



Council Meeting Agenda
March 2, 2020
6:00 p.m.

1. Call to Order and Invocation Mayor Ed Hooks
2. Public Comments Mayor
3. Consent Agenda Mayor
 - a. Approval of Minutes – February 3, 2020 – Regular Meeting
 - b. Final Subdivision Plat- The Flats at Arrowhead
 - c. Final Subdivision Plat- Cambridge Park, Phase 1B (Re-approval)
 - d. Final Subdivision Plat- Magnolia Glen Estates, Phase 2A
 - e. Purchase Police Capital with Federal Equitable Funds
 - f. Budget Ordinance Amendment- Public Works Vehicle Purchase
4. Reconsideration of Preliminary Subdivision Plat –
Summerhaven Cy Stober, Development Director
5. Public Hearings
 - a. Ordinance to Extend the Corporate Limits- City Owned
Property- Mebane Memorial Garden Cemetery Lawson Brown, City Attorney
6. ABB Curb and Gutter Waiver..... Doug Sutter, ABB Project Manager
7. BPAC Update Councilmember Patty Philipps
8. Adjournment Mayor



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, February 3, 2020 in the Council Chambers of the Glendel Stephenson Municipal Building located at 106 East Washington Street.

Councilmembers Present:

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

Also Present:

David Cheek, City Manager
Chris Rollins, Assistant City Manager
Lawson Brown, City Attorney
Stephanie Shaw, City Clerk
Cy Stober, Development Director
Terrence Caldwell, Police Chief

Mayor Hooks called the meeting to order and gave the invocation.

During the Public Comment period, M.U.S.E. Vice President Becky Beedy and member Robin Freebird introduced themselves and shared a little bit about their organization. Ms. Freebird stated that M.U.S.E. is an art and art education nonprofit focused on bringing the people of historic Mebane and surrounding areas together to Make, Unite, Share, and Experience art in all forms. M.U.S.E. is a diverse group of local artists experienced in a large range of skills including teachers, illustrators, musicians, painters, designers, and sculptors. MUSE works to empower artists to not only share their ideas but to also raise awareness of the importance of art. Their intention is to make art more interactive within the growing community of Mebane. Ms. Beedy spoke to the importance of art to economic development in a growing community. She said M.U.S.E. seeks to work cooperatively with the City Council to beautify historic Mebane which will thereby make the downtown more attractive as a destination for visitors and businesses alike.

Also, during the Public Comment period, Stephen Laughead, 624 Collington Drive, stated that approximately a year ago he came before Council to talk about safety concerns for pedestrians walking along Wilson Road, from the Collington Farms Subdivision to the Sheets, gasoline and convenience store located on Mebane Oaks Road. He said he is following up as nothing has been done yet. He requested that the City push NCDOT to move forward with that project. He then congratulated Mr. Ewing on his election and said he will be working with a great group of people that are forward thinkers. He concluded with a suggestion that Council not allow anymore fast food restaurants be built in the area of Mebane Oaks Road.

In response to Mr. Laughead's pedestrian safety concern, Mr. Stober said that a request has been submitted to NCDOT in regard to prioritizing the installation of sidewalks on Wilson Road. Mr. Stober added that the BGMPO will be holding a public meeting on March 10th at the MACC, so if there are community members that want to emphasis the need for a particular project to be moved up the prioritization list, that meeting would be a great venue to do so. Mayor Hooks spoke to how the MPO and NCDOT prioritizes projects and stated that it can be a long, slow process.

The last person to speak during the Public Comment period was Teresa Dallas, Owner of Curious Peddler, 122 W. Clay Street, and member of the Mebane Merchants organization, thanked Council and City staff for the installation of the downtown wayfinding signs. She stated that she and the merchants are thrilled about the Main Street program. She concluded with an announcement about the monthly events to be held downtown by the MM. She stated each event will be coordinated to benefit worthy causes.

Mr. Cheek gave an overview of the Consent Agenda:

- a. Approval of Minutes – January 6, 2020 – Regular Meeting
- b. Resolution of Intent to Annex City Owned Property – Mebane Memorial Garden Cemetery
- c. Interlocal Agreement and Budget Amendment – Orange County- Small Area Plan
- d. Agreement with Alamance County – Radio Equipment on Tower
- e. Mebane Oaks-Hillsborough Road Intersection – Utility Construction Agreement

Ms. Philipps made a motion, seconded by Mr. Greene, to approve the consent agenda as presented. The motion carried unanimously.

Item b.

RESOLUTION STATING THE INTENT OF THE CITY OF MEBANE TO ANNEX PROPERTY OWNED BY THE CITY WHICH IS NOT CONTIGUOUS TO THE EXISTING MUNICIPAL BOUNDARIES

BE IT RESOLVED by the City of Mebane that:

Section 1. It is the intent of the Council, pursuant to G.S. 160A-58.7, to annex property described in Section 2, which is owned by the City of Mebane.

Section 2. The legal description of the property is as follows:

All of that certain tract or parcel of land lying and being in Cheeks Township, Orange County, North Carolina adjoining E. Washington Street Extension (SR 1303), Byrds Warehouse, LLC (DB 2479 Pg 425), RMC Mid Atlantic LLC (DB 3437 Pg 84), General Electric Company (DB 1251 Pg 566) and Byrds Family Limited Partnership (DB 2479 Pg 423) and being more particularly described as follows:

Beginning at an iron stake in the southern margin of the right of way of E Washington St, a corner with RMC Mid Atlantic LLC and running thence with the line of RMC Mid Atlantic S 08 deg. 24'05"E 1069.56 ft to an existing railroad tie, continuing S 08 deg 24'05" E 599.85 ft to an existing iron pipe in the line of General Electric Company, a corner; running thence with the line of General Electric Company S 78 deg 38'53" W 499.43 ft to a railroad tie, a corner with Byrd Family Limited Partnership; running thence with the line of Byrd Family Limited Partnership and Byrds Warehouse LLC N 05 deg 45'00" W 2050.18 to a point in the right of way of SR 1303, said point being 93.70 ft from the centerline of the 200 ft right of way of NC Railroad; running thence S 63 deg 14' 28" E 494.09 ft to a point, a corner with RMC Mid Atlantic; running thence S 08 deg 24'05" E 68.34 ft to the point and place of beginning and containing 19.574 acres, more or less. This description was derived from a survey by Alley, Williams, Carmen & King, Inc. dated November 27, 2006 and entitled "Final Plat Survey for the City of Mebane", job No. 06224

This conveyance is made subject to all easements and rights of way of record in the Register of Deeds for Orange County, North Carolina.

Section 3. The property described in Section 2 is not contiguous to the current municipal boundaries, but will meet requirements of G.S. 160A-58.1(b).

Section 4. A public hearing on the question of annexation will be held at the Mebane Municipal Building at 6:00 p.m. on March 2, 2020.

Section 5. 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.

Adopted this 2nd day of March, 2020.

Ed Hooks, Mayor

Stephanie W. Shaw, City Clerk

Mr. Stober presented a request for Bicycle and Pedestrian Advisory Commission (BPAC) Appointments. He stated that there are currently three (3) City openings and Staff recommends the two current BPAC members requesting reappointment to their positions due to their commitment and demonstrated service to the City: Sarah Elder and Sylvia Sichi. Adding that staff has no recommendation regarding the three qualified individuals who applied for the remaining position: Matt Engwall, Martha Hipskind, and Stephanie Rankin. Ms. Auditori made a motion, seconded by Mr. Bradley to reappoint Ms. Elder and Ms. Sichi and to appoint Mr. Engwall. The motion carried unanimously.

A Public Hearing was held on a request from Mr. Robert and Mrs. Carmen Giggey for the rezoning

of property totaling +/-0.43 acres at 7707 US 70 from B-3 to M-1(CD) to primarily permit a Truck and Utility Trailer Rental and Leasing use, as well as a narrow menu of other light manufacturing and business uses. The property is in the City's G-1 Mixed Use (I) Primary Growth Area "Downtown". Proposed M-1(CD) would restrict uses to "Equipment Rental and Leasing (with and without outside storage)".

Mrs. Giggey spoke on behalf of the request. She stated the property is currently vacant but in the past her husband operated machining and fabricating business on the property. She explained that he became physically ill and could no longer continue the business. She said with the building being empty has created a safety problem. She presented Council with a photo that showed the fencing behind their building that separates her property from the Ashbury subdivision. She said the fence only goes so far but they need to be able to extend the fence. She feels the Truck and Utility Trailer Rental and Leasing use would fit the property well.

Thomas Jones, man who contracted with the Giggey's to operate the truck rental business, spoke concerning the request. He spoke about the plans to repair and extend the fencing between the properties.

Mr. Greene shared his concerns with the truck traffic, the days/hours of operation and drop off confusion. Mr. Jones explained how the business works in regard to the pick-up and drop off of the trucks.

There was considerable discussion about the recorded plat which shows the public right of way on the property. Should the property owner wish to use the 30 feet of the 60 foot right of way for parking, they must request to abandon that portion of the road.

Barbara Phillips, 138 Bob White Way, spoke in opposition of the rezoning, citing concerns with noise, lighting and hours of operation. She stated the fence spoken of earlier is on her property and was installed by her. She said Ms. Giggey nor Mr. Jones have permission to extend the fence because it is on her property.

Mr. Laughead requested clarification about the zoning request. Ms. Philipps replied that the request is for M-1 with restricted uses.

Mr. Greene made a motion, seconded by Mr. Ewing, to close the Public Hearing. The motion carried unanimously.

Mr. Ewing said Barbara Phillips invited him to her backyard to look at the fencing and he stated he has strong concerns about the fencing issue. He asked if Mr. Jones has spoken to the Ashbury HOA. Mr. Jones said he has and they were going to meet if the rezoning was approved to come up with a plan with the homeowners to repair the fencing issue.

Mr. Greene said the area is too small for this type of business and he has concerns with hours of operation. He made a motion, seconded by Ms. Philipps, to deny the rezoning request as presented due to a failure to satisfy any one of the four criteria required for approval which was the rezoning would not be harmonious with the surrounding area and the property has size limitations for proposed use. The motion carried unanimously.

A Public Hearing was held on a request from Airgas USA, LLC, for a non-contiguous satellite annexation containing approximately 0.069 acres abutting their initial annexation that was annexed in July. The additional land was needed to accommodate the water runoff ponds. No one from the public spoke. Mr. Bradley made a motion, seconded by Mr. Greene to close the Public Hearing. The motion carried unanimously. Mr. Philipps made a motion, seconded by Mr. Bradley to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 0.069 acres. The motion carried unanimously.

A Public Hearing was held on a request from Airgas USA, LLC, for approval to rezone +/-0.069 acres within the NC Industrial Center (NCIC) from M-2 (Light Manufacturing) to M-1 (Heavy Manufacturing) as part of a recombination with the property owned by Airgas USA, LLC, for their production facility located at 2025 Development Center Drive. Mr. Stober gave a brief overview of the request. The property is needed to accommodate the stormwater control measure for the facility. No one spoke from the public. Mr. Greene made a motion, seconded by Mr. Ewing to close the public hearing. The motion carried unanimously. Mr. Bradley made a motion, seconded by Ms. Philipps, to approve the M-1 rezoning as presented and a motion that finds that the

application is consistent with the objectives and goals in the City’s 2017 Comprehensive Land Development Plan Mebane By Design because the request:

- a. Is for a property within the City’s NCIC and is serving the stormwater management needs of a previously approved project (Mebane CLP, pp.43 & 46); and
- b. Serves Mebane CLP Growth Management Goal 1.7 by “...support[ing] industrial development at existing industrial parks near I-40/85 (pp.17 & 84).

The motions carried unanimously.

A Public Hearing was held on a request from Aubrey and Celine Meador for approval to rezone the +/-5.61-acre property located at 7920 East Washington Street from R-20 (Single-Family Residential) to B-2 (CD) (General Business, Conditional District). Mr. Greene requested to be recused. Ms. Philipps made a motion, seconded by Ms. Auditori, to recuse Mr. Greene. Mr. Stober gave an overview of the request, stating that the Meadors own the property and have proposed to limit its use to the two (2) proposed primary uses:

- 1. Conference/Retreat Center; and
- 2. Bed and Breakfast or Tourist Home

and five (5) accessory uses:

- 1. Accessory Uses and Structures (Customary);
- 2. Fence, Wall;
- 3. Signs;
- 4. Swimming Pool; and
- 5. Arts and Crafts Show (Temporary)

During the discussion at the Planning Board meeting, these seven (7) total uses were reduced from 21 proposed uses, and all outdoor activities were restricted to end by 10 p.m., all of which are noted on the site plan. He stated the applicant will go over their waiver requests.

Mr. Meador presented the attached PowerPoint. He highlighted the historical significance of the property, their vision and plans and stated they will be submitting a petition for contiguous annexation in the near future. Mrs. Meador talked passionately about how she fell in love with the property and how the renovations have been a labor love. Mr. Meador stated they want this property to honor Mebane, the history and be a good fit with the community. He reiterated the rezoning request overviewed by Mr. Stober and gave a detailed overview of the requested waivers as follows:

Partial waivers requested for buffer zones.

- TRC guidance stated that reduction of buffer zones could be offset by dedication of an undisturbed area on front lawn.
- Maintain the residential look of the neighborhood.
- Respect wishes of immediate neighbors
- Will work with City staff to add appropriate plantings that meet with City approval and our neighbors.
- Existing buffer areas have mature plantings.
- Existing trees will be maintained.

1. THE FRONT LAWN, INCLUDING ALL IDENTIFIED TREES, WILL BE PRESERVED AS A LANDSCAPED AREA TO SATISFY THE STREETSCAPE AND SOME OF THE PERIMETER BUFFERING NEEDS. THIS AREA SHALL NOT BE USED FOR ANY OTHER PURPOSE, INCLUDING TEMPORARY USES.

7. REQUEST WAIVER FOR LANDSCAPING BUFFER REDUCTIONS DUE TO PRESERVATION OF IDENTIFIED TREES.

8. WAIVER REQUEST TO ACCEPT THE EXISTING CONDITIONS AS THE LANDSCAPED BUFFERS RATHER THAN IMPROVING THE BUFFERS TO 'SEMI-OPAQUE' BUFFERS AS REQUIRED BY THE MEBANE UDO ARTICLE 6-3.5.

BUFFER ZONE AREA CALCULATIONS

WEST SIDE BOUNDARY AREA	1,520 SQ. FT.
WEST SIDE FRONT AREA	12,825 SQ. FT.
EAST SIDE AREA	4,770 SQ. FT.
TOTAL DISTURBED AREA IN BUFFERS	19,115 SQ.FT.
TOTAL UNDISTURBED FRONT LAWN AREA 19,397 SQ. FT.	

Mr. Meador read aloud a letter from Brent and Coral Dudley, abutting property owners directly east of the property, which stated they are in agreeance with the Meador’s waiver requesting to

eliminate the required 50' of semi-opaque buffers around the perimeter which would allow retaining a view of the pond.

Parking and driveway areas

- Requesting waiver from 42 required to 34 spaces.
 - Building size (< 4800 sq.ft.) would only require 24 spaces, but adding outdoor functional spaces (for a total of 8399 sq. ft.) increased requirement to 42 spaces.
 - Planning staff advised removing 4 spaces from plan due to proximity of neighbor.
 - Offsite parking with shuttle service will be utilized for events requiring more parking spaces.
- No on-street parking will be allowed.
- Requesting waiver from paved parking and curb and gutter requirements in order to preserve the historic integrity of the property.
- NCDOT has advised that a reduced driveway entrance on the west side would likely be acceptable (18' rather than 20') due to the placement of an historic stone column and mature cedar tree on a small embankment

<p>2. ON STREET PARKING SHALL NOT BE PERMITTED.</p> <p>3. RETREAT/CONFERENCE CENTER FOOTPRINT: 8399 SQ. FT. 42 PARKING SPACES REQUIRED. 34 PARKING SPACES PROVIDED.</p> <p>4. WAIVER REQUEST FROM MEBANE UDO 6-4.4.C(4) REQUIRING CURB AND GUTTER FOR MORE THAN 12 PARKING SPACES.</p> <p>5. WAIVER REQUEST FROM MEBANE UDO 6-4.4.C(1) REQUIRING PAVING OF ALL DRIVEWAYS AND PARKING AREAS.</p> <p>6. DRIVEWAY OBSTRUCTIONS THAT LIMIT THE WEST SIDE ARE THE EMBANKMENT, STONE COLUMN, & CEDAR TREE.</p>
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Mr. Meador ended the presentation stating that it is important to them to be good neighbors.

Curtis and Jeanette Sellars, 200 S. Eleventh Street, homeowners directly beside the property, shared concerns with the fact that there will be limited parking for events and folks may park on the streets. They also shared concerns with the possibility of heavy traffic and noise during events.

Frank Ascott, abutting property owner at 7928 E. Washington Street, spoke in favor of the request. He commended the work the Meadors have completed thus far and thinks the project is something Mebane will be proud of.

Marty Bean, abutting property owner at 7820 E. Washington Street, spoke in favor of the request. The Bean family were owners of the property years ago and he stated all of the Bean family are very thankful for the work the Meadors have done to restore the home and to preserve the history. He stated just like the Dudleys, they would like the pond to stay unobstructed.

Iza Reyes, 304 Stratford Drive, Mebane, questioned what the City's regulations are on towing. Mr. Bradley replied, should there be any complaints with parking in front of someone's driveway or on the street in front of someone's home, the police department would be called and a tow truck would respond if necessary.

Mike Hill, 3931 N. Hampton Road, Durham, stated he is not a neighbor of the property but he can bring a different prospective on the matter and he hopes that Council will support the Meador's efforts. As the developer of the White Furniture Lofts, he said he could speak about historical preservation as it is near and dear to his heart but he wants to take a different direction. He stated while working on the downtown Durham projects years ago, he was often involved with a great deal of economic development and recruitment of companies who were looking at relocating to the triangle area which is really relevant because when he brings in investors into Mebane to show them White Furniture, they are amazed at the progress Mebane has made during the last several years. He said quality of life is one of the main driving factors when companies are making decisions about where they want to be located. He thinks Mebane is doing great things to enhance the quality of life for its citizens and the Meador project is a tremendous asset to for the community.

Mr. Boney, Editor/Owner of Alamance News, asked for clarification of the uses. Mr. Stober replied they are Conference/Retreat Center and Bed and Breakfast or Tourist Home for the primary uses and five (5) accessory uses: Accessory Uses and Structures (Customary), Fence, Wall, Signs, Swimming Pool and Arts and Crafts Show (Temporary).

Ms. Auditori made a motion, seconded by Mr. Bradley, to close the Public Hearing. The motion carried unanimously. Mr. Bradley made a motion, seconded by Ms. Philipps to approve the Motion to approve the B-2 (CD) rezoning as presented and a motion finding that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design* because the request:

- a. Is a conditional rezoning request that limits its potential "General Business" uses to ones that will use the existing residence for business purposes, thereby being largely harmonious with the residential area and minimizing negative impacts;
- b. 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); and
- c. Serves Mebane CLP Growth Management Goal 1.2 by "...support[ing] historic Downtown Mebane's culture: aesthetic, walkability, bikeability, shopping, dining, and housing options.". (pp.17 & 82);

The motions carried unanimously. Council thanked the Meadors for their hardwork on this project and for gifting such a beautiful place to the community.

By motion of Ms. Philipps, seconded by Mr. Ewing, Council unanimously voted to bring Mr. Greene back to the meeting. The motion carried unanimously.

Mayor Hooks called for a break at 8:09pm and called the meeting back to order at 8:19pm.

A Public Hearing was held on a request from TRG Capital, LLC for a contiguous annexation containing approximately 0.92 acres located at 7928 E. Washington Street. No one from the public spoke. Ms. Philipps made a motion, seconded by Mr. Greene, to close the Public Hearing. The motion carried unanimously. Ms. Philipps made a motion, seconded by Mr. Bradley, to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 0.92 acres. The motion carried unanimously.

Mr. Stober gave a recap of the Summerhaven request as it has been continued for several months. He stated that the project is outside the City limits and the developer, Desco Holdings, LLC, will not be submitting for annexation. The project is in the southwest border of Mebane's ETJ on Hwy 119 at Kimrey Road. It is currently zoned R-20 and the applicant is not requesting a rezoning of the three (3) properties. It is a largely rural area, adjacent to a B-2 property however it is historically owned by the Presbyterian rest home. The applicant will be relying on on-site septic treatment for wastewater needs and using Orange Alamance Water System, Inc., services for water service needs. Mr. Stober stated the City Engineer provided a letter stating the utilities provided would be satisfactory for the residents of the 78 proposed lots. Mr. Stober went onto explain that since the last meeting, there has been a couple of revisions, as stated at that meeting the UDO requirements for subdivisions are satisfied by the submitted plat, however there were concerns about the traffic on Hwy 119 and also internal to the site because there is a potential school proposed for the 14 acres to the north of the property. He said we now know that school is Bradford Academy seeking a new campus. He said Bradford Academy had a Traffic Impact Analysis conducted and because they are a school, a whole set of rules kick in about review by NCDOT. NCDOT had sixty (60) days to review the TIA and they came to the conclusion that the TIA and transportation improvements proposed on Hwy 119 and internal to the property would be satisfactory. The City now has a TIA requirement as well and the TIA was reviewed by Ramey Kemp, the City's consultant, and they too had a similar professional opinion that the proposed transportation improvements onsite and on Hwy 119 were satisfactory. Mr. Stober said finally, as a separate matter, a payment in lieu was proposed at the last public meeting and the applicant has since provided a revised drawing showing that the four (4) acre stream area is proposed to be used as a walking trail. Currently in the UDO, a payment in lieu is an option that applicants can propose for Council's consideration. The payment in lieu is approximately \$16,000, otherwise the applicant proposes to build a walking trail around the creek and its four plus acres that would connect to the mail kiosk over near the traffic circle.

Mr. Bradley asked if there are any riparian buffer requirements that would cause concerns with walking trails in a stream buffer area. Mr. Stober said walking trails are commonly allowed in stream buffers; there will be a buffer disturbance permit that the City would need to review, then consult with the State to allow it as an exemption.

Mr. Greene asked if the 4 acres is sufficient based on the number of homes. Mr. Stober replied yes, the UDO only requires 2.2 acres for the 78 homes.

Amanda Hodierne, 804 Green Valley Road, Greensboro, NC, 27408, attorney representing the applicant, stated Mr. Stober did a nice job of summarizing but she would like to speak regarding the new information with the trail. She stated what her client would like to do make this as simplified as possible and they are happy to whichever option under the City's ordinance is most appropriate. She said originally, they were planning to move forward with the payment in lieu plan because in looking at this particular site they did not have wide swaths of greenbelt to connect to, to create a nice connection to the other trails in the City which she feels is what the spirit and intent of this ordinance seeks to do. So, the payment in lieu gives the City a piggybank to buildup, to work towards that goal and other measures, however, in case that does not quite suit the Council, they decided to show what they can offer in terms of an onsite recreation opportunity which is the out and back style of walking trail near the mail kiosk. She said there is a third option, which would allow for the HOA to maintain the walking trail.

Mr. Bradley asked what the structure of the trail would be. Ms. Hodierne said their preference would be a compact earthen trail that would be suitable for trail running but if that is not what the Council would like, they could also do a mulch trail. They would like to keep it natural.

Mr. Bradley said, he cannot speak for the other Councilmembers but he would prefer to take the payment in lieu. Ms. Philipps said her preference for onsite recreational facilities are playgrounds, ballfields and places where people can gather. She said she did not feel it was much of an offer for recreational space for the future residents of the neighborhood. Ms. Auditori said she agrees with Ms. Philipps. She feels that \$16,000 is inadequate and the proposed plan is not what she thinks of when she reads the ordinance that references public open space in a subdivision.

Mr. Ewing asked if there are any other options for green space at this site. Ms. Hodierne said the plan shows the proposed space as the most suitable in terms of utilizing natural areas. She said that is why she feels the ordinance allows for the two options for cases like this where there is not a great spot for open recreation space.

Mr. Laughead shared a concern with septic cesspool for 78 homes.

Melanie Tufts, 2832 Nereus Drive, Mebane, stated she is concerned with where the wildlife in the stream area will go. She also asked how residents on her road would access their homes when the subdivision is built. Mr. Rollins showed her the route on the map. Mr. Rollins and Ms. Hodierne assured Ms. Tufts that residents on Nereus Drive would have continuous access to their road during via a public road during construction and after. Ms. Philipps asked how many homes are located on Nereus Drive. Mr. Stober stated three properties, two homes and one vacant property.

Elliot Erwin, 2872 Nereus Drive, Mebane, said he is pleased that the plan shows the stream buffer being used as a hiking trail because there is a lot of habitat in that area.

Mr. Bradley made a motion to accept the subdivision plat as presented with the option of a payment in lieu. No one seconded the motion. Mayor Hooks stated the motion dies.

Ms. Auditori made a motion to deny the subdivision plat as presented because the property is located in the G-2 residential growth area which is supposed to promote conservation development and to her this project is not conservation development. Mr. Ewing seconded the motion. Mr. Bradley asked Ms. Auditori if her motion to deny was because of the density. Ms. Auditori replied conservation development. Mayor Hooks called for a vote and the motion to deny passed unanimously.

Ms. Hodierne asked Mr. Brown for guidance on the considerations that would warrant a denial of an UDO requirement subdivision that is not a legislative decision. Mr. Brown stated he would be happy to discuss with her tomorrow. She then asked what would our relief or remedy from this type of action be. He again stated he would be happy to discuss that tomorrow.

Chief Caldwell presented a request for Council’s consideration to approve the allocation of funds for purchasing the following items with Federal Equitable Sharing Funds and the necessary budget amendment.

- 1. Replacement of 2 Special Service Vehicles assigned within the Support Services Division:
 - a. Ford Explorer – \$37,786 (Replacing 2009 Ford Edge – 107,612 miles)
 - b. Chevrolet Tahoe – \$39,510 (Replacing 2011 Chevrolet Tahoe – 105,000 miles)
- 2. Alpha Card-ID Card Machine – \$2,102 (Updating the department’s ID Card Machine to be more efficient with producing ID Cards for our employees. This will ensure that our sworn personnel have updated Police Identification that is required when carrying weapons while not on-duty).
- 3. Brady Integrated Security-Door Access – \$10,950 (The door access control system needs upgrading to ensure building security).
- 4. Technical Server/Systems Migration – \$8,960 (Our current Records Management System needs to be upgraded to ensure records retention and operability).

The proposed purchases would use \$99,308 of the accumulated \$220,845 of funds currently on hand from the equitable sharing program. Ms. Philipps made a motion, seconded by Mr. Ewing, to approve the allocation of funds for purchasing the requested items with Federal Equitable Sharing Funds and the necessary budget amendment. Mr. Bradley asked if the purchase of the two vehicles will complete the need from last budget. Chief Caldwell said they will be coming back to request more use of forfeiture funds to complete the process. The reason they are not asking for all of it tonight is because the vehicles they are looking at are not in production at this time. The motion carried unanimously.

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
GENERAL FUND			
Police	\$4,189,118	\$ 99,308	\$4,288,426

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
GENERAL FUND			
Appropriated Fund Balance	\$3,195,204	\$ 99,308	\$3,294,512

This the 3rd day of February, 2020.

Mr. Cheek presented a request for Council’s consideration to approve a new Planner position at Grade 14. He explained that the position was requested in the budget last year in anticipation of the problems staff is currently experiencing which is overwhelming growth. He said the City only has two (2) employees in the Planning Department and this year staff forecast receiving the most building permits ever. The request is before Council tonight because staff would like to begin the hiring process and have someone hired by late March, early April to enable staff to catch up with all the growth. Mr. Stober presented supporting statistics within a PowerPoint showing the need for immediately hiring a Planner.

Mr. Bradley said he does not mean to sound insensitive but how does the need for a Planner outweigh the personnel needs of other departments in the City due to the unprecedented

growth. He said he is not denying that it is not necessary but he questions how necessary it is in comparison of everything else. Mr. Cheek said he feels the request is urgent enough to get some help for Planning right now.

After considerable discussion, Mr. Bradley made a motion, seconded by Ms. Philipps, to approve the new Planner position at Grade 14. The motion carried unanimously.

Mr. Boney made comments regarding personnel positions being added outside of the usual budget cycle.

Mr. Cheek made an announcement about the upcoming 2020 Census. He covered important dates and spoke of the efforts being taken to encourage participation.

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

Attest: _____
Stephanie W. Shaw, City Clerk

Ed Hooks, Mayor

The White House

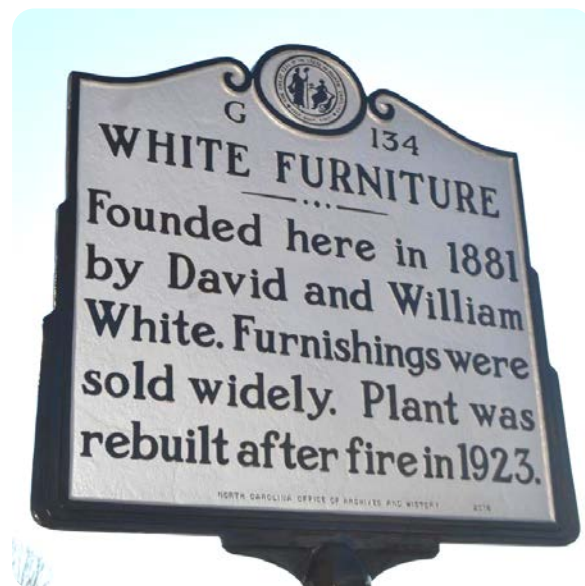
7920 E Washington Street

Mebane City Council
February 3, 2020 Meeting



- **Historical Significance**
- **Vision & Plans**
- **Rezoning & Annexation**





Historical Significance

Prior owners

- Robert & William Bingham <1871
 - Founders of Bingham School
- Eliza Bingham Penick 1871
 - Sister of Bingham School founders
- Arthur White 1890
 - Father of White Furniture founders
- James Samuel White 1891-2
 - President of White Furniture Company, brother of founders.
- Phonse Bean & Bernie Bean 1949/1965
 - Both Executives of White Furniture
 - Both "Maker of Modern Mebane" award recipients.







1920's



1950's



2018

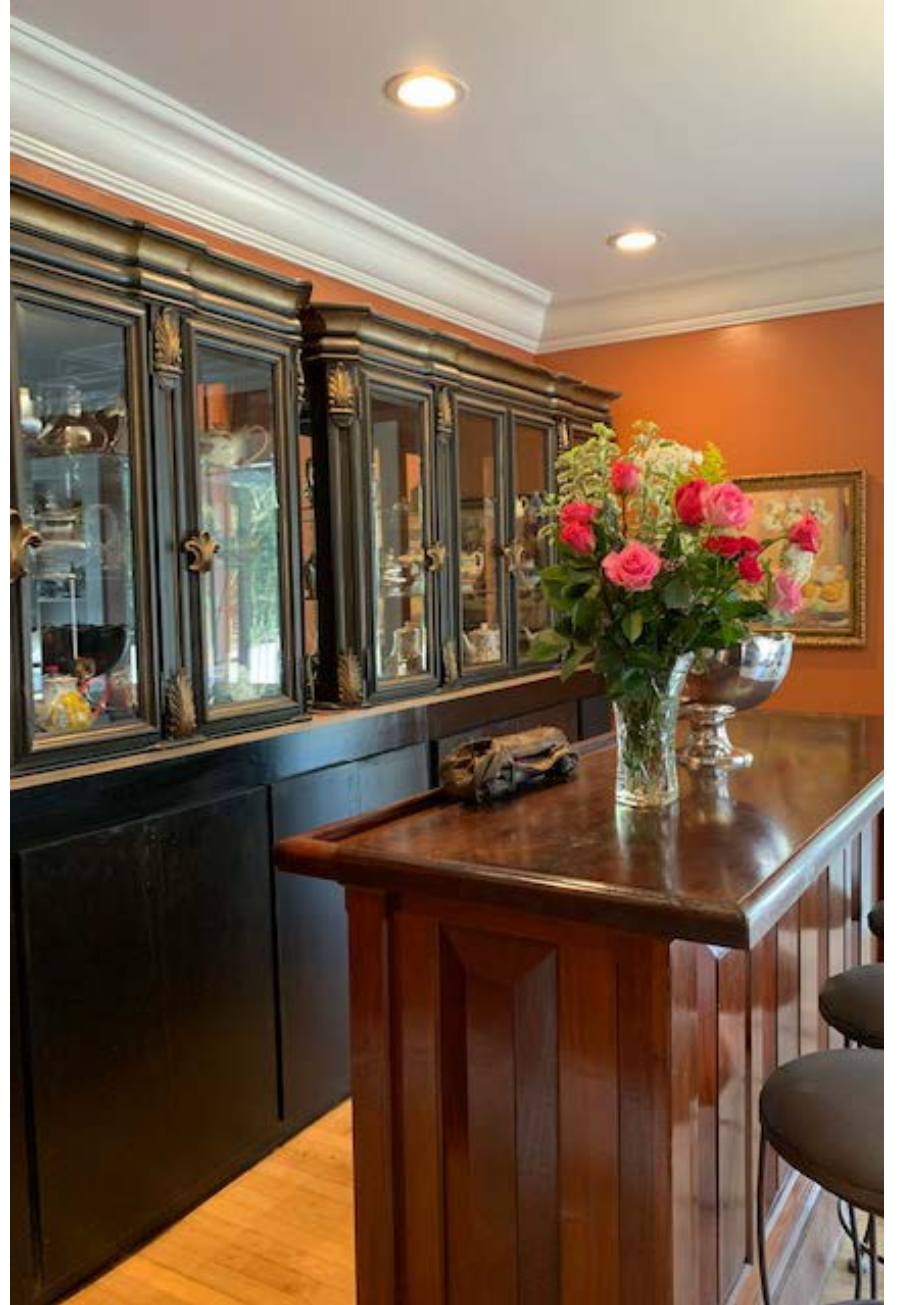
Views from the past and pre-renovation















Completion Plan

- **ADA Compliance**
 - Accessible parking, building access and restroom in place, with some further modifications planned (adding one more handicapped access parking spot & ramp to patio space).
- **Structural**
 - Floor loading has been assessed during project based on commercial code.
 - Support columns will be added to upstairs deck, based on engineer's evaluations.
- **Fire and safety**
 - Signage, compliant doorways, fire extinguishers and commercial HVAC smoke detectors will be added and adjusted as required.
- **Septic system**
 - We will connect to city sewer, even though Orange County Health has a plan to upgrade the existing septic system to meet requirements for the White House uses.
 - Request is being made to be annexed into the city limits.

