Z	Z		
Rubber and Plastics, Miscellaneous	3000														Z
Sheet Metal Shop	0000														Z Z
Signs	3993														Z Z
Soaps and Cosmetics	2840														Z
Sporting Goods and Toys	3940														Z Z
Textiles	2200														Z
Tobacco Products	2110														Z
Manufacturing or Industrial, not listed elsewhere	0000														Z
AGRICULTURAL USES															
Bona fide farm operation except commercial feeder/breeder operation	0000	Sec. 1-5	E	E	E	E	E	E	E	E	E	E	E	E	E
Commercial Feeder/Breeder Operation*	0000	Sec. 4-7.11 A	CC												
MINING USES															
Mining, Quarrying, Sand Pits, and Mineral Extraction	1000	Sec. 4-7.12 A													CC
TEMPORARY USES															
Arts and Crafts Show	0000										Z	Z	Z	Z	
Carnivals and Fairs	7999	Sec. 4-7.13 A	CC								CC	CC	CC		CC CC
Christmas Tree, Pumpkin, and Similar Seasonal Sales	0000										Z	Z	Z	Z	Z Z
Concerts, Stage Show	7920	Sec. 4-7.13 B											CC		
Convention, Trade Show	0000											Z	Z	Z	Z Z

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Corn Maze, Hay Rides, and Similar Temporary Uses Associated with a Bona Fide Farm Operation	0000	Sec. 4-7.13 C	D												
Fireworks Stand	0000	Sec. 4-7.13 D										D			
Horse Show, Rodeo	7999													Z	Z
Outdoor Fruit and Vegetable Market, Seasonal	5431	Sec. 4-7.13 F	D									D	D		
Outdoor Religious Event	0000	Sec. 4-7.13 G									CC	CC	CC		
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)	0000		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Temporary Construction Office or Security Residence	0000	Sec. 4-7.13 H	D	D	D	D	D	D	D	D					
Temporary Portable Storage Containers	0000	Sec. 4-7.13 K	D	D	D	D	D	D	D	D	D	D	D	D	D
Temporary and Special Events not Listed Elsewhere	0000	Sec. 4-7.13 I									D	D	D	D	D
Turkey Shoot	0000	Sec. 4-7.13 J												D	D
Yard Sale	0000		Z	Z	Z	Z	Z	Z	Z						
MISCELLANEOUS USES															
Adult Establishment**	0000	Sec. 4-7.14 B												CC	
Animal Shelter	0752													Z	Z
Billboard, Outdoor Advertising Sign	0000	Sec. 4-7.14 A												D	D
Planned Multiple Occupancy Group (Commercial, Office or Industrial)	0000	Sec. 4-7.14 C									CC	CC	CC	CC	CC
Video Gaming Arcade	0000	Sec. 4-7.14 D										CC			
* Chapter 4 of the City of Mebane Ordinances regulates the keeping of certain animals within the corporate limits of the City of Mebane. Consequently, some animal operations may not be permissible within zoning districts that are located within the corporate limits.															
** Adult Establishment includes adult arcade, adult bookstore, adult video store, adult cabaret, adult motel, massage parlor, adult motion picture theater, adult theater, escort agency, sexual encounter studio, or any combination of the foregoing. See Definition in Article 12															

Z=Allowed by right
D=Allowed if development standards are met
E= Exempt

BA=Special use permit required from Board of Adjustment
CC=Special use permit required from City Council



PLANNING PROJECT REPORT

DATE	04/30/20
PROJECT NUMBER	RZ 20-07; SUP 20-01
PROJECT NAME	Buffaloe Brothers Conditional Rezoning
APPLICANTS	Buffaloe Brothers Investments, LLC 6701 Fayetteville Road Raleigh, NC 27603

CONTENTS

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STAFF SPECIAL USE PERMIT CONSISTENCY FINDINGS	PAGE 9



ZONING REPORT

EXISTING ZONE	M-1 & B-3
REQUESTED ACTION	Zoning to B-2(CD)
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	General Business – Multi-tenant Building w/two separate buildings
PARCEL SIZE	+/-4.90 acres
PROPERTY OWNERS	Buffaloe Brothers Investments, LLC 5313 Birchleaf Drive Raleigh, NC 27606 GPIN 9825134492 & 9825133632
LEGAL DESCRIPTION	Two properties totaling +/-4.90 acres at 101 & 103 South Fifth Street, are requesting that the City of Mebane rezone the properties from M-1 (Heavy Manufacturing) and B-3 (Neighborhood Business) to B-2(CD) (General Business, Conditional Zoning District) to bring the lots into conformance; and requesting a Special Use Permit to allow for a Planned Multiple Occupancy Group. The applicants is the owner of both properties.
AREA ZONING & DISTRICTS	The zoning districts across South Fifth Street to the west are B-3 zoning districts. The properties to the south are B-2 zoning districts. The property to the east is a B-1 zoning district with a Special Use Permit for a Planned Multiple Occupancy Group. The NC Railroad is immediately to the north of the property but across the Right Of Way is a B-1 zoning district with a Special Use Permit for a Planned Multiple Occupancy Group.
SITE HISTORY	Properties historically used for retail purposes but have been used as a nonconforming bowling alley for the many years. The building also hosted a dance studio. The other buildings on site host an accountant’s office and a retail store.



STAFF ANALYSIS

CITY LIMITS? YES NO

PROPOSED USE BY-RIGHT? YES NO

SPECIAL USE? YES NO

EXISTING UTILITIES? YES NO

The developer is requesting a B-2(CD) conditional zoning district to bring the lot into conformance. It is currently non-conforming due to

A) the presence of a bowling alley, which is only permitted by-right in a B-2 zoning district; and

POTENTIAL IMPACT OF PROPOSED ZONE

B) the lack of a special use permit for a Planned Multiple Occupancy Group to host multiple new tenants with significant new traffic volumes on a single property.

A tenant has approached the property owners about a use that will increase the intensity of the use of the site. The surrounding properties are all business zoning districts that should not be affected significantly by this rezoning. The properties are have access to NC 119 and the state-maintained secondary route Washington Street.



LAND USE REPORT

EXISTING LAND USE	Business – Bowling Alley, Retail, & Office
PROPOSED LAND USE & REQUESTED ACTION	Two properties totaling +/-4.90 acres at 101 & 103 South Fifth Street, are petitioning for rezoning from M-1 and B-3 to B-2(CD) and requesting a Special Use Permit for a Planned Multiple Occupancy Group.
PROPOSED ZONING	B-2(CD)
PARCEL SIZE	+/-4.90 acres
AREA LAND USE	The properties immediately to the west are institutional and host City Hall and the Planning and Inspections office. The property to the south is a multi-tenant office building. The property to the east is currently vacant but was approved for a conditional rezoning and a Special Use Permit for a two-story mixed-use building and Planned Multiple Occupancy Group. The property to the north, across the NCRR ROW is the multitenant property The Lofts at White Furniture.
ONSITE AMENITIES & DEDICATIONS	The owner proposes to dedicate a city utility easement at the sanitary sewer lift station located on the property with enough space to accommodate landscaping, as required by the City of Mebane UDO.
WAIVER REQUESTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	Applicant is requesting that existing conditions – including all nonconformances – on site be accepted as part of the conditional zoning request. This request encompasses numerous waivers to UDO development standards. The owner also requests that the existing combined parking conditions be formally permitted, as allowed in Article 6, Section 4, Subsection 6 of the Mebane UDO.



CONSISTENCY WITH *MEBANE BY DESIGN* STRATEGY

LAND USE GROWTH STRATEGY DESIGNATION(S)

G-1 Mixed Use Primary (I) Growth Area “Downtown”

OTHER LAND USE CONSIDERATIONS

Graham Mebane Reservoir Protected Water Supply (II) Watershed
 City of Mebane *Downtown Vision Plan*

***MEBANE BY DESIGN* GOALS & OBJECTIVES SUPPORTED**

GROWTH MANAGEMENT 1.1

Encourage a variety of uses in growth strategy areas and in the downtown, promote/encourage a village concept that supports compact and walkable environments.

GROWTH MANAGEMENT 1.2

Continue to support historic Downtown Mebane’s culture: aesthetics, walkability, bikeability, shopping, dining and housing options.

GROWTH MANAGEMENT 1.6

Require that commercial development be pedestrian-friendly, supporting walking between differing land uses while also reducing parking requirements.

***MEBANE BY DESIGN* GOALS & OBJECTIVES NOT SUPPORTED**



UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	The water and sewer utility lines are present on the property. No changes in use are proposed at this time. Any improvements in the future will be made and paid for by a developer.
UTILITIES PROVIDED BY APPLICANT	N/A
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City has capacity to continue to serve the properties as they have historically and are currently being used.
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Stormwater controls not needed due to no increase in the onsite impervious surface
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

TRANSPORTATION NETWORK STATUS

CURRENT CONDITIONS	<p>South Fifth Street is NC 119, a NC DOT primary route and thoroughfare that has an average of 14,000 trips per day (TPD) and a level of service (LOS) D. The LOS is anticipated to improve with the completion of the NC 119 Bypass project, scheduled for delivery in 2021. It has a Safety Score of 88.9 with 59 crashes since 2014, including 15 injuries, one of which was a struck pedestrian with life-threatening injuries.</p> <p>Washington Street is a secondary route with 2,300 TPD and LOS C It has seen declining traffic volumes in recent years. It has a Safety Score of 55.8, with 5 crashes since 2014, 1 of which resulted in injuries.</p>
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	N/A
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	N/A



STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION APPROVE DISAPPROVE

STAFF SPECIAL USE FINDING CONSISTENT NOT CONSISTENT.....WITH *MEBANE BY DESIGN*

RATIONALE

The proposed development “Buffaloe Brothers Property Conditional Rezoning” is in harmony with the area zoning and land use and is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. In particular, it is consistent with the adopted *Downtown Vision Plan* and the description and goals for G-1 (I) Mixed Use Primary Growth Area and Growth Management Goal 1.1, 1.2, & 1.6.

PUBLIC INTEREST CONFORMANCE?

ENDANGER PUBLIC HEALTH OR SAFETY? YES NO

SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY? YES NO

HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED? YES NO

CONSISTENT WITH *MEBANE BY DESIGN*, THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?

- The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for approval.
- The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies.
- The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for denial.



AGENDA ITEM #5G

SUP 20-01

Special Use Request – Buffaloe Brothers Investments, LLC

Presenter

Cy Stober, Development Director

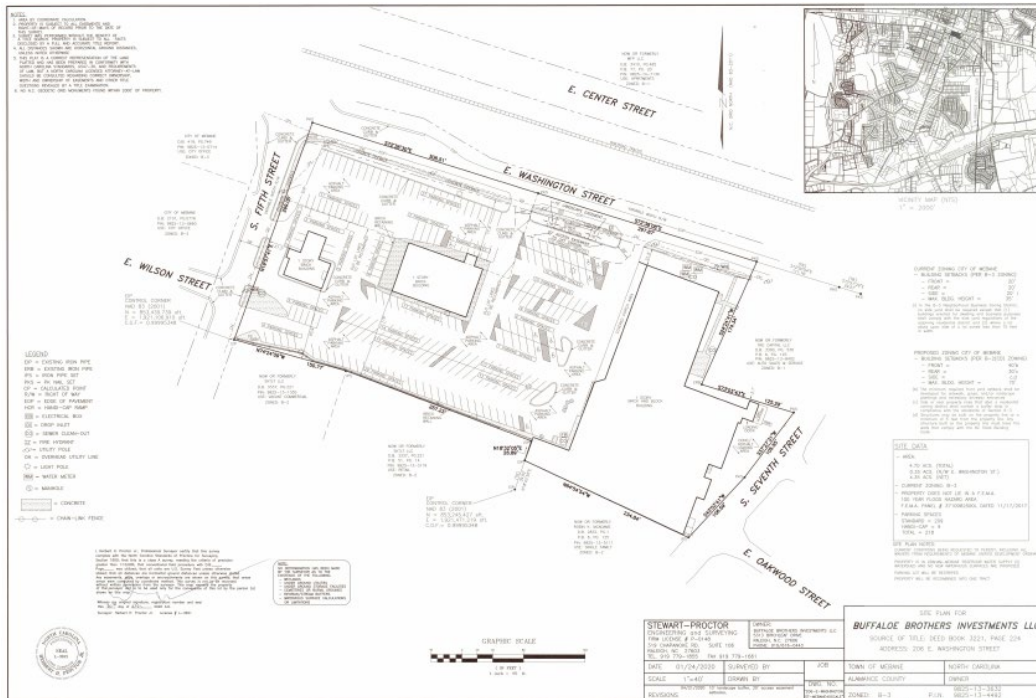
Applicant

Buffaloe Brothers Investments, LLC
6701 Fayetteville Road
Raleigh, NC 27603

Public Hearing

Yes No (Quasi-Judicial)

Site Plan



Property

101 & 103 S.
Fifth St.
Alamance Co.
GPIN#
9825134492
9825133632

Proposed Zoning

B-2(CD)

Current Zoning

M-1 & B-3

Size

+/-4.90 acres

Surrounding Zoning

B-1, B-2, B-3

Surrounding Land Uses

Institutional,
Commercial,
Vacant

Utilities

Present

Floodplain

No

Watershed

Yes

City Limits

Yes

Summary

Buffaloe Brothers Investments, LLC, is requesting approval of a Special Use Permit to allow a Planned Multiple Occupancy Group for the two properties totaling +/-4.90 acres at 101 & 103 South Fifth Street. These properties are both owned by Buffaloe Brothers Investments, LLC, which is proposing to recombine them, pending Special Use and Rezoning approval. The parcels function as a single lot, sharing parking and access. The Special Use Permit will bring the property into conformance with the Mebane UDO for multiple tenants on properties with >15,000 square feet of businesses use and allow new tenants that will generate significantly higher volumes of onsite traffic.

The Special Use Permit request is accompanied by a conditional rezoning request that is defined by a site plan that was reviewed by the City's Technical Review Committee. That site plan was revised based upon City staff feedback.

Financial Impact

None anticipated due to no proposed improvements to the property. The owner will be required to make any improvements to the property that are necessary in the future, which would be reviewed by the Planning and Inspections staffs at that time. Significant changes to the use and/or features of the properties would require amendment of the conditional zoning district, pending its approval.

Staff Findings

At their May 11, 2020, meeting, the City of Mebane Planning Board recommended approving the special use request for a Planned Multiple Occupancy Group as presented by a vote of 8-0.

The Planning staff finds the special use request for a Planned Multiple Occupancy Group harmonious with the surrounding area land use and consistent with the City's adopted plans, including the City's 2017 Comprehensive Land Development Plan *Mebane By Design* and the *Downtown Vision Plan*.

Suggested Motion

This item will be voted on at the CONTINUED meeting to be held on Wednesday, June 3, 2020 at 6pm.

1. Motion to approve the special use request for a Planned Multiple Occupancy Group as presented; **and**
2. 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 in conformity with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
 - Is for a property within the City's G-1 Mixed Use Primary (I) Growth Area "Downtown", which is intended to be "...support this central business district containing a mix of stores,

restaurants, old industrial, institutional and residential land uses ..." (Mebane CLP, pp.17, 68, & 69); and

- Serves Mebane CLP Growth Management Goal 1.1 by "...[e]ncourag[ing] a variety of uses in growth strategy areas and in the downtown, promot[ing]/encourage[ing] a village concept that supports compact and walkable environments" (pp.17 & 82);
- Serves Mebane CLP Growth Management Goal 1.2 by "...continu[ing] to support historic Downtown Mebane's culture... [with] walkability, bikeability, shopping, dining...options" (pp.17, 82, & 83);
- Serves Mebane CLP Growth Management Goal 1.6 by "...supporting walking between differing land uses while also reducing parking requirements," (pp.17 & 84); and
- Is consistent with the goals and objectives of the adopted *Downtown Vision Plan* that applies to this property.

OR

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

Attachments

1. Special Use Permit Application
2. Site Plan
3. List of proposed restricted uses for the special use permit
4. Planning Project Report



APPLICATION FOR A SPECIAL USE PERMIT

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

Name of Applicant: Buffaloe Brothers Investments LLC

Address of Applicant: 6701 Fayetteville Road, Raleigh, NC 27603

Address and brief description of property: 103 S. Fifth Street, Mebane
Commercial building with multiple tenants and shared parking.

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

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

Yes ___ Explain: M-1 to B 9-6-19 No X

Type of request: B-3 to B-2 so we can have a planned multiple occupancy group

Sketch attached: Yes ___ No X

Reason for the request: Increase intensity from new tenants.

Signed: Johnny Buffaloe

Date: 8-18-19

Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

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

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

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.
5. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
6. NO N.C. GEODETIC GRID MONUMENTS FOUND WITHIN 2000' OF PROPERTY.

CITY OF MEBANE
D.B. 419, PG.749
PIN: 9825-13-0714
USE: CITY OFFICE
ZONED: B-3

CITY OF MEBANE
D.B. 2101, PG.0776
PIN: 9825-13-0660
USE: CITY OFFICE
ZONED: B-3

EIP CONTROL CORNER
NAD 83 (2001)
N = 853,439.739 sft.
E = 1,921,106.910 sft.
C.G.F. = 0.99995348

LEGEND

- EIP = EXISTING IRON PIPE
- ERB = EXISTING IRON PIPE
- IPS = IRON PIPE SET
- PKS = PK NAIL SET
- CP = CALCULATED POINT
- R/W = RIGHT OF WAY
- EOP = EDGE OF PAVEMENT
- HCR = HANDI-CAP RAMP
- EB = ELECTRICAL BOX
- DI = DROP INLET
- CO = SEWER CLEAN-OUT
- FH = FIRE HYDRANT
- UP = UTILITY POLE
- OH = OVERHEAD UTILITY LINE
- LP = LIGHT POLE
- WM = WATER METER
- MANHOLE

- [Pattern] = CONCRETE
- [Symbol] = CHAIN-LINK FENCE

I, Herbert H. Proctor Jr., Professional Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1600; that this is a class A survey, meeting the criteria of precision greater than 1:10,000, that conventional field procedure with D.B. _____ was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are horizontal ground distances unless otherwise stated. Any easements, gaps, overlaps or encroachments are shown on this survey; that areas were computed by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map repairs the property of the surveyor and is to be used only for the conveyance of this lot by the person (s) shown on this map.

Witness my original signature, registration number and seal this 30th day of April, 2020 A.D.
Surveyor: Herbert H. Proctor Jr. License # L-3621

NOTE:
NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:
- WETLANDS
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS
- RIPARIAN/STREAM BUFFERS
- IMPERVIOUS SURFACE CALCULATIONS OR LIMITATIONS

NOW OR FORMERLY
WTP LLC
D.B. 3410, PG.465
P.B. 77, PG. 20
PIN: 9825-14-7130
USE: APARTMENTS
ZONED: B-1

NOW OR FORMERLY
SKTLT LLC
D.B. 3337, PG.221
PIN: 9825-13-1355
USE: VACANT COMMERCIAL
ZONED: B-2

NOW OR FORMERLY
SKTLT LLC
D.B. 3337, PG.221
P.B. 51, PG. 14
PIN: 9825-13-3119
USE: RETAIL
ZONED: B-2

EIP CONTROL CORNER
NAD 83 (2001)
N = 853,245.427 sft.
E = 1,921,471.219 sft.
C.G.F. = 0.99995348

NOW OR FORMERLY
ROBIN K. MCADAMS
D.B. 2832, PG.1
P.B. 6, PG. 125
PIN: 9825-13-5111
USE: SINGLE FAMILY
ZONED: B-2

NOW OR FORMERLY
TRG CAPITAL LLC
D.B. 3300, PG. 530
P.B. 6, PG. 125
PIN: 9825-13-8402
USE: AUTO SALES & SERVICE
ZONED: B-1



VICINITY MAP (NTS)
1" = 2000'

- CURRENT ZONING CITY OF MEBANE**
- BUILDING SETBACKS (PER B-3 ZONING)
- FRONT = 20'
- REAR = 20'
- SIDE = 20'
- MAX. BLDG. HEIGHT = 35'

(i) In the B-3 Neighborhood Business Zoning District, no side yard shall be required except that (1) buildings erected for dwelling and business purposes shall comply with the side yard regulations of the adjoining residential district and (2) where a lot abuts upon side of a lot zoned less than 10 feet in width.

- PROPOSED ZONING CITY OF MEBANE**
- BUILDING SETBACKS (PER B-2(CD) ZONING)
- FRONT = 40'b
- REAR = 30'c
- SIDE = c,d
- MAX. BLDG. HEIGHT = 70'

(b) The minimum required front yard setback shall be developed for sidewalk, grass, and/or landscape plantings and necessary driveway entrances.
(c) Side or rear property lines that abut a residential zoning district shall contain a buffer strip in compliance with the standards of Section 6-3
(d) Structures may be built on the property line or a minimum of 5 feet from the property line. Any structure built on the property line must have fire walls that comply with the NC State Building Code.

