

PLEASE TAKE NOTICE that the Mebane City Council's Regular Meeting is scheduled for Monday, November 1, 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 <u>people who plan to view the meeting</u>, <u>but not participate</u>, 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 <u>info@cityofmebane.com</u>. Written and emailed comments <u>must</u> be received by **4pm Monday**, **November 1**st.
- Messages <u>must</u> be labeled Public Comment or Public Hearing in the subject line and <u>must</u> contain commenter's name and address.

Option #3- Conference Telephone

- Email <u>info@cityofmebane.com</u> by 2:00pm on Monday, November 1st to comment during the Public Comment Period or during a Public Hearing.
- Emails <u>must</u> be labeled Public Comment or Public Hearing in the subject line and <u>must</u> 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.



1.	Call to Order and Invocation Mayor I	Ed Hooks
2.	Public Comments	Mayor
3.	Consent Agenda	Mayor
4.	 a. Approval of Minutes- i. September 13, 2021 Regular Meeting ii. October 4, 2021 Regular Meeting b. ABC Board Reappointment c. Recreation Drone Policy d. MYSA Field Use Contract Renewal for 2022-2025 e. Grant Project Ordinance f. Budget Ordinance, Capital Project, and Grant Project Amendment g. Quarterly Financial Report h. Final Plat for the Right of Way Dedication- Mebane Townes, Phases T-2, T-3, at i. Final Plat- Cambridge Park, Phase 2B j. Final Plat- Summerhaven East, Phase 1 Public Hearings- a. Rezoning- Samet Property LLC	and T-4 Director Attorney r. Stober r. Stober
	f. Ordinance to Extend the Corporate Limits- 4710 Mrs. White's Lane M	lr. Brown
5.	Recreation and Parks Advisory Commission Appointments (RPAC) for 2022Aaron Davis, Recreation and Parks	Director
6.	T-Mobile Community Grant	Mr. Davis
7.	Planning Board Appointment M	r. Stober
8.	Downtown Exterior Improvements Grant M	r. Stober
9.	Adjournment	Mayor



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, October 4, 2021 in the Council Chambers of the Glendel Stephenson Municipal Building located at 106 East Washington Street.

<u>Council Present:</u> Mayor Ed Hooks Mayor Pro-Tem Jill Auditori Councilmember Tim Bradley Councilmember Patty Philipps Councilmember Sean Ewing Councilmember Everette Greene <u>City Staff Present:</u> City Manager Chris Rollins Assistant City Manager Preston Mitchell City Attorney Lawson Brown Development Director Cy Stober City Engineer Franz Holt Finance Director Daphna Schwartz City Clerk Stephanie Shaw

The meeting was livestreamed via YouTube. The video can be accessed through the following link: https://www.youtube.com/watch?v=weXQZ07AsWY

Mayor Hooks called the meeting to order and gave the invocation. He then read aloud two separate proclamations one in honor of National Hispanic Heritage Month and one for Family Court Awareness Month.

No one spoke during the Public Comment Period.

Mayor Hooks presented the Consent Agenda as follows:

- 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

Mr. Ewing questioned what the benefits are of annexation. Mr. Rollins stated that the City has a policy for property owners who want to tie onto the City's utilities. In order to tie onto the City's utilities, the property owners are required to go through the two-month annexation process. If the property is annexed, they will receive all city services and will pay city taxes. Mr. Ewing added that once annexed they would also be able to vote for municipal elections. Mr. Rollins said yes, that is correct. There is a misconception that people think because they have a Mebane address, they can vote but they can only vote during municipal elections if they live inside the City limits. Some people may have a Mebane address but do not reside inside the City limits.

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

Marcy Green, Vice President of Programs with Impact Alamance spoke regarding the Alamance Wellness Collaborative and presented a request for adoption of the Health in All Policies (HiAP) Resolution. Leaders from various cities 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 cultures and to place an emphasis on health and wellness. Mebane 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. She also commended the Council for the implementation of an extensive sidewalk network, making Mebane a walkable community and for creating a tobacco free downtown district. 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. She shared benefits of the HiAP as follows:

- Appealing to federal, state and local funders
- Make economic sense
- Enhances potential for Mebane to identify gaps in achieving equity
- Allows time and space to discuss and assess health implication of new policies and investments
- Investing in residents who are currently here while attracting new people and businesses to the area

Ms. Philipps stated that she would like to make a motion to formalize what the City has already been doing by adopting the HiAP Resolution. Mr. Bradley seconded the motion. The motion carried unanimously.

Mr. Rollins stated that Impact Alamance has been a tremendous partner to the City of Mebane, naming many projects around the city that they have helped fund.

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.

Ed Hooks, Mayor

A Public Hearing was held on a request from Frank Ascott of TRG Capital, LLC, 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 applicant is seeking the 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. Mr. Stober presented the request via the following slides:

Proposed Amendments

• Allow the following uses if development standards are met in the B-1 Zoning District:

4-1-1 Table of Permitted Uses			<u> </u>												
02/04/08;amended 04/07/08,05/03/10,07/11/11,08/05/13	Ref.	Development						Zon	ing Dis	tricts					
04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19	SIC	Standards	RA20	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M1	M2
RESIDENTIAL USES															
Single Unit Residential															
Single-Family Detached Dwelling	0000		Z	Ζ	Ζ	Ζ	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							Ζ	Z						

Proposed Amendments

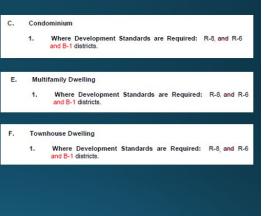
Eliminate minimum front and rear setback requirements in the B-1 Zoning District

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 -b	c, d	-20 -c	50 h		
B-2 General Business	6,000	50	40 b	c, d	30 c	70 (amended 04/07/08)		
B-3 Neighborhood Business	5,000	N/A	20	20 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 e	20 a	20	150 (amended 01/12/15)		

Proposed Amendments

Revise Subsections C, E, and F of Section 4-7.3 such that the development standards for each use apply in the B-1 District

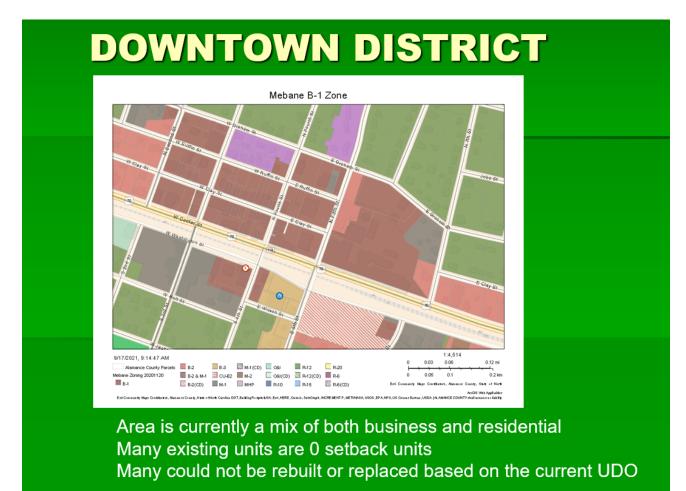
Any residential development in the B-1 District would be subject to Design and Performance Standards in Article 6 parking, landscaping, recreation requirements, etc.



Findings of Fact

- 1. Amendments are consistent with City's adopted plans Mebane by Design and Mebane Downtown Vision Plan
- 2. Proposed amendments will allow residential development that is consistent with the use, appearance, and orientation of Historic Downtown Mebane

Mr. Koch, Project Engineer with EarthCentric Engineering, Inc., spoke on behalf of the applicant. He presented the request via the following slides:



PROPOSED AMENDMENT

Purpose of the amendment is twofold:

- Firstly, to remove the front and rear setback requirement in the B1 district
 - Currently, no minimum lot width is required
 - Currently, no side setback is required
- Secondly, to allow condominium, multifamily, and townhome development within the B1 district

This would allow both redevelopment and new development to emulate the existing downtown

- Many of the existing units along both Clay Street and Center Street currently are 0 front and or 0 side setback
- Many of the existing units are first floor commercial with upper floor residential units

Revised Table 4-1-1 Table of Permitted Uses

02/04/08;amended 04/07/08.05/03/10.07/11/11.08/05/13	Ref.	Development							ing Di:	stricts					
04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19	SIC	Standards	RA20	R20	R15	R12	R10	R8	R6	0	B1	B2	B3	M1	
RESIDENTIAL USES															
Single Unit Residential															
Single-Family Detached Dwelling	0000		Z	Z	Z	Z	Z	Z	Z						Г
Modular Home	0000		Z	Ζ	Ζ	Z	Z	Z	Z						Г
Manufactured Home, on individual lot (within MH Overlay															Г
District Only)	0000	Sec. 4-7.3 A					CC								
Patio Home Dwelling	0000	Sec. 4-7.3 B						D	D						Е
Multiple Unit Residential										-				-	
Condominium, less than 2 acres in area	0000	Sec. 4-7.3 C						D	D		D				Г
Condominium, 2 or more acres in area	0000	Sec. 4-7.3 C						D	D		D				Г
Manufactured Home Park (within MH Overlay District Only)	0000	Sec. 4-7.3 D					CC								Г
Multifamily Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 E					-	D	D		D				t
Multifamily Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 E						D	D		D				Г
Townhouse Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 F						D	D		D				h
Townhouse Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 F						D	D		D				Г
Two-Family Dwelling (duplex)	0000							Z	Z		_				Г
Group Residential															
Boarding and Rooming House	7021	Sec. 4-7.3 G									D	D			Г
Family Care Home	8361	Sec. 4-7.3 H	D	D	D	D	D	D	D						E
Group Care Facility	8361	Sec. 4-7.31								D		D			Г
Temporary Emergency Shelter	0000	Sec. 4-7.3 L	D	D	D	D	D	D	D		D	D	D	D	П
Nontraditional Residential Developments															
Live/Work Combination Dwelling & Nonresidential Use	0000	Sec. 4-7.3 M						D	D	D	D	D	D		Г
Planned Unit Development	0000	Sec. 4-7.3 N		D	D	D	D	D	D	D	D				Г
Residential Cluster Development	0000	Sec. 4-7.3 O		D	D	D	D	D	D						Г
Traditional Neighborhood Development	0000	Sec. 4-7.3 P		D	D	D	D	D	D						Г
ACCESSORY USES AND STRUCTURES															
Accessory Dwelling Unit (on single-family lots)	0000	Sec. 4-7.4 A	D	D	D	D	D	D	D						ſ
Accessory Dwelling Unit to an Office Use	0000	Sec. 4-7.4 B								BA	Ζ				Ľ
Accessory Uses and Structures (customary)	0000	Sec. 4-1 G	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	ſ
Automatic Teller Machine	6099									Z	Z	Z	Z	Z	Ľ
Caretaker Dwelling	0000	Sec. 4-7.4 C	D	D	D	D	D	D	D	D	D	D	D	D	1
Communication Tower Under 50' in Height	0000	Sec. 4-7.4 D	D	D	D	D	D	D	D		Z	Z	Z	Z	Ľ
Fence, Wall	0000	Sec. 4-2 C	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	ſ
Home Occupation	0000	Sec. 4-7.4 E	D	D	D	D	D	D	D						Ľ
Z=Allowed by right D=Allowed if development standards are met E= Exempt		al use permit requi pecial use permit r												4	1-2

This change would allow condominium, multifamily, and townhomes if development standards are met; this is consistent with existing buildings in the Central Business District (B-1)

aeoune UDS, Antoire = February 4, 2008; amended November 25, 2008; October 6, 2014; January 12, 2015; June 5, 2017; October 1, 2018; Morenber 5, 2018; March 4, 2019; October 7, 2019