Our vision for the White House on Washington

*“A gracious space to gather.
Capturing our history and
celebrating life with family & friends.”*



Unless the Lord builds the house,
they labor in vain who build it.







Our history in the Mebane community

Positively Charming



The Mebane Downtown Table



Reed's Coffee

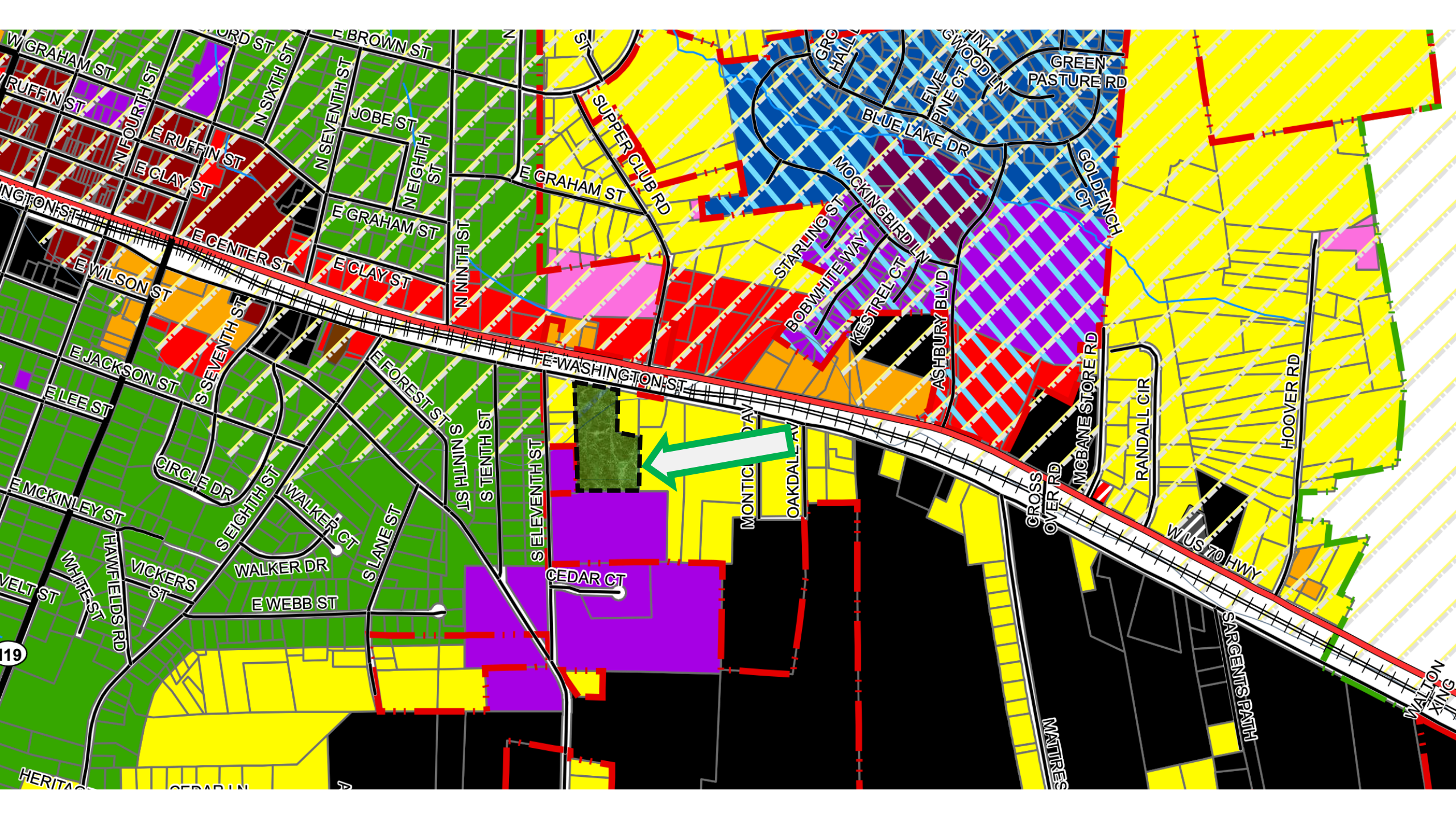


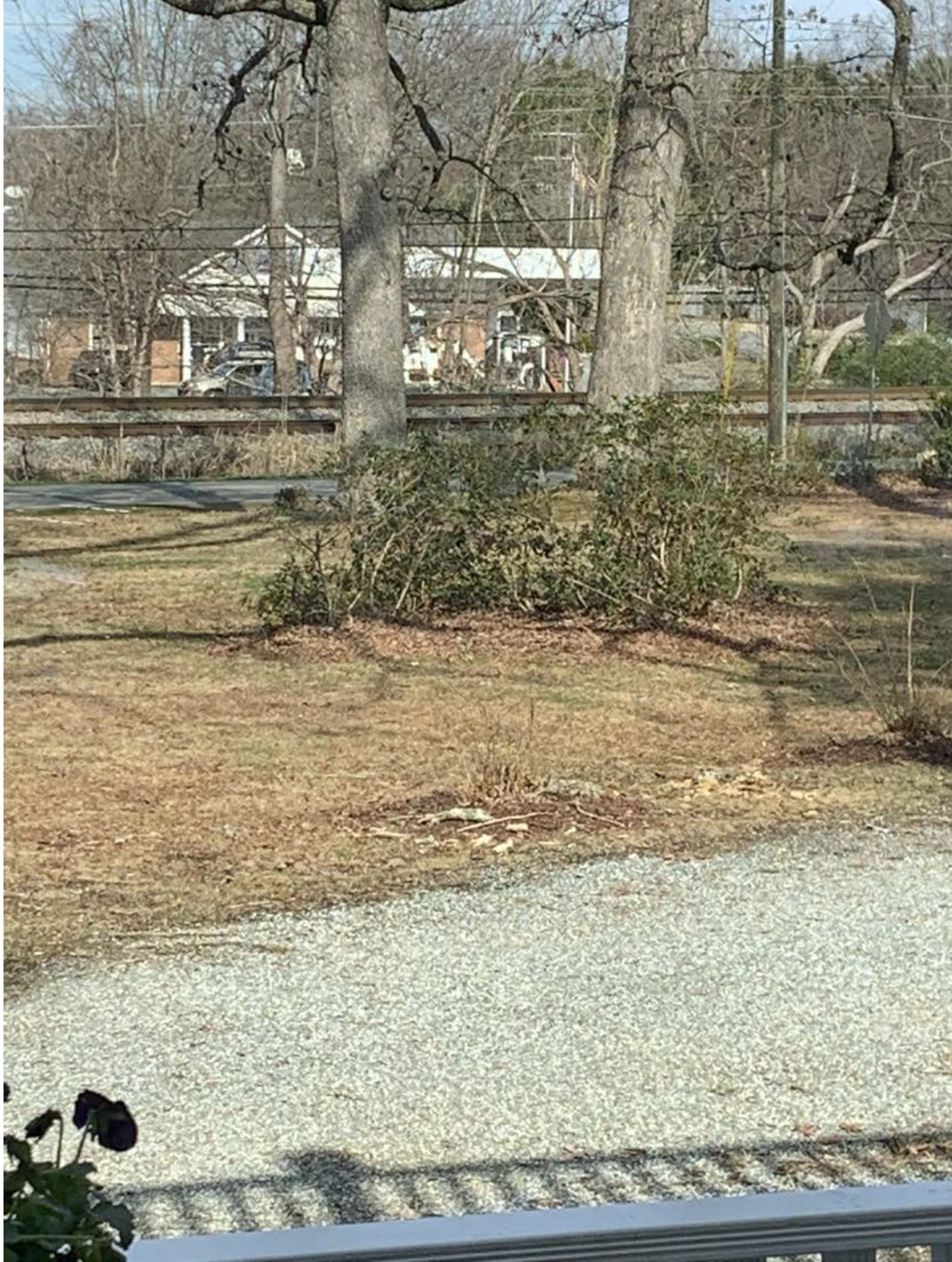
Fine + Folk Art Carolina

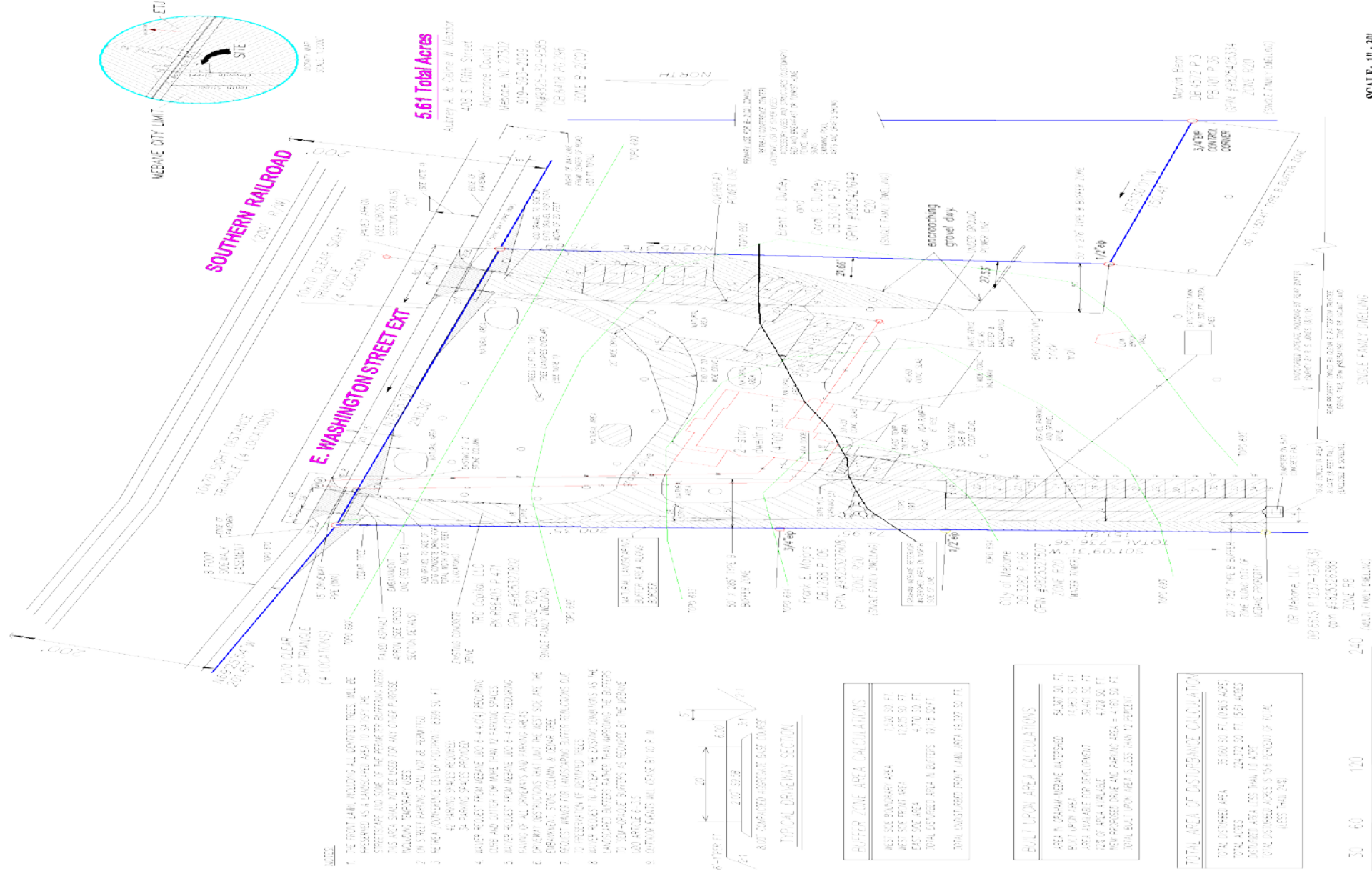


Rezoning Request

- Request for B2(CD) conditional rezoning with limited use.
- Primary use: Retreat/Conference center
- Additional request for Contiguous Annexation into the City of Mebane
- Goals:
 - Preserve and share this significant piece of Mebane's history
 - Maintain the historical integrity and residential look and feel
 - Stay in harmony with the surrounding neighborhood
 - Be a good, considerate neighbor
 - Work with the City to create a safe, attractive and appropriate environment
 - Provide a place to showcase the quality of life in Mebane







GRAPHIC SCALE

SCALE: 1" : 30'

SITE PLAN

15

Date: 16/2020

Revisions:

Date 12/12/2020

THE WHITE HOUSE
7920 E. WASHINGTON STREET
Mebane, North Carolina 27302

Drawn By:
John W. Allred

3371 Stacy Min. Rd.
Burlington, NC 27207
(336) 421-7227
journ@jcd.com

John W. Allred, P.E.
Consulting Engineers



Partial waivers requested for buffer zones.

- TRC guidance stated that reduction of buffer zones could be offset by dedication of an undisturbed area on front lawn.
- Maintain the residential look of the neighborhood.
- Respect wishes of immediate neighbors
- Will work with City staff to add appropriate plantings that meet with City approval and our neighbors.
- Existing buffer areas have mature plantings.
- Existing trees will be maintained.

1. THE FRONT LAWN, INCLUDING ALL IDENTIFIED TREES, WILL BE PRESERVED AS A LANDSCAPED AREA TO SATISFY THE STREETSCAPE AND SOME OF THE PERIMETER BUFFERING NEEDS. THIS AREA SHALL NOT BE USED FOR ANY OTHER PURPOSE, INCLUDING TEMPORARY USES.

7. REQUEST WAIVER FOR LANDSCAPING BUFFER REDUCTIONS DUE TO PRESERVATION OF IDENTIFIED TREES.
8. WAIVER REQUEST TO ACCEPT THE EXISTING CONDITIONS AS THE LANDSCAPED BUFFERS RATHER THAN IMPROVING THE BUFFERS TO 'SEMI-OPAQUE' BUFFERS AS REQUIRED BY THE MEBANE UDO ARTICLE 6-3.5.

BUFFER ZONE AREA CALCULATIONS	
WEST SIDE BOUNDARY AREA	1,520 SQ. FT.
WEST SIDE FRONT AREA	12,825 SQ. FT.
EAST SIDE AREA	4,770 SQ. FT.
TOTAL DISTURBED AREA IN BUFFERS	19,115 SQ.FT.
TOTAL UNDISTURBED FRONT LAWN AREA 19,397 SQ. FT.	

Parking and driveway areas

- Requesting waiver from 42 required to 34 spaces.
 - Building size (< 4800 sq.ft.) would only require 24 spaces, but adding outdoor functional spaces (for a total of 8399 sq. ft.) increased requirement to 42 spaces.
 - Planning staff advised removing 4 spaces from plan due to proximity of neighbor.
 - Offsite parking with shuttle service will be utilized for events requiring more parking spaces.
- No on-street parking will be allowed.
- Requesting waiver from paved parking and curb and gutter requirements in order to preserve the historic integrity of the property.
- NCDOT has advised that a reduced driveway entrance on the west side would likely be acceptable (18' rather than 20') due to the placement of an historic stone column and mature cedar tree on a small embankment.

2. ON STREET PARKING SHALL NOT BE PERMITTED.
3. RETREAT/CONFERENCE CENTER FOOTPRINT: 8399 SQ. FT.
42 PARKING SPACES REQUIRED.
34 PARKING SPACES PROVIDED.
4. WAIVER REQUEST FROM MEBANE UDO 6-4.4.C(4) REQUIRING CURB AND GUTTER FOR MORE THAN 12 PARKING SPACES.
5. WAIVER REQUEST FROM MEBANE UDO 6-4.4.C(1) REQUIRING PAVING OF ALL DRIVEWAYS AND PARKING AREAS.
6. DRIVEWAY OBSTRUCTIONS THAT LIMIT THE WEST SIDE ARE THE EMBANKMENT, STONE COLUMN, & CEDAR TREE.

To be a good neighbor

- Not obstruct our neighbors' present view of the pond, as per their requests
- Fit into the neighborhood, not to look like a commercial property
- Cease all outdoor activities by 10pm.
- Work with city and neighbors to place additional plantings within the buffer zone, where suggested.
- We are reclaiming an abandoned property, with evidence of drug use, vagrancy and vandalism prior to renovation, subsequently enhancing property values.

9. OUTDOOR EVENTS WILL CEASE BY 10 P. M.



Aubrey & Celine Meador
408 South Fifth St.
Mebane, NC 27302



AGENDA ITEM #3B

Final Plat for Right of Way and Utility Easement at The Flats at Arrowhead

Presenter

Cy Stober, Development Director

Applicant

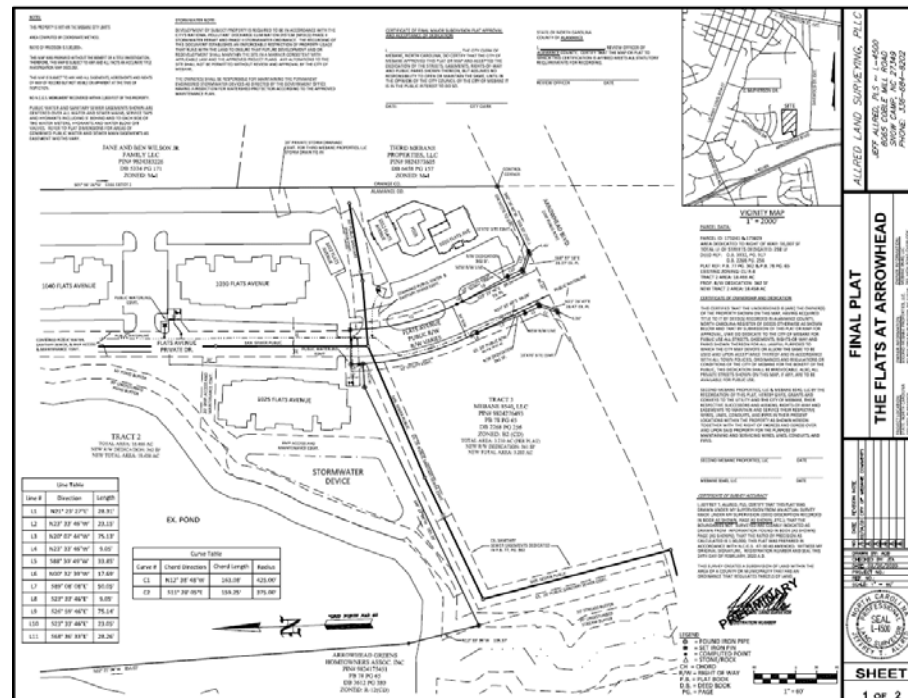
Second Mebane Properties, LLC,
P.O. Box 2958
Burlington, NC 27216

Mebane 8540, LLC
265 High Road Overlook
Hendersonville, NC 28739

Public Hearing

Yes ☐ No ☒

Final Plat



Property

1010 – 1065 Flats Ave.,
Mebane, Alamance County
GPINs
9824287152
9824276493

Proposed Zoning

N/A

Current Zoning

CU-R-8 & B-2(CD)

Size

+/- 18.466 acres

Surrounding Zoning

R-20, R-12(CD), B-2(CD), &
M-1

Surrounding Land Uses

Residential, Industrial,
Warehouse Storage, Vacant

Utilities

Extended at developer's
expense.

Floodplain

No

Watershed

No

City Limits

Yes

Summary

Second Mebane Properties, LLC, and Mebane 8540, LLC, are requesting approval of the Final Plat for Right of Way and utility easements at the The Flats at Arrowhead apartments were approved by City Council 12/05/16. This Final Plat will include +/-298 linear feet of streets, +/-16,007 s.f. of dedicated right of way and the easements as shown on the plat.

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

Financial Impact

The developer has extended utilities at his own expense.

Recommendation

Staff recommends approval of the Final Plat.

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat

NOTES:

THIS PROPERTY IS WITHIN THE MEBANE CITY LIMITS

AREA COMPUTED BY COORDINATE METHOD.

RATIO OF PRECISION IS 1:30,000+.

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THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD BUT NOT VISIBLE OR APPARENT AT THE TIME OF INSPECTION.

NO N.C.G.S. MONUMENT RECOVERED WITHIN 2,000 FEET OF THIS PROPERTY.

PUBLIC WATER AND SANITARY SEWER EASEMENTS SHOWN ARE CENTERED OVER ALL WATER AND SEWER MAINS, SERVICE TAPS AND HYDRANTS INCLUDING 5' BEHIND AND TO EACH SIDE OF THE WATER METERS, HYDRANTS AND WATER BLOW OFF VALVES. REFER TO PLAT DIMENSIONS FOR AREAS OF COMBINED PUBLIC WATER AND SEWER MAIN EASEMENTS AS EASEMENT WIDTHS VARY.

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CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL AND ACCEPTANCE OF DEDICATION

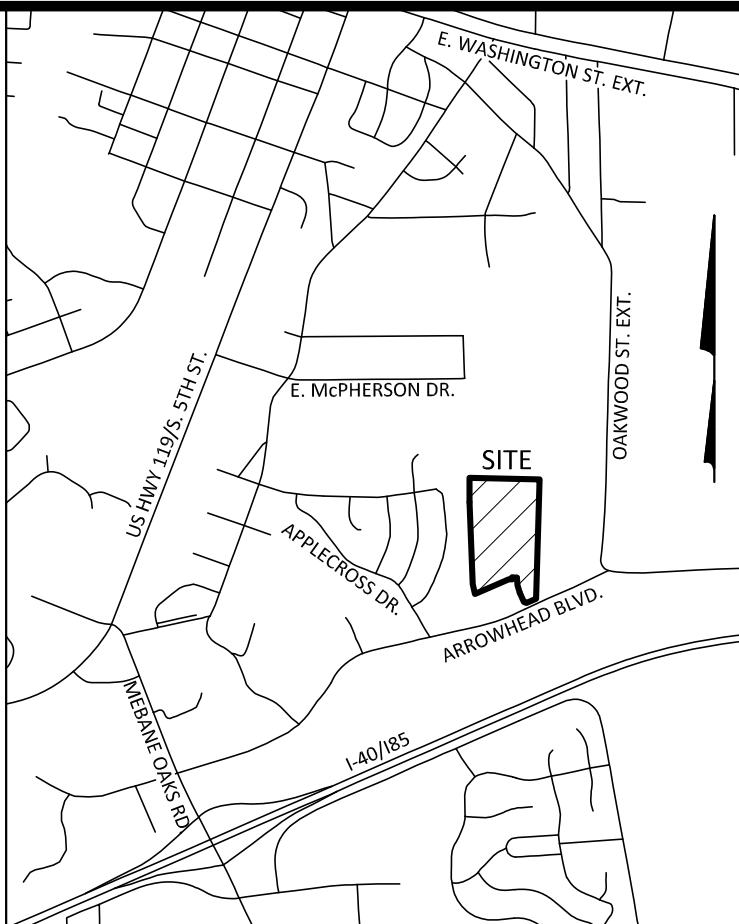
I, _____, THE CITY CLERK OF MEBANE, NORTH CAROLINA, DO CERTIFY THAT THE CITY OF MEBANE APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PARKS SHOWN THEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, UNTIL IN THE OPINION OF THE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

DATE: _____ CITY CLERK _____

STATE OF NORTH CAROLINA
COUNTY OF ALAMANCE

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 _____

VICINITY MAP
1" = 2000'

PARCEL DATA:

PARCEL ID: 173241 & 173629
AREA DEDICATED TO RIGHT OF WAY: 16,007 SF
TOTAL LF OF STREETS DEDICATED: 298 LF
DEED REF: D.B. 3932, PG. 917
D.B. 2268 PG. 256
PLAT REF: P.B. 77 PG. 362 & P.B. 78 PG. 65
EXISTING ZONING: CU R-8
TRACT 2 AREA: 18.466 AC
PROP. R/W DEDICATION: 362 SF
NEW TRACT 2 AREA: 18.458 AC

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 ALAMANCE COUNTY, NORTH CAROLINA REGISTER OF DEEDS OTHERWISE AS SHOWN BELOW AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL, I/WE DO DEDICATE TO THE CITY OF MEBANE FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY AND PARKS SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH ALL TOWN 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.

SECOND MEBANE PROPERTIES, LLC & MEBANE 8540, LLC BY THE RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO THE 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 PROPERTY AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND UPON SAID PROPERTY FOR THE PURPOSE OF MAINTAINING AND SERVICING WIRES, LINES, CONDUITS, AND PIPES.

SECOND MEBANE PROPERTIES, LLC _____ DATE _____

MEBANE 8540, LLC _____ DATE _____

CERTIFICATE OF SURVEY ACCURACY

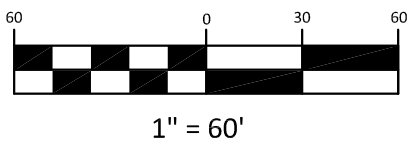
I, JEFFREY T. ALLRED, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AS SHOWN, PAGE AS SHOWN, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK (AS SHOWN) PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:30,000; THIS PLAT WAS PREPARED IN ACCORDANCE WITH N.C.G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 24TH DAY OF FEBRUARY, 2020 A.D.

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



LEGEND

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



JANE AND BEN WILSON JR
FAMILY LLC
PIN# 9824383226
DB 5334 PG 171
ZONED: M-1

S01° 36' 26"W 1244.13(TOT.)

20' PRIVATE STORM DRAINAGE
ESMT. FOR THIRD MEBANE PROPERTIES, LLC
STORM DRAIN TIE-IN

THIRD MEBANE
PROPERTIES, LLC
PIN# 9824373605
DB 6458 PG 157
ZONED: M-1

ORANGE CO.
ALAMANCE CO.CONTROL
CORNERARROWHEAD BLVD.
(100' PUBLIC R/W)S68° 37' 18"E
28.27' EX. PL

104.50(TIE TO BFD)

203.50(TOT.)

10'X70' SITE ESMT.

R/W DEDICATION
362 SF.

NEW R/W LINE

L10

10' UTILITY ESMT.

L9

S23° 33' 46"E
98.06'EX. 50' PUBLIC R/W
SEE P.B. 78 PG. 65R/W DEDICATION
361 SF.

10'X70' SITE ESMT.

L1

N21° 29' 47"E
28.47' EX. PL

4.34'

NEW R/W LINE

L2

N23° 33' 46"E
98.06'

L3

EX. 50' PUBLIC R/W
SEE P.B. 78 PG. 65R/W DEDICATION
361 SF.

10'X70' SITE ESMT.

L4

S23° 33' 46"E
98.06'

L5

N21° 29' 47"E
28.47' EX. PL

4.34'

NEW R/W LINE

L6

N23° 33' 46"E
98.06'

L7

EX. 50' PUBLIC R/W
SEE P.B. 78 PG. 65R/W DEDICATION
361 SF.

10'X70' SITE ESMT.

L8

S23° 33' 46"E
98.06'

L9

N21° 29' 47"E
28.47' EX. PL

4.34'

NEW R/W LINE

L10

N23° 33' 46"E
98.06'

L11

EX. 50' PUBLIC R/W
SEE P.B. 78 PG. 65R/W DEDICATION
361 SF.

10'X70' SITE ESMT.

L12

N21° 29' 47"E
28.47' EX. PL

4.34'

NEW R/W LINE

L13

N23° 33' 46"E
98.06'

L14

EX. 50' PUBLIC R/W
SEE P.B. 78 PG. 65R/W DEDICATION
361 SF.

10'X70' SITE ESMT.

L15

N21° 29' 47"E
28.47' EX. PL

4.34'

NEW R/W LINE

L16

N23° 33' 46"E
98.06'

L17

EX. 50' PUBLIC R/W
SEE P.B. 78 PG. 65R/W DEDICATION
361 SF.

10'X70' SITE ESMT.

L18

N21° 29' 47"E
28.47' EX. PL

4.34'

NEW R/W LINE

L19

N23° 33' 46"E
98.06'

L20

EX. 50' PUBLIC R/W
SEE P.B. 78 PG. 65R/W DEDICATION
361 SF.

10'X70' SITE ESMT.

L21

N21° 29' 47"E
28.47' EX. PL

4.34'

NEW R/W LINE

L22

N23° 33' 46"E
98.06'

L23

EX. 50' PUBLIC R/W
SEE P.B. 78 PG. 65R/W DEDICATION
361 SF.

10'X70' SITE ESMT.

L24

N21° 29' 47"E
28.47' EX. PL

4.34'

NEW R/W LINE

L25

N23° 33' 46"E
98.06'

L26

EX. 50' PUBLIC R/W
SEE P.B. 78 PG. 65R/W DEDICATION
361 SF.

10'X70' SITE ESMT.

L27

N21° 29' 47"E
28.47' EX. PL

4.34'

NEW R/W LINE

L28

N23° 33' 46"E
98.06'

L29

EX. 50' PUBLIC R/W
SEE P.B. 78 PG. 65R/W DEDICATION
361 SF.

10'X70' SITE ESMT.

L30

N21° 29' 47"E
28.47' EX. PL

4.34'

NEW R/W LINE

L31

N23° 33' 46"E
98.06'

L32

EX. 50' PUBLIC R/W
SEE P.B. 78 PG. 65R/W DEDICATION
361 SF.

10'X70' SITE ESMT.

L33

N21° 29' 47"E
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4.34'

NEW R/W LINE

L34

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L35

EX. 50' PUBLIC R/W
SEE P.B. 78 PG. 65R/W DEDICATION
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10'X70' SITE ESMT.

L36

N21° 29' 47"E
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4.34'

NEW R/W LINE

L37

N23° 33' 46"E
98.06'

L38

EX. 50' PUBLIC R/W
SEE P.B. 78 PG. 65R/W DEDICATION
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L39

N21° 29' 47"E
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4.34'

NEW R/W LINE

L40

N23° 33' 46"E
98.06'

L41

EX. 50' PUBLIC R/W
SEE P.B. 78 PG. 65R/W DEDICATION
361 SF.

10'X70' SITE ESMT.

L42

N21° 29' 47"E
28.47' EX. PL

4.34'

NEW R/W LINE

L43

N23° 33' 46"E
98.06'

L44

EX. 50' PUBLIC R/W
SEE P.B. 78 PG. 65R/W DEDICATION
361 SF.

10'X70' SITE ESMT.

L45

N21° 29' 47"E
28.47' EX. PL

4.34'

NEW R/W LINE

L46

N23° 33' 46"E
98.06'

L47

EX. 50' PUBLIC R/W
SEE P.B. 78 PG. 65R/W DEDICATION
361 SF.

10'X70' SITE ESMT.

L48

N21° 29' 47"E
28.47' EX. PL

4.34'

NEW R/W LINE

L49

N23° 33' 46"E
98.06'

L50

EX. 50' PUBLIC R/W
SEE P.B. 78 PG. 65R/W DEDICATION
361 SF.

10'X70' SITE ESMT.

L51

N21° 29' 47"E
28.47' EX. PL

4.34'

NEW R/W LINE

L52

N23° 33' 46"E
98.06'

L53

EX. 50' PUBLIC R/W
SEE P.B. 78 PG. 65R/W DEDICATION
361 SF.

10'X70' SITE ESMT.

L54

N21° 29' 47"E
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4.34'

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L56

EX. 50' PUBLIC R/W
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L57

N21° 29' 47"E
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4.34'

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L58

N23° 33' 46"E
98.06'

L59

EX. 50' PUBLIC R/W
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10'X70' SITE ESMT.

L60

N21° 29' 47"E
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4.34'

NEW R/W LINE

L61

N23° 33' 46"E
98.06'

L62

EX. 50' PUBLIC R/W
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10'X70' SITE ESMT.