SITE DATA

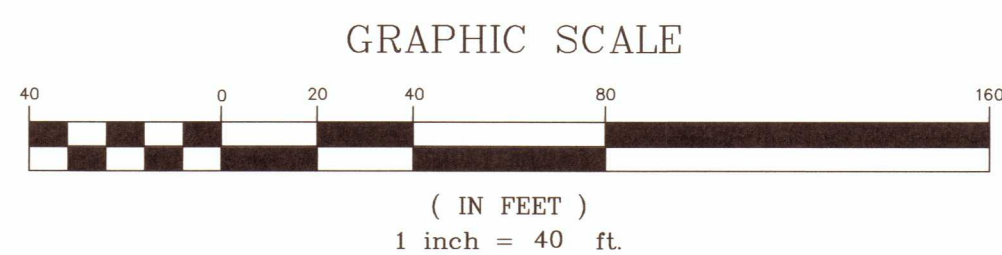
- AREA:
4.70 ACS. (TOTAL)
0.35 ACS. (R/W E. WASHINGTON ST.)
4.35 ACS. (NET)
- CURRENT ZONING: B-3
- PROPERTY DOES NOT LIE IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA
F.E.M.A. PANEL # 3710982500L DATED 11/17/2017
- PARKING SPACES
STANDARD = 209
HANDI-CAP = 9
TOTAL = 218

SITE PLAN NOTES:
CURRENT CONDITIONS BEING REQUESTED TO PERSIST, INCLUDING ALL WAIVERS FROM REQUIREMENTS OF MEBANE UNIFIED DEVELOPMENT ORDINANCE
PROPERTY IS IN GRAHAM-MEBANE RESERVOIR WATER SUPPLY (II) WATERSHED AND NO NEW IMPERVIOUS SURFACES ARE PROPOSED
PARKING LOT WILL BE RESTRIPTED
PROPERTY WILL BE RECOMBINED INTO ONE TRACT

SITE PLAN FOR
BUFFALOE BROTHERS INVESTMENTS LLC
SOURCE OF TITLE: DEED BOOK 3221, PAGE 224
ADDRESS: 206 E. WASHINGTON STREET

TOWN OF MEBANE		NORTH CAROLINA	
ALAMANCE COUNTY		OWNER	
ZONED: B-3	P.I.N. 9825-13-3632	9825-13-4492	

STEWART-PROCTOR ENGINEERING and SURVEYING FIRM LICENSE # P-0148 319 CHAPANOKE RD. SUITE 106 RALEIGH, NC 27603 TEL. 919 779-1855 FAX 919 779-1661		OWNER: BUFFALOE BROTHERS INVESTMENTS LLC 5313 BIRCHLEAF DRIVE RALEIGH, N.C. 27606 PHONE: 919/616-0443	
DATE 01/24/2020	SURVEYED BY	JOB	
SCALE 1"=40'	DRAWN BY	DWG. NO.	
REVISIONS	04/21/2020 10' landscape buffer, 20' access easement setbacks,	*206-E-WASHINGTON ST-MEBANE40SCALE*	



4-1-1 Table of Permitted Uses															
02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19	Ref. SIC	Development Standards	Zoning Districts												
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
RESIDENTIAL USES															
Single Unit Residential															
Single-Family Detached Dwelling	0000		Z	Z	Z	Z	Z	Z	Z	Z					
Modular Home	0000		Z	Z	Z	Z	Z	Z	Z						
Manufactured Home, on individual lot (within MH Overlay District Only)	0000	Sec. 4-7.3 A						CC							
Patio Home Dwelling	0000	Sec. 4-7.3 B							D	D					
Multiple Unit Residential															
Condominium, less than 2 acres in area	0000	Sec. 4-7.3 C							D	D					
Condominium, 2 or more acres in area	0000	Sec. 4-7.3 C							D	D					
Manufactured Home Park (within MH Overlay District Only)	0000	Sec. 4-7.3 D						CC							
Multifamily Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 E							D	D					
Multifamily Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 E							D	D					
Townhouse Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 F							D	D					
Townhouse Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 F							D	D					
Two-Family Dwelling (duplex)	0000								Z	Z					
Group Residential															
Boarding and Rooming House	7021	Sec. 4-7.3 G										D	D		
Family Care Home	8361	Sec. 4-7.3 H	D	D	D	D	D	D	D						
Group Care Facility	8361	Sec. 4-7.3 I										D	D		
Temporary Emergency Shelter	0000	Sec. 4-7.3 L	D	D	D	D	D	D	D			D	D	D	D
Nontraditional Residential Developments															
Live/Work Combination Dwelling & Nonresidential Use	0000	Sec. 4-7.3 M							D	D	D	D	D		
Planned Unit Development	0000	Sec. 4-7.3 N		D	D	D	D	D	D	D	D				
Residential Cluster Development	0000	Sec. 4-7.3 O		D	D	D	D	D	D						
Traditional Neighborhood Development	0000	Sec. 4-7.3 P		D	D	D	D	D	D						
ACCESSORY USES AND STRUCTURES															
Accessory Dwelling Unit (on single-family lots)	0000	Sec. 4-7.4 A	D	D	D	D	D	D	D						
Accessory Dwelling Unit to an Office Use	0000	Sec. 4-7.4 B									BA	Z			
Accessory Uses and Structures (customary)	0000	Sec. 4-1 G	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Automatic Teller Machine	6099										Z	Z	Z	Z	Z
Caretaker Dwelling	0000	Sec. 4-7.4 C	D	D	D	D	D	D	D	D	D	D	D	D	D
Communication Tower Under 50' in Height	0000	Sec. 4-7.4 D	D	D	D	D	D	D	D		Z	Z	Z	Z	Z
Fence, Wall	0000	Sec. 4-2 C	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Home Occupation	0000	Sec. 4-7.4 E	D	D	D	D	D	D	D						

Z=Allowed by right

D=Allowed if development standards are met

E= Exempt

BA=Special use permit required from Board of Adjustment

CC=Special use permit required from City Council

4-1-1 Table of Permitted Uses																
02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19	Ref. SIC	Development Standards	Zoning Districts													
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Satellite Dish Antenna	0000	Sec. 4-7.4 F	D	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z
Signs	0000	Sec. 6-6	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Swimming Pool	0000	Sec. 4-2 B	Z	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z	Z
RECREATIONAL USES																
Amusement or Water Parks, Fairgrounds	7996															
Athletic Fields	0000	Sec. 4-7.5 A	CC	CC	CC	CC	CC	CC	CC			CC			CC	CC
Auditorium, Coliseum or Stadium	0000	Sec. 4-7.5 B									CC	CC				
Batting Cages, Outdoor	7999	Sec. 4-7.5 G	D										D			D
Batting Cages, Indoor	7999												Z			
Billiard Parlor, Pool Hall	7999												Z	Z		
Bingo Parlor	7999												Z	Z		
Bowling Center	7933												Z		Z	Z
Campground/RV Park	7033	Sec. 4-7.5 D		BA											BA	BA
Civic, Social and Fraternal Clubs and Lodges	8641	Sec. 4-7.5 E	BA	BA	BA	BA	BA	BA	BA	BA	BA	D	D			
Coin-Operated Amusement, except Adult Arcade & Video																
Gaming Arcade	7993											Z	Z	Z		
Community Center	7999	Sec. 4-7.5 F	BA	BA	BA	BA	BA	BA	BA	BA	BA					
Country Club with Golf Course	7997	Sec. 4-7.5 G	BA	BA	BA	BA	BA	BA	BA	BA	BA		BA	BA		
Dance School, Music Instruction	7911											Z	Z	Z		
Fishing Lake	7999														Z	Z
Fortune Tellers, Astrologers	7999												Z			
Go-Cart Raceway	7999														Z	
Golf Course	7992	Sec. 4-7.5 H	BA	BA	BA	BA	BA	BA	BA				BA	BA		
Golf Course, Miniature	7999												Z			Z
Golf Driving Range	7999												Z			Z
Physical Fitness Center, Training Center	7991										Z	Z	Z	Z	Z	Z
Private Club or Recreational Facility, Other	7997	Sec. 4-7.5 I	D	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z
Public Park or Recreational Facility, Other	7990	Sec. 4-7.5 I	D	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z
Race Track Operation	7948	Sec. 4-7.5 J													CC	
Riding Academy, Riding Stables, Equestrian Facility	7999	Sec. 4-7.5 H	CC													
Shooting Range, Indoor	7999	Sec. 4-7.5 L													D	D
Skating Rink	7999												Z			Z
Sports and Recreation Club, Indoor	7997											Z	Z	Z		
Swim and Tennis Club	7997	Sec. 4-7.5 N	BA	BA	BA	BA	BA	BA	BA			Z	Z	Z	Z	Z
EDUCATIONAL AND INSTITUTIONAL USES																

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2		
Ambulance Service	4119											Z	Z	Z			
Cemetery, Columbarium or Mausoleum (Principal Use)	0000	Sec. 4-7.6 A	CC	CC	CC	CC	CC								Z	Z	
Cemetery, Columbarium or Mausoleum on Same Property as Church or Other Place of Worship	0000	Sec. 4-7.6 B	D	D	D	D	D	D	D			D	D	D	Z	Z	
Church Or Other Place of Worship	8661	Sec. 4-7.6 C	D	D	D	D	D						Z		CC	CC	
College, University, Technical Institute	8220	Sec. 4-7.6 D										CC					
Day Care Center, Adult and Child, 5 or Less Clients (accessory use)	8322	Sec. 4-7.6 F	D	D	D	D	D	D	D			Z	Z	Z	Z	Z	Z
Day Care Center, Adult and Child, 6 -12 Clients (principal use)	8322	Sec. 4-7.6 G	CC	CC	CC	CC	CC	CC	CC			Z	Z	Z	Z	Z	Z
Day Care Center, Adult and Child, 13 or More Clients (principal use)	8322	Sec. 4-7.6 G.1	CC									Z	Z	Z	Z		
Elementary or Secondary School	8211	Sec. 4-7.6 H	BA	BA	BA	BA	BA	BA	BA			BA		BA	BA		
Fire Station/Emergency Medical Service	9224	Sec. 4-7.6 I	D	D	D	D	D	D	D			Z	Z	Z	Z	Z	Z
Government Office	9000											Z	Z	Z	Z	Z	Z
Hospital	8062											Z					
Library	8231	Sec. 4-7.6 J	D	D	D	D	D	D	D			Z	Z	Z	Z		
Museum or Art Gallery	8412											Z	Z	Z			
National Guard /Military Reserve Center	0000												Z			Z	Z
Nursing and Convalescent Home, Rest Home	8050	Sec. 4-7.6 K	D	D	D	D	D	D	D			Z		Z	Z		
Orphanage	8364	Sec. 4-7.6 L	D	D	D	D	D	D	D			Z		Z			
Police Station	9221											Z	Z	Z	Z	Z	Z
Post Office	0000											Z	Z	Z	Z	Z	Z
Retreat/Conference Center	0000	Sec. 4-7.6 M	D									Z		Z			
School Administration Facility	9411											Z		Z		Z	Z
BUSINESS, PROFESSIONAL and PERSONAL SERVICES																	
Advertising, Outdoor Services	7312												Z				Z
Automobile Parking (Commercial)	7524												Z	Z	Z	Z	Z
Automobile Rental or Leasing	7540												Z	Z		Z	Z
Automobile Repair Services	0000	Sec. 4-7.7 A										CC	Z	CC	Z	Z	
Automobile Towing and Storage Services	7549														Z	Z	
Bank, Savings and Loan, or Credit Union	6000											Z	Z	Z	Z		
Barber Shop, Beauty Shop, Cosmetic Tattoos	7241	Sec. 4-1.G										Z	Z	Z	Z		
Bed and Breakfast or Tourist Home	7011	Sec. 4-7.7 B	D	D	D	D	D					Z		Z	Z		
Bicycle, Motorcycle Repair	3751												Z	Z			

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2		
Blacksmith	7699												Z			Z	
Boat Repair	3730															Z	Z
Car Wash, Auto Detailing	7542												Z	Z			Z
Clothing Alteration or Repair	0000											Z	Z	Z			
Contractor Office with Outside Storage Yard	0000	Sec. 4-7.7 C														D	
Computer Maintenance and Repair	7378											Z	Z	Z			Z
Equipment Rental and Leasing (no outside storage)	7350												Z			Z	Z
Equipment Rental and Leasing (with outside storage)	7350	Sec. 4-7.7 D														D	
Equipment Repair	7690													Z			Z
Funeral Home, Crematorium	7261										Z	Z	Z				
Furniture Refinishing and Repair, Upholstery Shops	7641															Z	Z
Furniture Display and Showrooms	0000													Z			
Hotel or Motel, except Adult Motel**	7011											Z	Z				
Insurance Agency, no On-site Claims Inspections	6411										Z	Z	Z	Z			
Insurance Agency, with On-site Claims Inspections	6411													Z			Z
Kennels, with Outside Runs	0752															CC	
Kennels, with No Outside Runs	0752	Sec. 4-7.7 E												Z		Z	Z
Landscape and Horticultural Services	0780													Z			Z
Laundromat, Coin-Operated	7215											Z	Z	Z			
Laundry or Dry Cleaning Plant	7211															Z	
Laundry or Dry Cleaning, Retail Facility	7212											Z	Z	Z		Z	
Locksmiths, Gunsmiths	7699											Z	Z	Z			
Martial Arts Instructional School	7999											Z	Z	Z			
Medical or Dental Laboratory	8071											Z	Z	Z			
Offices, General	0000										Z	Z	Z	Z			
Office Uses Not Listed Elsewhere	0000										Z	Z	Z				
Pest or Termite Control Services	7342												Z				Z
Photocopying and Duplicating Services	7334										Z	Z	Z	Z			Z
Photofinishing Laboratory	7384												Z			Z	Z
Photography, Commercial Studio	7335										Z	Z	Z	Z			
Refrigerator or Large Appliance Repair	7623															Z	Z
Research, Development or Testing Services	8730															Z	Z
Roofing Shop	1761																Z
Services, Miscellaneous Not Listed Elsewhere	7699													Z			Z
Shoe Repair or Shoeshine Shop	7251											Z	Z	Z			

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Stock, Security, and Commodity Brokers	62										Z	Z	Z	Z		
Television, Radio or Electronics Repair	7620												Z	Z	Z	Z
Theater (indoor), except Adult Theater**	7832											Z	Z			
Theater (outdoor)	7833												Z			
Tire Recapping	7534														Z	Z
Truck Driving School	8249														Z	Z
Truck and Utility Trailer Rental and Leasing	0000														Z	
Truck Washing	7542														CC	
Veterinary Clinic	0742												Z			Z
Vocational, Business or Secretarial School	8240										Z		Z			Z
Watch, Clock, and Jewelry Repair	7631											Z	Z	Z		
Welding Shop	0000														Z	
RETAIL TRADE																
ABC Store (packaged liquor)	5924											Z	Z			
Antique Store	5932											Z	Z	Z		
Apparel and Accessory Store	5600											Z	Z	Z		
Appliance Store	5722											Z	Z	Z		
Arts and Crafts	0000											Z	Z	Z		
Auto Supply Sales	5531											Z	Z			
Bakery	5461											Z	Z			
Bar, Night Club, Tavern, Brewpub	5813	Sec. 4-7.8 A										Z	Z	D		
Bicycle, Motorcycle Sales	5574											Z	Z			
Boat Sales	5554												Z		Z	Z
Bookstore, except Adult Bookstore**	5942										Z	Z	Z	Z		
Building Supply Sales	5211	Sec. 4-7.8 B											D		D	D
Convenience Store, no Gas Pumps	5411											Z	Z	Z	Z	Z
Convenience Store, with Gas Pumps	5411	Sec. 4-7.8 C										BA	Z	BA	Z	Z
Department, Variety or General Merchandise	5300											Z	Z			
Drugstore or Pharmacy	5912											Z	Z	Z		
Farm Supplies and Equipment	0000														Z	Z
Floor Covering, Drapery or Upholstery	5710											Z	Z			Z
Florist	5992										Z	Z	Z	Z		
Food Stores	54	Sec. 4-7.8 D										Z	Z	Z		Z
Fuel Oil Sales	5980												Z		Z	Z
Furniture Sales	5712											Z	Z			

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Garden Center or Retail Nursery	5261												Z	Z		Z
Hardware Store	5251												Z	Z	Z	
Home Furnishings, Miscellaneous	5719												Z	Z		
Manufactured Home Sales	5271	Sec. 4-7.8 E												CC		CC
Miscellaneous Shopping Goods Stores, not listed elsewhere	594												Z	Z	Z	
Motor Vehicle Sales (new and used)	5511												Z	Z		Z Z
Newsstand	5994												Z	Z	Z	
Office Supplies and Equipment	5999												Z	Z		Z
Optical Goods Sales	5995										Z		Z	Z	Z	
Paint and Wallpaper Sales	5231												Z	Z	Z	
Pawnshop or Used Merchandise Store	5932												Z	Z	Z	
Pet Store	5999												Z	Z	Z	
Radio, Television, Consumer Electronics, and Music Stores	5731												Z	Z	Z	
Retail Sales, Miscellaneous not listed elsewhere	5999												Z	Z		
Recreational Vehicle Sales	5561													Z		Z Z
Restaurant (drive-in or take-out window only)	5812	Sec. 4-7.8 F												D	D	Z Z
Restaurant (with drive-through)	5812	Sec. 4-7.8 G												D	D	Z Z
Restaurant (without drive-through)	5812												Z	Z	Z	Z Z
Service Station, Gasoline Sales	5541	Sec. 4-7.8 H											BA	Z	BA	Z Z
Shopping Center	0000	Sec. 4-7.8 I												D		
Superstore	0000	Sec. 4-7.8 J												D		
Tire Sales	5531													Z		Z Z
Truck Stop, Travel Plazas	5541	Sec. 4-7.8 K														CC
Video Tape Rental and Sales, except Adult Video Store**	7841												Z	Z	Z	
WHOLESALE TRADE																
Farm Product Raw Materials	515															Z
Hardware	5072													Z		Z Z
Petroleum and Petroleum Products, Bulk Storage	517	Sec. 4-7.9 B														BA BA
Wholesale Trade, not listed elsewhere	0000															Z Z
TRANSPORTATION, WAREHOUSING AND UTILITIES																
Airport or Air Transportation Facility	4500	Sec. 4-7.9 A														CC CC
Bulk Mail and Packaging	4212															Z Z
Bus Terminal	4100															Z Z
Communication or Broadcasting Facility	4800													Z		Z

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Communications Tower, Public Safety	0000	Sec. 4-7.9 C	D	D	D	D	D	D	D	D	D	D	D	D	D	
Communications Tower and All Other Radio, Television Towers Over 50' In Height	0000	Sec. 4-7.9 D	CC											CC	CC	
Courier Service	4215											Z		Z	Z	
Farm Product Warehousing and Storage	4221													Z	Z	
Moving and Storage Service	4214													Z	Z	
Outside Storage	0000													Z		
Public Works and Public Utility Facilities Essential to the Immediate Area	0000	Sec. 4-7.9 H	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	
Railroad Station	4010											Z		Z		
Recycling Collection Station or Point	0000													Z	Z	
Sewage Treatment Plant	4952	Sec. 4-7.9 I												CC	CC	
Small Wireless Facility	23713	Sec. 4-7.9.F	D	D	D	D	D	D	D	D	D	D	D	D	D	
Solar Farms		Sec. 4-7.9 G	CC											CC	CC	
Taxi Terminal	4124											Z	Z			
Telephone Exchange	0000	Sec. 4-7.9 K	BA	BA	BA	BA	BA	BA	BA	BA		BA	BA	BA	BA	
Transformer Stations	0000	Sec. 4-7.9 K	BA	BA	BA	BA	BA	BA	BA			BA		BA	BA	
Trucking or Freight Terminal	4213													Z		
Warehouse (general storage, enclosed)	4220													Z	Z	
Warehouse (self-storage)	4225													Z	Z	
Water Treatment Plant	0000	Sec. 4-7.9 L												CC	CC	
Wireless Communications Facility	23713	Sec. 4-7.9.E	D	D	D	D	D	D	D	D	D	D	D	D	D	
MANUFACTURING and INDUSTRIAL USES																
Apparel and Finished Fabric Products	2300													Z	Z	
Bakery Products	2050													Z	Z	
Batteries	3691													Z		
Beverage Products-	2086											Z		Z	Z	
Cabinet and Woodworking Shops	2434													Z	Z	
Carpets, Bedding	0000													Z		
Chemicals, Paints and Allied Products	2800													Z		
Computer and Office Equipment	3570													Z	Z	
Concrete, Cut Stone and Clay Products	3200													Z		
Dairy Products	2020													Z	Z	
Drugs and Pharmaceuticals	283													Z	Z	
Electronic and Other Electrical Equipment	36													Z		
Food Preparation and Related Products, Miscellaneous	209													Z	Z	

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Furniture and Fixtures	2500														Z
Glass	3200														Z
Hardware and Housewares	0000														Z
Heating, Equipment and Plumbing Fixtures	3430														Z
Ice	2097											Z			Z Z
Industrial and Commercial Machinery	3500														Z
Jewelry and Silverware Fabrication, No Plating	3915										Z	Z			
Machine Shop	3599														Z Z
Manufactured Housing and Wood Buildings	2450														Z Z
Metal Fabricating	0000														Z
Millwork, Plywood and Veneer	2430														Z
Paper Products	2670														Z
Printing and Publishing	2700														Z Z
Printing and Publishing, Incidental to a Newspaper Office	2700										Z	Z			
Rubber and Plastics, Miscellaneous	3000														Z
Sheet Metal Shop	0000														Z Z
Signs	3993														Z Z
Soaps and Cosmetics	2840														Z
Sporting Goods and Toys	3940														Z Z
Textiles	2200														Z
Tobacco Products	2110														Z
Manufacturing or Industrial, not listed elsewhere	0000														Z
AGRICULTURAL USES															
Bona fide farm operation except commercial feeder/breeder operation	0000	Sec. 1-5	E	E	E	E	E	E	E	E	E	E	E	E	E
Commercial Feeder/Breeder Operation*	0000	Sec. 4-7.11 A	CC												
MINING USES															
Mining, Quarrying, Sand Pits, and Mineral Extraction	1000	Sec. 4-7.12 A													CC
TEMPORARY USES															
Arts and Crafts Show	0000										Z	Z	Z	Z	
Carnivals and Fairs	7999	Sec. 4-7.13 A	CC								CC	CC	CC		CC CC
Christmas Tree, Pumpkin, and Similar Seasonal Sales	0000										Z	Z	Z	Z	Z Z
Concerts, Stage Show	7920	Sec. 4-7.13 B											CC		
Convention, Trade Show	0000										Z	Z	Z		Z Z

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Corn Maze, Hay Rides, and Similar Temporary Uses Associated with a Bona Fide Farm Operation	0000	Sec. 4-7.13 C	D												
Fireworks Stand	0000	Sec. 4-7.13 D										D			
Horse Show, Rodeo	7999													Z	Z
Outdoor Fruit and Vegetable Market, Seasonal	5431	Sec. 4-7.13 F	D									D	D		
Outdoor Religious Event	0000	Sec. 4-7.13 G									CC	CC	CC		
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)	0000		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Temporary Construction Office or Security Residence	0000	Sec. 4-7.13 H	D	D	D	D	D	D	D	D					
Temporary Portable Storage Containers	0000	Sec. 4-7.13 K	D	D	D	D	D	D	D	D	D	D	D	D	D
Temporary and Special Events not Listed Elsewhere	0000	Sec. 4-7.13 I									D	D	D	D	D
Turkey Shoot	0000	Sec. 4-7.13 J												D	D
Yard Sale	0000		Z	Z	Z	Z	Z	Z	Z						
MISCELLANEOUS USES															
Adult Establishment**	0000	Sec. 4-7.14 B												CC	
Animal Shelter	0752													Z	Z
Billboard, Outdoor Advertising Sign	0000	Sec. 4-7.14 A												D	D
Planned Multiple Occupancy Group (Commercial, Office or Industrial)	0000	Sec. 4-7.14 C									CC	CC	CC	CC	CC
Video Gaming Arcade	0000	Sec. 4-7.14 D										CC			
* Chapter 4 of the City of Mebane Ordinances regulates the keeping of certain animals within the corporate limits of the City of Mebane. Consequently, some animal operations may not be permissible within zoning districts that are located within the corporate limits.															
** Adult Establishment includes adult arcade, adult bookstore, adult video store, adult cabaret, adult motel, massage parlor, adult motion picture theater, adult theater, escort agency, sexual encounter studio, or any combination of the foregoing. See Definition in Article 12															

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PLANNING PROJECT REPORT

DATE	04/30/20
PROJECT NUMBER	RZ 20-07; SUP 20-01
PROJECT NAME	Buffaloe Brothers Conditional Rezoning
APPLICANTS	Buffaloe Brothers Investments, LLC 6701 Fayetteville Road Raleigh, NC 27603

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ZONING REPORT

EXISTING ZONE	M-1 & B-3
REQUESTED ACTION	Zoning to B-2(CD)
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	General Business – Multi-tenant Building w/two separate buildings
PARCEL SIZE	+/-4.90 acres
PROPERTY OWNERS	Buffaloe Brothers Investments, LLC 5313 Birchleaf Drive Raleigh, NC 27606 GPIN 9825134492 & 9825133632
LEGAL DESCRIPTION	Two properties totaling +/-4.90 acres at 101 & 103 South Fifth Street, are requesting that the City of Mebane rezone the properties from M-1 (Heavy Manufacturing) and B-3 (Neighborhood Business) to B-2(CD) (General Business, Conditional Zoning District) to bring the lots into conformance; and requesting a Special Use Permit to allow for a Planned Multiple Occupancy Group. The applicants is the owner of both properties.
AREA ZONING & DISTRICTS	The zoning districts across South Fifth Street to the west are B-3 zoning districts. The properties to the south are B-2 zoning districts. The property to the east is a B-1 zoning district with a Special Use Permit for a Planned Multiple Occupancy Group. The NC Railroad is immediately to the north of the property but across the Right Of Way is a B-1 zoning district with a Special Use Permit for a Planned Multiple Occupancy Group.
SITE HISTORY	Properties historically used for retail purposes but have been used as a nonconforming bowling alley for the many years. The building also hosted a dance studio. The other buildings on site host an accountant’s office and a retail store.



