



PLEASE TAKE NOTICE that the Mebane City Council's Regular Meeting is scheduled for Monday, October 4, 2021 at 6 p.m. in the Council Chambers of the Glendel Stephenson Municipal Building located at 106 E. Washington Street, Mebane, NC 27302.

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

<https://www.youtube.com/channel/UCoL1RXdRDMzK98p53TMoqww>

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

Access to the meeting is also available by the following three (3) options:

Option #1- Attend In Person

- While masks are not required, if one wants to wear a mask to the meeting, it is permissible.

For people that do not plan to attend in person but would like to address the City Council during the Public Comment Period or the Public Hearing, see options below.

Option #2- Written or Emailed Comments to be read aloud by Clerk

- Written comments can be hand delivered to the Clerk at the above referenced address or emailed to info@cityofmebane.com. Written and emailed comments must be received by **4pm Monday, October 4th**.
- Messages must be labeled Public Comment or Public Hearing in the subject line and must contain commenter's name and address.

Option #3- Conference Telephone

- Email info@cityofmebane.com by **2:00pm on Monday, October 4th** to comment during the Public Comment Period or during a Public Hearing.
- Emails must be labeled Public Comment or Public Hearing in the subject line and must contain commenter's name, address and **telephone number that you are using to call into the conference line for identification.**
- Upon the City's receipt of email, participants will be emailed a confirmation which will include the phone number and access code to use the night of the meeting.
- Callers will be held in queue and asked to mute their phones or speakers until they are called on to speak.
- Speakers will be called in the order in which their email was received.
- Public Comment Period callers will be asked to keep comments to a three-minute limit.
- Public Hearing callers will be asked to keep comments to a five-minute limit.
- Per authority of NCGS 143-318.17, if a person participating remotely willfully disrupts the Council meeting, then upon direction by the Mayor, such person may be removed from electronic participation, or his or her e-mail may not be read.



In Person
Council Meeting Agenda
October 4, 2021
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- August 2, 2021 Regular Meeting
 - b. Petition for Voluntary Contiguous Annexation- 4710 Mrs. White Lane
 - c. Petition for Voluntary Non-contiguous Annexation- Buckhorn Business Centre
 - d. Final Plat- Bowman Place Ph. South-1A
 - e. Final Plat- The Meadows, Ph. 3B
4. Health in All Policies Resolution Marcy Green, Impact Alamance
5. Public Hearing- Amendment to Article 4 of the Unified Development Ordinance..... Cy Stober, Development Director
6. WRRF Expansion to 4.0 MGD Engineering Services Agreement and Budget Amendment -
 - a. Capital Project Ordinance Budget Amendment..... Daphna Schwartz, Finance Director
 - b. Engineering Services- Request for Qualification Selection Franz Holt, City Engineer
7. Adjournment Mayor



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, August 2, 2021 in the Council Chambers of the Glendel Stephenson Municipal Building located at 106 East Washington Street.

Council Present:

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

City Staff Present:

City Manager Chris Rollins
Assistant City Manager Preston Mitchell
City Attorney Lawson Brown
Development Director Cy Stober
City Engineer Franz Holt
City Clerk Stephanie Shaw
Finance Director Daphna Schwartz
Police Chief Terrence Caldwell
Police Lieutenant Adam Cole
Fire Captain/Training Officer Greg Massey

The meeting was livestreamed via YouTube. The video can be accessed through the following link: https://www.youtube.com/watch?v=TqHgw_zxeAQ

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

Mayor Hooks made a few announcements starting with a reminder to the community that the Mebane Police Department will be participating in National Night Out (NNO) on August 3rd, 6:00pm-8:00pm. Chief Terrence Caldwell introduced Lieutenant Adam Cole who provided more details about the event and invited everyone to come out to one of the four locations they will be at throughout the city, stating that the event is an opportunity to meet neighbors and the men and women of the local emergency services. Chief Caldwell gifted the Council and staff with NNO t-shirts.

Mayor Hooks continued with the following announcements:

- Tomorrow, August 3rd- REAC Introductory Meeting, 3pm at City Hall
- September Council meeting will be held on Monday, September 13th
- Cone Health Vaccine Clinics-
MFD Station #3- 8/18 & 9/8 10am-2pm
MFD Station #2- 8/20 & 9/10 10am-2pm

Captain Greg Massey shared details regarding the Cone Health Vaccines Clinics.

Ms. Philipps gave a brief update on the Orange County Transit Plan. She stated that she serves as the Mebane representative on the Steering Committee and they have been meeting via Zoom over the last several months. She stated that in July they had a four-hour retreat in which they discussed the vision for the future of Orange County Transportation. She shared that the consultant is working on plans to share with the public for feedback and she will share more details in the future.

Mayor Hooks presented Eastern Alamance High School student Emily Mathews with the following resolution honoring Miss Mathews for winning the NCHSAA 3A Golf Championship.

EMILY MATHEWS
NCHSAA 3A Individual State Golf Championship

WHEREAS, on May 11, 2021 Eastern Alamance Sophomore Emily Mathews won the NCHSAA 3A Golf Championship; and

WHEREAS, Miss Mathews shot a 1-under-par 71, winning the State Championship by seven strokes and completing the tournament as the only golfer to shoot under par: and

WHEREAS, this outstanding achievement marks the first state title ever for the Eagles Girls Golf program; and

WHEREAS, Miss Mathews exhibited exceptional dedication, golf skills, athleticism and sportsmanship required to win the state championship title.

WHEREAS, in addition to the State Championship win, Miss Mathews also won the Mid-State 3A Conference regular season, league tournament championship and regionals; and

WHEREAS, Eastern's Girls Golf Coach Robert Wood attributes Miss Mathews golfing proficiency to learning the game at an early age, strong support from her parents, her knowledge and love of the game, and countless hours of practice.

NOW, THEREFORE, BE IT, RESOLVED, City of Mebane City Council hereby recognizes and commends Miss Mathews for winning the 2021 NCHSAA 3A Girls Golf State Championship.

Adopted this 2nd day, August, 2021.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

Miss Mathews thanked the City Council for the recognition. She also thanked her family for their support and concluded her comments with a thank you to Coach Wood, Coach Kirby, Principal Yarbrough and Mill Creek Golf Course.

During the Public Comment Period, Carl Bradley requested that the City install two dog waste stations in the areas of Third and Fourth Streets downtown. He also requested a Little Free Library book-sharing box be placed at the Mebane Community Park.

Also, during the Public Comment Period, Clerk Shaw read aloud the following letter submitted via email.

To the Council:

My comment is in regard to Agenda Item 6a, Variance Request for an ADU. I hope the council will grant this variance. Although the lot size does not meet the 150% standard of the UDO, the aerial photo on p. 50 of the packet shows clearly that the proposed building would not alter the existing density of the neighborhood.

This ADU is exactly the kind of infill residential development that will help us continue to offer diverse housing options to new and current Mebanites. The best antidote to sprawl and traffic is the creative reuse and improvement of the housing and land we already have, particularly when it's close to downtown.

ADUs can help us return to the kind of multigenerational housing that was common in Mebane and other small towns before they became suburbs. This type of housing enables large families, aging in place, young adults returning to their home towns – all key elements of a sustainable community.

I urge the council to not only approve this ADU, but to direct the incoming Public Information Officer to improve awareness of the ADU option among homeowners. We should also follow the lead of Raleigh and other regional growth hubs in amending the UDO to permit ADUs on more of our historical housing stock. A high proportion of the older housing near downtown is too small, or on too small a lot, for an ADU to be practical under the current UDO. Opening the ADU option for these properties would help preserve historical houses that might otherwise be torn down and replaced with larger structures.

*Colin Cannell
717 S Fifth St*

Mr. Brown reminded Council that they cannot consider the letter read aloud during deliberations for the upcoming quasi-judicial Board of Adjustment public hearing regarding a variance request at 305 W. Holt Street because the proceeding is a quasi-judicial hearing and state law requires that person to be present so that they are subject to cross examination.

Mr. Rollins stated that there has been a lot of discussion in the community and on social media regarding the "Stagecoach Rock" located on Lebanon Road. He said the rock is located on the

property of the recently approved new subdivision development Tupelo Junction. He explained that a year or so ago when the project was being proposed there were challenges during the planning process in deciding where the road entrance to the subdivision would be located. It was decided that the entrance would be located near the rock. Mr. Rollins said after researching the story of the rock, the State reported that the story of the Stagecoach Rock is folklore with no real historical facts to prove that the story is true. Therefore, the City had no right to say that the rock is a historical marker. NCDOT shared concerns regarding the rock being so close to the road and public safety. When the project was approved, it became the goal of City staff and the developer to try to save the rock but as the initial grading began there was some uncertainty about whether the rock would need to be blasted, removed or if it could actually be saved. As the project has moved forward, the plan is to leave the rock as it is with fill dirt covering the front side and the backside will remain exposed.

Mayor Hooks thanked the developer, City staff and NCDOT for all the efforts put in to ensuring that the rock will stay in place and be protected.

Mayor Hooks presented the Consent Agenda as follows.

- a. Approval of Minutes- July 12, 2021 Regular Meeting
- b. Metal Detector Policy
- c. Petition for Voluntary Contiguous Annexation- Chick-fil-A Distribution
- d. Resolution Setting a New Date of Public Hearing- Wilson Heirs, Meadowstone
- e. Final Plat Reapproval- The Meadows, Ph. 3A

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

Item b.

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

Annexation No. 148

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Mebane Municipal Building at 6:00 p.m. on September 13, 2021.

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

A PARCEL OF LAND LOCATED IN MEBANE, MELVILLE TOWNSHIP, ALAMANCE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND IN THE CENTERLINE OF GIBSON ROAD, HAVING A NCGRID NAD 83 COORDINATE OF N:851,758.51, E:1,909,149.26, BEING LOCATED ± 1,078 FEET SOUTH OF THE INTERSECTION OF GIBSON ROAD AND LAKE LATHAM ROAD AND BEING FURTHER LOCATED S 86°34'47" W A DISTANCE OF 29.53' FROM A 2" IRON PIPE FOUND ON THE WEST SIDE OF GIBSON ROAD (A 60' MAINTAINED PUBLIC R/W); THENCE LEAVING SAID CENTERLINE OF GIBSON ROAD AND ALONG THE SOUTHERN PROPERTY LINE OF THE GEORGE ALLEN PATTISHALL AND LYNN CARVER PATTISHALL PARCEL AS RECORDED IN DEED BOOK 3868, PAGE 602, ALAMANCE COUNTY REGISTRY, N 81°07'37" E PASSING A 1" IRON PIPE FOUND AT 31.24 FEET, CONTINUING 278.76 FEET FOR A TOTAL DISTANCE OF 310.00 FEET TO A 1" IRON PIPE FOUND AT THE SOUTHEASTERN CORNER OF THE CLIFFORD M. RAY, JR. FAMILY LIMITED PARTNERSHIP PARCEL AS RECORDED IN DEED BOOK 2799, PAGE 569, ALAMANCE COUNTY REGISTRY; THENCE ALONG THE SOUTHERN PROPERTY LINE OF SAID CLIFFORD M. RAY, JR. FAMILY LIMITED PARTNERSHIP PARCEL, N 61°31'36" E A DISTANCE OF 123.90 FEET TO AN 1/2" IRON PIPE FOUND AT THE NORTHEASTERN CORNER OF THE TOWN OF MEBANE PARCEL AS RECORDED IN DEED BOOK 88, PAGE 272, ALAMANCE COUNTY REGISTRY; THENCE ALONG THE SOUTHEASTERN PROPERTY LINE OF SAID TOWN OF MEBANE PARCEL THE FOLLOWING FIVE (5) COURSES: 1) S 25°44'12" E A DISTANCE OF 601.60 FEET TO AN

1" IRON PIPE FOUND; THENCE 2) S 78°59'12" E A DISTANCE OF 217.80 FEET TO AN 3/4" IRON PIPE FOUND; THENCE 3) S 68°29'12" E A DISTANCE OF 217.80 FEET TO AN 3/4" IRON PIPE FOUND; THENCE 4) N 81°58'24" E A DISTANCE OF 112.76 FEET TO AN 3/4" IRON PIPE FOUND; THENCE 5) N 56°16'18" E A DISTANCE OF 47.89 FEET TO AN 3/4" IRON PIPE FOUND AT THE NORTHWESTERN CORNER OF THE JORCHEM, LLC PARCEL AS RECORDED IN DEED BOOK 3828, PAGE 685 ALAMANCE COUNTY REGISTRY AND BEING SHOWN AS LOT 15 ON PLAT BOOK 77, PAGE 38, ALAMANCE COUNTY REGISTRY; THENCE ALONG THE WESTERN AND SOUTHERN PROPERTY LINES OF SAID JORCHEM, LLC PARCEL THE FOLLOWING FOUR (4) COURSES: 1) S 03°41'05" E A DISTANCE OF 640.19 FEET TO AN 3/4" IRON PIPE FOUND; THENCE 2) S 19°19'48" E A DISTANCE OF 141.50 FEET TO A 1" IRON PIPE FOUND; THENCE 3) S 08°43'34" E A DISTANCE OF 232.39 FEET TO A 1" IRON PIPE FOUND; THENCE 4) S 75°14'10" E A DISTANCE OF 261.15 FEET TO AN 1" IRON PIPE FOUND AT THE NORTHEASTERN CORNER RIGHT OF WAY OF PARK CENTER DRIVE (60' PUBLIC R/W) AS SHOWN ON PLAT BOOK 77, PAGE 109-109, ALAMANCE COUNTY REGISTRY; THENCE ALONG THE WESTERN RIGHT OF WAY OF SAID PARK CENTER DRIVE S 08°09'40" W A DISTANCE OF 60.40 FEET TO A 1" IRON PIPE FOUND IN THE SOUTHERN RIGHT OF WAY OF SAID PARK CENTER DRIVE AND BEING THE NORTHWESTERN CORNER OF THE BIG BOX PROPERTY OWNER D, LLC. PARCEL AS RECORDED IN DEED BOOK 3501, PAGE 383, ALAMANCE COUNTY REGISTRY AND SHOWN AS LOT 7 ON PLAT BOOK 67, PAGE 82, ALAMANCE COUNTY REGISTRY; THENCE ALONG THE WESTERN PROPERTY LINE OF SAID BIG BOX PROPERTY OWNER D, LLC. PARCEL, S 08°09'40" W A DISTANCE OF 1,054.61 FEET TO A 1" IRON PIPE FOUND IN THE NORTHERN LINE OF THE TRIVANTAGE, LLC. AND SPRINGFIELD INDUSTRIAL PARK, LLC. PARCEL AS RECORDED IN DEED BOOK 3474, PAGE 374 AND SHOWN AS LOT 1D ON PLAT BOOK 74, PAGE 201, ALAMANCE COUNTY REGISTRY; THENCE ALONG THE NORTHERN PROPERTY LINE OF SAID TRIVANTAGE, LLC. AND SPRINGFIELD INDUSTRIAL PARK, LLC. PARCEL AND THE 1027 CORPORATE PARK OWNER, LLC. PARCEL AS RECORDED IN DEED BOOK 3819, PAGE 835, ALAMANCE COUNTY REGISTRY AND SHOWN AS LOT 1E ON PLAT BOOK 74, PAGE 251, ALAMANCE COUNTY REGISTRY, THE FOLLOWING TWO (2) COURSES: 1) N 88°27'25" W A DISTANCE OF 190.42 FEET TO A 1" IRON PIPE FOUND AT THE NORTHEASTERN CORNER OF SAID 1027 CORPORATE PARK OWNER, LLC. PARCEL; THENCE 2) N 88°27'25" W A DISTANCE OF 243.91 FEET TO AN 3/4" IRON PIPE FOUND AT THE NORTHWESTERN CORNER OF SAID 1027 CORPORATE PARK OWNER, LLC. PARCEL; THENCE ALONG THE WESTERN PROPERTY LINE OF SAID 1027 CORPORATE PARK OWNER, LLC. PARCEL THE FOLLOWING TWO (2) COURSES: 1) S 00°56'23" W A DISTANCE OF 310.00 FEET TO AN 1 1/2" IRON PIPE FOUND; THENCE 2) S 00°56'23" W A DISTANCE OF 47.43 FEET TO A POINT ON THE EXISTING CORPORATE LIMITS OF THE CITY OF MEBANE AS SHOWN ON PLAT BOOK 70, PAGE 49, ALAMANCE COUNTY REGISTRY; THENCE ALONG SAID CORPORATE LIMITS LINE AND A NEW LINE ACROSS THE CHICK-FIL-A SUPPLY, LLC. PARCEL AS RECORDED IN DEED BOOK 4128, PAGE 932, ALAMANCE COUNTY REGISTRY AND SHOWN AS LOT 16 ON PLAT BOOK 77, PAGES 108-109, ALAMANCE COUNTY REGISTRY, THE FOLLOWING TWO (2) COURSES: 1) N 88°58'39" W A DISTANCE OF 730.83 FEET TO A POINT; THENCE 2) S 01°01'21" W A DISTANCE OF 20.00 FEET TO A POINT IN THE NORTHERN PROPERTY LINE OF THE ANTONIO CARTNAIL AND REBECCA CARTNAIL PARCEL AS RECORDED IN DEED BOOK 3604, PAGE 29, ALAMANCE COUNTY REGISTRY AND SHOWN AS LOT 191 ON PLAT BOOK 69, PAGE 336, ALAMANCE COUNTY REGISTRY; THENCE ALONG THE NORTHERN PROPERTY LINE OF SAID ANTONIO CARTNAIL AND REBECCA CARTNAIL PARCEL N 88°59'34" W A DISTANCE OF 159.94 FEET TO A 1/2" REBAR FOUND AT THE SOUTHEASTERN CORNER OF THE JESSE ARON WHEELLEY AND DUSTY JADE BURTON PARCEL AS RECORDED IN DEED BOOK 2729, PAGE 35, ALAMANCE COUNTY REGISTRY AND SHOWN AS LOT 2 ON PLAT BOOK 61, PAGE 5, ALAMANCE COUNTY REGISTRY; THENCE ALONG THE WESTERN PROPERTY LINE OF SAID JESSE ARON WHEELLEY AND DUSTY JADE BURTON PARCEL, N 00°47'53" W A DISTANCE OF 234.37 FEET TO A 1" IRON PIPE FOUND AT THE SOUTHWESTERN CORNER OF THE JONATHAN MORRIS (AKA SAMUEL MORRIS) PARCEL AS RECORDED IN DEED BOOK 2788, PAGE 618, ALAMANCE COUNTY REGISTRY AND SHOWN AS LOT 1 ON PLAT BOOK 61, PAGE 5, ALAMANCE COUNTY REGISTRY; THENCE ALONG THE WESTERN PROPERTY LINE OF SAID JONATHAN MORRIS (AKA SAMUEL MORRIS) PARCEL N 00°47'53" W A DISTANCE OF 234.27 FEET TO AN 3/4" PINCHTOP IRON FOUND AT THE SOUTHWESTERN CORNER OF THE MICHAEL RAY ELLIS AND PAMELA L. ELLIS PARCEL AS RECORDED IN DEED BOOK 679, PAGE 823, ALAMANCE COUNTY REGISTRY; THENCE ALONG THE EASTERN PROPERTY LINE OF SAID MICHAEL RAY ELLIS AND PAMELA L. ELLIS PARCEL, N 00°17'17" E, PASSING A 3/4" PINCHTOP IRON FOUND AT 437.30 FEET, SAID 3/4" PINCHTOP IRON FOUND BEING THE SOUTHEASTERN CORNER OF THE WILLIAM L. FUQUA AND BARBARA T. FUQUA PARCEL AS RECORDED IN DEED BOOK 689, PAGE 380 AND

SHOWN AS LOT 1 ON PLAT BOOK 66, PAGE 160, ALAMANCE COUNTY REGISTRY, CONTINUING ALONG THE EASTERN PROPERTY LINE OF SAID WILLIAM L. FUQUA AND BARBARA T. FUQUA PARCEL, 5.62 FEET FOR A TOTAL DISTANCE OF 443.01 FEET TO A 1" IRON PIPE FOUND; THENCE CONTINUING ALONG THE EASTERN PROPERTY LINE OF SAID WILLIAM L. FUQUA AND BARBARA T. FUQUA PARCEL, THE WILLIAM C. FUQUA PARCEL AS RECORDED IN DEED BOOK 1752, PAGE 797, ALAMANCE COUNTY REGISTRY AND THE DAWN EDMONDSON RAY PARCEL AS RECORDED IN DEED BOOK 503, PAGE 853, ALAMANCE COUNTY REGISTRY, N 03°30'03" E PASSING A 1 1/4" IRON PIPE FOUND AT 1,358.01 FEET AND CONTINUING 93.52 FEET FOR A TOTAL DISTANCE OF 1,451.53 FEET TO A 1" SQUARE IRON ROD FOUND AT THE NORTHEASTERN CORNER OF SAID DAWN EDMONDSON RAY PARCEL; THENCE ALONG THE NORTHERN PROPERTY LINE OF SAID DAWN EDMONDSON RAY PARCEL, N 85°11'13" W A DISTANCE OF 287.78 FEET TO A PK NAIL FOUND IN THE CENTERLINE OF SAID GIBSON ROAD; THENCE ALONG SAID GIBSON ROAD THE FOLLOWING TWO (2) COURSES: 1) N 18°55'33" E A DISTANCE OF 115.37 FEET TO A 1/2" IRON PIPE SET; THENCE 2) N 03°36'26" E A DISTANCE OF 543.71 FEET TO THE POINT OF BEGINNING, CONTAINING 78.520 ACRES AND BEING PART OF LOT 16 OF PLAT BOOK 77, PAGE 108-109, ALAMANCE COUNTY REGISTRY

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

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

Item c.

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

Annexation No. 147

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Mebane Municipal Building at 6:00 p.m. on September 13, 2021.

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

City of Mebane Corporate Limits Extension: Contiguous Voluntary Annexation
Cheeks Township, Orange County, NC

PIN 9824434841 Nadine R. Wilson Heirs
PIN 9824435147 J. A. Wilson, Jr., Alan R. Wilson
PIN 9824435349 J. A. Wilson, Jr., Alan R. Wilson

BEGINNING at an existing railroad spike in the centerline of Ben Wilson Road (SR 1140) (NC Grid Coordinates N. 842163.26', E. 1,924,920.27' (NAD 83/11) as determined by a current GPS survey (Combined Grid Factor 0.99994815)), located S. 38°12'10" E. 10.43' from an existing Mag Nail found at the intersection of the centerline of Bowman Road (SR 1142) and the centerline of Ben Wilson Road and said existing railroad spike being the northwest corner of Kathryn A. Coombs (see

Deed Book 6239, Page 374 and Tract 2, Plat Book 117, Page 67, Orange County Registry) and said existing railroad spike being the southeast corner of Nadine R. Wilson Heirs (see Lot 1 Plat Book 79, Page 194 and remainder area shown on Plat Book 115, Page 86 Orange County Registry) and said existing railroad spike being in the existing Mebane Corporate Limits line; thence proceeding along the existing Mebane Corporate Limits line and the centerline of Ben Wilson Road along five (5) courses as follows: (1) N. 26°46'29" W. 690.18' to a point, (2) N. 26°46'29" W. 118.24' to a point, (3) a curve to the right having a radius of 3640.46, an arc length of 548.64', chord bearing and distance N. 22°26'57" W. 548.12' to a point, (4) N. 18°07'55" W. 387.09' to a point and (5) a curve to the right having a radius of 2645.15', an arc length of 337.71', chord bearing and distance N. 14°33'46" W. 337.48' to a point; thence leaving the centerline of Ben Wilson Road and continuing along the existing Mebane Corporate Limits line N. 82°17'18" E. 29.77' to an existing iron pin in the east right of way line of Ben Wilson Road at the southwest corner of Jane & Ben Wilson, Jr. Family LLC (see Deed Book 5334, Page 171 and Tract Two Plat Book 71, Page 32, Orange County Registry); thence leaving the east right of way line of Ben Wilson Road and the existing Mebane Corporate Limits line and proceeding along the new Mebane Corporate Limits line with the south line of Jane & Ben Wilson, Jr. Family LLC along two (2) courses as follows: (1) N. 81°52'11" E. 748.12' to an existing iron pin and (2) N. 81°52'11" E. 50.00' to a 41" diameter poplar tree at the northwest corner of Wendy Louise Heath (see Deed Book 3877, Page 39 and Tract 1 Plat Book 85, Page 104 Orange County Registry); thence continuing along the new Mebane Corporate Limits line with the west line of Heath S. 27°41'59" E. 522.36' to a point in the centerline of Haw Creek at the northeast corner of Dalton J. Holland and Dillon C. Holland (see Deed Book 6076, Page 413 and Tract One, Plat Book 115, Page 86, Orange County Registry); thence continuing along the new Mebane Corporate Limits line and the centerline of Haw Creek along seven (7) courses with the north line of Holland as follows: (1) S. 79°29'24" W. 33.08' to a point, (2) S. 33°56'34" W. 45.71' to a point, (3) S. 70°22'53" W. 33.09' to a point, (4) S. 52°10'51" W. 77.56' to a point, (5) S. 33°05'54" W. 38.42' to a point, (6) S. 27°12'01" W. 54.23' to a point and (7) S. 38°22'58" W. 62.11' to a point; thence leaving the centerline of Haw Creek and continuing along the new Mebane Corporate Limits line along six (6) courses with the west lines of Holland as follows: (1) S. 01°43'09" E. 27.58' to an existing iron pin, (2) S. 01°43'09" E. 305.84' to an existing iron pin, (3) S. 08°11'43" W. 201.91' to an existing iron pin, (4) S. 29°57'50" E. 271.44' to an existing iron pin, (5) S. 29°55'50" E. 166.11' to an existing iron pin and (6) S. 29°56'41" E. 203.78' to an existing iron pin in the north right of way line of Bowman Road; thence leaving the north right of way line of Bowman Road and continuing along the new Mebane Corporate Limits line S. 29°56'41" E. 30.75' to a point in the centerline of Bowman Road; thence continuing along the new Mebane Corporate Limits line and the centerline of Bowman Road along a curve to the left having a radius of 918.00' an arc length of 153.67', chord bearing and distance N. 42°42'39" E. 153.50' to a point in the north line of Daniel J. Wilson; thence leaving the centerline of Bowman Road and continuing along the new Mebane Corporate Limits line with the north line of Wilson S. 29°37'29" W. 212.09' to an existing iron pin in the north line of Kathryn A. Coombs (see Deed Book 6239, Page 374 and Tract 2, Plat Book 117, Page 67, Orange County Registry); thence continuing along the new Mebane Corporate Limits line with the north line of Coombs S. 66°31'20" W. 397.72' to the point and place of BEGINNING, and being all of a contiguous City of Mebane Annexation area, containing 27.5213 acres, or 0.0430 square miles, more or less, as shown on a plat of survey entitled "Final Plat of Contiguous Voluntary Annexation for City of Mebane Corporate Limits Extension" as prepared by Brantley W. Wells., NC PLS #4544, dated April 30th, 2021, Summit Design and Engineering Services Project No. 20-0089 to which plat reference is hereby made for a more particular description of same.