L63

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L64

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98.06'

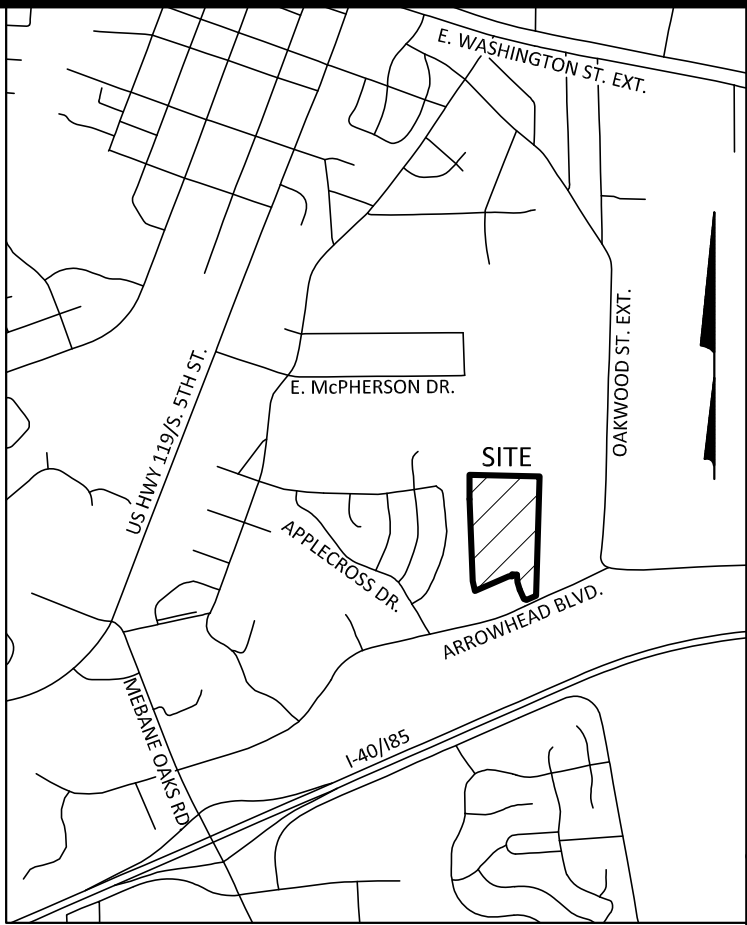
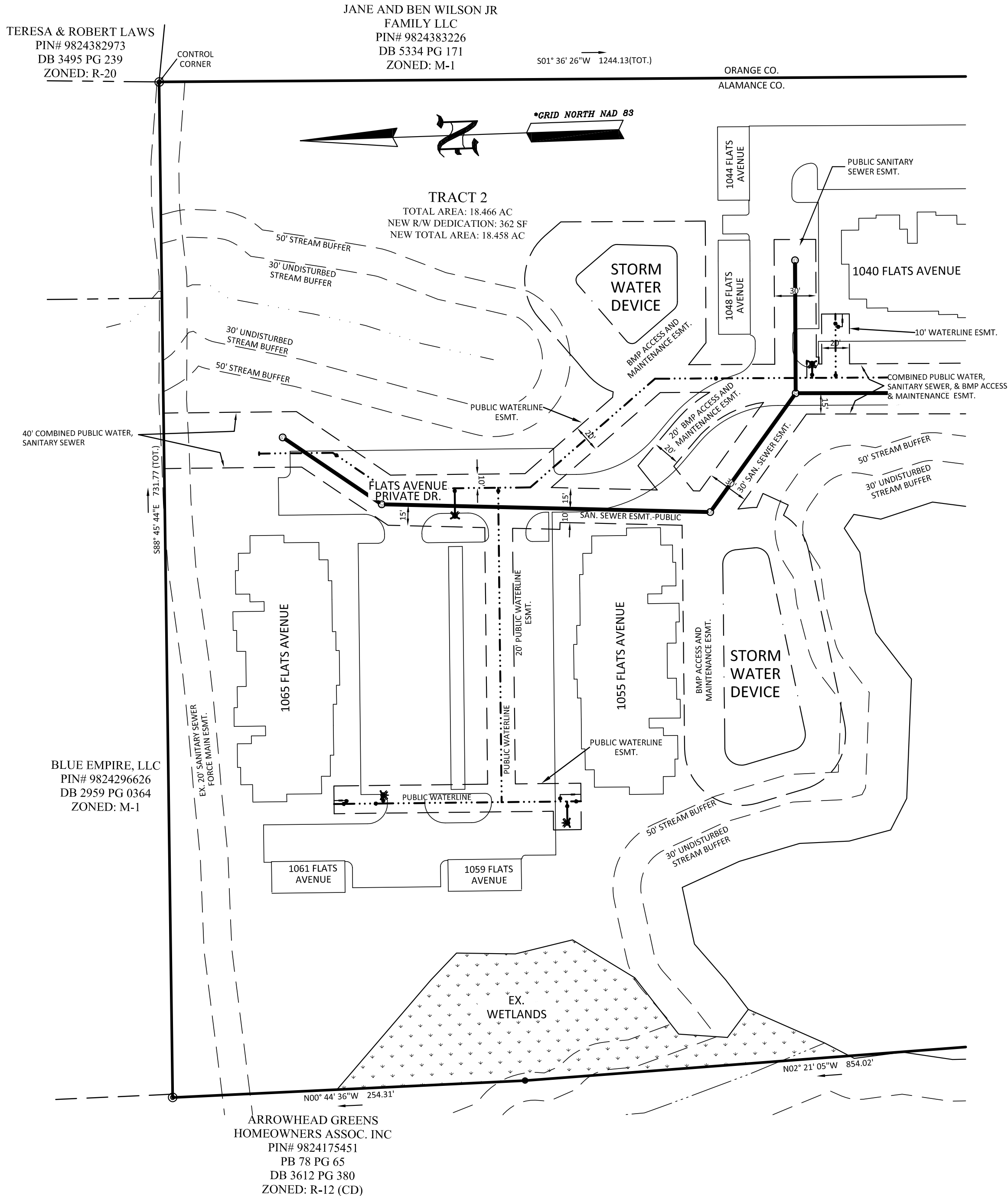
L65

EX. 50'

STATE OF NORTH CAROLINA
COUNTY OF ALAMANCE

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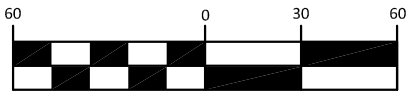
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D.B. = DEED BOOK
PG. = PAGE



ALLRED LAND SURVEYING, PLLC

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

RIGHT OF WAY DEDICATION AND UTILITY
EASEMENT FINAL PLAT

THE FLATS AT ARROWHEAD

OWNER INFORMATION:
SECOND MEBANE PROPERTIES, LLC
PO BOX 2958 BURLINGTON, NC 27216
(336) 227-8851

OWNER INFORMATION:
SECOND MEBANE PROPERTIES, LLC
PO BOX 2958 BURLINGTON, NC 27216
(336) 227-8851

PROJECT LOCATION:
STATE: NORTH CAROLINA
COUNTY: ALAMANCE
TOWNSHIP: MEBANE

NO.	DATE	REVISION	NOTE
1	02/24/20		CITY OF MEBANE COMMENTS
2			
3			
4			
5			

DRAWN BY: AGB
CHECKED BY: JTA
DATE: 02/20/2020
PROJECT NO.:
REF. NO.:
SCALE: 1" = 60'



SHEET

2 OF 2



AGENDA ITEM #3C

Final Subdivision Plat – Cambridge Park, Phase 1B (Re-Approval)

Presenter

Cy Stober, Development Director

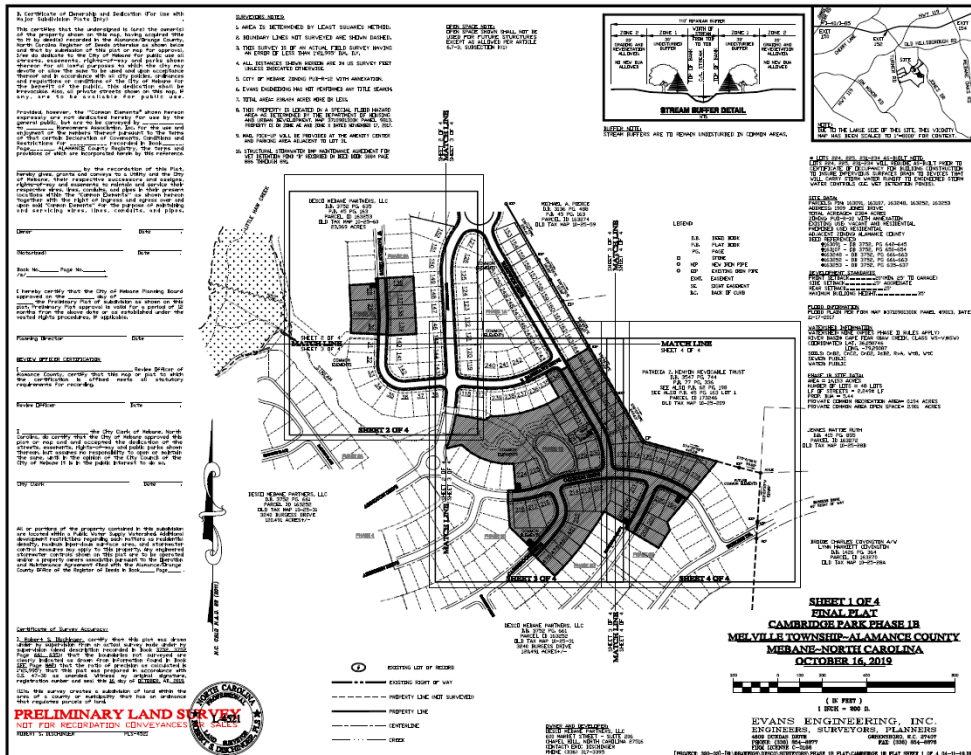
Applicant

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

Public Hearing

Yes ☐ No ☒

Final Plat



Property

Cambridge Park,
Alamance County

GPINs
9813375254
9813351154

Proposed Zoning

N/A

Current Zoning

R-12

Size

+/- 14.153 acres

Surrounding Zoning

R-12 & not zoned
(Alamance County)

Surrounding Land

Uses

Residential, Mobile
Home Park, Vacant

Utilities

Extended at
developer's expense.

Floodplain

Yes

Watershed

Yes

City Limits

Yes

Summary

This final plat was previously approved by the Mebane City Council at their December 2, 2019, meeting. The developer has not recorded the plat with the Alamance County Register of Deeds within 90 days of the approval, necessitating further action by the City Council, per the City of Mebane Unified Development Ordinance, Article 7.

Desco Mebane Partners, LLC, is requesting approval of the Final Plat for Phase 1B of the Cambridge Park Subdivision (approved for rezoning and special use as a cluster subdivision by City Council 01/08/18). The Final Plat will include a total area of +/-14.153 acres featuring 48 single-family lots of +/-8.318 acres, +/-2.901 acres of open space (inc. a stormwater pond), 0.194 ac of private recreation area, and +/-2.510 acres of dedicated right of way.

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

Financial Impact

The developer has extended utilities at his own expense.

Recommendation

Staff recommends approval of the Final Plat.

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat

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

This certifies that the undersigned is (are) the owner(s) of the property shown on this map, having acquired title to 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 _____, ALAMANCE County Registry, the terms and provisions of which are incorporated herein by this reference.

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

Owner _____ Date _____

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

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

NOTARY PUBLIC (SIGNATURE) _____

MY COMMISSION EXPIRES _____

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

Planning Director _____

Date _____

REVIEW OFFICER CERTIFICATION

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

Review Officer _____

Date _____

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

City Clerk _____

Date _____

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

Certificate of Survey Accuracy:

I, Robert S. Dischinger, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3752, 3752 Page 661, 635); that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE Page MAP; that the ratio of precision as calculated is 1:21,995; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 16 day of OCTOBER, AD, 2019.

(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.

PRELIMINARY LAND SURVEY
NOT FOR RECORDATION CONVEYANCES

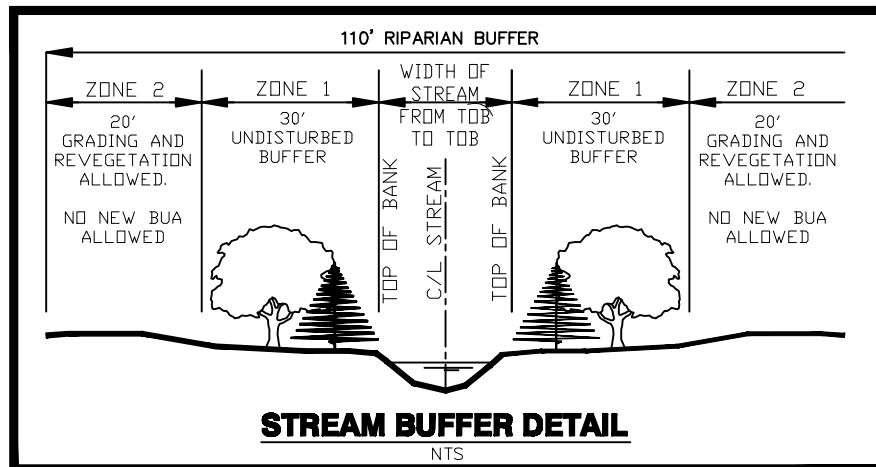
ROBERT S. DISCHINGER

PLS-4521

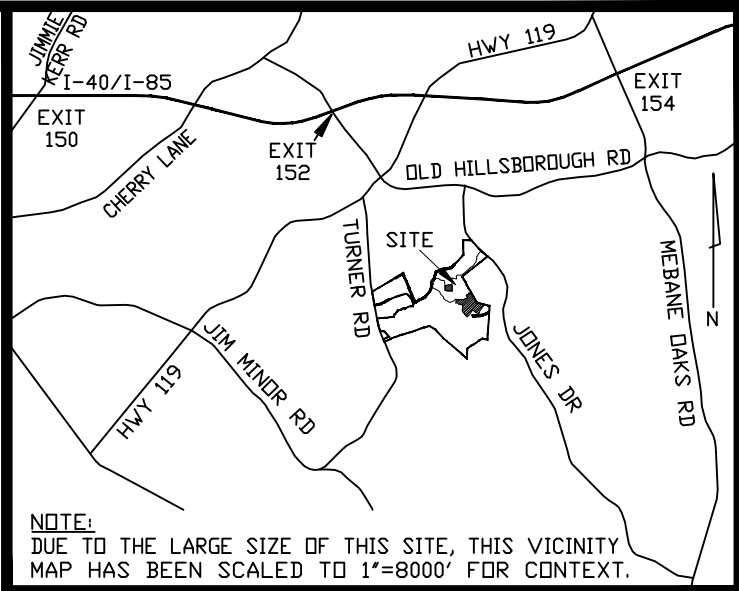
SURVEYORS' NOTES:

1. AREA IS DETERMINED BY LEAST SQUARES METHOD.
2. BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
3. THIS SURVEY IS OF AN ACTUAL FIELD SURVEY HAVING AN ERROR OF LESS THAN 1'21,995' D.M., D.Y.
4. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET UNLESS INDICATED OTHERWISE.
5. CITY OF MEBANE ZONING PUD-R-12 WITH ANNEXATION.
6. EVANS ENGINEERING HAS NOT PERFORMED ANY TITLE SEARCH.
7. TOTAL AREA= 238.424 ACRES MORE OR LESS.
8. THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. MAP 3710981300K PANEL 9813. PROPERTY IS IN ZONE AE AND ZONE X DATED NOVEMBER 17, 2017.
9. MAIL PICK-UP WILL BE PROVIDED AT THE AMENITY CENTER AND PARKING AREA ADJACENT TO LOT 31.
10. STRUCTURAL STORMWATER BMP MAINTENANCE AGREEMENT FOR VET DETENTION POND "B" RECORDED IN DEED BOOK 3884 PAGE 886 THROUGH 891.

OPEN SPACE NOTE:
OPEN SPACE SHOWN SHALL NOT BE USED FOR FUTURE STRUCTURES EXCEPT AS ALLOWED PER ARTICLE 6.7-3, SUBSECTION K(1)



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



* LOTS 224, 225, 231-234 AS-BUILT NOTE:
LOTS 224, 225, 231-234 WILL REQUIRE AS-BUILT PRIOR TO CERTIFICATE OF OCCUPANCY FOR BUILDING CONSTRUCTION TO INSURE IMPERVIOUS SURFACES DRAIN TO DEVICES THAT WILL CARRY STORM WATER RUNOFF TO ENGINEERED STORM WATER CONTROLS (I.E. WET DETENTION PONDS).

SITE DATA:
PARCELS: PIN: 163091, 163107, 163248, 163252, 163253
ADDRESS: 1909 JONES DRIVE
TOTAL ACREAGE= 238± ACRES
ZONING: PUD-R-12 WITH ANNEXATION
EXISTING USE: VACANT AND RESIDENTIAL
PROPOSED USE: RESIDENTIAL
ADJACENT ZONING: ALAMANCE COUNTY
DEED REFERENCES:
#163091 - DB 3752, PG 642-645
#163107 - DB 3752, PG 650-654
#163248 - DB 3752, PG 661-663
#163252 - DB 3752, PG 661-663
#163253 - DB 3752, PG 635-637

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

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

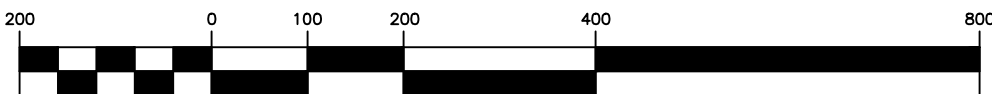
WATERSHED INFORMATION
WATERSHED: NONE (NPDES PHASE II RULES APPLY)
RIVER BASIN: CAPE FEAR (HAW CREEK, CLASS WS-V/NSW)
COORDINATES: LAT. 36.050746 LONG. -79.29087
SOILS: CnB2, CnC2, CnD2, IsB2, RvA, WtB, WtC
SEWER: PUBLIC
WATER: PUBLIC

PHASE 1B SITE DATA:
AREA = 14.153 ACRES
NUMBER OF LOTS = 48 LOTS
AREA IN LOTS=8.318 ACRES
LF OF STREETS = 2,249± LF
RIGHT OF WAY AREA=2.510 ACRES
PROP. BUA = 5.44
PRIVATE COMMON RECREATION AREA= 0.194 ACRES
PRIVATE COMMON AREA OPEN SPACE= 3.131 ACRES

JENNES MATTIE RUTH
D.B. 415 PG. 855
PARCEL ID 163272
OLD TAX MAP 10-25-28B

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

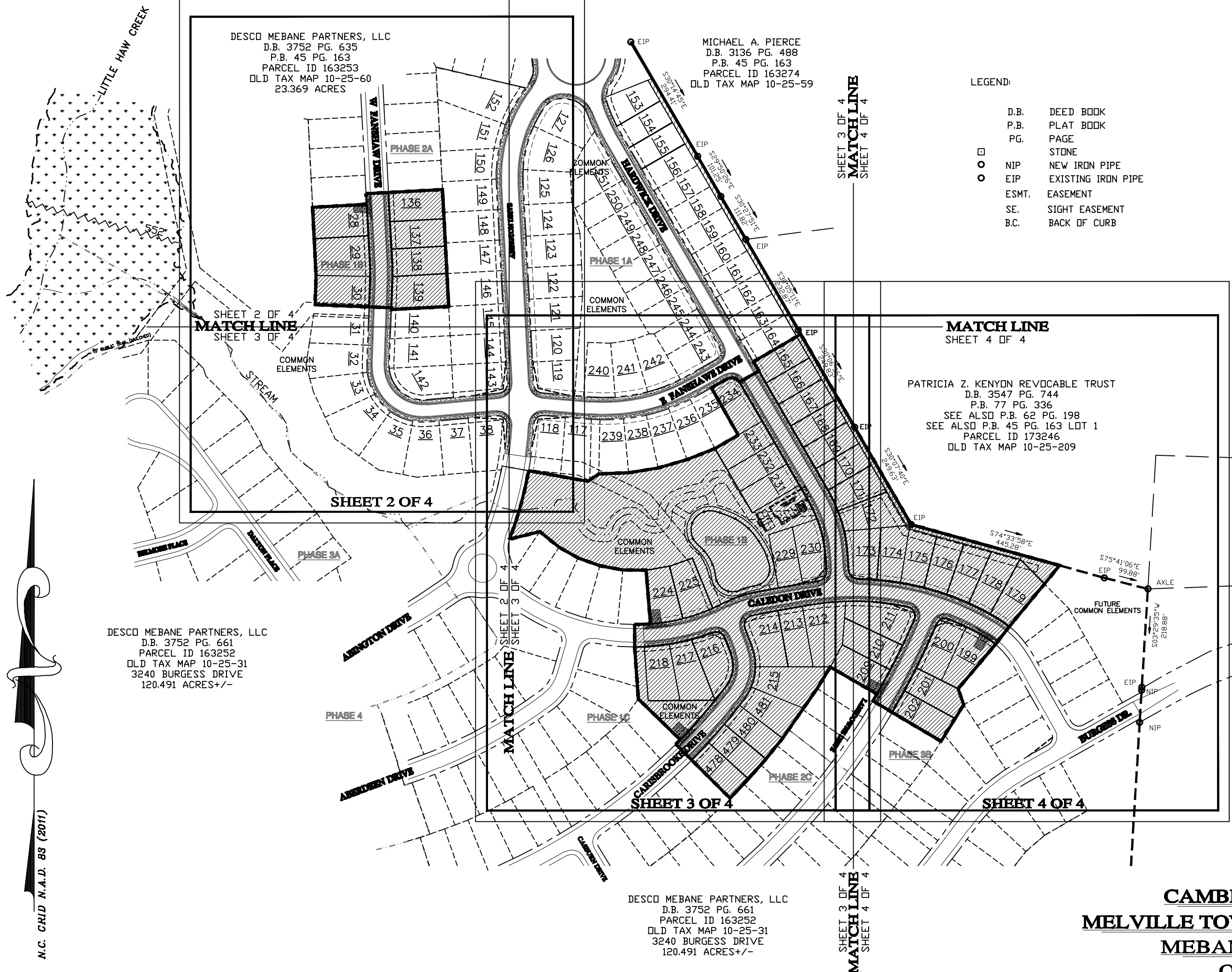
SHEET 1 OF 4
FINAL PLAT
CAMBRIDGE PARK PHASE 1B
MELVILLE TOWNSHIP~ALAMANCE COUNTY
MEBANE~NORTH CAROLINA
OCTOBER 16, 2019



EVANS ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS
4609 DUNDAS DRIVE GREENSBORO, N.C. 27407
PHONE: (336) 854-8877 FAX: (336) 854-8876
FIRM LICENSE C-0168

[PROJECT: 320-03]-[H:\DRAWINGS\DESCO\SURVEYORS\PHASE 1B PLAT\CAMBRIDGE 1B PLAT SHEET 1 OF 4 04-11-19.DWG]

(3RD SUBMITTAL)



- EXISTING LOT OF RECORD
- EXISTING RIGHT OF WAY
- PROPERTY LINE (NOT SURVEYED)
- PROPERTY LINE
- CENTERLINE
- CREEK

OWNER AND DEVELOPER:
DESCO MEBANE PARTNERS, LLC
600 MARKET STREET - SUITE 206
CHAPEL HILL, NORTH CAROLINA 27516
CONTACT: ERIC DISCHINGER
PHONE (336) 317-3395



LEGEND:

- EXISTING LOT OF RECORD
- EXISTING RIGHT OF WAY
- PROPERTY LINE (NOT SURVEYED)
- PROPERTY LINE
- CENTERLINE
- CREEK

LEGEND:

- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- STONE
- NIP NEW IRON PIPE
- EIP EXISTING IRON PIPE
- ESMT. EASEMENT
- SE. SIGHT EASEMENT
- B.C. BACK OF CURB

CURVE TABLE C-#				
CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-1	N01°32'22"E	6.69'	6.69'	275.00'
C-2	N01°05'48"W	18.61'	18.61'	275.00'
C-3	S01°08'47"E	21.43'	21.43'	325.00'
C-4	S01°29'23"W	8.47'	8.47'	325.00'

LINE TABLE L-#		
LINE	BEARING	DISTANCE
L-1	N03°02'08"W	70.00'
L-2	N03°02'08"W	23.87'
L-3	S02°14'12"W	3.91'

PHASE 1A
WET DETENTION
POND "A".
15' MAINTENANCE & ACCESS
EASEMENT OVER AND AROUND
WET DETENTION POND.



PRELIMINARY LAND SURVEY
NOT FOR RECORDATION CONVEYANCES OR SALES

ROBERT S. DISCHINGER PLS-4521

MATCH LINE SHEET 2 OF 4

OWNER AND DEVELOPER:
DESCO MEBANE PARTNERS, LLC
600 MARKET STREET - SUITE 206
CHAPEL HILL, NORTH CAROLINA 27516
CONTACT: ERIC DISCHINGER
PHONE (336) 317-3395

SHEET 2 OF 4
FINAL PLAT
CAMBRIDGE PARK PHASE 1B
MELVILLE TOWNSHIP~ALAMANCE COUNTY
MEBANE~NORTH CAROLINA
OCTOBER 16, 2019



(IN FEET)
1 INCH = 50 FT.

EVANS ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS
4609 DUNDAS DRIVE GREENSBORO, N.C. 27407
PHONE: (336) 854-8877 FAX: (336) 854-8876
FIRM LICENSE C-0168

[PROJECT: 320-03] [H:\DRAWINGS\DESCO HOLDING\TURNER ROAD\SURVEYORS\PHASE 1B PLAT\CAMBRIDGE 1B PLAT 2 OF 4.DWG]

MATCH LINE

ABINGTON DRIVE

CAMBRIDGE PARK PHASE 1A
DESCO MEBANE PARTNERS, LLC
D.B. 3752 PG. 661
PARCEL ID 163252
OLD TAX MAP 10-25-31
3240 BURGESS DRIVE

MATCH LINE

SHEET 2 OF 4
SHEET 3 OF 4

30' UTILITY
EASEMENT

S79°51'42"E
134.12'
NIP N.A.D. 83 (2011)
GRID COORDINATES
N=835,574.1284'
E=1,913,020.0842'

STREAM BUFFER
SEE DETAIL
COVER SHEET

SHEET 2 OF 4
SHEET 3 OF 4

CURVE TABLE C-#				
CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-1	N01°32'22"E	6.69'	6.69'	275.00'
C-2	N01°05'48"W	18.61'	18.61'	275.00'
C-3	S01°05'47"E	21.43'	21.43'	325.00'
C-4	S01°29'23"W	8.47'	8.47'	325.00'
C-5	S74°49'01"E	28.13'	31.20'	200.00'
C-6	S25°42'46"E	42.35'	42.35'	275.00'
C-7	S12°17'20"E	86.11'	86.47'	275.00'
C-8	S39°43'04"W	27.28'	30.02'	20.00'
C-9	S81°16'46"W	31.37'	31.37'	625.00'
C-10	S70°56'04"W	69.67'	69.95'	225.00'
C-11	S64°07'39"W	31.15'	31.16'	425.00'
C-12	S70°57'31"W	70.10'	70.18'	425.00'
C-13	S80°37'48"W	73.20'	73.29'	425.00'
C-14	N87°54'41"E	34.72'	34.73'	425.00'
C-15	N88°57'25"E	21.48'	21.48'	475.00'
C-16	N84°17'50"E	55.75'	55.78'	475.00'
C-17	N77°51'30"E	50.95'	50.97'	475.00'
C-18	N77°45'57"E	50.01'	50.03'	475.00'
C-19	S66°10'54"E	28.32'	31.47'	20.00'
C-20	S07°54'46"W	72.78'	75.99'	75.00'

CURVE TABLE C-#				
CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-21	S37°52'36"W	40.48'	40.48'	1,233.94'
C-22	S41°31'58"W	116.96'	117.00'	1,233.94'
C-23	N43°41'36"E	53.94'	53.94'	1,283.94'
C-24	N41°17'10"E	53.94'	53.94'	1,283.94'
C-25	N38°52'44"E	53.93'	53.93'	1,283.94'
C-26	N37°18'22"E	16.55'	16.55'	1,283.94'
C-27	N29°36'53"E	31.86'	31.95'	125.00'
C-28	N11°43'42"E	45.83'	46.09'	125.00'
C-29	N09°58'24"W	48.29'	48.60'	125.00'
C-30	N26°23'54"E	29.50'	33.17'	20.00'
C-31	N76°52'29"E	18.11'	18.12'	175.00'
C-32	N84°02'08"E	84.11'	84.19'	575.00'
C-33	S88°36'12"E	63.52'	63.55'	575.00'
C-34	N46°16'53"W	27.28'	30.02'	20.00'
C-35	N08°08'13"W	55.01'	55.08'	325.00'
C-36	N17°08'39"W	47.06'	47.10'	325.00'
C-37	N25°42'46"W	50.05'	50.10'	325.00'

LINE TABLE L-#		
LINE	BEARING	DISTANCE
L-1	N03°02'08"W	70.00'
L-2	N03°02'08"W	23.87'
L-3	S02°14'12"W	3.91'
L-4	N55°07'39"E	28.86'
L-5	N60°29'45"E	40.33'
L-6	N59°52'14"E	50.00'
L-7	N30°07'46"W	23.72'
L-8	S03°16'54"E	32.49'

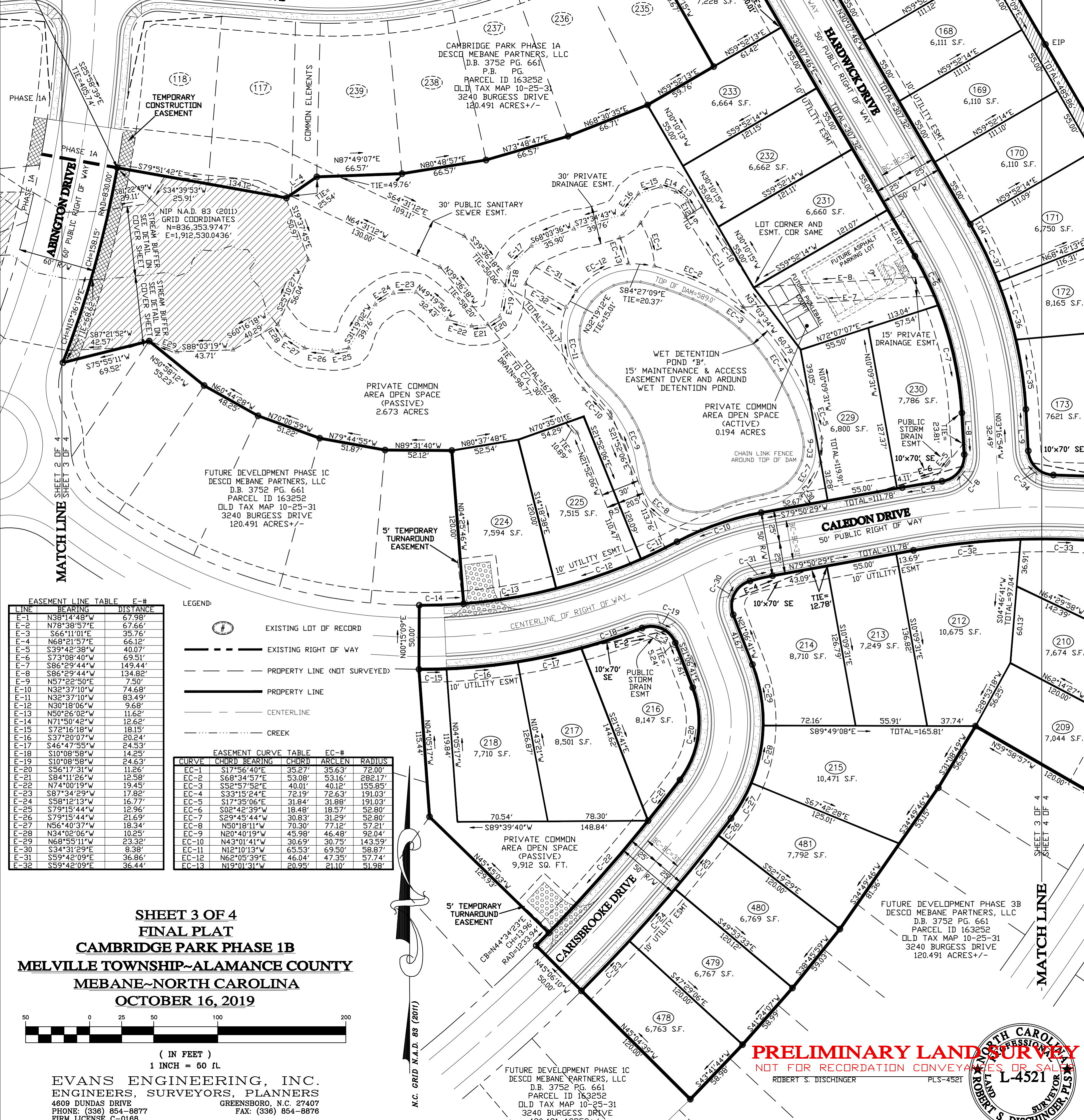
LEGEND:

D.B. DEED BOOK
P.B. PLAT BOOK
PG. PAGE
STONE
NIP NEW IRON PIPE
EIP EXISTING IRON PIPE
ESMT. EASEMENT
SE. SIGHT EASEMENT
B.C. BACK OF CURB

MATCH LINE

SHEET 3 OF 4
SHEET 4 OF 4

E FANSHAW DRIVE



EASEMENT LINE TABLE E-#		
LINE	BEARING	DISTANCE
E-1	N38°14'48"W	67.98'
E-2	N78°38'57"E	67.66'
E-3	S66°11'01"E	35.76'
E-4	N68°21'57"E	66.12'
E-5	S39°42'38"W	40.07'
E-6	S73°08'40"W	69.51'
E-7	S86°29'44"W	149.44'
E-8	S86°29'44"W	134.82'
E-9	N57°22'50"E	7.50'
E-10	N32°37'10"W	74.68'
E-11	N32°37'10"W	83.49'
E-12	N30°18'06"W	9.68'
E-13	N50°26'02"W	11.62'
E-14	N71°50'42"W	12.62'
E-15	S72°16'18"W	18.15'
E-16	S37°20'07"W	20.24'
E-17	S46°47'55"W	24.53'
E-18	S10°08'58"W	14.25'
E-19	S10°08'58"W	24.63'
E-20	S56°17'31"W	11.26'
E-21	S84°11'26"W	12.58'
E-22	N74°00'19"W	19.45'
E-23	S87°34'29"W	17.82'
E-24	S58°12'13"W	16.77'
E-25	S79°15'44"W	12.96'
E-26	S79°15'44"W	21.69'
E-27	N56°40'37"W	18.34'
E-28	N34°02'06"W	10.25'
E-29	N68°55'11"W	23.32'
E-30	S34°31'29"E	8.38'
E-31	S59°42'09"E	36.86'
E-32	S59°42'09"E	36.44'

EASEMENT CURVE TABLE EC-#				
CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
EC-1	S17°56'40"E	35.27'	35.63'	72.00'
EC-2	S68°34'57"E	53.08'	53.16'	282.17'
EC-3	S52°57'52"E	40.01'	40.12'	155.85'
EC-4	S33°15'24"E	72.19'	72.63'	191.03'
EC-5	S17°35'06"E	31.84'	31.88'	191.03'
EC-6	S02°42'39"W	18.48'	18.57'	52.80'
EC-7	S29°45'44"W	30.83'	31.29'	52.80'
EC-8	N50°18'11"W	70.30'	77.12'	57.21'
EC-9	N20°40'19"W	45.98'	46.48'	92.04'
EC-10	N43°01'41"W	30.62'	30.75'	149.59'
EC-11	N12°10'13"W	65.53'	65.50'	58.87'
EC-12	N62°05'39"E	46.04'	47.35'	57.74'
EC-13	N19°01'31"W	20.95'	21.10'	51.98'

SHEET 3 OF 4

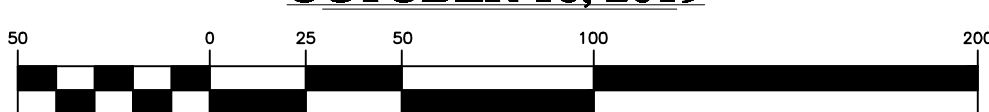
FINAL PLAT

CAMBRIDGE PARK PHASE 1B

MELVILLE TOWNSHIP~ALAMANCE COUNTY

MEBANE~NORTH CAROLINA

OCTOBER 16, 2019



(IN FEET)
1 INCH = 60 FT.