STAFF ANALYSIS

CITY LIMITS? YES NO

PROPOSED USE BY-RIGHT? YES NO

SPECIAL USE? YES NO

EXISTING UTILITIES? YES NO

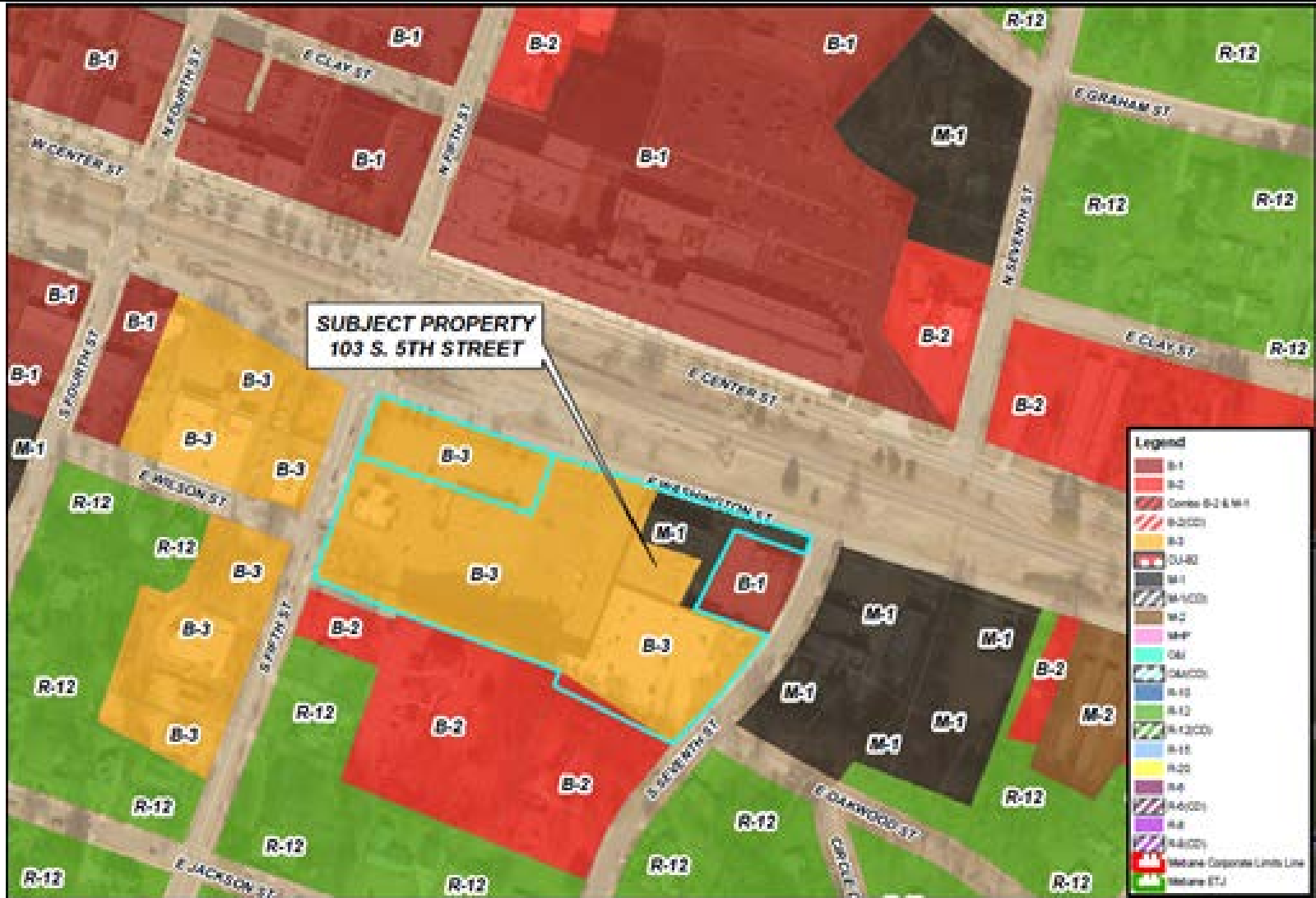
The developer is requesting a B-2(CD) conditional zoning district to bring the lot into conformance. It is currently non-conforming due to

A) the presence of a bowling alley, which is only permitted by-right in a B-2 zoning district; and

POTENTIAL IMPACT OF PROPOSED ZONE

B) the lack of a special use permit for a Planned Multiple Occupancy Group to host multiple new tenants with significant new traffic volumes on a single property.

A tenant has approached the property owners about a use that will increase the intensity of the use of the site. The surrounding properties are all business zoning districts that should not be affected significantly by this rezoning. The properties are have access to NC 119 and the state-maintained secondary route Washington Street.



Legend	
[Red]	B-1
[Light Red]	B-2
[Diagonal Lines]	Comes B-2 & M-1
[Yellow]	B-3
[Dark Red]	CU-80
[Black]	M-1
[Diagonal Lines]	M-1(CO)
[Brown]	M-2
[Pink]	MHP
[Light Blue]	OH
[Dark Blue]	OH(CO)
[Green]	R-12
[Light Green]	R-12(CO)
[Light Blue]	R-15
[Yellow]	R-20
[Purple]	R-6
[Dark Purple]	R-6(CO)
[Light Purple]	R-8
[Dark Purple]	R-8(CO)
[Red]	Mebane Corporate Limits Line
[Green]	Mebane ETJ



CITY OF MEBANE
ZONING MAP

SUBJECT PROPERTY
103 S. 5TH STREET

1 inch = 200 feet

DATE: 9/11/2019

DRAWN BY: SKS



LAND USE REPORT

EXISTING LAND USE	Business – Bowling Alley, Retail, & Office
PROPOSED LAND USE & REQUESTED ACTION	Two properties totaling +/-4.90 acres at 101 & 103 South Fifth Street, are petitioning for rezoning from M-1 and B-3 to B-2(CD) and requesting a Special Use Permit for a Planned Multiple Occupancy Group.
PROPOSED ZONING	B-2(CD)
PARCEL SIZE	+/-4.90 acres
AREA LAND USE	The properties immediately to the west are institutional and host City Hall and the Planning and Inspections office. The property to the south is a multi-tenant office building. The property to the east is currently vacant but was approved for a conditional rezoning and a Special Use Permit for a two-story mixed-use building and Planned Multiple Occupancy Group. The property to the north, across the NCRR ROW is the multitenant property The Lofts at White Furniture.
ONSITE AMENITIES & DEDICATIONS	The owner proposes to dedicate a city utility easement at the sanitary sewer lift station located on the property with enough space to accommodate landscaping, as required by the City of Mebane UDO.
WAIVER REQUESTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	Applicant is requesting that existing conditions – including all nonconformances – on site be accepted as part of the conditional zoning request. This request encompasses numerous waivers to UDO development standards. The owner also requests that the existing combined parking conditions be formally permitted, as allowed in Article 6, Section 4, Subsection 6 of the Mebane UDO.



CONSISTENCY WITH *MEBANE BY DESIGN* STRATEGY

LAND USE GROWTH STRATEGY DESIGNATION(S)

G-1 Mixed Use Primary (I) Growth Area “Downtown”

OTHER LAND USE CONSIDERATIONS

Graham Mebane Reservoir Protected Water Supply (II) Watershed
 City of Mebane *Downtown Vision Plan*

***MEBANE BY DESIGN* GOALS & OBJECTIVES SUPPORTED**

GROWTH MANAGEMENT 1.1

Encourage a variety of uses in growth strategy areas and in the downtown, promote/encourage a village concept that supports compact and walkable environments.

GROWTH MANAGEMENT 1.2

Continue to support historic Downtown Mebane’s culture: aesthetics, walkability, bikeability, shopping, dining and housing options.

GROWTH MANAGEMENT 1.6

Require that commercial development be pedestrian-friendly, supporting walking between differing land uses while also reducing parking requirements.

***MEBANE BY DESIGN* GOALS & OBJECTIVES NOT SUPPORTED**



UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	The water and sewer utility lines are present on the property. No changes in use are proposed at this time. Any improvements in the future will be made and paid for by a developer.
UTILITIES PROVIDED BY APPLICANT	N/A
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City has capacity to continue to serve the properties as they have historically and are currently being used.
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Stormwater controls not needed due to no increase in the onsite impervious surface
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

TRANSPORTATION NETWORK STATUS

CURRENT CONDITIONS	<p>South Fifth Street is NC 119, a NC DOT primary route and thoroughfare that has an average of 14,000 trips per day (TPD) and a level of service (LOS) D. The LOS is anticipated to improve with the completion of the NC 119 Bypass project, scheduled for delivery in 2021. It has a Safety Score of 88.9 with 59 crashes since 2014, including 15 injuries, one of which was a struck pedestrian with life-threatening injuries.</p> <p>Washington Street is a secondary route with 2,300 TPD and LOS C It has seen declining traffic volumes in recent years. It has a Safety Score of 55.8, with 5 crashes since 2014, 1 of which resulted in injuries.</p>
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	N/A
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	N/A



STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION APPROVE DISAPPROVE

STAFF SPECIAL USE FINDING CONSISTENT NOT CONSISTENT.....WITH *MEBANE BY DESIGN*

RATIONALE

The proposed development “Buffaloe Brothers Property Conditional Rezoning” is in harmony with the area zoning and land use and is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. In particular, it is consistent with the adopted *Downtown Vision Plan* and the description and goals for G-1 (I) Mixed Use Primary Growth Area and Growth Management Goal 1.1, 1.2, & 1.6.

PUBLIC INTEREST CONFORMANCE?

ENDANGER PUBLIC HEALTH OR SAFETY? YES NO

SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY? YES NO

HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED? YES NO

CONSISTENT WITH *MEBANE BY DESIGN*, THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?

- The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for approval.
- The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies.
- The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for denial.



AGENDA ITEM #5H

RZ 20-08

Rezoning Request

B-2 to M-2 –

NCCP, Samet Corporation

Presenter

Cy Stober, Development Director

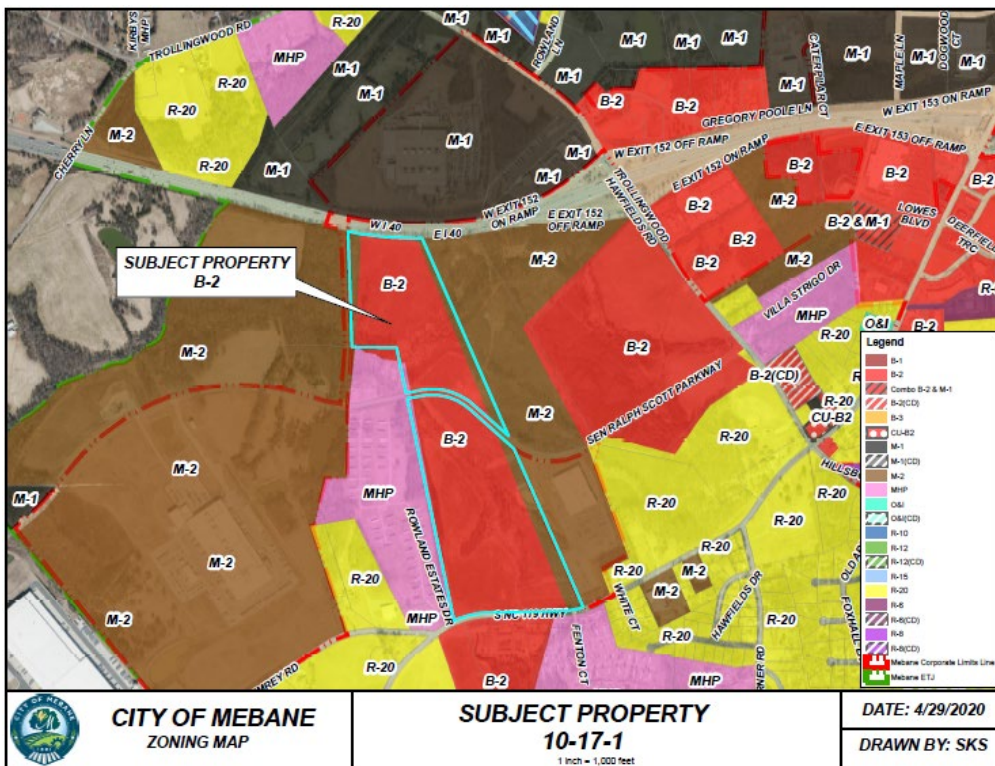
Applicant

Samet Corporation
 309 Gallimore Dairy Road
 Suite 102
 Greensboro, NC 27409

Public Hearing

Yes No

Zoning Map



Property

No Address, Sen.
 R.S. Parkway,
 Alamance Co.
 GPIN#9804601723

Proposed Zoning

M-2

Current Zoning

B-2

Size

+/-92.80 acres

Surrounding Zoning

M-1, M-2, B-2,
 MHP

Surrounding Land Uses

Heavy
 Manufacturing,
 Vacant, Mobile
 Home Park

Utilities

Present

Floodplain

Yes

Watershed

No

City Limits

No

Summary

Samet Corporation is requesting the rezoning of one +/-92.80-ac property transected by Senator Ralph Scott Parkway and fronting both Interstate 40/85 and NC 119, from B-2 (General Business) to M-2 (Light Manufacturing). The rezoning of the property will be consistent with the designated purpose and use of the North Carolina Commerce Park (NCCP), which is jointly served and zoned by the Cities of Mebane and Graham. There are utilities present along Senator Ralph Scott Parkway but this property is not within the City's corporate limits. There is no proposed use for the property at this time. The applicant has an option to purchase the property.

Financial Impact

None anticipated due to no proposed improvements to the property. Any proposed use(s) of the property will require a site plan that will be reviewed by the Technical Review Committee and improvements to onsite utilities – including stormwater management – will be a responsibility of the developer.

Recommendation

At their May 11, 2020, meeting, the City of Mebane Planning Board recommended approving the rezoning request as presented by a vote of 8-0.

The Planning staff has reviewed the request for harmony with the surrounding area and consistency with the City's adopted plans and recommends approval.

Suggested Motion

This item will be voted on at the CONTINUED meeting to be held on Wednesday, June 3, 2020 at 6pm.

1. Motion to approve the M-2 rezoning request as presented; **and**
2. Motion to find that the request is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
 - Is for a property within the City's G-1 Industrial Primary (IV) Growth Area "Part of NCCP", which is intended to be "Support industrial uses at this location, Buffer inconsistent land uses (especially residential) from this site with treed buffers, as provided in the [UDO]. (Mebane CLP, pp. 17, 74, & 75); and
 - Serves Mebane CLP Growth Management Goal 1.7 by "Continu[ing] to support industrial development at existing industrial parks near I-40/85" (pp. 17 & 84)

OR

3. Motion to **deny** the B-2 zoning as presented due to a lack of
 - a. Harmony with the surrounding zoning or land use

OR

- b. Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*.

Attachments

1. Rezoning Application
2. Zoning Map
3. Planning Project Report



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: Samet Corporation

Address of Applicant: 309 Gallimore Dairy Road, Suite 102, Greensboro, NC 27409

Address and brief description of property to be rezoned: 92.8 acres, North Carolina Commerce Park, directly west of Prescient Manufacturing

Applicant's interest in property: (Owned, leased or otherwise) Samet is the optionee of the property, having the property under option agreement to purchase and is preparing the North Carolina Commerce Park for future industrial development.

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

Yes ___ Explain: _____ No X _____

Type of re-zoning requested: From B2 to M2 Light Manufacturing to better accommodate the future users of North Carolina Commerce Park.

Sketch attached: Yes _____ No X _____

Reason for the requested re-zoning: To prepare the property for the continued development of North Carolina Commerce Park and to prepare the property to adequately serve similar industrial uses as planned for the Commerce Park.

Signed: *[Signature]* Date: April 27, 2020

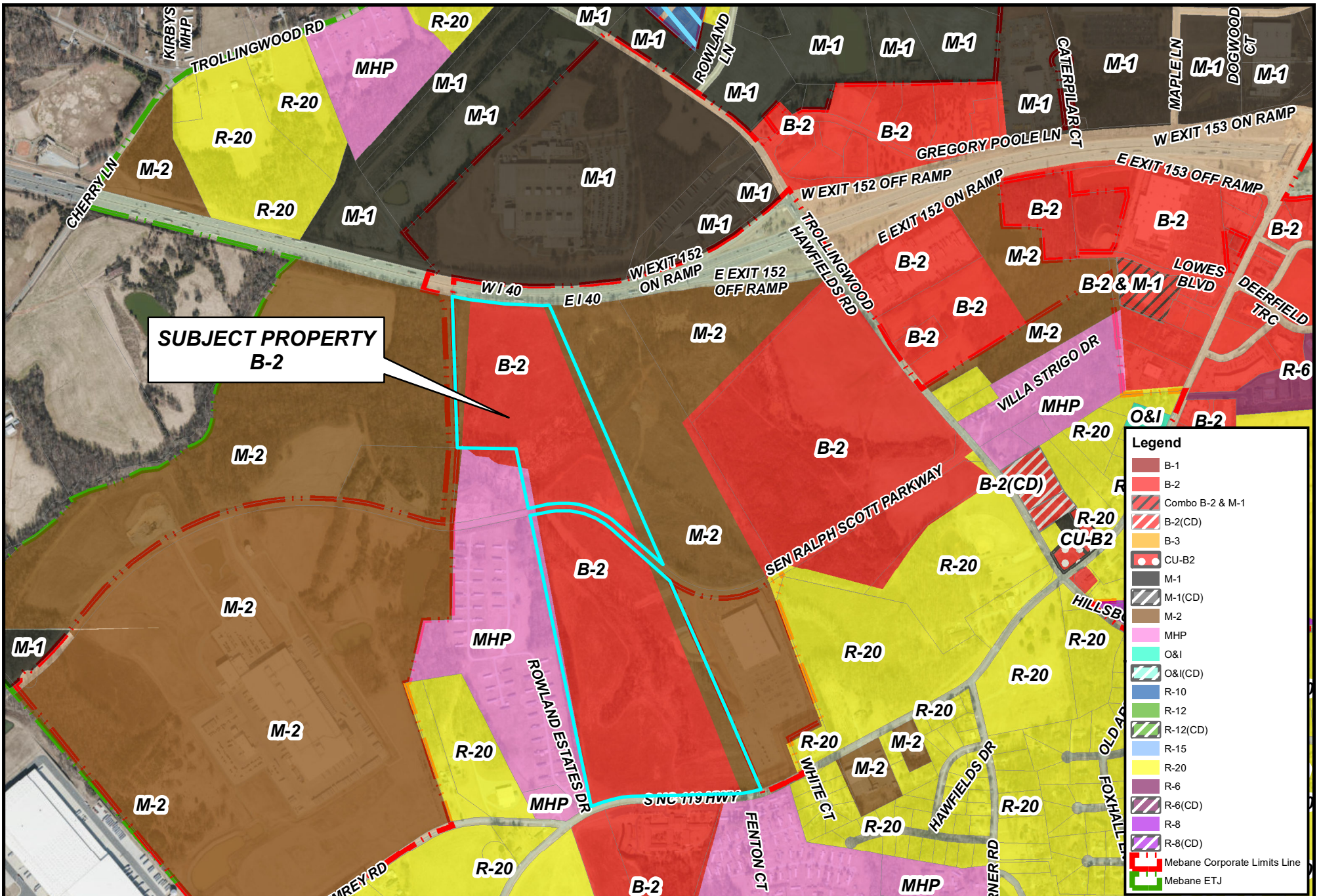
Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

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

1. Tax Map showing the area that is to be considered for rezoning.
2. Names and addresses of all adjoining property owners within a 300' radius (Include those that are across the street).
3. \$300.00 Fee to cover administrative costs.
4. The information is due 15 working days prior to the Planning Board meeting. The Planning Board meets the 2nd Monday of each month at 6:30 p.m. Then the request goes to the City Council for a Public Hearing the following month. The City Council meets the 1st Monday of each month at 6:00 p.m.