Revised Table 4-2-1 Table of Density and Dimensional Requirements

ndividual lot (in MH Overlay District only)								Sec.4-7.3, A
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
&I Office & Institutional								
	8,000	70	30	10	20	40		
ommercial Zoning Districts			45.1			50.1		
B-1 Central Business B-2 General Business	N/A 6.000	N/A 50	46 b 40 b	c, d	20 c 30 c	50 h 70 (amended		
	1,111			c, d		04/07/08)		
B-3 Neighborhood Business	5,000	N/A	20	20 i	20	35		
ndustrial 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 e	20 a	20	150 (amended 01/12/15)		
In all zoning districts, the frontage of an Maximum lot coverage includes princi	n individual lot on pal and accessor	a public street sh		well system ed below 40 fee	t.			te minimum lot area
In all zoning districts, the forchage of an Maximum loc overage includes princi A Nat applicable. Corner lots add 8 feet to the street si The minimum required front yard sed Silve or near property inset that abut Structures may be built on the prope Building Code. Except for necessary driveways, the situature distribution of detached accessory built Sethads of detached accessory built in the 8-1 Central Business Zoning Said 50 feet but in no case shall the norm in the 8-3 Neighborhood Busines 27	pal and accessor ide setback, back shall be dev a residential zonir rty line or a minim front yard shall n lidings from rear a District, every buil required setback tage are zoned t	a public street sh y buildings eloped for sidewing g district shall co num of 5 feet from ot have off-street and side lot lines a ding erected or si succeed 10 feet. 1 usiness, the heig side yard shall be	all not be reduce all, grass, and/c intain a buffer st the property in parking except are governed by ructurally altere Where lots comp ht reguistions for required except	ed below 40 fee in andscape plan in compliance. Any structur for visitors and (Section 4-2, B, d to exceed 501 prising more than or the residentia or the residentia	ntings and nece with the stand built on the privation of the privation of the employees 1. eet shall be set half of the fron district shall ag ge erected for d	ards of Section 6-3. operty line must have fir s. Parking for non-office back from the front line tage on one side of a bi ply to the lots zoned bu weeting and business pr	re walls that comply with a employees shall be be at the ratio of 1 foot for lock are zoned resident siness.	h the NC State whind or beside the 2 feet rise above lial and the lots
The minimum required forch yard set Side or rear property lines that abut Structures may be built on the prope Building Code. Except for necessary driveways, the structure. (Reserved) Setbacks of detached accessory built in the B-1 Central Business Zoning C said 50 fet but in no case shall the comprising the remainder of said for in the B-3 Neighborhood Business Z.	pal and accessor ide setback. back shall be den a residential zonin rty line or a minin front yard shall n idings from rear a bistrict, every buil required setback noing District, no al district and (2)- uses. d from the street of the street to it n	a public street sh y buildings eloped for sidewing g district shall co not have off-street and side lot lines a exceed of steet for side yard shall be where a lot abuts right-of-way line o or a building part	all not be reduce alk, grass, and/c intain a buffer st the property line parking except are governed by where governed by where closs comp where closs comp the regulations for required except upon a side of it are property line to allowed to enor	ed below 40 fee w landscape pla rip in compliance ie. Any structure for visitors and of Section 4-2, B, d to exceed 50 vising more than of the residentia t that (1) building a lot zoned less o a point on the bach into a setb	ntings and nece e with the stand b built on the pr office employeer 1. The table set haif of the fron district shall ap gs arected for of than 10 feet in v lot that is the ne ck (see Section	ards of Section 6-3, operty line must have fir s. Parking for non-office back from the front line tage on one side of a bi sply to the lots zoned bu welling and business pr width.	e employees shall be be e employees shall be be at the ratio of 1 foot for lock are zoned resident siness. urposes shall comply wi	h the NC State shind or beside the 2 feet rise above sail and the lots th the side yard

Mebane UDO, Article 4 February 4, 2008; amended November 25, 2008; October 6, 2014; January 12, 2015; June 5, 2017; October 1, 2018; November 5, 2018 Change would reduce front setbacks and rear setbacks to 0 to be consistent with existing structures in the Central Business District (B-1)

Ms. Philipps stated that she is a little concerned with the rear setback going to zero (0). She said she knows that some of the buildings on W. Clay Street do not have deeded access to the backs of their buildings and if something were to burn down and be rebuilt, the new building could be built all the way to the rear setback, eliminating parking or the possibility for an alley to be built in the back. Mr. Koch said there are several buildings in that area that have zero setbacks. He said development would still be required to meet fire code which would have access requirements. He added that the City's also has access develop standard requirements.

Mr. Ewing asked what other cities or towns have similar precedents in their UDOs. Mr. Stober said most of them do in historic downtowns, from large metro centers to smaller historic downtowns such as Elkin, Roxboro and Holly Hill. Mr. Stober said he would like to "underline" a point that Mr. Koch made, stating that the City is "hanging their hat" on the fire code regarding egress and should there be redevelopment, the City hopes to elevate some of those situations and to ensure the City can get safe deeded access for ingress or egress on those properties, similar to how the City handles flag lots without deeded driveways.

Mr. Bradley asked, for example, if there was a building downtown with multiple condominiums with zero setbacks, front, back and sides what would the City do about parking. Mr. Stober said the parking standards in the UDO gives the City discretion. In the B-1 District staff would have to be confident that parking would be sufficient for a project and if a waiver is needed, Council action would be required.

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

Mr. Holt presented a request 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. He stated at its September, 2021 meeting Council approved the application process for State funding assistance for the expansion of the WRRF from 2.5 MGD to 4.0 MGD and the application was submitted to the State last Thursday. He went on to say that in early September, the City advertised for a Request for Qualifications from qualified engineering firms for the design of the proposed expansion. That process yielded a statement of qualifications from McGill Associates. After scoring their submittal, staff recommended obtaining an engineering agreement for Council approval. 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. The total amount of the agreement is \$3,310,000. As previously mentioned, the American Rescue Plan funds are recommended to cover the expenses. Mr. Holt said as the current Special Reserve Fund has \$2,380,000 in the budget the Finance Director will present a budget amendment to cover the balance of the engineering agreement.

Ms. Schwartz presented a request for 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.

Mr. Bradley made a motion, seconded by Ms. Philipps, to approve the appropriation of additional ARP grant proceeds to the Special Reserve Fund with a revised budget total of \$5,182,478. The motion carried unanimously.

Ms. Philipps made a motion, seconded by Mr. Ewing, 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. The motion carried unanimously.

Mr. Rollins announced the dates for the upcoming REAC meetings.

There being no further business the meeting adjourned at 6:36p.m.

Ed Hooks Mayor

ATTEST: ______ Stephanie W. Shaw, City Clerk

City Council Meeting Glendel Stephenson Municipal Building Monday, September 13, 2021



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, September 13, 2021 in the Council Chambers of the Glendel Stephenson Municipal Building located at 106 East Washington Street.

<u>Council Present:</u> Mayor Ed Hooks Mayor Pro-Tem Jill Auditori Councilmember Tim Bradley Councilmember Patty Philipps Councilmember Sean Ewing Councilmember Everette Greene <u>City Staff Present:</u> City Manager Chris Rollins Assistant City Manager Preston Mitchell City Attorney Lawson Brown Development Director Cy Stober City Engineer Franz Holt Finance Director Daphna Schwartz

The meeting was livestreamed via YouTube. The video can be accessed through the following link: <u>https://www.youtube.com/watch?v=-E6-oyHvytU</u>

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

No one spoke during the Public Comment Period.

Mayor Hooks presented the Consent Agenda as follows:

- a. Purchase of North First Street Lot- Briggs Property
- b. Amendments to the Mebane Code of Ordinances Chapter 16, Fire Prevention and Protection
- c. Demolition of New Dimensions Church of God in Christ
- d. Uniform Guidance Purchasing Policy
- e. Appointment of Deputy Clerk
- f. Appointment of Burlington-Graham MPO TAC Representative
- g. Indigenous Peoples Day 2021 Proclamation

Mayor Hooks announced that Item c. was removed from the Consent Agenda. Mr. Bradley made a motion, seconded by Mr. Greene, to approve the Consent Agenda as presented with the removal of Item c. The motion carried unanimously.

A Public Hearing was held on a request from Chick-fil-A for adoption of an Ordinance to Extend the Corporate Limits. Mr. Brown spoke concerning the request. He stated that the property is a voluntary contiguous annexation containing approximately 78.855 acres located in the Alamance County. Omar Mansour, Managing Director-Land Development with GreenbergFarrow, was present on behalf of Chick-fil-A and gave a brief update on the progress of the distribution facility located in the NCIC park.

No one else spoke on the matter.

Mr. Greene made a motion, seconded by Ms. Philipps, to close the public hearing. The motion carried unanimously. Ms. Philipps made a motion, seconded by Mr. Bradley, to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 78.855 acres. The motion carried unanimously.

A Public Hearing was held on a request from the Wilson Heirs for adoption of an Ordinance to Extend the Corporate Limits. Mr. Brown spoke concerning the request. He explained that the property is a voluntary contiguous annexation containing approximately 27.52 acres located on Ben Wilson and Bowman Roads in Orange County. He further explained that the property requesting to be annexed is also the same property to be considered during the upcoming public hearing for the Meadowstone Townhomes rezoning. Mr. Brown stated, in the past, Council has combined such matters into one public hearing and if Council desired, both of tonight's public hearings concerning this property could be combined, however, separate motions on each request

would still be needed, with a decision on the annexation being first.

Mr. Ewing made a motion, seconded by Mr. Bradley, to combine both public hearings, agenda items 4b and 4c. The motion carried unanimously.

Mr. Stober presented the request. Ben Wilson Road, LLC, is requesting approval to establish R-8 CD (Residential Conditional Zoning District) zoning on three (3) properties totaling +/- 25.58 acres located on Ben Wilson Road Rd, with a frontage on Bowman Rd to allow for a residential development of 147 townhomes, Meadowstone Townhomes. The property is contiguous with the existing city limits and is located outside of the ETJ in Orange County and is currently zoned AR (Agricultural Residential) by Orange County. As stated by Mr. Brown, the property would have to be annexed before rezoning. Currently the lots include single family residential and farmland. The property is located immediately across the street from the planned unit development, The Meadows, and is located in a G-4 Secondary Growth Area and immediately outside of the G-2 Primary Growth Area. The properties are split by the Haw Creek and the applicant proposes to use multi-level crossing at the creek using the sewer easement strategically.

A Traffic Impact Analysis was conducted in July 2020 and updated in June 2021. The applicant will be required to provide a southbound left-turn lane on Ben Wilson Road with 100' of storage but, otherwise, the findings do not yield any offsite recommended improvements.

UDO Requirement	Requested Wavier
30' front setback	20' front setback
20' rear setback	15' rear setback
15' side setback	8' side setback
Per conditional zoning request	Lot area and width as presented.

Requested waivers:

Tim Smith with Summit Design and Engineering presented a project overview on behalf of the applicant. He stated that Mr. Stober covered most of the information, however, he would now go over some additional details. Mr. Smith shared a rendering of the project layout. He stated that each unit would have two parking spaces each and they added in some additional parking spaces for visitors and at the amenity areas. He also pointed out the landscaping and stormwater management ponds shown on the project layout which meet City and State requirements. The multi-use path will connect all the phases of the project together for pedestrian walkability and access, including a walking bridge over Haw Creek.

He shared the following building commitments:

- Minimum 1,500 square feet
- Home has front-loaded garage for 1 or 2 cars
- Garage occupies ≤50% of front elevation width
- Homes have 30-year architectural shingles
- Homes have projected eaves (side, back & front)
- Homes have minimum 6:12 roof pitch
- Façade elevations feather 25% or more stone or brick
- Vinyl Siding
- Homes will have covered porches
- Homes will be slab on grade

Mr. Smith shared an enlarged rendering of the amenity area, along with renderings of the proposed townhome units.

Council questioned why a pool was not included in the amenities. Mr. Smith stated because of space constraints. Council also asked about if the multi-use path would align and connect with The Meadows subdivision across the street. Mr. Smith replied yes, there would be a high visibility crosswalk installed between both projects. Ms. Philipps said based on the site layout it does not appear that the multi-use path aligns. Mr. Smith said the path does not align at the street, it is

adjacent to the street, then comes up along Ben Wilson Road before crossing over but will connect with the sidewalk. There was considerable discussion about the sidewalks as Council wanted to be assured that there would be safe pedestrian access for both developments.