EVANS ENGINEERING, INC.
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4609 DUNDAS DRIVE
PHONE: (336) 854-8877
FIRM LICENSE C-0168

GREENSBORO, N.C. 27407
FAX: (336) 854-8876

[PROJECT: 320-03] - [H: DRAWINGS/DESCO HOLDING/TURNER ROAD/SURVEYORS/PHASE 1B PLAT/CAMBRIDGE 1B PLAT 3 OF 4.DWG]

PRELIMINARY LAND SURVEY
NOT FOR RECORDATION CONVEYANCES OR SALE
ROBERT S. DISCHINGER PLS-4521



MATCH LINE

SHEET 3 OF 4
SHEET 4 OF 4

LEGEND:

- EXISTING LOT OF RECORD
- EXISTING RIGHT OF WAY
- PROPERTY LINE (NOT SURVEYED)
- PROPERTY LINE
- CENTERLINE
- CREEK

LEGEND:

- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- STONE
- NIP NEW IRON PIPE
- EIP EXISTING IRON PIPE
- ESMT. EASEMENT
- SE. SIGHT EASEMENT
- B.C. BACK OF CURB

PRELIMINARY LAND SURVEY
NOT FOR RECORDATION CONVEYANCES OR SALES
ROBERT S. DISCHINGER PLS-4521



SHEET 3 OF 4
SHEET 4 OF 4

MATCH LINE

CURVE TABLE C-#				
CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-33	S88°36'12"E	63.52'	63.55'	575.00'
C-34	N46°16'53"W	27.28'	30.02'	20.00'
C-35	N08°08'13"W	55.01'	55.08'	325.00'
C-36	N17°08'39"W	47.06'	47.10'	325.00'
C-37	N25°42'46"W	50.05'	50.10'	325.00'
C-38	N55°03'57"W	36.20'	36.24'	225.00'
C-38A	N60°22'27"W	15.14'	15.14'	625.00'
C-39	N63°30'43"W	53.29'	53.30'	625.00'
C-40	N68°22'47"W	52.87'	52.88'	625.00'
C-41	N73°13'40"W	52.87'	52.88'	625.00'
C-42	N78°04'33"W	52.87'	52.88'	625.00'
C-43	N82°55'26"W	52.87'	52.88'	625.00'
C-44	N87°18'52"W	42.90'	42.91'	625.00'
C-45	S81°42'20"E	74.84'	74.89'	575.00'
C-46	S27°25'18"E	30.89'	35.30'	20.00'
C-47	S24°18'56"W	63.99'	63.99'	1,547.09'
C-48	S26°37'47"W	60.98'	60.98'	1,547.09'
C-49	S28°53'18"W	60.98'	60.98'	1,547.09'
C-50	N30°20'46"E	17.74'	17.74'	1,547.09'
C-51	N29°41'17"E	55.00'	55.00'	1,597.09'
C-52	N27°39'58"E	57.72'	57.72'	1,597.09'
C-53	N24°42'04"E	107.56'	107.58'	1,597.09'
C-54	N67°04'38"E	27.94'	30.93'	20.00'
C-55	S66°26'24"E	43.69'	43.70'	575.00'
C-56	S61°58'18"E	45.98'	45.99'	575.00'
C-57	S54°48'03"E	29.77'	29.81'	175.00'

EASEMENT LINE TABLE E-#		
LINE	BEARING	DISTANCE
E-33	S30°08'31"E	83.91'
E-34	S30°08'31"E	15.59'
E-35	S74°34'23"E	8.32'
E-36	S74°34'23"E	62.22'
E-37	S74°34'23"E	62.02'
E-38	S74°34'23"E	62.72'
E-39	S74°34'23"E	64.88'
E-40	S74°34'23"E	19.79'
E-41	S74°34'23"E	25.85'
E-42	S70°24'16"E	64.00'
E-43	N79°47'38"W	69.18'
E-44	N67°04'31"E	35.30'
E-45	S74°55'06"E	61.28'
E-46	S74°55'06"E	8.75'
E-47	N79°47'38"W	8.54'

LINE TABLE L-#		
LINE	BEARING	DISTANCE
L-9	N03°16'54"W	32.49'
L-10	S43°58'43"E	9.35'

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

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

EIP N.A.D. 83 (2011)
GRID COORDINATES
N=835,454.5024'
E=1,913,870.0203'

PRIVATE
COMMON AREA
OPEN SPACE
10,032 SQ. FT.
(PASSIVE)

JENNES MATTIE RUTH
D.B. 415 PG. 855
PARCEL ID 163272
OLD TAX MAP 10-25-208

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

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

FUTURE DEVELOPMENT PHASE 3B
DESCO MEBANE PARTNERS, LLC
D.B. 3752 PG. 661
PARCEL ID 163252
OLD TAX MAP 10-25-31
3240 BURGESS DRIVE
120.491 ACRES+/-

FUTURE COMMON ELEMENTS
PHASE 3B

MATCH LINE

SHEET 3 OF 4
SHEET 4 OF 4

FUTURE DEVELOPMENT PHASE 3B
DESCO MEBANE PARTNERS, LLC
D.B. 3752 PG. 661
PARCEL ID 163252
OLD TAX MAP 10-25-31
3240 BURGESS DRIVE
120.491 ACRES+/-

SHEET 4 OF 4
FINAL PLAT

CAMBRIDGE PARK PHASE 1B
MELVILLE TOWNSHIP~ALAMANCE COUNTY
MEBANE~NORTH CAROLINA
OCTOBER 16, 2019



(IN FEET)
1 INCH = 50 FT.

EVANS ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS
4809 DUNDAS DRIVE
PHONE: (336) 854-8877 GREENSBORO, N.C. 27407
FIRM LICENSE C-0168 FAX: (336) 854-8876



AGENDA ITEM #3D

Final Subdivision Plat – Magnolia Glen Estates, Phase 2A

Presenter

Cy Stober, Development Director

Applicant

Venn Hillsborough, LLC.

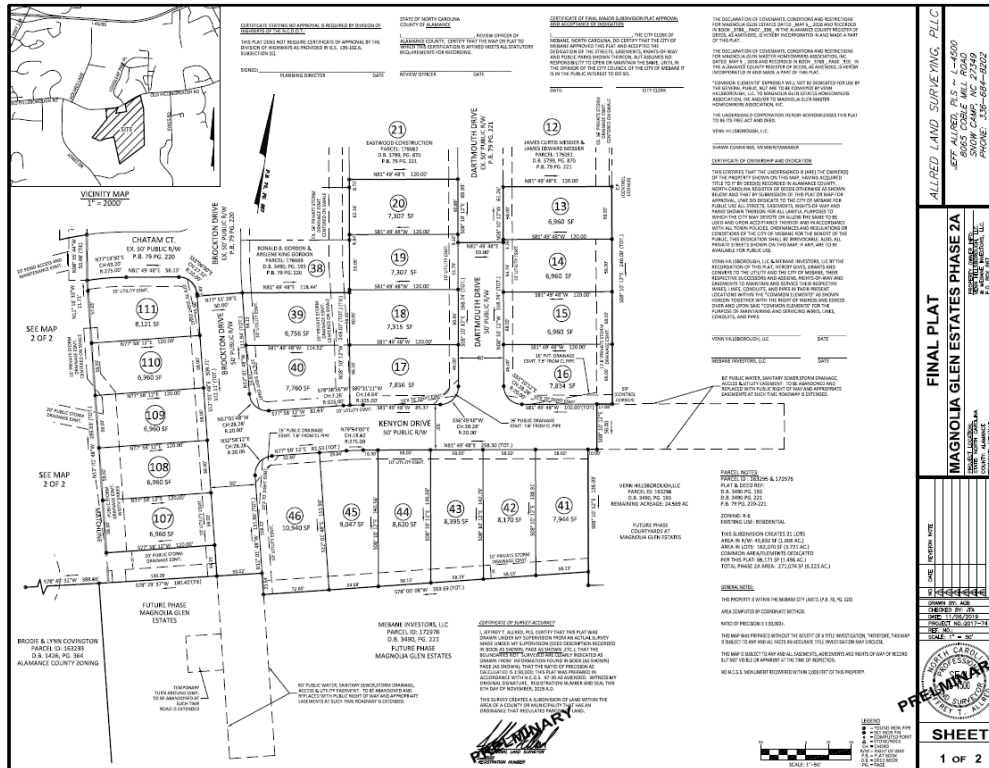
P.O. Box 667

Elon, NC 27244

Public Hearing

Yes ☐ No ☒

Final Plat



Property

Brockton Drive,
Kenyon Drive,
Dartmouth Drive,
Alamance County
GPIN 9813588901

Proposed Zoning

N/A

Current Zoning

CU-R-6

Size

+/- 6.223 acres

Surrounding

Zoning

R-12, R-20 & not
zoned (Alamance
County)

Surrounding Land

Uses

Residential,
Institutional,
Vacant

Utilities

Extended at
developer's
expense.

Floodplain

No

Watershed

No

City Limits

Yes

Summary

Venn Hillsborough, LLC, is requesting approval of the Final Plat for Magnolia Glen Estates, Phase 2A, (approved for a Conditional Use Permit by City Council 07/06/15). The Final Plat will include a total area of +/-6.223 acres featuring +/-3.721 ac for 21 new single-family lots, +/-1.496 ac for common elements, and +/-1.006 ac of dedicated right of way.

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plan to reflect comments. All infrastructure will be designed and constructed by the developer, completed to 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 will extend utilities at his own expense.

Recommendation

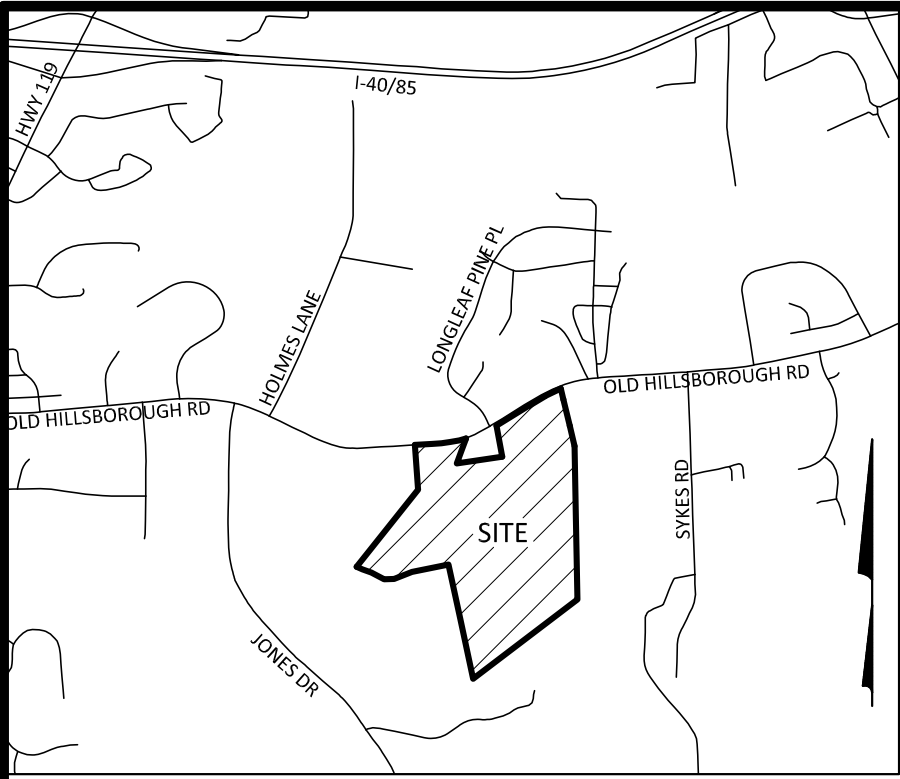
Staff recommends approval of the Final Plat.

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat



VICINITY MAP
1" = 2000'

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

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

SIGNED: _____ DATE _____
PLANNING DIRECTOR

STATE OF NORTH CAROLINA
COUNTY OF ALAMANCE

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

REVIEW OFFICER _____ DATE _____

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL AND ACCEPTANCE OF DEDICATION

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

DATE: _____ CITY CLERK _____

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAGNOLIA GLEN ESTATES DATED MAY 9, 2018 AND RECORDED IN BOOK 3788, PAGE 338, IN THE ALAMANCE COUNTY REGISTER OF DEEDS, AS AMENDED, IS HEREBY INCORPORATED IN AND MADE A PART OF THIS PLAT.

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAGNOLIA GLEN MASTER HOMEOWNERS ASSOCIATION, INC. DATED MAY 9, 2018 AND RECORDED IN BOOK 3788, PAGE 310, IN THE ALAMANCE COUNTY REGISTER OF DEEDS, AS AMENDED, IS HEREBY INCORPORATED IN AND MADE A PART OF THIS PLAT.

"COMMON ELEMENTS" EXPRESSLY WILL NOT BE DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE CONVEYED BY VENN HILLSBOROUGH, LLC. TO MAGNOLIA GLEN ESTATES HOMEOWNERS ASSOCIATION, INC AND/OR TO MAGNOLIA GLEN MASTER HOMEOWNERS ASSOCIATION, INC.

THE UNDERSIGNED CORPORATION HEREBY ACKNOWLEDGES THIS PLAT TO BE ITS FREE ACT AND DEED.

VENN HILLSBOROUGH, LLC.

SHAWN CUMMINGS, MEMBER/MANAGER

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 ALAMANCE COUNTY, NORTH CAROLINA REGISTER OF DEEDS OTHERWISE AS SHOWN BELOW AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL, I/WE DO DEDICATE TO THE CITY OF MEABNE 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 TOWN POLICIES, ORDINANCES AND REGULATIONS OR CONDITIONS OF THE CITY OF MEABNE 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.

VENN HILLSBOROUGH, LLC & MEABNE INVESTORS, LLC BY THE RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO THE UTILITY AND THE CITY OF MEABNE, 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.

VENN HILLSBOROUGH, LLC _____ DATE _____

MEABNE INVESTORS, LLC _____ DATE _____

50' PUBLIC WATER, SANITARY SEWER, STORM DRAINAGE, ACCESS & UTILITY EASEMENT. TO BE ABANDONED AND REPLACED WITH PUBLIC RIGHT OF WAY AND APPROPRIATE EASEMENTS AT SUCH TIME ROADWAY IS EXTENDED.

PARCEL NOTES:
PARCEL ID : 163295 & 172976
PLAT & DEED REF:
D.B. 3490 PG. 193
D.B. 3490 PG. 221
P.B. 79 PG. 220-221

ZONING: R-6
EXISTING USE: RESIDENTIAL

THIS SUBDIVISION CREATES 21 LOTS
AREA IN R/W: 43,832 SF (1.006 AC.)
AREA IN LOTS: 162,070 SF (3.721 AC.)
COMMON AREA/ELEMENTS DEDICATED
PER THIS PLAT: 65,171 SF (1.496 AC.)
TOTAL PHASE 2A AREA: 271,074 SF (6.223 AC.)

GENERAL NOTES:

THIS PROPERTY IS WITHIN THE MEABNE CITY LIMITS. (P.B. 78, PG. 120)

AREA COMPUTED BY COORDINATE METHOD.

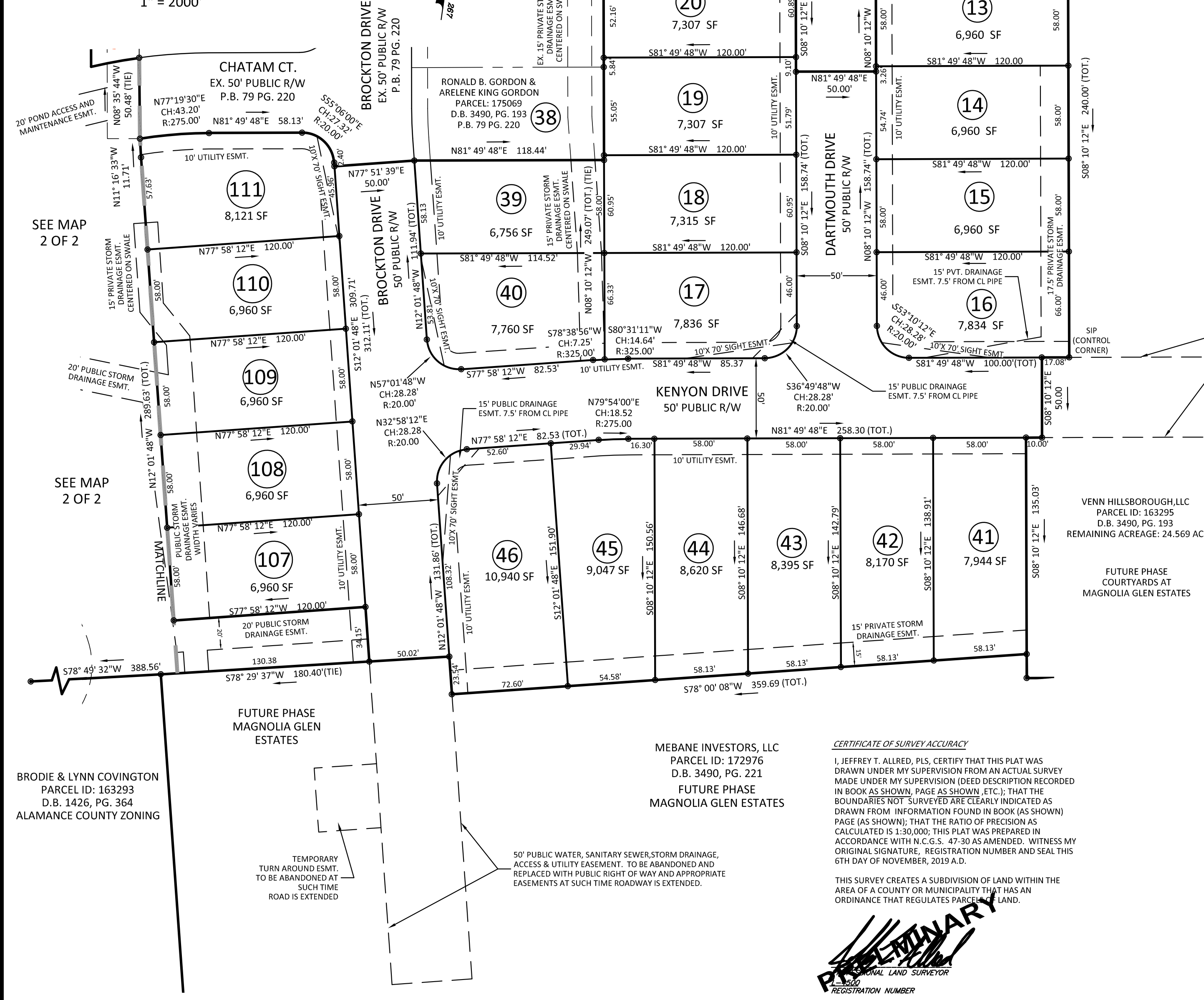
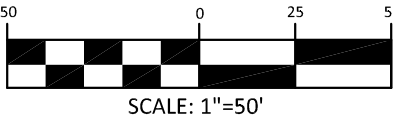
RATIO OF PRECISION IS 1:30,000+.

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NO N.C.G.S. MONUMENT RECOVERED WITHIN 2,000 FEET OF THIS PROPERTY.

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



CERTIFICATE OF SURVEY ACCURACY

I, JEFFREY T. ALLRED, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AS SHOWN, PAGE AS SHOWN, ETC.). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK (AS SHOWN) PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:30,000; THIS PLAT WAS PREPARED IN ACCORDANCE WITH N.C.G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 6TH DAY OF NOVEMBER, 2019 A.D.

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

MEABNE INVESTORS, LLC
PARCEL ID: 172976
D.B. 3490, PG. 221
FUTURE PHASE
MAGNOLIA GLEN ESTATES

50' PUBLIC WATER, SANITARY SEWER, STORM DRAINAGE, ACCESS & UTILITY EASEMENT. TO BE ABANDONED AND REPLACED WITH PUBLIC RIGHT OF WAY AND APPROPRIATE EASEMENTS AT SUCH TIME ROADWAY IS EXTENDED.

TEMPORARY TURN AROUND ESMT. TO BE ABANDONED AT SUCH TIME ROAD IS EXTENDED

BRODIE & LYNN COVINGTON
PARCEL ID: 163293
D.B. 1426, PG. 364
ALAMANCE COUNTY ZONING

FUTURE PHASE
MAGNOLIA GLEN
ESTATES

VENN HILLSBOROUGH, LLC
PARCEL ID: 163295
D.B. 3490, PG. 193
REMAINING ACREAGE: 24.569 AC

FUTURE PHASE
COURTYARDS AT
MAGNOLIA GLEN ESTATES

ALLRED LAND SURVEYING, PLLC

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

FINAL PLAT

MAGNOLIA GLEN ESTATES PHASE 2A

PROPERTY OWNER INFO:
VENN HILLSBOROUGH, LLC.
& MEABNE INVESTORS, LLC.
P.O. BOX 667
ELON, NC, 27244

PROJECT LOCATION:
STATE: NORTH CAROLINA
COUNTY: ALAMANCE
TOWNSHIP: MELVILLE

NO.	DATE	REVISION	NOTE
1			
2			
3			
4			
5			

DRAWN BY: AGB
CHECKED BY: JTA
DATE: 11/06/2019
PROJECT NO.: 2017-74
REF. NO.:
SCALE: 1" = 50'



SHEET

1 OF 2

PARCEL NOTES:
PARCEL ID : 163295 & 172976
PLAT & DEED REF:
D.B. 3490 PG. 193
D.B. 3490 PG. 221
P.B. 79 PG. 220-221

ZONING: R-6
EXISTING USE: RESIDENTIAL

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VENN HILLSBOROUGH, LLC & MEBANE INVESTORS, LLC BY THE RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO THE 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.

VENN HILLSBOROUGH, LLC

DATE

MEBANE INVESTORS, LLC

DATE

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAGNOLIA GLEN ESTATES DATED MAY 9, 2018 AND RECORDED IN BOOK 3788, PAGE 338 IN THE ALAMANCE COUNTY REGISTER OF DEEDS, AS AMENDED, IS HEREBY INCORPORATED IN AND MADE A PART OF THIS PLAT.

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THE UNDERSIGNED CORPORATION HEREBY ACKNOWLEDGES THIS PLAT TO BE ITS FREE ACT AND DEED.

VENN HILLSBOROUGH, LLC.

SHAWN CUMMINGS, MEMBER/MANAGER

STATE OF NORTH CAROLINA
COUNTY OF ALAMANCE

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

REVIEW OFFICER

DATE

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

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

SIGNED: _____ PLANNING DIRECTOR _____ DATE _____

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL
AND ACCEPTANCE OF DEDICATION

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

DATE: _____ CITY CLERK _____

CERTIFICATE OF SURVEY ACCURACY

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DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY
MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED
IN BOOK AS SHOWN, PAGE AS SHOWN, ETC.); THAT THE
BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS
DRAWN FROM INFORMATION FOUND IN BOOK (AS SHOWN)
PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS
CALCULATED IS 1:30,000; THIS PLAT WAS PREPARED IN
ACCORDANCE WITH N.C.G.S. 47-30 AS AMENDED. WITNESS MY
ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS
6TH DAY OF NOVEMBER, 2019 A.D.

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

GENERAL NOTES:

THIS PROPERTY IS WITHIN THE MEBANE CITY LIMITS. (P.B. 78, PG. 120)

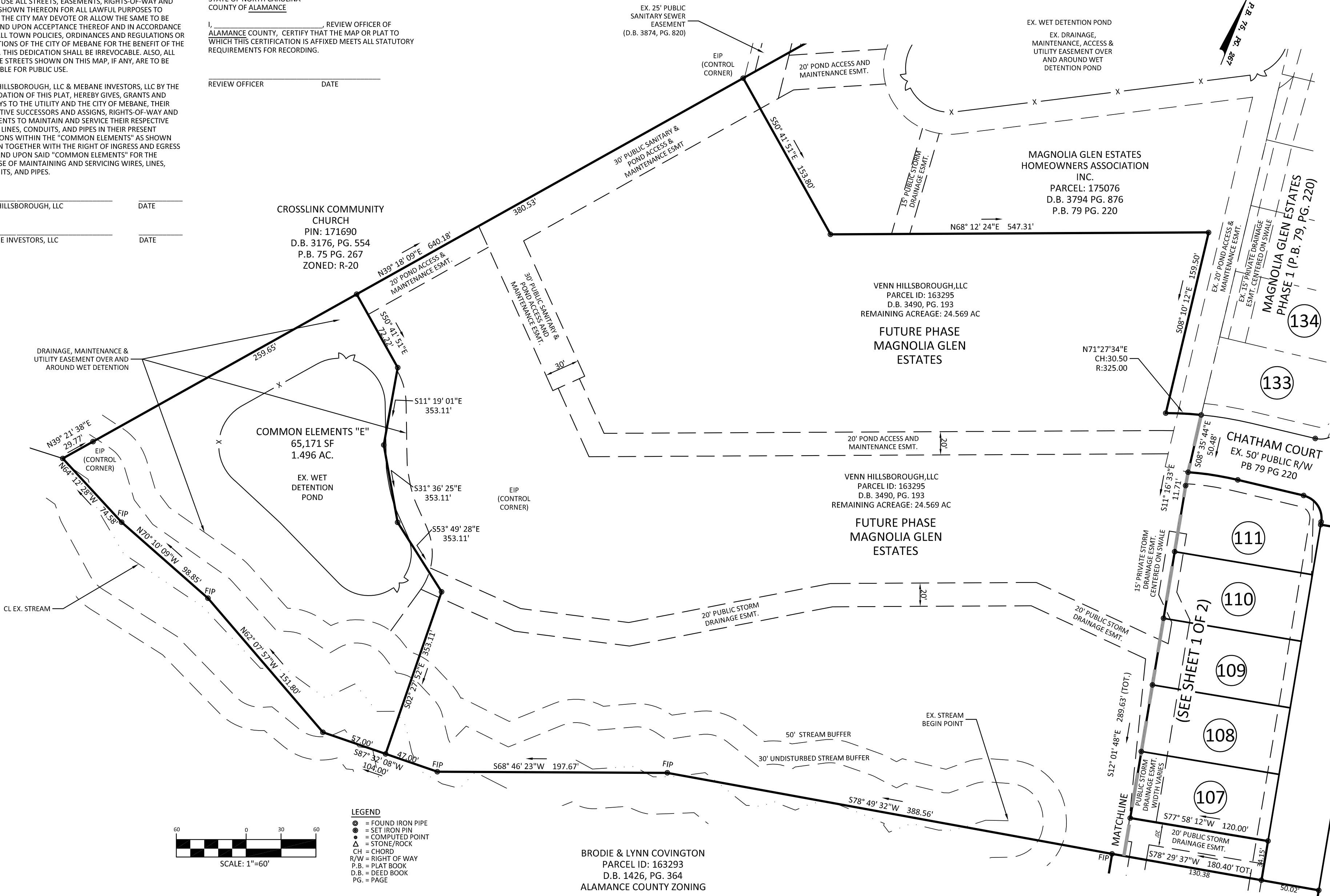
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BRODIE & LYNN COVINGTON
PARCEL ID: 163293
D.B. 1426, PG. 364
ALAMANCE COUNTY ZONING

ALLRED LAND SURVEYING, PLLC

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

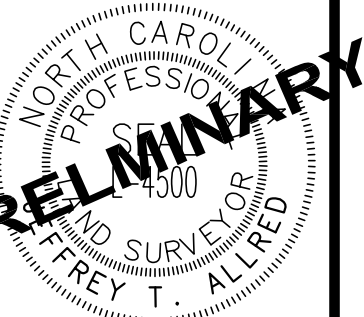
FINAL PLAT
MAGNOLIA GLEN ESTATES PHASE 2A

PROPERTY OWNER INFO:
VENN HILLSBOROUGH, LLC.
& MEBANE INVESTORS, LLC.
P.O. BOX 667
ELON, NC, 27244

PROJECT LOCATION:
STATE: NORTH CAROLINA
COUNTY: ALAMANCE
TOWNSHIP: MELVILLE

NO.	DATE	REVISION	NOTE
1			
2			
3			
4			
5			

DRAWN BY: AGB
CHECKED BY: JTA
DATE: 11/06/2019
PROJECT NO.: 2017-74
REF. NO.:
SCALE: 1" = 60'



SHEET

2 OF 2



AGENDA ITEM #3E

Purchase Police Capital with Federal Equitable Funds

Meeting Date

March 2, 2020

Presenter

Terrence E. Caldwell, Chief of Police

Public Hearing

Yes ☐ No ☒

Summary

The US Department of Justice shares the proceeds of asset forfeiture with local police departments that aide in their efforts. The Police Department would like to use some of the collected funds, and Council approval is required to appropriate the amount from fund balance.

Background

The council previously approved the following purchase utilizing Federal Equitable Sharing Funds:

Chevrolet Tahoe – \$39,510 (Replacing 2011 Chevrolet Tahoe – 105,000 miles)

The originally quoted vehicle is no longer available to order through the manufacturer, but we can purchase a similar vehicle that already exists within the dealership inventory. The next closest vehicle is quoted at \$6,521.67 more than the one previously quoted back in December 2019.

The Police Department would request approval of the additional \$6,521.67 to allow for the purchase.

Financial Impact

The proposed purchase would use an additional \$6,521.67 on top of the already approved \$99,308 of the accumulated \$220,845 of funds currently on hand from the equitable sharing program.

Recommendation

Staff recommends approval of the use of federal equitable funds, and approval of the attached budget ordinance amendment.

Suggested Motion

I make a motion to approve the allocation of funds for purchasing the vehicle with Federal Equitable Sharing Funds and the necessary budget amendment.

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			
Police	\$4,288,426	\$ 6,522	\$4,294,948

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
<hr/>			
GENERAL FUND			
Appropriated Fund Balance	\$3,294,512	\$ 6,522	\$3,301,034

This the 2nd day of March, 2020.