Legend	
[Red]	B-1
[Red]	B-2
[Red with diagonal lines]	Combo B-2 & M-1
[Red with diagonal lines]	B-2(CD)
[Yellow]	B-3
[Red with dots]	CU-B2
[Brown]	M-1
[Brown with diagonal lines]	M-1(CD)
[Brown]	M-2
[Pink]	MHP
[Light blue]	O&I
[Light blue with diagonal lines]	O&I(CD)
[Blue]	R-10
[Green]	R-12
[Green with diagonal lines]	R-12(CD)
[Light blue]	R-15
[Yellow]	R-20
[Purple]	R-6
[Purple with diagonal lines]	R-6(CD)
[Purple]	R-8
[Purple with diagonal lines]	R-8(CD)
[Red dashed line]	Mebane Corporate Limits Line
[Green dashed line]	Mebane ETJ



PLANNING PROJECT REPORT

DATE	04/30/20
PROJECT NUMBER	RZ 20-08
PROJECT NAME	NCCP Samet Rezoning
APPLICANTS	Samet Corporation 309 Gallimore Dairy Road Suite 102 Greensboro, NC 27409

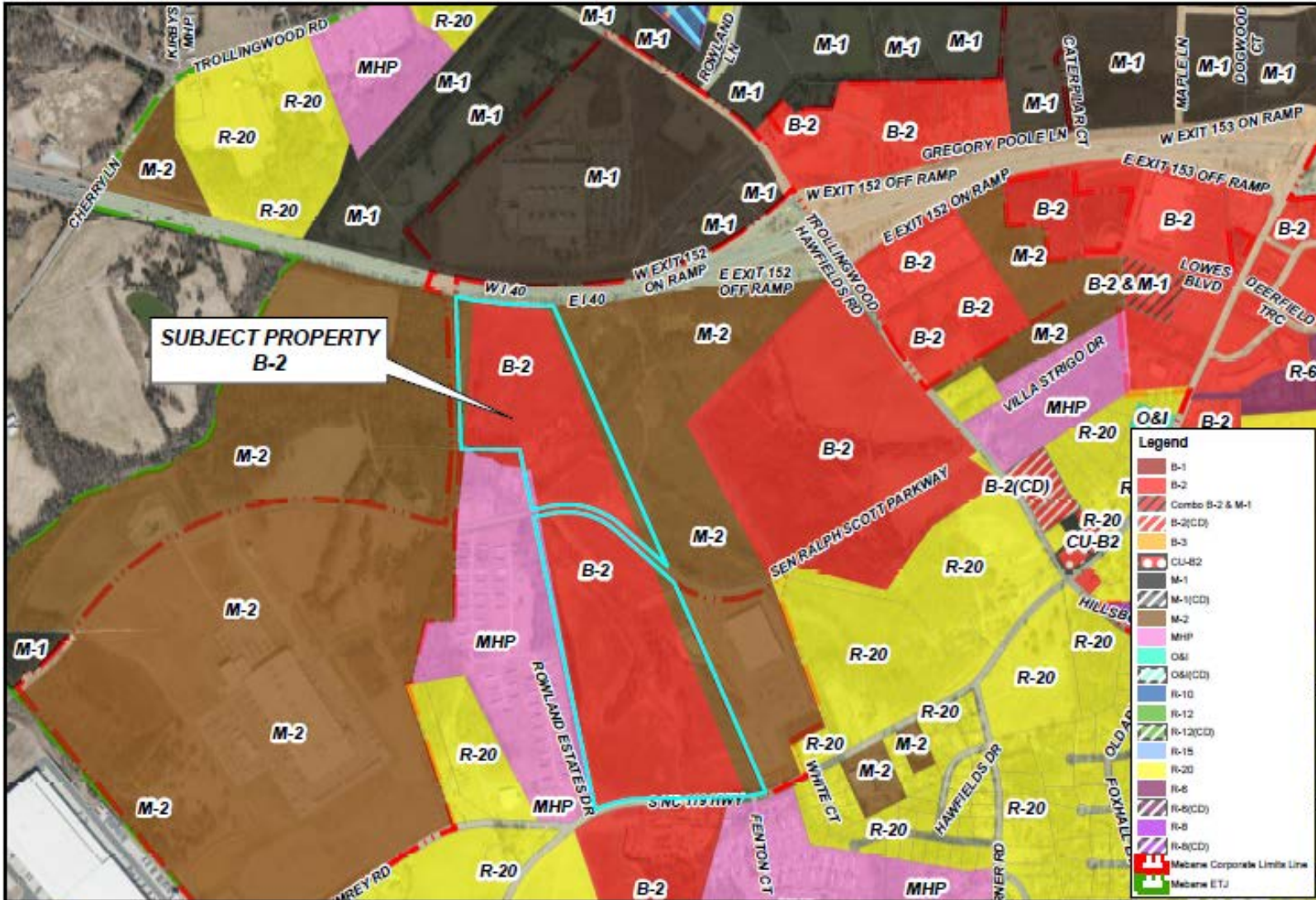
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PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 2
LAND USE REPORT.....	PAGE 4
UTILITIES REPORT	PAGE 6
STAFF ZONING REQUEST RECOMMENDATION	PAGE 7



ZONING REPORT

EXISTING ZONE	B-2
REQUESTED ACTION	M-2
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CURRENT LAND USE	Vacant
PARCEL SIZE	+/-92.80 acres
PROPERTY OWNERS	Interstate Investments of Alamance County, LLC P.O. Box 1440 Burlington, NC 27216-1440 GPIN 9804601723
LEGAL DESCRIPTION	Samet Corporation is requesting the rezoning of one +/-92.80-ac property that is transected by Senator Ralph Scott Parkway, from B-2 (General Business) to M-2 (Light Manufacturing). Samet Corporation has an option to purchase the property. The zoning districts to the east and west in NC Commerce Park are both zoned M-2. There is a MHP-zoned property north of the Parkway to the west that is owned by the Cities of Graham and Mebane that is requesting a rezoning in coordination with this request. Along the property's frontage with NC 119, the properties to the west and southeast are zoned MHP; the property to the east is zoned M-2; and the property to the immediate south is zoned B-2. The properties to the north of this property are across Interstate 40/85 and all zoned M-1.
AREA ZONING & DISTRICTS	
SITE HISTORY	The property was historically used for agriculture until designated within the North Carolina Commerce Park (NCCP), which is served by utilities from both Graham and Mebane and is prioritized for economic development purposes.
STAFF ANALYSIS	
CITY LIMITS?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PROPOSED USE BY-RIGHT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SPECIAL USE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
EXISTING UTILITIES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
POTENTIAL IMPACT OF PROPOSED ZONE	The rezoning request will be consistent with the designated purpose of the NCCP and harmonious with the zoning districts immediately surrounding it. The mobile home park to the west will be buffered by the development standards (50' – 70' landscaping buffers) applied to manufacturing zoning districts adjacent to residential zoning districts. The business properties south of NC 119 will be buffered from the manufacturing zoning district by the streetscaping requirements in the Mebane UDO.



Legend	
[Red]	B-1
[Dark Red]	B-2
[Red with diagonal lines]	Combo B-2 & M-1
[Red with horizontal lines]	B-2(CD)
[Red with vertical lines]	B-3
[Red with cross-hatch]	CU-B2
[Light Brown]	M-1
[Light Brown with diagonal lines]	M-1(CD)
[Light Brown with horizontal lines]	M-2
[Pink]	MHP
[Light Blue]	O&I
[Light Blue with diagonal lines]	O&I(CD)
[Light Green]	R-10
[Light Green with diagonal lines]	R-12
[Light Green with horizontal lines]	R-12(CD)
[Light Green with vertical lines]	R-15
[Yellow]	R-20
[Yellow with diagonal lines]	R-6
[Yellow with horizontal lines]	R-8(CD)
[Yellow with vertical lines]	R-8
[Yellow with cross-hatch]	R-8(CD)
[Red outline]	Mebane Corporate Limits Line
[Green outline]	Mebane ETJ



CITY OF MEBANE
ZONING MAP

SUBJECT PROPERTY
10-17-1

1 inch = 1,000 feet

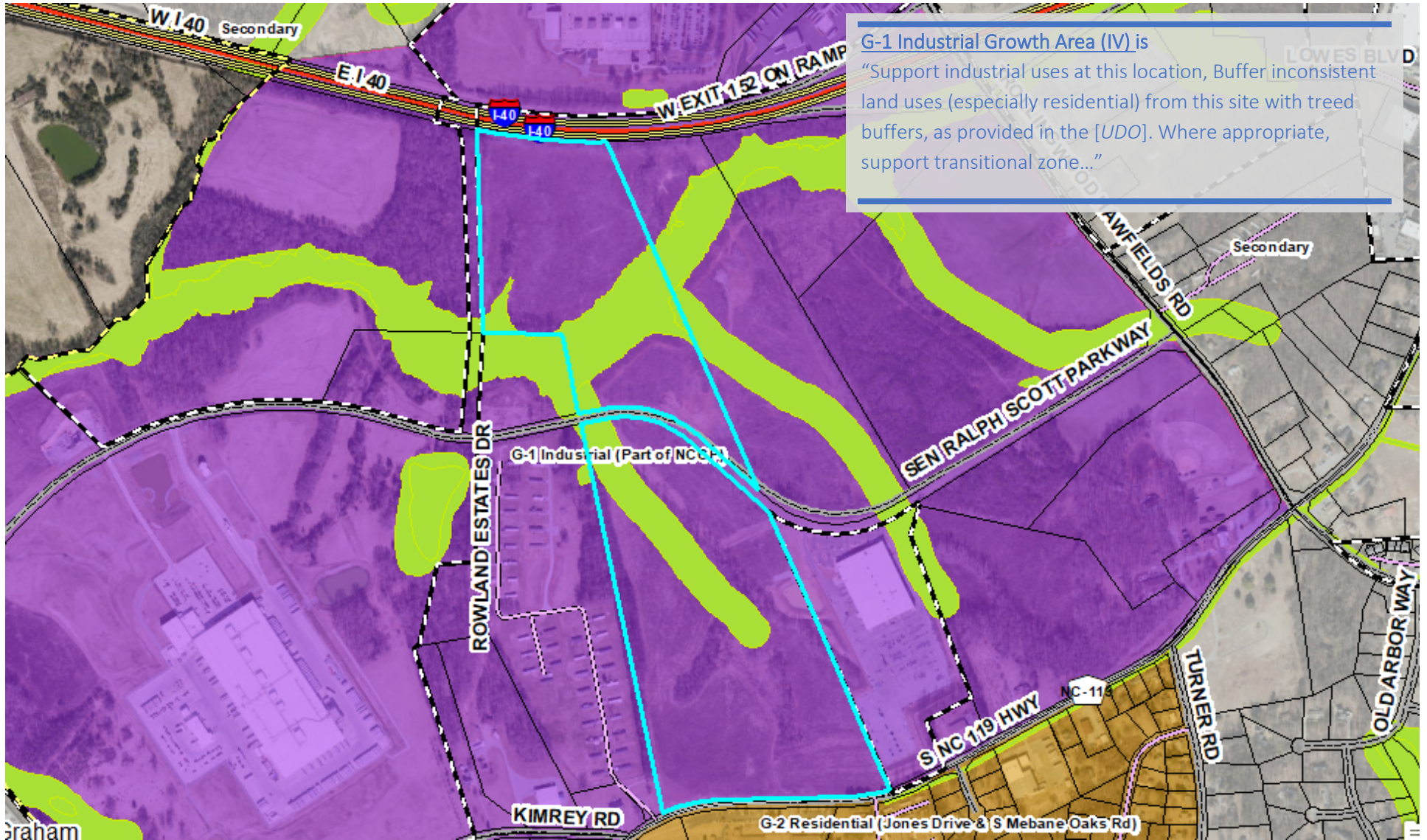
DATE: 4/29/2020

DRAWN BY: SKS



LAND USE REPORT

EXISTING LAND USE	Vacant
PROPOSED LAND USE & REQUESTED ACTION	A single property +/-92.80 ac in size is proposed for rezoning from B-2 (General Business) to M-2 (Light Manufacturing). No specific use is proposed at this time.
PROPOSED ZONING	M-2
PARCEL SIZE	+/-92.80 acres
AREA LAND USE	All properties between NC 119 and the interstate are within the designated NCCP. The properties immediately to the west and east that are north of Senator Ralph Scott Parkway are vacant. The property south of the Parkway to the east is the Prescient manufacturing facility. The property south of the Parkway to the west is a mobile home park. There is another mobile home park south of NC 119, as well as the Presbyterian Home of Hawfields Retirement Center.
ONSITE AMENITIES & DEDICATIONS	None
WAIVER REQUESTED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	
CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-1 Industrial (IV) Primary Growth Area "Part of NCCP"
OTHER LAND USE CONSIDERATIONS	Conservation Area (FEMA FIRM floodplains)
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	GROWTH MANAGEMENT 1.7 Continue to support industrial development at existing industrial parks near I-40/85.
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	





UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	The water and sewer utility lines are present along the property. No use is proposed at this time. Any improvements in the future will be made and paid for by a developer.
UTILITIES PROVIDED BY APPLICANT	N/A
MUNICIPAL CAPACITY TO ABSORB PROJECT	N/A
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A

TRANSPORTATION NETWORK STATUS

CURRENT CONDITIONS	At this location, NC 119, a NC DOT primary route and thoroughfare, has an average of 12,000 trips per day (TPD) and a level of service (LOS) D. It has a safety score of 66.7 with 17 crashes, 5 resulting in non-fatal injuries, since 2014. Its LOS D is forecast to persist, even with nearby transportation improvements. Senator Ralph Scott Parkway is a relatively new NCDOT-maintained road and is not known to have any concerns with its level of service or safety.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	N/A
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	N/A



STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION APPROVE DISAPPROVE

STAFF SPECIAL USE FINDING CONSISTENT NOT CONSISTENT.....WITH *MEBANE BY DESIGN*

RATIONALE

The rezoning request “NCCP Samet” is in harmony with the area zoning and land use and is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. In particular, it is consistent with the designated purpose of the NCCP and the description and goals for G-1 (IV) Industrial Primary Growth Area and Growth Management Goal 1.7.

PUBLIC INTEREST CONFORMANCE?

ENDANGER PUBLIC HEALTH OR SAFETY? YES NO

SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY? YES NO

HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED? YES NO

CONSISTENT WITH *MEBANE BY DESIGN*, THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?

- The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for approval.
- The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies.
- The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for denial.



AGENDA ITEM #51

RZ 20-09

Rezoning Request

MHP to M-2 –

City of Mebane

Presenter

Cy Stober, Development Director

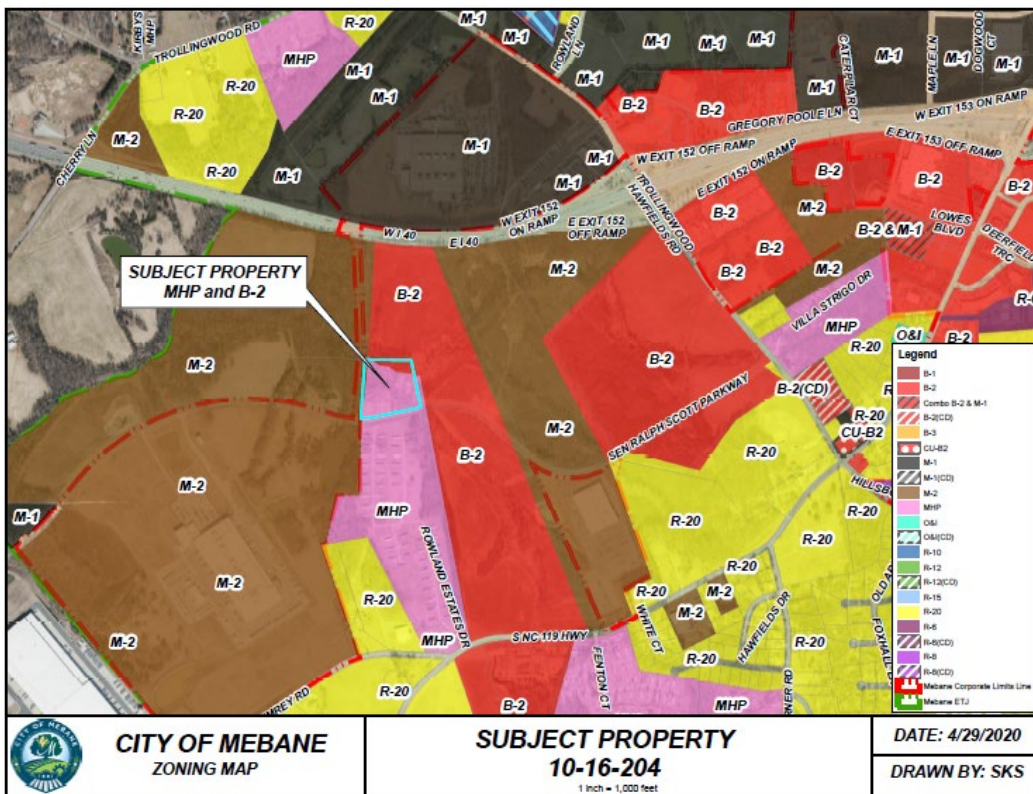
Applicant

City of Mebane
c/o David Cheek, City Manager
106 East Washington Street
Mebane, NC 27302

Public Hearing

Yes No

Zoning Map



Property

No Address,
Sen. R.S.
Parkway,
Alamance Co.
GPIN#
9804513400

Proposed

Zoning
M-2

Current

Zoning
MHP

Size

+/-6.66 acres

Surrounding Zoning

M-2, B-2, MHP

Surrounding Land Uses

Vacant, Mobile
Home Park

Utilities

Present

Floodplain

Yes

Watershed

No

City Limits

No

Summary

The City of Mebane is requesting the rezoning of one +/-6.66-ac property along Senator Ralph Scott Parkway, from MHP (Mobile Home Park) to M-2 (Light Manufacturing). The City owns the property jointly with the City of Graham. The rezoning of the property will be consistent with the designated purpose and use of the North Carolina Commerce Park (NCCP), which is jointly served and zoned by the Cities of Graham. There are utilities present along Senator Ralph Scott Parkway but this property is not within the City's corporate limits. There is no proposed use for the property at this time.

Financial Impact

None anticipated due to no proposed improvements to the property. Any proposed use(s) of the property will require a site plan that will be reviewed by the Technical Review Committee and improvements to onsite utilities – including stormwater management – will be a responsibility of the developer.

Recommendation

At their May 11, 2020, meeting, the City of Mebane Planning Board recommended approving the rezoning request as presented by a vote of 8-0.

The Planning staff has reviewed the request for harmony with the surrounding area and consistency with the City's adopted plans and recommends approval.

Suggested Motion

This item will be voted on at the CONTINUED meeting to be held on Wednesday, June 3, 2020 at 6pm.

1. Motion to approve the M-2 rezoning request as presented; **and**
2. Motion to find that the request is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
 - Is for a property within the City's G-1 Industrial Primary (IV) Growth Area "Part of NCCP", which is intended to be "Support industrial uses at this location, Buffer inconsistent land uses (especially residential) from this site with treed buffers, as provided in the [UDO]. (Mebane CLP, pp. 17, 74, & 75); and
 - Serves Mebane CLP Growth Management Goal 1.7 by "Continu[ing] to support industrial development at existing industrial parks near I-40/85" (pp. 17 & 84)

OR

3. Motion to **deny** the B-2 zoning as presented due to a lack of
 - a. Harmony with the surrounding zoning or land use

OR

- b. Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*.

Attachments

1. Rezoning Application
2. Zoning Map
3. Planning Project Report



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: City of Mebane, City of Graham

Address of Applicant: P.O. Drawer 357, Graham, NC 27253

Address and brief description of property to be rezoned: 6.6 acres, North Carolina Commerce Park, directly west of and across the street from Prescient Manufacturing

Applicant's interest in property: (Owned, leased or otherwise) The City of Mebane and the The City of Graham are the owners of the property and are preparing the North Carolina Commerce Park for future industrial development.


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

Yes ___ Explain: _____ No X _____

Type of re-zoning requested: From MHP to M2 Light Manufacturing to better accommodate the future users of North Carolina Commerce Park.

Sketch attached: Yes _____ No X _____

Reason for the requested re-zoning: To prepare the property for the continued development of North Carolina Commerce Park and to prepare the property to adequately serve similar industrial uses as planned for the Commerce Park.

Signed:  D.S. Cheek Date: April 27, 2020

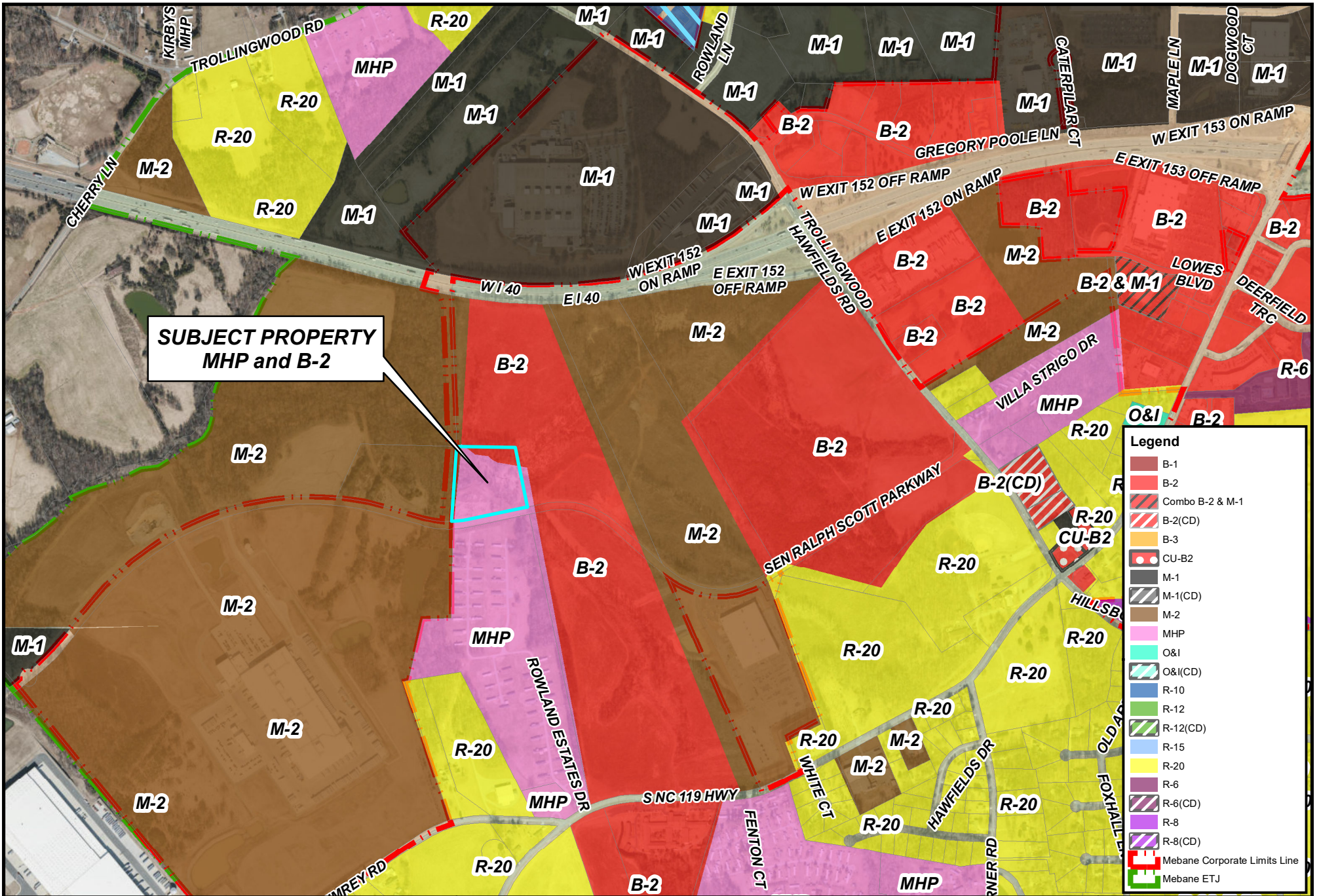
Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

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

1. Tax Map showing the area that is to be considered for rezoning.
2. Names and addresses of all adjoining property owners within a 300' radius (Include those that are across the street).
3. \$300.00 Fee to cover administrative costs.
4. The information is due 15 working days prior to the Planning Board meeting. The Planning Board meets the 2nd Monday of each month at 6:30 p.m. Then the request goes to the City Council for a Public Hearing the following month. The City Council meets the 1st Monday of each month at 6:00 p.m.