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

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

Ms. Schwartz presented a request for Council's approval to adopt a resolution supporting an application to the Local Government Commission (LGC) for its approval of City revenue bonds in an estimated amount of up to \$14,000,000. She explained that the City solicited proposals to provide financing for the renovation of the Water Resource Recovery Facility (WRRF) \$9,000,000, the construction of the GKN Pump Station \$1,900,000 and the refunding of the 2014 Graham-Mebane Water Plant Upgrade and Sewer Line Extension debt \$2,769,000 for a total of \$13,613,000. The WRRF expansion project was approved by Council via a project ordinance, and the GKN Pump Station was approved by Council in the Capital Improvement Plan. The 2014 Graham-Mebane Water Plant Upgrade and Sewer Line Extension debt is currently financed at 2.60% through 7/15/2029. Truist provided the best proposal. The final issuance of the revenue bonds is subject to the LGC's approval and Council's subsequent approval. Some of the financing proceeds may represent reimbursement to the City for prior expenditures on project costs, and the City may also use financing proceeds to pay financing costs. Annual debt payments will be approximately \$1,173,000 for the first eight years of the loan (beginning in FY 22-23) and approximately \$810,500 over the remaining seven years of the loan, for a total of fifteen years and \$15,134,602. The interest rate on the refunding is 1.27% and the interest rate on the projects is 1.78% for an overall rate of 1.7153%. The amount of the payment due in the current fiscal year is \$81,205. The total gross savings from the refunding is \$115,979.

Mr. Bradley commended staff and Council on the work done now and over the years. Mr. Bradley made a motion, seconded by Mr. Ewing, to adopt the Resolution as presented. The motion carried unanimously.

**Resolution supporting an application to the
Local Government Commission for its approval of
City revenue bonds in an estimated amount of up to \$14,000,000**

WHEREAS --

The City of Mebane has previously approved, and started, a comprehensive plan to improve and expand the City's Water Resource Recovery Facility (WRRF) as well as GKN Pump Station force main rerouting, to take flow off the WRRF. The City estimates the costs of these water and sewer improvements and related costs at approximately \$11,000,000. The City has also been advised it may be possible to refinance a 2014 Installment Financing Agreement for a water treatment plant upgrade as a part of this current financing, and thereby provide savings to the City.

The City has determined to issue utility revenue bonds to pay some or all of these project costs. Revenue bonds are not secured by a pledge of the City's taxing power or by a lien on any City real estate. Instead, the bonds are payable only from the net operating revenues of the City's water and sewer system.

North Carolina law requires that the City's issuance of the bonds be approved by the North Carolina Local Government Commission (the "LGC"), a division of the North Carolina State Treasurer's office. Under the LGC's guidelines, this governing body must make certain findings of fact to support the City's application for the LGC's approval of the bonds.

THEREFORE, BE IT RESOLVED by the City Council of the City of Mebane, North Carolina, as follows:

(a) The City makes a preliminary determination to finance all or a portion of the project costs, including related financing costs through the issuance of water and sewer revenue bonds in an amount currently estimated as not to exceed \$11,000,000.

(b) In addition, the City makes a preliminary determination to finance an amount estimated up to approximately \$3,000,000 to refinance an existing loan including amounts for financing costs.

(c) The City has solicited proposals to provide this financing, and Truist Bank has provided the best proposal. The final issuance of the bonds is subject to the LGC's approval and this Council's subsequent approval. Some of the financing proceeds may represent reimbursement to the City for prior expenditures on project costs, and the City may also use financing proceeds to pay financing costs.

***BE IT FURTHER RESOLVED* that the City Council makes the following findings of fact:**

1. The project is necessary and appropriate for the City under all the circumstances. The project will increase the capacity and efficiency of the City's public water and sewer system to the benefit of the City and the customers of the system.

2. The project is feasible. The City believes that the customer utility bills that will be necessary to provide for bond payments will be reasonable under the circumstances.

3. The City's debt management procedures and policies are sound and in compliance with law, and the City is not in default under any of its debt service obligations.

4. The City will be able to market the bonds at reasonable rates of interest. The City will closely review proposed bond rates against market rates with guidance from the LGC and the City's financial adviser. All amounts financed will reflect either approved contracts, professional estimates or previous actual expenditures.

***BE IT FURTHER RESOLVED* as follows:**

(a) The Council directs the City Manager and the Finance Officer to take all appropriate steps toward the completion of the refinancing, including (i) completing an application to the LGC for its approval of the proposed financing, and (ii) soliciting proposals from financial institutions to provide the financing. The Council ratifies all prior actions of City representatives in this regard.

(b) The City intends that the adoption of this resolution will be a declaration of the City's official intent to reimburse preliminary project expenditures from bond proceeds. The City intends that funds that have been advanced for project costs, or which may be so advanced, from the City's water and sewer utility funds, or any other City funds, may be reimbursed from the financing proceeds.

(c) The Council directs all City officers and employees to take all such further action as they may consider necessary or desirable in furtherance of the purposes of this resolution. The Council ratifies all prior actions of City officers and employees in this regard.

(d) This resolution takes effect immediately.

The City of Mebane

Ed Hooks Mayor

A Public Hearing was held on a request for approval of an amendment to the City of Mebane Unified Development Ordinance (UDO) Article 2 (“Administration, Development Review, and Permitting Procedures”), Section 3.C (“Board of Adjustment, Composition”). Mr. Stober explained that the amendment would clarify roles and duties of elected officials on the Board of Adjustment. Amendments were presented as follows:

The Board shall consist of ~~seven~~ eight members. Five members shall be represented by the City Council; one member shall be the Mayor; two members shall be citizens and residents of the area lying outside the corporate limits, appointed by the boards of county commissioners of Alamance and Orange counties respectively. The members of the Board of Adjustment shall receive no compensation for their services. The City Council and the boards of county commissioners may, at their discretion, appoint an equal number of alternates to the Board of Adjustment. ~~The Board shall elect its Chairpersons by majority rule. The Mayor shall serve as the Chairperson unless he exhibits a conflict of interest in the matter before the Board; or should the Board choose to elect another as their Chairperson.~~

Additionally, he explained that the Planning Board noted the need to address the voting powers of the Mayor/Chair position, as the Board of Adjustment will now have eight (8) members and, if unaddressed, potential ties for votes requiring simple majorities. Their motion directed staff to address the voting powers assigned to the Chair, which are found in Subsection H rather than in Subsection C, the location of the amendment language above. At the direction of the Planning Board in their advisory capacity to the Council, staff is providing the Proposed Text Amendment to the language of the Mebane UDO, Article 2, Subsection H:

The chair of the Board of Adjustment shall administer the meetings and vote only when needed to decide a split vote; ~~and~~ the vice-chair of the Board of Adjustment may take part in all deliberations and may vote on all issues.

No one from the public spoke concerning the matter. 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 approve the amendments as presented. The motion carried unanimously.

A Board of Adjustment Quasi-judicial Public Hearing was held on a request from Matthew White for a variance to allow an accessory dwelling unit at 305 W. Holt Street. Mr. Stober and Mr. White were both sworn in by Clerk Shaw. Mr. Stober gave an overview of the request, explaining that Mr. White is requesting the following variances:

- 1) the minimum building separation of 20’ to the rear of the principal structure, and
- 2) minimum lot size requirements of 150% of the applicable zoning district (R-12; 18,000 s.f.)

The existing conditions on the lot meet all other accessory dwelling unit development standards in the Mebane Unified Development Ordinance (UDO). Mr. White is requesting the first variance due to an onsite older magnolia tree preventing a conforming building footprint; and the second variance to allow for an accessory dwelling unit that will allow his adult child with a handicap to reside on the property but independent of the principal residence. The NCGS 160D explicitly allows for physical or mental handicaps to be considered a hardship with reviewing variance requests.

Section 4-7.4.A(3) of the UDO requires a minimum lot area of 18,000 square feet for R-12 lots that contain a principal dwelling and a detached accessory dwelling. The lot area of 305 West Holt Street is 14,488 square feet. The same section requires detached accessory dwelling units to be located a minimum of 20 feet from the rear of the principal dwelling. The proposed new detached garage structure is located immediately to the rear and approximately 5 feet to the west of the principal dwelling.

Mr. White presented his request via a PowerPoint presentation, sharing family information and reiterating the request as presented by Mr. Stober.

No one from the public spoke concerning the request. Mr. Greene made a motion, seconded by Ms. Philipps, to close the public hearing. The motion carried unanimously.

Mr. Brown explained that typically the Board of Adjustment includes the extra-territorial jurisdiction members but the UDO is specific in stating that concerning “inside city limits” matters, the extra-territorial jurisdiction members do not vote.

Ms. Philipps made a motion, seconded by Ms. Auditori, to approve the variance request as presented due to the hardships present on this property. The motion carried unanimously.

A Public Hearing was held on a request from Espitia Properties, LLC for a conditional rezoning from R-8 (Residential District) to R-8 (CD) (Residential Conditional District) to allow for three (3) two-story apartment buildings totaling forty-eight (48) units. Mr. Stober gave an overview of the request. He explained that the property is in the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County. Annexation would be required prior to connection to City utilities, if the project is approved.

The proposed onsite amenities & dedications include the following:

- A 5' sidewalk inside the public right-of-way of S. Eleventh Street, as required by the Mebane UDO and *Bicycle and Pedestrian Transportation Plan*.
- The construction of an internal sidewalk network connected to a 5'-wide, decomposed granite trail.
- +/- 38,680 square feet in private recreation area, which includes a trail, shelter, play field, playground, volleyball court, bocce ball, and dog park.

On behalf of the applicant, Tim Smith, Engineer and Project Manager with Summit Design and Engineering, gave a PowerPoint presentation overviewing the request. He shared the proposed building commitments as follows:

- Buildings will have 30-year architectural shingles
- Buildings will have 2-foot projected eaves
- Buildings will have minimum 6:12 roof pitch
- Façade elevations feature brick veneer accents
- Fiber cement siding
- Units will have covered porches
- Buildings will be slab on grade

There was some discussion among Council, staff and Mr. Smith regarding the sizes of the volleyball court and dog park. Mr. Smith stated that both the volleyball court and dog park were expanded as much as they could be.

Mr. Bradley questioned what would drive requiring a second entrance to this site. Mr. Stober stated he was unsure what the Fire Code requires but the planning staff generally tries to accommodate plans with fifty (50) units with a driveway and a turning lane, any plans over fifty (50) they would have a serious conversation about accessibility and relief of congestion at the entrance but he realizes the Fire Code may be more stringent than the UDO. Mr. Smith stated that they went through extensive review with the Technical Review Committee and the project meets all requirements for fire protection and accessibility.

No one from the public spoke concerning the request. Mr. Greene made a motion, seconded by Mr. Ewing, to close the public hearing. The motion carried unanimously. Ms. Philipps made a motion, seconded by Ms. Auditori, to approve the R-8 (CD) zoning as presented and a motion to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design. The request is for a property within the City's G-4 Secondary Growth Area and is generally residential in nature (Mebane CLP, p.66). The motion carried with a 4-1 vote. Ayes- Bradley, Philipps, Greene and Auditori. Nays- Mr. Ewing.

A Public Hearing was held on a request from Meritage Homes for approval to establish R-8 CD (Residential Conditional Zoning District) zoning on a property located on S. Eleventh Street to allow for a residential cluster development of 51 townhomes, Oak Grove Trails. Mr. Stober gave an overview of the request. He stated that this project would connect to and share amenities with the Oakwood subdivision approved by Council earlier this year. The +/-13.96 acres are currently

forested and vacant and are located within the Mebane City Limits in Orange County. The proposed onsite amenities & dedications include the following:

- The construction of all internal roads with 5' sidewalks.
- The construction of a dog park and picnic shelter to serve development residents to be maintained by the HOA and 7.84 acres of passive HOA owned open space.

Requested waivers:

UDO Requirement	Requested Wavier
30' front setback	20' front setback
Per conditional zoning request	Lot area and width as presented

The UDO calculates that the applicant should provide 1.457 acres in public recreation area valued at \$12,931. The applicant is proposing to provide a payment in lieu of the valued amount. The payment will be provided prior to platting of the lots unless otherwise conditioned by agreement between the City Council and the applicant. Summit Engineering issued a Traffic Impact Statement verifying that the proposed development will not generate additional traffic (100 peak hour trips or 1,000 weekday trips) such that the UDO would require a Traffic Impact Analysis for this site.

Tim Smith, Engineer with Summit Design and Engineering, gave a PowerPoint presentation overviewing the request, reiterating the specifics of the development as shared by Mr. Stober. Mr. Smith shared renderings of the proposed townhomes. Additionally, he shared the building commitments as follows:

- 6:12 roof pitch or higher with 12" overhangs
- 25-year anti-microbial architectural shingles
- Brick or stone accents on front façade
- 8" mono slab
- Color schemes or elevations shall not repeat lot to lot
- Garages on all units
- Vinyl siding – Materials used on building facades shall be of high quality, show texture and have a minimum width of 5 inches and a minimum thickness of 0.046 inches
- 100% of homes shall be Energy Star Certified and shall include the following green standards:
 - o High Performance Toilets
 - o Water-Efficient Faucets & Flow-Smart Showerheads
 - o ENERGY STAR® Certified Appliances
 - o Advanced Framing & Thermostats
 - o Minimum MERV 8 HVAC Filtration
 - o Thermal Breaks
 - o Conditioned Attics
 - o Spray Foam Insulation
 - o Low E Solar Cool windows with capillary tubes to prevent Solar Deflection
 - o Sealed Insulated Ducts
 - o Low-to-Zero VOC Materials, Paints, Stains & Adhesives

Mr. Greene stated that he wished there was private recreation space for this portion.

Mr. Bradley questioned if there would be an HOA. Mr. Smith stated that the HOA would be shared with the Oakwood subdivision HOA, just as the amenities would be shared.

Ms. Philipps questioned why this project was not brought before Council when the Oakwood subdivision was considered. Mr. Smith said it was timing. Ms. Philipps also questioned if in meeting the state requirements for the stormwater retention, can more of the existing trees be saved and not removed in order to install the retention pond. Mr. Smith said there really is no way to provide the overall stormwater management without creating a device that requires clearing of the land.

Mr. Ewing asked about the construction timeline in conjunction with the connecting subdivision. Melanie Graff, the Vice President of Land Development for Meritage Homes, said it would both projects would be under construction at the same.

Carl Bradley, asked if the townhomes will include fire mediation in the attic space. Mr. Smith assured Mr. Bradley that all state building codes would be observed.

Mr. Greene made a motion, seconded by Mr. Ewing, to close the public hearing. The motion carried unanimously. Mr. Ewing made a motion, seconded by Ms. Philipps, to approve the R-8 (CD) zoning as presented and a motion to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request is for a property within the City's G-4 Secondary Growth Area and is generally residential in nature (Mebane CLP, p.66). The motion carried unanimously.

A public hearing was held on a request from Steve Rose to rezone property from R-20 (Residential District) to B-2 (CD) (General Business Conditional District) to allow for operation of an Equipment Repair (lawn mower) business in the existing structures. Mr. Stober gave an overview of the request. The +/- 0.97 acres is located at 115 Hoover Road in Mebane's Extraterritorial Jurisdiction (ETJ) in Orange County. The property is surrounded by single-family residences. The property has a history as a permitted nonconforming use featuring a cabinetry business. It is located in the General Watershed Area Overlay District, which would restrict the impervious area of any future development. Mr. Rose is not proposing any redevelopment of the site but he is requesting the conditions that future improvements to the property complying with the Mebane Unified Development Ordinance (UDO) be able to be staff-approved, rather than requiring further public hearing and legislative approval by the City Council, per Article 9 of the Mebane UDO regarding conditional zoning district amendments. Property will be on septic and Orange-Alamance water. The Planning Board presented two (2) additional conditions that Mr. Rose provide a minimum 5' evergreen buffer along the property's perimeter; and that he provide enough gravel for ten (10) parking spaces that meet City standards. The proposed side setback is 10 feet which is greater than what is allowed in the B-2 zoning district. Uses permitted on the property will be restricted to those provided.

Mr. Rose gave a background overview of how he began the equipment repair (lawn mower) business. He stated that he lives at the end of Hoover Road, near the property under consideration. He said the proposed use would not impact the neighborhood any differently.

Ms. Philipps asked how Mr. Rose will store the equipment. He said he plans to keep equipment indoors. As a follow-up to that discussion, Ms. Auditori questioned how the City would ensure that the property would stay neat and tidy should Mr. Rose decide to sell the property 10-15 years down the road. Mr. Stober replied that outdoor storage of materials is actually only permitted in industrial zoning districts so it would be a zoning violation.

Grace Moon stated that she has lived next door to Mr. Rose for many years and she knows that he will take very good care of the property and would be a great asset to the community.

Mr. Greene made a motion, seconded by Mr. Bradley, to close the public hearing. The motion carried unanimously. Mr. Bradley made a motion, seconded by Mr. Greene, to approve Motion to approve the B-2 (CD) zoning as presented and a motion to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request is for a property within the City's G-4 Secondary Growth Area and is generally commercial in nature (Mebane CLP, p.66). The motion carried unanimously.

A Public Hearing was held on a request for approval of a text amendment to the City of Mebane Unified Development Ordinance (UDO) Article 5 ("WSW Buffers, Overlay, Environmental, and Special Purpose Regulations"), Section 4 ("Watershed Overlay District Regulations"), to amend the titles of Subsections C and D to remove all references to "Graham-Mebane Lake", as well as the following textual amendments to Subsection D.2(c):

Notwithstanding the limitations of subsection (b) above, 10 percent (~~334 acres~~) of the GWA area (~~3340 acres~~) may be developed with new projects of up to 70 percent built-upon area as Special Intensity Allocations (SIAs). The amendment will allow the UDO to apply universally throughout the City and in both water supply (II) watersheds within its jurisdiction. While NC General Statutes would require compliance in application of the water supply watershed regulations, expansion of the text for broader application will more accurately reflect the City's regulatory responsibilities.

No one spoke concerning the request. Ms. Philipps made a motion, seconded by Mr. Bradley, to close the public hearing. The motion carried unanimously. Mr. Bradley made a motion, seconded by Mr. Greene, to approve the amendments to the City of Mebane Unified Development Ordinance as presented. The amendments are consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan *Mebane By Design*. The motion carried unanimously.

Mr. Holt presented a request for adoption of a policy on implementing strategies to effectively reduce accumulated paper flow which impacts the capacity of wastewater treatment and pump station facilities. He explained that at the July 12th, 2021 City Council meeting a presentation on Wastewater Treatment Capacity (Part 2) included developing effective strategies related to wastewater flow as follows:

- Limit Accumulation of Paper Flow
- Encourage Blended Growth
- Limit/Reduce Inflow/Infiltration
- Developer Awareness
- Other items related to wastewater treatment capacity

Staff was asked to bring back a policy that would allow for the strategies to be implemented with current and future development. He stated that the proposed policy is intended to limit the impacts of accumulated paper flow on wastewater treatment and pump station capacity through the following:

- A. Wastewater Permitting Implementation
- B. Plan review and Approval Process
- C. Service Prioritization and Wastewater Reservation

Mr. Holt gave an overview of the policy.

Council directed Mr. Holt to define "construction starts" as stated in the following 3-B:

B. Permitting wastewater for additional phases of development may be done once a final plat has been recorded and construction starts for 50% of the residential units has occurred.

Mr. Holt said that could be defined better by "pulling a building permit". Mr. Rollins agreed that would be sufficient.

Mr. Holt shared additional policy items as follows:

- Policy would be explained and distributed to developers
- Success of new strategies would be reviewed on an annual basis
- Subject to change with Council approval
- Complete a flow reduction study for State review and approval for flow to the Graham WWTP

After some discussion, Mr. Bradley made a motion, seconded by Mr. Greene to approve the policy as presented. The motion carried unanimously.

There being no further business the meeting adjourned at 8:02p.m.

Ed Hooks Mayor

ATTEST: _____

Stephanie W. Shaw, City Clerk



AGENDA ITEM #3B

Petition for Voluntary Contiguous
Annexation-
4710 Mrs. White Lane- Guy Land

Meeting Date

October 4, 2021

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

Staff received a petition requesting voluntary contiguous annexation from Guy Land.

Background

The applicant is requesting that the described property be annexed into Mebane's Corporate Limits. This is a contiguous annexation containing approximately +/- 0.300 acres located on Mrs. White Lane in Alamance County.

Financial Impact

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

Recommendation

Staff recommends the Council's acceptance of the petition, the Clerk's Certificate of Sufficiency and to adopt a Resolution setting a date of public hearing for November 1, 2021.

Suggested Motion

I make a motion to accept the petition, the Clerk's Certificate of Sufficiency and to adopt a Resolution setting a date of public hearing for November 1, 2021.

Attachments

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



PETITION REQUESTING A CONTIGUOUS ANNEXATION

Annexation Process – Approximately a 2 Month Process

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

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

Date: 8/5/2021

To the City Council of the City of Mebane:

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

**Please include a Description of Boundaries (Metes and Bounds) on a separate paper.*

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

Name	Address	Do you declare vested rights (Yes or No)	Signature
1. <u>Guy LAND</u>	<u>4710 MRS. WHITE LN.</u>	<u>No</u>	<u>[Signature]</u>
2.			
3.			

*Municipality may wish to require metes and bounds description or map. (Provide 2 paper copies, an electronic copy and 3 mylars)

**This is one possible format for zoning vested rights declaration. This language may require modification to reflect the requirements of the municipal zoning vested rights ordinance, if any.

CERTIFICATE OF SUFFICIENCY

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

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

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Mebane, this 4th day of October, 2021.



Stephanie W. Shaw
Stephanie W. Shaw, City Clerk

SURVEYOR'S CERTIFICATION
 I, Daniel L. Stanley, certify that this plat was drawn under my supervision from an actual survey made under my supervision; Deed description recorded in Book 3915, page 590; that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE, page MAP; that the ratio of precision or positional accuracy as calculated is 1/10000 +; that this plat was prepared in accordance with G.S. 47-30 as amended.

This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or the other exception to the definition of subdivision;

Witness my original signature, license number and seal this ____ day of _____, A.D. ____.

 Professional Land Surveyor
 License Number L-4633

GS 4730 - (J)

The provisions of this section shall not apply to boundary plats of State Lines, county lines, areas annexed by municipalities, nor to plats of municipal boundaries, whether or not required by law to be recorded

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

CURRENT OWNER INFORMATION -

Parcel Number 166704
 PIN 9816965308
 Deed Book 3915, Page 590

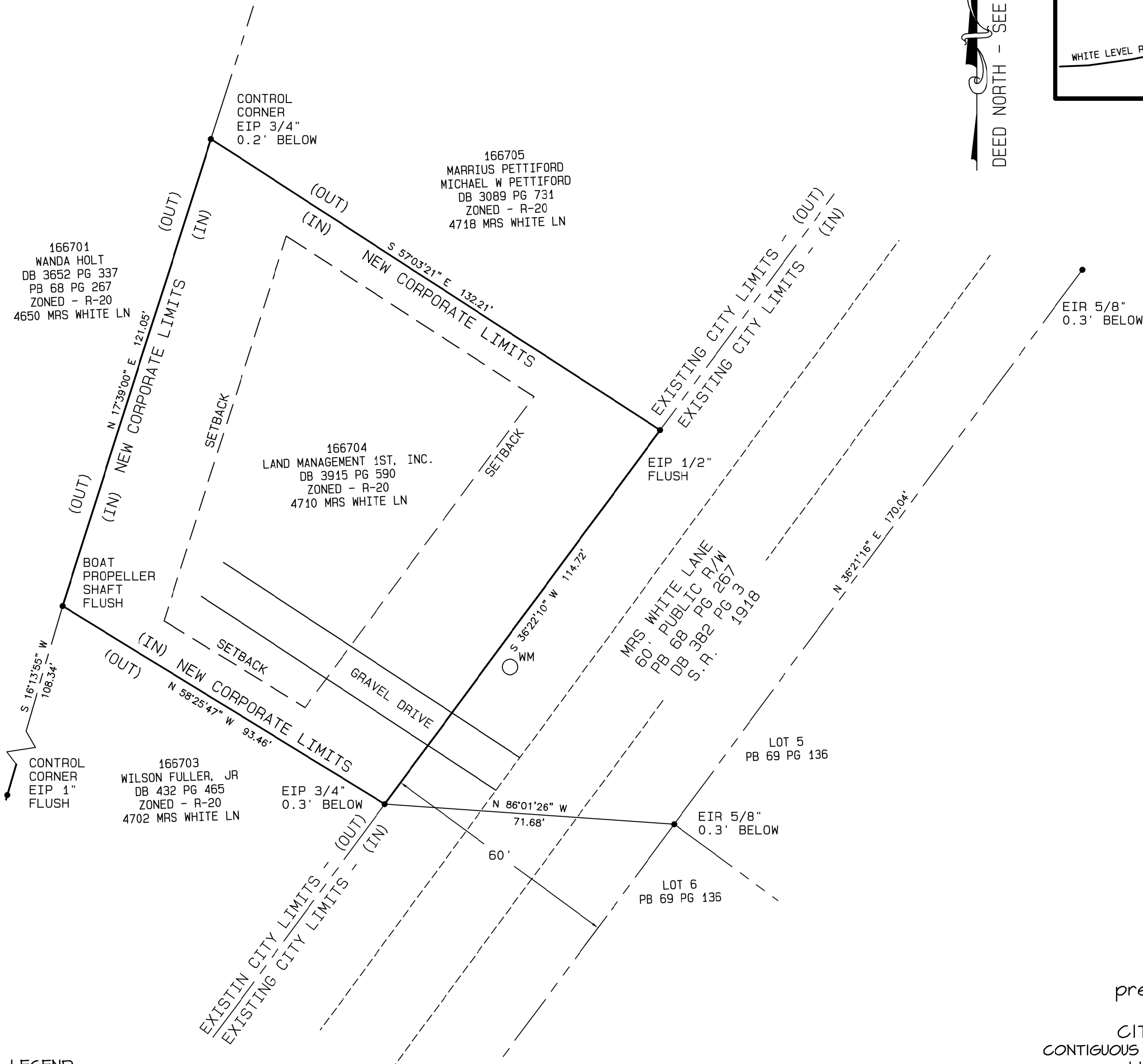
LAND MANAGEMENT 1ST. INC.