AGENDA ITEM #3F

Budget Ordinance Amendment – Public Works Vehicle Purchase

Meeting Date

March 2, 2020

Presenter

Wayne Pore, Public Works Director

Jeanne Tate, Finance Director

Public Hearing

Yes ☐ No ☒

Summary

In the current 2019-20 budget, the City planned to purchase a garbage truck and a dump truck for a total of \$365,000. With a good fund balance in the General Fund, we propose to purchase them outright rather than finance them over five years as originally planned, a change that would require Council approval.

Background

Public Works received approval to purchase a dump truck (\$85,000) and garbage truck (\$280,000) in the 2019-20 budget. Both vehicles are available within the overall budget, with purchase through cooperative purchase agreements of the North Carolina Sheriff's Association or State contract, eliminating the cost and timeline of soliciting formal bids. Combined the two vehicles will cost \$359,578. The adopted budget included the plan to finance the vehicles over five years, with debt service costs totaling \$86,870 along with debt proceeds of \$365,000. The net difference between the debt service and debt proceeds is \$278,130. The proposed budget ordinance amendment would appropriate fund balance of \$278,130 and eliminate the debt payments and debt proceeds from the current budget.

Financial Impact

At the end of the prior fiscal year, the City's General Fund Balance exceeded the adopted target of 50%, coming in at 63.3%. Current year revenues are within budget, and appropriating fund balance to make this change is not expected to drop our fund balance below the target. In addition, by eliminating the financing of these vehicles, the City will save \$69,350 in interest payments over the next 5 years.

Recommendation

Recommend approval to purchase the garbage truck and dump truck at competitive pricing through the cooperative purchasing agreement of the NC Sheriff's Association and State contract, and to enact the attached budget ordinance amendment to eliminate the debt.

Suggested Motion

Motion to approve the purchase of the two vehicles, and to enact the budget ordinance amendment to make the purchase without incurring debt.

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			
Non-Departmental			
Debt Service – PW Vehicles	\$ 86,870	(\$ 86,870)	\$ 0

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
<hr/>			
GENERAL FUND			
Appropriated Fund Balance	\$ 3,301,034	\$ 278,130	\$ 3,579,164
Debt Proceeds	1,149,070	(365,000)	784,070

This the 2nd day of March, 2020.



AGENDA ITEM #4

Reconsideration of the Preliminary Subdivision Plat- Summerhaven

Presenter

Cy Stober, Development Director

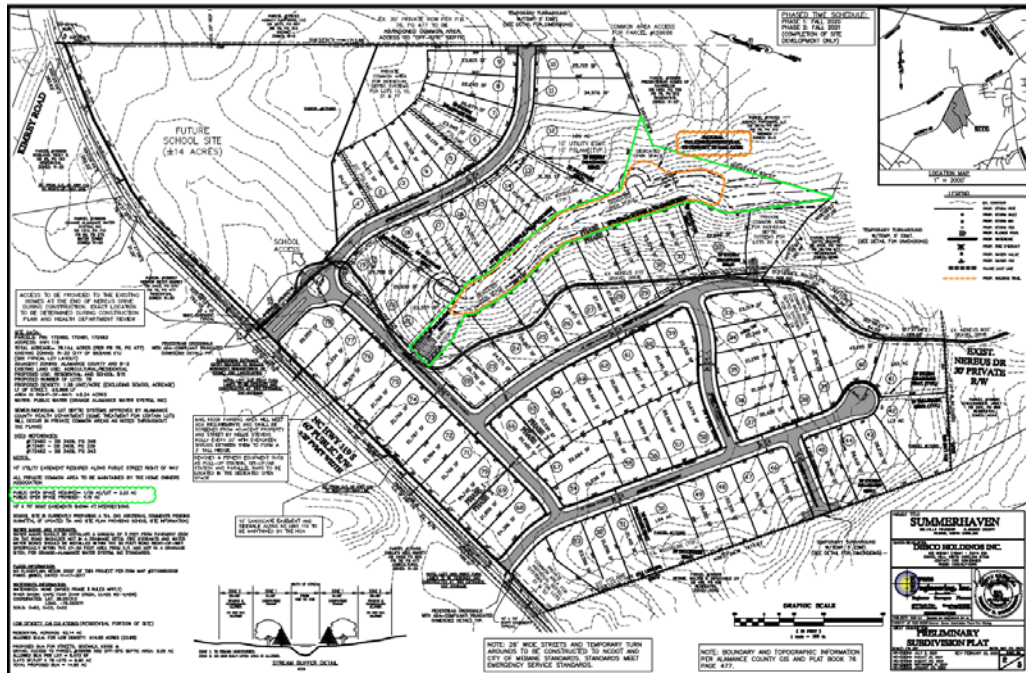
Applicant

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

Public Hearing

Yes ☐ No ☒

Preliminary Plat



Property

NC Hwy 119
South, Nereus
Drive, Alamance
County GPIN
#9803562278,
#9803557617,
#9803578217

Proposed Zoning

N/A

Current Zoning

R-20

Size

+/-77.904 ac

Surrounding Zoning

R-20, B-2, MHP

Surrounding Land Uses

Residential,
Business

Utilities

To be extended at
developer's
expense

Floodplain

No

Watershed

No

City Limits

No

Summary

Desco Holdings, LLC, is requesting approval to subdivide three (3) properties totaling +/-76.14 acres located on NC 119 Hwy South & Nereus Drive for 78 single-family properties. The applicant is not seeking annexation into the City and will be providing on-site septic treatment for wastewater needs and using Orange Alamance Water System, Inc., services for water service needs. No stormwater treatment is needed for the development due its use of the low-density (<24% impervious cover) option permitted by the Mebane UDO's Subdivision Article.

The project features 14 acres for a potential private school site, which has conducted a Traffic Impact Analysis for its development as a school for 450 students. The TIA summary included with this item was reviewed by both the NCDOT and City of Mebane. Neither found any outstanding concerns with its analysis or recommendation that the proposed improvements are sufficient to address traffic concerns for the development projects. **The developer is also now providing 4.16 ac in public recreational space and a trail with fit park stations along the stream buffer in the development. The trail's maintenance would be the responsibility of the City as a feature of the City's Parks properties unless the developer and the City determine an alternative arrangement. The staff would recommend the HOA own and maintain these improvements for Summerhaven residents. The developer has an alternative plat (below) that does not dedicate the public recreational space to the City, instead offering a payment *in lieu* for the +/-2.31 acres required by the Mebane Unified Development Ordinance.** Further details may be found in the staff report. Desco Holdings, LLC, has the property under contract to purchase, contingent upon approval of the rezoning.



Financial Impact

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

Recommendation

The Planning Board recommended approval of the preliminary plat, as presented, 8-0, at the September 16 meeting.

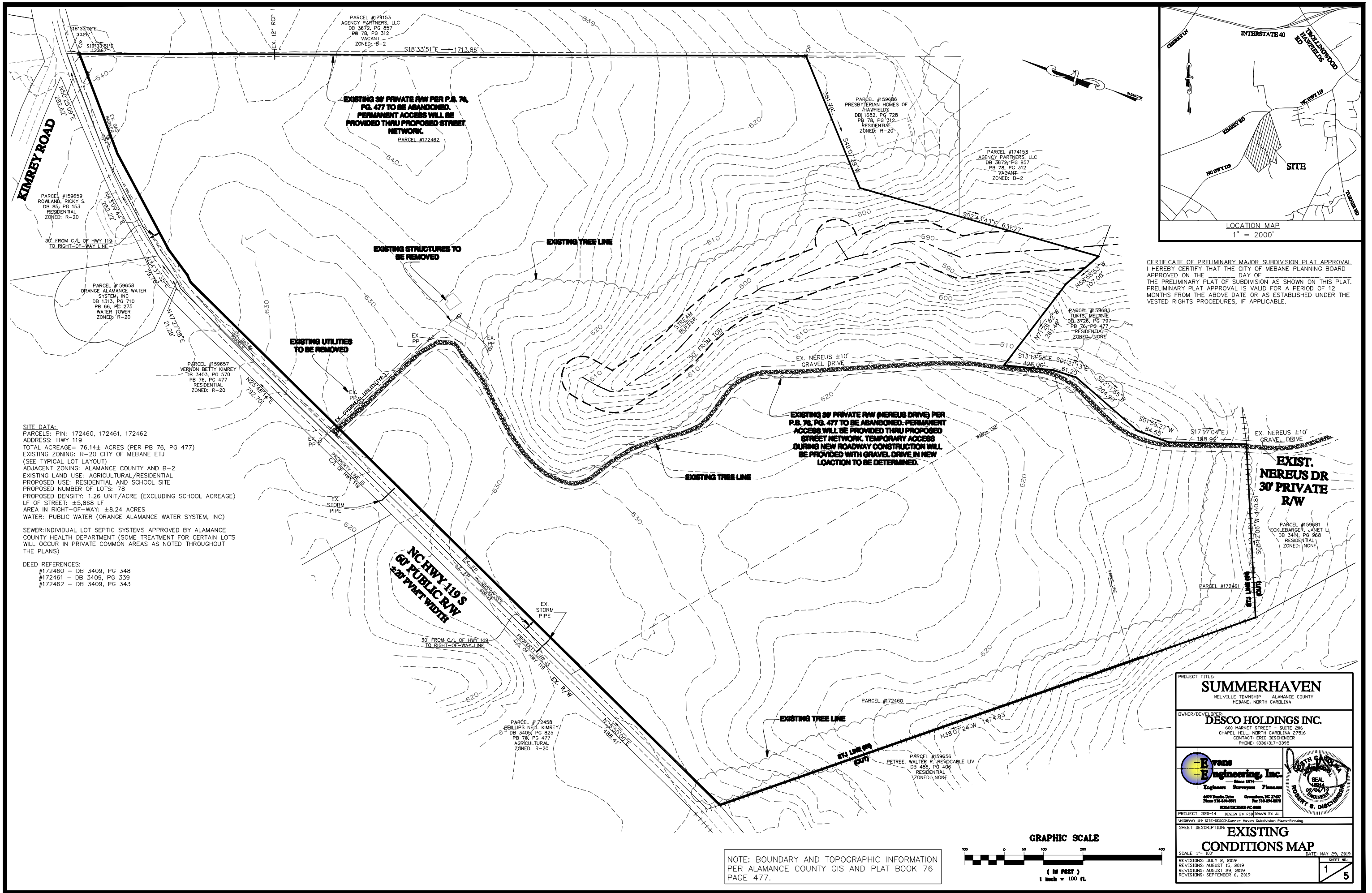
The Planning Staff finds that the presented plat complies with the criteria of the City of Mebane Unified Development Ordinance for a major subdivision in a R-20 zoning district.

Suggested Motion

Approve the major subdivision plat, as presented including the Open Space Proposal. It complies with the criteria of the City of Mebane Unified Development Ordinance for a major subdivision in a R-20 zoning district.

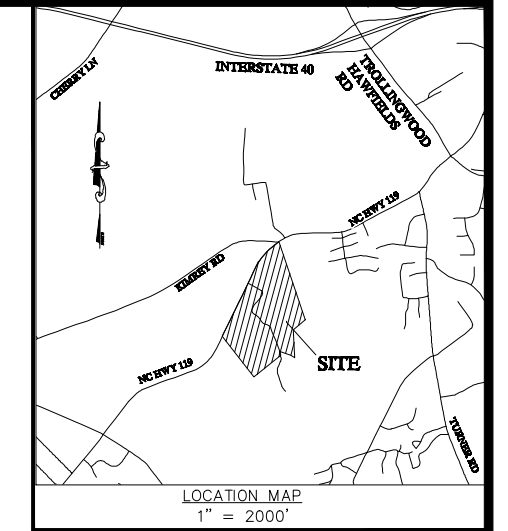
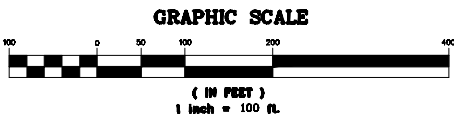
Attachments

1. Summerhaven Subdivision Preliminary Plat
2. Summerhaven Subdivision Preliminary Plat with Recreation Space
3. Planning Project Report
4. NC Department of Transportation letter regarding road network
5. Technical Memorandum – City Engineering Review
6. Bradford Academy Traffic Impact Analysis (*Refer to last month's packet if necessary*)
7. NCDOT letter of findings for the Bradford Academy TIA
8. City of Mebane (Ramey, Kemp and Associates) letter of findings for the Bradford Academy TIA
9. Summerhaven Public Open Space Proposal





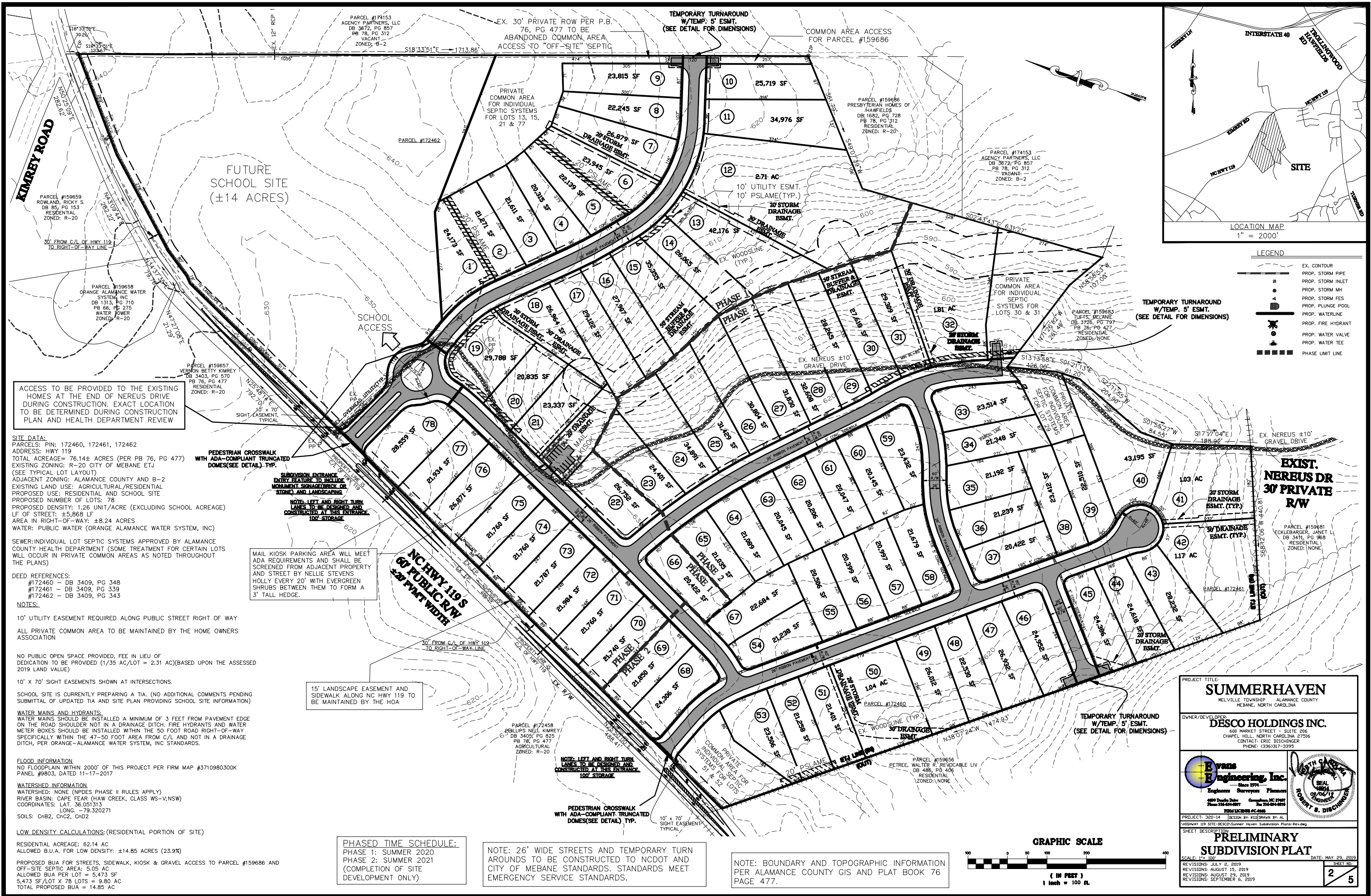
SITE DATA:
PARCELS: PIN: 172460, 172461, 172462
ADDRESS: HWY 119
TOTAL ACREAGE= 76.14± ACRES (PER PB 76, PG 477)
EXISTING ZONING: R-20 CITY OF MEBANE ETJ
(SEE TYPICAL LOT LAYOUT)
ADJACENT ZONING: ALAMANCE COUNTY AND B-2
EXISTING LAND USE: AGRICULTURAL/RESIDENTIAL
PROPOSED USE: RESIDENTIAL AND SCHOOL SITE
PROPOSED NUMBER OF LOTS: 78
PROPOSED DENSITY: 1.26 UNIT/ACRE (EXCLUDING SCHOOL ACREAGE)
LF OF STREET: ±5,868 LF
AREA IN RIGHT-OF-WAY: ±8.24 ACRES
WATER: PUBLIC WATER (ORANGE ALAMANCE WATER SYSTEM, INC)
SEWER: INDIVIDUAL LOT SEPTIC SYSTEMS APPROVED BY ALAMANCE
COUNTY HEALTH DEPARTMENT (SOME TREATMENT FOR CERTAIN LOTS
WILL OCCUR IN PRIVATE COMMON AREAS AS NOTED THROUGHOUT
THE PLANS)
DEED REFERENCES:
#172460 - DB 3409, PG 348
#172461 - DB 3409, PG 339
#172462 - DB 3409, PG 343

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION
PER ALAMANCE COUNTY GIS AND PLAT BOOK 76
PAGE 477.



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

PROJECT TITLE: SUMMERHAVEN MELVILLE TOWNSHIP ALAMANCE COUNTY MEBANE, NORTH CAROLINA	
OWNER/DEVELOPER: DESCO HOLDINGS INC. 600 MARKET STREET - SUITE 206 CHAPEL HILL, NORTH CAROLINA 27516 CONTACT: ERIC DISCHINGER PHONE: (336)317-3393	
 Evans Engineering, Inc. Since 1974 Engineers Surveyors Planners 4609 Double Dale Phone: (336)644-0077 Fax: (336)644-0077 TENN LICENSE #C-0000	 SEAL 1884 ROBERT S. DISCHINGER
PROJECT: 320-14 DESIGN BY: RES DRAWN BY: AL	
SHEET DESCRIPTION: EXISTING CONDITIONS MAP SCALE: 1" = 100' DATE: MAY 29, 2019	
REVISIONS: JULY 2, 2019 REVISIONS: AUGUST 15, 2019 REVISIONS: AUGUST 29, 2019 REVISIONS: SEPTEMBER 6, 2019	SHEET NO: 1 5



ACCESS TO BE PROVIDED TO THE EXISTING HOMES AT THE END OF NEREUS DRIVE DURING CONSTRUCTION. EXACT LOCATION TO BE DETERMINED DURING CONSTRUCTION PLAN AND HEALTH DEPARTMENT REVIEW

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DEED REFERENCES:
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NOTES:
10' UTILITY EASEMENT REQUIRED ALONG PUBLIC STREET RIGHT OF WAY
ALL PRIVATE COMMON AREA TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION
NO PUBLIC OPEN SPACE PROVIDED, FEE IN LIEU OF DEDICATION TO BE PROVIDED (1/35 AC/LOT = 2.31 AC)(BASED UPON THE ASSESSED 2019 LAND VALUE)
10' X 70' SIGHT EASEMENTS SHOWN AT INTERSECTIONS.

SCHOOL SITE IS CURRENTLY PREPARING A TIA. (NO ADDITIONAL COMMENTS PENDING SUBMITTAL OF UPDATED TIA AND SITE PLAN PROVIDING SCHOOL SITE INFORMATION)

WATER MAINS AND HYDRANTS:
WATER MAINS SHOULD BE INSTALLED A MINIMUM OF 3 FEET FROM PAVEMENT EDGE ON THE ROAD SHOULDER NOT IN A DRAINAGE DITCH. FIRE HYDRANTS AND WATER METER BOXES SHOULD BE INSTALLED WITHIN THE 50 FOOT ROAD RIGHT-OF-WAY SPECIFICALLY WITHIN THE 47-50 FOOT AREA FROM C/L AND NOT IN A DRAINAGE DITCH, PER ORANGE-ALAMANCE WATER SYSTEM, INC STANDARDS.

FLOOD INFORMATION:
NO FLOODPLAIN WITHIN 2000' OF THIS PROJECT PER FIRM MAP #3710980300K PANEL #9803, DATED 11-17-2017

WATERSHED INFORMATION:
WATERSHED: NONE (NPDES PHASE II RULES APPLY)
RIVER BASIN: CAPE FEAR (HAW CREEK, CLASS WS-V,NSW)
COORDINATES: LAT. 36.051313 LONG. -79.320271
SOILS: CnB2, CnC2, CnD2

LOW DENSITY CALCULATIONS:(RESIDENTIAL PORTION OF SITE)

RESIDENTIAL ACREAGE: 62.14 AC
ALLOWED B.U.A. FOR LOW DENSITY: ±14.85 ACRES (23.9%)

PROPOSED BUA FOR STREETS, SIDEWALK, KIOSK & GRAVEL ACCESS TO PARCEL #159686 AND OFF-SITE SEPTIC AREA: 5.05 AC
ALLOWED BUA PER LOT = 5.473 SF
5.473 SF/LOT X 78 LOTS = 9.80 AC
TOTAL PROPOSED BUA = 14.85 AC

PHASED TIME SCHEDULE:
PHASE 1: SUMMER 2020
PHASE 2: SUMMER 2021
(COMPLETION OF SITE DEVELOPMENT ONLY)

NOTE: 26' WIDE STREETS AND TEMPORARY TURN AROUNDS TO BE CONSTRUCTED TO NCDOT AND CITY OF MEBANE STANDARDS. STANDARDS MEET EMERGENCY SERVICE STANDARDS.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PER ALAMANCE COUNTY GIS AND PLAT BOOK 76 PAGE 477.

SUMMERHAVEN

MELVILLE TOWNSHIP ALAMANCE COUNTY
MEBANE, NORTH CAROLINA

OWNER/DEVELOPER:

DESCO HOLDINGS INC.

600 MARKET STREET - SUITE 206
CHAPEL HILL, NORTH CAROLINA 27516
CONTACT: ERIC BISHCHINGER
PHONE: (336)317-3393

Evans

Engineering, Inc.

Since 1974

Engineers Surveyors Planners

4609 South Main Street, Suite 200
Raleigh, NC 27607
Phone: 919-844-0077 Fax: 919-844-0078
FIRM LICENSE #C-0008

SEAL

10/04/19

ROBERT S. DISCHINGER

PROJECT: 320-14

DESIGN BY: RES

DRAWN BY: AL

WIDENWAY 119 SITE-DESCO Summer Haven Subdivision Plans-Rev-02

SHEET DESCRIPTION:

PRELIMINARY
SUBDIVISION PLAT

SCALE: 1" = 100'

REVISIONS: JULY 2, 2019

REVISIONS: AUGUST 15, 2019

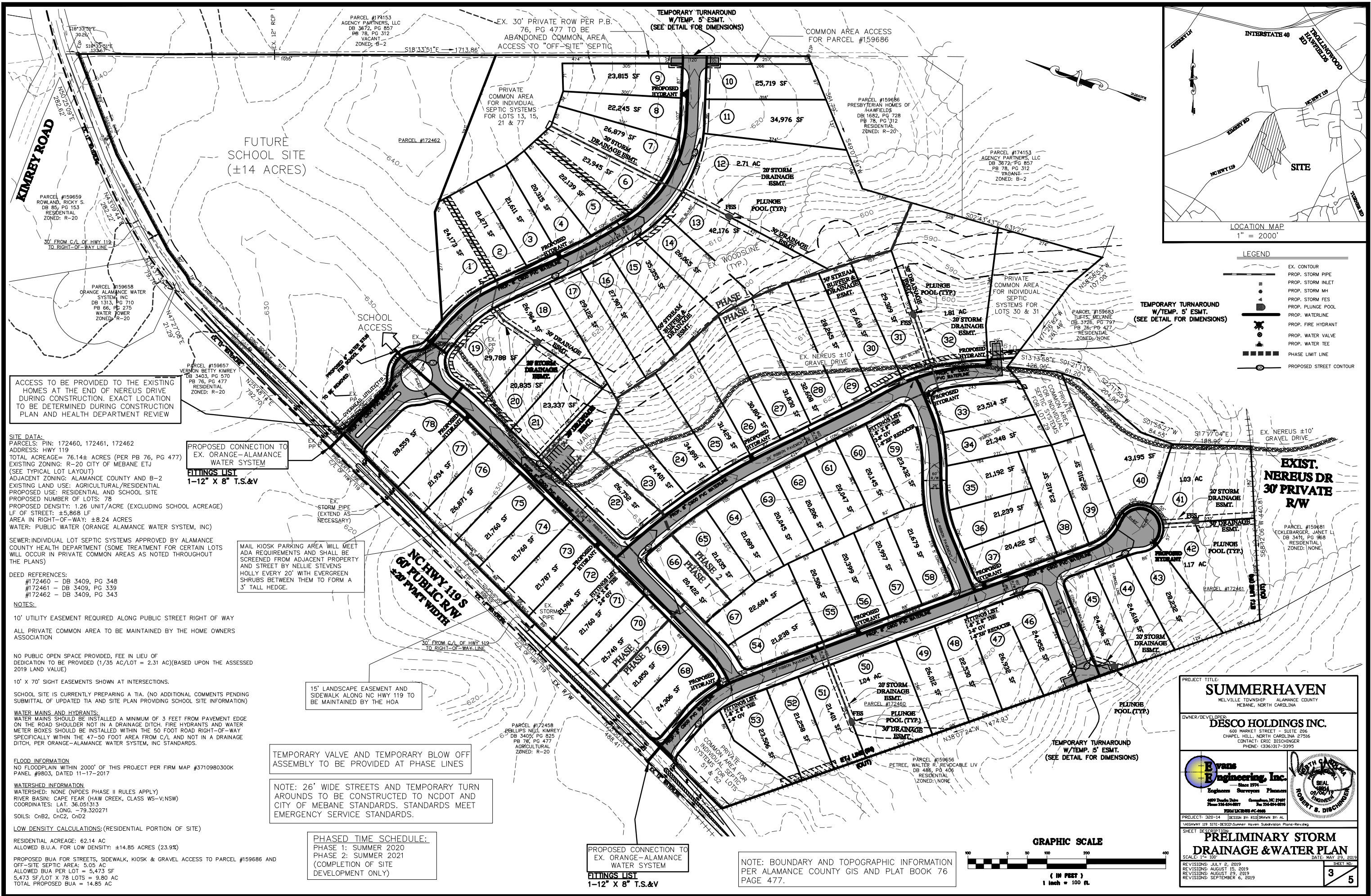
REVISIONS: AUGUST 29, 2019

REVISIONS: SEPTEMBER 6, 2019

DATE: MAY 29, 2019

SHEET NO.: 2

5



ACCESS TO BE PROVIDED TO THE EXISTING HOMES AT THE END OF NEREUS DRIVE DURING CONSTRUCTION. EXACT LOCATION TO BE DETERMINED DURING CONSTRUCTION PLAN AND HEALTH DEPARTMENT REVIEW

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TOTAL PROPOSED BUA = 14.85 AC

PROPOSED CONNECTION TO EX. ORANGE-ALAMANCE WATER SYSTEM
FITTINGS LIST
1-12" X 8" T.S.&V

MAIL KIOSK PARKING AREA WILL MEET ADA REQUIREMENTS AND SHALL BE SCREENED FROM ADJACENT PROPERTY AND STREET BY NELLIE STEVENS HOLLY EVERY 20' WITH EVERGREEN SHRUBS BETWEEN THEM TO FORM A 3' TALL HEDGE.

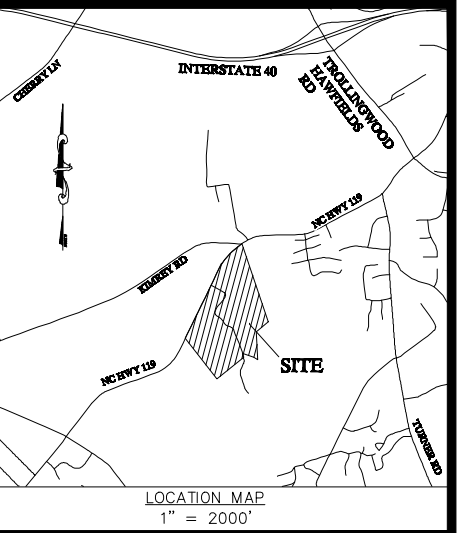
TEMPORARY VALVE AND TEMPORARY BLOW OFF ASSEMBLY TO BE PROVIDED AT PHASE LINES

NOTE: 26' WIDE STREETS AND TEMPORARY TURN AROUNDS TO BE CONSTRUCTED TO NCDOT AND CITY OF MEBANE STANDARDS. STANDARDS MEET EMERGENCY SERVICE STANDARDS.

PHASED TIME SCHEDULE:
PHASE 1: SUMMER 2020
PHASE 2: SUMMER 2021
(COMPLETION OF SITE DEVELOPMENT ONLY)

PROPOSED CONNECTION TO EX. ORANGE-ALAMANCE WATER SYSTEM
FITTINGS LIST
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NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PER ALAMANCE COUNTY GIS AND PLAT BOOK 76 PAGE 477.