SUBJECT PROPERTY
MHP and B-2

Legend	
[Light Brown Box]	B-1
[Red Box]	B-2
[Red and White Striped Box]	Combo B-2 & M-1
[Red and White Striped Box]	B-2(CD)
[Yellow Box]	B-3
[Black Box with White Dots]	CU-B2
[Dark Brown Box]	M-1
[Dark Brown Box]	M-1(CD)
[Light Brown Box]	M-2
[Pink Box]	MHP
[Light Blue Box]	O&I
[Light Blue Box]	O&I(CD)
[Blue Box]	R-10
[Green Box]	R-12
[Green Box]	R-12(CD)
[Light Blue Box]	R-15
[Yellow Box]	R-20
[Purple Box]	R-6
[Purple Box]	R-6(CD)
[Purple Box]	R-8
[Purple Box]	R-8(CD)
[Red and White Dashed Line]	Mebane Corporate Limits Line
[Green and White Dashed Line]	Mebane ETJ



CITY OF MEBANE
ZONING MAP

SUBJECT PROPERTY
10-16-204

1 inch = 1,000 feet

DATE: 4/29/2020

DRAWN BY: SKS



PLANNING PROJECT REPORT

DATE	04/30/20
PROJECT NUMBER	RZ 20-09
PROJECT NAME	NCCP City of Mebane Rezoning City of Mebane
APPLICANTS	c/o David Cheek, City Manager 106 East Washington Street Mebane, NC 27302

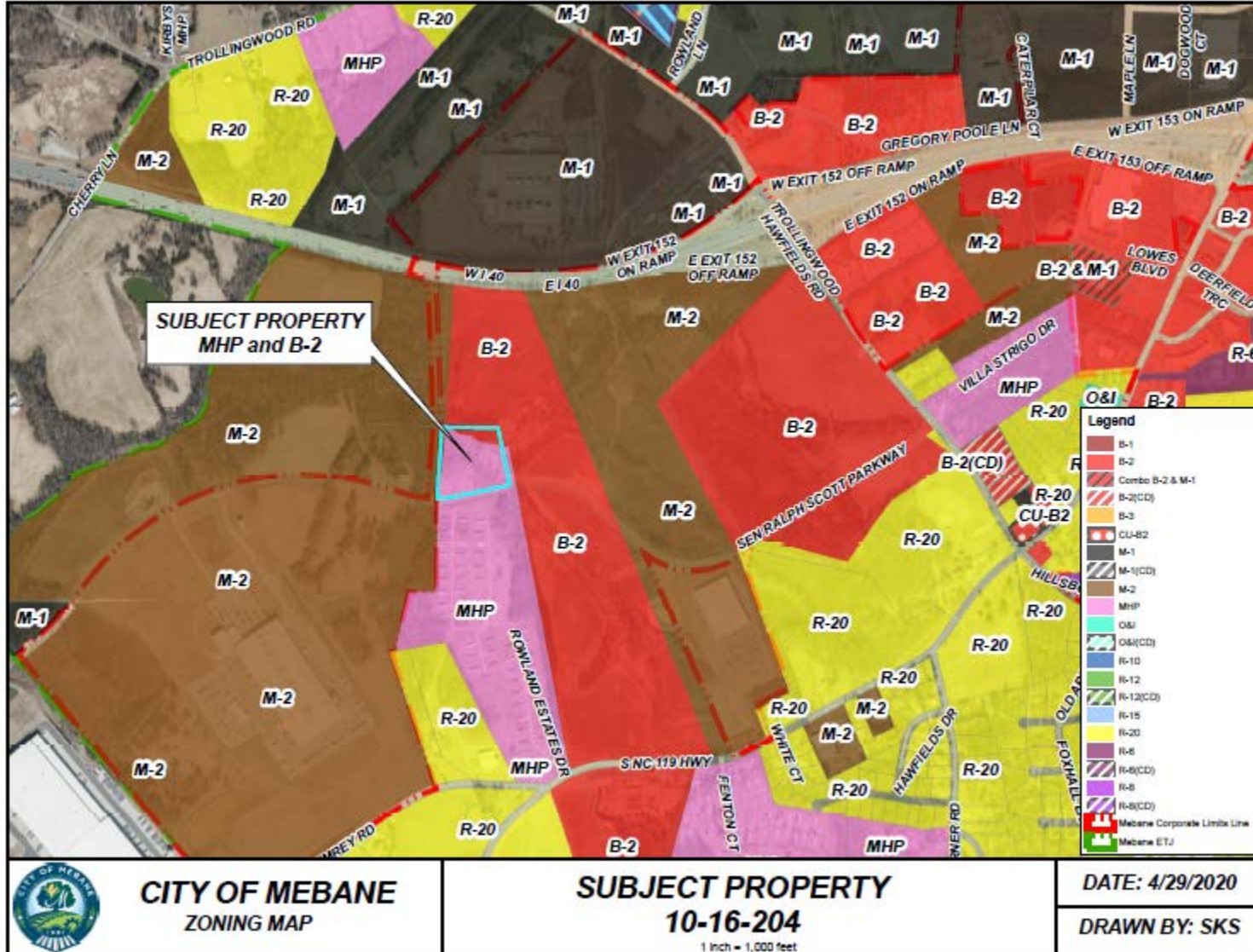
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PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 2
LAND USE REPORT.....	PAGE 4
UTILITIES REPORT	PAGE 6
STAFF ZONING REQUEST RECOMMENDATION	PAGE 7



ZONING REPORT

EXISTING ZONE	MHP
REQUESTED ACTION	M-2
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CURRENT LAND USE	Vacant
PARCEL SIZE	+/-6.66 acres
PROPERTY OWNERS	City of Graham & City of Mebane 106 East Washington Street Mebane, NC 27302 GPIN 9804513400
LEGAL DESCRIPTION	The City of Mebane is requesting the rezoning of one +/-6.66-ac property along Senator Ralph Scott Parkway, from MHP (Mobile Home Park) to M-2 (Light Manufacturing). The City shares ownership of the property with the City of Graham.
AREA ZONING & DISTRICTS	The zoning districts to the west is zoned M-2. The B-2-zoned property to the east owned by Samet Corporation, who is coordinating with the City in requesting a rezoning to M-2 for that property as well. South of Senator Ralph Scott Parkway is a MHP-zoned property that is being actively used.
SITE HISTORY	The property was historically an unused area of a mobile home park accessed off NC 119. The property was purchased by the two cities when it was transected by the Parkway and brought into the designated North Carolina Commerce Park (NCCP), which is served by utilities from both Graham and Mebane and is prioritized for economic development purposes.
STAFF ANALYSIS	
CITY LIMITS?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PROPOSED USE BY-RIGHT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SPECIAL USE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
EXISTING UTILITIES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
POTENTIAL IMPACT OF PROPOSED ZONE	The rezoning request will be consistent with the specified purpose of the NCCP and harmonious with the zoning districts immediately surrounding it. The mobile home park across the Parkway to the south will be buffered from the manufacturing zoning district by the streetscaping requirements in the Mebane UDO.





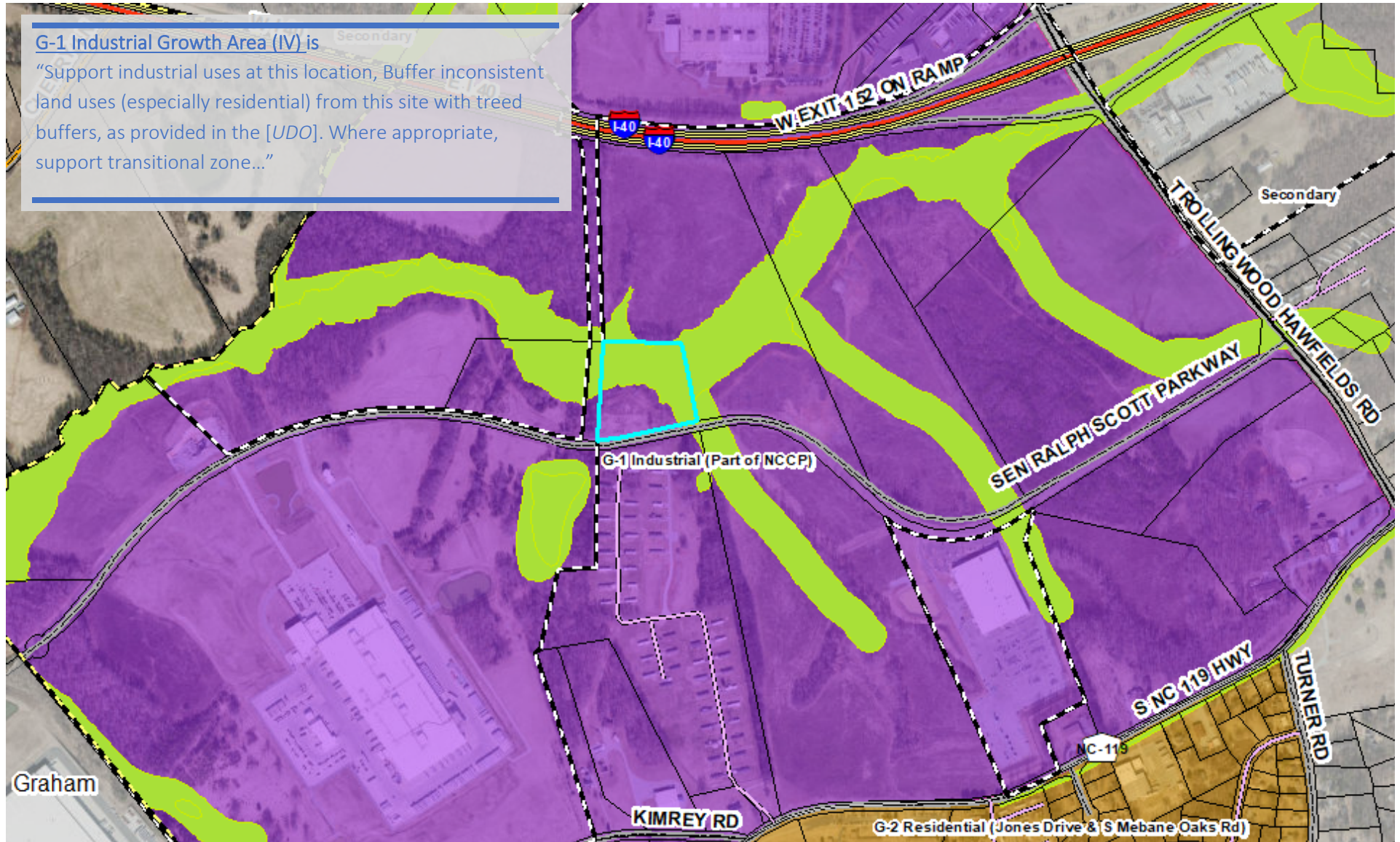
LAND USE REPORT

EXISTING LAND USE	Vacant
PROPOSED LAND USE & REQUESTED ACTION	A single property +/-6.66 ac in size is proposed for rezoning from MHP (Mobile Home Park) to M-2 (Light Manufacturing). No specific use is proposed at this time.
PROPOSED ZONING	M-2
PARCEL SIZE	+/-6.66 acres
AREA LAND USE	All properties between NC 119 and the interstate are within the designated NCCP. The properties immediately to the north, west, and east are currently vacant. The property south of the Parkway is the Rowland Estates mobile home park.
ONSITE AMENITIES & DEDICATIONS	None
WAIVER REQUESTED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	
CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-1 Primary Industrial (IV) Growth Area "Part of NCCP"
OTHER LAND USE CONSIDERATIONS	Conservation Area (FEMA FIRM floodplains)
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	GROWTH MANAGEMENT 1.7 Continue to support industrial development at existing industrial parks near I-40/85.
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	



G-1 Industrial Growth Area (IV) is

"Support industrial uses at this location, Buffer inconsistent land uses (especially residential) from this site with treed buffers, as provided in the [UDO]. Where appropriate, support transitional zone..."





UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	The water and sewer utility lines are present along the property. No use is proposed at this time. Any improvements in the future will be made and paid for by a developer.
UTILITIES PROVIDED BY APPLICANT	N/A
MUNICIPAL CAPACITY TO ABSORB PROJECT	N/A
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
TRANSPORTATION NETWORK STATUS	
CURRENT CONDITIONS	Senator Ralph Scott Parkway is a relatively new NCDOT-maintained road and is not known to have any concerns with its level of service or safety.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	N/A
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	N/A



STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION APPROVE DISAPPROVE

STAFF SPECIAL USE FINDING CONSISTENT NOT CONSISTENT.....WITH *MEBANE BY DESIGN*

RATIONALE

The rezoning request “NCCP City of Mebane” is in harmony with the area zoning and land use and is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. In particular, it is consistent with the stated purpose of the NC Commerce Park and the description and goals for G-1 (IV) Industrial Primary Growth Area and Growth Management Goal 1.7.

PUBLIC INTEREST CONFORMANCE?

ENDANGER PUBLIC HEALTH OR SAFETY? YES NO

SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY? YES NO

HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED? YES NO

CONSISTENT WITH *MEBANE BY DESIGN*, THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?

- The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for approval.
- The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies.
- The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for denial.



AGENDA ITEM #5J

VAR 20-01 – 06

Variance – Front Setback,
Lots 106 – 109, 112, & 113,
Southwick Place, The Meadows

Presenter

Cy Stober, Development Director

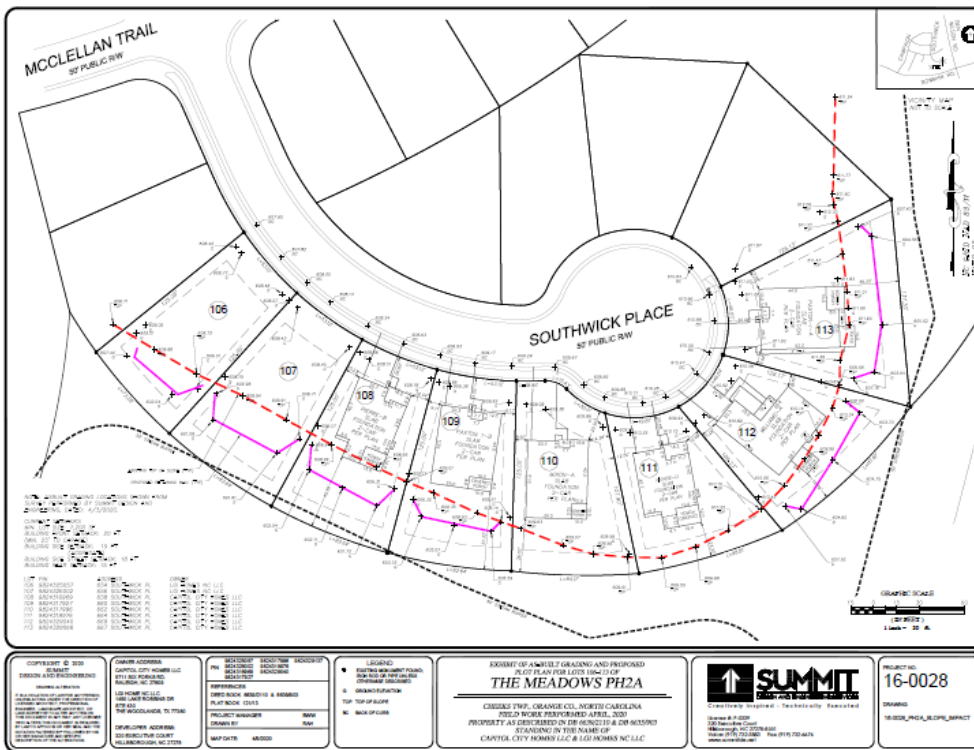
Applicant

Bowman Road Partners, LLC
c/o James Parker, Jr.
320 Executive Court
Hillsborough, NC 27278

Public Hearing

Yes No

Exhibit Map



Properties

Lots 106, 107, 108,
109, 112 & 113,
Southwick Place,
Orange County
GPINs
9824325057
9824326002
9824316969
9824317927
9824329068
9824329040

Proposed Zoning

N/A

Current Zoning

R-12

Size

+/-1.2 acres

Surrounding Zoning

R-12

Surrounding Land

Uses

Residential, Open
Space

Utilities

Available

Floodplain

No

Watershed

No

City Limits

Yes

Summary

Bowman Road Partners, LLC, c/o James Parker, Jr., is requesting a variance to reduce the front setbacks from 25' to 20' on six (6) lots in The Meadows development at Lots 106, 107, 108, 109, 112, & 113 (addresses 654, 656, 658, 660, 667, and 669 Southwick Place). This will allow the building pads to be shifted closer to the street, allowing the homebuilders to avoid filling the back area of the lot to flatten the grade or utilize a home model featuring a crawlspace or basement.

The Mebane Unified Development Ordinance (UDO) requires that R-12 lots have a 30' front yard setback. The special use permit approved 02/01/2016 by the Mebane City Council to allow The Meadows development accepted a waiver to allow a front setback of 25' for all residential lots. The intention of staff in recommending a 25' front setback to developers during the TRC review of site plans is to prevent cars parked in a private driveway from obstructing the sidewalk.

Financial Impact

N/A

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

This item will be voted on at the CONTINUED meeting to be held on Wednesday, June 3, 2020 at 6pm.

1. Motion to **approve** the six (6) variance requests as presented due to the hardships present on these particular properties.

OR

2. Motion to **deny** the six (6) variance requests as presented.

Attachments

1. Variance Request Application
2. Exhibit Plan
3. Grading Plan



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: BOWMAN ROAD PARTNERS, LLC

Address of Applicant: 320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278

Phone Number(s): 919-732-3883

Address and brief description of the property involved in the request: 654, 656, 658,
660, 662, 664, 669, 667 AND 665 SOUTHWICK PLACE

THESE LOTS ARE BETWEEN THE CUL-DE-SAC AND THE STREAM BUFFER.

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

Type of Variance or Appeal and reason: A SETBACK VARIANCE

FOR THE FRONT OF THESE LOTS FROM 25' TO 20' IS REQUESTED.

TO ALLOW MORE ROOM BETWEEN THIS SETBACK AND THE FILL SLOPE IN THE REAR YARDS.

All applications should include:

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: _____

Date: 3/17/20

PHASE II - SINGLE FAMILY LOTS DIVERSION/DITCH SCHEDULE (MINIMUM SIZING)								
Q=cia								
NAME	DRAINAGE AREA (AC)	DEPTH (FT.)	SLOPE (%)	Q (cfs)	V (fps)	FLOWDEPTH (ft)	SHEAR STRESS (psf)	MATTING
TEMPORARY DIVERSION 3	1.1	1.00	1.50%	3.54	2.21	0.73	0.68	\$75
TEMPORARY DIVERSION 4	0.77	1.00	1.50%	2.48	2.02	0.64	0.60	\$75
TEMPORARY DIVERSION 5	2.55	1.50	1.50%	8.20	3.37	0.9	0.84	\$75
PERMANENT DIVERSION 6	1.31	1.00	1.50%	4.21	2.31	0.78	0.73	\$75
TEMPORARY DIVERSION 7	0.55	1.00	1.50%	1.48	1.82	0.57	0.53	\$75
PERMANENT DIVERSION 8	0.88	1.00	1.50%	2.83	2.10	0.67	0.63	\$75

LEGEND:	
	EXIST / PROPOSED
	CURB INLET
	DROP INLET
	JUNCTION BOX
	FLARED END SECTION (FES)
	EXISTING STORM PIPE
	PROPOSED STORM PIPE
	LIMITS OF DISTURBANCE
	LIMITS OF DISTURBANCE & TREE PROTECTION FENCE
	TREE PROTECTION FENCE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	WOODS LINE
	SHALLOW LAND PLANTS
	SHALLOW WATER PLANTS
	OUTLET PROTECTION
	LIMITS OF DISTURBANCE

STABILIZATION TIMEFRAMES		
Site Area Description	Stabilization	Timeframe Exceptions
Perimeter dikes, swales, ditches and slopes	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
Slopes 3:1 or flatter	14 days	7 days for slopes greater than 50' in length
All other areas with slopes flatter than 4:1	14 days	None, except for perimeters and HQW Zones

GRADING & STORM DRAINAGE NOTES:

- THIS PROPERTY IS WITHIN THE JORDAN WATERSHED IN THE CAPE FEAR RIVER BASIN.
- ALL WALLS EXCEEDING 4' IN HEIGHT SHALL BE DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER.
- ALL PIPE TO BE INSTALLED ON-SITE AND IN THE RIGHTS OF WAY SHALL MEET OR EXCEED THE NCDOT ASTM AND AASHTO SPECIFICATION REQUIREMENTS FOR SUCH PIPE MATERIAL. CONTRACTOR SHALL VERIFY APPROVAL WITH NCDOT FOR ALL PIPE MATERIALS TO BE USED IN THE RIGHT OF WAY.
- ALL WORK WITHIN NCDOT ROW SHALL COMPLY W/ 2012 NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, NCDOT STANDARD DRAWINGS, AND THE MUTCD STANDARDS.
- ALL ON-SITE PIPE SHALL BE INSTALLED MEETING COVER, BACKFILL AND BEDDING REQUIREMENTS PER THE MANUFACTURER'S RECOMMENDATIONS.
- NCDOT PRE-CAST DRAINAGE STRUCTURES / MANHOLES CAN BE USED IN LIEU OF NCDOT STANDARD BRICK OR CONCRETE CATCH BASINS. ANY DEVIATION FROM THE SPECIFIED STRUCTURES SHALL BE APPROVED BY ENGINEER PRIOR TO INSTALLATION AND SHALL MAINTAIN COMPLIANCE WITH ALL CORRESPONDING NCDOT MATERIAL, DRAWING & DETAILED SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY THAT PROPOSED GRADES MATCH EXISTING GRADES AT ALL CONNECTION POINTS PRIOR TO FINAL LIFT OF ASPHALT. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.
- PROPOSED CONTOUR LINES REPRESENT FINISHED GRADE ELEVATIONS. CONTOUR LINES MAY BE ADJUSTED AT THEIR BEGINNING, ENDING AND AT STRUCTURES AS DIRECTED BY THE ENGINEER IN ORDER TO PROVIDE A PROPER TIE-IN.
- CONTRACTOR SHALL FIELD VERIFY TIE OUT POINTS, PROPOSED INVERTS, FFE'S & FINISHED SURFACES PRIOR TO CONSTRUCTION TO AVOID CONFLICTS. CONTACT ENGINEER IF DISCREPANCIES ARE FOUND.
- ADDITIONAL DISTURBANCE MAY BE REQUIRED FOR FINAL SEEDING AND PLANTING PREPARATIONS. SEE ARCHITECTURAL PLANS FOR LANDSCAPE PLANTING PROVISIONS AND SPECIFICATIONS.
- THE CITY OF MEBANE MUST APPROVE THE STORMWATER MANAGEMENT PLAN FOR THIS PROJECT.
- MONITOR, MAINTAIN, MOVE AND/OR ADD SILT FENCE, SILT FENCE OUTLETS, AND J-HOOKS AS NEEDED BASED ON FIELD AND RUNOFF CONDITIONS AND AS DIRECTED BY THE ENGINEER AND/OR COUNTY REPRESENTATIVE.
- A SEDIMENTATION AND EROSION CONTROL PLAN HAS BEEN SUBMITTED & APPROVED.
- IF AN OFFSITE SOIL SPOIL OR BORROW SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE SPOIL/BORROW SITE MUST BE INCLUDED IN THE LAND-DISTURBANCE PLAN AND PERMIT UNLESS THE SPOIL/BORROW SITE ALREADY HAS A LAND-DISTURBING PERMIT OR MINING PERMIT.
- SEE SIA FOR DETAILED NUTRIENT AND PEAK FLOW CALCULATIONS.
- ALL REQUIRED STORM DRAINAGE AND BMP EASEMENTS TO BE PLATTED UPON FINAL CONSTRUCTION OF NEW CONVEYANCES.
- ALL 2:1 SLOPES ON SITE SHALL BE MATTED AND PREPARED TO ENSURE VEGETATIVE COVER. ALL GRASS SLOPES WHICH EXCEED 3:1 (H:V) SHALL UTILIZE NORTH AMERICAN GREEN (NAG) CONSTRUCTION PRODUCTS TURF REINFORCEMENT MATS SC150 OR APPROVED EQUAL UNLESS OTHERWISE SPECIFIED ON PLANS. MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.
- ALL UTILITY TRENCHING, BACKFILL, AND SUB-GRADE COMPACTION EFFORTS SHALL MEET/EXCEED NCDOT REQUIREMENTS AND SPECIFICATIONS.
- THE EARTHWORK ON THIS PLAN DOES NOT NECESSARILY BALANCE; OFFSITE BORROW OR WASTE MAY BE REQUIRED.
- PER NORTH CAROLINA BUILDING CODE APPENDIX J ALL FILL SHALL AT A MINIMUM MEET 90% STANDARD PROCTOR DENSITY PER ASTM D 1557. ALL OTHER PORTIONS OF EARTHWORK AND GRADING AT A MINIMUM SHALL ADHERE TO THIS CODE SECTION, BUT IN NO WAY SHALL SUPERCEDE THE SITE SPECIFIC GEO-TECHNICAL RECOMMENDATIONS.
- ALL ENTRANCES SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS.