4710 MRS WHITE LANE
 MEBANE, NC. 27402

TOTAL ACREAGE - 0.300 AC. +/- also 0.000468 sq. miles +/-

Notes:

- 1) This plat is subject to any easements, agreements of rights-of-way of record prior to the date of this plat, which was not visible at the time of my inspection.
- 2) This survey is subject to any facts that may be disclosed by a full and accurate title search.
- 3) All distances are horizontal ground distances unless otherwise noted.
- 4) North is based on Plat Book 68 Page 267 there are no Grid Monuments within 2000 feet of this site.
- 5) Current Zoning: R-20
 Setbacks - Front 30'
 Side 10'
 Rear 25'
- 6) Land Use: Residential
- 7) All areas are calculated by coordinate computation.
- 8) Survey was conducted on June 2021



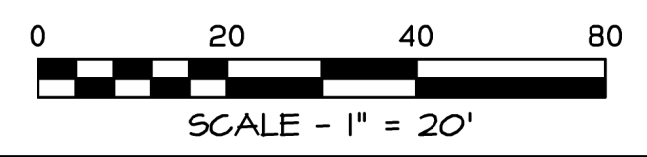
LEGEND

EDGE OF PAVEMENT	-----
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
RIGHT OF WAY	=====
ADJOINERS	-----
NIP	NEW IRON PIPE
EIP	EXISTING IRON PIPE OR PIN
WM	WATER METER

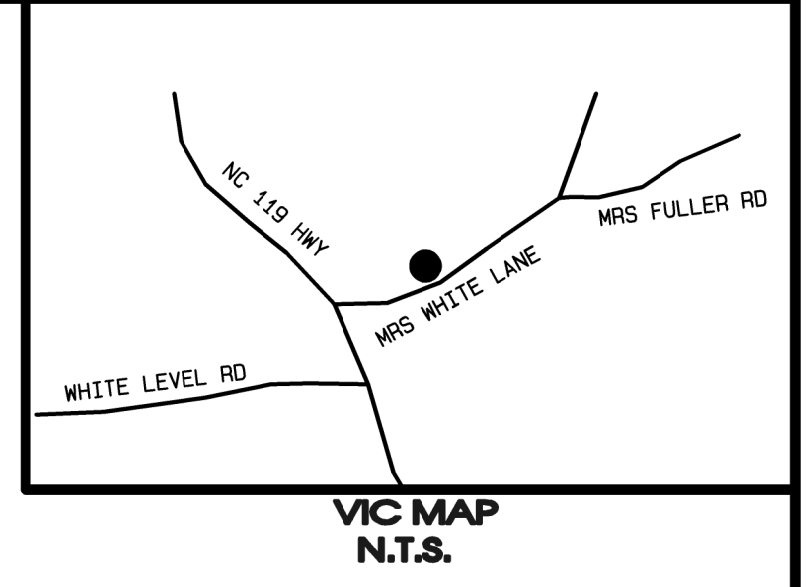
Surveyor
 Daniel L. Stanley,
 PLS L-4633
 99 Bellwood Court,
 Jamestown, NC. 27282
 336-944-3668

CURRENT OWNER
 SEE CURRENT OWNER NOTE

preliminary for review
 FINAL PLAT
 CITY OF MEBANE
 CONTIGUOUS VOLUNTARY CORPORATE
 LIMITS EXTENSION
 PROPERTY OF
 LAND MANAGEMENT 1ST, INC.
 4710 MRS WHITE LANE
 MEBANE, NC. 27402
 MELVILLE TOWNSHIP
 ALAMANCE COUNTY
 NORTH CAROLINA



DEED NORTH - SEE NOTE 4



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

Annexation No. 149

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be
held at the Mebane Municipal Building at 6:00 p.m. on November 1, 2021.

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

Commencing at a 5/8" rebar 0.30' below ground, being the northeast corner of Lot 6 and
the northwest corner of Lot 5 of the Creekside Subdivision and recorded in Plat Book 69 Page 136.
Said corner is on the south side of Mrs. White Lane (S.R. 1918), and lying in the City Limits of
Mebane; thence N 86°01'26" W., 71.68 feet to a 3/4" iron pipe, 0.3' below ground, being the
southwest corner of Land Management 1st, INC., and in the northern right of way line of Mrs.
White's Lane, being the principle point of beginning; thence leaving said right of way and along
the east line of Wilson Fuller, Jr., as recorded in Deed Book 432, Page 465, N 58°25'47" W., 93.46
feet to an existing boat propeller shaft flush with the ground in the southern line of Wanda Holt
as recorded in Deed Book 3652, Page 337, being the northeast corner of Fuller; thence leaving
Fuller and along the southern line of Holt, N 17°39'00" E., 121.05 feet to a 3/4" iron pipe in the
northwest corner of Marrius Pettiford as recorded in Deed Book 3089, Page 731, being the
northern corner of Land Management 1st, INC.; thence leaving Holt's southern line and along the
western line of Pettiford, S 57°03'21" E., 132.21 feet to a 1/2" iron pipe flush with the ground at
the southernmost corner of Pettiford and the northeast corner of Land Management 1st INC., in
the northern right of way line of Mrs. White Lane; thence along the western line of Mrs. White
Lane S 36°22'10" W., 114.72 feet to the principle point of beginning. Containing an area of
0.300 acres +/-.

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

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk



AGENDA ITEM #3C

Petition for Voluntary Non-Contiguous Satellite Annexation – Buckhorn Business Centre

Meeting Date

October 4, 2021

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

Staff received petitions requesting voluntary non-contiguous satellite annexation from multiple property owners.

Background

The applicants are requesting the described property to be annexed into Mebane's Corporate Limits. This is a non-contiguous satellite annexation containing approximately 115.399 acres located on West Ten Road in Orange County.

Financial Impact

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

Recommendation

Staff recommends Council's acceptance of the petition, the Clerk's Certificate of Sufficiency and adoption of a Resolution setting a date of public hearing for November 1, 2021.

Suggested Motion

I make a motion to accept the petition, the Clerk's Certificate of Sufficiency and to adopt the resolution setting a date of public hearing for November 1, 2021.

Attachments

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



PETITION REQUESTING A NON-CONTIGUOUS ANNEXATION

Annexation Process – Approximately a 2 Month Process

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

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

Date: 8-19-2021

To the City Council of the City of Mebane:

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

**Please include a Description of Boundaries (Metes and Bounds) on a separate paper.*

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

Name	Address	Do you declare vested rights (Yes or No)	Signature
1. ELIZABETH C. Bowman	6334 RABBIT RUN MEBANE, NC 27302	NO	DocuSigned by: <i>Liz Bone</i> <small>AC894AB096D9464...</small>
2.			
3.			

*Municipality may wish to require metes and bounds description or map. (Provide 2 paper copies, an electronic copy and 3 mylars)

**This is one possible format for zoning vested rights declaration. This language may require modification to reflect the requirements of the municipal zoning vested rights ordinance, if any.



PETITION REQUESTING A NON-CONTIGUOUS ANNEXATION

Annexation Process – Approximately a 2 Month Process

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

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

Date: 8-18-2021

To the City Council of the City of Mebane:

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

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Name	Address	Do you declare vested rights (Yes or No)	Signature
1. Kaye B. Canada	2911 N. Fairway Dr Burlington, N.C. 27215		Kaye B Canada
2.			
3.			

*Municipality may wish to require metes and bounds description or map. (Provide 2 paper copies, an electronic copy and 3 mylars)

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Name	Address	Do you declare vested rights (Yes or No)	Signature
1. WALTER EVANS	6334 Rabbit Run Ln Mebane, NC	NO	<i>Walter Evans</i>
2.			
3.			

*Municipality may wish to require metes and bounds description or map. (Provide 2 paper copies, an electronic copy and 3 mylars)

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Name	Address	Do you declare vested rights (Yes or No)	Signature
1. Nancy Sandlin	318 Supper Club Rd. Mebane, N.C. 27302		<i>Nancy Sandlin</i>
2.			
3.			

*Municipality may wish to require metes and bounds description or map. (Provide 2 paper copies, an electronic copy and 3 mylars)

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Hill Property (PIN 9834056927)

Date: 9/28/21

To the City Council of the City of Mebane:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Mebane.
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Name	Address	Do you declare vested rights (Yes or No)	Signature- Please print and sign
1. Karen L. Hill	2518 New Hope Ch. Rd Chapel Hill, NC 27514	No	Karen L. Hill
2.			
3.			

*Municipality may wish to require metes and bounds description or map. (Provide 2 paper copies, an electronic copy and 3 mylars)

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Date: 8-18-21

To the City Council of the City of Mebane:

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Name	Address	Do you declare vested rights (Yes or No)	Signature
1. Karen L Hill	2518 New Hope Church Chapel Hill NC	No	Karen L Hill
2.	27514		
3.			

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Date: 8/25/2021

To the City Council of the City of Mebane:

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Name	Address	Do you declare vested rights (Yes or No)	Signature
1. BAL K. SHARMA	717 Flippin Cary NC 27513	No	Bal Krishna Sharma
2.			
3.			

*Municipality may wish to require metes and bounds description or map. (Provide 2 paper copies, an electronic copy and 3 mylars)

**This is one possible format for zoning vested rights declaration. This language may require modification to reflect the requirements of the municipal zoning vested rights ordinance, if any.

CERTIFICATE OF SUFFICIENCY

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

I, Stephanie W. Shaw, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition has been signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-58.2.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Mebane, this 4th day of October, 2021.



Stephanie W. Shaw
Stephanie W. Shaw, City Clerk

SURVEYOR'S CERTIFICATE

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

AND THAT: PER NC GS 47-30 (1)(11)(J) THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, COUNTY AREAS ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.

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

- (1)CLASS OF SURVEY: CLASS "A"
(2)POSITIONAL ACCURACY: 0.08"
(3)TYPE OF GPS FIELD PROCEDURE: VRS
(4)DATES OF SURVEY: 01/04/2021
(5)DATUM/EPOCH: NAD83 (2011)
(6)PUBLISHED/FIXED-CONTROL USE: NC RTK NETWORK
(7)GEOD MODEL: 12B
(8)COMBINED GRID FACTOR(S): 0.99995
(9)UNITS: US FEET

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS ... TH DAY OF ... 2021.

PROFESSIONAL LAND SURVEYOR

REGISTRATION NUMBER

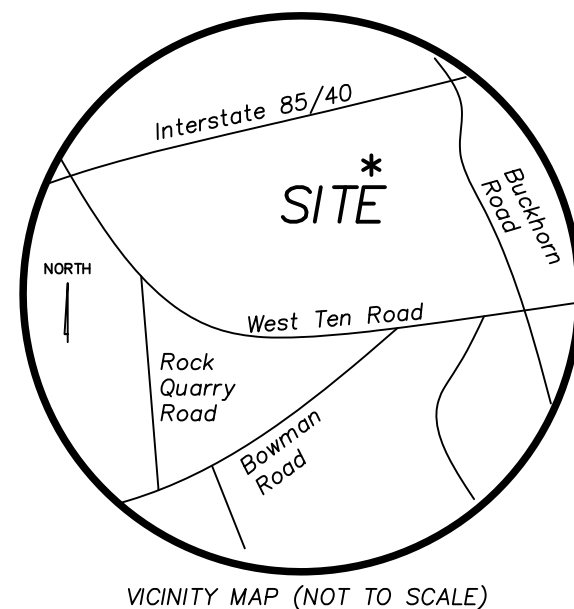


PRELIMINARY PLAT
NOT TO BE RECORDED FOR CONVEYANCE, OR SALES.

PLANNING DIRECTOR CERTIFICATION

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

AUTHORIZED STAFF DATE

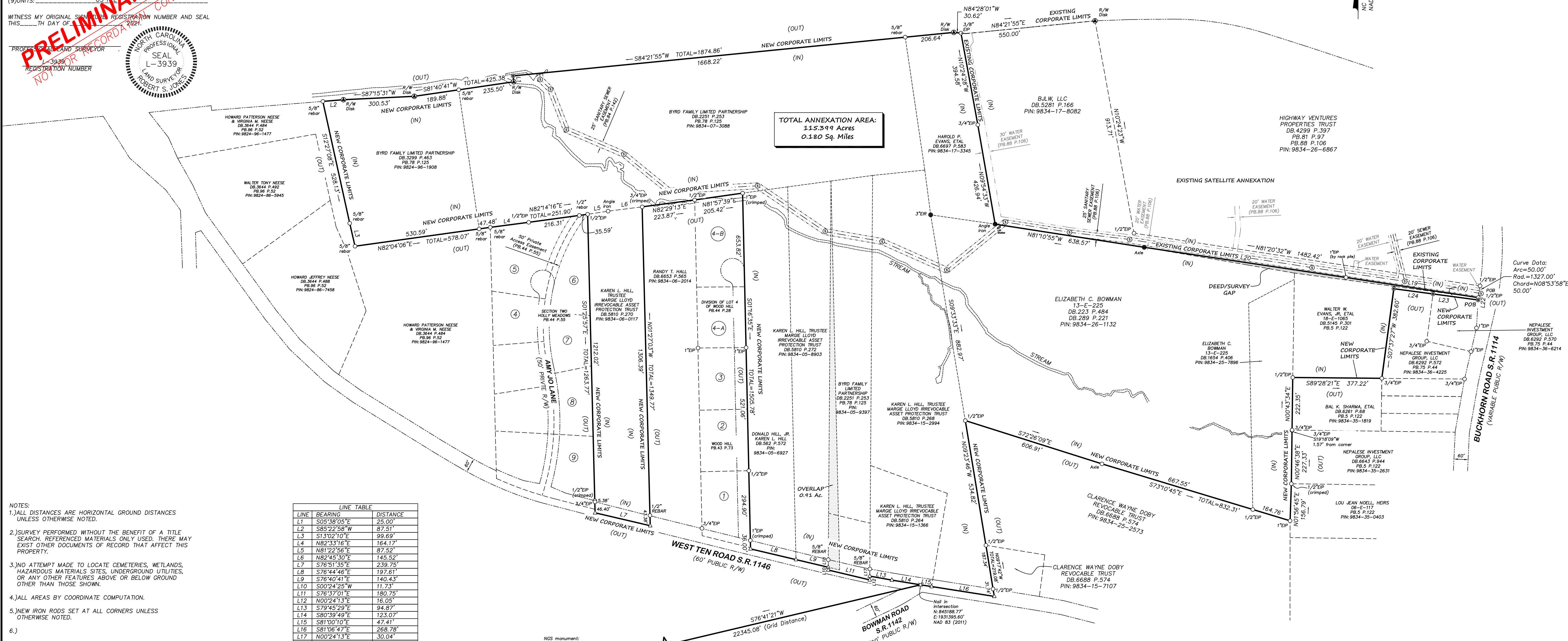


VICINITY MAP (NOT TO SCALE)

NC GRID NORTH NAD 83 (2011)

INTERSTATE 85/40 (VARIABLE WIDTH R/W) (CONTROLLED ACCESS)

TOTAL ANNEXATION AREA: 1.15,399 Acres 0.180 Sq. Miles

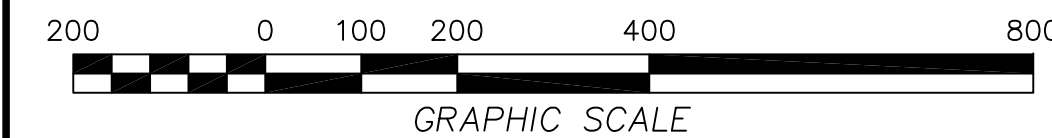


- NOTES: 1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. 2. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH... 3. NO ATTEMPT MADE TO LOCATE CEMETERIES, WETLANDS, HAZARDOUS MATERIALS SITES... 4. ALL AREAS BY COORDINATE COMPUTATION. 5. NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. 6.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L24 with their respective bearings and distances.

LEGEND

- These standard symbols will be found in the drawing. UTILITY POLE, EXISTING IRON ROD, PK NAIL, EXISTING IRON PIPE, 5/8" REBAR SET, STONE FOUND, CONCRETE MONUMENT, COMPUTED POINT, OVERHEAD ELECTRIC, RIGHT OF WAY, SANITARY SEWER LINE, D.B., P.B.



- REFERENCES: DB.3299 P.463, DB.2251 P.253, DB.6697 P.583, DB.5281 P.166, DB.5810 P.270, DB.5810 P.272, DB.5810 P.268, DB.562 P.572, DB.5810 P.264, DB.223 P.464, DB.289 P.221, DB.1654 P.406, DB.78 P.125, DB.5 P.122, DB.88 P.106, DB.84 P.142

CITY OF MEBANE CORPORATE LIMITS EXTENSION A NON-CONTIGUOUS VOLUNTARY ANNEXATION

SCALE: 1" = 100' CHEEKS TOWNSHIP - ORANGE COUNTY, NC DATE: AUGUST 25, 2021

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

RESOLUTION FIXING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-58.2

Annexation No. 150

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

WHEREAS, the Mebane City Council directed the City Clerk to investigate the sufficiency of the petition; and

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

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

Section 1. A public hearing on the question of annexation of the non-contiguous area described herein will be held at 6:00 p.m. on November 1, 2021.

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

Beginning at a 1/2" EIP in the western R/W of Buckhorn Road (SR 1114) a corner with BJL W, LLC; thence with said BJLW, LLC N 81°20'31" W a distance of 566.70' to a 1" EIP; thence N 81°30'24" W a distance of 863.93' to an Axle; thence N 81°10'55" W a distance of 638.57' to an angle iron the SE corner of Harold Evans; thence N 09°54'06" W a distance of 426.82' to a 3/4" EIP; thence N 10°24'28" W a distance of 394.58' to a 3/8" EIP in the southern R/W of interstate 85/40; thence with said interstate N 84°28'01" W a distance of 30.62' to a R/W disk; thence S 84°21'55" W a distance of 1874.86' to a 5/8" rebar set; thence S 05°38'05" E a distance of 25.00' to a R/W disk; thence S 81°40'41" W a distance of 425.38' to a R/W disk; thence S 87°15'31" W a distance of 300.53' to a R/W disk; thence S 85°22'58" W a distance of 87.51' to a 5/8" rebar the NE corner of Howard Neese; thence with said Neese S 12°27'08" E a distance of 528.13' to a 5/8" rebar; thence S 13°02'10" E a distance of 99.69' to a 5/8" rebar; thence N 82°04'06" E a distance of 578.07' to a 5/8" rebar the NW corner of Lot 5 Section Two Holly Meadows Subdivision; thence with Holly Meadows N 82°33'16" E a distance of 164.17' to a 1/2" EIP; thence N 82°14'16" E a distance of 251.90' to a 1/2" EIP; thence S 01°25'57" E a distance of 1263.77' to a point the center of West Ten Road (SR1146); thence with said SR 1146 S 76°51'35" E a distance of 239.75' to a point the SW corner of Randy Hall; thence with said Hall N 01°27'03" W a distance of 1349.77' to a 3/4" EIP in the southern property line of Byrd Family Limited Partnership; thence N 82°29'13" E a distance of 223.87' to a 1/2" EIP; thence N 81°57'39" E a distance of 205.42' to a 1" EIP the NE Corner of Lot 4B Wood Hill Subdivision; thence with said Wood Hill S 01°16'35" E a distance of 1505.78' to a point in the center of said SR 1146; thence with said SR 1146 S 76°44'46" E a distance of 197.61' to a point; thence S 76°40'41" E a distance of 140.43' to a point; thence S 00°24'25" W a distance of 11.73' to a point; thence S 76°37'01" E a distance of 180.75' to a point; thence N 00°24'13" E a distance of 16.05' to a point; thence S 79°45'29" E a distance of 94.87' to a point; thence S 80°39'49" E a distance of 123.07' to a nail in the intersection of SR 1146 and SR 1142; thence S 81°00'10" E a distance of 47.41' to a point; thence S 81°06'47" E a distance of 268.78' to a point a corner with Clarence Wayne Doby Revocable Trust; thence with said Doby N 09°17'42" W a distance of 219.08' to a 1/2" EIP; thence N 09°23'46" W a distance of 534.82' to a 1/2" EIP the SW corner of Elizabeth C. Bowman; thence with said Bowman S 72°26'09" E a distance of 606.91' to an axle; thence S 73°10'45" E a distance of 832.31' to a 1/2" EIP; thence N 01°56'45" E a distance of 156.79' to a 1/2" EIP; thence N 00°46'38" E a distance of 227.33' to a 3/4" EIP; thence N 00°43'34" E a distance of 222.35' to a 1/2" EIP the SW corner of Walter W. Evans; thence with said Evans S 89°28'21" E a distance of 377.22' to a 3/4" EIP; thence N 07°37'30" E a distance of 382.60' to a 5/8" rebar set; thence S 82°24'11" E a distance of 360.17' to a 5/8" rebar set in the western R/W of Buckhorn Road (SR 1114); thence with said SR 111

4 N 03°26'29" E a distance of 10.03'to a 1/2"EIP; the place and point of beginning, having an area of 115.399 Acres, 0.18 Square Miles.

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

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk



AGENDA ITEM #3D

SUB 21-05

Final Subdivision Plat –
Bowman Place, Phase South-1A

Presenter

Cy Stober, Development Director

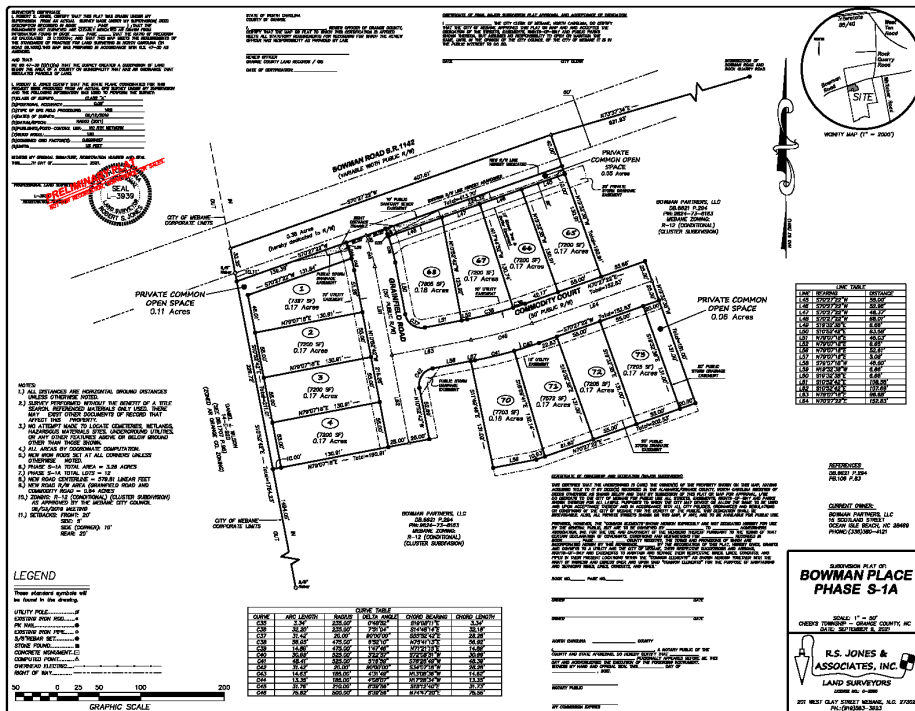
Applicant

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

Public Hearing

Yes No

Final Plat



Property

Bowman Place,
Orange County
GPIN 9824736163

Proposed Zoning
N/A

Current Zoning
R-12 (CD)

Size
+/-3.26 ac

Surrounding Zoning
R-12(CD) & AR
(Orange County)

Surrounding Land Uses
Agricultural, Single-Family Residential, Vacant

Utilities
Extended at developer's expense.

Floodplain
No

Watershed
No

City Limits
Yes

Summary

Bowman Partners, LLC, is requesting approval of the Final Plat for Phase S1 of the Bowman Place Subdivision (approved for conditional rezoning as a cluster subdivision by City Council 06/03/19). The Final Plat will include a total area of +/-3.26 acres featuring 12 single-family lots of +/- 2.40 acres, +/- 0.22 acres of open space (inc. a stormwater pond), and +/- 0.64 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

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

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

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

- (1) CLASS OF SURVEY: CLASS "A"
- (2) POSITIONAL ACCURACY: 0.08"
- (3) TYPE OF GPS FIELD PROCEDURE: VRS
- (4) DATES OF SURVEY: 06/12/2019
- (5) DATUM/EPOCH: NAD83 (2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NC RTK NETWORK
- (7) GEOID MODEL: 12B
- (8) COMBINED GRID FACTOR(S): 0.9999427
- (9) UNITS: US FEET

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ TH DAY OF _____ 2021.