Mr. Bradley asked what the percentage of green space is on the acreage. Ms. Smith said for the private common open space, what is required is 1.69 acres and they are providing 11.95 acres.

Mr. Brown stated that at the time this project was submitted to the City, the Council had not enacted the sewer paper flow capacity policy that was passed a month or two ago. He said it would be appropriate that it be a condition in this rezoning or at least an acknowledgement on behalf of the developer that they are aware of the policy. Mr. Smith said they are aware of the policy for the sewer allocation and, if the project is approved, they realize that their allocation would be based on the phasing of the project.

Mr. Bradley asked if Mr. Smith was going to talk about traffic. Mr. Smith said they did complete a traffic study which was reviewed by NCDOT and city staff. The requirements of the conditions from the TIA shows a left turn lane when headed south on Ben Wilson Road turning into the first main entrance of the project. Mr. Bradley said he noticed the that the study did not show any erosion of ratings on any of the intersections. He stated that this development is not driving the traffic light at the intersection of Mebane Oaks Road and Old Hillsborough Road as the light is going in anyway. Mr. Rollins said that is correct. As part of the Meadows project the developer made a contribution to the city which was then submitted to NCDOT and the construction of that light is to begin at any time.

Ms. Philipps asked for clarification. She said in their materials, it states that the multi-use path will be in the City's right of way and publicly maintained. If this is not possible, a payment in lieu will be provided in the amount of \$34,042. Mr. Smith said yes, what they are proposing is if the City will accept that condition, they will dedicate the multi-use paths to be public facilities and the remaining deficit of the public space required would be met by a payment in lieu. Mr. Rollins explained, as with the Meadows project, until the paths are tied into the City's existing sidewalk network, the HOA would maintain the paths, after they are tied in, the city will take over maintenance. Council expressed concerns with making sure this is in writing or in form of a policy to ensure that those conditions are followed. Mr. Holt stated that the path proposed is an upgrade to some of the greenways from the past. He said this will be a paved trail with a stone base and will be inspected by city staff to make sure it meets specific standards before taking over the maintenance.

Mr. Ewing questioned what the definition is for "interconnectivity" of the greenways. Mr. Rollins said the Meadows project was the first to use that term but there is no set "perfect" definition. Mr. Rollins requested that Mr. Stober share more detail based on conversations that have been had. Mr. Stober explained that the conversations to date reflect that when there is a connected pedestrian network that would include a greenway trail to the contiguous city's network, that the city would assume responsibility.

Ms. Auditori requested that Mr. Stober speak to how this project fits into the Comprehensive Land Use Plan. Mr. Stober said the project is adjacent to a primary residential growth area. It is in a secondary growth area and secondary growth areas are recommended for residential projects, specifically single-family residential projects and retail to support such residents. Additionally, it is adjacent to second tier primary industrial area for the Buckhorn Economic Development District and such would be some transitional housing as another proposed use for that area which is recommended for light manufacturing, heavy commercial. All of the area is outside the City's ETJ and requires a public hearing for annexation and zoning approval.

Carolyn Wilson spoke on behalf of Ben and Jan Wilson, Jr., LLC, property owners to the north. She said that she noticed that there is a wooden fence the developer is proposing to put six inches from the property line and she questioned if installation of the fence will disturb her trees.

Mr. Smith said when surveying the property, they did look at those trees and they are interior to the Wilson property so he does not think the proposed fence will cause any harm to the trees.

Keith Jeffers questioned the proximity of traffic lights to the entrance of the development. Mr. Stober replied the closest traffic light is at Forest Oaks Lane and Brundage Lane on Mebane Oaks Road. As stated earlier there is a traffic light that will be going in at the intersection of Mebane Oaks Road, Bowman Road and Old Hillsborough Road.

Carl Bradley stated the plans do not reflect street lighting. He cited concerns for public safety. Mr. Stober said NCDOT has set standard for portions of the sidewalks/paths. The internal sidewalk network must meet City's standards as outlined in the UDO.

No one else spoke on the matter. Mr. Greene made a motion, seconded by Mr. Ewing, to close the combined public hearings. The motion carried unanimously.

Ms. Philipps made a motion, seconded by Ms. Auditori, to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 27.52 acres. The motion carried unanimously.

Mr. Greene asked how Council handles making sure that the developer considers adding the additional crossing to provide safe pedestrian access. Mr. Brown said the only commitment offered is that the developer would resubmit the plan with the additional crossing to NCDOT for approval, therefore, the Council's motion could include a statement as such but approval would come from NCODT, not Council or staff.

Mr. Boney, Alamance News Owner/Editor, said the developer indicated a willingness to request approval from NCDOT but can the City also request that NCDOT consider that request favorably. Mr. Brown replied, yes. Mr. Bradley stated he would be hesitant to do so as NCDOT has reasons and a historical perspective for rules they have on establishing intersections, rights-of-way and pedestrian crosswalks and if they had an initial reason for not including two crossings then he feels it was probably safety oriented. Therefore, he would be hesitant to encourage them to approve something they may be on board with but might be moving in an unsafe direction.

Ms. Philipps made a motion, seconded by Mr. Ewing, 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);
- Provides a greenway connection to a different land use, consistent with Open Space and Natural Resource Protection Goal 4.2 (p. 17 & 89);
- Provides a greenway and open space in a developing area, connecting to other locations, consistent with Open Space and Natural Resource Protection Goal 4.3 (p. 17, 89, & 90)

The motion carried unanimously.

A public hearing was held on a request from VGG Holdings LLC, c/o Peter Gitto, for approval of a rezoning from B-3 (Neighborhood Business District) to R-12 (Residential District) to allow for a new single-family detached home. Mr. Stober presented the request. He stated that the property is located at 702 Vance Street. The property is currently vacant and in the City's G-4 Secondary Growth Area which recommends residential projects and retail to serve them. Mr. Stober stated that Mr. Gitto also has property adjacent to the property under consideration with approved building permits for single family residents.

Mr. Gitto stated that the request is for a single-family residence that he is planning to build as an infill lot. He stated he built another house on an infill lot on Roosevelt Street and one on Brown Street, with plans to build two on Vance Street. He explained that when he bought the lot it was discovered that it was actually two separate lots but after working with city staff the information has been corrected and during that determination it was discovered that one of the lots was spot zoned as B-3, therefore, he is requesting to eliminate the spot zoning and bring it into R-12 zoning which Mr. Stober recommended. He said that he has the lots cleared and is ready to begin construction pending Council's action.

The Council questioned if there are any water runoff or drainage issues that would affect surrounding properties. Mr. Gitto said the land would be graded to direct water flow to the City's right-of-way.

Omega Wilson spoke on behalf of the West End Revitalization Association (WERA). He summarized comments provided in the attached memo which was handed out to the Council and staff.

Planning, Zooning & Inspection Mebane City Council 106 East Washington Street Mebane, NC 27302

RE: Rezoning 702 Vance Street from B-3 to R-12 for single family dwelling construction September 13, 2021 - Mebane City Council Meeting 6-PM

We are here on behalf of the West End Revitalization Association (WERA), which owns two undeveloped lots at Giles Street and Vance Street. Plans for development are not complete for these two lots just east of 702 Vance Street.

WERA has no objections to rezoning the vacant 702 Vance Street lot from business (B-3) to residential (R-12). Since the West End Revitalization Association was founded in 1994 and incorporated in 1995 as 501©-3 non-profit, WERA has encouraging fair and equitable development and growth. Several lots have been vacant for over three decades, and some homing units have not been occupied for that period of time due to the need for major repair or demolition for new in-fill construction.

West End Community residents are rightly concerned about white resident gentrification in an area that has been nearly 100-percent Black owned since 1865, when slavery ended. There has been little trust between Black residents and mostly white Mebane City officials. In 1999, WERA had to file a Title VI of Civil Rights Act of 1964 complaint at the US Department of Justice in order to save over seventy (70) Black owned homes and three churches from destruction by the NCDOT 119-Bypass/Overpass construction. The City of Mebane endorse the 119-path and fought against WERA federal complaint.

As result of WERA 1999 US DOJ complaint, that is refers to as "Right to Basic Amenities" and "Environmental Justice" disparities, some social and physical barriers are slowly being removed.

- Environmental Justice Mapping by the WERA / Mebane Taskforce for Black, Indigenous, and Latinx Communities (encouraged by the US Environmental Protection Agency).
- Current construction of NC DOT connection of Tate Street, Roosevelt Street, and Corregidor Street for quick access to the Mebane Arts and Community Center & ball fields (\$1-million).
- Approved Greenway at the end of Giles Street for easy and short walks to and from South Mebane School for students rather than a two-mile drive (\$900-thousand).
- 4) In-fill residential building on West Holt Street to replace out-of-code un-occupied old homes.

Big questions! What about sewer installation for all of White Level, Buckhorn, Perry Hill, and part of West End? The mapping will identify much more that should be done to build social and physical infrastructure equity based on race and place. The Wilson Family has been coming to Mebane City Council meetings since 1988 seeking formal and proactive support. See the attached <u>Mebane Enterprise</u>

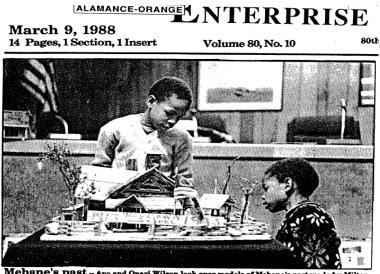
<u>Newspaper</u> photo March 9, 1988 that feature Ayo and Omari Wilson, then students at South Mebane Elementary School.

We appreciate you attention to all matters here.

Thank you,

Omega and Brenda Wilson

Omega and Brenda Wilson, WERA Co-Founders Ayo B. Wilson, WERA Director of Clean Energy & Climate Justice Evon P. Connally, WERA Board Chair



Mebane's past - Ayo and Onari Wilson look over models of Mebane's past made by Milton McDade while their father, Omega Wilson, and other local residents prepare to listen to facts about the N.C. Main Street program. (Staff photo by Cheryl Sumner)

No one else spoke on the matter. Mr. Greene made a motion, seconded by Ms. Philipps, to close the public hearing. The motion carried unanimously. Ms. Philipps made a motion, seconded by Mr. Ewing, to approve the R-12 zoning as presented and a motion to find that <u>the application is</u> <u>consistent</u> 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 for approval of an amendment to the City of Mebane Unified Development Ordinance Flood Hazard Overlay (FHO) District to reflect a federal action to amend the Flood Insurance Rate Map (FIRM) on the northern shore of Lake Michael. Mr. Stober presented the request. He explained that at the request of Lebanon Road Partners, LLC, the FEMA initiated a process to revise the FIRM and, consequently, the City's FHO. The public notification process complied with federal criteria, including mailings to the immediately-affected properties and advertisement in the local newspaper, evidenced with an affidavit of publication. No structures are affected by the change and no appeals were filed. The City's FHO District and Zoning Map must match the FIRM and such change requires formal amendment of the City UDO.

No one spoke concerning the matter.

Ms. Philipps made a motion, seconded by Mr. Greene, 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 and Zoning Map as presented and a motion to find that the amendments are consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan *Mebane By Design*, and are required by State and Federal law. The motion carried unanimously.

Ms. Schwartz presented a request for approval of Revenue Bonds for the Waste Resource Recovery Facility (WRRF) Renovation Bond Order and Series Resolution. She explained that the Council adopted a resolution at its August 2, 2021 meeting which stated its proposal to issue revenue bonds to provide funds to carry out a plan to improve and expand the City's WRRF to reroute the GKN Pump Station force main to reduce flow to the WRRF, to refinance a 2014 installment financing agreement and to pay related costs. The City has applied to the North Carolina Local Government Commission for its approval of the revenue bonds, and the Commission has accepted the City's application. The Council's approval of the Bond Order and Series Resolution would authorize formally the issuance of City revenue bonds from time to time, including an initial revenue bond for the WWRF project, and to approve substantially final financing documents and other details of the financing.