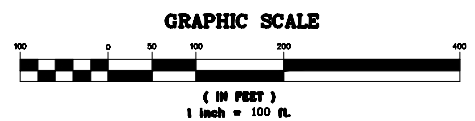


- LEGEND**
- EX. CONTOUR
 - PROP. STORM PIPE
 - PROP. STORM INLET
 - PROP. STORM MH
 - PROP. STORM FES
 - PROP. PLUNGE POOL
 - PROP. WATERLINE
 - PROP. FIRE HYDRANT
 - PROP. WATER VALVE
 - PROP. WATER TEE
 - PHASE LIMIT LINE
 - PROPOSED STREET CONTOUR

TEMPORARY TURNAROUND W/TEMP. 5' ESMT. (SEE DETAIL FOR DIMENSIONS)

EXIST. NEREUS DR 30' PRIVATE R/W

TEMPORARY TURNAROUND W/TEMP. 5' ESMT. (SEE DETAIL FOR DIMENSIONS)



PROJECT TITLE: **SUMMERHAVEN**
MELVILLE TOWNSHIP ALAMANCE COUNTY
MEBANE, NORTH CAROLINA

OWNER/DEVELOPER: **DESCO HOLDINGS INC.**
688 MARKET STREET - SUITE 206
CHAPEL HILL, NORTH CAROLINA 27516
CONTACT: ERIC BISHINGER
PHONE: (336)317-3395

Evans Engineering, Inc.
Since 1974
Engineers Surveyors Planners
4609 Double Dale Drive Greensboro, NC 27407
Phone: 336-644-0077 Fax: 336-644-0071
FIRM LICENSE #C-0000

PROJECT: 320-14 DESIGN BY RES/DRAWN BY AL
HIGHWAY 119 SITE-DESIGN/Summer Haven Subdivision Plans-Reviewing
SHEET DESCRIPTION: **PRELIMINARY STORM DRAINAGE & WATER PLAN**
SCALE: 1" = 100' DATE: MAY 29, 2019
REVISIONS: JULY 2, 2019
REVISIONS: AUGUST 15, 2019
REVISIONS: AUGUST 29, 2019
REVISIONS: SEPTEMBER 6, 2019

SHEET NO. **3** OF **5**

A

7.75'

3.75'

7.75'

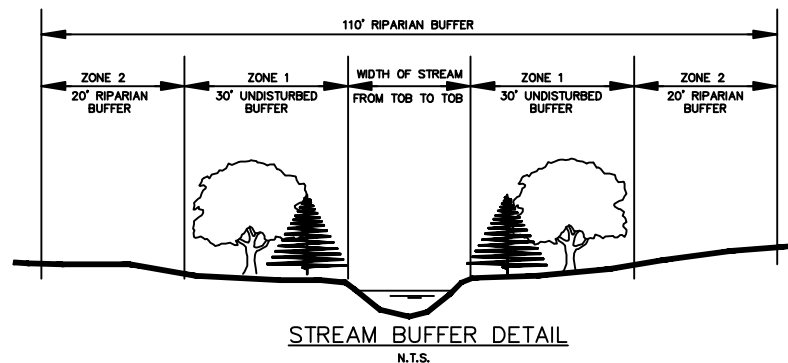
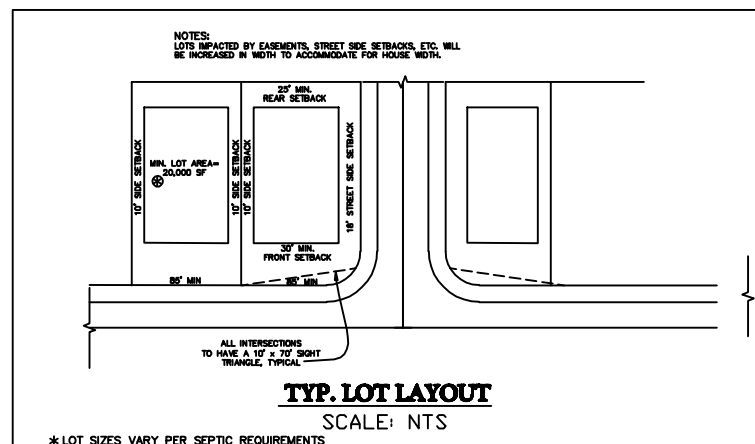
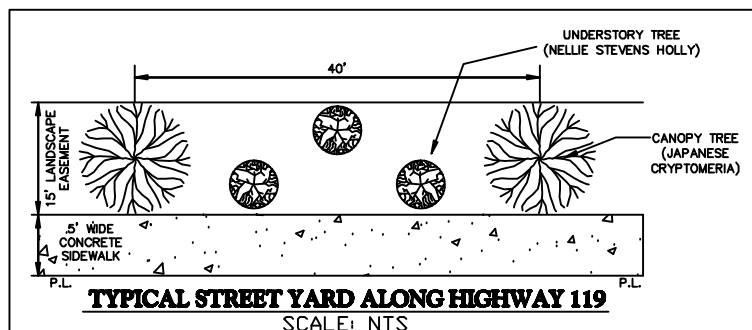
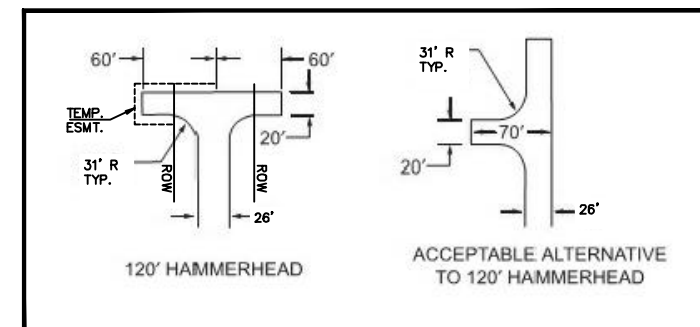
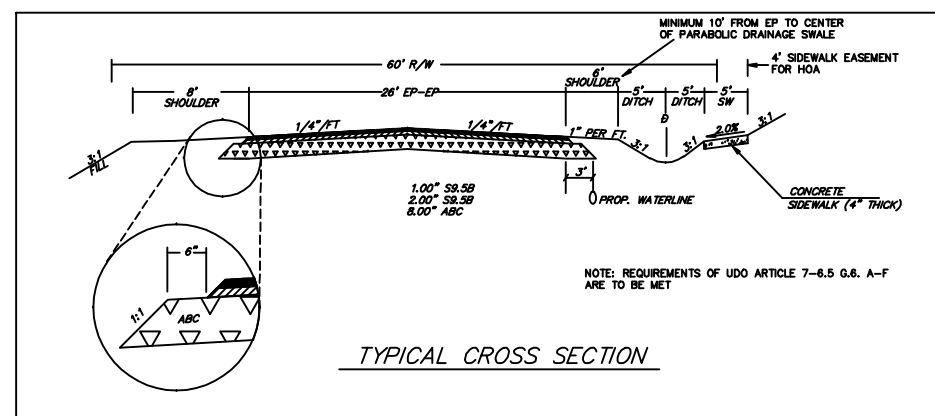
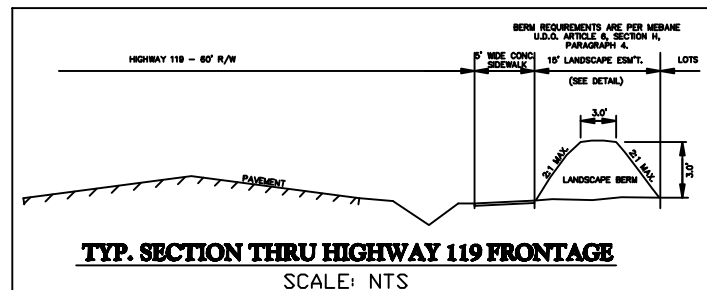
3.75'

4.0'

A

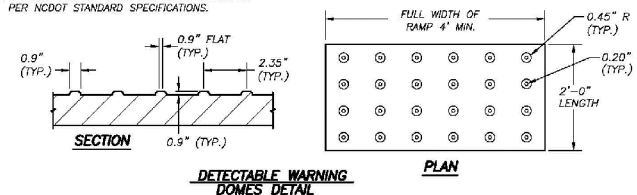
SQUARE REINFORCED
CONCRETE FOOTING (SEE
PILE NOT SHOWN
FOR CLARITY)

PERMANENT SOIL
REINFORCEMENT
MATTER (FILLING FORM
SHALL BE FILLING WITH
TRUSSATION AT
INSTALLATION)

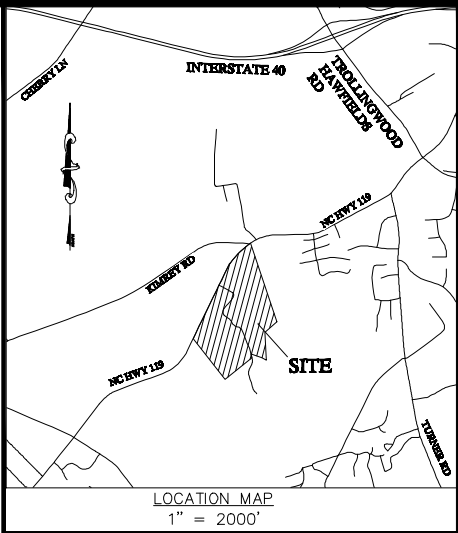
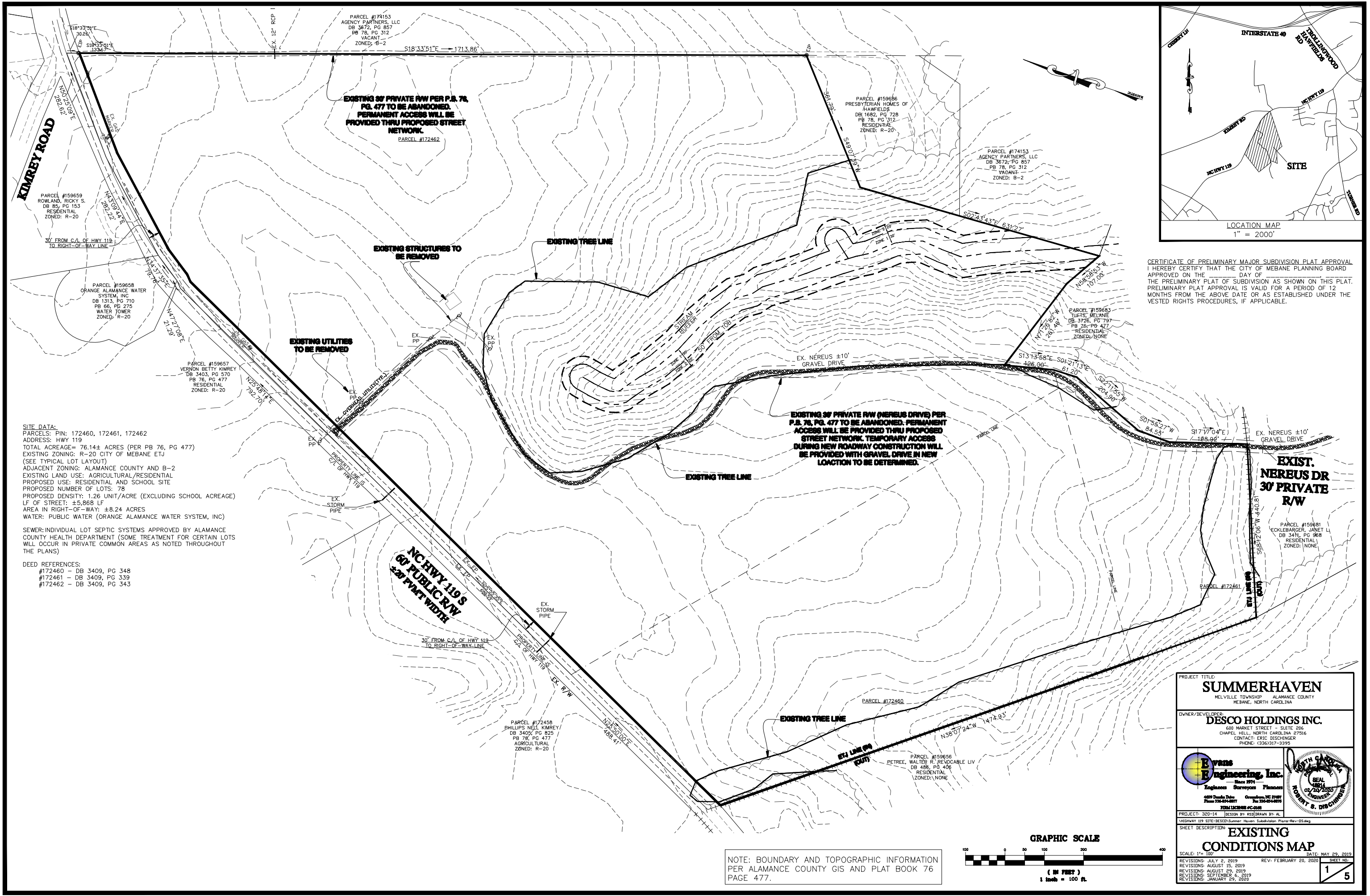


NOTES:

1. DETECTABLE WARNING DOWNS SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
2. THE RAMP MAY BE YELLOW IN COLOR OR ANY COLOR WITH A 70% CONTRAST RATIO.
3. PROVIDE SEALANT OVER EXPANSION JOINTS AS PER NCDOT STANDARD SPECIFICATIONS.



PROJECT TITLE:	
<h1 style="text-align: center;">SUMMERHAVEN</h1> <p style="text-align: center;">MELVILLE TOWNSHIP ALAMANCE COUNTY MEANE, NORTH CAROLINA</p>	
OWNER/DEVELOPER:	
<h2 style="text-align: center;">DESCO HOLDINGS INC.</h2> <p style="text-align: center;">606 MARKET STREET - SUITE 206 CHAPEL HILL, NORTH CAROLINA 27516 CONTACT: ERIC DISCHINGER PHONE: (336)317-3375</p>	
 <p style="text-align: center;">Evans Engineering, Inc.</p> <p style="text-align: center;">Engineers Surveyors Planners</p> <p style="text-align: center;">409 South Main Raleigh, NC 27601 Phone: 336-454-4407</p> <p style="text-align: center;">Fax: 336-454-4407</p> <p style="text-align: center;">WWW.EVANS-INC.COM</p>	
PROJECT: 320-14 DESIGN BY RES DRAWN BY AL	
SUBMIT 1/19 SITE-30000 Summer Haven Subdivision Plans-Brevard	
SHEET DESCRIPTION:	
<h1 style="text-align: center;">DETAIL PLAN</h1>	
SCALE: N.T.S.	DATE: MAY 29, 2019
REVISIONS: JULY 2, 2019 REVISIONS: AUGUST 19, 2019 REVISIONS: AUGUST 29, 2019 REVISIONS: SEPTEMBER 6, 2019	
<div style="border: 1px solid black; padding: 5px; display: flex; justify-content: space-between;"> SHEET NO. 4 </div>	



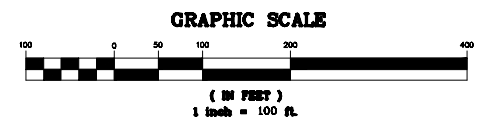
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THE PRELIMINARY PLAT OF SUBDIVISION AS SHOWN ON THIS PLAT.
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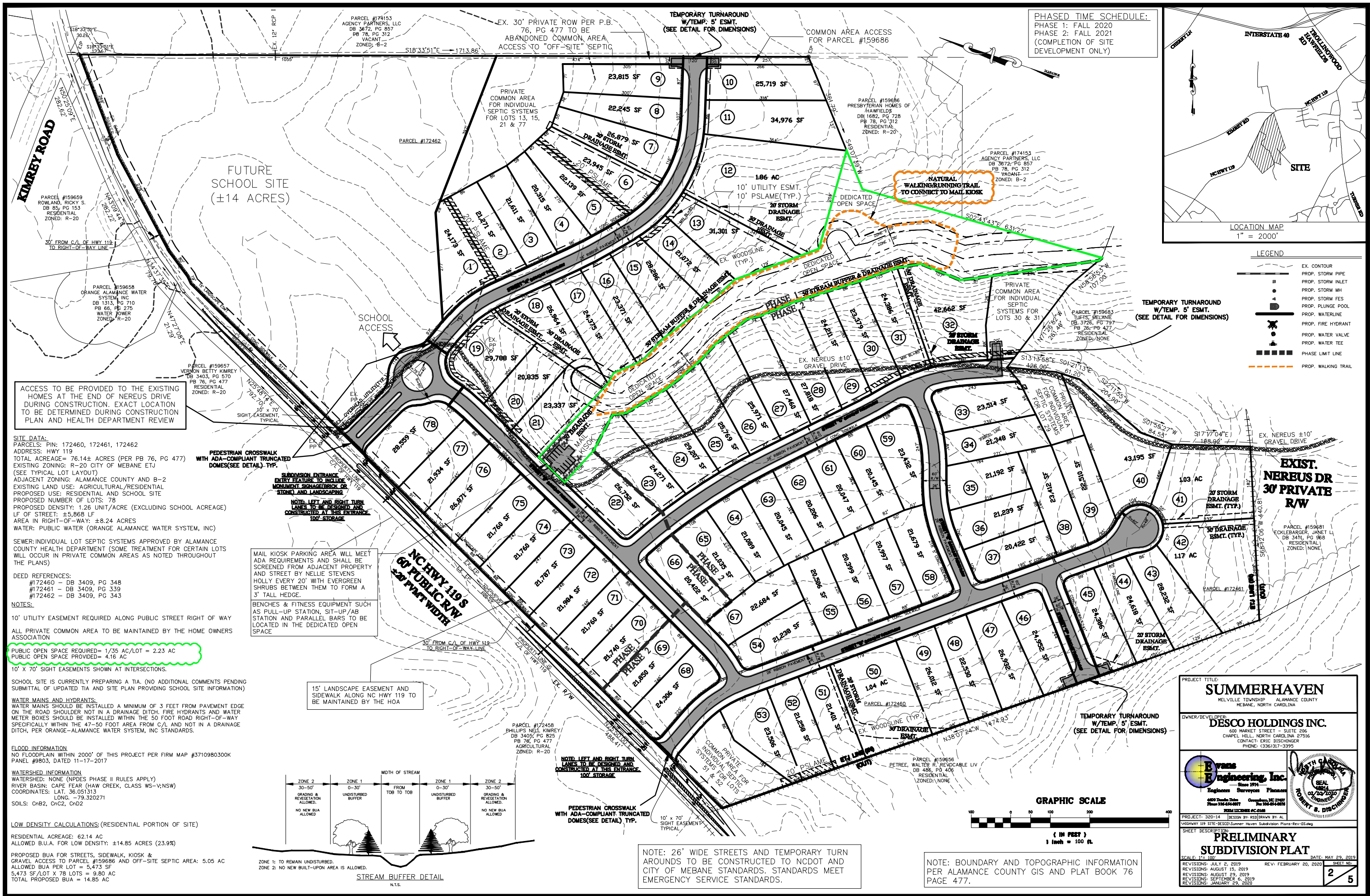
PROJECT TITLE:
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MELVILLE TOWNSHIP ALAMANCE COUNTY
MEBANE, NORTH CAROLINA

OWNER/DEVELOPER:
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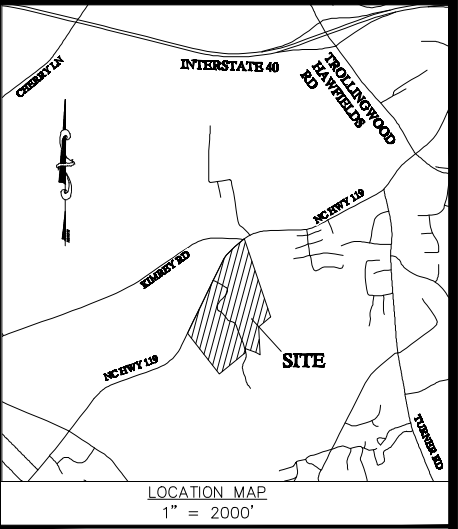
Evans Engineering, Inc.
Since 1974
Engineers Surveyors Planners
4609 Double Lake Farm 336-454-0877
Charlotte, NC 27207 Fax 336-454-0876
www.evanseng.com

Professional Engineer
ERIC S. DISCHINGER
02/20/2020
REAL ESTATE

PROJECT: 320-14 SECTION BY: RSD DRAWN BY: AL
HIGHWAY 119 SITE-RESCD/Summer Haven Subdivision Plans-Rev-05.dwg
SHEET DESCRIPTION:
EXISTING CONDITIONS MAP
SCALE: 1"= 100'
REVISIONS: JULY 2, 2019
REVISIONS: AUGUST 15, 2019
REVISIONS: AUGUST 29, 2019
REVISIONS: SEPTEMBER 6, 2019
REVISIONS: JANUARY 29, 2020
DATE: MAY 29, 2019
REV: FEBRUARY 20, 2020
SHEET NO:
1
5



PHASED TIME SCHEDULE:
PHASE 1: FALL 2020
PHASE 2: FALL 2021
(COMPLETION OF SITE DEVELOPMENT ONLY)



- LEGEND
- EX. CONTOUR
 - PROP. STORM PIPE
 - PROP. STORM INLET
 - PROP. STORM MH
 - PROP. STORM FES
 - PROP. PLUNGE POOL
 - PROP. WATERLINE
 - PROP. FIRE HYDRANT
 - PROP. WATER VALVE
 - PROP. WATER TEE
 - PHASE LIMIT LINE
 - PROP. WALKING TRAIL

ACCESS TO BE PROVIDED TO THE EXISTING HOMES AT THE END OF NEREUS DRIVE DURING CONSTRUCTION. EXACT LOCATION TO BE DETERMINED DURING CONSTRUCTION PLAN AND HEALTH DEPARTMENT REVIEW

SITE DATA:
PARCELS: PIN: 172460, 172461, 172462
ADDRESS: HWY 119
TOTAL ACREAGE= 76.14± ACRES (PER PB 76, PG 477)
EXISTING ZONING: R-20 CITY OF MEBANE ETJ (SEE TYPICAL LOT LAYOUT)
ADJACENT ZONING: ALAMANCE COUNTY AND B-2
EXISTING LAND USE: AGRICULTURAL/RESIDENTIAL
PROPOSED USE: RESIDENTIAL AND SCHOOL SITE
PROPOSED NUMBER OF LOTS: 78
PROPOSED DENSITY: 1.26 UNIT/ACRE (EXCLUDING SCHOOL ACREAGE)
LF OF STREET: ±5,868 LF
AREA IN RIGHT-OF-WAY: ±8.24 ACRES
WATER: PUBLIC WATER (ORANGE ALAMANCE WATER SYSTEM, INC)
SEWER: INDIVIDUAL LOT SEPTIC SYSTEMS APPROVED BY ALAMANCE COUNTY HEALTH DEPARTMENT (SOME TREATMENT FOR CERTAIN LOTS WILL OCCUR IN PRIVATE COMMON AREAS AS NOTED THROUGHOUT THE PLANS)
DEED REFERENCES:
#172460 - DB 3409, PG 348
#172461 - DB 3409, PG 339
#172462 - DB 3409, PG 343

NOTES:
10' UTILITY EASEMENT REQUIRED ALONG PUBLIC STREET RIGHT OF WAY
ALL PRIVATE COMMON AREA TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION
PUBLIC OPEN SPACE REQUIRED= 1/35 AC/LOT = 2.23 AC
PUBLIC OPEN SPACE PROVIDED= 4.16 AC
10' X 70' SIGHT EASEMENTS SHOWN AT INTERSECTIONS.

SCHOOL SITE IS CURRENTLY PREPARING A TIA. (NO ADDITIONAL COMMENTS PENDING SUBMITTAL OF UPDATED TIA AND SITE PLAN PROVIDING SCHOOL SITE INFORMATION)
WATER MAINS AND HYDRANTS:
WATER MAINS SHOULD BE INSTALLED A MINIMUM OF 3 FEET FROM PAVEMENT EDGE ON THE ROAD SHOULDER NOT IN A DRAINAGE DITCH. FIRE HYDRANTS AND WATER METER BOXES SHOULD BE INSTALLED WITHIN THE 50 FOOT ROAD RIGHT-OF-WAY SPECIFICALLY WITHIN THE 47-50 FOOT AREA FROM C/L AND NOT IN A DRAINAGE DITCH, PER ORANGE-ALAMANCE WATER SYSTEM, INC STANDARDS.

FLOOD INFORMATION
NO FLOODPLAIN WITHIN 2000' OF THIS PROJECT PER FIRM MAP #3710980300K PANEL #9803, DATED 11-17-2017

WATERSHED INFORMATION
WATERSHED: NONE (NPDES PHASE II RULES APPLY)
RIVER BASIN: CAPE FEAR (HAW CREEK, CLASS WS-V: NSW)
COORDINATES: LAT. 36.051313
LONG. -79.320271
SOILS: CnB2, CnC2, CnD2

LOW DENSITY CALCULATIONS: (RESIDENTIAL PORTION OF SITE)
RESIDENTIAL ACREAGE: 62.14 AC
ALLOWED B.U.A. FOR LOW DENSITY: ±14.85 ACRES (23.9%)

PROPOSED BUA FOR STREETS, SIDEWALK, KIOSK & GRAVEL ACCESS TO PARCEL #159686 AND OFF-SITE SEPTIC AREA: 5.05 AC
ALLOWED BUA PER LOT = 5,473 SF
5,473 SF/LOT X 78 LOTS = 9.80 AC
TOTAL PROPOSED BUA = 14.85 AC

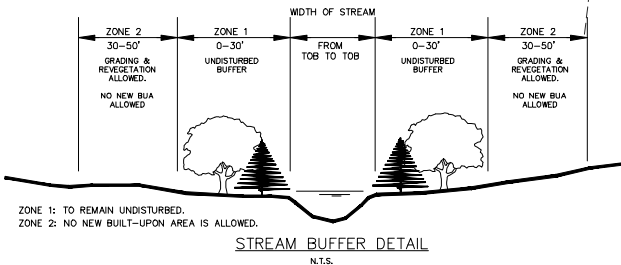
PEDESTRIAN CROSSWALK WITH ADA-COMPLIANT TRUNCATED DOMES(SEE DETAIL) TYP.

SUBMISSION ENTRANCE ENTRY FEATURE TO INCLUDE MONUMENT, SIGNAGE, ROCK OR STONE, AND LANDSCAPING
NOTE: LEFT AND RIGHT TURN LANES TO BE DESIGNED AND CONSTRUCTED AT THIS ENTRANCE 100' STORAGE

MAIL KIOSK PARKING AREA WILL MEET ADA REQUIREMENTS AND SHALL BE SCREENED FROM ADJACENT PROPERTY AND STREET BY NELLIE STEVENS HOLLY EVERY 20' WITH EVERGREEN SHRUBS BETWEEN THEM TO FORM A 3' TALL HEDGE.

BENCHES & FITNESS EQUIPMENT SUCH AS PULL-UP STATION, SIT-UP/AB STATION AND PARALLEL BARS TO BE LOCATED IN THE DEDICATED OPEN SPACE

15' LANDSCAPE EASEMENT AND SIDEWALK ALONG NC HWY 119 TO BE MAINTAINED BY THE HOA

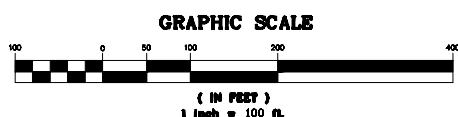


NOTE: LEFT AND RIGHT TURN LANES TO BE DESIGNED AND CONSTRUCTED AT THIS ENTRANCE 100' STORAGE

PEDESTRIAN CROSSWALK WITH ADA-COMPLIANT TRUNCATED DOMES(SEE DETAIL) TYP.

NOTE: 26' WIDE STREETS AND TEMPORARY TURN AROUNDS TO BE CONSTRUCTED TO NCDOT AND CITY OF MEBANE STANDARDS. STANDARDS MEET EMERGENCY SERVICE STANDARDS.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PER ALAMANCE COUNTY GIS AND PLAT BOOK 76 PAGE 477.



PROJECT TITLE:
SUMMERHAVEN
MELVILLE TOWNSHIP ALAMANCE COUNTY
MEBANE, NORTH CAROLINA

OWNER/DEVELOPER:
DESCO HOLDINGS INC.
600 MARKET STREET - SUITE 206
CHAPEL HILL, NORTH CAROLINA 27516
CONTACT: ERIC DISCHINGER
PHONE: (336)317-3395

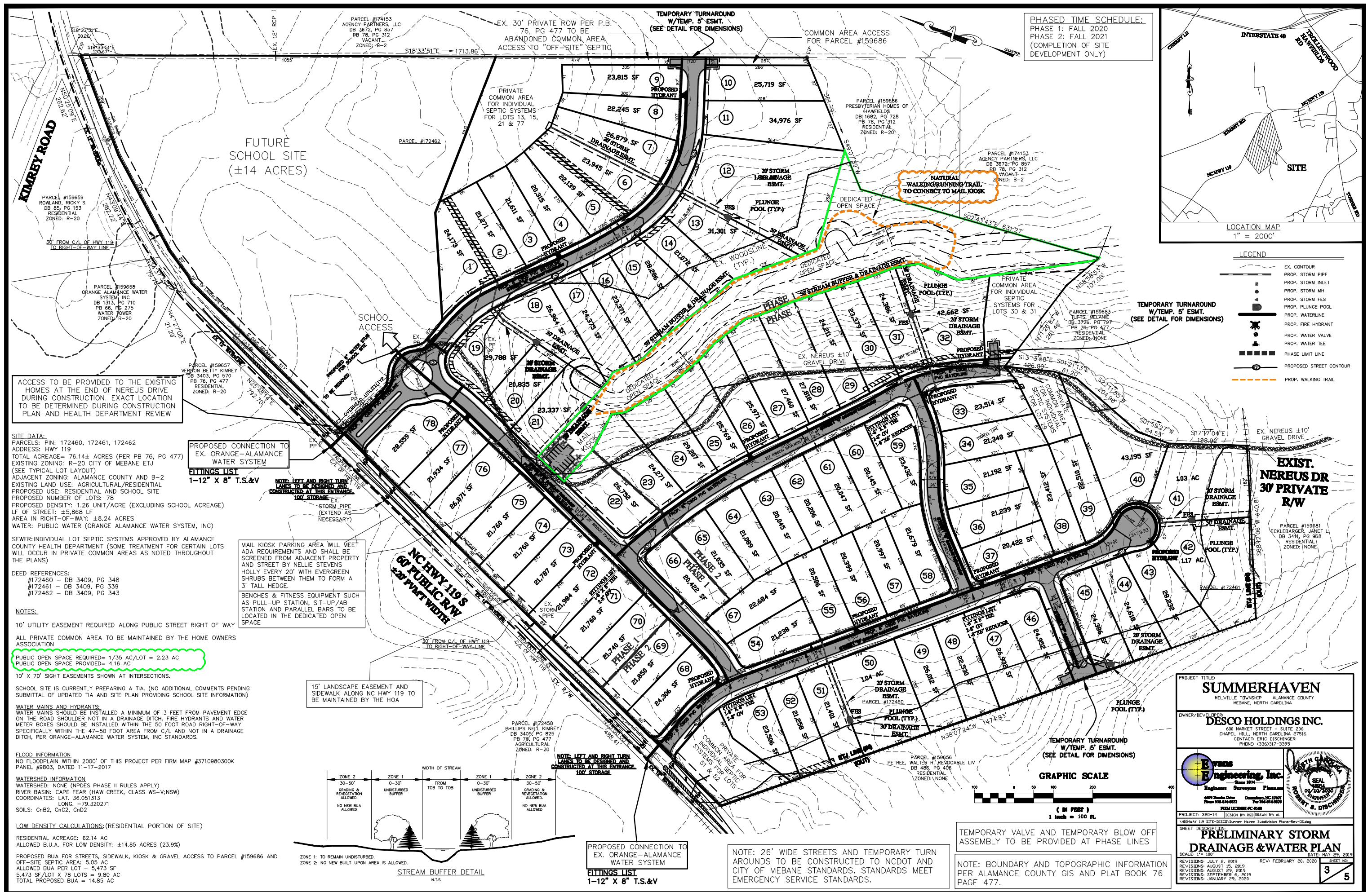
Evans Engineering, Inc.
Since 1994
Engineers Surveyors Planners
4600 Thomas Dale
Phone 336-554-0977 Fax 336-554-0976
PERM LICENSE NC 0168

PROJECT: 320-14 DESIGN BY: RSD/DRAWN BY: AL
HIGHWAY 119 SITE-DESCO Summer Haven Subdivision Plans-Rev-05.dwg

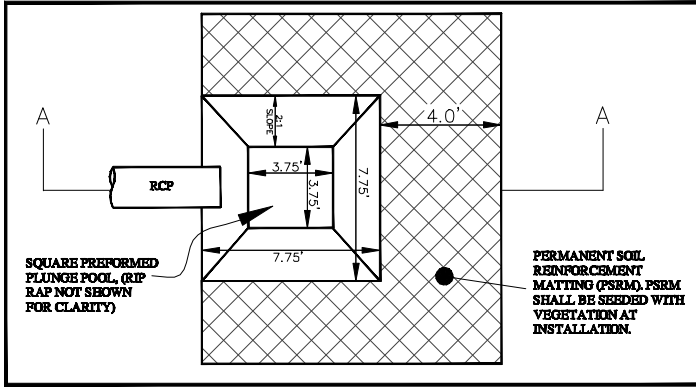
SHEET DESCRIPTION:
PRELIMINARY SUBDIVISION PLAT

SCALE: 1/4" = 100'
REVISIONS: JULY 2, 2019
REVISIONS: AUGUST 15, 2019
REVISIONS: AUGUST 29, 2019
REVISIONS: SEPTEMBER 6, 2019
REVISIONS: JANUARY 29, 2020

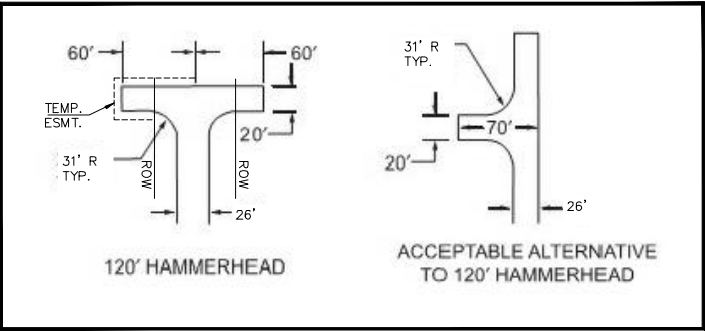
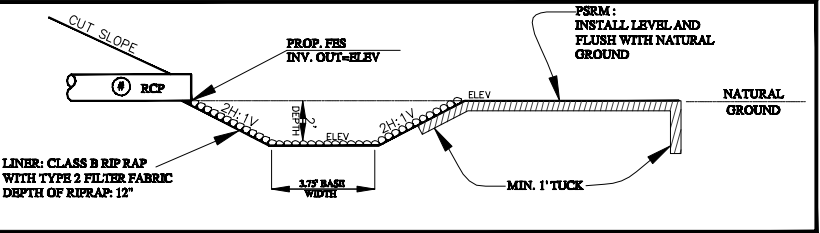
DATE: MAY 29, 2019
REV: FEBRUARY 20, 2020
SHEET 2 OF 5