STATE OF NORTH CAROLINA
 COUNTY OF ORANGE

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

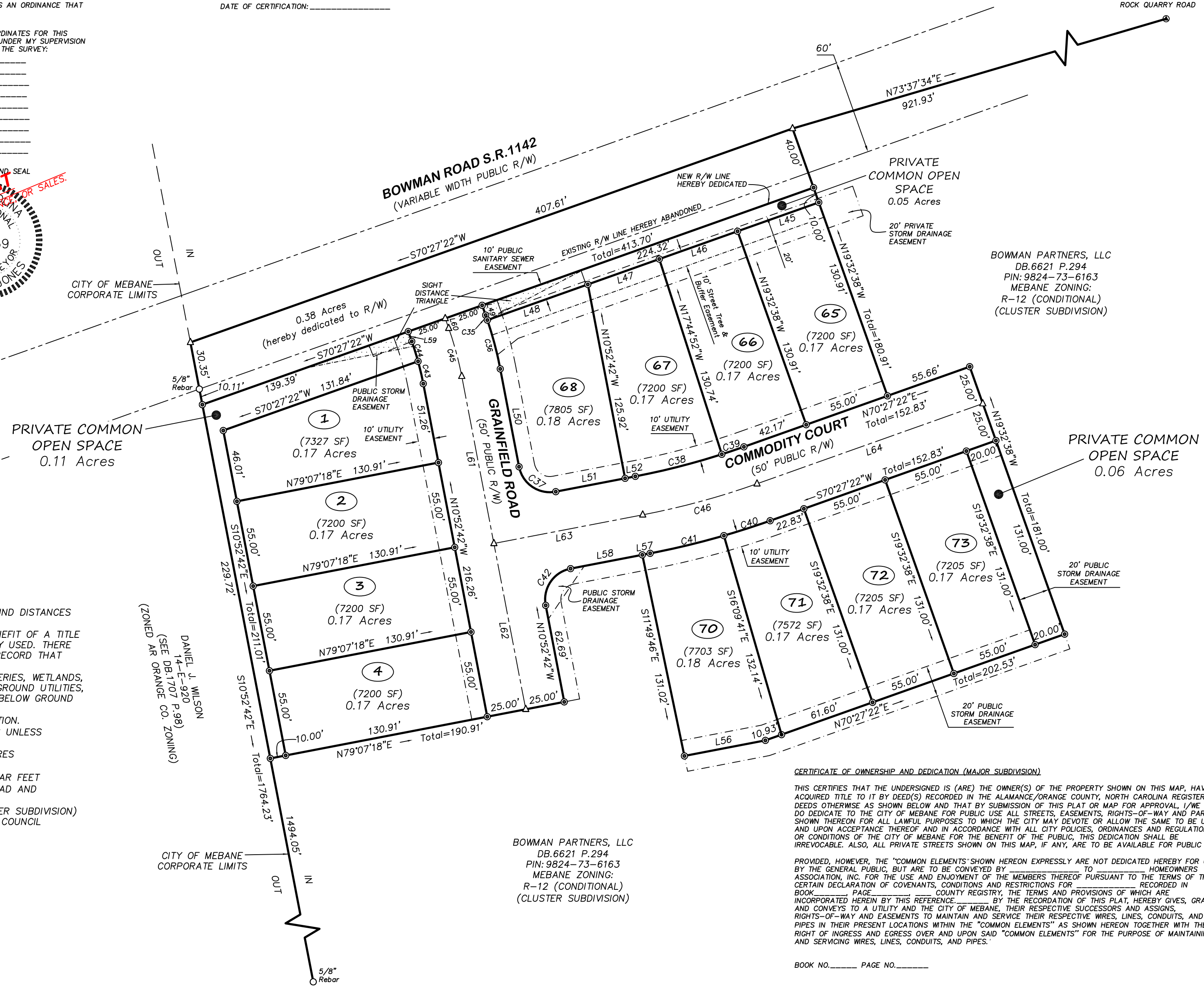
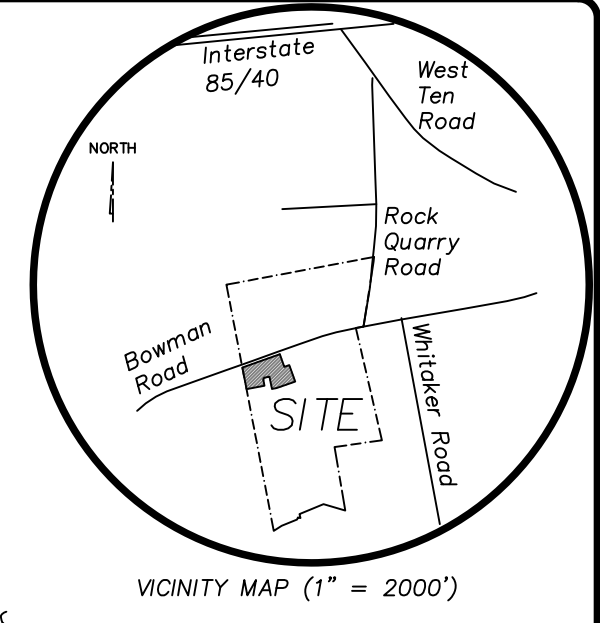
REVIEW OFFICER
 ORANGE COUNTY LAND RECORDS / GIS
 DATE OF CERTIFICATION: _____

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 _____

INTERSECTION OF BOWMAN ROAD AND ROCK QUARRY ROAD



- NOTES:**
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. REFERENCED MATERIALS ONLY USED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT AFFECT THIS PROPERTY.
 - NO ATTEMPT MADE TO LOCATE CEMETERIES, WETLANDS, HAZARDOUS MATERIALS SITES, UNDERGROUND UTILITIES, OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.
 - ALL AREAS BY COORDINATE COMPUTATION.
 - NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PHASE S-1A TOTAL AREA = 3.26 ACRES
 - PHASE S-1A TOTAL LOTS = 12
 - NEW ROAD CENTERLINE = 579.81 LINEAR FEET
 - NEW ROAD R/W AREA (GRAINFIELD ROAD AND COMMODITY ROAD) = 0.64 ACRES
 - ZONING: R-12 (CONDITIONAL) (CLUSTER SUBDIVISION) AS APPROVED BY THE MEBANE CITY COUNCIL 06/03/2019 MEETING
 - SETBACKS: FRONT: 20'
 SIDE: 5'
 SIDE (CORNER): 10'
 REAR: 20'

DANIEL J. WILSON
 14-E-920
 (SEE DB.1707 P.96)
 (ZONED OR ORANGE CO. ZONING)

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

CERTIFICATE OF OWNERSHIP AND DEDICATION (MAJOR SUBDIVISION)

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

PROVIDED, HOWEVER, THE "COMMON ELEMENTS" SHOWN HEREON EXPRESSLY ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE CONVEYED BY _____ TO HOMEOWNERS _____ ASSOCIATION, INC. FOR THE USE AND ENJOYMENT OF THE MEMBERS THEREOF PURSUANT TO THE TERMS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR _____ RECORDED IN BOOK _____ PAGE _____ COUNTY REGISTRY, THE TERMS AND PROVISIONS OF WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE. _____ BY THE RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO A UTILITY AND THE CITY OF MEBANE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RIGHTS-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS, AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE "COMMON ELEMENTS" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND UPON SAID "COMMON ELEMENTS" FOR THE PURPOSE OF MAINTAINING AND SERVICING WIRES, LINES, CONDUITS, AND PIPES.

LINE	BEARING	DISTANCE
L45	S70°27'22"W	55.00'
L46	S70°27'22"W	52.96'
L47	S70°27'22"W	48.37'
L48	S70°27'22"W	68.01'
L49	S19°32'38"E	6.66'
L50	S10°52'42"E	63.58'
L51	N79°07'18"E	45.03'
L52	N79°07'18"E	6.65'
L56	N79°07'18"E	52.61'
L57	N79°07'18"E	5.08'
L58	S79°07'18"W	46.60'
L59	N19°32'38"W	6.66'
L60	S19°32'38"E	6.66'
L61	S10°52'42"E	108.58'
L62	S10°52'42"E	107.69'
L63	N79°07'18"E	96.68'
L64	N70°27'22"E	152.83'

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

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

LEGEND

- These standard symbols will be found in the drawing.
- UTILITY POLE.....⊕
 - EXISTING IRON ROD.....●
 - PK NAIL.....⊙
 - EXISTING IRON PIPE.....○
 - 5/8" REBAR SET.....⊖
 - STONE FOUND.....■
 - CONCRETE MONUMENT.....□
 - COMPUTED POINT.....△
 - OVERHEAD ELECTRIC.....—
 - RIGHT OF WAY.....—



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C35	3.34'	235.00'	0°48'52"	S19°08'11"E	3.34'
C36	32.20'	235.00'	7°51'04"	S14°48'14"E	32.18'
C37	31.42'	20.00'	90°00'00"	S55°52'42"E	28.28'
C38	56.95'	475.00'	6°52'10"	N75°41'13"E	56.92'
C39	14.89'	475.00'	1°47'46"	N71°21'15"E	14.89'
C40	30.99'	525.00'	3°22'57"	S72°08'51"W	30.99'
C41	48.41'	525.00'	5°16'59"	S76°28'49"W	48.39'
C42	31.42'	20.00'	90°00'00"	S34°07'18"W	28.28'
C43	14.63'	185.00'	4°31'49"	N13°08'36"W	14.62'
C44	13.35'	185.00'	4°08'07"	N17°28'34"W	13.35'
C45	31.76'	210.00'	8°39'56"	S15°12'40"E	31.73'
C46	75.62'	500.00'	8°39'56"	N74°47'20"E	75.55'

SUBDIVISION PLAT OF:
BOWMAN PLACE
PHASE S-1A

SCALE: 1" = 50'
 CHEEKS TOWNSHIP - ORANGE COUNTY, NC
 DATE: SEPTEMBER 9, 2021

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



AGENDA ITEM #3E

SUB 21-06

Final Subdivision Plat
The Meadows Phase 3B

Presenter

Cy Stober, Development Director

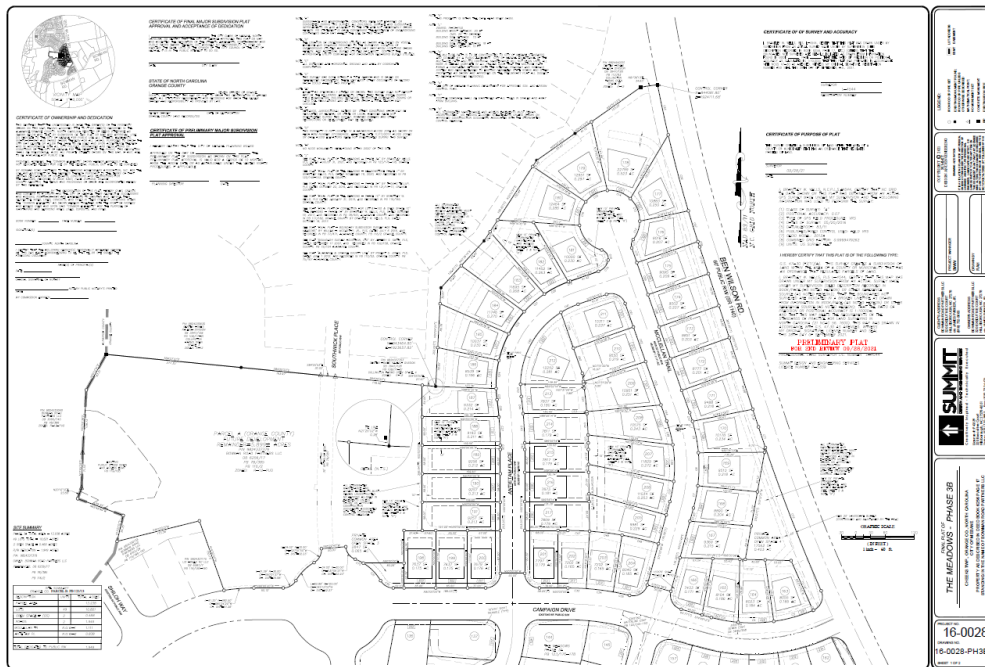
Applicant

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

Public Hearing

Yes No

Final Plat



Property

The Meadows
Orange Co.

GPIN
9824338178

Proposed Zoning

N/A

Current Zoning

R-12 (w/SUP)

Size

+/- 13.238 ac

Surrounding Zoning

R-8(CD) & R-12

Surrounding Land Uses

Attached & Detached
Single-Family Residential,
Vacant

Utilities

Provided by
Developer

Floodplain

No

Watershed

No

City Limits

Yes

Summary

Bowman Road Partners, LLC, is requesting approval of the Final Plat for the major subdivision “The Meadows, Phase 3B” (approved by the Mebane City Council for rezoning to R-12 and a special use as a Planned Unit Development 02/01/2016). This Final Plat is for a +/-13.238-acre area and will create 49 single-family lots totaling +/-10.821 acres; +/-0.468 ac of open space that will largely be for entrance features; and +/-1.949 ac of public right of way.

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

Financial Impact

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

Recommendation

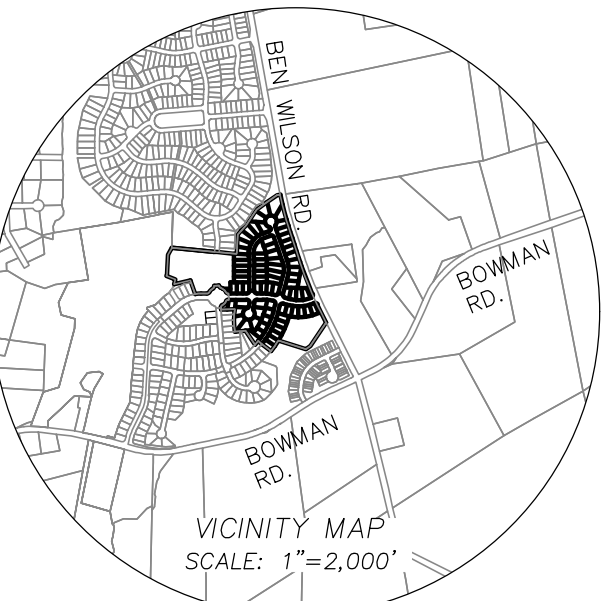
Staff recommends approval of the Final Plat.

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat



CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL AND ACCEPTANCE OF DEDICATION

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

DATE _____ CITY CLERK _____

STATE OF NORTH CAROLINA ORANGE COUNTY

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

REVIEW OFFICER _____ DATE OF CERTIFICATION _____
ORANGE COUNTY LAND RECORDS/DIS

CERTIFICATE OF PRELIMINARY MAJOR SUBDIVISION PLAT APPROVAL

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

PLANNING DIRECTOR _____ DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

BOOK NUMBER _____ PAGE NUMBER _____

SIGNATURE(S) _____

_____, COUNTY, NORTH CAROLINA

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

DATE: _____ NAME(S) OF PRINCIPAL(S) _____

OFFICIAL SIGNATURE OF NOTARY _____

NAME _____ NOTARY PUBLIC NOTARY'S PRINTED

MY COMMISSION EXPIRES: _____

ALAMANCE COUNTY _____ ORANGE COUNTY _____

PIN 982423304 BOWMAN ROAD PARTNERS LLC DB 3506/745 PB 78/386 ZONED: R-12-PUD

PIN 982423930 CENTER HOMES RALEIGH DIVISION DB 3947/128 PB 108/17-21 COLLINGTON FARMS OPEN SPACE 4 ZONED: R-12

PIN 982433703 CENTER HOMES RALEIGH DIVISION DB 3947/128 PB 108/17-21 COLLINGTON FARMS OPEN SPACE 4 ZONED: R-12

PIN 982433739 BOWMAN ROAD PARTNERS LLC DB 6256/117 PB 78/385 PB 116/2 ZONED: R-12-PUD

PIN 982433170 LGI HOMES NC LLC DB 6387/128 PB 119/185-190

PIN 982433739 BOWMAN ROAD PARTNERS LLC DB 6256/117 PB 78/385 PB 116/2 ZONED: R-12-PUD

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PARCEL A (ORANGE COUNTY) FUTURE DEVELOPMENT REMAINDER=5.899± ACRES

PIN 982433739 BOWMAN ROAD PARTNERS LLC DB 6256/117 PB 78/385 PB 116/2 ZONED: R-12-PUD

SITE SUMMARY

PHASE 3A TOTAL AREA = 13.238 ACRES
49 LOTS TOTAL = 10,821 ACRES
2 OPEN SPACE = 0.468 ACRES
R/W DEDICATION = 1.949 ACRES
PIN: 982433739
OWNER: BOWMAN ROAD PARTNERS LLC
REFERENCES: DB 6256/17 PB 78/385 PB 116/2

DESCRIPTION	UNITS	TOTAL ACRES
PARCEL AREA		13.238
LOTS	49	10.821
OPEN SPACE = (OS)	2	0.468
ROADS:		
MCLELLAN TR	R.O.W.-1	1.111
ANTIETAM PL	R.O.W.-2	0.838
TOTAL DEDICATED TO PUBLIC RW		1.949

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

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

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

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

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

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

NOTE "G" THIS PROPERTY IS NOT LOCATED IN A HAZARDOUS FLOOD ZONE AS SHOWN ON FEMA FIRM NUMBER 17098400L, EFFECTIVE DATE 11/17/2011. FLOOD ZONES OR BASE FLOOD ELEVATIONS WERE NOT INVESTIGATED DURING THIS SURVEY.

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

NOTE "I" SEE PLAT "FINAL PLAT OF THE MEADOWS - PHASE 3A" BY BRANTLEY WELLS, PLS, DATED AUGUST 31, 2021, AND RECORDED IN PB 123/176-178, ORANGE COUNTY.

SEE PLAT "FINAL PLAT OF THE MEADOWS - MEADOWSTONE PHASE 1" BY BRANTLEY WELLS, PLS, DATED NOVEMBER 19, 2020, AND RECORDED IN PB 122/145-153, ORANGE COUNTY.

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

SEE PLAT "FINAL PLAT OF THE MEADOWS - PHASE 1C" BY BRANTLEY W. WELLS, PLS DATED JANUARY 31, 2016, AND RECORDED IN PB 119/165, ORANGE COUNTY.

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

SEE PLAT "FINAL PLAT - BOUNDARY SUBDIVISION SURVEY FOR THE MEADOWS" BY WILLIAM H. MCCARTHY, JR., PLS, DATED JULY 6, 2016, AND RECORDED IN PB 77/471, ALAMANCE COUNTY; PB 116/2, ORANGE COUNTY; PB 72/124 ALAMANCE COUNTY.

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

SEE PLAT "ALAMANCE & ORANGE COUNTY LINE" BY ROBERT S. JONES, PLS, DATED JUNE 1, 2010, AND RECORDED IN PB 110/52, ORANGE COUNTY; PB 75/167 ALAMANCE COUNTY.

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

NOTE "N" ZONING: R-12-PUD
BUILDING FRONT SETBACK: 20 FT (MIN. 25' TO GARAGE)
BUILDING SIDE SETBACK: 15 FT (ASCRECATED)
BUILDING SIDE STREET SETBACK: 18 FT (ASCRECATED)
BUILDING REAR SETBACK: 15 FT

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

NOTE "P" SIDE CITY OF MEBANE PLANNING DEPARTMENT FOR APPROVED SOIL AND EROSION CONTROL PLAN.

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

NOTE "R" ALL STORMWATER MAINTENANCE AND ACCESS EASEMENTS MUST REMAIN UNOBTSTRUCTED. NO FENCING ALLOWED IN EASEMENTS UNLESS SHOWN ON APPROVED CONSTRUCTION DOCUMENTS ASSOCIATED WITH THE STORMWATER CONTROL MEASURE.

NOTE "S" ALL STORMWATER MAINTENANCE AND ACCESS EASEMENTS MUST REMAIN UNOBTSTRUCTED. NO FENCING ALLOWED IN EASEMENTS UNLESS SHOWN ON APPROVED CONSTRUCTION DOCUMENTS ASSOCIATED WITH THE STORMWATER CONTROL MEASURE.

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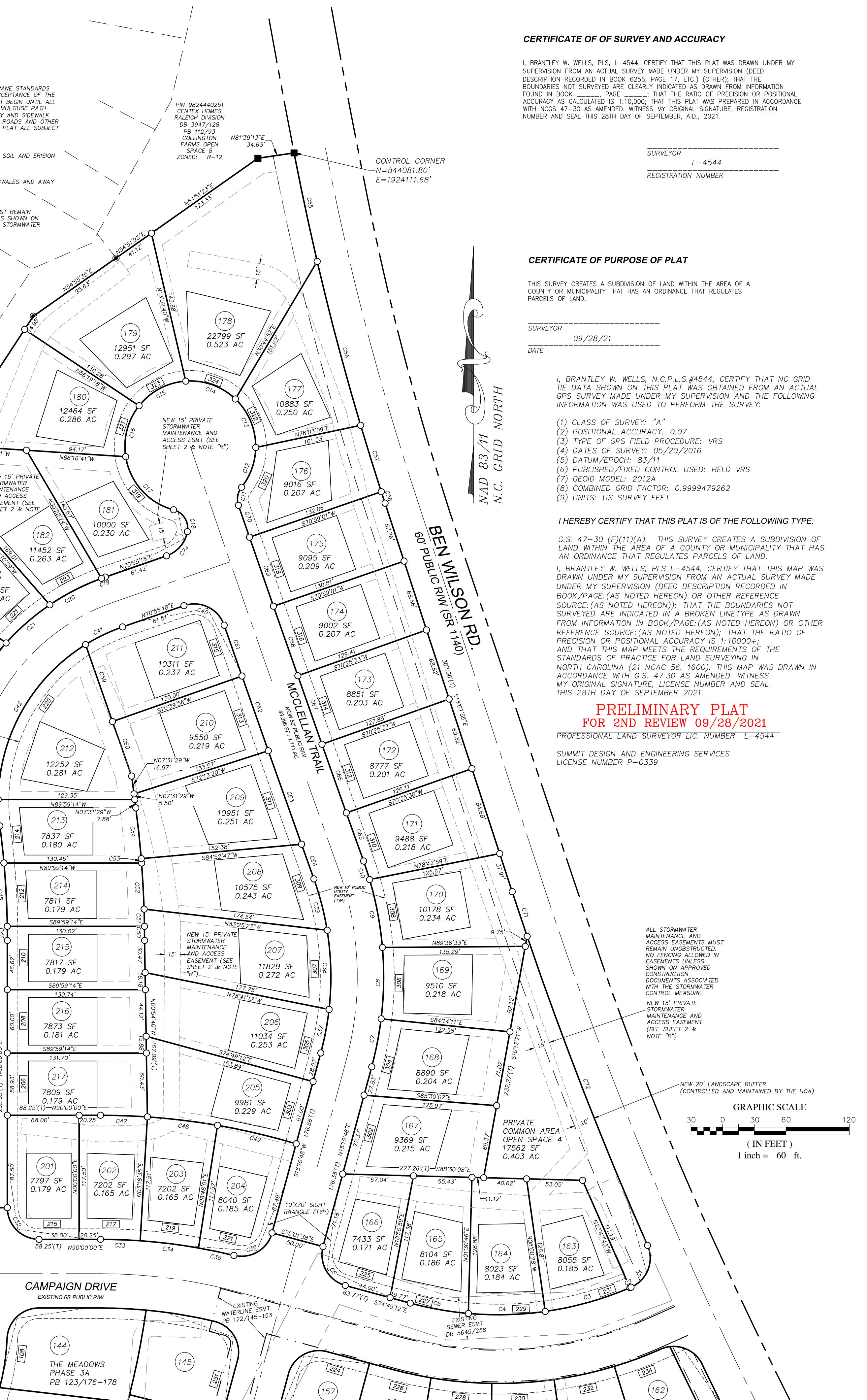
NOTE "AN" ALL STORMWATER MAINTENANCE AND ACCESS EASEMENTS MUST REMAIN UNOBTSTRUCTED. NO FENCING ALLOWED IN EASEMENTS UNLESS SHOWN ON APPROVED CONSTRUCTION DOCUMENTS ASSOCIATED WITH THE STORMWATER CONTROL MEASURE.

NOTE "AO" ALL STORMWATER MAINTENANCE AND ACCESS EASEMENTS MUST REMAIN UNOBTSTRUCTED. NO FENCING ALLOWED IN EASEMENTS UNLESS SHOWN ON APPROVED CONSTRUCTION DOCUMENTS ASSOCIATED WITH THE STORMWATER CONTROL MEASURE.

NOTE "AP" ALL STORMWATER MAINTENANCE AND ACCESS EASEMENTS MUST REMAIN UNOBTSTRUCTED. NO FENCING ALLOWED IN EASEMENTS UNLESS SHOWN ON APPROVED CONSTRUCTION DOCUMENTS ASSOCIATED WITH THE STORMWATER CONTROL MEASURE.

NOTE "AQ" ALL STORMWATER MAINTENANCE AND ACCESS EASEMENTS MUST REMAIN UNOBTSTRUCTED. NO FENCING ALLOWED IN EASEMENTS UNLESS SHOWN ON APPROVED CONSTRUCTION DOCUMENTS ASSOCIATED WITH THE STORMWATER CONTROL MEASURE.

NOTE "AR" ALL STORMWATER MAINTENANCE AND ACCESS EASEMENTS MUST REMAIN UNOBTSTRUCTED. NO FENCING ALLOWED IN EASEMENTS UNLESS SHOWN ON APPROVED CONSTRUCTION DOCUMENTS ASSOCIATED WITH THE STORMWATER CONTROL MEASURE.