Mr. Bradley said the expectation would be that the bonds would be paid out of the system development fees and not standard rate sewer fees. Mr. Rollins said for this project a rate increase was implemented but as discussed last month, staff hopes there will be a decrease in next year's second anticipated sewer rate increase. The system development fees will be applied to the loans for the WRRF expansion.

Ms. Philipps made a motion, seconded by Mr. Bradley, to approve the Bond Order and Series Resolution for revenue bonds in the form presented. The motion carried unanimously.

Bond Order and Series Resolution authorizing the issuance of City water and sewer revenue bonds, including initial bonds of up to \$14,000,000 for the WRRF renovation and other purposes

Introduction --

The Mebane City Council, by resolution adopted on August 2, 2021, has stated its proposal to issue revenue bonds to provide funds to carry out a plan (the "Project") to improve and expand the City's Water Resource Recovery Facility (WRRF), to reroute the GKN Pump Station force main to reduce flow to the WRRF, to refinance a 2014 installment financing agreement and to pay related costs.

The City has applied to the North Carolina Local Government Commission for its approval of the

revenue bonds, and the Commission has accepted the City's application. The Council now desires to adopt a bond order to authorize formally the issuance of City revenue bonds from time to time, including an initial revenue bond for the WWRF project, and to approve substantially final financing documents and other details of the financing.

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

1. There are hereby ordered to be issued from time-to-time City of Mebane water and sewer revenue bonds (the "Bonds"). The City will issue Bonds under the North Carolina Local Government Revenue Bond Act to pay capital costs of providing water and sewer system improvements, together with related financing and other necessary or incidental costs.

2.In particular, there are hereby ordered to be issued, pursuant to the Act, an initial series of Bonds (the "2021 Bonds") in a principal amount not to exceed \$14,000,000. The City will use proceeds of the 2021 Bonds, together with other available funds, to pay costs of water and sewer system improvements, and in particular to provide funds for the Project described above.

3.The Bonds will be special obligations of the City, secured by a pledge of the net receipts of the City's water and sewer system. The principal of, and interest and any premium on, the Bonds shall be payable solely from the sources pledged to the payment. Neither the faith and credit nor the taxing power of the City or any other governmental entity shall be pledged for the payment of the principal of, or interest or any premium on, the Bonds, and no owner of the Bonds shall have the right to compel the exercise of the taxing power of any governmental entity in connection with any default on the Bonds.

4.The City will issue the Bonds pursuant to a Master Trust Agreement (the "Master Agreement") in substantially the form of the draft dated September 7, 2021 presented to this meeting. The Council authorizes the Mayor and the City Manager, or either of them, to execute and deliver the Master Agreement in its final form. The Master Agreement in its final form must be in substantially the form presented, with such changes as the Mayor or the City Manager may approve. The execution and delivery by an authorized City officer will be conclusive evidence of that officer's approval of any changes.

BE IT FURTHER RESOLVED by the Council as follows:

- A. Acceptance of Lender's Proposal -- The City has solicited competitive proposals from financial institutions to purchase the proposed 2021 Bonds, and Truist Bank (the "Lender") has submitted the best proposal. The City will issue and sell the Bonds to the Lender. The City asks the North Carolina Local Government Commission to sell the Bonds to the Lender at a private sale, substantially in accordance with this resolution and the financing proposal dated July 23, 2021.
- **B.** Approval of First Supplemental Agreement; Direction to Execute Agreement The City will issue the 2021 Bonds to the Lender pursuant to a First Supplemental Trust Agreement (the "Supplemental Agreement") in substantially the form of the draft dated September 7, 2021 presented to this meeting. The Council authorizes the Mayor and the City Manager, or either of them, to execute and deliver the Supplemental Agreement in its final form. The Supplemental Agreement in its final form must be in substantially the form presented, with such changes as the Mayor or the City Manager may approve. The execution and delivery by an authorized City officer will be conclusive evidence of that officer's approval of any changes.

The Supplemental Agreement in its final form, however, must be consistent with the financing plan described in this resolution and must provide (a) for the principal amount of the 2021 Bonds not to exceed \$14,000,000, (b) for an annual interest rate not to exceed 1.78% (in the absence of a default or a change in tax status), and (c) for a financing term not to extend beyond December 31, 2036.

C. Officers To Complete Closing – The Council authorizes the City Manager, the Finance Officer and all other City officers and employees to take all proper steps to complete the financing in cooperation with the Lender and in accordance with this resolution.

The Council authorizes the Finance Officer to hold executed copies of all financing documents authorized or permitted by this resolution in escrow on the City's behalf until the conditions for

their delivery have been completed to that officer's satisfaction, and then to release the executed copies of the documents for delivery to the appropriate persons or organizations.

Without limiting the generality of the foregoing, the Council specifically authorizes the Finance Officer to approve changes to any documents previously signed by City officers or employees, provided that the changes do not conflict with this resolution or substantially alter the intent from that expressed in the form originally signed. The Finance Officer's authorization of the release of any document for delivery will constitute conclusive evidence of that officer's approval of any changes.

In addition, the Council authorizes the Finance Officer to take all appropriate steps for the efficient and convenient carrying out of the City's on-going responsibilities with respect to the financing. This authorization includes, without limitation, contracting with third parties for reports and calculations that may be required under this resolution or otherwise with respect to the Master Agreement or the Supplemental Agreement.

D. Resolutions as to Tax Matters -- The City will not take or omit to take any action the taking or omission of which will cause the 2021 Bonds to be "arbitrage bonds," within the meaning of Section 148 of the "Code" (as defined below), or "private activity bonds" within the meaning of Code Section 141, or otherwise cause interest on the 2021 Bonds to be includable in gross income for federal income tax purposes. Without limiting the generality of the foregoing, the City will comply with any Code provision that may require the City at any time to pay to the United States any part of the earnings derived from the investment of the financing proceeds. In this resolution, "Code" means the United States Internal Revenue Code of 1986, as amended, and includes applicable Treasury regulations.

E. Additional Provisions -- The Council authorizes all City officers and employees to take all 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 to this end. Upon the absence, unavailability or refusal to act of the City Manager, the Mayor or the Finance Officer, any other of those officers may assume any responsibility or carry out any function assigned in this resolution. In addition, the Mayor Pro Tem or any Deputy or Assistant City Clerk may in any event assume any responsibility or carry out any function to the Mayor or the Clerk, respectively. All other Council proceedings, or parts thereof, in conflict with this resolution are repealed, to the extent of the conflict. This resolution takes effect immediately.

Ed Hooks, Mayor

Mr. Holt presented a request for adoption of a Resolution for the Application of seeking State funding assistance through the Clean Water State Revolving Fund (CWSRF) for the WRRF expansion to 4.0 MGD. He said based on Mebane's current growth trend and the short time frames between the current renovation at the WRRF, the planned 0.5 MGD and the future 1 MGD expansion discussed in March, staff now recommends foregoing the 0.5 MGD planned expansion in favor of a larger 1.5 MGD expansion to 4.0 MGD. He stated they do not anticipate any lost time by switching to this strategy. The proposed expansion cost to 4.0 MGD is approximately \$50 million. If the full amount of the loan is approved, we expect it to be over two funding cycles (this fall \$30 million and next spring \$17 million). Applying for the funds requires Council to adopt a resolution authorizing the City Manager to act on behalf of the City. Mr. Bradley made a motion, seconded by Mr. Greene, to adopt the resolution provided, requesting State Clean Water State Revolving Fund assistance to fund the proposed 1.5 MGD WRRF expansion project taking the design capacity from 2.5 MGD to 4.0 MGD. The motion carried unanimously.

RESOLUTION BY GOVERNING BODY OF APPLICANT

WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater system improvements, and WHEREAS, The <u>City of Mebane</u> has need for and intends to construct a project to expand the capacity of its wastewater treatment facilities, and

WHEREAS, The <u>City of Mebane</u> intends to request State Clean Water State Revolving Fund (CWSRF) assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE city council OF THE City of Mebane:

That <u>City of Mebane</u>, the Applicant, will arrange financing for all remaining costs of the project, if approved for a State Clean Water State Revolving Fund (CWSRF) award.

That the Applicant will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the Applicant agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the City of Mebane to make scheduled repayment of the loan, to withhold from the City of Mebane any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That the Applicant will provide for efficient operation and maintenance of the project on completion of construction thereof. That City Manager, Chris Rollins, the Authorized Official, and successors so titled, is hereby authorized to execute and file an application on behalf of the Applicant with the State of North Carolina for a Clean Water State Revolving Fund (CWSRF) to aid in the construction of the project described above.

That City Manager, Chris Rollins, the City's Authorized Official, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the Applicant has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 13th day of September, 2021 at Mebane, North Carolina.

Ed Hooks, Mayor

Mr. Holt presented a request for approval of a Change Order No. 3 with Carolina Sunrock, LLC in the amount of \$332,240.00 for the extension of the 2020-21 Street Repair and Resurfacing Contract. Mr. Holt shared the street list developed from the February 2020 Pavement Condition Survey performed by LaBella Associates, P.C. and shared a map which highlighted work that has been completed and proposed for CO #3.

Mr. Bradley asked if the list takes care of all the paving budgeted for the current budget year. Mr. Holt replied, no it does not. He said the Council has approved within the 21-22 budget \$625,000.00. Approving a \$332,240.00 change order will allow for a future contract to be bid and awarded during the January, 2021 meeting for approximately \$300,000.00.

Ms. Auditori said that street repairs and resurfacing seems to be of particular interest to the public and asked that Mr. Holt elaborate on how the list of streets are selected each year. He explained LaBella's Pavement Condition Rating process that is conducted earlier in the year and then the City's process of a final review and selection.

Mr. Bradley asked how the pothole reporting system is working. Mr. Rollins said the Mobile 311 reporting system has not worked as efficiently as the city had hoped on the citizen/public reporting side but does work well to generate internal work orders. He said that staff is working to get a new GIS reporting system in place and he feels that system will be much easier for the citizens when reporting issues.

Ms. Philipps questioned how the searching process for a Public Information Officer is going. Mr.

Rollins said staff has been hard at work filling multiple positions, mostly in public works, but Ms. Hunter is working towards getting that hire under way.

Mr. Bradley a made a motion, seconded by Ms. Philipps to approve Change Order No. 3 with Carolina Sunrock, LLC in the amount of \$332,240.00 for the extension of the 2020-21 Street Repair and Resurfacing Contract. The motion carried unanimously.

There being no further business the meeting adjourned at 7:37p.m.

Ed Hooks Mayor

ATTEST: ______ Stephanie W. Shaw, City Clerk



AGENDA ITEM #3B

Reappointment of Chip Foushee

to the local ABC Board

Presenter

Lawson Brown, City Attorney

Public Hearing Yes □ No ⊠

Summary

The City has appointed one (1) board member on the local ABC Board.

Background

Mr. Foushee has served since Mebane became a member of the local ABC Board. He currently serves as Chair.

Financial Impact

N/A

Recommendation

Staff recommends the reappointment of Chip Foushee as the City's member on the local ABC Board.

Suggested Motion

I make a motion to reappoint Chip Foushee as the City's member on the local ABC Board.

Attachments

N/A



Page | 1

Agenda Item #3c	Presenter Aaron Davis, Recreation and Parks Director
Drone Policy/sUAS	Lawson Brown, City Attorney
	Public Hearing Yes □ No ⊠

Summary

The City of Mebane receives various requests from citizens asking where and when they are allowed to fly drones. While the Federal Aviation Administration (FAA) regulates Drone/sUAS flying devices, it is in the best interest of the City to create a policy for such devices. Local authority may exceed the existing federal and state laws by limiting the location where drones may take off and land. We feel that it is in the best interest of the city to not allow Drone usage at any parks unless approved by the City.