SKIMMER BASIN TO WETLAND CONSTRUCTION SEQUENCE:

AT THE COMPLETION OF CONSTRUCTION THE SKIMMER BASIN SHALL BE CONVERTED INTO A STORMWATER WETLAND. THE FOLLOWING STEPS SHALL BE FOLLOWED:

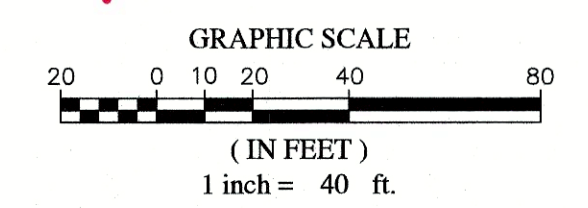
- DEWATER THE BASIN
- REMOVE DEPOSITED SEDIMENT AND PROPERLY DISPOSE OF
- ADJUST GRADES AS NECESSARY TO MATCH PLANS
- PLANT SHALLOW LAND AND SHALLOW WATER AREAS WITH SELECTED PLANTS
- INSTALL SOD TO SLOPES
- WATER PLANTS AS NECESSARY TO HELP ESTABLISHMENT

NOTE: WETLAND MUST BE STABILIZED WITHIN 14 DAYS OF CONSTRUCTION

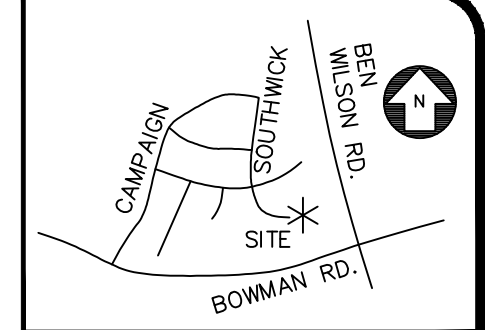
GENERAL/STORMWATER NOTES:

- STREAMS & WETLANDS HAVE BEEN DELINEATED AND ARE SHOWN ON THE PLANS. THEY ARE ALSO FLAGGED ON THE PROPERTY.
- THE DEVELOPER OR HIS AGENT SHALL CONTACT CITY OF MEBANE WHEN THE STORMWATER CONTROL MEASURES ARE CONSTRUCTED AND ABOUT TO BECOME OPERATIONAL SO A FINAL INSPECTION CAN BE PERFORMED TO DETERMINE COMPLIANCE WITH THE APPROVED PLAN CAN BE PERFORMED.
- THE PROJECT IS NOT WITHIN 5 MILES OF A PUBLIC AIRPORT.
- CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE FROM IMPERVIOUS SURFACES IS ROUTED TO A BMP VIA PIPING OR DITCH.

VARIANCE EXHIBIT
SIX LOTS INCLUDED



PROJECT ENGINEER/ARCHITECT MWH (MATT.HASTINGS@SUMMITDE.NET) PROJECT MANAGER MWH (MATT.HASTINGS@SUMMITDE.NET) DRAWN BY MTM (MITCHELL.MARTIN@SUMMITDE.NET) FIRST ISSUE DATE XXXX-20XX	COPYRIGHT © 2016 SUMMIT DESIGN AND ENGINEERING SERVICES DRAWING ALTERATION THIS DOCUMENT IS A VARIATION OF LAW FOR ANY PERSON USING IT WITHOUT THE WRITTEN PERMISSION OF THE LICENSED ARCHITECT, PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER ANY PART OF THE INFORMATION CONTAINED HEREIN. ANY HIGHLY TECHNICAL INFORMATION NOT SHOWN ON THIS DRAWING IS TO BE OBTAINED FROM THE ORIGINAL SOURCE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS	DATE BY REVISIONS 7 6 5 4 3 2 1	
	NORTH CAROLINA PROFESSIONAL SEAL 38098 12/14/11 MATT HEW W. HASTINGS ENGINEER	SUMMIT DESIGN AND ENGINEERING SERVICES Creativity Inspired - Technically Executed License # P-0329 1200 S. HILLSBOROUGH RD., SUITE 100 HILLSBOROUGH, NC 27228-8551 Voice: (919) 732-3883 Fax: (919) 732-6878 www.summitde.net	CONSTRUCTION DRAWINGS THE MEADOWS - PHASE IIA OLD HILLSBOROUGH ROAD (SR2128), BOWMAN ROAD (SR1142) MEBANE, NC 27302 GRADING & STORM DRAINAGE PLAN SINGLE FAMILY LOTS
	PROJECT NO. 16-0028 DRAWING NAME: 16-0028_G SHEET NO. C-6A		

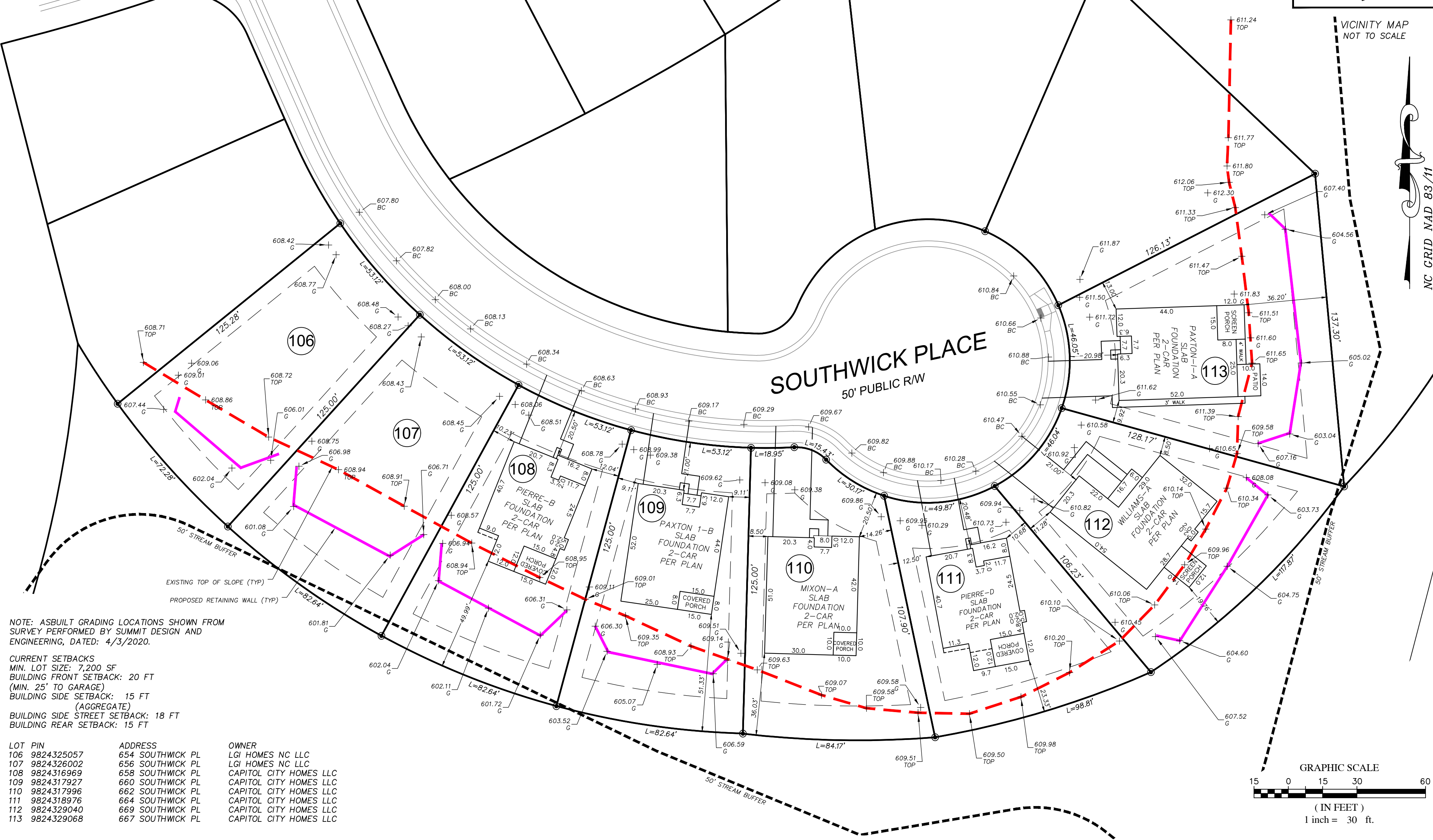


VICINITY MAP
NOT TO SCALE

NC GRID NAD 83/11
NAYD 88

MCCLELLAN TRAIL
50' PUBLIC RW

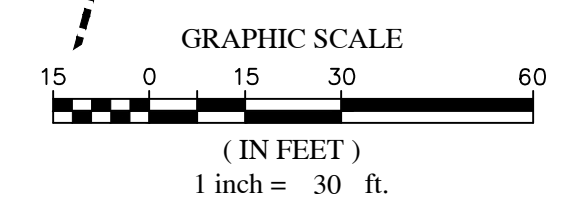
SOUTHWICK PLACE
50' PUBLIC RW



NOTE: ASBUILT GRADING LOCATIONS SHOWN FROM SURVEY PERFORMED BY SUMMIT DESIGN AND ENGINEERING, DATED: 4/3/2020.

CURRENT SETBACKS
MIN. LOT SIZE: 7,200 SF
BUILDING FRONT SETBACK: 20 FT
(MIN. 25' TO GARAGE)
BUILDING SIDE SETBACK: 15 FT
(AGGREGATE)
BUILDING SIDE STREET SETBACK: 18 FT
BUILDING REAR SETBACK: 15 FT

LOT PIN	ADDRESS	OWNER
106 9824325057	654 SOUTHWICK PL	LGI HOMES NC LLC
107 9824326002	656 SOUTHWICK PL	LGI HOMES NC LLC
108 9824316969	658 SOUTHWICK PL	CAPITOL CITY HOMES LLC
109 9824317927	660 SOUTHWICK PL	CAPITOL CITY HOMES LLC
110 9824317996	662 SOUTHWICK PL	CAPITOL CITY HOMES LLC
111 9824318976	664 SOUTHWICK PL	CAPITOL CITY HOMES LLC
112 9824329040	669 SOUTHWICK PL	CAPITOL CITY HOMES LLC
113 9824329068	667 SOUTHWICK PL	CAPITOL CITY HOMES LLC



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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:
CAPITOL CITY HOMES LLC
5711 SIX FORKS RD.
RALEIGH, NC 27609

LGI HOME NC LLC
1450 LAKE ROBBINS DR
STE 430
THE WOODLANDS, TX 77380

DEVELOPER ADDRESS:
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278

PIN	9824325057	9824317996	9824329137
	9824326002	9824318976	
	9824316969	9824329040	
	9824317927		
REFERENCES	DEED BOOK 6639/2110 & 6635/903 PLAT BOOK 121/113		
PROJECT MANAGER	BWW		
DRAWN BY	RAH		
MAP DATE:	4/9/2020		

LEGEND

● EXISTING MONUMENT FOUND; IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED

G GROUND ELEVATION

TOP TOP OF SLOPE

BC BACK OF CURB

EXHIBIT OF AS-BUILT GRADING AND PROPOSED PLOT PLAN FOR LOTS 106-113 OF
THE MEADOWS PH2A

CHEEKS TWP., ORANGE CO., NORTH CAROLINA
FIELD WORK PERFORMED APRIL, 2020
PROPERTY AS DESCRIBED IN DB 6639/2110 & DB 6635/903
STANDING IN THE NAME OF
CAPITOL CITY HOMES LLC & LGI HOMES NC LLC

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

PROJECT NO.
16-0028

DRAWING
16-0028_PH2A_SLOPE_IMPACT



AGENDA ITEM #5K

UDO OA 20-01

Text Amendments – Allow
Outdoor Fruit & Vegetable Stand,
Seasonal, Temporary Use in B-1
Zoning Districts

Presenter

Cy Stober, Development Director

Applicant

N/A

Public Hearing

Yes No

Summary

Proposed Text Amendments to the City of Mebane Unified Development Article 4 (“Use Regulations, Density, and Dimensional Standards, Development Standards for Individual Uses”), Section 1 (“Permitted Uses”), Table 4-1-1 (“Table of Permitted Uses”); and Section 7.13 (“Development Standards for Temporary Uses”) to allow Outdoor Fruit and Vegetable Stand, Seasonal, as a permitted use with development standard for the B-1 Central Business District. Currently, this temporary use is permitted only in R-20A, B-2, and B-3 zoning districts. The adopted *Mebane Vision Plan* calls for allowing greater access to local foods and even recommends a Farmers’ Market downtown. However, the majority of properties in the City’s downtown historic district are B-1 zoning districts. There are very few B-1 zoning districts elsewhere in the City, making the impacts of this amendment to the UDO localized. The proposed amendment will allow this use downtown, provided the development standards that are already apply to the other zoning districts are required. While on-site parking may be less possible downtown, there is more availability for on-street parking that is not readily available elsewhere in the City.

Financial Impact

N/A

Recommendation

At their May 11, 2020, meeting, the City of Mebane Planning Board recommended approving the text amendment as presented by a vote of 8-0.

Staff recommends approval of the amendment as presented.

Suggested Motion

This item will be voted on at the CONTINUED meeting to be held on Wednesday, June 3, 2020 at 6pm.

1. Motion to approve the text amendment as presented; **and**
2. Motion to find that the request is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
 - Serves Mebane CLP Growth Management Goal 1.1 by "...[e]ncourag[ing] a variety of uses in growth strategy areas and in the downtown, promot[ing]/encourage[ing] a village concept that supports compact and walkable environments" (pp.17 & 82);
 - Serves Mebane CLP Growth Management Goal 1.2 by "...continu[ing] to support historic Downtown Mebane's culture... [with] walkability, bikeability, shopping, dining...options" (pp.17, 82, & 83); and
 - Serves the goals and objectives of the adopted *Downtown Vision Plan*.

Attachments

1. Proposed amendments to Article 4, with changes in red.

All temporary signs shall be removed at the termination of the permit period.

E. (Reserved)

F. Outdoor Fruit and Vegetable Market, Seasonal

1. Where Development Standards are Required: RA-20, **B-1**, B-2 and B-3 districts.

2. General Requirements:

(a) **Location:** No building or structure shall be located within 50 feet of a public streetright-of-way.

(b) **Parking:** Sufficient room for customer parking shall be provided on the lot and must be located such that parking is completely off of the public street right-of-way. The lot shall encompass sufficient lot area to accommodate the off-street parking needs of both the temporary use and the principal use. The Zoning Administrator shall not grant the permit unless he/she finds that the parking generated by the event can be accommodated without undue disruption to or interference with the normal flow of traffic or with the rights of adjacent and surrounding property owners.

(c) **Vehicular Access:** Principal vehicular access shall be from a collector or higher capacity road.

(d) **Hours of Operation:** The hours of operation allowed shall be compatible with the land uses adjacent to the proposed site. In no case, however, shall such use that adjoins residentially used or zoned property conduct business between the hours of 10 pm and 8 am.

(e) **Duration:** The permit shall be valid for a period not to exceed 90 days.

(f) All structures must be portable and shall be removed from the site at the termination of the permit period.

(g) **Signs:** One sign per road frontage not exceeding four feet in height and 16 square feet in sign area is permitted. All temporary signs shall be removed at the termination of the permit period.

G. Outdoor Religious Event

1. Where Development Standards are Required: O&I, B-1 and B-2 districts.

2. General Requirements:

4-1-1 Table of Permitted Uses

02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19	Ref. SIC	Development Standards	Zoning Districts												
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
RESIDENTIAL USES															
Single Unit Residential															
Single-Family Detached Dwelling	0000		Z	Z	Z	Z	Z	Z	Z						
Modular Home	0000		Z	Z	Z	Z	Z	Z	Z						
Manufactured Home, on individual lot (within MH Overlay District Only)	0000	Sec. 4-7.3 A					CC								
Patio Home Dwelling	0000	Sec. 4-7.3 B						D	D						
Multiple Unit Residential															
Condominium, less than 2 acres in area	0000	Sec. 4-7.3 C						D	D						
Condominium, 2 or more acres in area	0000	Sec. 4-7.3 C						D	D						
Manufactured Home Park (within MH Overlay District Only)	0000	Sec. 4-7.3 D					CC								
Multifamily Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 E						D	D						
Multifamily Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 E						D	D						
Townhouse Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 F						D	D						
Townhouse Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 F						D	D						
Two-Family Dwelling (duplex)	0000							Z	Z						
Group Residential															
Boarding and Rooming House	7021	Sec. 4-7.3 G									D	D			
Family Care Home	8361	Sec. 4-7.3 H	D	D	D	D	D	D	D						
Group Care Facility	8361	Sec. 4-7.3 I								D		D			
Temporary Emergency Shelter	0000	Sec. 4-7.3 L	D	D	D	D	D	D	D		D	D	D	D	D
Nontraditional Residential Developments															
Live/Work Combination Dwelling & Nonresidential Use	0000	Sec. 4-7.3 M						D	D	D	D	D	D		
Planned Unit Development	0000	Sec. 4-7.3 N		D	D	D	D	D	D	D	D				
Residential Cluster Development	0000	Sec. 4-7.3 O		D	D	D	D	D	D						
Traditional Neighborhood Development	0000	Sec. 4-7.3 P		D	D	D	D	D	D						
ACCESSORY USES AND STRUCTURES															
Accessory Dwelling Unit (on single-family lots)	0000	Sec. 4-7.4 A	D	D	D	D	D	D	D						
Accessory Dwelling Unit to an Office Use	0000	Sec. 4-7.4 B								BA	Z				
Accessory Uses and Structures (customary)	0000	Sec. 4-1 G	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Automatic Teller Machine	6099									Z	Z	Z	Z	Z	Z
Caretaker Dwelling	0000	Sec. 4-7.4 C	D	D	D	D	D	D	D	D	D	D	D	D	D
Communication Tower Under 50' in Height	0000	Sec. 4-7.4 D	D	D	D	D	D	D	D		Z	Z	Z	Z	Z
Fence, Wall	0000	Sec. 4-2 C	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Home Occupation	0000	Sec. 4-7.4 E	D	D	D	D	D	D	D						

Z=Allowed by right

D=Allowed if development standards are met

E= Exempt

BA=Special use permit required from Board of Adjustment

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4-1-1 Table of Permitted Uses

02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19	Ref. SIC	Development Standards	Zoning Districts													
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Satellite Dish Antenna	0000	Sec. 4-7.4 F	D	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z
Signs	0000	Sec. 6-6	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Swimming Pool	0000	Sec. 4-2 B	Z	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z	Z
RECREATIONAL USES																
Amusement or Water Parks, Fairgrounds	7996															
Athletic Fields	0000	Sec. 4-7.5 A	CC	CC	CC	CC	CC	CC	CC			CC			CC	CC
Auditorium, Coliseum or Stadium	0000	Sec. 4-7.5 B									CC	CC				
Batting Cages, Outdoor	7999	Sec. 4-7.5 C	D										D			D
Batting Cages, Indoor	7999											Z				
Billiard Parlor, Pool Hall	7999										Z	Z				
Bingo Parlor	7999										Z	Z				
Bowling Center	7933											Z			Z	Z
Campground/RV Park	7033	Sec. 4-7.5 D		BA											BA	BA
Civic, Social and Fraternal Clubs and Lodges	8641	Sec. 4-7.5 E	BA	BA	BA	BA	BA	BA	BA	BA	BA	D	D			
Coin-Operated Amusement, except Adult Arcade & Video Gaming Arcade	7993											Z	Z	Z		
Community Center	7999	Sec. 4-7.5 F	BA	BA	BA	BA	BA	BA	BA	BA	BA					
Country Club with Golf Course	7997	Sec. 4-7.5 G	BA	BA	BA	BA	BA	BA	BA	BA			BA	BA		
Dance School, Music Instruction	7911										Z	Z	Z			
Fishing Lake	7999														Z	Z
Fortune Tellers, Astrologers	7999											Z				
Go-Cart Raceway	7999														Z	
Golf Course	7992	Sec. 4-7.5 H	BA	BA	BA	BA	BA	BA	BA				BA	BA		
Golf Course, Miniature	7999											Z				Z
Golf Driving Range	7999											Z				Z
Physical Fitness Center, Training Center	7991										Z	Z	Z	Z	Z	Z
Private Club or Recreational Facility, Other	7997	Sec. 4-7.5 I	D	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z
Public Park or Recreational Facility, Other	7990	Sec. 4-7.5 I	D	D	D	D	D	D	D	D	Z	Z	Z	Z	Z	Z
Race Track Operation	7948	Sec. 4-7.5 J													CC	
Riding Academy, Riding Stables, Equestrian Facility	7999	Sec. 4-7.5 H	CC													
Shooting Range, Indoor	7999	Sec. 4-7.5 L													D	D
Skating Rink	7999												Z			Z
Sports and Recreation Club, Indoor	7997											Z	Z	Z		
Swim and Tennis Club	7997	Sec. 4-7.5 N	BA	BA	BA	BA	BA	BA	BA			Z	Z	Z	Z	Z
EDUCATIONAL AND INSTITUTIONAL USES																