CERTIFICATE OF OF SURVEY AND ACCURACY

I, BRANTLEY W. WELLS, PLS, L-4544, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6256, PAGE 17, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH NCGS 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 28TH DAY OF SEPTEMBER, A.D., 2021.

SURVEYOR L-4544
REGISTRATION NUMBER _____

CERTIFICATE OF PURPOSE OF PLAT

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

SURVEYOR 09/28/21
DATE

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

- (1) CLASS OF SURVEY: "A"
- (2) POSITIONAL ACCURACY: 0.07
- (3) TYPE OF GPS FIELD PROCEDURE: VRS
- (4) DATES OF SURVEY: 05/20/2016
- (5) DATUM/EPOCH: 83/11
- (6) PUBLISHED/FIXED CONTROL USED: HELD VRS
- (7) GEOD MODEL: 2012A
- (8) COMBINED GRID FACTOR: 0.9999479262
- (9) UNITS: US SURVEY FEET

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

G.S. 47-30 (F)(1)(A). THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, BRANTLEY W. WELLS, PLS L-4544, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK/PAGE (AS NOTED HEREON) OR OTHER REFERENCE SOURCE (AS NOTED HEREON)); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED IN A BROKEN LINETYPE AS DRAWN FROM INFORMATION IN BOOK/PAGE (AS NOTED HEREON) OR OTHER REFERENCE SOURCE (AS NOTED HEREON); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS MAP WAS DRAWN IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28TH DAY OF SEPTEMBER 2021.

PROFESSIONAL LAND SURVEYOR LIC. NUMBER L-4544

SUMMIT DESIGN AND ENGINEERING SERVICES
LICENSE NUMBER P-0339

PROFESSIONAL LAND SURVEYOR LIC. NUMBER L-4544

PROFESSIONAL LAND SURVEYOR LIC. NUMBER L-4544

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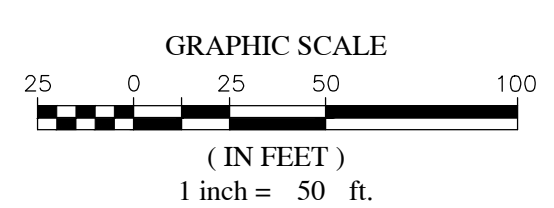
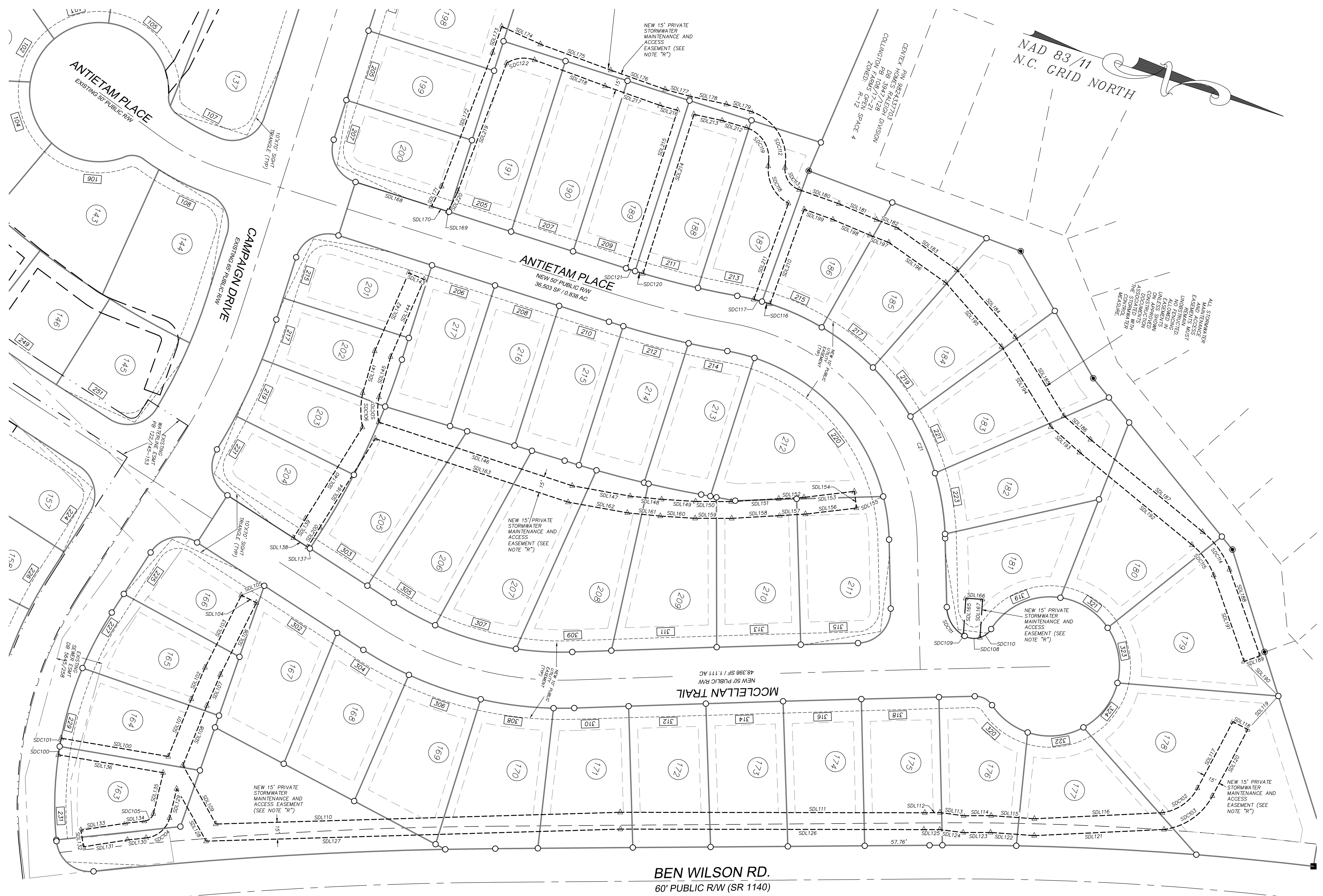
PROFESSIONAL LAND SURVEYOR LIC.

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
SDC100	317.50'	7.50'	121°13'	3.75'	N81°14'01"E	7.50'
SDC101	317.50'	7.50'	121°13'	3.75'	N82°35'14"E	7.50'
SDC102	42.06'	39.59'	53°55'20"	21.40'	N52°46'58"W	38.14'
SDC103	57.06'	54.47'	54°41'18"	29.51'	N52°23'59"W	52.42'
SDC104	24.34'	29.20'	68°44'24"	16.65'	N58°18'38"W	27.48'
SDC105	9.34'	11.06'	67°50'48"	6.28'	N57°52'05"W	10.43'
SDC106	72.10'	30.80'	24°28'28"	15.64'	N72°35'54"E	30.56'
SDC107	57.10'	22.51'	22°35'31"	11.40'	N73°06'14"E	22.37'
SDC108	18.00'	14.22'	45°16'27"	7.51'	N12°16'02"W	13.86'
SDC109	30.00'	1.27'	2°26'00"	0.64'	N11°35'12"E	1.27'
SDC110	18.00'	12.65'	40°15'06"	6.60'	N55°01'48"W	12.39'
SDC111	30.00'	30.43'	58°07'06"	16.67'	N41°51'45"E	29.14'
SDC112	43.75'	59.44'	77°50'43"	35.33'	S38°55'38"W	54.98'
SDC113	19.04'	25.24'	75°57'37"	14.87'	N39°34'12"E	23.44'
SDC114	77.53'	41.62'	30°45'31"	21.33'	S36°45'32"W	41.12'

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
SDC115	62.53'	33.52'	30°42'48"	17.17'	S36°41'30"W	33.12'
SDC116	225.00'	7.51'	1°54'45"	3.76'	S00°49'41"E	7.51'
SDC117	225.00'	7.53'	1°55'01"	3.76'	S02°44'34"E	7.53'
SDC118	34.04'	40.05'	67°24'23"	22.71'	N43°50'48"E	37.78'
SDC119	28.75'	38.95'	77°36'35"	23.12'	S39°06'25"W	36.04'
SDC120	775.00'	7.45'	0°33'02"	3.72'	N00°53'59"W	7.45'
SDC121	775.00'	7.55'	0°33'31"	3.78'	N00°20'43"W	7.55'
SDC122	28.10'	26.08'	53°11'31"	14.07'	S24°02'44"E	25.16'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
SDL100	96.85'	N08°00'28"W	SDL116	114.25'	N20°24'27"W	SDL132	15.00'	S63°28'57"W	SDL148	28.24'	S12°01'22"E	SDL164	93.20'	N75°45'06"W	SDL180	37.62'	N01°33'42"E
SDL101	55.14'	N85°47'24"W	SDL117	67.07'	S79°44'38"W	SDL133	40.09'	N26°31'03"W	SDL149	30.41'	S14°07'33"E	SDL165	33.15'	N76°04'01"E	SDL181	36.38'	N05°13'04"E
SDL102	30.72'	N84°13'46"W	SDL118	15.00'	N10°15'22"E	SDL134	17.15'	N23°56'41"W	SDL150	31.63'	S17°32'34"E	SDL166	15.00'	S13°55'59"E	SDL182	19.61'	N03°34'11"E
SDL103	72.07'	N81°02'18"W	SDL119	40.39'	N65°19'20"W	SDL135	37.52'	S85°52'59"W	SDL151	42.51'	S21°06'39"E	SDL167	34.10'	S76°04'01"W	SDL183	65.35'	N17°34'58"E
SDL104	15.00'	N08°57'42"E	SDL120	67.07'	S79°44'38"W	SDL136	94.85'	S08°00'28"E	SDL152	22.43'	S20°49'54"E	SDL168	71.06'	S00°00'00"E	SDL184	79.01'	N31°06'31"E
SDL105	21.97'	N40°02'27"W	SDL121	115.80'	S20°24'27"E	SDL137	2.37'	N15°10'48"E	SDL153	45.26'	S24°26'05"E	SDL169	1.23'	N00°00'00"E	SDL185	49.48'	N40°32'34"E
SDL106	71.65'	S81°02'18"E	SDL122	39.04'	S13°32'42"E	SDL138	15.00'	S15°10'48"W	SDL154	15.00'	S65°33'55"W	SDL170	15.21'	N00°00'00"E	SDL186	31.71'	N24°00'05"E
SDL107	30.10'	S84°13'46"E	SDL123	24.37'	S17°56'17"E	SDL139	20.45'	S75°40'32"E	SDL155	25.96'	N41°09'22"W	SDL171	19.90'	N80°25'09"W	SDL187	129.51'	N21°46'23"E
SDL108	57.39'	S85°47'24"E	SDL124	21.04'	S10°34'09"E	SDL140	95.90'	S75°45'06"E	SDL156	45.74'	N24°26'05"W	SDL172	126.76'	N86°49'56"W	SDL188	81.68'	N52°55'51"E
SDL109	60.03'	N42°57'42"E	SDL125	14.10'	S17°29'58"E	SDL141	38.88'	N88°21'17"E	SDL157	22.86'	N20°49'54"W	SDL173	24.66'	N88°26'56"W	SDL189	15.00'	S37°04'09"E
SDL110	360.62'	N19°21'14"W	SDL126	270.45'	S17°36'32"E	SDL142	75.94'	S84°11'05"E	SDL158	42.94'	N21°06'39"W	SDL174	37.99'	N06°54'21"E	SDL190	43.31'	N27°36'56"E
SDL111	271.46'	N17°36'32"W	SDL127	369.46'	S19°21'14"E	SDL143	15.00'	S05°48'55"W	SDL159	32.55'	N17°32'34"W	SDL175	66.84'	N02°33'01"E	SDL191	81.57'	S52°50'51"W
SDL112	13.54'	N18°17'43"W	SDL128	53.62'	S42°57'34"W	SDL144	74.96'	N84°11'05"W	SDL160	31.13'	N14°07'33"W	SDL176	51.39'	N01°47'40"W	SDL192	129.86'	S21°46'23"W
SDL113	21.31'	N10°09'10"W	SDL129	26.71'	N85°52'59"E	SDL145	37.42'	S88°21'17"W	SDL161	29.51'	N12°01'22"W	SDL177	22.86'	N02°15'50"W	SDL193	34.24'	S24°00'05"W
SDL114	24.40'	N17°56'17"W	SDL130	16.81'	S23°56'41"E	SDL146	181.57'	S00°30'19"W	SDL162	53.65'	N07°28'19"W	SDL178	33.29'	N05°17'50"W	SDL194	48.18'	S40°32'34"W
SDL115	38.71'	N13°32'42"W	SDL131	39.75'	S26°31'03"E	SDL147	52.51'	S07°28'27"E	SDL163	181.06'	N00°30'54"E	SDL179	23.31'	N01°16'07"W	SDL195	75.99'	S31°06'31"W

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	30.00'	47.31'	90°21'00"	30.18'	N21°26'33"E	42.56'
C2	317.50'	1.19'	0°12'54"	0.60'	N66°43'30"E	1.19'
C3	317.50'	83.55'	15°04'40"	42.02'	N74°22'17"E	83.31'
C4	317.50'	72.98'	13°10'11"	36.65'	N88°29'43"E	72.82'
C5	317.50'	55.97'	10°06'00"	28.06'	S79°52'11"E	55.90'
C6	30.00'	47.12'	90°00'00"	30.00'	S29°49'12"E	42.43'
C7	325.00'	46.38'	8°10'33"	23.23'	N11°05'32"E	46.34'
C8	325.00'	67.72'	11°56'21"	33.98'	N01°02'05"E	67.60'
C9	325.00'	65.49'	11°32'43"	32.86'	N10°42'27"E	65.38'
C10	325.00'	18.45'	3°15'09"	9.23'	N18°06'23"W	18.45'
C11	18.00'	18.07'	57°31'37"	9.88'	S09°43'51"W	17.32'
C12	62.00'	40.69'	37°36'24"	21.11'	N19°41'28"E	39.97'
C13	62.00'	51.35'	47°27'07"	27.25'	N22°50'18"W	49.89'
C14	62.00'	51.35'	47°27'07"	27.25'	N07°17'24"W	49.89'
C15	62.00'	51.35'	47°27'07"	27.25'	S62°15'29"W	49.89'
C16	62.00'	51.35'	47°27'07"	27.25'	S14°48'22"W	49.89'
C17	62.00'	71.67'	66°14'10"	40.45'	S42°02'16"E	67.75'
C18	18.00'	26.87'	85°31'33"	16.65'	N32°23'35"W	24.44'
C19	225.00'	3.78'	0°57'44"	1.89'	S70°26'26"W	3.78'
C20	225.00'	55.14'	14°02'26"	27.71'	S62°56'21"W	55.00'
C21	225.00'	55.14'	14°02'27"	27.71'	S48°53'55"W	55.00'
C22	225.00'	55.14'	14°02'24"	27.71'	S34°51'28"W	55.00'
C23	225.00'	58.16'	14°48'38"	29.24'	S20°25'55"W	58.00'
C24	225.00'	58.16'	14°48'39"	29.24'	S05°37'16"W	58.00'
C25	225.00'	22.66'	5°46'09"	11.34'	S04°40'08"E	22.65'
C26	775.00'	35.64'	2°38'06"	17.82'	N06°14'10"W	35.64'
C27	775.00'	58.08'	4°17'38"	29.05'	N02°46'17"W	58.07'
C28	775.00'	8.45'	0°37'28"	4.22'	N00°18'44"W	8.45'
C29	30.00'	47.12'	90°00'00"	30.00'	N45°00'00"E	42.43'
C30	30.00'	31.39'	59°56'57"	17.30'	S60°01'31"E	29.98'
C31	100.00'	50.80'	29°06'25"	25.96'	N44°36'15"W	50.26'
C32	30.00'	47.12'	90°00'00"	30.00'	S45°00'00"E	42.43'
C33	532.50'	37.66'	4°03'06"	18.84'	N87°58'27"W	37.65'
C34	532.50'	55.66'	5°59'21"	27.86'	N82°57'14"W	55.64'
C35	532.50'	34.28'	3°41'11"	17.14'	N78°06'58"W	34.25'
C36	30.00'	46.38'	88°32'49"	29.25'	N59°27'13"E	41.89'
C37	275.00'	42.02'	8°45'17"	21.05'	N10°48'10"E	41.98'
C38	275.00'	75.23'	15°40'30"	37.85'	N01°24'44"W	75.00'
C39	275.00'	50.31'	10°28'59"	25.23'	N14°29'28"W	50.24'
C40	30.00'	47.04'	89°50'39"	29.92'	N64°09'22"W	42.37'
C41	175.00'	38.87'	12°43'54"	19.52'	S64°33'31"W	38.79'
C42	175.00'	175.82'	57°33'49"	96.13'	S29°24'50"W	168.52'
C43	175.00'	25.00'	8°11'08"	12.52'	S03°27'39"E	24.98'
C44	825.00'	35.28'	2°27'02"	17.64'	N06°19'42"W	35.28'
C45	825.00'	60.10'	4°10'25"	30.06'	N03°00'58"W	60.08'
C46	825.00'	13.38'	0°55'46"	6.69'	N00°27'53"W	13.38'
C47	650.00'	44.44'	3°55'03"	22.23'	N88°02'28"W	44.43'
C48	650.00'	66.92'	5°53'56"	33.49'	N83°07'59"W	66.89'
C49	650.00'	76.59'	6°45'03"	38.34'	N76°48'29"W	76.54'
C50	955.00'	13.35'	0°48'04"	6.68'	N00°24'02"W	13.35'
C51	955.00'	16.28'	0°58'35"	8.14'	N01°17'22"W	16.28'
C52	955.00'	43.80'	2°37'39"	21.90'	N03°05'29"W	43.79'
C53	955.00'	4.14'	0°14'54"	2.07'	N04°31'46"W	4.14'
C54	955.00'	48.34'	2°54'00"	24.17'	N06°06'13"W	48.33'
C55	2675.15'	105.02'	2°14'57"	52.51'	S12°00'30"E	105.01'
C56	2675.15'	160.66'	3°26'27"	80.35'	S14°51'13"E	160.63'
C57	2675.15'	65.82'	1°24'35"	32.91'	S17°16'44"E	65.81'
C58	2675.15'	11.44'	0°14'42"	5.72'	S18°06'22"E	11.44'
C59	29414.08'	77.21'	0°09'01"	38.61'	S19°15'31"E	77.21'
C60	29414.08'	54.76'	0°06'24"	27.38'	S19°23'14"E	54.76'
C61	29284.08'	51.01'	0°05'59"	25.51'	S19°17'03"E	51.01'
C62	29284.08'	75.00'	0°08'48"	37.50'	S19°24'26"E	75.00'
C63	29284.08'	93.94'	0°11'02"	46.97'	S19°34'21"E	93.94'
C64	29284.08'	34.83'	0°04'05"	17.42'	S19°41'55"E	34.83'
C65	29259.08'	48.46'	0°05'42"	24.23'	S19°41'06"E	48.46'
C66	29259.08'	68.93'	0°08'06"	34.46'	S19°34'12"E	68.93'
C67	29259.08'	68.80'	0°08'05"	34.40'	S19°26'06"E	68.80'
C68	29259.08'	69.81'	0°08'12"	34.91'	S19°17'58"E	69.81'
C69	29259.08'	69.20'	0°08'08"	34.60'	S19°09'48"E	69.20'
C70	29259.08'	31.90'	0°03'45"	15.95'	S19°03'51"E	31.90'
C71	3670.46'	44.58'	0°41'45"	22.29'	S18°28'47"E	44.58'
C72	3670.46'	314.22'	4°54'18"	157.21'	S21°16'48"E	314.12'
C73	100.00'	18.21'	10°26'01"	9.13'	N64°22'28"W	18.18'
C74	30.00'	31.70'	60°33'06"	17.51'	N40°35'45"E	30.25'



PRELIMINARY PLAT
FOR 2ND REVIEW 09/28/2021
09/28/21
PROFESSIONAL LAND SURVEYOR LIC. NUMBER L-4544
SUMMIT DESIGN AND ENGINEERING SERVICES
LICENSE NUMBER P-0339

SUMMIT DESIGN AND ENGINEERING SERVICES
 Creatively inspired • technically executed
 320 Executive Court
 Hillsborough, NC 27278-8551
 Tel: (919) 732-8885 Fax: (919) 732-6676
 www.summitdesign.com

THE MEADOWS - PHASE 3B
 CHEEKS TWP. ORANGE CO. NORTH CAROLINA
 CITY OF MEANE
 PROPERTY AS DESCRIBED IN DEED BOOK 6256 PAGE 17
 STANDING IN THE NAME OF BOWMAN ROAD PARTNERS LLC

PROJECT NO. **16-0028**
 DRAWING NO. **16-0028-PH3B**
 SHEET 2 OF 2

LEGEND:
 ○ IRON ROD OR PIPE SET
 ● EXISTING MONUMENT FOUND
 △ IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
 ■ MONUMENT SET
 ■ CONCRETE MONUMENT
 ■ EXISTING IRON PIPE
 ■ RIGHT OF WAY

CLIENTS ADDRESS: BOWMAN ROAD PARTNERS LLC, HILLSBOROUGH, NC 27278, CO. JAMES PARKER, JR., (919) 732-8885
 OWNERS ADDRESS: BOWMAN ROAD PARTNERS LLC, HILLSBOROUGH, NC 2727



AGENDA ITEM #4

Health in All Policies

Presenter

Marcy Green, Impact Alamance Wellness Collaborative/ Cone Foundation

Public Hearing

Yes No

Summary

To effectively promote the health, well-being, and the quality of life of all residents of the City of Mebane the City shall apply a health in all policies (HiAP) lens and 'fair and just' principles and practices to City actions and endeavor to integrate these practices into the City's strategic and operational plans; management and reporting systems for accountability and performance; and budgets in order to try to eliminate health disparities and promote optimal health and quality of life for all Mebane residents and neighborhoods.

Background

City Leaders have been working closely with Impact Alamance through its Wellness Collaborative. At each meeting, leaders from around Alamance County discuss what they are doing in their communities to positively change their city culture and to place an emphasis on health and wellness. One of the recurring topics is the adoption of the Health in All Policies. This policy focuses around five key elements:

1. Health, equity and sustainability. The Health in All Policies philosophy holds that health, equity and sustainability are closely linked. ...
2. Intersectoral collaboration. ...
3. Cobenefits: Benefit multiple partners. ...
4. Engage stakeholders. ...
5. Create structural or procedural change.

The City has addressed many of these topics in its adopted plans and policies to date, including the establishment of advisory committees on Recreation and Parks, Racial Equity, and Bicycle and Pedestrian matters. The adoption of the Health In All Policies resolution will direct these and other actions of the City for its residents, and promote these principles in future actions and policies.

Financial Impact

The Health in All Policies will not impact the City of Mebane financially.

Recommendation

Staff recommends adoption of the resolution to adopt the Health in All Policies

Suggested Motion

Motion to adopt the HiAP resolution.

Attachments

1. HiAP Government Information
2. HiAP Mebane Presentation
3. Mebane HIAP Resolution

AN INTRODUCTION TO HEALTH IN ALL POLICIES

A Guide for State and Local Governments



Health in All Policies: A Guide for State and Local Governments was created by the Public Health Institute, the California Department of Public Health, and the American Public Health Association in response to growing interest in using collaborative approaches to improve population health by embedding health considerations into decision-making processes across a broad array of sectors. The Guide draws heavily on the experiences of the California Health in All Policies Task Force and incorporates information from the published and gray literature and interviews with people across the country.

WHY DO WE NEED HEALTH IN ALL POLICIES?

Health in All Policies is based on the recognition that our greatest health challenges—for example, chronic illness, health inequities, climate change, and spiraling health care costs—are highly complex and often linked. Promoting healthy communities requires that we address the social determinants of health, such as transportation, education, access to healthy food, economic opportunities, and more. This requires innovative solutions, a new policy paradigm, and structures that break down the siloed nature of government to advance collaboration.

A MESSAGE FROM THE AMERICAN PUBLIC HEALTH ASSOCIATION

The environments in which people live, work, learn, and play have a tremendous impact on their health. Responsibility for the social determinants of health falls to many non-traditional health partners, such as housing, transportation, education, air quality, parks, criminal justice, energy, and employment agencies. Public health agencies and organizations will need to work with those who are best positioned to create policies and practices that promote healthy communities and environments and secure the many co-benefits that can be attained through healthy public policy.

This guide follows in that tradition: We believe it will be of great value as the implementation of Health in All Policies expands and evolves to transform the practice of public health for the benefit of all.

Adewale Troutman, MD, MPH, MA, CPH
President

Georges C. Benjamin, MD
Executive Director

WHAT IS HEALTH IN ALL POLICIES?

Health in All Policies is a collaborative approach to improving the health of all people by incorporating health considerations into decision-making across sectors and policy areas.

The goal of Health in All Policies is to ensure that decision-makers are informed about the health, equity, and sustainability consequences of various policy options during the policy development process. A Health in All Policies approach identifies the ways in which decisions in multiple sectors affect health, and how better health can support the goals of these multiple sectors. It engages diverse governmental partners and stakeholders to work together to promote health, equity, and sustainability, and simultaneously advance other goals such as promoting job creation and economic stability, transportation access and mobility, a strong agricultural system, and educational attainment. There is no one “right” way to implement a Health in All Policies approach, and there is substantial flexibility in process, structure, scope, and membership.

FIVE KEY ELEMENTS OF HEALTH IN ALL POLICIES

Promote health, equity, and sustainability. Health in All Policies promotes health, equity, and sustainability through two avenues: (1) incorporating health, equity, and sustainability into specific policies, programs, and processes, and (2) embedding health, equity, and sustainability considerations into government decision-making processes so that healthy public policy becomes the normal way of doing business.

Support intersectoral collaboration. Health in All Policies brings together partners from the many sectors that play a major role in shaping the economic, physical, and social environments in which people live, and therefore have an important role to play in promoting health, equity, and sustainability. A Health in All Policies approach focuses on deep and ongoing collaboration.