Background

The City of Mebane has no selected locations or policy for the flying of sUAS devices. To help citizens that have obtained their license and are eligible to fly these devices, a policy should be adopted to help those citizens know the proper protocols to be allowed to use such devices at our parks and throughout the city.

Financial Impact

No financial impact to the City of Mebane

Recommendation

Staff recommends that City Council adopts the Drone/sUAS Policy

Suggested Motion

To adopt the City of Mebane Drone/sUAS Policy

Attachments

1. City of Mebane Drone/sUas Policy

City of Mebane Drone Policy



Definition

- **Remote Controlled Vehicles** include the following:
 - o Unmanned Aerial Vehicles (UAVs) and Unmanned Aerial Systems (UAS), also known as "drones"
 - o Radio-Controlled (RC) cars, airplanes, helicopters and boats
 - Unmanned Underwater Vehicles (UUV)

FAA Safety Guidelines

- Fly at or below 400 feet and stay away from surrounding obstacles
- Keep UAS within sight
- Never fly near other aircraft, especially near airports
- <u>Never fly over groups of people</u>
- Never fly over stadiums or sports events
- Never fly near emergency response efforts such as fires
- Never fly under the influence of drugs or alcohol
- Understand airspace restrictions and requirements

FAA Rules for Operating an Unmanned Aircraft for Work or Government Use

- Pilot Requirements
 - Must have Remote Pilot Airman Certificate
 - Must be 16 years old
 - Must pass TSA vetting
- Aircraft Requirements
 - Must be less than 55 lbs.
 - Must be registered if over 0.55 lbs. (online)
 - Must undergo pre-flight check to ensure UAS is in condition for safe operation
- Location Requirements
 - o 5 miles from airports without prior notification to airport and air traffic control
 - Class G airspace*
- Operating Rules
 - Must keep the aircraft in sight
 - (visual line-of-sight)*
 - Must fly under 400 feet*
 - Must fly during the day*
 - Must fly at or below 100 mph*
 - Must yield right of way to manned aircraft*
 - Must NOT fly over people*
 - Must NOT fly from a moving vehicle*
- Example Applications
 - Flying for commercial use (e.g. providing aerial surveying or photography services)
 - Flying incidental to a business (e.g. doing roof inspections or real estate photography)
- Legal or Regulatory Basis
 - o Title 14 of the Code of Federal Regulation (14 CFR) Part 107

Mebane Recreation & Parks Drone Policy

- All recreational use of remote and radio controlled vehicles at parks, ballfields, recreation centers and other facilities is prohibited.
- Approved contractors with a City of Mebane vendor number will be allowed to use remote controlled vehicles for specific services, including but not limited to aerial photography, building inspections and mapping.
- Approved contractors and/or city staff must pass and hold a current FAA Small Unmanned Aircraft Systems (sUAS) Airman Certification that must be renewed every two years.
- All commercial drone/sUAS vendors will be required to carry a minimum \$1 million liability insurance policy.
- All remote pilots will be required to complete a City of Mebane Parks and Recreation UAS/Drone Registration Form for commercial operators. Any false information submitted on the registration form may result in the immediate termination of the service contract.

City of Mebane Unmanned Aircraft Systems (UAS)/Drone Registration Form (Commercial Operators)



	OWNER/OPERATOR INFORMATION
Business Name	
Pilot in Command (PIC)	
Address (City/State/Zip)	
Phone Number	
Cell Number	
Email Address	
FAA Remote Pilot Certification Number	
Expiration Date	
Insurance Company	
Drone Insurance Policy Number	
	AIRCRAFT INFORMATION
Aircraft Make	
Aircraft Model	
FAA Aircraft Identification Number	
Owner/Pilot Signature	
Co-Pilot Signature	



Page | 1

AGENDA ITEM #3D MYSA Field Use Contract

Presenter

Aaron Davis, Recreation and Parks Director Kris Kloepping, Athletic Director Chip Foushee, MYSA (optional)

Public Hearing

Yes 🛛 No 🗵

Summary

The Mebane Youth Soccer Assosciation (MYSA) wishes to continue the partnership with the City of Mebane for field use purposes.

Background

MYSA has been doing the programming and administration for the City of Mebane's recreational soccer program for many years. MYSA also runs a very successful travel/academy and elite program that has utilized all of Mebane's soccer fields. After review of the initial contract, there are a few minor adjustments that needed to be changed to best encompass the intent of the agreement between the City and MYSA.

Financial Impact

None

Recommendation

Staff recommends approval of Soccer Program and Field Use Agreement.

Suggested Motion

Motion to approve the Soccer Program and Field Use Agreement between the City of Mebane and the Mebane Youth Soccer Association.

Attachments

• MYSA and City of Mebane revised Agreement



Soccer Program and Field Use Agreement between the City of Mebane and Mebane Youth Soccer Association

This Agreement is made as of the first day of November 2021 by and between the City of Mebane and the Mebane Youth Soccer Association (MYSA). Effective on January 1, 2022

Whereas, MYSA is prepared for and desires to provide administrative duties and operational responsibilities for the MYSA soccer program; and

Whereas, the City desires MYSA to provide the soccer program; and

Whereas, the subject facilities are located at 622 Corregidor Drive (MACC Soccer Complex) and 550 West Center Street (Mebane Community Park Artificial Turf Soccer Complex). The Baseball/Softball complex at the MACC may be used as a backup location but must be requested and approved by the City before use.

Whereas, MYSA is a member of the North Carolina Youth Soccer Association; and

Whereas, MYSA provides various levels of play from which to choose, depending on the players preferred level of competition Recreation Soccer, Academy, Classic, and TOPSoccer; and

Whereas, MYSA collect fees from players that vary depending on the level of play in which they are engaged to cover the cost of operating the club, pay the fees associated with fielding teams through MYSA's sanctioning body; and

Whereas, MYSA uses a volunteer coaching model that helps maintain fees at an affordable rate for players at all levels, MYSA provides a financial aid program with verification for those in need; and

Whereas, MYSA coordinates a summer camp in July each year, in conjunction with Challenger British Soccer; and

Whereas, the City of Mebane will provide notification boards for the MYSA daily schedule to help notify the citizens of scheduled field use each day.

Whereas, The City of Mebane requires MYSA to coordinate a Mebane Community Park beautification day three times a year to help keep the park looking aesthetically pleasing; and

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to the terms and conditions set forth, the City does hereby license unto MYSA and MYSA does hereby accept this Agreement.

Section #1

The City hereby grants to MYSA a license for use of soccer fields at 622 Corregidor Drive and 550 W. Center St. MYSA is licensed to use the fields:

- January May and September November
 - Monday through Friday from 6:00pm 10:00pm, Saturday from 8am 10pm, and Sunday from Noon – 5:00pm
- June and August
 - Monday Friday from Noon 8pm, Saturday from 8am 10pm, and Sunday from Noon-5:00pm
- July All usage must be approved by the City of Mebane prior to entry into the registration software.

Throughout the terms of the Agreement, except for the Month of July and any other time the City needs to perform maintenance on the fields and/or the fields are deemed unplayable due to weather and the condition of the fields, the City of Mebane will notify MYSA with plenty of notice when maintenance will be completed on the fields.

The City of Mebane requires MYSA to enter their practices, games, camps, and all other activities into the Civic Rec registration software with details including: dates, times, division, coaches name, and coaches contact information. In the event that this information is not entered into the system less than two weeks from the scheduled activity, the City of Mebane may rent the facility to other groups requesting field usage. The City of Mebane will continue to notify MYSA of field rentals more than two weeks before a possible rental, but will not contact MYSA within the two weeks leading up to a requested rental. One MYSA representative will be issued administration access to the Civic Rec Software to efficiently add the detailed information into the system. MYSA may also provide their schedules, VIA google drive, to the recreation and parks department for entry by a designated leader of the recreation and parks department.

MYSA priority use signs will be removed in lieu of the notification boards showing MYSA's daily schedule.

- Monday Friday The City of Mebane will post the daily schedule
- Saturday Sunday MYSA will post the daily schedule

The City of Mebane's programs and events have priority over all MYSA sanctioned events. The City of Mebane will give MYSA plenty of notice of any events, which MYSA must adjust their schedule for.

The City of Mebane will utilize the Civic Rec software to post daily schedules for each of the facilities used. These schedules will be accessible via the City of Mebane website, so the public has the ability to view daily schedules and know when and where open play is available.

Section #2

MYSA shall provide the youth soccer program for the City and use the City Facilities for the limited purpose of operating the youth soccer program, including;

- Practices
- Games
- Training Sessions
- Summer Camps
- MYSA Tournaments

All other uses must be requested, approved, and rented through the City of Mebane. MYSA cannot rent any fields to outside organizations or engage in contract negotiations with those groups. All correspondence between MYSA and other organizations will be deferred to the City of Mebane. MYSA must take registration for all programs through MYSA, not other organizations with affiliation to MYSA will be allowed to use the fields with out approval by the City of Mebane.

Section #3

MYSA shall continue to purchase and cause the placement of sod to repair natural grass areas at 622 Corregidor Drive on an annual basis based on need or the request of the City of Mebane. Additionally, MYSA will continue to maintain and repair all goals and goal nets to the appropriate standard for play. MYSA will also agree to pay for the expenses of chain link fence repair and replacement as needed, no more than once a year, behind goals at 550 W. Center St. Additionally, MYSA will agree to help with the maintenance costs of the artificial turf fields at 550 W. Center St. annually and as needed. Lastly, MYSA will need to store equipment in a proper storage unit and will not be allowed to use any utility closets at the Community Park or the MACC grass fields. MYSA may purchase a storage unit if needed for the storage but must get City of Mebane approval for size/type/colors and the location of such buildings.

Section #4

This Agreement shall be valid for three years, renewable upon mutual consent for an additional threeyear period up to two additional terms. Both parties shall provide a 90-day notice of their intent to renew.

Either party may terminate this Agreement at any time with written 60 days' notice except during seasons for which MYSA has already scheduled, in which case the period of notice shall be the conclusion of that season.

Section #5

MYSA is required to keep all City-owned storage, concession, and all other facilities clean, organized, and to the standards of regular operating order. MYSA is also required to remove all benches and small soccer goals from the field of play after each day so the City of Mebane can mow, line, and perform maintenance on the fields as needed. If facilities are found to be unsatisfactory, MYSA and its representatives will have 48 hours to tend to the issues. Except in the case of goals and benches which will need to be removed as quickly as possible if left out over night.

Section #6

MYSA will provide contact information for three individuals whom the City may contact to address any immediate concerns and to send notice, written or electronic, related to this Agreement. Notice is not deemed delivered until receipt is acknowledged by the receiving party.

MYSA will be responsible for all players, spectators, fans, equipment, and anything else related to their soccer operations, including the posting of the daily schedule on the weekends.

MYSA will be responsible to act as any other renter of the facility based on reservations. If MYSA finds that other groups or citizens are using the fields when they arrive at the fields, City of Mebane Police will be the first point of contact if there are any issues asking others to leave the fields.

The City of Mebane will schedule all light usage based on the schedules entered in the Civic Rec registration software. MYSA representatives should contact the City of Mebane Athletic Director or Recreation and Parks Director if light usage will exceed the initial need for any given night.

Section #7

The City of Mebane shall clear the scheduled fields and all restrooms of all trash and debris before MYSA use each day. The City agrees to maintain the grounds, including restrooms, fields, and perimeter fencing (not located behind the goals). The City shall be responsible for the lining of all fields before use. If MYSA requires updating of painted lines, they must contact the City representative at least 48 hours (Monday-Friday) before the need for updating. The City shall purchase and apply field preparation materials such as "Plus Five" and "Turface" or other materials as necessary. Final decisions on the availability of fields during or subsequent to rain or different adverse weather will be made by the City in consultation with MYSA. A designated MYSA representative with a City Leader will perform a walkthrough of the fields to be used before scheduled play in order to maintain safe conditions and minimize field damage for the future. Efforts will be made to make such decisions promptly, which accommodates both parties.