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Ambulance Service	4119											Z	Z	Z	
Cemetery, Columbarium or Mausoleum (Principal Use)	0000	Sec. 4-7.6 A	CC	CC	CC	CC	CC								Z
Cemetery, Columbarium or Mausoleum on Same Property as Church or Other Place of Worship	0000	Sec. 4-7.6 B	D	D	D	D	D	D	D	D	D	D	D	D	Z
Church Or Other Place of Worship	8661	Sec. 4-7.6 C	D	D	D	D	D					Z			CC
College, University, Technical Institute	8220	Sec. 4-7.6 D									CC				
Day Care Center, Adult and Child, 5 or Less Clients (accessory use)	8322	Sec. 4-7.6 F	D	D	D	D	D	D	D	D	Z	Z	Z	Z	Z
Day Care Center, Adult and Child, 6 -12 Clients (principal use)	8322	Sec. 4-7.6 G	CC	CC	CC	CC	CC	CC	CC	CC	Z	Z	Z	Z	Z
Day Care Center, Adult and Child, 13 or More Clients (principal use)	8322	Sec. 4-7.6 G.1	CC								Z	Z	Z	Z	
Elementary or Secondary School	8211	Sec. 4-7.6 H	BA	BA	BA	BA	BA	BA	BA	BA	BA		BA	BA	
Fire Station/Emergency Medical Service	9224	Sec. 4-7.6 I	D	D	D	D	D	D	D	D	Z	Z	Z	Z	Z
Government Office	9000										Z	Z	Z	Z	Z
Hospital	8062										Z				
Library	8231	Sec. 4-7.6 J	D	D	D	D	D	D	D	D	Z	Z	Z	Z	
Museum or Art Gallery	8412										Z	Z	Z		
National Guard /Military Reserve Center	0000											Z			Z
Nursing and Convalescent Home, Rest Home	8050	Sec. 4-7.6 K	D	D	D	D	D	D	D	D	Z		Z	Z	
Orphanage	8361	Sec. 4-7.6 L	D	D	D	D	D	D	D	D	Z		Z		
Police Station	9221										Z	Z	Z	Z	Z
Post Office	0000										Z	Z	Z	Z	Z
Retreat/Conference Center	0000	Sec. 4-7.6 M	D								Z		Z		
School Administration Facility	9411										Z		Z		Z
BUSINESS, PROFESSIONAL and PERSONAL SERVICES															
Advertising, Outdoor Services	7312											Z			
Automobile Parking (Commercial)	7521											Z	Z	Z	Z
Automobile Rental or Leasing	7510											Z	Z		Z
Automobile Repair Services	0000	Sec. 4-7.7 A										CC	Z	CC	Z
Automobile Towing and Storage Services	7549														Z
Bank, Savings and Loan, or Credit Union	6000										Z	Z	Z	Z	
Barber Shop, Beauty Shop, Cosmetic Tattoos	7241	Sec. 4-1.G									Z	Z	Z	Z	
Bed and Breakfast or Tourist Home	7011	Sec. 4-7.7 B	D	D	D	D	D	D			Z		Z	Z	
Bicycle, Motorcycle Repair	3751											Z	Z		

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Blacksmith	7699											Z			Z
Boat Repair	3730													Z	Z
Car Wash, Auto Detailing	7542											Z	Z		Z
Clothing Alteration or Repair	0000										Z	Z	Z		
Contractor Office with Outside Storage Yard	0000	Sec. 4-7.7 C													D
Computer Maintenance and Repair	7378										Z	Z	Z		Z
Equipment Rental and Leasing (no outside storage)	7350											Z		Z	Z
Equipment Rental and Leasing (with outside storage)	7350	Sec. 4-7.7 D												D	
Equipment Repair	7690											Z			Z
Funeral Home, Crematorium	7261									Z	Z	Z			
Furniture Refinishing and Repair, Upholstery Shops	7641													Z	Z
Furniture Display and Showrooms	0000											Z			
Hotel or Motel, except Adult Motel**	7011										Z	Z			
Insurance Agency, no On-site Claims Inspections	6411									Z	Z	Z	Z		
Insurance Agency, with On-site Claims Inspections	6411											Z			Z
Kennels, with Outside Runs	0752														CC
Kennels, with No Outside Runs	0752	Sec. 4-7.7 E										Z		Z	Z
Landscape and Horticultural Services	0780											Z			Z
Laundromat, Coin-Operated	7215										Z	Z	Z		
Laundry or Dry Cleaning Plant	7211													Z	
Laundry or Dry Cleaning, Retail Facility	7212										Z	Z	Z	Z	
Locksmiths, Gunsmiths	7699										Z	Z	Z		
Martial Arts Instructional School	7999										Z	Z	Z		
Medical or Dental Laboratory	8071										Z	Z	Z		
Offices, General	0000									Z	Z	Z	Z		
Office Uses Not Listed Elsewhere	0000									Z	Z	Z			
Pest or Termite Control Services	7342											Z			Z
Photocopying and Duplicating Services	7334									Z	Z	Z	Z		Z
Photofinishing Laboratory	7384											Z		Z	Z
Photography, Commercial Studio	7335									Z	Z	Z	Z		
Refrigerator or Large Appliance Repair	7623													Z	Z
Research, Development or Testing Services	8730													Z	Z
Roofing Shop	1761														Z
Services, Miscellaneous Not Listed Elsewhere	7699											Z			Z
Shoe Repair or Shoeshine Shop	7251										Z	Z	Z		

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Stock, Security, and Commodity Brokers	62										Z	Z	Z	Z		
Television, Radio or Electronics Repair	7620												Z	Z	Z	Z
Theater (indoor), except Adult Theater**	7832											Z	Z			
Theater (outdoor)	7833												Z			
Tire Recapping	7534														Z	Z
Truck Driving School	8249														Z	Z
Truck and Utility Trailer Rental and Leasing	0000														Z	
Truck Washing	7542														CC	
Veterinary Clinic	0742												Z			Z
Vocational, Business or Secretarial School	8240										Z		Z			Z
Watch, Clock, and Jewelry Repair	7631											Z	Z	Z		
Welding Shop	0000														Z	
RETAIL TRADE																
ABC Store (packaged liquor)	5921											Z	Z			
Antique Store	5932											Z	Z	Z		
Apparel and Accessory Store	5600											Z	Z	Z		
Appliance Store	5722											Z	Z	Z		
Arts and Crafts	0000											Z	Z	Z		
Auto Supply Sales	5531											Z	Z			
Bakery	5461											Z	Z			
Bar, Night Club, Tavern, Brewpub	5813	Sec. 4-7.8 A										Z	Z	D		
Bicycle, Motorcycle Sales	5571											Z	Z			
Boat Sales	5551												Z		Z	Z
Bookstore, except Adult Bookstore**	5942										Z	Z	Z	Z		
Building Supply Sales	5211	Sec. 4-7.8 B											D		D	D
Convenience Store, no Gas Pumps	5411											Z	Z	Z	Z	Z
Convenience Store, with Gas Pumps	5411	Sec. 4-7.8 C										BA	Z	BA	Z	Z
Department, Variety or General Merchandise	5300											Z	Z			
Drugstore or Pharmacy	5912											Z	Z	Z		
Farm Supplies and Equipment	0000														Z	Z
Floor Covering, Drapery or Upholstery	5710												Z	Z		Z
Florist	5992										Z	Z	Z	Z		
Food Stores	54	Sec. 4-7.8 D										Z	Z	Z		Z
Fuel Oil Sales	5980												Z		Z	Z
Furniture Sales	5712											Z	Z			

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2	
Garden Center or Retail Nursery	5261											Z	Z		Z	
Hardware Store	5251										Z	Z	Z			
Home Furnishings, Miscellaneous	5719										Z	Z				
Manufactured Home Sales	5271	Sec. 4-7.8 E											CC		CC	
Miscellaneous Shopping Goods Stores, not listed elsewhere	594										Z	Z	Z			
Motor Vehicle Sales (new and used)	5511										Z	Z		Z	Z	
Newsstand	5994										Z	Z	Z			
Office Supplies and Equipment	5999										Z	Z			Z	
Optical Goods Sales	5995									Z	Z	Z	Z			
Paint and Wallpaper Sales	5231										Z	Z	Z			
Pawnshop or Used Merchandise Store	5932										Z	Z	Z			
Pet Store	5999										Z	Z	Z			
Radio, Television, Consumer Electronics, and Music Stores	5731										Z	Z	Z			
Retail Sales, Miscellaneous not listed elsewhere	5999										Z	Z				
Recreational Vehicle Sales	5561											Z		Z	Z	
Restaurant (drive-in or take out window only)	5812	Sec. 4-7.8 F										D	D	Z	Z	
Restaurant (with drive-through)	5812	Sec. 4-7.8 G										D	D	D	Z	Z
Restaurant (without drive-through)	5812										Z	Z	Z	Z	Z	
Service Station, Gasoline Sales	5541	Sec. 4-7.8 H									BA	Z	BA	Z	Z	
Shopping Center	0000	Sec. 4-7.8 I										D				
Superstore	0000	Sec. 4-7.8 J										D				
Tire Sales	5531											Z		Z	Z	
Truck Stop, Travel Plazas	5541	Sec. 4-7.8 K												CC		
Video Tape Rental and Sales, except Adult Video Store**	7841										Z	Z	Z			
WHOLESALE TRADE																
Farm Product Raw Materials	515													Z		
Hardware	5072											Z		Z	Z	
Petroleum and Petroleum Products, Bulk Storage	517	Sec. 4-7.9 B												BA	BA	
Wholesale Trade, not listed elsewhere	0000													Z	Z	
TRANSPORTATION, WAREHOUSING AND UTILITIES																
Airport or Air Transportation Facility	4500	Sec. 4-7.9 A												CC	CC	
Bulk Mail and Packaging	4212													Z	Z	
Bus Terminal	4100													Z	Z	
Communication or Broadcasting Facility	4800											Z			Z	

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Communications Tower, Public Safety	0000	Sec. 4-7.9 C	D	D	D	D	D	D	D	D	D	D	D	D	D
Communications Tower and All Other Radio, Television Towers Over 50' In Height	0000	Sec. 4-7.9 D	CC											CC	CC
Courier Service	4215											Z		Z	Z
Farm Product Warehousing and Storage	4221													Z	Z
Moving and Storage Service	4214													Z	Z
Outside Storage	0000													Z	
Public Works and Public Utility Facilities Essential to the Immediate Area	0000	Sec. 4-7.9 H	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
Railroad Station	4010										Z			Z	
Recycling Collection Station or Point	0000													Z	Z
Sewage Treatment Plant	4952	Sec. 4-7.9 I												CC	CC
Small Wireless Facility	23713	Sec. 4-7.9 F	D	D	D	D	D	D	D	D	D	D	D	D	D
Solar Farms		Sec. 4-7.9 G	CC											CC	CC
Taxi Terminal	4121										Z	Z			
Telephone Exchange	0000	Sec. 4-7.9 K	BA	BA	BA	BA	BA	BA	BA	BA		BA	BA	BA	BA
Transformer Stations	0000	Sec. 4-7.9 K	BA	BA	BA	BA	BA	BA	BA			BA		BA	BA
Trucking or Freight Terminal	4213													Z	
Warehouse (general storage, enclosed)	4220													Z	Z
Warehouse (self-storage)	4225													Z	Z
Water Treatment Plant	0000	Sec. 4-7.9 L												CC	CC
Wireless Communications Facility	23713	Sec. 4-7.9 E	D	D	D	D	D	D	D	D	D	D	D	D	D
MANUFACTURING and INDUSTRIAL USES															
Apparel and Finished Fabric Products	2300													Z	Z
Bakery Products	2050													Z	Z
Batteries	3691													Z	
Beverage Products	2086											Z		Z	Z
Cabinet and Woodworking Shops	2434													Z	Z
Carpets, Bedding	0000													Z	
Chemicals, Paints and Allied Products	2800													Z	
Computer and Office Equipment	3570													Z	Z
Concrete, Cut Stone and Clay Products	3200													Z	
Dairy Products	2020													Z	Z
Drugs and Pharmaceuticals	283													Z	Z
Electronic and Other Electrical Equipment	36													Z	
Food Preparation and Related Products, Miscellaneous	209													Z	Z

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			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Furniture and Fixtures	2500														Z
Glass	3200														Z
Hardware and Housewares	0000														Z
Heating, Equipment and Plumbing Fixtures	3430														Z
Ice	2097											Z		Z	Z
Industrial and Commercial Machinery	3500														Z
Jewelry and Silverware Fabrication, No Plating	3915										Z	Z			
Machine Shop	3599													Z	Z
Manufactured Housing and Wood Buildings	2450													Z	Z
Metal Fabricating	0000													Z	
Millwork, Plywood and Veneer	2430													Z	
Paper Products	2670													Z	
Printing and Publishing	2700													Z	Z
Printing and Publishing, Incidental to a Newspaper Office	2700										Z	Z			
Rubber and Plastics, Miscellaneous	3000													Z	
Sheet Metal Shop	0000													Z	Z
Signs	3993													Z	Z
Soaps and Cosmetics	2840													Z	
Sporting Goods and Toys	3940													Z	Z
Textiles	2200													Z	
Tobacco Products	2110													Z	
Manufacturing or Industrial, not listed elsewhere	0000													Z	
AGRICULTURAL USES															
Bona fide farm operation except commercial feeder/breeder operation	0000	Sec. 1-5	E	E	E	E	E	E	E	E	E	E	E	E	E
Commercial Feeder/Breeder Operation*	0000	Sec. 4-7.11 A	CC												
MINING USES															
Mining, Quarrying, Sand Pits, and Mineral Extraction	1000	Sec. 4-7.12 A												CC	
TEMPORARY USES															
Arts and Crafts Show	0000										Z	Z	Z	Z	
Carnivals and Fairs	7999	Sec. 4-7.13 A	CC								CC	CC	CC		CC
Christmas Tree, Pumpkin, and Similar Seasonal Sales	0000										Z	Z	Z	Z	Z
Concerts, Stage Show	7920	Sec. 4-7.13 B										CC			
Convention, Trade Show	0000										Z	Z	Z	Z	Z

Z=Allowed by right

D=Allowed if development standards are met

E= Exempt

BA=Special use permit required from Board of Adjustment

CC=Special use permit required from City Council

4-1-1 Table of Permitted Uses															
02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19	Ref. SIC	Development Standards	Zoning Districts												
			RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
Corn Maze, Hay Rides, and Similar Temporary Uses Associated with a Bona Fide Farm Operation	0000	Sec. 4-7.13 C	D												
Fireworks Stand	0000	Sec. 4-7.13 D										D			
Horse Show, Rodeo	7999													Z	Z
Outdoor Fruit and Vegetable Market, Seasonal	5431	Sec. 4-7.13 F	D									D	D		
Outdoor Religious Event	0000	Sec. 4-7.13 G									CC	CC	CC		
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)	0000		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Temporary Construction Office or Security Residence	0000	Sec. 4-7.13 H	D	D	D	D	D	D	D						
Temporary Portable Storage Containers	0000	Sec. 4-7.13 K	D	D	D	D	D	D	D	D	D	D	D	D	D
Temporary and Special Events not Listed Elsewhere	0000	Sec. 4-7.13 I									D	D	D	D	D
Turkey Shoot	0000	Sec. 4-7.13 J												D	D
Yard Sale	0000		Z	Z	Z	Z	Z	Z	Z						
MISCELLANEOUS USES															
Adult Establishment**	0000	Sec. 4-7.14 B												CC	
Animal Shelter	0752													Z	Z
Billboard, Outdoor Advertising Sign	0000	Sec. 4-7.14 A												D	D
Planned Multiple Occupancy Group (Commercial, Office or Industrial)	0000	Sec. 4-7.14 C									CC	CC	CC	CC	CC
Video Gaming Arcade	0000	Sec. 4-7.14 D										CC			
* Chapter 4 of the City of Mebane Ordinances regulates the keeping of certain animals within the corporate limits of the City of Mebane. Consequently, some animal operations may not be permissible within zoning districts that are located within the corporate limits.															
** Adult Establishment includes adult arcade, adult bookstore, adult video store, adult cabaret, adult motel, massage parlor, adult motion picture theater, adult theater, escort agency, sexual encounter studio, or any combination of the foregoing. See Definition in Article 12															

Z=Allowed by right

D=Allowed if development standards are met

E= Exempt

BA=Special use permit required from Board of Adjustment

CC=Special use permit required from City Council



AGENDA ITEM #6

**Discussion Only- Voluntary
Annexation Petition- David Moody-
4157 Old Hillsborough Rd.**

Meeting Date

June 1, 2020

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

David Moody has petitioned the City for satellite annexation before requesting a water tap after his well went dry. Staff advised him to not submit an annexation plat until after this meeting to determine if the City Council would like to move forward with this annexation. City policy requires the property owner request annexation when requesting water or sewer service for the Council decision on annexation.

Background

Mr. Moody's property is adjacent to a City water line and the property is now connected to City water service. As you can see on the site plan the property can not be served by City sewer service. Sewer service would require a main line extension which is not financially feasible at this time. If the property is annexed and then in the future the property if the owner requested sewer service the City would be responsible for the cost of the sewer line extension. Therefore, staff would recommend the City Council not annex the property and the owner will pay double outside water rates. In the future it can still be annexed when sewer service is available.

Financial Impact

Negligible, double water rates.

Recommendation

Staff recommends the Council not annex the property.

Suggested Motion

I make a motion we not annex the property at this time.

Attachments

1. Petition
2. Site Plan
3. Email Exchange



PETITION REQUESTING A NON-CONTIGUOUS ANNEXATION

Annexation Process – Approximately a 2 Month Process

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

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

Date: 4-20-2020

To the City Council of the City of Mebane:

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

**Please include a Description of Boundaries (Metes and Bounds) on a separate paper.*

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

Name	Address	Do you declare vested rights (Yes or No)	Signature
1. David Moody 336-380-3142	4157 Old Hillsborough Rd. Mebane, NC 27301		

*Municipality may wish to require metes and bounds description or map. (Provide 2 paper copies, an electronic copy and 3 mylars)

**This is one possible format for zoning vested rights declaration. This language may require modification to reflect the requirements of the municipal zoning vested rights ordinance, if any.



12" Sewer

12" Water

MEBANE

4222 UNIT A

OLD HILLSBOROUGH RD



Owner Name: MOODY DAVID B

April 16, 2020

0 0.01 0.02 mi

3549 OLD HILLSBOROUGH RD
MEBANE, NC 27302-9687
GPIN: 9824116499
PID: 10-23-3



ABSS Bus Stop Meal Delivery

Address Points

- Address
- Tax Address

DISCLAIMER:
The datasets and maps available are not survey grade or a legal document. They are a best approximation of what is on the ground, but do contain errors. The data comes from various sources nationally, the state of North Carolina, and here in Alamance County. Alamance County will not be held responsible for the misuse, misrepresentation, or misinterpretation of the data or maps. These maps and data are a service provided for the benefit for Alamance County citizens. We constantly strive to improve the quality and expand the amount of data and maps available.

ALAMANCE COUNTY shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused; or any decision made or act on taken or not taken by user in reliance upon any information or data furnished hereunder.

Alamance County GIS
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, etc.

System that may arise from the mapping data. Date: 4/16/2020



From: [Kyle Smith](#)
To: [Bioclean Restoration](#)
Cc: [Montrena W. Hadley](#)
Subject: RE: Non-Contiguous (Satellite) Annexation - David B. Moody - 4157 Old Hillsborough Road
Date: Thursday, April 16, 2020 2:56:30 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.jpg](#)
[image004.png](#)
[image005.png](#)
[4157 Old Hillsborough Rd.pdf](#)

Mr. Moody,

I have gotten the OK from the Assistant City Manager to allow for tapping at outside rates. You will need to sign the annexation petition and attach a tax map showing the water and sewer lines and existing City Limits. Hold off on an annexation plat until advised to do so. The Assistant City Manager, City Manager and City Attorney will look at the tax map and discuss if the annexation plat is needed. I have attached a map showing the approximate location of the water and sewer lines you may use.

Kyle Smith, P.E.

Utilities Director



636 Corregidor Street
Mebane, NC 27302

 (919) 563-3401

www.cityofmebane.com

From: Bioclean Restoration <biocleannc@yahoo.com>

Sent: Thursday, April 16, 2020 8:30 AM

To: Kyle Smith <ksmith@cityofmebane.com>

Subject: Re: Non-Contiguous (Satellite) Annexation - David B. Moody - 4157 Old Hillsborough Road

I appreciate it.

Thank You,

David Moody

Cell: 336-380-3142

Bioclean Restoration Inc.

336-792-0037

919-399-6653

www.bioclean-nc.com

www.greengorillasolutions.com

www.thecrawlspacecompany.com

www.webbave.com

On Thursday, April 16, 2020, 08:19:45 AM EDT, Kyle Smith <ksmith@cityofmebane.com> wrote:

I have asked a couple times and have not gotten a answer. I will check again this morning.

Kyle Smith, P.E.

Utilities Director



636 Corregidor Street

Mebane, NC 27302

 (919) 563-3401

www.cityofmebane.com



From: Bioclean Restoration <biocleannc@yahoo.com>

Sent: Thursday, April 16, 2020 8:14 AM

To: Kyle Smith <ksmith@cityofmebane.com>

Subject: Re: Non-Contiguous (Satellite) Annexation - David B. Moody - 4157 Old Hillsborough Road

Hey Kyle,

We have spoken on the phone several times about this property. Wondering if you had a chance to get any information on this? Any help would be appreciated.

Thank You,

David Moody

336-380-3142

On Monday, March 9, 2020, 09:59:45 AM EDT, Montrena W. Hadley <mhadley@cityofmebane.com> wrote:

Good morning Kyle,

Please see Mr. Moody's questions below.

Mr. Moody, Kyle Smith, is the Utilities Director.

Kyle Smith, P.E.

Utilities Director



636 Corregidor Street

Mebane, NC 27302

 (919) 563-3401

www.cityofmebane.com

Thank you,

Montrena W. Hadley, MPA, CZO

Planning Officer

Mebane-Logo.png



102 S. Fifth Street

Mebane, NC 27302

- 919 563-9990

www.cityofmebane.com

From: Bioclean Restoration <biocleannc@yahoo.com>

Sent: Monday, March 9, 2020 9:10 AM

To: Montrena W. Hadley <mhadley@cityofmebane.com>

Subject: Re: Non-Contiguous (Satellite) Annexation - David B. Moody - 4157 Old Hillsborough Road

Montrena,

Thank you for your response.....one question before I go down this route. What started this process was I need to hook up to the city's water supply as the well at my house is no longer viable. Am I able to pay the double tap fee and move forward or do I need to be annexed before I can get the water tap?

Thank You,

David Moody

Cell: 336-380-3142

Bioclean Restoration Inc.

336-792-0037

919-399-6653

www.bioclean-nc.com

www.greengorillasolutions.com

www.thecrawlspacecompany.com

www.webbave.com

On Wednesday, March 4, 2020, 10:14:25 AM EST, Montrena W. Hadley <mhadley@cityofmebane.com> wrote:

Good morning Mr. Moody & Bobby,

I've attached a Non-Contiguous Petition (Satellite Annexation) & an example. The annexation process is as follows:

Annexation Process – Approximately a 2 Month Process

- 1st Month- Submit a Petition for Annexation to the City Council, the Clerk reports to City Council the Sufficiency of the Annexation and the City Council adopts a Resolution to set a Public Hearing
- 2nd Month- A Public Hearing is held and normally that same night, the City Council will adopt an Ordinance to set the effective date as the same or the Council will deny the request

-
- *Please include a Description of Boundaries (Metes and Bounds) – a written description on separate paper
 - After the City Council approves the annexation and adopts the ordinance to extend the corporate limits, please bring and drop off the 3 mylars to me for signing along with the 2 hard copies of the map along with a check made payable to the Alamance County Register of Deeds in the amount of \$47.00 (\$21 Plat Recording Fee and \$26 Annexation Ordinance Recording Fee). I'll already have the ordinance which needs to be recorded with Alamance County. City Staff will record the documents at the Register of Deeds.