Benefit multiple partners. Health in All Policies values co-benefits and win-wins. Health in All Policies initiatives endeavor to simultaneously address the policy and programmatic goals of both public health and other agencies by finding and implementing strategies that benefit multiple partners.

Engage stakeholders. Health in All Policies engages many stakeholders, including community members, policy experts, advocates, the private sector, and funders, to ensure that work is responsive to community needs and to identify policy and systems changes necessary to create meaningful and impactful health improvements.

Create structural or process change. Over time, Health in All Policies work leads to institutionalizing a Health in All Policies approach throughout the whole of government. This involves permanent changes in how agencies relate to each other and how government decisions are made, structures for intersectoral collaboration, and mechanisms to ensure a health lens in decision-making processes.



The Healthy Community Framework was developed by the California Health in All Policies Task Force, based upon discussion with community, government, and public health leaders in response to the question, “What is a healthy community?”

A Healthy Community provides for the following through all stages of life:

HEALTHY COMMUNITY FRAMEWORK

Meets basic needs of all

- Safe, sustainable, accessible, and affordable transportation options
- Affordable, accessible and nutritious foods, and safe drinkable water
- Affordable, high quality, socially integrated, and location-efficient housing
- Affordable, accessible and high quality health care
- Complete and livable communities including quality schools, parks and recreational facilities, child care, libraries, financial services and other daily needs
- Access to affordable and safe opportunities for physical activity
- Able to adapt to changing environments, resilient, and prepared for emergencies
- Opportunities for engagement with arts, music and culture

Quality and sustainability of environment

- Clean air, soil and water, and environments free of excessive noise
- Tobacco- and smoke-free
- Green and open spaces, including healthy tree canopy and agricultural lands
- Minimized toxics, greenhouse gas emissions, and waste
- Affordable and sustainable energy use
- Aesthetically pleasing

Adequate levels of economic and social development

- Living wage, safe and healthy job opportunities for all, and a thriving economy
- Support for healthy development of children and adolescents
- Opportunities for high quality and accessible education

Health and social equity

Social relationships that are supportive and respectful

- Robust social and civic engagement
- Socially cohesive and supportive relationships, families, homes and neighborhoods
- Safe communities, free of crime and violence

WHAT'S IN HEALTH IN ALL POLICIES: A GUIDE FOR STATE AND LOCAL GOVERNMENTS?

- A discussion of why Health in All Policies approaches are necessary to meet today's health and equity challenges
- Five key elements of Health in All Policies, and how to apply them to your work
- Stories of cities, counties, and states that are implementing Health in All Policies
- "Food for Thought"—Lists of questions that leaders of a Health in All Policies initiative might want to consider
- Tips for identifying new partners, building meaningful collaborative relationships across sectors, and maintaining those partnerships over time
- A discussion of different approaches to healthy public policy, including applying a health lens to "non-health" policies
- Reflections on funding, evaluation, and the use of data to support Health in All Policies
- Information about messaging and tips on how to talk about Health in All Policies
- A case study of the California Health in All Policies Task Force
- Over 50 annotated resources for additional information
- A glossary of commonly used terms



To download *Health in All Policies: A Guide for State and Local Governments*, visit one of these websites:

<http://www.apha.org/hiap>

<http://www.phi.org/resources/?resource=hiapguide>

For more information, write to hiap@phi.org.



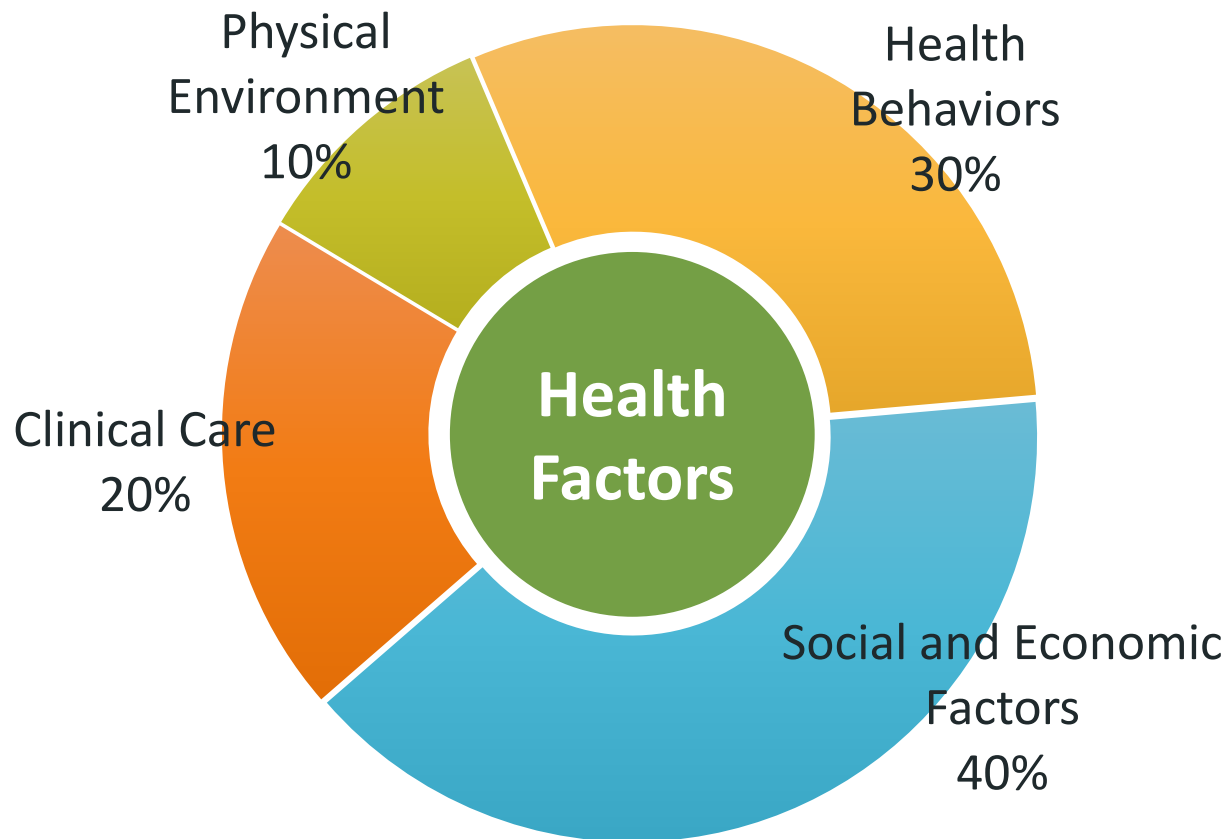
Agenda

- What is Health in All Policies (HiAP)?
- Why should we consider HiAP?
- Examples, Considerations and Resources
- What this Could Look Like in Mebane
- Questions and Discussion



Advancing Health through Policy

Factors that Influence Health



What is a Healthy Community?

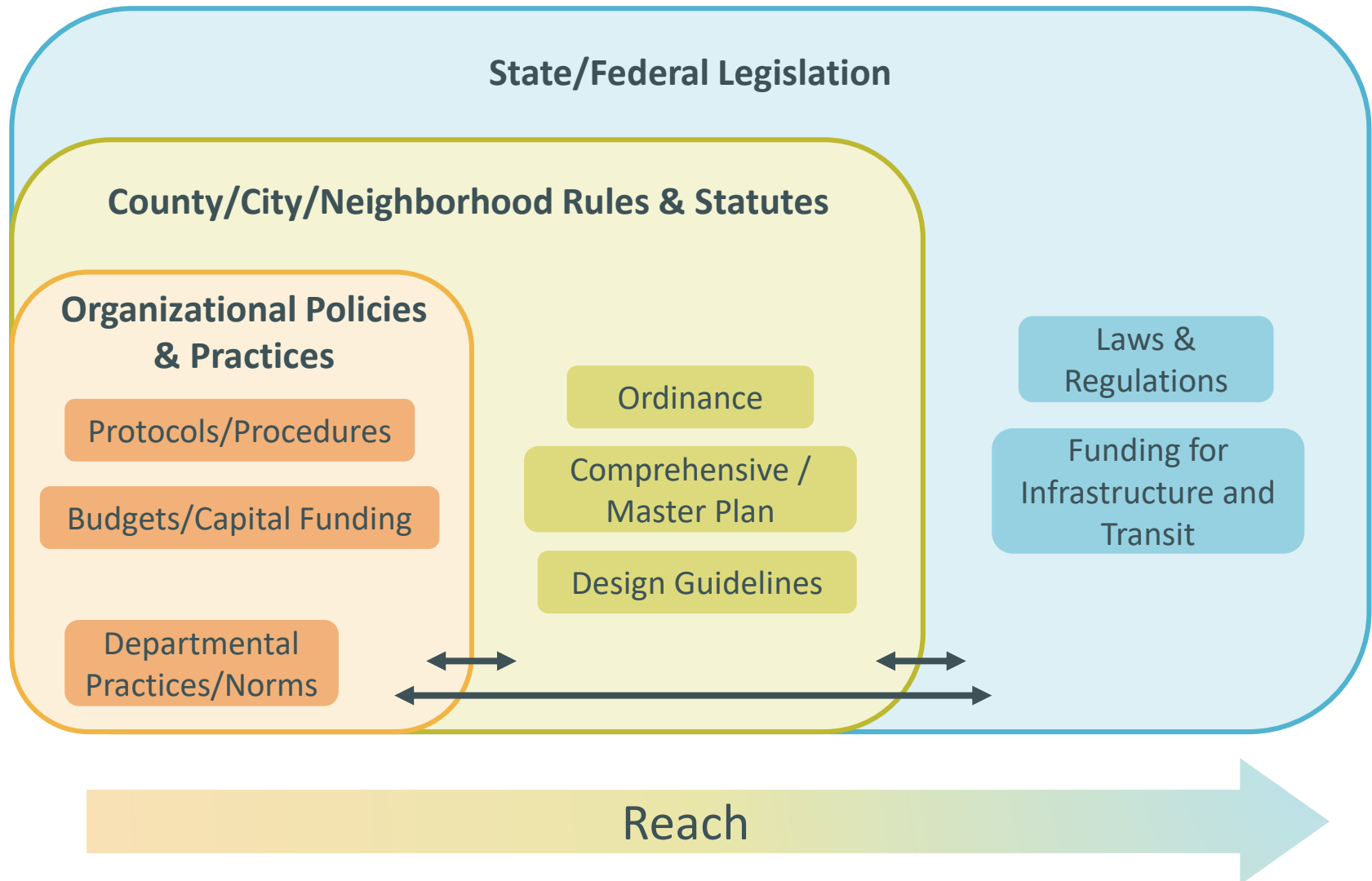
1. Meets basic needs of all
2. Quality and sustainability of environment
3. Adequate levels of economic and social development
4. Health and social equity
5. Social relationships that are supportive and respectful

What is a Healthy Mebane?

- Safe, sustainable, accessible, and affordable transportation options
- Affordable, accessible, and nutritious foods, and safe drinkable water
- Affordable, high quality, socially integrated, and location-efficient housing
- Affordable, accessible, and high quality health care
- Complete and livable communities including quality schools, parks and recreational facilities, child care, libraries, financial services and other daily needs
- Access to affordable and safe opportunities for physical activity
- Able to adapt to changing environments, resilient, and prepared for emergencies
- Opportunities for engagement with arts, music, and culture

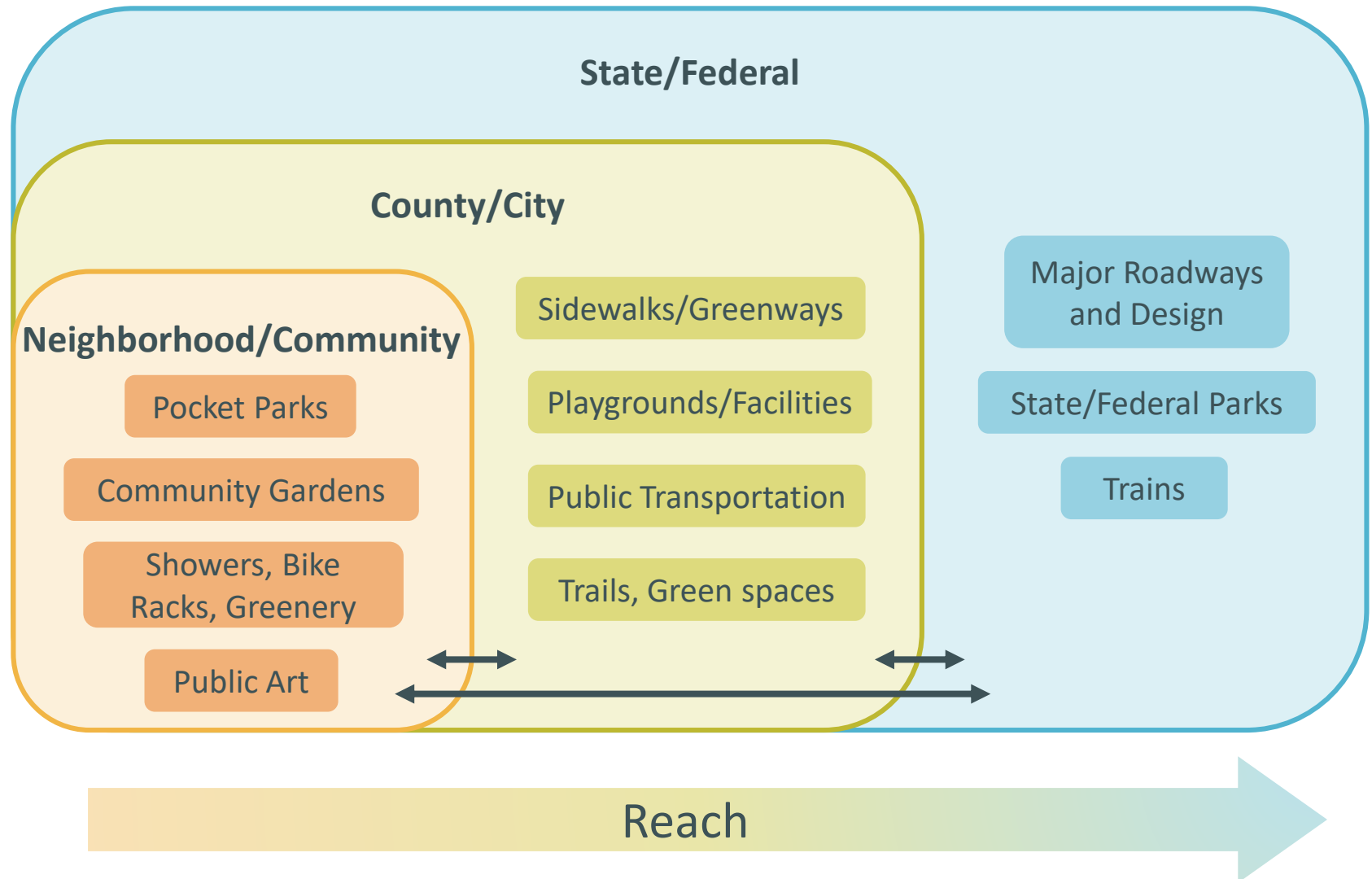
Policy Strategies

Important at All Scales



Built Environment Strategies

Important at All Scales





Health in All Policies



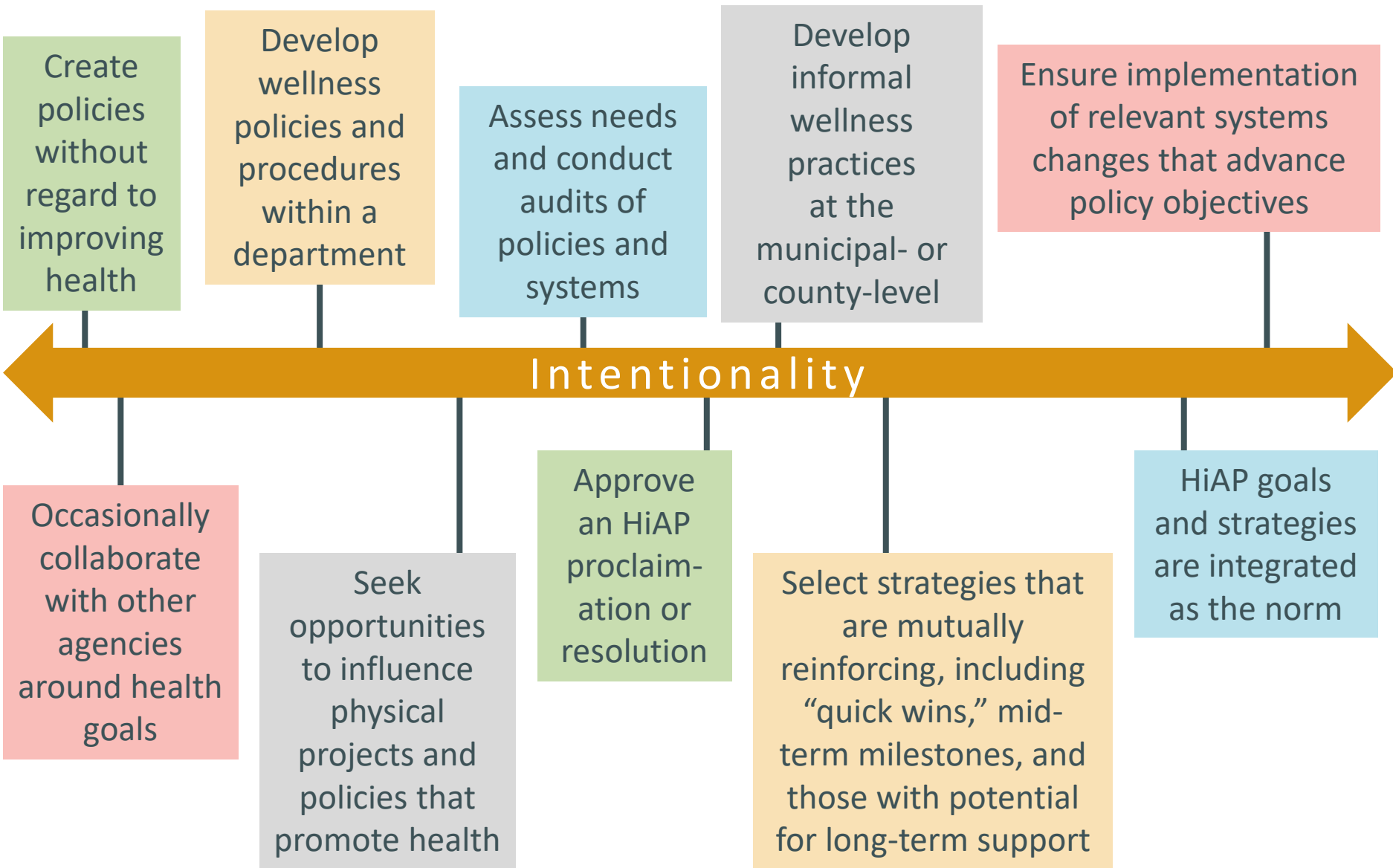
“Health in All Policies is a collaborative approach to improving the health of all people by incorporating health considerations into decision-making across sectors and policy areas.”

Health in All Policies: A Guide for State and Local Governments (2013)

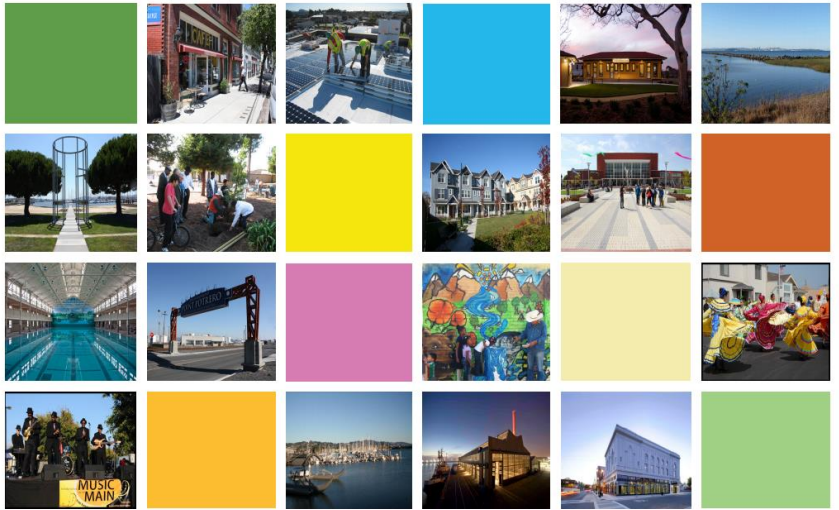
Health in All Policies: 5 Key Elements

1. Promote health, equity, and sustainability
2. Support intersectoral collaboration
3. Benefit multiple partners
4. Engage stakeholders
5. Create structural or process change

Health in All Policies Continuum



Community Examples



City of Richmond
Health in All Policies Strategy 2013-2014



Community Examples

Health in All Policies in Richmond, VA

April 2016

All Richmond residents deserve to pursue a high quality of life.

"Health" describes more than just a person's physical state—it's a person's overall quality of life. Well-being is shaped by social and economic influences, even more than it is shaped by factors like access to or quality of clinical care. These socioeconomic influences include income, the built environment, job opportunities and systems of discrimination; as well as access to adequate housing, transportation, and education.

Health in All Policies (HiAP) is an initiative to increase policymakers' awareness of the health implications of decisions made across all sectors of government—not just the traditional health realm. HiAP seeks to facilitate action to address the social determinants of health (described above) in sectors where health is not a primary consideration. Nationally, local and state health leaders have integrated a HiAP lens into government decision-making processes to ensure that policies or projects enacted by local government have only positive or neutral impacts on population well-being.

In Richmond, a HiAP Team has been working to spread awareness of HiAP goals since Janu-

HiAP Online Toolkit

The Health in All Policies (HiAP) Toolkit discussed during the December HiAP Workshop will be available in April 2016:

- The City's external website (under the DCAO of Human Services page)
- The City's intranet (StarNet)
- The VDH website

This toolkit provides resources to understand how HiAP is implemented around the country, and what it could look like in Richmond city.

The Richmond HiAP Team

Richmond City Health District:

- Dr. Danny Avula, Director
- Sally Lacy, Public Health Associate

Dept. of Budget and Strategic Planning:

- Shannon Paul, Management Analyst II

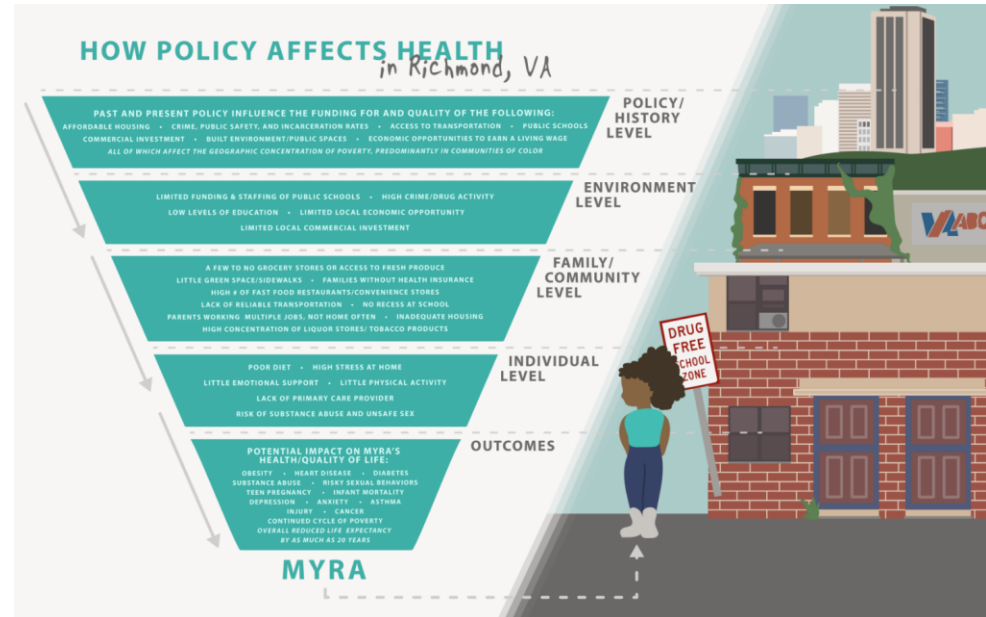
Office of the DCAO of Human Services:

- Debra Gardner, DCAO

-Mike Winborne, Management Analyst II

Office of Community Health Building:

- Dr. Risha Berry, Project Management Analyst



Richmond, VA

Community Examples

HEALTH IN ALL POLICIES RESOLUTION

WHEREAS, throughout the United States, chronic disease is on the rise; health care costs continue to rise; and more children are suffering from illnesses that have historically been associated with adults; and

WHEREAS, it is now widely accepted that the conditions in the environments in which people are born, live, learn, work, play, and age (known as the social determinants of health) have the greatest influence on health outcomes across populations; and

WHEREAS, the policies typically implemented by local municipalities are outside of the traditional health sector that significantly affect the social determinants of health including policies related to food access, housing, transportation, public safety, education, sustainability, climate change, parks, air and water quality, criminal justice, and economic development, and healthy choices; and

WHEREAS, public health agencies and organizations will need to work with those who are best positioned to create policies and practices that promote healthy communities and environments through healthy public policies; and interagency collaboration can lead to improved decision-making and outcomes and greater efficiencies in service delivery; and

WHEREAS, Health in All Policies is a collaborative approach to improving the health of all people by incorporating health considerations into decision-making across sectors and policy areas; encompasses a wide spectrum of activities and can be implemented in many different ways requiring innovative solutions and a new policy paradigm; and

WHEREAS, the health and well-being of Elon residents are critical for a prosperous and sustainable community while simultaneously advancing other goals such as promoting job creation, economic stability, transportation access and mobility, a strong agricultural system, environmental sustainability, and educational attainment; and

WHEREAS, *The Town of Elon Bicycle, Pedestrian and Lighting Plan Update* is a renewed effort to develop a strategy for the development of a safe, secure and comprehensive network of sidewalks, trails and on-road bicycle lanes that serve recreation and transportation needs. In addition, Town is addressing health in the Land Development Ordinance, the Code of Ordinances, lighting, traffic calming, and the planning effort is a major step forward for walking and bicycling in Elon, and

WHEREAS, by adopting a "Health In All Policies" approach, the Town of Elon recognizes that all local municipalities can have a role in achieving health equity, defined as the attainment of the highest level of health for all people; and

WHEREAS, achieving health equity requires valuing everyone equally and addressing avoidable inequalities, historical, and contemporary injustices, and the elimination of health and healthcare disparities.