Section #8

MYSA shall obtain and maintain at its sole expense general liability insuring against any and all losses at the City Facilities as further Herein the policy shall provide coverage in an amount not less than \$1,000,000, naming the City as additional insured with a waiver of subrogation as to the City. MYSA shall provide a copy of the same to the City and other proof of coverage as the City requests. MYSA shall obtain from each of its participants or his or her legal guardian a signed general release of liability form discharging the City from any and all liability for personal injury, death, or property damage sustained during participation in MYSA programs and activities.



Agenda Item #3e

Grant Project Ordinance

Meeting Date November 1, 2021

Presenter

Daphna Schwartz, Finance Director

Public Hearing Yes 🗋 No 🔀

Summary

New guidance has emerged recommending the special revenue fund created to account for the American Rescue Plan Act funds be converted to a grant project ordinance.

Background

On June 7, 2021, per the guidance provided by the NC Pandemic Recovery Office, this Council approved the creation of a special revenue fund to account for the American Rescue Plan Act funds. The NC Pandemic Recovery Office, the Local Government Commission, and the UNC School of Government now recommend converting the special revenue fund into a grant project ordinance.

Financial Impact

There is no financial impact.

Recommendation

Recommend that the Council approve creating a grant project ordinance to replace the special revenue fund to account for American Rescue Plan Act funds.

Suggested Motion

Motion to adopt the grant project ordinance.

Attachments

1. Grant project ordinance.



Grant Project Ordinance for the City of Mebane American Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds

BE IT ORDAINED by the city council of the City of Mebane, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance to replace the previously established special revenue fund established on June 7, 2021, is hereby adopted on November 1, 2021:

Section 1: This ordinance is to establish a budget for a project to be funded by the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (CSLFRF). The City of Mebane has received the first tranche in the amount of \$2,591,329 of CSLFRF funds. The total allocation is \$5,182,478, with the remainder to be distributed to the town within 12 months. These funds may be used for the following categories of expenditures, to the extent authorized by state law.

1. Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;

2. Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector;

3. Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;

4. Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,

5. Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

Section 2: The following amounts are appropriated for the project and authorized for expenditure:

Project	Expenditure Category	Appropriation of CSLFRF
Design and engineering for	5.1 Clean Water: Centralized	\$3,310,000
the Water Resource Recovery	Wastewater Treatment	
Facility Expansion		
Unassigned		\$1,872,478
	Total:	\$5,182,478

Section 3: The following revenues are anticipated to be available to complete the project:

American Rescue Plan Act Funds: \$5,182,478

Section 4: The Finance Director is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements.

Section 5: The Finance Director is hereby directed to report the financial status of the project to the governing board on a quarterly basis.

Section 6: Copies of this grant project ordinance shall be furnished to the Budget Officer, the Finance Director and to the Clerk to the City Council.

Section 7: This grant project ordinance expires on December 31, 2026, or when all the CSLFRF funds have been obligated and expended by the city, whichever occurs sooner.



AGENDA ITEM #3F

Budget Ordinance, Capital Project, and Grant Project Amendment Meeting Date November 1, 2021

Presenter

Daphna Schwartz, Finance Director

Public Hearing Yes □ No ⊠

Summary

This amendment will record the total amount of the 2021 Revenue Bond issue, record a transfer from the Coronavirus State and Local Government Fiscal Recovery Funds (CSLFRF) Grant Project Ordinance to the Water Resource Recovery Facility (WRRF) Expansion Capital Project Ordinance for the engineering and design contract, and re-appropriate unencumbered amounts carried forward from the prior fiscal year in the General Fund and Water and Sewer Fund.

Background

The City recently closed on the 2021 Revenue Bond issue, which is higher than what was budgeted. This amendment will make the budget match the debt issuance of \$13,573,000.

Council approved moving forward with using CSLFRF (American Rescue Plan) funds for the engineering and design contract for the WRRF expansion capital project. This amendment will transfer \$3,310,000 for this contract from the rescue plan fund to the capital project fund.

At the end of the fiscal year 2020-2021, three appropriations were not complete and were not yet encumbered, so they did not carry over automatically. Two general fund appropriations; \$77,913 for the First Street Pocket Park and \$4,500 for garbage carts. The water and sewer fund appropriation is \$40,000 for a long-range utility plan and flow reduction study. Therefore, it is necessary to re-appropriate fund balance in the current fiscal year to carry out the projects.

Financial Impact

The amendments for the revenue bond issue and the CSLFRF ordinance do not have any impact as the City has already approved the underlying financial transactions. The amendments memorialize the commitment in the budget.

The appropriation of the carryforward budget each year is commonplace to account for projects underway but not complete at year-end. The amounts are available in the fund balance for the two funds.

Recommendation

Recommend that the Council approve the attached budget ordinance, capital project ordinance, and grant project ordinance amendments.

Suggested Motion

Motion to adopt the Budget, Capital Projects, and Grant Project Ordinance amendments as presented.

Attachments

1. Budget, Captial Project, and Grant Project Ordinance Amendment

BE IT ORDAINED by the Council of the City of Mebane that the Budget Ordinance for the Fiscal Year beginning July 1 2021 as duly adopted on June 7, 2021, the Water Resource Recovery Facility (WRRF) Renovation Capital Project Fund, the WRRF Expansion Capital Project Fund, and American Rescue Plan Grant Project Fund, is hereby amended as follows:

ARTICLE I

APPROPRIATIONS	Current Budget	Change	Revised Budget
Revenue Bond Debt Proceeds			
WRRF Renovation Capital Project Ordinance	\$7,344,176	\$1,557,766	\$8,901,942
Water and Sewer Fund Utility Maintenance (GKN Pump Station Reroute)	\$4,240,479	\$1,900,000	\$6,140,479
Water and Sewer Non-departmental (refunding of the 2014 Graham-Mebane water plant upgrade)	\$1,823,036	\$2,771,058	\$4,594,094
Coronavirus State and Local Fiscal Recovery Funds			
CSLFRF Grant Project Ordinance	\$5,182,478	(\$3,310,000)	\$1,872,478
WRRF Expansion Capital Project Ordinance	\$925,000	\$3,310,000	\$4,235,000
FY 2020-21 Carryforward General Fund - Recreation and Parks	\$2,478,023	\$77,913	\$2,555,936
General Fund - Sanitation	\$1,759,477	\$4,500	\$2,555,550 \$1,763,977
Water and Sewer Fund - Engineering	\$285,000	\$40,000	\$325,000
ARTICLE II			
REVENUES	Current Budget	Change	Revised Budget
Revenue Bond Debt Proceeds			
WRRF Renovation Capital Project Ordinance	\$7,344,176	\$1,557,766	\$8,901,942
Water and Sewer Fund	\$123,000	\$4,671,058	\$4,794,058
Coronavirus State and Local Fiscal Recovery Funds			
CSLFRF Grant Project Ordinance	\$5,182,478	(\$3,310,000)	\$1,872,478
WRRF Expansion Capital Project Ordinance	\$925,000	\$3,310,000	\$4,235,000
FY 2020-21 Carryforward			
Appropriated Fund Balance - General Fund	\$3,200,469	\$82,413	\$3,282,882
Appropriated Fund Balance - Water and Sewer Fund	\$1,916,468	\$40,000	\$1,956,468

This the 1st day of November, 2021.



AGENDA ITEM #3G

Quarterly Report –

July 1, 2021 to September 30, 2021

Meeting Date November 1, 2021

Presenter

Daphna Schwartz, Finance Director

Public Hearing Yes 🗌 No 🗵

Summary

Municipal finance officers in North Carolina are required to report financial information including encumbrances to the governing body throughout the fiscal year. The City of Mebane meets this requirement with quarterly reports.

Background

This report displays the first quarter of the fiscal year for the period that ended September 30, 2021.

Property tax collections at September 30, 2021 are in keeping with prior years. Expenditures and encumbrances to date are in line with budgeted amounts.

Financial Impact

None.

Recommendation

That the Council accept the report.

Suggested Motion

Motion to accept the report.

Attachments

1. Fiscal Year 2021-2022 1st Quarter Financial Report



Budget Report

Account Summary

For Fiscal: 2021-2022 Period Ending: 09/30/2021

Fund: 100 - General Fund		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Revenue								
100-3011-000	2011 PROPERTY TAXES	0.00	0.00	17.30	17.30	0.00	17.30	0.00 %
100-3012-000	2012 PROPERTY TAXES	0.00	0.00	15.98	81.75	0.00	81.75	0.00 %
100-3013-000	2013 PROPERTY TAXES	0.00	0.00	119.47	126.52	0.00	126.52	0.00 %
100-3017-000	2017 PROPERTY TAXES	0.00	0.00	0.00	6.40	0.00	6.40	0.00 %
100-3018-000	2018 PROPERTY TAXES	0.00	0.00	484.17	559.68	0.00	559.68	0.00 %
100-3019-000	2019 PROPERTY TAXES	0.00	0.00	736.01	920.66	0.00	920.66	0.00 %
100-3020-000	2020 PROPERTY TAXES	35,000.00	35,000.00	3,033.47	4,489.09	0.00	-30,510.91	87.17 %
100-3021-000	2021 PROPERTY TAXES	11,712,424.00	11,712,424.00	5,133,349.34	5,353,048.67	0.00	-6,359,375.33	54.30 %
100-3069-000	MOTOR VEHICLE PROPERTY TAXES	814,000.00	814,000.00	82,965.04	148,387.87	0.00	-665,612.13	81.77 %
100-3070-000	TAX DISCOUNTS	-32,000.00	-32,000.00	-26,862.56	-28,041.95	0.00	3,958.05	87.63 %
100-3071-000	TAX PENALTIES & INTEREST	40,000.00	40,000.00	4,981.18	5,931.10	0.00	-34,068.90	85.17 %
100-3080-000	FIRE DISTRICT TAXES - CURRENT YR	506,000.00	506,000.00	247,395.21	267,883.47	0.00	-238,116.53	47.06 %
<u>100-3081-000</u>	FIRE DISTRICT TAXES - PRIOR YEAR	16,220.00	16,220.00	1,562.11	2,138.65	0.00	-14,081.35	86.81 %
<u>100-3082-000</u>	FIRE DISTRICT TAXES - PENALTY & INT	950.00	950.00	486.94	605.84	0.00	-344.16	36.23 %
100-3090-000	PRIVILEGE LICENSE FEES	1,000.00	1,000.00	30.00	30.00	0.00	-970.00	97.00 %
<u>100-3150-510</u>	FEDERAL EQUITABLE SHARING FUNDS	5,700.00	5,700.00	0.00	0.00	0.00	-5,700.00	100.00 %
100-3205-000	LOCAL OPTION SALES TAX	4,302,700.00	4,302,700.00	0.00	0.00	0.00	-4,302,700.00	100.00 %
<u>100-3210-000</u>	UTILITY FRANCHISE TAX	1,124,100.00	1,124,100.00	0.00	0.00	0.00	-1,124,100.00	100.00 %
<u>100-3211-000</u>	VIDEO PROGRAMMING SALES TAX	62,000.00	62,000.00	0.00	0.00	0.00	-62,000.00	100.00 %
<u>100-3212-000</u>	TELECOM SALES TAX	90,000.00	90,000.00	0.00	0.00	0.00	-90,000.00	100.00 %
100-3220-000	BEER AND WINE TAX	60,000.00	60,000.00	0.00	0.00	0.00	-60,000.00	100.00 %
<u>100-3230-000</u>	POWELL BILL ALLOCATION	365,000.00	365,000.00	209,458.94	209,458.94	0.00	-155,541.06	42.61 %
<u>100-3252-510</u>	CONTROLLED SUBSTANCE TAX	700.00	700.00	241.54	874.81	0.00	174.81	124.97 %
<u>100-3253-530</u>	STATE CONTRIBUTION TO FIRE RELIEF	35,000.00	35,000.00	0.00	0.00	0.00	-35,000.00	100.00 %
100-3258-580	SOLID WASTE DISPOSAL TAX	10,000.00	10,000.00	0.00	0.00	0.00	-10,000.00	100.00 %
<u>100-3301-000</u>	INTERGOVERNMENTAL - TAX SHARING	200,000.00	200,000.00	-99,094.10	0.00	0.00	-200,000.00	100.00 %
100-3320-530	EFLAND FIRE DISTRICT CONTRIBUTI	9,000.00	9,000.00	0.00	9,000.00	0.00	0.00	0.00 %
<u>100-3321-000</u>	ORANGE COUNTY LIBRARY CONTRIBUT	700.00	700.00	0.00	0.00	0.00	-700.00	100.00 %
<u>100-3322-620</u>	ORANGE COUNTY RECREATION CONTRI	5,450.00	5,450.00	0.00	0.00	0.00	-5,450.00	100.00 %
100-3351-000	ABC DISTRIBUTION	99,000.00	99,000.00	53,141.00	0.00	0.00	-99,000.00	100.00 %
<u>100-3352-510</u>	ABC DISTRIBUTION - LAW ENFORCEM	20,000.00	20,000.00	14,913.00	0.00	0.00	-20,000.00	100.00 %
<u>100-3353-000</u>	ABC DISTRIBUTION - SURCHARGE	15,000.00	15,000.00	8,233.00	0.00	0.00	-15,000.00	100.00 %
100-3440-540	PLAN REVIEW FEES	9,000.00	9,000.00	325.00	1,625.00	0.00	-7,375.00	81.94 %
<u>100-3440-548</u>	ENGINEERING CONST INSP FEES	218,360.00	218,360.00	0.00	24,692.20	0.00	-193,667.80	88.69 %