Thank you,

Montrena W. Hadley, MPA, CZO

Planning Officer



102 S. Fifth Street

Mebane, NC 27302

- 919 563-9990

www.cityofmebane.com



Mebane Fire Dept. Monthly Report

	April	Year to Date	% Change from 2019
Structural Response			
Totals	16	70	-1%
Average Personnel Per Response	14	13	
Average Volunteer Response	5	4	
Non Structural Responses			
Totals	53	218	-2%
Total Fire Response	69	288	-2%
Location (Year to Date)	North	South	
Total Number/Percentage	151/52%	137/48%	
Average Fire Response Time	5:17	6:19	
Percentage of Calls Inside City	44%	50%	
Percentage of Calls Outside City	39%	35%	
Percentage of Calls for Mutual Aid	17%	15%	
EMT Response	114	550	-17%
Location (Year to Date)	North	South	
Total Number/ Percentage	292/53%	258/47%	
CPS Seats Checked	0	67	
Seats Distributed	0	0	
Smoke Alarms Checked/Installed	2	11	
Station Tours/Programs	0	4	
# of Participants	0	80	
Events Conducted/Attended	1	4	



**Mebane Planning Board Virtual Meeting
Minutes to the Meeting**

Glendel Stephenson Municipal Building
May 11, 2020
6:30 p.m.

Members Present: Kevin Brouwer, Keith Hoover, Lori Oakley, Gale Pettiford, Vice Chairman Judy Taylor, Larry Teague, Chairman Edward Tulauskas, Thomas Vinson

Members Absent: Kurt Pearson

Also Present: Montrena Hadley, Planning Officer, Cy Stober, Development Director, and IT Director, Kirk Montgomery

1. Call to Order

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

The Planning Board meeting tonight will be held virtually. For those wishing to view the meeting via YouTube live stream, please visit the following link:

<https://www.youtube.com/channel/UCoL1RXdRDMzK98p53TMoqww>

The City of Mebane will be maintaining measures in its ongoing effort to mitigate the spread of COVID-19. These measures include barring physical attendance at the meeting, employing social distancing, and implementing remote participation. We will be providing information on meeting participation and accessibility on the website and Facebook page.

2. Approval of March 9, 2020 Minutes

Thomas Vinson made a motion to approve the minutes from the March 9, 2020 meeting. Gale Pettiford seconded the motion which passed unanimously (8-0).

3. Request to Rezone +/-3.32 Acres (5 Parcels) located at 1218 S. Fifth Street (+/-0.65 acres), 1228 S. Fifth Street (+/-0.77 acres), Two Vacant Lots on S. Fifth Street (+/-0.87 acres; +/-0.59 acres), and a Vacant Lot on NC 119 Hwy (+/-0.44 acres) from R-20 (Single Family Residential) to B-2 (General Business) from Dogwood Properties Development Corporation

RZ-20-05

Staff presented an application/tax map from Dogwood Properties & Development Corporation, 1612 Aurora Place, Wilmington, NC 28403 requesting approval to rezone five (5) properties totaling +/-3.32 acres located at 1218 and 1228 South Fifth Street, as well as two (2) adjacent, unaddressed properties on South Fifth Street and one (1) unaddressed property on NC 119, from R-20 (Single-Family Residential) to B-2 (General Business). The properties are currently vacant lots, some with unoccupied dwellings on them. Their property boundaries were redefined



through the right of way acquisition process to support the NC 119 Bypass transportation improvement project. The properties are in the G-4 Secondary Growth Area but adjacent to the G-1 Mixed Use (III) Cameron Lane Primary Growth Area. They are also <1,000' from the Interstate 40/85 interchange and isolated from nearby properties by the NC 119 Bypass and widened South Third Street. Those properties are single-family residences to the north, east, and south; and commercial to the west and southwest. The property is located within the City of Mebane's Corporate Limits. The property is also identified as Alamance County GPIN 9814451870, 9814359762, 9814357699, 9814356678, and 9814358953. Tony Tate, owner of the property, attended the Planning Board meeting to answer any question in regards to this application.

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

Tony Tate, owner of the property, and also with TNT Landscaping, Durham, NC provided a brief overview of the rezoning request. He further explained that he has revised his application to B-2 from the B-2(CD) request he had presented back in March which was denied because he didn't have a site plan. Your recommendation was for us to come back and we've decided to come back to market it as commercial. We've been trying to acquire these properties since the 1990's and now the bypass comes 23 years later so we're trying to clean up the zoning and zone it all the same. He concluded NCDOT took away the septic and now sewer is available so we're trying to clean up properties and the zoning.

Chairman Edward Tulauskas asked if there were any questions or comments concerning this request from the Planning Board.

Lori Oakley replied I had opposed the B-2(CD), but I agree to this B-2 with the location, proximity to the thoroughfare, and surrounding commercial.

Chairman Edward Tulauskas asked if there were any questions or comments concerning this request from the public and there were none.

Lori Oakley made a motion to recommend approval of the rezoning as follows:

1. Motion to **approve** the B-2 rezoning as presented; and
2. Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:

- Is for a property within the City's G-4 Secondary Growth Area and is "...generally residential and commercial in nature..." (Mebane CLP, p.66).

Keith Hoover seconded the motion, which passed unanimously (8-0).

4. **Request to Rezone +/-1.26 Acres of +/-8.10 Acres Located at Mebane Oaks Road, Lot 3 From R-20 (Single Family Residential), CU-B-2 (Conditional Use – General Business) to B-2(CD) (General Business Conditional Zoning District) from Hendon Properties, LLC.**
RZ-20-06



Staff presented an application/tax map/site plan from Hendon Properties, LLC, c/o Mark Tiller, 3445 Peachtree Road, Suite 465, Atlanta, GA 30326 requesting approval to conditionally rezone +/-1.16 acres of +/-7.57 acres located on Mebane Oaks Road adjacent to Chick-Fil-A within the Extra-Territorial Jurisdiction (ETJ) from a split-zone R-20 (Single Family Residential) and CU-B-2 (Conditional Use – General Business) to B-2(CD) (General Business Conditional Zoning District). The developer proposes to develop the property for two detached commercial buildings that will be primarily served by traffic on Wilson Road Extension. The developer is offering to restrict the business uses of the property. Hendon Properties, LLC, has the property under contract. The developer has provided a site plan that will apply to the conditional zoning district. The site plan was reviewed by the Technical Review Committee and was revised based upon feedback.

The developer will be required to make all of improvements at his own expense except those noted on the site plan as being a NCDOT responsibility for the transportation improvement project I-5711 to widen Mebane Oaks Road. The property is also identified as Alamance County GPIN 9824046036. Mark Tiller, with Hendon Properties, LLC, attended the Planning Board meeting to answer any question in regards to this application.

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

Mark Tiller, Development Partner, with Hendon Properties, LLC, provided a brief overview of the rezoning request.

Chairman Edward Tulauskas asked if there were any questions or comments concerning this request from the Planning Board.

Lori Oakley inquired about the waiver request for a 15' side yard reduction on the south side of the site per their application.

Cy Stober explained that the UDO allows a small lot exemption and it was determined through the TRC process that a waiver is not needed for the side and that the aggregate averages 15'.

Lori Oakley addressed the proposed uses such as drive thru's being prohibited.

Mark Tiller replied sales, dental, 1,500 square foot space but no commitments yet. The two large spaces have signed.

Lori Oakley stated a bank, drug store, car lot, hotel, car washes don't fit this site; will you remove these or want to keep them.

Mark Tiller replied maybe in the future there could be a bank or other one of these may want to come in the future.



Lori Oakley asked with the future road expansion, will that be wider since they want a front waiver?

Cy replied there are plans for final improvements; maybe some small field changes.

Mark Tiller replied there was a dedication of 10' for Chick-Fil-A and then for our lot, that's why we asked for the waiver.

Lori Oakley asked does the parking meet the UDO?

Cy Stober replied yes.

Lori Oakley replied I have some concerns about some of the uses, hotel, etc.

Cy Stober replied a new public hearing would be required for changes.

Chairman Edward Tulauskas asked if there were any questions or comments concerning this request from the public and there were none.

Thomas Vinson made a motion to recommend approval of the rezoning as follows:

1. Motion to approve the B-2(CD) rezoning as presented; and
2. Motion to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:

- Is for a property within the City's G-4 Secondary Growth Area, which is intended to be "...generally residential and commercial in nature..." (Mebane CLP, p.72);
 - Serves Mebane CLP Growth Management Goal 1.6 by providing a bike rack on site and dedicating right of way to NCDOT to sidewalk on Mebane Oaks Road that will connect the property to other business and neighboring residences (pp.17 & 84);
 - Serves Mebane CLP Public Facilities and Infrastructure Goal 2.1 by providing right ow way on Mebane Oaks Road that improve pedestrian safety and access (pp.17 & 84); and
 - Implements the Mebane Oaks Road Transportation Improvement Plan along its frontage; or
- Vice Chairman Judy Taylor seconded the motion, which passed unanimously (8-0).

5. Request to Rezone +/-3.85 Acres Located at 101 & 103 South Fifth Street From M-1 (Heavy Manufacturing), B-3 (Neighborhood Business) to B-2 (CD) (General Business Conditional Zoning District) From Buffaloe Brothers Investments, LLC
RZ-20-07



Staff presented an application/tax map from Buffalo Brothers Investments, LLC, 513 Birchleaf Drive, Raleigh, NC 27606 requesting the conditional rezoning of two properties totaling +/-4.90 acres at 101 & 103 South Fifth Street from M-1 and B-3 to B-2(CD) to bring the lots into conformance. Buffalo Brothers Investments, LLC, owns the properties and proposes to introduce new tenants that will significantly change the traffic volumes. They are proposing to restrict the permitted uses for the conditional zoning district. The rezoning of the property will also bring it into conformance for existing uses and place the onsite sanitary sewer lift station within a municipal maintenance and landscaping easement. The applicant is requesting that the existing conditions on the properties be permitted to persist as a blanket condition of the zoning district. There are no proposed improvements to the property. The owner will be required to restripe the parking lot and make any improvements to the property that are necessary in the future. Significant changes to the properties will require a public hearing to amend the conditional zoning district. The site plan was reviewed by the Technical Review Committee and was revised based upon feedback. The property is also identified as Alamance County GPIN 9825134492, 9825133632. Michael L. Stewart, Engineer, with Stewart-Proctor, PLLC, attended the Planning Board meeting to answer any question in regards to this application.

Chairman Edward Tulauskas inquired about combining Items 5 & 6 for discussion. Gale Pettiford made a motion to recommend combining both Items 5 & 6 for discussion. Vice Chairman Judy Taylor seconded the motion, which passed unanimously (8-0).

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

Michael L. Stewart, P.E., with Stewart-Proctor, PLLC, Engineering & Surveying, 319 Chapanoke Road, Suite 106, Raleigh, NC 27603 provided a brief overview of the rezoning request. He explained that they want to clean up the site to current uses, restrict several uses, keep existing conditions, and add no new structures.

Chairman Edward Tulauskas asked if there were any questions or comments concerning this request from the Planning Board.

Lori Oakley stated this location is the gateway to downtown, but I'm concerned about some these uses such as RV's, Boat Sales, etc.

Michael Stewart replied some of these uses may have slipped by us.

Lori Oakley continued other uses such BNB, Nursing Homes, Hotel, Motel, Orphanage.

Michael Stewart replied I thought we had gone over the uses; a hotel might be good.

Lori Oakley continued garage uses, taxi terminal under Transportation, Warehouses, & Utilities.



A brief discussion ensued.

Michael Stewart replied we will take off Bicycle and Motorcycle Sales, Boat Sales, Orphanage, and Taxi Terminal. He concluded we will make these changes and resubmit.

Kevin Brouwer asked are any waivers listed?

Cy Stober replied waivers weren't itemized, but I can get that to you since I don't have those right now such as landscaping, parking, sidewalk, screening, setbacks, and buffering.

Chairman Edward Tulauskas asked if there were any questions or comments concerning this request from the public and there were none.

Gale Pettiford made a motion to recommend approval of the rezoning as follows:

1. Motion to approve and amend the B-2(CD) rezoning request as follows:
 - The applicant has volunteered to restrict the following uses in addition to those submitted with their initial rezoning application: Bicycle and Motorcycle Sales, Boat Sales, Orphanage, and Taxi Terminal; **and**
2. Motion to find that the request is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
 - Is for a property within the City's G-1 Mixed Use Primary (I) Growth Area "Downtown", which is intended to be "...support this central business district containing a mix of stores, restaurants, old industrial, institutional and residential land uses ..." (Mebane CLP, pp.17, 68, & 69);
 - Serves Mebane CLP Growth Management Goal 1.1 by "...[e]ncourag[ing] a variety of uses in growth strategy areas and in the downtown, promot[ing]/encourage[ing] a village concept that supports compact and walkable environments" (pp.17 & 82);
 - Serves Mebane CLP Growth Management Goal 1.2 by "...continu[ing] to support historic Downtown Mebane's culture... [with] walkability, bikeability, shopping, dining...options" (pp.17, 82, & 83);
 - Serves Mebane CLP Growth Management Goal 1.6 by "...supporting walking between differing land uses while also reducing parking requirements," (pp.17 & 84); and
 - Serves the goals and objectives of the adopted *Downtown Vision Plan*, which applies to these properties.

Keith Hoover seconded the motion, which passed unanimously (8-0).



6. Request for a Special Use Permit to Allow a Planned Multiple Occupancy Group on +/-3.85 Acres Located at 101 & 103 South Fifth Street from Buffalo Brothers Investments, LLC

SU-20-01

Staff presented an application/tax map/site plan from Buffalo Brothers Investments, LLC, 6701 Fayetteville Road, Raleigh, NC 27603 requesting approval of a Special Use Permit to allow a Planned Multiple Occupancy Group for the two properties totaling +/-4.90 acres at 101 & 103 South Fifth Street. These properties are both owned by Buffalo Brothers Investments, LLC, which is proposing to recombine them, pending Special Use and Rezoning approval. The parcels function as a single lot, sharing parking and access. The Special Use Permit will bring the property into conformance with the Mebane UDO for multiple tenants on properties with >15,000 square feet of businesses use and allow new tenants that will generate significantly higher volumes of onsite traffic.

The Special Use Permit request is accompanied by a conditional rezoning request that is defined by a site plan that was reviewed by the City's Technical Review Committee. That site plan was revised based upon City staff feedback. The property is also identified as Alamance County GPIN 9825134492, 9825133632. Michael L. Stewart, Engineer, with Stewart-Proctor, PLLC, attended the Planning Board meeting to answer any question in regards to this application.

Chairman Edward Tulauskas inquired about combining Items 5 & 6 for discussion. Gale Pettiford made a motion to recommend combining both Items 5 & 6 for discussion. Vice Chairman Judy Taylor seconded the motion, which passed unanimously (8-0). See Item 5.

Gale Pettiford made a motion to recommend approval as follows:

1. Motion to approve the special use request as presented; **and**
3. Motion to find that the request is both reasonable and in the public interest because it finds that it:
 - a. Will not materially endanger the public health or safety;
 - b. Will not substantially injure the value of adjoining or abutting property;
 - c. Will be in harmony with the area in which it is located; and
 - d. Will be in conformity with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
 - Is for a property within the City's G-1 Mixed Use Primary (I) Growth Area "Downtown", which is intended to be "...support this central business district containing a mix of stores, restaurants, old industrial, institutional and residential land uses ..." (Mebane CLP, pp.17, 68, & 69); and



- Serves Mebane CLP Growth Management Goal 1.1 by “...[e]ncourag[ing] a variety of uses in growth strategy areas and in the downtown, promot[ing]/encourage[ing] a village concept that supports compact and walkable environments” (pp.17 & 82);
- Serves Mebane CLP Growth Management Goal 1.2 by “...continu[ing] to support historic Downtown Mebane’s culture... [with] walkability, bikeability, shopping, dining...options” (pp.17, 82, & 83);
- Serves Mebane CLP Growth Management Goal 1.6 by “...supporting walking between differing land uses while also reducing parking requirements,” (pp.17 & 84); and
- Is consistent with the goals and objectives of the adopted *Downtown Vision Plan* that applies to this property.

Keith Hoover seconded the motion, which passed unanimously (8-0).

7. Request to Rezone +/-92.8 Acres Located Within the North Carolina Commerce Park (NCCP) Directly West of Prescient Manufacturing along Senator Ralph Scott Parkway From B-2 (General Business) to M-2 (Light Manufacturing) from Samet Corporation

RZ-20-08

Staff presented an application/tax map from Samet Corporation, 309 Gallimore Dairy Road, Suite 102, Greensboro, NC 27409 requesting the rezoning of one +/-92.80-ac property transected by Senator Ralph Scott Parkway and fronting both Interstate 40/85 and NC 119, from B-2 (General Business) to M-2 (Light Manufacturing). The rezoning of the property will be consistent with the designated purpose and use of the North Carolina Commerce Park (NCCP), which is jointly served and zoned by the Cities of Mebane and Graham. There are utilities present along Senator Ralph Scott Parkway but this property is not within the City’s corporate limits. There is no proposed use for the property at this time. The applicant has an option to purchase the property. The property is also identified as Alamance County GPIN 9804601723. Brian Hall, with Samet Corporation, attended the Planning Board meeting to answer any question in regards to this application.

Chairman Edward Tulauskas inquired about combining Items 7 & 8 for discussion. Gale Pettiford made a motion to recommend combining both Items 7 & 8 for discussion. Kevin Brouwer seconded the motion, which passed unanimously (8-0).

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

Brian Hall, Director of Development, with Samet Corporation, provided a brief overview and PowerPoint of the rezoning request. He explained the partnerships with the NCIC since 2001 and with the NCCP since 2015. He concluded that they were preparing the property for the continued



development of the NCCP and preparing the property to adequately serve similar industrial uses as planned for the North Carolina Commerce Park.

Chairman Edward Tulauskas asked if there were any questions or comments concerning this request from the Planning Board and there were none.

Chairman Edward Tulauskas asked if there were any questions or comments concerning this request from the public and there were none.

Gale Pettiford made a motion to recommend approval of the rezoning request as follows:

1. Motion to approve the M-2 rezoning request as presented; **and**
2. Motion to find that the request is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
 - Is for a property within the City's G-1 Industrial Primary (IV) Growth Area "Part of NCCP", which is intended to be "Support industrial uses at this location, Buffer inconsistent land uses (especially residential) from this site with treed buffers, as provided in the [UDO]. (Mebane CLP, pp. 17, 74, & 75); and
 - Serves Mebane CLP Growth Management Goal 1.7 by "Continu[ing] to support industrial development at existing industrial parks near I-40/85" (pp. 17 & 84)

Thomas Vinson seconded the motion, which passed unanimously (8-0).

8. Request to Rezone +/-6.6 Acres Located Within the North Carolina Commerce Park (NCCP) West of Prescient Manufacturing along Senator Ralph Scott Parkway from MHP (Mobile Home Park) to M-2 (Light Manufacturing) from the City of Mebane and the City of Graham
RZ-20-09

Staff presented an application/tax map from the City of Mebane, City of Graham, P.O. Drawer 357, Graham, NC 27253 requesting the rezoning of one +/-6.66-ac property along Senator Ralph Scott Parkway, from MHP (Mobile Home Park) to M-2 (Light Manufacturing). The City owns the property jointly with the City of Graham. The rezoning of the property will be consistent with the designated purpose and use of the North Carolina Commerce Park (NCCP), which is jointly served and zoned by the City of Graham. There are utilities present along Senator Ralph Scott Parkway but this property is not within the City's corporate limits. There is no proposed use for the property at this time. The applicant has an option to purchase the property. The property is also identified as Alamance County GPIN 9804513400. Brian Hall, with Samet Corporation, attended the Planning Board meeting to answer any question in regards to this application.



Chairman Edward Tulauskas inquired about combining Items 7 & 8 for discussion. Gale Pettiford made a motion to recommend combining both Items 7 & 8 for discussion. Kevin Brouwer seconded the motion, which passed unanimously (8-0). See Item 7.

Gale Pettiford made a motion to recommend approval of the rezoning request as follows:

1. Motion to approve the M-2 rezoning request as presented; **and**
2. Motion to find that the request is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:

- Is for a property within the City's G-1 Industrial Primary (IV) Growth Area "Part of NCCP", which is intended to be "Support industrial uses at this location, Buffer inconsistent land uses (especially residential) from this site with treed buffers, as provided in the [UDO]. (Mebane CLP, pp. 17, 74, & 75); and
- Serves Mebane CLP Growth Management Goal 1.7 by "Continu[ing] to support industrial development at existing industrial parks near I-40/85" (pp. 17 & 84)

Thomas Vinson seconded the motion, which passed unanimously (8-0).

9. Proposed Text Amendment to the Mebane Unified Development Ordinance (UDO), Article 4, Table 4-1-1, Table of Permitted Uses – to allow Fruit & Vegetable Stands as a Temporary Use in B-1 (Central Business District) Zoning Districts
UDO-OA-20-01

Cy Stober, Development Director, presented and provided a brief overview and PowerPoint of the proposed amendments to the Unified Development Ordinance (UDO) as follows:

Proposed Text Amendments to the City of Mebane Unified Development Article 4 ("Use Regulations, Density, and Dimensional Standards, Development Standards for Individual Uses"), Section 1 ("Permitted Uses"), Table 4-1-1 ("Table of Permitted Uses"); and Section 7.13 ("Development Standards for Temporary Uses") to allow Outdoor Fruit and Vegetable Stand, Seasonal, as a permitted use with development standard for the B-1 Central Business District. Currently, this temporary use is permitted only in R-20A, B-2, and B-3 zoning districts. The adopted *Mebane Vision Plan* calls for allowing greater access to local foods and even recommends a Farmers' Market downtown. However, the majority of properties in the City's downtown historic district are B-1 zoning districts. There are very few B-1 zoning districts elsewhere in the City, making the impacts of this amendment to the UDO localized. The proposed amendment will allow this use downtown, provided the development standards that are already apply to the other zoning districts are required. While on-site parking may be less possible downtown, there is more availability for on-street parking that is not readily available elsewhere in the City.



Chairman Edward Tulauskas asked if there were any questions or comments concerning this request from the Planning Board.

Thomas Vinson asked are they expanding?

Cy Stober replied they are moving to a new property and that's what is driving this by staff.

Chairman Edward Tulauskas asked if there were any questions or comments concerning this request from the public and there were none.

Lori Oakley made a motion to recommend approval of the amendment as follows:

1. Motion to approve the text amendment as presented; and
2. Motion to find that the request is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:

- Serves Mebane CLP Growth Management Goal 1.1 by "...[e]ncourag[ing] a variety of uses in growth strategy areas and in the downtown, promot[ing]/encourage[ing] a village concept that supports compact and walkable environments" (pp.17 & 82);
- Serves Mebane CLP Growth Management Goal 1.2 by "...continu[ing] to support historic Downtown Mebane's culture... [with] walkability, bikeability, shopping, dining...options" (pp.17, 82, & 83); and
- Serves the goals and objectives of the adopted *Downtown Vision Plan*.

Gale Pettiford seconded the motion, which passed unanimously (8-0).

10. New & Other Business

Cy Stober provided an update on the virtual Open House meeting for the Burlington-Graham MPO Metropolitan Transportation Plan scheduled for Tuesday, May 12, 2020, 5:30 p.m. - 6:30 p.m. The website is <http://www.bgmpogettingthere2045.com/> for "Getting There 2045". Once complete, this plan will establish the future vision for the region's transportation system and lay out strategies to help achieve this vision over the next 25 years.

Cy Stober informed the Board that Gale Pettiford's seat is up for reappointment and the term ends June 30, 2020. Ms. Pettiford has expressed interest for reappointment. Reappointment will be held at the July City Council meeting for the Alamance County ETJ seat.

Cy Stober provided a brief UDO update – A six (6) month extension has been granted and updates are due July 2021.

11. Adjournment

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