THEREFORE, BE IT RESOLVED that the Town of Elon will consider health in policy development and implementation and service delivery and will make an effort to identify and pursue opportunities to improve health through safe and healthy housing; active living and transportation; access to healthy food, clean air, water, and soil; parks, recreation, and greenspaces; economic opportunity; and safety and violence prevention. Adopted this 11th day of April 2017.

Jerry R. Tolley
Mayor

ATTEST:

Adam Smith
Town Clerk

Elon, NC

RESOLUTION ADOPTING A HEALTH IN ALL POLICIES APPROACH

WHEREAS, throughout the United States, chronic disease is on the rise; health care costs continue to rise; and more children are suffering from illnesses that have historically been associated with adults; and

WHEREAS, it is now widely accepted that the conditions in the environments in which people are born, live, learn, work, play, and age (known as the social determinants of health) have the greatest influence on health outcomes across populations; and

WHEREAS, the policies typically implemented by local municipalities are outside of the traditional health sector that significantly affect the social determinants of health including policies related to food access, housing, transportation, public safety, education, sustainability, climate change, parks, air and water quality, criminal justice, economic development, and healthy choices; and

WHEREAS, public health agencies and organizations will need to work with those who are best positioned to create policies and practices that promote healthy communities and environments through healthy public policies; and interagency collaboration can lead to improved decision-making and outcomes and greater efficiencies in service delivery; and

WHEREAS, "Health in All Policies" is a collaborative approach to improving the health of all people by incorporating health considerations into decision-making across sectors and policy areas; encompassing a wide spectrum of activities and can be implemented in many different ways requiring innovative solutions and a new policy paradigm; and

WHEREAS, the health and well-being of Burlington residents is critical for a prosperous and sustainable community while simultaneously advancing other goals such as promoting job creation, economic stability, transportation access and mobility, environmental sustainability, and educational attainment; and

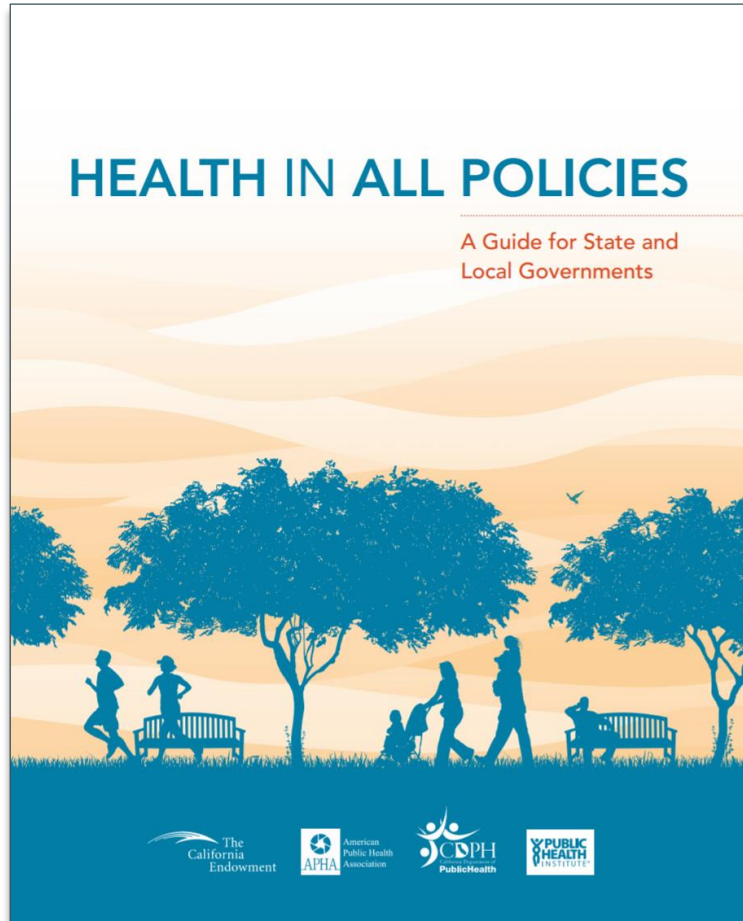
WHEREAS, the City of Burlington's Greenways & Bikeways Plan, LED Street Lighting project, Willowbrook Park Arboretum, North Park upgrades, are all renewed efforts to develop a strategy for the development of a safe, secure and comprehensive network of sidewalks, trails and on-road bicycle lanes that serve recreation and transportation needs. In; and

WHEREAS, by adopting a "Health in All Policies" approach, the City of Burlington recognizes that all local municipalities can have a role in achieving health equity, defined as the attainment of the highest level of health for all people.

THEREFORE, BE IT RESOLVED that the City of Burlington will make an effort to identify, consider, and pursue reasonably feasible opportunities to improve health in its policy development, the implementation thereof, and service delivery to its citizens.

Burlington, NC

Resources



Public Health Institute



ChangeLab Solutions

**HEALTH IN ALL POLICIES
RESOLUTION**

WHEREAS, throughout the United States, chronic disease is on the rise; health care costs continue to rise; and more children are suffering from illnesses that have historically been associated with adults; and

WHEREAS, it is now widely accepted that the conditions in the environments in which people are born, live, learn, work, play, and age (known as the social determinants of health) have the greatest influence on health outcomes across populations; and

WHEREAS, the policies typically implemented by local municipalities are outside of the traditional health sector that significantly affect the social determinants of health including policies related to food access, housing, transportation, public safety, education, sustainability, climate change, parks, air and water quality, criminal justice, and economic development, and healthy choices; and

WHEREAS, public health agencies and organizations will need to work with those who are best positioned to create policies and practices that promote healthy communities and environments through healthy public policies; and interagency collaboration can lead to improved decision-making and outcomes and greater efficiencies in service delivery; and

WHEREAS, Health in All Policies is a collaborative approach to improving the health of all people by incorporating health considerations into decision-making across sectors and policy areas; encompasses a wide spectrum of activities and can be implemented in many different ways requiring innovative solutions and a new policy paradigm; and

WHEREAS, the health and well-being of Mebane residents are critical for a prosperous and sustainable community while simultaneously advancing other goals such as promoting job creation, economic stability, transportation access and mobility, a strong agricultural system, environmental sustainability, and educational attainment; and

WHEREAS, the City is addressing health in its Comprehensive Land Development Plan *Mebane By Design*, *Bicycle and Pedestrian Transportation Plan*, *2040 Comprehensive Transportation Plan*, *Downtown Vision Plan*, Complete Streets policy, Shared Sidewalk policy, and Tobacco Restriction policy, the missions of advisory committees to the Council, as well as in the City Code of Ordinances and Unified Development Ordinance; and

WHEREAS, by adopting a “Health In All Policies” approach, the City of Mebane recognizes that all local municipalities can have a role in achieving health equity, defined as the attainment of the highest level of health for all people; and

WHEREAS, achieving health equity requires valuing everyone equally and addressing avoidable inequalities, historical, and contemporary injustices, and the elimination of health and healthcare disparities.

THEREFORE, BE IT RESOLVED that the City of Mebane will consider health in policy development and implementation and service delivery and will make an effort to identify and pursue opportunities to improve health through safe and healthy housing; active living and transportation; access to healthy food, clean air, water, and soil; parks, recreation, and greenspaces; economic opportunity; and safety and violence prevention. Adopted this 4th day of October, 2021.

Mayor

ATTEST:

City Clerk



AGENDA ITEM #5

Amendment to Article 4 of the Unified Development Ordinance

Presenter

Cy Stober, Development Director

Public Hearing

Yes No

Summary

The applicant Frank Ascott of TRG Capital, LLC, proposes to amend Table 4-1-1 (Table of Permitted Uses) to allow Condominium, Multifamily, and Townhouse residential uses in the B-1 Central Business District. Related amendments to require development standards for Condominium, Multifamily, and Townhouse uses in B-1 Districts are also proposed for Subsections C, E, and F, respectively, of Article 4, Section 7.3. The proposed text amendments were unanimously (6 – 0) recommended by the Mebane Planning Board at their September 20, 2021, meeting.

The applicant is seeking these text amendments in order to re-develop a property zoned B-1 (Central Business District) at 206 E Washington Street for multifamily residential and commercial purposes. The Mebane UDO currently allows for two primary uses on a single zoning district but not for the new development of condominiums, multifamily, or townhomes in B-1 zoning districts. While existing Downtown structures have higher-density residential units, the Mebane UDO does not allow for new development to support higher-density residential sites.

The applicant also proposes to amend Table 4-2-1 (Table of Density and Dimensional Requirements) to eliminate the minimum setback requirements for the B-1 Central Business District. The current standards require a 15' front setback and a 20' rear setback for B-1 zoning districts, which is inconsistent with the goals and objectives for Downtown in the City's Comprehensive Land Development Plan *Mebane By Design* and the *Mebane Downtown Vision Plan*. Much of the existing development in the historic core of the Central Business District does not conform with these front and rear setbacks, and this amendment will bring new development into conformance with that established historic appearance and orientation.

Staff finds that the proposed amendments are consistent with the following objectives and policies for growth and development in the Comprehensive Land Development Plan *Mebane By Design*:

- Growth Management Goal 1.1 *Encourage a variety of uses in growth strategy areas and in the downtown, promote/encourage a village concept that supports compact and walkable environments.*
- Growth Management Goal 1.2 *Continue to support historic Downtown Mebane's culture: aesthetics, walkability, bikeability, and shopping, dining, and housing options.*

The proposed amendments will enable the realization of several recommendations in the Mebane Downtown Vision Plan for a variety of residential uses. The elimination of minimum setbacks and allowance for diverse residential uses downtown will enable new development to conform to the historic character of development that exists in the historic Downtown today. The Vision Plan explicitly calls for residential development and mixed-use development with ground floor commercial and upper story residential in various areas the Downtown study area. For example, the Plan identifies the partially vacant shopping center at the corner of Washington and Fifth Streets as an appropriate site for redevelopment with mixed use and or multifamily residential, none of which is currently permitted by the Mebane UDO (Section 4, Page 48).

Financial Impact

N/A

Staff Recommendation

At their September 20, 2021, meeting, the Mebane Planning Board voted unanimously (6 – 0) to recommend approval of the amendments as approved.

Staff advises an in-favor recommendation of the proposed amendments, as presented.

Suggested Motion

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

Attachments

1. Pages from Article 4 of the Unified Development Ordinance with proposed text amendments in red
2. Text Amendment Application

Table 4-1-1

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

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

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

Table 4-2-1

Zoning District	Minimum Lot Area (Sq Ft.)	Minimum Lot Width (Ft)**	Front Yard Setback (Ft.)	Side Yard Setback (Ft.)	Rear Yard Setback (Ft.)	Maximum Building Height (Ft)	Maximum Lot Coverage***	Development Standards
O&I Office & Institutional								
	8,000	70	30	10	20	40		
Commercial Zoning Districts								
B-1 Central Business	N/A	N/A	15 <i>b</i>	<i>c, d</i>	20 <i>c</i>	50 <i>h</i>		
B-2 General Business	6,000	50	40 <i>b</i>	<i>c, d</i>	30 <i>c</i>	70 (amended 04/07/08)		
B-3 Neighborhood Business	5,000	N/A	20	20 <i>i</i>	20	35		
Industrial Zoning Districts								
M-1 Heavy Manufacturing	N/A	50	30	25	20	150 (amended 01/12/15)		
M-2 Light Manufacturing	N/A	50	50 <i>e</i>	20 <i>a</i>	20	150 (amended 01/12/15)		

- (d) The total minimum side setback shall be 20 feet. Only one side setback is required. Patio home developments utilizing zero side setbacks shall comply with the zero side back requirements of Section 4-2, D.
- (e) The minimum lot width shall be 40 feet.
- (f) Minimum recreational space shall be provided as required in Section 6-7.1.
- (g) The minimum amount of useable common open space that shall be reserved for passive and/or active open space purposes shall be in accordance with the standards and requirements of Section 6-7.3, G. The minimum amount of private common open space required by this subsection is in addition to the minimum recreational space required in subsection (f) above.

C. Condominium

1. **Where Development Standards are Required:** R-8, ~~and~~ R-6 and B-1 districts.
2. **General Requirements:**
 - (a) Condominiums are a type of housing in which the ownership of the occupancy rights to the dwelling unit is individually owned or for sale to any individual and such ownership is not inclusive of any land.
 - (b) Plans for all condominium developments built on two or more acres require conditional zoning.
(Amended November 5, 2018)
 - (c) Density: The number of units per acre shall be the same as that permitted for multifamily housing in the zoning district where the condominium development is located.
 - (d) Timing: The proposed schedule of development likely to be followed shall be submitted
 - (e) Minimum recreational shall be provided as required in Section 6-7.1.
3. **Common Areas:** Areas not shown as lots on the site development plan shall be designated as common areas and on any subdivision plat as an area to be held in separate ownership for the use and benefit of residents of the development.
 - (a) Easements over the common areas for access, ingress from and to public streets and walkways and easements

E. Multifamily Dwelling

1. Where Development Standards are Required: R-8, ~~and~~ R-6 and B-1 districts.

2. General Requirements:

(a) Multi-family dwelling units are intended for renter occupancy and include no land or common ownership as an incidence of occupancy.

(b) Plans for all multifamily units built on two or more acres require conditional zoning.

Amended November 5, 2018

(c) Density: The number of units per acre shall be the same as that permitted for multi-family housing in the zoning district in which located.

(d) Recreational space: Minimum private recreational space shall be provided as required in Section 6-7.2.

(e) Open Space: The minimum amount of useable common open space that shall be reserved for passive and/or active open space purposes shall be in accordance with the standards and requirements of Section 6-7.3, C. The minimum amount of private common open space required by this subsection is in addition to the minimum private recreational space required in subsection (d) above.

3. Site Development Requirements:

(a) Parking: Off-street parking shall be provided as required in Table 6-4-1. Guest and overflow parking shall be provided so as to be readily accessible to all dwelling units. Parking spaces shall be designed in accordance with the requirements of Section 6-4.

(b) Screening: Screening shall be provided in accordance with the requirements of Section 6-3. However, if a berm is determined to be an adequate alternative screening method as provided for in Section 6-3, B, 3, the minimum height of the berm shall be six feet.

(c) Signs: Signs shall comply with the requirements of Section 6-6.

(d) Private Drives: Private drives are allowed to connect parking areas and groups of multifamily units to public streets. These drives shall be constructed to the same standards as public streets except that the minimum pavement width shall be sixteen feet. Parking shall not be

- (j) Location and amount of recreation and open area.
- (k) Landscaping and buffering plan prepared in accordance with the standards of Section 6-3.

All plans and construction details must meet current specifications of the City of Mebane.

5. Placement of Buildings:

- (a) There shall be maintained at least 20 linear feet of open space between individual and unattached buildings of one story and 30 linear feet between two story buildings in a multifamily development.
- (b) Setbacks from public street right-of-ways shall be the same as required by the zoning district where the multifamily development is located.
- (c) Any group of buildings forming a courtyard shall have at least 25 percent of the perimeter of the courtyard open for access by emergency vehicles.

F. Townhouse Dwelling

1. Where Development Standards are Required: R-8, ~~and~~ R-6 and B-1 districts.

2. General Requirements:

- (a) A townhouse is a type of housing with one or more structures containing a total of two or more units intended for owner occupancy, where ownership of the land beneath each unit runs with that unit, where units and the individually owned lands on which they rest do not meet conventional lot requirements for street frontage and yard sizes, and where walls between units are constructed in accordance with North Carolina State Building Code.
- (b) Plans for all townhouse developments built on two or more acres require conditional zoning.
(Amended November 5, 2018)
- (c) Density: The number of units per acre shall be the same as that permitted for multi-family housing in the zoning district where the townhouse development is located.

3. Common Areas: Areas not shown as lots on the site development plan shall be designated as common areas and on any subdivision plat as an area to be held in separate ownership for the use and benefit of residents of the development.



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: Frank Ascott for TRG Capital, LLC

Address of Applicant: 304 East Washington Street, Mebane NC 27302

Address and brief description of property to be rezoned: Application for text amendment to

UDO table 4-1-1 & 4-2-1 to remove setbacks in B-1 zone and allow multi-family & Condo Uses

Applicant's interest in property: (Owned, leased or otherwise) Applicant proposes to re-develop

a parcel located at 206 East Washington St located in the B-1 Central Business Zoning District.

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

Yes ___ Explain: _____ No X

Type of re-zoning requested: Text amendment to UDO table 4-1-1 & table 4-2-1

Sketch attached: Yes X (drafts of text changes attached) No _____

Reason for the requested re-zoning: Removal of setbacks for the B-1 zoning district and allowance

If development standards are met of Condo (less than 2 acres) & Multifamily (less than 2 acres)

Signed: 

Date: 8/4/2021

Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

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

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



AGENDA ITEM #6

WRRF Expansion to 4.0 MGD Engineering Services Agreement and Budget Amendment

Presenter

Daphna Schwartz, Finance Director
Franz Holt, City Engineer

Public Hearing

Yes No

Summary

Staff is submitting two action items for Council consideration related to the expansion of the Water Resource and Recover Facility (WRRF) from its current design capacity of 2.5 MGD to 4.0 MGD as follows:

1. Council approval of a related budget amendment that appropriates additional funds to the Special Revenue Fund adding \$2,802,478 to the current budget of \$2,380,000 for a total budget of \$5,183,478 ARP grant proceeds.
2. Council approval of an engineering services agreement with McGill Associates, P.A. for the design and permitting of the proposed expansion of the WRRF. The agreement amount is \$3.31 million for the anticipated \$50 million project. To fund the engineering services staff recommends using American Rescue Plan (ARP) grant proceeds.

Background

At its September, 2021 meeting Council approved the application process for State funding assistance (low interest long term loan) for the expansion of the WRRF from 2.5 MGD to 4.0 MGD. If awarded, the loan proceeds are intended to fund the construction of the proposed WRRF expansion. Staff recommends proceeding with the design of the expansion improvements to be funded by American Rescue Plan (ARP) grant proceeds if approved by Council. As these are federal funds, procurement and contracting guidelines for engineering services have been followed. City staff has recommended the selection of McGill Associates, P.A. as the project design engineer based on staff review of their Statement of Qualifications (SOQ) submittal in response to the city's advertised Request for Qualifications for the project. A subsequent draft engineering services agreement has been received and reviewed by staff. The engineering agreement covers conceptual design services, engineering alternative analysis, NPDES permit application and support, engineering report and environmental document, final design, and project bidding/award process. It is anticipated that engineering work would start later this month in order to stay on a schedule for the completion of the facility expansion by 2025.

Financial Impact

ARP funds are recommended to cover the expenses related to the design and permitting of the proposed WRRF expansion project. As the current Special Reserve Fund has \$2,380,000 in the budget the Finance Director proposes that Council approve adding \$2,802,478 from ARP grant proceeds to be received in 2022 for a total revised budget of \$5,182,478. The anticipated remaining balance after expending funds for the engineering services agreement is anticipated to be \$1,872,478.

Recommendation

Staff recommends Council approval of the McGill engineering services agreement in the amount of \$3,310,000 for the design and permitting of the WRRF expansion from 2.5 MGD to 4.0 MGD to be funded by ARP grant proceeds. Staff additionally recommends approval of the proposed budget amendment to the Special Revenue Fund appropriating additional ARP grant proceeds for a revised Budget total of \$5,182,478.

Suggested Motion

Move to approve the appropriation of additional ARP grant proceeds to the Special Reserve Fund with a revised budget total of \$5,182,478.

Move to approve the McGill engineering services agreement in the amount of \$3,310,000 for the design and permitting of the WRRF expansion project using ARP grant proceeds to fund the work.

Attachments

1. Budget Amendment to the Special Revenue Fund
2. Draft Engineering Services Agreement

BE IT ORDAINED by the Council of the City of Mebane that the Special Revenue Fund, duly created by resolution on June 7, 2021, is hereby amended as follows:

ARTICLE I

APPROPRIATIONS	Current Budget	Change	Revised Budget
<hr/>			
SPECIAL REVENUE FUND			
Capital Outlay - Other	\$2,380,000	\$2,802,478	\$5,182,478

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
<hr/>			
SPECIAL REVENUE FUND			
ARP Grant Proceeds	\$2,380,000	\$2,802,478	\$5,182,478

This the 4th day of October, 2021.

AGREEMENT FOR ENGINEERING SERVICES

This AGREEMENT, made and entered into this the ____ day of _____ 2021, by and between **City of Mebane** (OWNER) and **McGill Associates, P.A.** (ENGINEER).

WHEREAS, the OWNER proposes to do certain work toward the accomplishment of the Project entitled **Water Resource Recovery Facility Expansion** as generally described in Attachment "A", and

WHEREAS, the ENGINEER desires to render professional services in accordance with this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and benefits contained herein, it is hereby mutually understood and agreed as follows:

SECTION 1 - GENERAL SERVICES

The ENGINEER shall:

- 1.1 The ENGINEER shall, as directed by the OWNER, provide professional engineering services for the OWNER in all phases of the Project; serve as OWNER's professional engineering representative for the Project; and shall give professional consultation and advice to OWNER during the performance of the services hereunder. The ENGINEER shall designate a representative to be the central point of contact with the OWNER during execution of the work included herein.
- 1.2 The ENGINEER shall provide all personnel required in performing the Project unless otherwise provided herein. Such personnel shall not be employees of or have any contractual relationship with the OWNER. All services rendered hereunder shall be performed by the ENGINEER or under his supervision and all personnel engaged in the Project shall be fully qualified under North Carolina law to perform such services. None of the services covered by this Agreement shall be subcontracted without the prior approval of the OWNER.
- 1.3 The ENGINEER shall assist in the pursuit of obtaining, approvals and permits from all governmental authorities having jurisdiction over the Project, unless otherwise agreed to herein.
- 1.4 The ENGINEER shall seek and obtain authorization from the OWNER or the OWNER's assignee before proceeding with the Project, or before performing any Additional Services as described in Section 3, or before performing any other services which would not be included in the fee for Basic Services set forth in Section 6 hereof, subject to OWNER's right to terminate as herein provided.
- 1.5 The ENGINEER shall comply with all existing federal, state and local laws and regulations regarding equal employment opportunity and expenditures of funds from federal, state, and local sources. The ENGINEER is further obligated to include all requirements hereunder in any subcontract written by him in association with this Agreement.

SECTION 2 - BASIC SERVICES

2.1 Conceptual Design Services

- 2.1.1 Coordinate and conduct initial coordination meeting with the OWNER as needed to establish communication lines, review project schedules and gather data and information from the OWNER.
- 2.1.2 Utilizing a preferred alternative from the Visioning stage performed previously by McGill, perform a more detailed preliminary analysis of expansion/upgrade elements needed.
- 2.1.3 Prepare BioWin treatment modeling for the process.
- 2.1.4 Prepare hydraulic modeling for the process to determine piping upgrades and hydraulic profile.
- 2.1.5 Develop a proposed site plan for the expansion.
- 2.1.6 Prepare an opinion of probable cost for the expansion.
- 2.1.7 Develop a technical memorandum to summarize the project.
- 2.1.8 Review proposed project with City staff at stages during development and upon completion to City Council as necessary.

2.2 Engineering Alternative Analysis

- 2.2.1 Review streamflow estimates for the Moadams Creek discharge point.
- 2.2.2 Assist the City with requesting Speculative Effluent Limits from the NCDEQ NPDES Unit.
- 2.2.3 Prepare a description of the proposed project including future phases.
- 2.2.4 Attend project meetings with City staff to discuss growth projections and proposed flow rates.
- 2.2.5 Prepare growth projections for a 40-year planning period in conjunction with City staff.
- 2.2.6 Prepare flow projections to include the growth projections.
- 2.2.7 Coordinate and attend project scoping meeting with NC DEQ.
- 2.2.8 Prepare an Alternative Discharge Analysis including:
 - a. Regionalization by connection to an existing wastewater treatment plant
 - b. Land application alternatives, such as drip irrigation or spray irrigation
 - c. Wastewater reuse

- d. Surface water discharge through the NPDES program
- 2.2.9 Prepare a 20-Year Present Worth Analysis for each alternative

2.3 NPDES Permit Application and Support

- 2.3.1 Prepare the application for the NPDES permit modification for the expanded plant.
- 2.3.2 Assist City staff in compiling all data needed to support the application.
- 2.3.3 Meet with NC DEQ NPDES unit in Raleigh to discuss the permit modification.
- 2.3.4 Assist with a public hearing on the permit modification.

2.4 Engineering Report and Environmental Document

- 2.4.1 Prepare an Engineering Report and Environmental Information Document (ER/EID) as required by the North Carolina Department of Environmental Quality, Division of Water Infrastructure (DWI).
- 2.4.2 Prepare the Engineering Report in accordance with NC DWI guidance:
 - a. Prepare the alternatives analysis including the No Action alternative, and up to three (3) treatment process alternatives, all in accordance with DWI's guidance.
 - b. Prepare opinions of probable construction costs, operations and maintenance costs, and present worth analysis for each alternative.
 - c. Prepare the Financial Analysis for the selected alternative.
 - d. Plan and prepare conceptual layout of proposed infrastructure.
 - e. Prepare the ER/EID in accordance with DWI's guidance.
- 2.4.3 Prepare an Environmental Assessment as the EID.
 - a. Prepare project scoping documents for submittal to agencies.
 - b. Respond in writing to Environmental Review Comments received from NC DEQ and the Clearinghouse agencies.
 - c. Revise the Environmental Assessment to address the comments raised by NC DEQ and the Clearinghouse agencies.
 - d. Submit 19 copies to the State Clearinghouse.
 - e. Respond to relevant questions raised from Clearinghouse comments

- 2.4.4 Submit the ER/EID to DWI by the milestone deadline.
- 2.4.5 Submit the report to City staff for review and incorporate any comments.
- 2.4.6 Respond in writing to comments received from DWI and revise the ER/EID and to address those comments.