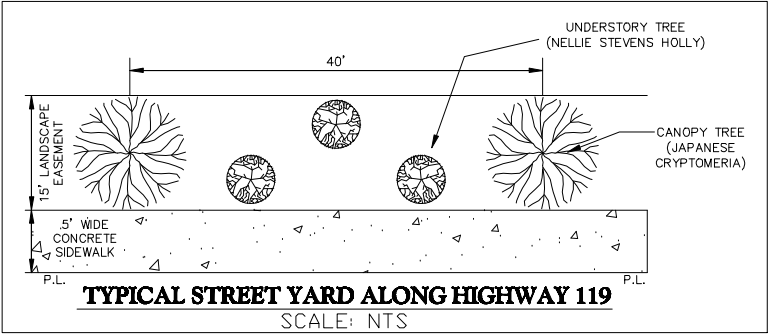
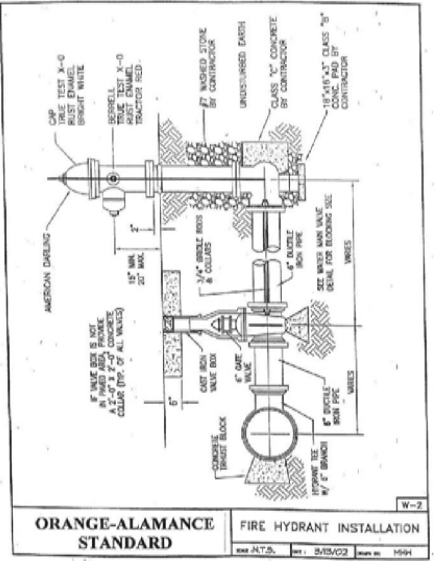
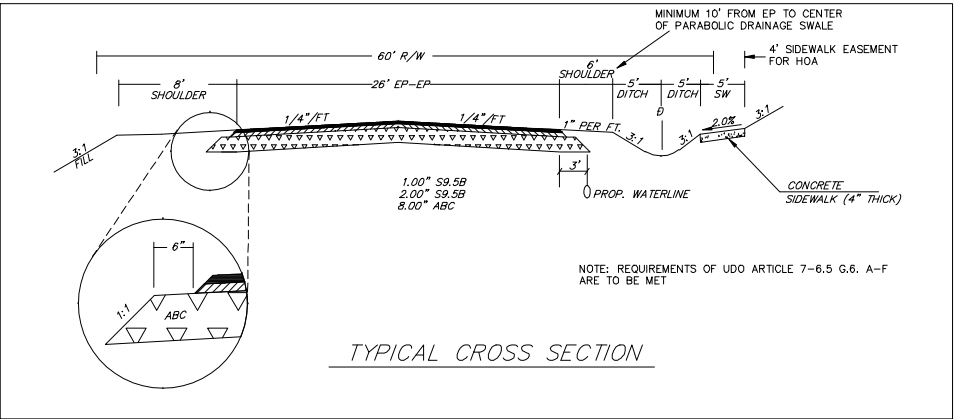
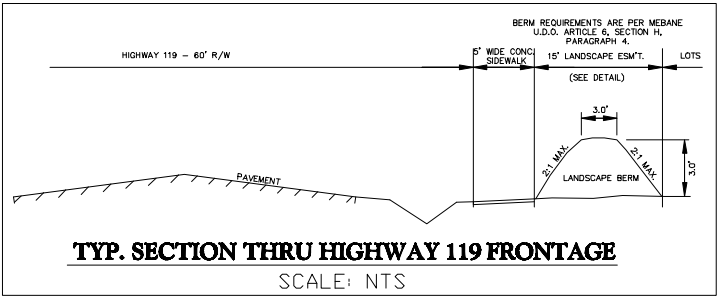
PLUNGE POOLS TO BE INSTALLED AT ALL PIPE OUTLETS
(SEE TYPICAL DETAIL BELOW)



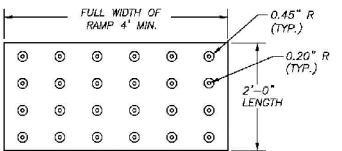
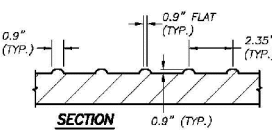
PREFORMED PLUNGE POOL SPECIFICATIONS:
RECEIVING PIPE SIZE: RCP
100-YR FLOW FROM HIGH FLOW BYPASS : Q CFS
SCOUR HOLE BOTTOM DIMENSIONS: 3.75' X 3.75'
SCOUR HOLE SIDE SLOPES: 2:1
SCOUR HOLE DEPTH: 2'
TOP ELEVATION: DESIGN
BOTTOM ELEVATION: DESIGN
RIP-RAP SIZE FOR PLUNGE POOL: CLASS B



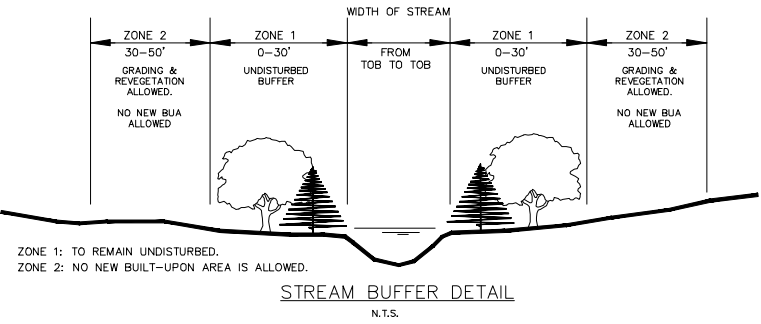
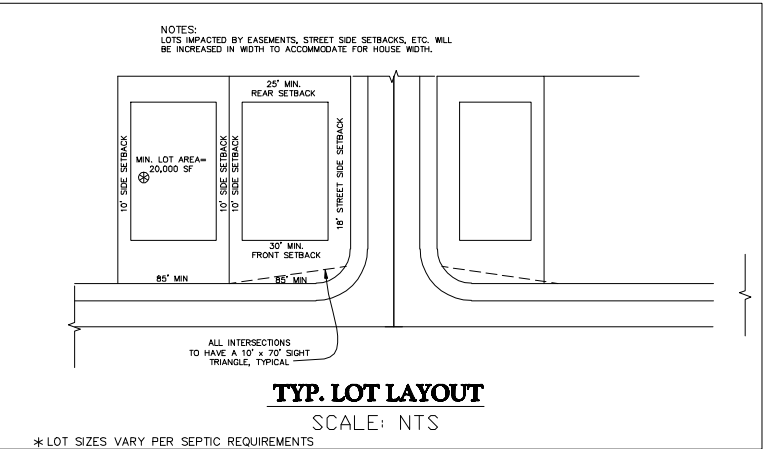
TEMPORARY TURNAROUND DETAILS
NOT TO SCALE



- NOTES:
1. DETECTABLE WARNING DOMES SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
 2. THE RAMP MAY BE YELLOW IN COLOR OR ANY COLOR WITH A 70% CONTRAST RATIO.
 3. PROVIDE SEALANT OVER EXPANSION JOINTS AS PER NCDOT STANDARD SPECIFICATIONS.



DETECTABLE WARNING DOMES DETAIL



NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PER ALAMANCE COUNTY GIS AND PLAT BOOK 76 PAGE 477.

PROJECT TITLE:
SUMMERHAVEN
MELVILLE TOWNSHIP ALAMANCE COUNTY
MEBANE, NORTH CAROLINA

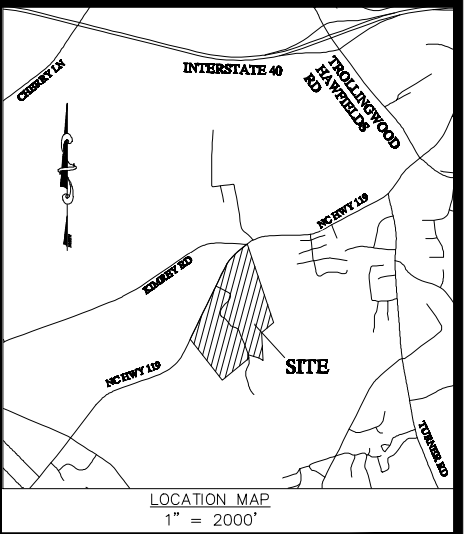
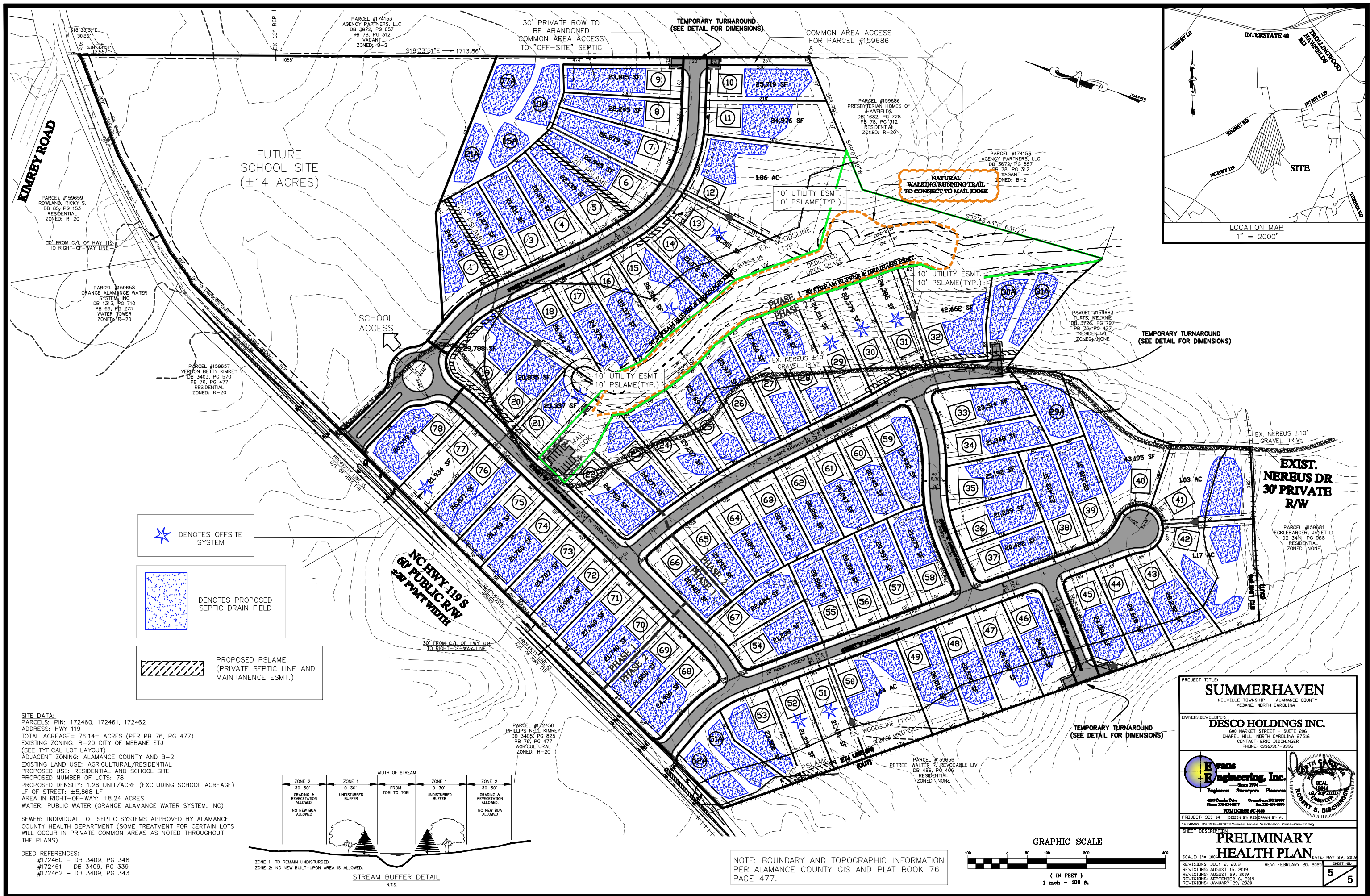
OWNER/DEVELOPER:
DESCO HOLDINGS INC.
600 MARKET STREET - SUITE 206
CHAPEL HILL, NORTH CAROLINA 27516
CONTACT: ERIC DISCHINGER
PHONE: (336) 287-3295

E. Evans Engineering, Inc.
Since 1971
Engineers Surveyors Planners
4609 Double Dale Phone: 336-454-4877
Clemmons, NC 27007 Fax: 336-454-4875
NCEM LICENSE #C-4168

PROJECT: 320-14 DESIGN BY: RSD/DRAWN BY: AL
HIGHWAY 119 SITE-SPECIFIC Summer Haven Subdivision Plans-Rev-05.dwg

SHEET DESCRIPTION:
DETAIL PLAN
SCALE: N.T.S. DATE: MAY 29, 2019
REVISIONS: JULY 2, 2019 REVISIONS: AUGUST 15, 2019
REVISIONS: AUGUST 29, 2019 REVISIONS: SEPTEMBER 6, 2019
REVISIONS: JANUARY 29, 2020

SHEET NO.:
4
5



SITE DATA:
 PARCELS: PIN: 172460, 172461, 172462
 ADDRESS: HWY 119
 TOTAL ACREAGE= 76.14± ACRES (PER PB 76, PG 477)
 EXISTING ZONING: R-20 CITY OF MEBANE ETJ
 (SEE TYPICAL LOT LAYOUT)
 ADJACENT ZONING: ALAMANCE COUNTY AND B-2
 EXISTING LAND USE: AGRICULTURAL/RESIDENTIAL
 PROPOSED USE: RESIDENTIAL AND SCHOOL SITE
 PROPOSED NUMBER OF LOTS: 78
 PROPOSED DENSITY: 1.26 UNIT/ACRE (EXCLUDING SCHOOL ACREAGE)
 LF OF STREET: ±5,868 LF
 AREA IN RIGHT-OF-WAY: ±8.24 ACRES
 WATER: PUBLIC WATER (ORANGE ALAMANCE WATER SYSTEM, INC)
 SEWER: INDIVIDUAL LOT SEPTIC SYSTEMS APPROVED BY ALAMANCE COUNTY HEALTH DEPARTMENT (SOME TREATMENT FOR CERTAIN LOTS WILL OCCUR IN PRIVATE COMMON AREAS AS NOTED THROUGHOUT THE PLANS)
 DEED REFERENCES:
 #172460 - DB 3409, PG 348
 #172461 - DB 3409, PG 339
 #172462 - DB 3409, PG 343

PROJECT TITLE:
SUMMERHAVEN
 MELVILLE TOWNSHIP ALAMANCE COUNTY
 MEBANE, NORTH CAROLINA

OWNER/DEVELOPER:
DESCO HOLDINGS INC.
 600 MARKET STREET - SUITE 206
 CHAPEL HILL, NORTH CAROLINA 27516
 CONTACT: ERIC DISCHINGER
 PHONE: (336)287-3095

E. Evans Engineering, Inc.
 Since 1974
 Engineers Surveyors Planners
 4609 Double Dale Greensboro, NC 27407
 Phone: 336-654-4877 Fax: 336-654-4875
 NCEM LICENSE #C-4168

PROJECT: 320-14 DESIGN BY: KSD DRAWN BY: AL
 HIGHWAY 119 SITE: DESCO Summer Haven Subdivision Plans-Rev-05.dwg

SHEET DESCRIPTION:
PRELIMINARY HEALTH PLAN
 SCALE: 1"= 100' DATE: MAY 29, 2019
 REVISIONS: JULY 2, 2019 REV: FEBRUARY 20, 2020
 REVISIONS: AUGUST 15, 2019
 REVISIONS: AUGUST 29, 2019
 REVISIONS: SEPTEMBER 6, 2019
 REVISIONS: JANUARY 29, 2020

SHEET NO. **5**

PLANNING PROJECT REPORT

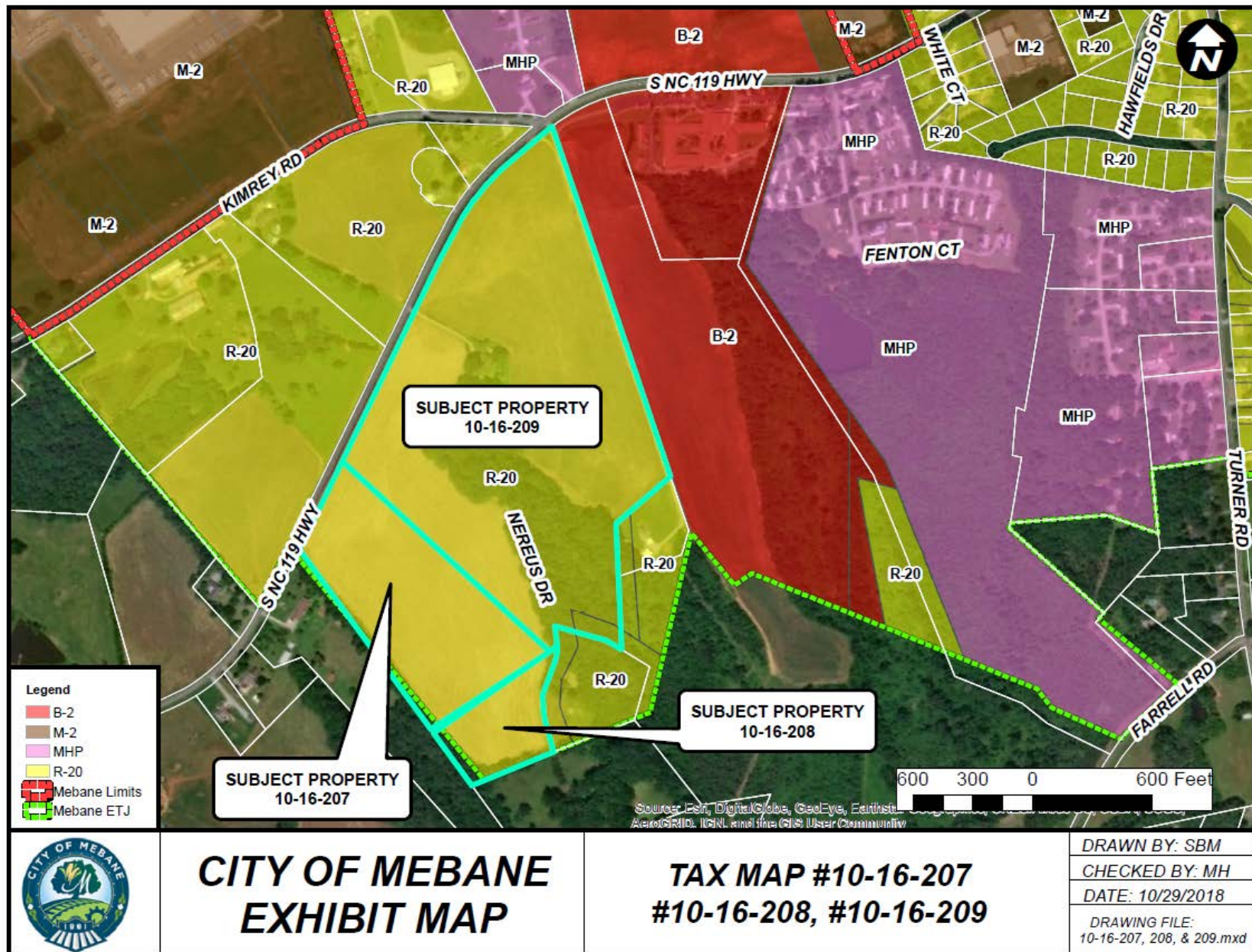
DATE	01/30/2020
PROJECT NAME	Summerhaven
APPLICANT	Desco Holdings, Inc. c/o Eric Dischinger 600 Market Street Suite 206 Chapel Hill, NC 27516 336-317-3395

CONTENTS

PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 3
LAND USE REPORT	PAGE 5
UTILITIES REPORT	PAGE 7

ZONING REPORT

EXISTING ZONE	R-20
REQUESTED ACTION	Subdivision
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CURRENT LAND USE	Agriculture (General Farm)
PARCEL SIZE	+/-76.14 acres.
PROPERTY OWNERS	Kimrey Redlands, LLC 2425 Kimrey Road Mebane, NC 27302 GPINs 9803562278, 9803578217, 9803652931
LEGAL DESCRIPTION	Three properties totaling +/-76.14 acres on NC Highway 119 at Nereus Drive, a private unpaved road, are proposed for a 78-lot subdivision.
AREA ZONING & DISTRICTS	The properties to the south and west of the project site are all outside the City of Mebane extraterritorial jurisdiction (ETJ) and are not zoned. They are used for rural residential purposes. The properties north across NC 119 are zoned R-20 with the exception of the mobile home park on Rowland Estates Drive. The property immediately to the east is zoned B-2 and has historically supported a nursing and convalescent home and an agricultural lot. The proposed project lies within the City's G-2 Residential Primary Growth Area (Jones Drive & Mebane Oaks Road).
SITE HISTORY	All three properties are "General Farm Use" parcels and have historically been farmed for row crops.
STAFF ANALYSIS	
CITY LIMITS?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PROPOSED USE BY-RIGHT?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
SPECIAL USE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
EXISTING UTILITIES?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
POTENTIAL IMPACT OF PROPOSED ZONE	N/A – Use permitted by-right

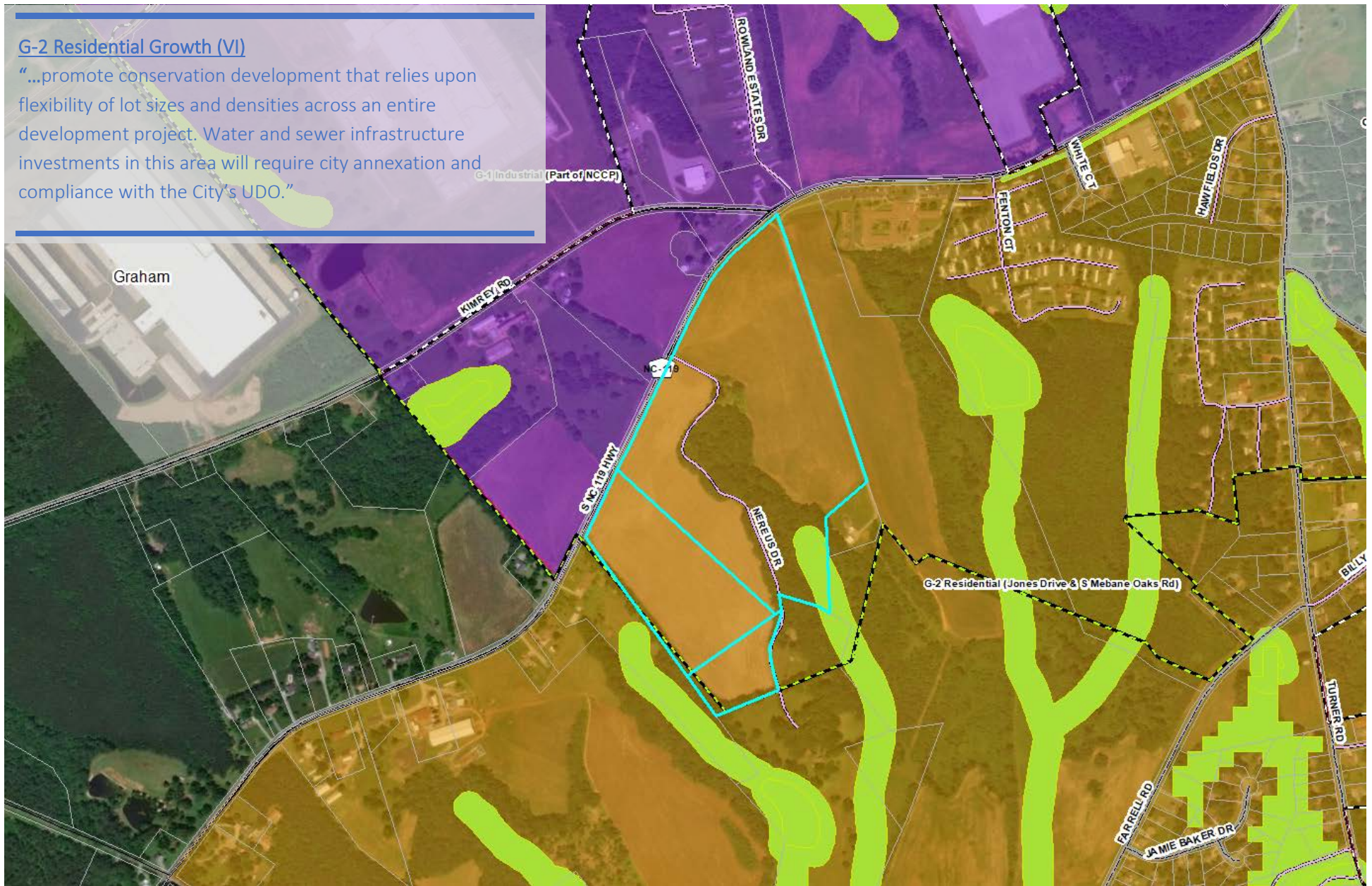


LAND USE REPORT

EXISTING LAND USE	Agriculture
PROPOSED LAND USE & REQUESTED ACTION	The applicant is requesting approval of a preliminary subdivision plat for 78 lots on three properties totaling +/-76.14 acres on NC Highway 119 at Nereus Drive, a private unpaved road.
PROPOSED ZONING	N/A
PARCEL SIZE	+/-76.14 acres (3 properties)
AREA LAND USE	<p>The project site is completely surrounded by large-lot rural residential and agricultural properties. Caddy-corner to the northeast of the property is a mobile home park. Another mobile home park is close by to the east. Both the Lidl and Walmart Distribution Centers in the NC Commerce Park lie approximately 1,200 feet to the north, backing up to Kimrey Road.</p> <p>The applicant is offering a +/-4.16 public recreational space featuring a 2,000+-ft. walking trail. This exceeds the minimum 2.31 acres required, per the Mebane UDO.</p>
ONSITE AMENITIES & DEDICATIONS	<p>The applicant proposes to construct all internal roads with 5' sidewalks, as well as along NC 119.</p> <p>Approximately 14 acres of land has been proposed for a "Future School Site". Bradford Academy has submitted a traffic impact analysis (TIA) for a potential school development on this property but no site plan has been submitted to the City at this time. A school requires a special use permit that must be considered by the Board of Adjustment.</p>
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-2 Secondary Residential Growth Area VI (Jones Dr. & Mebane Oaks Rd.)
OTHER LAND USE CONSIDERATIONS	The proposed project's stream is within the Conservation Area identified in <i>Mebane By Design</i> . The stream buffers are located on lots and will be recorded as such. The property owners will need to maintain the 50' buffers as required by the Jordan Lake Nutrient Management Strategy.
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	<p>PUBLIC FACILITIES AND INFRASTRUCTURE 2.1</p> <p>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.</p>
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	N/A

G-2 Residential Growth (VI)

"...promote conservation development that relies upon flexibility of lot sizes and densities across an entire development project. Water and sewer infrastructure investments in this area will require city annexation and compliance with the City's UDO."



UTILITIES REPORT

AVAILABLE UTILITIES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PROPOSED UTILITY NEEDS	The project's water and sewer services will not be served by the City.
UTILITIES PROVIDED BY APPLICANT	Applicant has pledged to provide all on- and off-site utilities for 78 residential units. An Orange Alamance Water System Inc., 12" service line on NC 119 will serve 8" & 6" PVC water lines to provide adequate supply and pressure. On-site septic systems will treat residential sewage needs. A preliminary evaluation of the soils made by a soil scientist shows soils appropriate for this purpose on each lot (see Sheet 5).
MUNICIPAL CAPACITY TO ABSORB PROJECT	N/A – the utilities will not be maintained or operated by the City.
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A - the City utilities will not serve the development
ADEQUATE STORMWATER CONTROL?	<input type="checkbox"/> YES <input type="checkbox"/> NO Stormwater controls not required due to the use of the low-density (<24% impervious cover) option for development.
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
TRANSPORTATION NETWORK STATUS	
CURRENT CONDITIONS	NC 119 is a NC DOT route with a 2015 average traffic volume of 6,700 trips per day and a Level Of Service (LOS) C. NC 119 north of its intersection with Trollingwood Hawfields Road is funded for widening by STIP project U-6013 which should improve local conditions. Other improvements at the intersection of Turner Road and NC 119 are being made by the developer of the Cambridge Park major subdivision project but will not be tied to development of the Summerhaven project.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO SEE DESCRIPTION BELOW
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	The 14-acre potential school area is anticipated to have a student population of 450. A TIA was submitted 10/25/19 for the potential impacts and transportation needs of this school, both internal and external to the property. This TIA recommended road widening for right and left turn lanes with 100' of storage at both entrances. The TIA also recommended optimizing the traffic signals at the intersection of NC 119 and Trollingwood Hawfields Road. NC DOT provided a letter stating that the site and offsite improvements present no concerns. The City contracted with Ramey, Kemp, and Associates to similarly evaluate the TIA and they also found the proposed transportation improvement satisfactory.
CONSISTENCY WITH MEBANE'S TRANSPORTATION PLANS?	<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	Sidewalks will be provided throughout the project and along the 2,500-ft NC 119 frontage of the project site.

STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION	<input type="checkbox"/> APPROVE <input type="checkbox"/> DISAPPROVE
STAFF SPECIAL USE FINDING	<input type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT.....WITH <i>MEBANE BY DESIGN</i>
RATIONALE	Staff finds that the proposed development “Summerhaven” is compliant with the requirements of the City of Mebane Unified Development Ordinance for a major subdivision in a R-20 zoning district.
PUBLIC INTEREST CONFORMANCE?	
ENDANGER PUBLIC HEALTH OR SAFETY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED?	<input type="checkbox"/> YES <input type="checkbox"/> NO
CONSISTENT WITH <i>MEBANE BY DESIGN</i> , THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?	<input type="checkbox"/> The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , and, as such, has been recommended for approval. <input type="checkbox"/> The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies. <input type="checkbox"/> The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , and, as such, has been recommended for denial.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

September 5, 2019

Mr. David Cheek
City Manager
City of Mebane
106 E. Washington Street
Mebane, NC 27302

Subject: Proposed Summerhaven Development Located on NC 119
Review of Preliminary Plan

Dear Mr. Cheek,

District staff has reviewed the plan submittal received on August 29, 2019. We offer the following comments.

Trip Generation and Traffic Impacts:

The development, as currently proposed, consists of a 78-lot single family residential subdivision and a future school site. The site directly accesses NC 119 via two proposed subdivision street connections served by exclusive left and right turn lanes on NC 119 at each of the accesses. Based upon information provided in the plan and the traffic study dated November 21, 2018, the proposed access configuration is expected to adequately accommodate the trips generated by the residential component of the development and is expected to operate acceptably with installation of the proposed turn lanes. The submittal received does not provide detailed information on the proposed school and it is presumed that this component will be developed at a future time yet to be determined. Pursuant to NCGS 136-18(29a), and in accordance with 19A NCAC 02C.0116 Reimbursement of Schools for Transportation Improvements Completed on the State Highway System, a traffic study will be required prior to development of the school to assess traffic operations and determine any additional improvements required to ensure safe access.

Internal Subdivision Streets:

It is our understanding that the proposed development will remain outside of the City of Mebane Corporate limits and that the Applicant intends to pursue addition of the proposed streets to the State Highway System. Based upon review of the information provided, the streets as configured, would be eligible for addition to the State Highway System for maintenance subject to compliance with all requirements of the current

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 7, DISTRICT 1
PO BOX 766
GRAHAM, NC 27253-0766

Telephone: (336) 570-6833
Fax: (336) 570-6873
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
115 EAST CRESCENT SQUARE DRIVE
GRAHAM, NC 27253

edition of the NCDOT Subdivision Roads Minimum Construction Standards publication. As an exception, to the above, the proposed unnamed street terminating at the shared property line to the southwest of the development is not eligible for addition as configured due to an insufficient number of lots served. A minimum of 4 lots with frontage on the road are required. The road can be considered for future addition upon further extension and sufficient lot count to meet minimum requirements. We are amenable to the proposed street typical section provide in the plan which indicates 26' pavement width, and 8" ABC, 3" of Asphalt pavement design as stipulated by the City of Mebane

Required Permitting and Approvals:

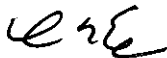
Prior to beginning work, the Applicant will need to obtain the following:

- Approved NCDOT Driveway Permit
- Approved NCDOT Three-Party Encroachment Agreement with City of Mebane for proposed/stipulated sidewalk and appurtenances
- Approved NCDOT Three-Party Encroachment Agreement with Orange-Alamance Water System for water extension and connections
- NCDOT approval of final subdivision street design

Prior to issuance of the above, the Applicant will need to submit complete and detailed plans meeting NCDOT and City of Mebane requirements as applicable.

Feel free to contact me if you have any questions or if we can be of further assistance.

Sincerely,



C. N. Edwards Jr., PE
District Engineer

Cc: J. M. Mills, PE, Division Engineer
Bob Dischinger, PE, Evans Engineering, Inc.



Technical Memorandum

To: Montrena Hadley, Planning Officer

Subject: Summerhaven Subdivision – R-20

From: Franz Holt, P.E., Mebane City Engineer

Date: September 11, 2019

City Engineering has reviewed the proposed preliminary subdivision plat for Summerhaven (R-20 Single Family Development) – latest revision September 6, 2019 by Bob Dischinger, P.E. with Evans Engineering, Inc. and provides the following technical comments.

1. General - Summerhaven Subdivision is a proposed 76.14-acre residential development located on the south side of NC Hwy. 119 between Turner Road and Jim Minor Road and near Kimrey Road. The project includes 78 single family lots with a min. lot size in excess of 20,000 square feet and is to be completed in 2 phases. In addition, the plans include a future school site on approximately 14 acres.
2. Stormwater - The project is in the Little Haw Creek watershed (a class V watershed) and density restrictions do not apply to Class V watersheds. The Mebane Phase II Stormwater Post Construction Ordinance (SPCO) will apply to this project as more than 1 acre is being disturbed. The developer has chosen a low-density option allowed in the UDO which is met with less than 2 units per acre being provided and 24% or less built upon area (not requiring engineered stormwater controls for treatment). The future school site has not been evaluated regarding stormwater rules as plans have not been submitted to date. In addition, Jordan Lake Buffer rules apply to the on-site stream. All drainage easements will either be maintained by NCDOT (where appropriate) or the property owners association.
3. Water and Sewer Service – According to the Long-Range Utility Plan the site lies in a potential future service area. However, no City water and sewer infrastructure is immediately available to make connection to. In addition, the developer has not indicated that he would make the extensions necessary to serve the development as proposed. Therefore, the developer is not requesting annexation (a requirement for Mebane Water and Sewer Service). However, the plans do show public water service being provided by the Orange Alamance Water System. A letter has been provided to the City indicating the ability and willingness to serve through a 12-inch Orange Alamance water line existing in NC Hwy. 119. The internal water line sizes shown include 8 inch and 6 inch which are typical for a fire fighting system as well as domestic service. Sewer Service is proposed with individual lot septic systems as noted on the plans. There has been a preliminary evaluation of the soils made by a soil scientist (letter provided to the City of Mebane). In addition, the preliminary



plat includes an environmental health plan showing suitable soils for the septic systems (some off lot and in private common area). Final evaluation of each septic system will be completed through the Alamance County Environmental Health Department.