For Fiscal: 2021-2022 Period Ending: 09/30/2021

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
<u>100-3442-540</u>	PLANNING AND ZONING FEES	151,352.00	151,352.00	6,500.00	25,075.00	0.00	-126,277.00	83.43 %
100-3445-544	BUILDING PERMIT FEES	538,960.00	538,960.00	38,487.00	182,927.00	0.00	-356,033.00	66.06 %
100-3450-544	INSPECTIONS FEES	344,000.00	344,000.00	37,571.00	101,270.00	0.00	-242,730.00	70.56 %
<u>100-3451-550</u>	STREET & UTILITY INSPECTION FEE	62,600.00	62,600.00	3,200.00	9,100.00	0.00	-53,500.00	85.46 %
100-3453-530	FIRE PERMIT & INSPECTION FEES	5,880.00	5,880.00	150.00	2,300.00	0.00	-3,580.00	60.88 %
100-3455-540	STORMWATER CONTROL FEES	1,000.00	1,000.00	0.00	0.00	0.00	-1,000.00	100.00 %
<u>100-3459-544</u>	HOMEOWNER'S RECOVERY FUND FEES	500.00	500.00	32.00	90.00	0.00	-410.00	82.00 %
100-3460-510	COURT FEES	4,000.00	4,000.00	0.00	630.00	0.00	-3,370.00	84.25 %
<u>100-3510-620</u>	FIELD, ROOM AND SHELTER RENTALS	0.00	0.00	6,732.50	27,355.00	0.00	27,355.00	0.00 %
<u>100-3512-620</u>	ATHLETIC FEES	0.00	0.00	2,465.00	8,345.00	0.00	8,345.00	0.00 %
<u>100-3513-620</u>	CAMP FEES	0.00	0.00	75.00	545.00	0.00	545.00	0.00 %
100-3515-620	RECREATION FEES OTHER	90,000.00	90,000.00	180.00	445.00	0.00	-89,555.00	99.51 %
100-3558-580	SANITATION USER FEES	580,100.00	580,100.00	42,808.00	127,584.00	0.00	-452,516.00	78.01 %
100-3560-550	CEMETERY PLOT SALES	20,000.00	20,000.00	4,500.00	11,000.00	0.00	-9,000.00	45.00 %
100-3580-000	CELLULAR RENTS	60,000.00	60,000.00	1,331.00	15,576.00	0.00	-44,424.00	74.04 %
100-3710-000	INTEREST EARNINGS	20,000.00	20,000.00	3.65	7.30	0.00	-19,992.70	99.96 %
100-3802-000	MISCELLANEOUS GRANTS	480,000.00	480,000.00	0.00	0.00	0.00	-480,000.00	100.00 %
100-3810-000	MISCELLANEOUS REVENUES	15,000.00	15,000.00	1,474.25	48,700.75	0.00	33,700.75	324.67 %
100-3811-000	CONTRIBUTIONS & DONATIONS	2,000.00	2,000.00	0.00	200,020.00	0.00	198,020.00	
<u>100-3811-620</u>	DONATIONS - RECREATION	0.00	0.00	20.00	235.00	0.00	235.00	0.00 %
100-3840-000	SALE OF FIXED ASSETS	25,000.00	25,000.00	0.00	8,839.27	0.00	-16,160.73	64.64 %
<u>100-3845-550</u>	SALE OF MATERIALS	5,000.00	5,000.00	750.00	960.00	0.00	-4,040.00	80.80 %
100-3850-000	RENTAL INCOME	600.00	600.00	0.00	0.00	0.00	-600.00	100.00 %
100-3860-000	INSURANCE PROCEEDS	0.00	0.00	1,800.00	4,163.09	0.00	4,163.09	0.00 %
100-3880-000	REVENUE IN LIEU	0.00	0.00	0.00	5,790.00	0.00	5,790.00	0.00 %
100-3980-000	PROCEEDS OF DEBT	1,364,044.00	1,364,044.00	0.00	1,365,000.00	0.00	956.00	100.07 %
100-3990-000	APPROPRIATED FUND BALANCE	1,950,000.00	3,200,469.37	0.00	0.00	0.00	-3,200,469.37	100.00 %
	Revenue Total:	25,445,340.00	26,695,809.37	5,783,611.44	8,147,793.41	0.00	-18,548,015.96	69.48 %
Expense								
Department: 4100 - C	ity Council							
100-4100-030	PART-TIME SALARIES	55,612.00	55,612.00	4,541.67	13,625.01	0.00	41,986.99	75.50 %
100-4100-050	FICA	4,255.00	4,255.00	347.46	1,042.38	0.00	3,212.62	75.50 %
100-4100-060	GROUP INSURANCE CONTRIBUTION	1,575.00	1,575.00	0.00	23.50	0.00	1,551.50	98.51 %
100-4100-140	SCHOOLS & CONFERENCES	4,500.00	4,500.00	0.00	109.20	0.00	4,390.80	97.57 %
100-4100-330	DEPARTMENTAL SUPPLIES	1,350.00	1,350.00	0.00	0.00	0.00	1,350.00	100.00 %
<u>100-4100-530</u>	DUES & SUBSCRIPTIONS	18,098.00	18,098.00	0.00	4,953.00	0.00	13,145.00	72.63 %
	Department: 4100 - City Council Total:	85,390.00	85,390.00	4,889.13	19,753.09	0.00	65,636.91	76.87 %
Department: 4200 - A	dministration							
100-4200-020	SALARIES & WAGES	853,279.00	820,655.00	49,165.22	171,486.93	0.00	649,168.07	79.10 %
100-4200-030	PART-TIME SALARIES	0.00	0.00	780.30	4,166.70	0.00	-4,166.70	0.00 %
100-4200-039	LONGEVITY CONTRIBUTION	19,239.00	19,239.00	0.00	0.00	0.00	19,239.00	100.00 %
		,	,				,	

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
100-4200-045	CAR ALLOWANCE	3,672.00	3,672.00	282.46	988.61	0.00	2,683.39	73.08 %
100-4200-046	CELL PHONE STIPEND	1,620.00	1,620.00	45.00	135.00	0.00	1,485.00	91.67 %
100-4200-050	FICA	65,176.00	65,176.00	3,527.01	13,002.37	0.00	52,173.63	80.05 %
100-4200-060	GROUP INSURANCE CONTRIBUTION	77,391.00	77,391.00	3,480.56	10,635.37	0.00	66,755.63	86.26 %
100-4200-070	RETIREMENT CONTRIBUTION	181,053.00	181,053.00	10,732.74	37,440.31	0.00	143,612.69	79.32 %
<u>100-4200-071</u>	401K CONTRIBUTION	43,112.00	43,112.00	2,456.02	8,567.63	0.00	34,544.37	80.13 %
100-4200-099	INDIRECT TO WATER (CONTRA)	-305,344.00	-305,344.00	0.00	0.00	0.00	-305,344.00	100.00 %
100-4200-100	PROFESSIONAL SERVICES	137,272.00	137,272.00	4,889.53	30,553.21	30,525.00	76,193.79	55.51 %
100-4200-110	TELEPHONE & POSTAGE	2,380.00	2,380.00	95.92	245.95	783.90	1,350.15	56.73 %
100-4200-140	SCHOOLS & CONFERENCES	12,107.00	12,107.00	0.00	543.18	500.00	11,063.82	91.38 %
100-4200-170	VEHICLE MAINTENANCE & REPAIRS	350.00	350.00	0.00	0.00	0.00	350.00	100.00 %
100-4200-260	ADVERTISING	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	100.00 %
100-4200-310	VEHICLE FUEL	350.00	350.00	0.00	0.00	200.00	150.00	42.86 %
100-4200-330	DEPARTMENTAL SUPPLIES	20,100.00	20,100.00	136.54	4,278.63	3,376.77	12,444.60	61.91 %
100-4200-340	TECHNOLOGY SERVICES & SUPPLIES	12,868.00	12,868.00	0.00	173.17	0.00	12,694.83	98.65 %
100-4200-450	MISC CONTRACTED SERVICES	8,700.00	11,200.00	110.50	1,449.68	3,200.00	6,550.32	58.49 %
100-4200-530	DUES & SUBSCRIPTIONS	5,687.00	5,687.00	0.00	1,605.00	0.00	4,082.00	71.78 %
100-4200-730	CAPITAL OUTLAY - OTHER	16,000.00	16,000.00	0.00	0.00	0.00	16,000.00	100.00 %
	Department: 4200 - Administration Total:	1,157,512.00	1,127,388.00	75,701.80	285,271.74	38,585.67	803,530.59	71.27 %
Department: 4400 - Financ	ce							
100-4400-020	SALARIES & WAGES	408,628.00	397,190.00	27,833.04	90,092.23	0.00	307,097.77	77.32 %
100-4400-030	PART-TIME SALARIES	11,517.00	11,517.00	0.00	0.00	0.00	11,517.00	100.00 %
100-4400-039	LONGEVITY CONTRIBUTION	6,936.00	6,936.00	0.00	0.00	0.00	6,936.00	100.00 %
100-4400-046	CELL PHONE STIPEND	1,080.00	1,080.00	90.00	225.00	0.00	855.00	79.17 %
100-4400-050	FICA	32,671.00	32,671.00	2,056.84	6,698.97	0.00	25,972.03	79.50 %
100-4400-060	GROUP INSURANCE CONTRIBUTION	67,828.00	67,828.00	4,184.24	11,376.86	0.00	56,451.14	83.23 %
100-4400-070	RETIREMENT CONTRIBUTION	90,814.00	90,814.00	6,081.55	19,685.25	0.00	71,128.75	78.32 %
100-4400-071	401K CONTRIBUTION	20,782.00	20,782.00	1,391.64	4,504.58	0.00	16,277.42	78.32 %
100-4400-099	INDIRECT TO UTILITY (CONTRA)	-206,196.00	-206,196.00	0.00	0.00	0.00	-206,196.00	100.00 %
100-4400-100	PROFESSIONAL SERVICES	72,000.00	72,000.00	0.00	849.00	65,600.00	5,551.00	7.71 %
<u>100-4400-110</u>	TELEPHONE & POSTAGE	22,200.00	22,200.00	1,154.84	5,010.68	5,203.05	11,986.27	53.99 %
100-4400-120	Bank Charges	0.00	0.00	-490.95	-490.95	0.00	490.95	0.00 %
100-4400-140	SCHOOLS & CONFERENCES	11,696.00	11,696.00	0.00	3,302.00	5,040.00	3,354.00	28.68 %
<u>100-4400-160</u>	EQUIPMENT MAINTENANCE & REPAIRS	500.00	500.00	0.00	0.00	0.00	500.00	100.00 %
100-4400-260	ADVERTISING	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	100.00 %
100-4400-270	TAX COLLECTION FEE	94,850.00	94,850.00	27,949.31	31,583.14	0.00	63,266.86	66.70 %
100-4400-330	DEPARTMENTAL SUPPLIES	21,100.00	21,100.00	136.13	1,561.61	4,158.88	15,379.51	72.89 %
100-4400-340	TECHNOLOGY SERVICES & SUPPLIES	36,660.00	46,727.00	0.00	20,038.96	1,611.00	25,077.04	53.67 %
100-4400-390	SMALL EQUIPMENT	7,612.00	7,612.00	0.00	502.00	0.00	7,110.00	93.41 %
100-4400-450	MISC CONTRACTED SERVICES	11,651.00	11,651.00	0.00	0.00	0.00	11,651.00	100.00 %
100-4400-530	DUES & SUBSCRIPTIONS	3,107.00	3,107.00	0.00	485.00	0.00	2,622.00	84.39 %