2.5 Design Phases Services

- 2.5.1 Coordinate the provision of a topographical survey (by others) of the proposed portions of the treatment plant site necessary to develop construction documents and any necessary property purchases.
- 2.5.2 Coordinate the provision of subsurface investigation by others, including assisting with solicitations and preparing site maps identifying locations for testing.
- 2.5.3 Prepare preliminary design, equipment selections, and design calculations.
- 2.5.4 Prepare the facility layout for review with the Owner for concurrence and acceptance.
- 2.5.5 Prepare complete bid documents, contract documents, technical specifications and construction drawings to detail the character and scope of the work including all design functions and coordination for all construction sequencing of the Project, including the following:
 - a. Equipment selection, sizing, and layout
 - b. Process drawings
 - c. Electrical design and drawings
 - d. Process and instrumentation diagrams
 - e. Technical specifications and bid documents
- 2.5.6 Review design documents described above with the OWNER for comments and approval prior to submission to review agencies.
- 2.5.7 Prepare final design calculations for submission to review agencies.
- 2.5.8 Prepare and submit permit application and supporting documents to NCDEQ Division of Water Resources (Water Quality Section) to assist in obtaining the construction approval.
- 2.5.9 Prepare and submit plans and specifications to NCDEQ Division of Water Infrastructure to assist in obtaining approval.
- 2.5.10 Prepare and submit permit application and supporting documents to NCDEQ Division of Energy, Mineral and Land Resources to assist in obtaining the erosion and sediment control approval.

- 2.5.11 Perform an internal quality control and constructability review of the project.
- 2.5.12 Prepare an updated opinion of probable cost upon completion of the final design plans, and advise the OWNER of any adjustment of the Project cost caused by changes in scope, design requirements or construction costs.
- 2.5.13 Furnish two (2) hard copies and one (1) electronic PDF copy of the final design documents to the OWNER.

2.6 Bidding and Award Phase Services

- 2.6.1 Assist the OWNER with outreach to Disadvantaged Business Enterprise (DBE) contractors in accordance with SB 914.
- 2.6.2 Assist the OWNER in advertising, receiving, opening and evaluating bids.
- 2.6.3 Schedule a Pre-Bid Conference with the all prospective bidders and the OWNER to address any bidding questions.
- 2.6.4 Consult with, and advise the OWNER as to the acceptability of contractors and subcontractors and make recommendations as to the lowest, responsive, responsible bidder.
- 2.6.5 Coordinate funding, DBE, and award documentation with the funding agency.
- 2.6.6 Assist the OWNER in the final preparation and execution of construction contracts and in checking Performance and Payment Bonds and Insurance Certificates for compliance.
- 2.6.7 Schedule a Pre-Construction Conference with the OWNER, Contractor, ENGINEER and all other applicable parties to assure discussion of all matters related to the Project. Prepare and distribute minutes of the Pre-Construction Conference to all parties.

SECTION 3 - ADDITIONAL SERVICES

If authorized by the OWNER, the ENGINEER will furnish or obtain from others additional services of the following types, which are not considered Basic Services under this Agreement.

- 3.1 Additional services resulting from significant changes in general scope of the Project or its design including, but not limited to, changes in size, complexity, OWNER's schedule, or character of construction. The ENGINEER and OWNER agree that time is of the essence in order to meet funding deadlines. As such, the OWNER may initiate minor changes in the project scope to be incorporated by the ENGINEER, subsequent to the permit submittals, as not to impede progress toward the funding application deadlines. No work on any such changes shall occur by the ENGINEER unless preapproved by the OWNER.
- 3.2 Revising previously approved studies, reports, design documents, drawings or specifications, when such revisions are due to causes beyond the control of the ENGINEER.
- 3.3 The parties understand that the actual scope and work required under section 2.3 above will be variable and dependent upon State of North Carolina review agency (NCDWR, US F&W, NCSHPO, etc) responses, as well as public comments. Therefore, those services will be performed at hourly rates up to the budget outlined in section 6 below and will not be exceeded without prior written authorization..
- 3.4 Preparing and submitting permit applications or other documents to any agency or entity except for NCDWR or NCDEML as listed in Section 2.
- 3.5 Preparing documents for alternate bids, phasing of construction, or multiple contracts requested by the OWNER for work, which is not executed, or documents for out-of-sequence work other than agreed upon in the Design Phase.
- 3.6 Additional or extended services during construction made necessary by prolongation of the construction contract, award of multiple contracts, or default by the Contractor under any prime construction contract if such construction contract is delayed beyond the original completion date.
- 3.7 Providing geotechnical and subsurface investigations, archeological surveys and any other environmental site surveys necessary for the construction of the project.
- 3.8 Evaluation of unsuitable subgrade materials during construction.
- 3.9 Preparing surveys, easement maps and/or plats.
- 3.10 Review of Shop Drawings and Samples identified as frivolous in the General Conditions of the construction contract documents, or review of substitute materials as defined in the same General Conditions.
- 3.11 Preparing to serve or serving as a witness for the OWNER in any litigation, condemnation or other legal or administrative proceeding involving the Project.

- 3.12 Additional services in connection with the Project, including services normally furnished by OWNER and services not otherwise included in this Agreement.
- 3.13 Additional services in connection with administering project funding.

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SECTION 4 - OWNERS RESPONSIBILITIES

The OWNER shall:

- 4.1 Provide full information as to the requirements for the Project. Assist the ENGINEER by placing at his disposal in a timely manner all available information pertinent to the Project including previous documents and any other data relative to the evaluation, design, and construction of the Project.
- 4.2 Designate a person to act as OWNER's representative with respect to the work to be performed under this Agreement; and such person shall have complete authority to transmit instructions, receive information, interpret and define OWNER's policies and decisions pertinent to the services in this Agreement.
- 4.3 Provide survey of the existing site, including location of all piping and structures needed to complete the design, along with any necessary property purchases.
- 4.4 Guarantee access to and make all provisions for the ENGINEER to enter upon public and private property as required for the ENGINEER to perform his services under this Agreement.
- 4.5 Examine all studies, reports, sketches, estimates, specifications, drawings, proposals and other documents presented by the ENGINEER and render decisions and comments pertaining thereto within a reasonable time so as not to delay the services of the ENGINEER.
- 4.6 Obtain any properties and/or right-of-way easements from public bodies, entities or persons necessary for satisfactory construction of the Project.
- 4.7 Obtain any subsurface geotechnical investigations or other types of testing and analysis needed for the Project.
- 4.8 Pay for permit fees, and all costs incidental to advertising for bids, and receiving bids or proposals from licensed Contractors.
- 4.9 Provide such legal, accounting and insurance counseling services as may be required for the Project, and such auditing services as may be required to ascertain how or for what purpose any Contractor will or has used the monies paid to him under the construction contract.
- 4.10 Give prompt notice to the ENGINEER whenever the OWNER observes or otherwise becomes aware of any defect in the Project.
- 4.11 Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project, subject to the obligations of the ENGINEER outlined in this Agreement.
- 4.12 Furnish, or direct the ENGINEER to provide necessary Additional Services as stipulated in Section 3 of this Agreement or other services as required.

- 4.13 Bear all costs incident to compliance with the requirements of this Section 4, except where Contractor will assume responsibility for the same.

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SECTION 5 - PERIOD OF SERVICES

- 5.1 Unless this Agreement has been terminated as provided in paragraph 7.1, the ENGINEER will be obligated to render services hereunder for a period, which may reasonably be required for the services described herein. The ENGINEER may decline to render further services hereunder if the OWNER fails to give prompt approval of the various phases as outlined. Upon receiving a written authorization to proceed, the ENGINEER shall endeavor to achieve the milestones issued by the funding agency.
- 5.2 If the Project is delayed significantly for reasons beyond the ENGINEER's control, the various rates of compensation provided for elsewhere in this Agreement shall be subject to renegotiation.

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SECTION 6 - PAYMENT TO THE ENGINEER

6.1 PAYMENT FOR BASIC SERVICES

6.1.1 The OWNER agrees to pay the ENGINEER for Basic Services as outlined in Section 2 the following fees, inclusive of all reimbursable expenditures.

Conceptual Design Services	\$90,000 Lump Sum
Engineering Alternatives Analysis	\$100,000 Lump Sum
NPDES Permit Application and Support	\$90,000 MNTE
Engineering Report and Environmental Document	\$160,000 Lump Sum
Design Phase Services	\$2,850,000 Lump Sum
Bidding and Award Phase Services	\$20,000 Lump Sum

6.2 PAYMENT FOR ADDITIONAL SERVICES

6.2.1 The OWNER will pay the ENGINEER for Additional Services as outlined in Section 3 an amount based on actual time spent and expenses incurred by principals and employees of the ENGINEER assigned to the Project in accordance with the attached ENGINEER's standard rate and fee schedule Attachment "B", which is subject to update on an annual basis.

6.3 TIMES OF PAYMENT

6.3.1 The OWNER will make prompt monthly payments in response to the ENGINEER's monthly statements for services rendered under this Agreement.

6.4 GENERAL

6.4.1 If the OWNER fails to make any payment due the ENGINEER on account of his services and expenses within sixty days after receipt of the ENGINEER's bill therefor, the ENGINEER may, after giving seven days written notice to the OWNER, suspend services under this Agreement until he has been paid in full all amounts due him on account of his services and expenses.

6.4.2 If the Agreement is terminated at the completion of any phase of the Basic Services called for under Section 2, progress payment to be made to the ENGINEER on account of services rendered shall constitute total payment for services rendered. If this Agreement is terminated during any phase of the Basic Services, the ENGINEER shall be paid for services rendered on the basis of a reasonable estimate of the portion of such phase completed prior to termination. In the event of any termination, the ENGINEER will be paid for all his reasonable expenses resulting from such termination, and for any unpaid reimbursable expenses.

6.4.3 If, prior to termination of this Agreement, any work designed or specified by the ENGINEER, under Section 2, is suspended in whole or in part for more than three months or is abandoned, after written notice from the OWNER, the ENGINEER shall be paid for services performed prior to receipt of such notice from the OWNER as provided in paragraph 6.4.2 for termination during any phase of service.

SECTION 7 - GENERAL CONDITIONS

7.1 TERMINATION

- 7.1.1 In the event that the OWNER finds that it is inadvisable or impossible to continue the execution of the Project; or if the ENGINEER shall fail to fulfill in a timely and proper manner his obligations under this Agreement; or, if the ENGINEER shall violate any of the covenants, agreements, or stipulations of this Agreement; or if the services called for in this Agreement are not completed within the time period specified under Section 5, or if the ENGINEER becomes subject to a voluntary or involuntary adjudication of bankruptcy or makes a general assignment for the benefit of creditors; then the OWNER has the right to terminate at any time this Agreement or any task or phase of work being performed herein by providing fifteen (15) days written notice to the ENGINEER of such termination and specifying the effective date of such termination; provided, however, that during such period of fifteen (15) days the ENGINEER shall have the opportunity to remedy such failures or violations to avoid such termination.
- 7.1.2 In the event of termination, as provided herein, the ENGINEER shall be paid for all services performed and actual expenses incurred up to the date of termination pursuant to Section 6.4.2 herein, except in the case of ENGINEER's default.

7.2 OWNERSHIP OF DOCUMENTS

- 7.2.1 All documents, including original drawings, estimates, specifications, field notes and data are and remain the property of the ENGINEER as instruments of service. After the ENGINEER has been paid in full, the OWNER shall be provided a set of reproducible record prints of drawings, and copies of other documents, in consideration of which the OWNER will use them solely in connection with the Project, and not for resale. Re-use for extension of the Project, or for new projects shall require written permission of the ENGINEER, which permission shall not be unreasonably withheld, conditioned or delayed, and shall entitle him to further reasonable compensation at a rate to be agreed upon by OWNER and ENGINEER at the time of such re-use.

7.3 OPINIONS OF PROBABLE COSTS

- 7.3.1 Since the ENGINEER has no control over the cost of labor, materials, or equipment, or over the Contractor(s)' methods of determining prices, or over competitive bidding or market conditions, the opinions of probable costs for the Project provided for herein are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but the ENGINEER cannot and does not guarantee that proposals, bids or the Project construction cost will not vary from opinions of probable costs prepared by him.
- 7.3.2 If the lowest bona fide proposal or bid exceeds the established Project construction cost limit, the OWNER will (1) give written approval to increase such cost limit, or (2) authorize negotiating or rebidding the project within a reasonable time. The

providing of such service shall be the limit of the ENGINEER's responsibility in this regard and having done so, the ENGINEER shall be entitled to payment for his services in accordance with this Agreement.

7.4 INSURANCE AND CLAIMS

- 7.4.1 The ENGINEER shall provide and maintain, at its own expense, during the term of this Agreement the following insurance covering its operations. Such insurance shall be provided by Insurer(s) satisfactory to the OWNER, and evidence of such insurance in the form of an industry-standard ACORD Certificate of Insurance satisfactory to the OWNER shall be delivered to the OWNER on or before the effective date of this Agreement. Such evidence shall specifically identify this Agreement and shall require that the OWNER be given written notice at least thirty (30) days in advance of any modification or termination of any insurance coverage.
- 7.4.2 AUTOMOBILE LIABILITY – Bodily injury and property damage liability insurance shall be carried covering all owned, non-owned, and hired automobiles for a limit of not less than \$1,000,000 Combined Single Limit for bodily injury and property damage in any one occurrence.
- 7.4.3 COMMERCIAL GENERAL LIABILITY – Bodily injury and property damage liability shall be carried to protect the ENGINEER performing work under this Agreement from claims of bodily injury or property damage which arise from operation of this agreement, whether such operations are performed by ENGINEER or anyone directly or indirectly working for or on ENGINEER'S behalf. The amounts of such insurance shall not be less than \$1,000,000 Combined Single Limit for bodily injury and property damage in any one occurrence with an aggregate limit of \$2,000,000. This insurance shall include coverage for product / completed operations liability, personal and advertising injury liability, and contractual liability.
- 7.4.4 PROFESSIONAL LIABILITY – Insuring against professional negligence / errors and omissions on a claims-made basis with policy limits of \$2,000,000 per claim / \$2,000,000 annual aggregate.
- 7.4.5 WORKERS' COMPENSATION – Workers' Compensation Insurance coverage shall be carried meeting the statutory requirements of the State of North Carolina, even if the ENGINEER is not required by law to maintain such insurance. Said Workers' Compensation Insurance coverage shall have at least the following limits of Employer's Liability coverage - \$1,000,000 per accident limit, \$1,000,000 disease per policy limit, \$1,000,000 disease each employee limit.
- 7.4.6 EXCESS / UMBRELLA LIABILITY – Excess or Umbrella Liability coverage shall be carried providing coverage above the above stated limits of Automobile Liability, Commercial General Liability, and Workers' Compensation (Employer's Liability) in an amount of not less than \$5,000,000 Combined Single Limit for bodily injury and property damage in any one occurrence with an aggregate limit of \$5,000,000.

7.4.7 ENGINEER's total liability, in the aggregate, of ENGINEER and ENGINEER's officers, directors, members, partners, agents, employees, and sub-consultants, to the OWNER and to anyone claiming by, through, or under OWNER for any and all claims, losses, cost, or damages whatsoever arising out of, resulting from, or in any way related to the Project, this Agreement, or ENGINEER's performance, from any cause including but not limited to negligence, professional errors or omissions, strict liability, breach of contract, or indemnity, shall not exceed the total insurance proceeds paid on behalf of or to ENGINEER by ENGINEER's insurers in settlement or satisfaction of claims under the terms and conditions of ENGINEER's insurance policies applicable thereto or the amount paid by the OWNER.

7.5 SUCCESSORS AND ASSIGNS

The OWNER and the ENGINEER each binds himself and his partners, successors, executors, administrators and assigns to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Agreement; except as above, neither the OWNER nor the ENGINEER will assign, sublet or transfer his interest in this Agreement without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of any public body which may be party hereto, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the OWNER and the ENGINEER.

7.6 INDEMNIFICATION

OWNER agrees to indemnify, defend and hold ENGINEER, its owners, agents, employees, officers, directors and subcontractors harmless from any and all claims, to the extent allowed by law, and costs brought against ENGINEER which arise in whole or in part out of the failure by the OWNER to promptly and completely perform its obligations under this agreement, and as assigned in the Exhibit "Scope of Services" and any Additional Services or from the inaccuracy or incompleteness of information supplied by the OWNER and reasonably relied upon by ENGINEER in performing its duties or for unauthorized use of the deliverables generated by ENGINEER.

7.7 ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the OWNER and ENGINEER and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented or modified by a duly executed written instrument.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the day and year first written above.

McGILL ASSOCIATES, P.A.

By: _____

Andy Lovingood, PE
President

By: _____

Douglas Chapman, PE
Principal - Hickory Office Manager

(SEAL)

CITY OF MEBANE

ATTEST: _____

Stephanie W. Shaw
City Clerk

By: _____

Chris Rollins
City Manager

PRE-AUDIT CERTIFICATION:

THIS INSTRUMENT has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act as amended.

By: _____

Daphna Schwartz
Finance Director

ATTACHMENT “A”
PROJECT UNDERSTANDING
WATER RESOURCE RECOVERY FACILITY EXPANSION

The City of Mebane owns and operates a water resource recovery facility (WRRF) with a permitted capacity of 2.5 MGD. The City has seen tremendous growth pressures in the last few years as economic conditions have improved. This growth is a healthy combination of residential, commercial, and industrial development. The plant, which had an average daily flow in 2020 of 1.71 MGD, contains an activated sludge treatment process and tertiary filtration. Many of the existing main treatment process are in older structures over 40 years old, with equipment well over 20 years old, having exceeded their useful life. Further, portions of the existing plant, most notably the aeration basins, are located within the 100-year flood plain boundary. The proposed project will address these issues by expanding the current discharge capacity to 4.0 MGD to address growth projections, replacing existing treatment basins and equipment with new treatment process basins outside of the existing flood boundary, all while addressing phosphorus and nitrogen limits.

The proposed project will include expansion of the headworks (adding one mechanical screen and one grit removal unit) that is currently under construction to accommodate peak flows for the proposed project and the subsequent phase. Existing basins will be repurposed to provide flow equalization needed to address excessive flows seen during wet weather events due to infiltration and inflow in the collection system. A new influent pump station will be constructed to lift wastewater from the current inlet piping to the new treatment train, allowing adequate hydraulics throughout the plant. Biological nutrient removal (to comply with total Nitrogen and total Phosphorus limits resulting from the Jordan Lake rules) will be accomplished through construction of a two (2) train, five stage Bardenpho process – including anaerobic, anoxic, aeration, post anoxic, and reaeration stages – followed by two (2) final clarifiers (with return pump station) and tertiary filters. Post treatment will include disinfection, dichlorination, and post aeration prior to discharge into the adjacent stream. Existing basins will be utilized to increase volume for sludge storage. The project will also include all necessary site grading, piping, electrical, SCADA, and access drives for a complete system. The improvements will be designed with piping and structures planned to accommodate a future expansion to 6.0 MGD.

ATTACHMENT "B"
STANDARD RATE AND FEE SCHEDULE

PROFESSIONAL FEES	I	II	III	IV
Senior Principal	\$245			
Principal – Regional Manager – Director	\$195	\$210	\$220	\$225
Practice Area Lead	\$165	\$175	\$200	\$215
Senior Project Manager	\$185	\$195	\$205	\$210
Project Manager	\$165	\$180	\$185	\$190
Project Engineer	\$120	\$130	\$150	\$155
Engineering Associate	\$100	\$105	\$115	\$120
Planner- Consultant – Designer	\$105	\$120	\$140	\$155
Engineering Technician	\$95	\$110	\$120	\$125
CAD Operator – GIS Analyst	\$85	\$90	\$100	\$105
Construction Services Manager	\$135	\$150	\$160	\$165
Construction Administrator	\$100	\$115	\$125	\$130
Construction Field Representative	\$90	\$95	\$100	\$105
Environmental Specialist	\$90	\$100	\$105	\$110
Surveyor	\$95	\$100	\$105	\$110
Surveying Associate	\$75	\$80	\$85	\$90
Survey Technician	\$80	\$85	\$90	\$95
Survey Field Technician	\$65	\$70	\$75	\$80
Administrative Assistant	\$70	\$75	\$80	\$85

1. EXPENSES

- a. Mileage - \$0.65/mile
- b. Robotics/GPS Equipment - \$25/hr.
- c. Survey Drone - \$100/hr.
- d. Telephone, reproduction, postage, lodging, and other incidentals shall be a direct charge per receipt.

2. SUB-CONSULTANT SERVICES

- a. Sub-consultant services not included in Section 2 above shall be provided at cost plus fifteen (15) percent.

Mebane Fire Dept. Monthly Report

	August	Year to Date	% Change from 2020
Structural Response			
Totals	36	235	58%
Average Personnel Per Response	10	10	
Average Volunteer Response	2	2	
Non Structural Responses			
Totals	75	515	21%
Total Fire Response	111	750	30%
Location (Year to Date)	North	South	
Total Number/Percentage	337/45%	413/55%	
Average Fire Response Time	4:45	5:58	
Percentage of Calls Inside City	50%	54%	
Percentage of Calls Outside City	35%	31%	
Percentage of Calls for Mutual Aid	15%	15%	
EMT Response	179	1229	14%
Location (Year to Date)	North	South	
Total Number/ Percentage	571/46%	658/54%	
CPS Seats Checked	20	110	
Views on Fire Safety Facebook Posts	0	1371	
Smoke Alarms Checked/Installed	1	37	
Station Tours/Programs	1	14	
# of Participants	154	755	
Events Conducted/Attended	4	11	



**Planning Board
Minutes to the Meeting**

September 20, 2021
6:30 p.m.

The Planning Board meeting was held at the Glendel Stephenson Municipal Building located at 106 E. Washington Street, Mebane, NC 27302 and livestreamed via YouTube. The video can be accessed through the following link: <https://www.youtube.com/watch?v=qhCjERgfPB4>

Members Present: Chairman Edward Tulauskas, Lori Oakley, Gale Pettiford, Kurt Pearson, Kevin Brouwer, Larry Teague

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

1. Call to Order

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

2. Approval of August 9, 2021 Minutes

Lori Oakley made a motion to approve the August 9 meeting minutes. Kevin Brouwer seconded the motion, which passed unanimously.

3. City Council Actions Update

Cy Stober, Development Director, provided an update on the City Council's recent action at the August City Council meeting.

4. Proposed Text Amendment to the City of Mebane Unified Development Ordinance Article 4 ("Use Regulations, Density, and Dimensional Standards") to allow multi-family, townhouse, and condominium residential uses and eliminate the minimum setback requirements in the B-1 Central Business District by Frank Ascott of TRG Capital, LLC.

Audrey Vogel provided a brief presentation summarizing the request to amend Table 4-1-1 (Table of Permitted Uses) and Table 4-2-1 (Table of Density and Dimensional Requirements) to allow multi-family, townhouse, and condominium residential uses and eliminate the minimum setback requirements in the B-1 Central Business District. Ms. Vogel explained that subsections C, E, and F of Section 4-7.3 would also be revised such that the development standards for each residential use (condominium, multi-family, and townhouse) apply in the B-1 District. She also clarified that any residential development in the B-1 District would be subject to Design and Performance Standards in Article 6.



Ms. Vogel noted that the Amendments are consistent with City's adopted plans Mebane by Design and Mebane Downtown Vision Plan, and that the proposed amendments will allow residential development that is consistent with the use, appearance, and orientation of Historic Downtown Mebane.

Phil Koch, project engineer of EarthCentric Engineering, Inc., provided a brief presentation from the applicant elaborating further on the proposed amendments.

Lori Oakley commented that the proposed amendment made a lot of sense from a planning perspective and added that it would enable the type of development commonly seen in the downtowns of communities across North Carolina of comparable size. Ms. Oakley also referred to the compatibility with the goals and objectives in *Mebane by Design*.

Larry Teague asked how the proposed amendment was related to Mebane's participation in the North Carolina Main Street Program. Cy Stober responded that the city was about one year into the program, having been formally accepted in August 2020. He added that Mebane does not yet have a Main Street Board to refer to about the matter. He added that there have been inquiries about the proposed amendment from downtown stakeholders as there is interest in bringing residential development downtown.

Larry Teague asked if the intent would be to have commercial uses on the first floor with residential on the upper stories as seen in historic downtowns. Cy Stober confirmed that the amendment would allow this type of mixed-use development and that the Mebane UDO currently allows for two primary uses on a single site. He added that any special uses would still be required to go through the Special Use Permit process before the City Council or Board of Adjustment

Lori Oakley made a motion to approve the amendments to the City of Mebane Unified Development Ordinance as presented and that the amendments are consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan *Mebane By Design* and the Mebane Downtown Vision Plan. Kurt Pearson seconded the motion, which passed unanimously. Cy Stober commented that the request will go before the City Council at the public hearing scheduled for October 4.

5. New Business

- a. Audrey Vogel introduced the City's new website cityofmebanenc.gov that launched in mid-August. Audrey answered questions about the website's organization and the GIS mapping resources.
- b. Audrey Vogel and Kirk Montgomery also informed the Planning Board that they would be assigned City of Mebane email addresses and would be getting information about this soon.



- c. Kurt Pearson asked Cy Stober about the various traffic related projects in Mebane. Mr. Stober provided an update on these various projects.
- d. Cy Stober informed the Planning Board about the upcoming Downtown Vision Forum event as part of the Mebane Main Street Program to be held at 6pm on 9/28.

6. Adjournment

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