4. Fire Protection – The site lies within the Swepsonville Fire District. The water system layout shown on the plans will provide domestic service and fire protection. Additional hydraulic modeling must show that min. requirements of 1,000 gpm as being met at each proposed fire hydrant, which may affect final line sizing.
5. Internal Roadways - The roadway network includes ribbon pavement streets 26' wide with 8 inches of stone and 3 inches of asphalt meeting the City of Mebane's street standard without curb and gutter and as allowed by the UDO (less than 2 units per acre and 24% or less built upon area). Driveway culverts shall have common end walls and the grass lined drainage swales (side ditches) are required to be parabolic in shape. As the project is not proposed to be annexed into the City the roadways are to be constructed in a manner that meets all in NCDOT requirements so that they can be eligible for future NCDOT maintenance upon compliance (NCDOT letter provided to the City of Mebane). NCDOT is requiring a 60' right-of-way in lieu of 50' due to the ribbon pavement exceeding their standard of 20'. Roadway stubs are provided to the southern, eastern, and western property lines for possible future extension. A round-a-bout has been provided internal to the subdivision for future access to the school site. When under construction reasonable temporary access will also need to be provided to residents whose private roads/drives run through the project.
6. Sidewalks – Concrete sidewalks are shown along the internal roadways and NC Hwy. 119 frontage. The sidewalks are public and located either in public right-of-way and easements but will be maintained by the property owners association.
7. NC HWY. 119 Improvements – Exclusive left and right turn lanes are being provided at the two proposed connections with appropriate storage and tapers meeting NCDOT requirements.
8. Construction Drawings and Final Plat – Final drawings and permitting will be reviewed by the various applicable entities throughout the project development and will be deemed in compliance before final platting through the City of Mebane.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

January 22, 2020

ALAMANCE COUNTY

Dionne Brown, PE
Davenport
305 West Fourth Street, Suite 2A
Winston-Salem, NC 27101

Subject: Proposed Bradford Academy (Private) Located on NC 119
Review of Traffic Analysis (TIA)

Dear Ms. Brown,

Per your request, NCDOT Congestion Management, MSTA and District staff have reviewed the TIA and preliminary site plan for the above subject. Based upon the information provided, I offer the following comments.

General:

The proposed site consists of a private school serving 450 students in grade levels Pre-K thru 12 with 35 faculty and staff and 25 student drivers. The site is located immediately adjacent to the previously approved Summerhaven residential subdivision. Pursuant to NCGS 136-29, NCDOT has previously required construction of exclusive left and right turn lanes on NC 119 with 100' of storage at each of the Summerhaven subdivision accesses. The school will share one of these accesses located on NC 119 and a roundabout located internal to the subdivision. The school will have an additional exit-only access on NC 119. The school is expected to achieve the design maximum student population by 2023.

Required Improvements:

Pursuant to NCGS 136-18(29a) and 19A NCAC 02C.0116 and as a condition of the pending NCDOT Driveway Permit, the Applicant will need to provide the following design and operational elements determined by NCDOT as necessary and required to ensure acceptable traffic operation and adequately mitigate the traffic impacts attributable to the new school.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 7, DISTRICT 1
PO BOX 766
GRAHAM, NC 27253-0766

Telephone: (336) 570-6833
Fax: (336) 570-6873
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
115 EAST CRESCENT SQUARE DRIVE
GRAHAM, NC 27253

External to Site:

There are no required, reimbursable improvements associated with this school as provided for by NCGS 136-(29a) and 19ANCAC 02C.0116.

- The 100' exclusive right and left turn lanes on NC 119 at the shared residential/school access which were previously stipulated in association with the residential development are expected to adequately accommodate traffic generated by both the school and residential uses. No additional improvements are required to accommodate school traffic.
- Prior to opening of the school, coordinate with NCDOT for establishment of school zone and installation of related signs and markings to be funded and installed by NCDOT.

Internal to Site:

- Provide a minimum internal storage length of 1296' to accommodate the anticipated queue demand in advance of the parent loading/unloading zone. Utilize a double queue process if dictated by site constraints and final site design.
- Designate a 5-bay parent loading zone with appropriate dimensions, signing and marking
- Designate 10 short term parking spaces downstream of the parent loading zone
- Designate 13 parking spaces for pre-K and K loading as indicated on the MSTA calculator.
- Provide adequate long-term parking for expected faculty/staff, student drivers and visitors
- Provide appropriate on-site facilities for pedestrian and ADA accommodation
- Provide a traffic management plan for routine and high demand days detailing internal operations to include but not limited to:
 - Establishment/adjustment of bell times relative to internal operations and other schools in the area to minimize traffic impacts.
 - Implementation of an organized student loading and unloading process identifying specific staff roles and responsibilities and methods of communication.
 - Implementation of traffic control measures to ensure appropriate one-way ingress, egress and internal circulation and identification of routes used by Pre-K and K and student drivers independent of the parent loading queue.

- Construct an exit-only access to NC 119 per NCDOT guidelines consisting of an exclusive right turn lane and an exclusive left turn lane with a minimum of 100' of storage and appropriate transitions.

These internal site improvements are the responsibility of the school and are not reimbursable by NCDOT.

General Requirements:

It is necessary to obtain an approved driveway permit and/or encroachment agreement(s) prior to performing work on the NCDOT right of way. As a condition of the permit, the permittee shall be responsible for design and construction of the above stipulated elements in accordance with NCDOT requirements. An approved permit will be issued upon receipt of approved site plan, roadway and plans, inspection fee, and any necessary performance and indemnity bonds.

The applicant shall dedicate any additional right of way necessary to accommodate the required road improvements or future improvements as stipulated.

Intersection radii and geometry shall be designed to accommodate turning movements of the largest anticipated vehicle.

All pavement markings shall be long life thermoplastic. Pavement markers shall be installed if they previously existed on the roadway.

The permittee shall be responsible for the installation and relocation of any additional highway signs that may be necessary due to these improvements and shall comply with the requirements of the MUTCD.

Feel free to contact me if you have any questions.

Sincerely,



C. N. Edwards Jr., PE
District Engineer

Cc: J. M. Mills, PE, Division Engineer
Kimberly Hinton, NCDOT MSTA
Brian Thomas, PE, Regional Traffic Engineer
Dawn McPherson, Division Traffic Engineer
City Mebane

January 23, 2020

TO: Cy Stober, AICP
Development Director – City of Mebane
E: cstober@cityofmebane.com

FROM: Jessica McClure, PE
Ramey Kemp and Associates, Inc.
E: jmcclure@rameykemp.com

SUBJECT: **Bradford Academy TIA Review Comments**

Mr. Stober:

Ramey Kemp and Associates, Inc. (RKA) has reviewed the subject TIA and issues the following comments.

Study Summary

The subject development is a relocation of the existing Bradford Academy (919 South Third St, Mebane, NC) to NC 119 south of Kimrey Road. The maximum enrollment of the school (Pre-K to 12th grade) will be approximately 450 students by 2023. Access is provided via a shared driveway with the Summerhaven residential development on NC 119 and an exit-only driveway on NC 119. Two analysis scenarios were considered – Scenario 1: without Summerhaven traffic; Scenario 2: with Summerhaven traffic; to determine impacts specific to the school development.

A roundabout is proposed at the school driveway on the shared access with Summerhaven. The roundabout is anticipated to operate without significant queueing or delay based on conservative traffic assumptions reviewed by RKA. Egress from the school is allowed at the roundabout based on the site plan in the traffic study. However, preferred operations during the school AM and dismissal peak hours is that no traffic uses this egress point. Steps should be taken to reinforce this during school operations (cones restricting access to the parking lot, etc.).

Significant queuing and delay are present at several study area intersection, regardless of the construction of the school or Summerhaven development. The TIA indicates improvements that would be needed to address these issues. NCDOT is reviewing the feasibility of improvements at NC 119 and Trollingwood Hawfields Rd due to existing historic properties and Hawfields Cemetery.

The Summerhaven residential development is required to construct a 100' southbound left-turn lane on NC 119 and 100' northbound right-turn lane on NC 119 at the shared access. **Based on the review of the Bradford Academy TIA, no additional improvements within the study area are required to accommodate anticipated school traffic.**

The following comments relate to deviations from various NCDOT and/or City analysis guidelines. However, these variations have either been approved by NCDOT or are not anticipated to significantly impact the analysis results. A revised TIA based on these comments is not requested.

MSTA Guidelines / Internal Analysis Review

Per a conference call held between MSTA, NCDOT District, and RKA staff on 1/15/2020, the following deviations from typical MSTA guidelines were noted as approved and allowable by MSTA staff for this study.

1. Zero (0) volume movements were modelled within the site in Synchro on allowable movements. Typically, zero (0) volume movements are modelled with a volume of '4' per NCDOT CM guidelines.
2. Site plan shows both ingress and egress at the school's driveway from the roundabout, but egress was not modelled in Synchro or SIDRA. Recommended lane configurations also show egress at this location. RKA reviewed the operations of the roundabout with consideration for exiting traffic at this location and anticipate the roundabout will function acceptably under future build conditions.
3. Synchro shows ~1,650' of available stacking length whereas the site plan and report show 1,300'. Per the internal stacking analysis, 1,300' of stacking is sufficient.
4. Loading/Unloading zone is modelled with 152' in length resulting in 5 or 6 vehicles to load/unload per cycle (typically 130' for 5 loading bays per NCDOT MSTA Guidelines).
5. TIA report indicates the proposed Bradford Academy will consist of approximately 450 students and the analysis was prepared for a total of 448 students. This difference is not anticipated to significantly impact the analysis results.
6. Number of staff and student trips utilized for analysis purposes does not match the output from the MSTA School Traffic Calculator based on the proposed student population. The TIA assumes lower numbers of staff members and student drivers, as provided in the school information sheet in the Appendix.
7. Total number of parents utilizing the unloading zone during the AM peak scenarios in Synchro (196 vph) does not match Table 4.2 in the TIA for number of entering/exiting parent trips during the AM peak (197 vph). This difference is not anticipated to significantly impact the analysis results.
8. Total number of staff and student trips entering the designated parking lot during the AM peak scenarios in Synchro (56 vph) does not match Table 4.2 in the TIA for the number of staff and student entering AM peak hour trips (60 vph). This difference is not anticipated to significantly impact the analysis results.
9. Staff and student trips leaving the site should have a bypass lane or alternative access to/from the parking lot so that they do not need to traverse through the designated loading/unloading zone with parent vehicles. This assumption during the dismissal peak scenarios provides for conservative analysis of dismissal loading operations.
10. Peak hour traffic volumes in Synchro show pre-K/K traffic utilizing the loading/unloading zone whereas the TIA explains there will be parking provided for parents of pre-K/K students to park and walk into the

building with their students. This assumption provides for conservative analysis of loading/unloading operations.

11. Table 4.1 indicates that a PHF of 0.75 was utilized for movements affected by both school and background traffic. It may be more appropriate to calculate a weighted average of school and non-school trips to determine an adjusted PHF for the specific movements that have a combination of school and non-school trips.

TIA Report

12. The trip distribution is reasonable. The percentages listed on Pages 12 and 13 for Trollingwood Hawfields and Old Hillsborough Road should be switched. The analysis considers 12% of the trips to/from the east on Old Hillsborough Road and 8% to/from the west on Trollingwood Hawfields Road.
13. Figure 7 School Trips – the entering and exiting trips into the analysis network are imbalanced by one trip. This is likely due to rounding in a spreadsheet used to distribute the trips. This will not significantly impact the results of the analysis as the number of trips entering / exiting the school site itself are correct.
14. Figure 4 Existing Traffic Volumes – a volume of 4 vehicles is shown for movements at which no vehicles or a volume less than 4 was counted. Though Congestion Management requires a minimum volume of 4 on any allowable movement in the analysis, the count values should be shown on the Figures. This is not expected to significantly impact the analysis results.
15. The trip generation for the Summerhaven development is unclear as the trips generated are not consistent with the single-family unit count per TRC plans (78 units) nor the unit count described in the original TIA for Summerhaven. However, the volumes generated by the Summerhaven development are anticipated to be low enough that moderate changes in volume are not anticipated to significantly impact the analysis results.

Synchro Analyses

16. Southbound left-turn storage on NC 119 at the intersection of NC 119 & Trollingwood Hawfields Rd / Old Hillsborough Rd modelled in Synchro (125') does not match the Existing Lane Configurations Figure (100') under AM and dismissal existing conditions. Under future conditions, this turn lane is proposed to be extended by the Cambridge Park development and is modeled at a correct extended length in those files.
17. The provided signal plan at the intersection of NC 119 & Trollingwood Hawfields Rd / Old Hillsborough Rd shows Dallas protected + permitted left-turn phasing whereas this intersection in Synchro was modelled with protected + permitted left-turn phasing under AM and dismissal existing conditions. Protected + permitted left-turn phasing provides for a more conservative analysis.
18. The provided signal plan at the intersection of NC 54 and Jim Minor Rd shows this intersection being a part of the Burlington-Graham signal system. Signal timings from the signal plan were modelled in Synchro under all analysis scenarios. Actual timings operating in the field as part of the signal system

may differ slightly from those modelled in Synchro; however, this is not expected to significantly change the capacity analysis results at this intersection.

19. There are inconsistencies regarding lost time adjustment factors between analysis scenarios / peak hours for the following movements at the study intersections (not expected to significantly change capacity analysis results):
 - Westbound right-turn movement at NC 119 & Trollingwood Hawfields Rd / Old Hillsborough Rd
 - Westbound right-turn movement at NC 54 and Jim Minor Rd
20. Improvements associated with the Cambridge Park Residential Development were analyzed under FNB, FB, and FB+imp analysis scenarios (shown in green on Figure 12 – Recommended Improvements); however, potential improvements associated with the Hawfield Development were only analyzed under the FB+imp analysis scenario (also shown in green on Figure 12). The Hawfield Development has not yet been approved and improvements will be recommended based on a traffic study for that development.
21. The exclusive westbound right-turn lane improvement at the intersection of NC 119 & Trollingwood Hawfields Rd / Old Hillsborough Rd associated with Cambridge Park was analyzed under FNB, FB, and FB+imp analysis scenarios but a right-turn overlap phase was only considered under FB+imp conditions. It should be noted that with the addition of an exclusive northbound right-turn lane at this intersection under FB+imp conditions, a right-turn overlap phase was also considered under FB+imp conditions. NCDOT is currently reviewing the feasibility of several improvements at this intersection.
22. There are two improvements identified as “Improvements needed due to background traffic” in the TIA: 150’ northbound right-turn lane on NC 119 at Trollingwood Hawfields Rd / Old Hillsborough Rd and the installation of a signal at NC 119 and Jim Minor Rd (shown in purple in Figure 12). Per NCDOT Congestion Management Guidelines, “Mitigation dependent on unfunded or uncommitted improvements provided by others are not acceptable” and typically not allowable in analysis scenarios. NCDOT is currently reviewing the feasibility of several improvements at these intersections.

General

23. Two NCDOT TIP Projects are in the study area. U-5538C consists of adding turn lanes at NC 119 and Trollingwood Hawfields Rd and is under evaluation. U-6013 consists of widening NC 119 from Trollingwood Hawfields Rd to Lowes Blvd – right-of-way is scheduled for 2021 and construction in 2023. These improvements will help address queueing and delays expected in the network regardless of the proposed development.
24. The development is generally consistent with City of Mebane long-range plans.

OPEN SPACE DEDICATION PROPOSAL

The applicant is proposing to dedicate **4.16** acres of public open space pursuant to section 6-7.1 of the UDO. Required public open space dedication for this subdivision under the ordinance is only 2.23 acres. The dedication area is shown outlined in green on Sheet 2 of the Preliminary Subdivision Plat and contains both sides of the stream buffer as well as additional areas to the northeast of the stream and to the southwest of the stream where parking, access and additional activation components are proposed.

The dedicated open space area will contain a trail loop of over 2,000 feet that will traverse the open space area in the middle of the subdivision and allow members of the public to access this otherwise undisturbed area for recreation and exercise. Convenient access will be provided off of the subdivision's publicly dedicated internal street network along with onsite parking. Additional activation components to be provided include benches for use as a neighborhood gathering spot or passive enjoyment of this quiet area and exercise equipment such as parallel bars, a pull-up station and a sit-up/ab station for those looking to add to their run or walk on the trail.

Providing this type of public open space amenity adds to the overall recreation opportunities in the immediate vicinity without creating redundancies. The school site to the north of this subdivision is submitting plans which include athletic fields and playgrounds. The applicant has agreements in place with the school that will allow the residents of this subdivision to utilize those amenities. Accordingly, the applicant wishes to expand upon the offerings in the area rather than repeat what is already being provided. A common gathering area and trail with fit park stations provides a different option for the public to recreate and enjoy the outdoors.

This proposal meets the requirements of Section 6-7 of the UDO by providing both recreation areas as well as passive open space in the form of the most environmentally significant areas of the subject property. A greater percentage of the property than what the UDO requires is proposed here for existing tree and vegetation preservation because the trail will wind through the area and the only cleared and graded portion will be the parking lot. The stream buffer is in place to protect the only environmentally fragile area on the property and by placing that buffer in common area, we create additional assurance that it will not be utilized for any other purpose than the proposed trail (which is what the state permits in Zone 2). This added protection also improves air and water quality maintenance and better protects the main drainage way on the property to enhance flood control. The end result of this proposal is a higher quality development due to the enhanced appeal of the subdivision for its residents and the integrated and intentional treatment of the environmentally significant area. Furthermore, the recreational area is unified (is a single tax parcel), is centrally located in the subdivision to best serve all the residents, is intentionally planned to work with the physical characteristics of the area rather than clearing the area to grade and build a different circumstance, and is accessible via public street. The criteria set out at UDO 6-7.1 E for evaluating suitability of proposed recreational areas are clearly met.

The applicant is willing to manage and maintain this recreation area, as it proposed here, if the City would prefer not to take on those obligations. In that event, the applicant will cause the HOA formed for this subdivision to include these obligations in its role.

In the alternative, the applicant will pay the required fee in lieu payment under UDO Section 6-7.1 F to the City of Mebane if Council prefers that option.



AGENDA ITEM #5

Ordinance to Extend the Corporate Limits- Mebane Memorial Garden

Meeting Date

March 2, 2020

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes ☐ No ☒

Summary

Adoption of an Ordinance to Extend the Corporate Limits is the next step in the annexation process for property owned by the City. This annexation is a non-contiguous annexation containing 19.574 acres known as Mebane Memorial Garden which is one of the two cemeteries owned by the City.

Background

At its February 3, 2020 meeting, Council adopted a Resolution stating the intent of the City of Mebane to annex property owned by the City and set a date of Public Hearing for March 2, 2020.

Financial Impact

N/A

Recommendation

Staff recommends adoption of the Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 19.574 acres.

Suggested Motion

I make a motion to adopt the Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 19.574 acres.

Attachments

1. Ordinance
2. Map

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

Ordinance No. 135

WHEREAS, the Council has adopted a resolution under G.S. 160A-58.7, stating its intent to annex the area described below; and

WHEREAS, a public hearing on question of this annexation was held at the Mebane Municipal Building at 6:00pm on March 2, 2020 after due notice; and

WHEREAS, the Council further finds that the area meets the requirements of G.S. 160A-58.1(b), as follows:

- a) The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the primary corporate limits of the City.
- b) No point on the proposed satellite corporate limits is closer to the primary corporate limits of another city than to the primary corporate limits of the City.
- c) The area is so situated that the City will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits; and
- d) The area is not a subdivision.

WHEREAS, the Council further finds that the annexation of the area is in the public interest;

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

Section 1. By virtue of the authority granted by G.S. 160A-58.7, the following described noncontiguous property owned by the City is hereby annexed and made part of the City of Mebane as of March 2, 2020.

All of that certain tract or parcel of land lying and being in Cheeks Township, Orange County, North Carolina adjoining E. Washington Street Extension (SR 1303), Byrds Warehouse, LLC (DB 2479 Pg 425), RMC Mid Atlantic LLC (DB 3437 Pg 84), General Electric Company (DB 1251 Pg 566) and Byrds Family Limited Partnership (DB 2479 Pg 423) and being more particularly described as follows:

Beginning at an iron stake in the southern margin of the right of way of E Washington St, a corner with RMC Mid Atlantic LLC and running thence with the line of RMC Mid Atlantic S 08 deg. 24'05"E 1069.56 ft to an existing railroad tie, continuing S 08 deg 24'05" E 599.85 ft to an existing iron pipe in the line of General Electric Company, a corner; running thence with the line of General Electric Company S 78 deg 38'53" W 499.43 ft to a railroad tie, a corner with Byrd Family Limited Partnership; running thence with the line of Byrd Family Limited Partnership and Byrds Warehouse LLC N 05 deg 45'00" W 2050.18 to a point in the right of way of SR 1303, said point being 93.70 ft from the centerline of the 200 ft right of way of NC Railroad; running thence S 63 deg 14' 28" E 494.09 ft to a point, a corner with RMC Mid Atlantic; running thence S 08 deg 24'05" E 68.34 ft to the point and place of beginning and containing 19.574 acres, more or less. This description was derived from a survey by Alley, Williams, Carmen & King, Inc. dated November 27, 2006 and entitled "Final Plat Survey for the City of Mebane", job No. 06224

This conveyance is made subject to all easements and rights of way of record in the Register of Deeds for Orange County, North Carolina.

Section 2. The Mayor 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 in Raleigh, North Carolina, an accurate map of

the annexed territory, with a 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 2nd day of March, 2020.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

APPROVED AS TO FORM:

City Attorney

SURVEYOR'S CERTIFICATION

I, GARY R. PARRISH, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN FROM DEEDS AND PLATS OF RECORD AND NOT FROM AN ACTUAL FIELD SURVEY BY ME; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED; THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET AND THAT THIS PLAT FALLS UNDER G.S. 47-30 (4), AREAS ANNEXED BY MUNICIPALITIES.

WITNESS MY HAND, SEAL AND REGISTRATION NUMBER THIS 15TH DAY OF JANUARY, 2020.

PROFESSIONAL LAND SURVEYOR L-3528

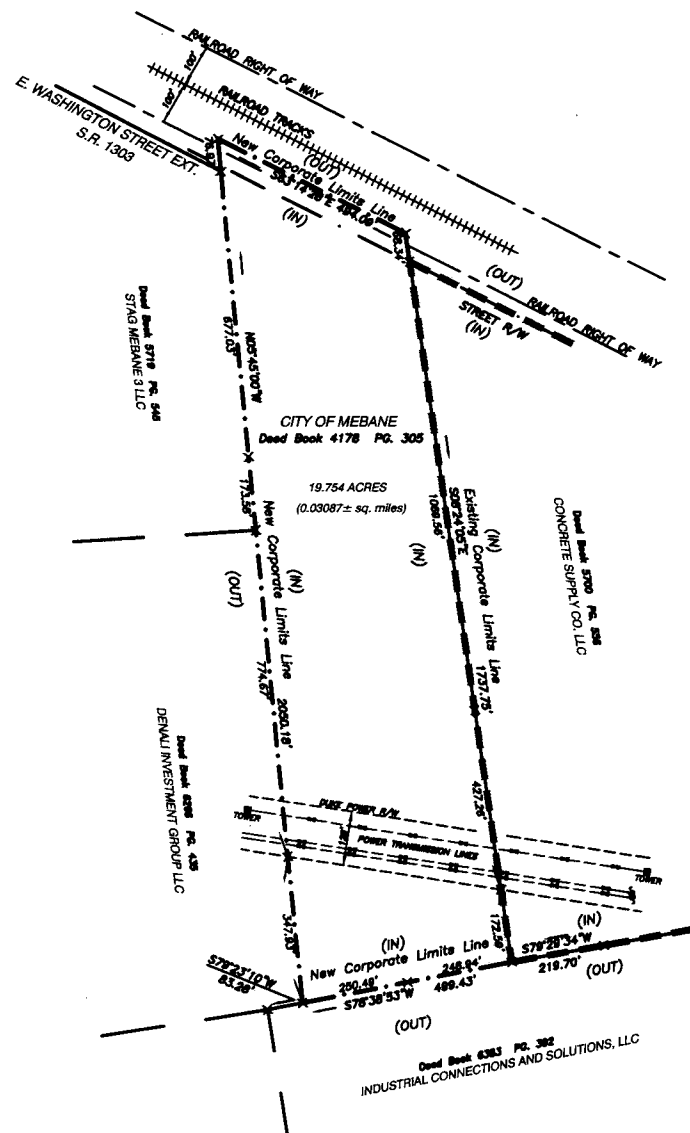


CITY OF MEBANE PLANNING DIRECTOR CERTIFICATION

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

PLANNING DIRECTOR

DATE



AREA ADDED TO
CORPORATE LIMITS

19.754 ± acres
(0.03087 ± sq. miles)

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

LEGEND	
X	CALCULATED POINT
---	EXISTING CORPORATE LIMITS LINE
---	NEW CORPORATE LIMITS LINE

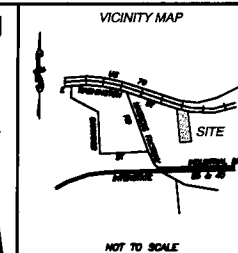
NON-CONTIGUOUS VOLUNTARY
CORPORATE LIMITS EXTENSION
(Contiguous to Existing Satellite)
CITY OF MEBANE
PROPERTY OF THE CITY OF MEBANE
MEBAKE MEMORIAL GARDEN
CHEEKS TOWNSHIP, ORANGE COUNTY, N. C.



alley, williams, carmen & king, inc.
Engineering Architecture Surveying
740 Chapel Hill Road P.O. Box 1179
Burlington, N.C. 27216 336/226-5534
Job # 20006

SCALE: 1"=200' JANUARY 15, 2020
200 0 200 400 600 800

Dead Bk. 4178, Page 305





AGENDA ITEM #6

Waiver Request for Curb and Gutter from ABB

Presenter

Cy Stober, Development Director

Public Hearing

Yes ☐ No ☒

Summary

ABB is requesting that the new parking areas for visitors and employees at their expanded facility at 6801 Industrial Drive have the curb requirements waived by the City Council. Their explanation and rationale are detailed in the attached letter.

The City of Mebane Unified Development Ordinance (UDO) Article 6, Section 4, Item 4.C (“Design Standards for Parking, Stacking, and Loading Areas, Improvements”) states that *“Parking lots containing 12 or more spaces shall also include curbing and storm drainage facilities. Driveway aprons shall be constructed to extend to the improved roadway. Provided, however, upon application the City Council may waive the requirement of curbing and/or storm drainage facilities where it is clearly demonstrated that curbing would be detrimental to the environment due to erosion or run off concerns or that the strict requirement of curbing and storm drainage would be unduly burdensome and financially not feasible.”*

Financial Impact

Nothing to the City. \$100,000 project savings to ABB.

Recommendation

Staff has no recommendation in the matter. The Mebane UDO reserves all powers and discretion to the City Council regarding parking improvements.

Attachments

1. ABB curb and gutter waiver request
2. ABB site plan with areas identified affected by waiver request



ABB, 305 Gregson Drive, Car, NC 27511

Chris Rollins
Mebane City Hall
106 East Washington Street
Mebane, NC 27302

BUSINESS AREA	Electrification
FROM	Doug Sutter
PHONE DIRECT	1 860.517.9472
E-MAIL	Doug.sutter@us.abb.com
DATE	2020-02-25

ABB curb and gutter waiver request

To Chris Rollins, Assistant City Manager:

I am writing on behalf of ABB to request a waiver of the curb and gutter requirement for the expansion of our Mebane facility. As part of the overall project, ABB is investing \$40MM in new construction and manufacturing equipment. Currently the project is running to budget. However, with the extensive amount of rain, and the use of project contingency funding, the incremental \$100k to execute the curb and gutter plan would exceed our projected budget.

Attachment #1 shows the areas we will be requesting a waiver to the curb and gutter requirement. For your reference:

- Area A is a small VIP parking lot, with no truck traffic, and the elevation of the parking lot compared to the elevation of Industrial Drive would preclude passing traffic from viewing the curbs from the street. There is no aesthetic detriment to the property.
- Area B is the truck entrance for the expansion building. This area will be curbed due to elevations and retaining walls, as well as the desire to control truck traffic at the entrance. No waiver is needed for area B.
- Area C is what has been referred to as the temporary North Parking Lot. The original plan was to develop a parking lot on the West side of the stream on the property. This option is no longer viable. As a result, ABB will submit a change to the phase 1 permit to convert the temporary parking to permanent parking. Please note:
 - This parking lot is in the rear of the property.
 - It is connected to an existing parking lot with over 500 spaces without curbing
 - Speed of executing is critical as ABB converts this parking lot to a permanent lot, so that business operations are unaffected.

ABB, JLL, and GEIS Construction are confident that we can provide a robust storm water protection plan that is fully compliant without the use of curb and gutters. We ask that you consider this waiver so that we can proceed with construction.

Yours sincerely,

Doug Sutter
ABB Program Manager



ABB
6801 Industrial Drive, Mebane, NC

usage
square footage - office
square footage - plant/manufacturing
number of shifts
number of employees/shift
number of trucks/shift

1. THIS PLAN REFERENCE DOCUMENTS AND INFORMATION BY

- "BOUNDARY & TOPOGRAPHIC SURVEY - PROPOERTY OF
INDUSTRIAL CONNECTIONS & SOLUTIONS LLC"
BOHLER ENGINEERING NC, PLLC
4130 PARK LAKE AVENUE
SUITE 130
RALEIGH, NC 27612
DATED: 6/19/19**
- INDUSTRIAL CONNECTIONS & SOLUTIONS LLC
4200 WILDWOOD PKWY
ATLANTA, GA 30339
(678)-844-6000**

GEIS COMPANIES
10020 AURORA HUDSON R
STREETSBO RO, OH 44241
SAM MESSINA
(216)-218-5505

PARCEL ACREAGE: 101.75 AC
PARCEL ID NUMBER: 9834088521
EXISTING ZONING: M-1
EXISTING LAND USE: INDUSTRIAL
DEED BOOK & PAGE: 6383/392

LIMITS OF DISTURBANCE: 10.89 AC

- GENERAL NOTES FOR ALL GENERAL NOTES

7. ALL DIMENSIONS ARE SHOWN FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
8. ADJACENT UNDISTURBED OPEN SPACES AND TREE CANOPIES WILL BE FENCED OFF WITH TREE PROTECTION FENCE PRIOR TO GRADING ACTIVITIES.

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A
CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.



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AGENCY REVIEW & APPROVAL

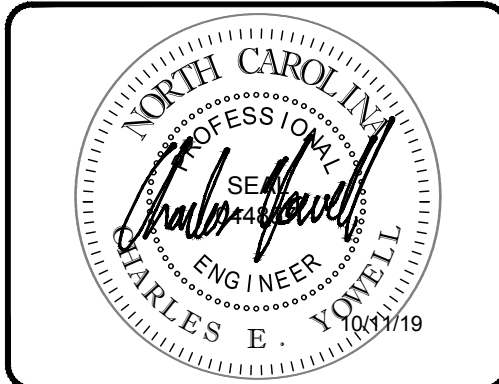
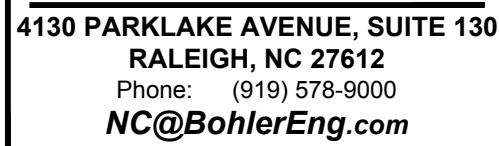
PROJECT No.:	NCR192073
DRAWN BY:	PMA
CHECKED BY:	CEY
DATE:	10/11/2019
CAD I.D.:	SSP - 0

PROJECT:
SITE PLAN
REVIEW
DOCUMENTS

FOR

ABB BUILDING
EXPANSION

6801 INDUSTRIAL DRIVE
MEBANE, NC



SHEET TITLE:

OVERALL
SITE PLAN

SHEET NUMBER:
C-300

REVISION 0 - 08/27/2019

Mebane Fire Dept. Monthly Report

		January		Year to Date		% Change from 2019
Structural Response						
Totals		24		24		-17%
Average Personnel Per Response		11		11		
Average Volunteer Response		3		3		
Non Structural Responses						
Totals		46		46		2%
Total Fire Response		70		70		-5%
Location (Year to Date)		North		South		
Total Number/Precentage		33/47%		38/53%		
		North		South		
Average Fire Response Time		4:43		5:58		
Percentage of Calls Inside City		63%		63%		
Percentage of Calls Outside City		27%		27%		
Percentage of Calls for Mutual Aid		10%		10%		
EMT Response		137		137		-19%
Location (Year to Date)		North		South		
Total Number/ Percentage		56/41%		81/59%		
CPS Seats Checked		31		31		
Seats Distributed		0		0		
Smoke Alarms Checked/Installed		7		7		
Station Tours/Programs		2		2		
# of Participants		40		40		
Events Conducted/Attended		1		1		