Budget Report

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
100-4400-730	CAPITAL OUTLAY - OTHER	15,939.00	6,660.00	0.00	3,300.00	4,620.00	-1,260.00	-18.92 %
	Department: 4400 - Finance Total:	732,375.00	721,725.00	70,386.64	198,724.33	86,232.93	436,767.74	60.52 %
Department: 4800 - IT								
100-4800-020	SALARIES & WAGES	166,823.00	166,823.00	12,373.50	43,307.25	0.00	123,515.75	74.04 %
100-4800-030	PART-TIME SALARIES	5,126.00	5,126.00	825.00	3,112.50	0.00	2,013.50	39.28 %
100-4800-039	LONGEVITY CONTRIBUTION	5,834.00	5,834.00	0.00	0.00	0.00	5,834.00	100.00 %
100-4800-046	CELL PHONE STIPEND	1,080.00	1,080.00	90.00	270.00	0.00	810.00	75.00 %
100-4800-050	FICA	13,600.00	13,600.00	999.06	3,519.23	0.00	10,080.77	74.12 %
100-4800-060	GROUP INSURANCE CONTRIBUTION	22,178.00	22,178.00	1,407.36	4,301.93	0.00	17,876.07	80.60 %
100-4800-070	RETIREMENT CONTRIBUTION	37,731.00	37,731.00	2,703.62	9,462.67	0.00	28,268.33	74.92 %
100-4800-071	401K CONTRIBUTION	8,634.00	8,634.00	618.66	2,165.31	0.00	6,468.69	74.92 %
100-4800-099	INDIRECT TO UTILITY (CONTRA)	-79,942.00	-79,942.00	0.00	0.00	0.00	-79,942.00	100.00 %
100-4800-100	PROFESSIONAL SERVICES	52,500.00	52,500.00	1,367.00	1,367.00	30,000.00	21,133.00	40.25 %
<u>100-4800-110</u>	TELEPHONE AND POSTAGE	1,000.00	1,000.00	28.30	183.79	471.70	344.51	34.45 %
<u>100-4800-140</u>	SCHOOLS & CONFERENCES	7,200.00	7,200.00	0.00	218.25	0.00	6,981.75	96.97 %
100-4800-160	EQUIPMENT MAINTENANCE & REPAIRS	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	100.00 %
<u>100-4800-330</u>	DEPARTMENTAL SUPPLIES	1,500.00	1,500.00	0.00	469.27	0.00	1,030.73	68.72 %
100-4800-340	TECHNOLOGY SERVICES & SUPPLIES	26,886.00	26,886.00	1,205.01	4,214.30	20,349.58	2,322.12	8.64 %
<u>100-4800-341</u>	TELECOMMUNICATIONS	54,769.00	54,769.00	6,788.28	10,164.56	35,288.74	9,315.70	17.01 %
<u>100-4800-350</u>	SOFTWARE LICENSING AND MAINT	13,245.00	25,475.00	333.60	1,414.02	15,896.40	8,164.58	32.05 %
100-4800-390	SMALL EQUIPMENT	10,600.00	24,993.87	0.00	2,244.00	13,299.85	9,450.02	37.81 %
100-4800-450	MISC CONTRACTED SERVICES	125,320.00	146,768.00	9,275.82	29,485.30	76,182.70	41,100.00	28.00 %
100-4800-750	CAPITAL OUTLAY - EQUIPMENT	279,000.00	261,770.00	0.00	0.00	50,211.00	211,559.00	80.82 %
	Department: 4800 - IT Total:	758,084.00	788,925.87	38,015.21	115,899.38	241,699.97	431,326.52	54.67 %
Department: 4900 - Ecor	nomic Development							
100-4900-100	PROFESSIONAL SERVICES	60,000.00	60,000.00	0.00	0.00	0.00	60,000.00	100.00 %
100-4900-455	INDUSTRIAL DEVELOPMENT	1,615,800.00	1,665,800.00	0.00	0.00	50,000.00	1,615,800.00	97.00 %
100-4900-684	ALAMANCE COUNTY CHAMBER OF COMM	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00	0.00 %
	Department: 4900 - Economic Development Total:	1,695,800.00	1,745,800.00	0.00	0.00	70,000.00	1,675,800.00	95.99 %
Department: 5100 - Poli	CP CP							
100-5100-020	SALARIES & WAGES	2,358,382.00	2,352,534.00	156,713.76	569,109.53	0.00	1,783,424.47	75.81 %
100-5100-030	PART-TIME SALARIES	27,678.00	27,678.00	1,872.72	6,554.52	0.00	21,123.48	76.32 %
100-5100-035	OVERTIME SALARIES	20,100.00	20,100.00	1,267.60	4,918.14	0.00	15,181.86	75.53 %
100-5100-038	TEMPORARY SALARIES	13,000.00	13,000.00	2,547.20	8,913.28	0.00	4,086.72	31.44 %
100-5100-039	LONGEVITY CONTRIBUTION	55,630.00	55,630.00	0.00	0.00	0.00	55,630.00	100.00 %
100-5100-044	LEO SEPARATION ALLOWANCE	47,934.00	47,934.00	0.00	0.00	0.00	47,934.00	100.00 %
100-5100-050	FICA	188,327.00	188,327.00	12,149.11	44,305.74	0.00	144,021.26	76.47 %
100-5100-060	GROUP INSURANCE CONTRIBUTION	393,151.00	393,151.00	25,344.76	79,202.91	0.00	313,948.09	79.85 %
100-5100-070	RETIREMENT CONTRIBUTION	38,089.00	38,089.00	2,922.47	9,989.37	0.00	28,099.63	73.77 %
100-5100-071	401K CONTRIBUTION	121,698.00	121,698.00	8,068.98	29,232.57	0.00	92,465.43	75.98 %
100-5100-072	LEO RETIREMENT CONTRIBUTION	483,327.00	483,327.00	32,594.20	117,704.64	0.00	365,622.36	75.65 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
100-5100-100	PROFESSIONAL SERVICES	100,523.00	100,523.00	744.80	744.80	5,305.00	94,473.20	93.98 %
100-5100-110	TELEPHONE & POSTAGE	46,768.00	46,768.00	1,072.65	3,500.69	7,418.25	35,849.06	76.65 %
100-5100-130	UTILITIES	13,230.00	13,230.00	1,062.28	2,168.40	0.00	11,061.60	83.61 %
100-5100-140	SCHOOLS & CONFERENCES	28,000.00	28,000.00	0.00	2,317.53	2,000.00	23,682.47	84.58 %
100-5100-150	BUILDING & GROUNDS MAINTENANCE	16,000.00	30,174.00	789.88	7,029.65	7,108.92	16,035.43	53.14 %
100-5100-170	VEHICLE MAINTENANCE & REPAIRS	78,051.00	86,724.43	5,694.41	22,150.02	41,915.06	22,659.35	26.13 %
100-5100-310	VEHICLE FUEL	100,000.00	100,000.00	8,903.49	17,141.96	62,858.04	20,000.00	20.00 %
100-5100-330	DEPARTMENTAL SUPPLIES	89,760.00	89,760.00	2,214.87	6,113.28	22,552.60	61,094.12	68.06 %
100-5100-340	TECHNOLOGY SERVICES & SUPPLIES	93,233.00	103,514.63	150.00	25,544.60	45,086.50	32,883.53	31.77 %
100-5100-360	UNIFORMS & ACCESSORIES	66,018.00	66,018.00	928.66	10,000.21	27,880.36	28,137.43	42.62 %
100-5100-370	FEDERAL EQUITABLE SHARING EXPEN	20,396.00	20,396.00	0.00	0.00	18,454.07	1,941.93	9.52 %
100-5100-390	SMALL EQUIPMENT	0.00	5,589.44	0.00	-249.99	5,589.44	249.99	4.47 %
100-5100-450	MISC CONTRACTED SERVICES	46,795.00	37,316.00	20.00	4,147.62	0.00	33,168.38	88.89 %
100-5100-451	VICE INVESTIGATIONS	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	100.00 %
100-5100-530	DUES & SUBSCRIPTIONS	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	100.00 %
100-5100-683	PET ADOPTION CENTER SUBSIDY	75,870.00	75,870.00	0.00	70,992.00	0.00	4,878.00	6.43 %
<u>100-5100-730</u>	CAPITAL OUTLAY - OTHER	142,820.00	142,820.00	0.00	0.00	0.00	142,820.00	100.00 %
100-5100-740	CAPITAL OUTLAY - VEHICLES	461,756.00	461,756.00	0.00	0.00	298,367.47	163,388.53	35.38 %
<u>100-5100-746</u>	Vehicles - Federal Equitable Sharing	0.00	29,681.00	0.00	0.00	29,681.00	0.00	0.00 %
<u>100-5100-751</u>	Equipment - Federal Equitable Sharing	0.00	18,455.00	0.00	0.00	0.00	18,455.00	100.00 %
	Department: 5100 - Police Total:	5,134,536.00	5,206,063.50	265,061.84	1,041,531.47	574,216.71	3,590,315.32	68.96 %
Department: 5300 - Fire								
100-5300-020	SALARIES & WAGES	1,607,605.00	1,601,757.00	115,827.30	413,719.48	0.00	1,188,037.52	74.17 %
100-5300-030	PART-TIME SALARIES	61,506.00	61,506.00	1,487.16	7,201.71	0.00	54,304.29	88.29 %
100-5300-035	OVERTIME SALARIES	60,300.00	60,300.00	4,012.70	13,104.65	0.00	47,195.35	78.27 %
100-5300-039	LONGEVITY CONTRIBUTION	45,808.00	45,808.00	0.00	0.00	0.00	45,808.00	100.00 %
100-5300-041	VOLUNTEER REIMBURSEMENTS	25,000.00	25,000.00	0.00	-12.00	0.00	25,012.00	100.05 %
100-5300-046	CELL PHONE STIPEND	4,320.00	4,320.00	315.00	945.00	0.00	3,375.00	78.13 %
100-5300-050	FICA	136,074.00	136,074.00	8,966.52	32,310.43	0.00	103,763.57	76.26 %
100-5300-060	GROUP INSURANCE CONTRIBUTION	274,738.00	274,738.00	20,330.64	61,017.72	0.00	213,720.28	77.79 %
100-5300-061	FRATERNAL INSURANCE CONTRIBUTIO	6,000.00	6,000.00	4,200.00	4,200.00	0.00	1,800.00	30.00 %
100-5300-070	RETIREMENT CONTRIBUTION	375,280.00	375,280.00	26,155.52	93,172.51	0.00	282,107.49	75.17 %
100-5300-071	401K CONTRIBUTION	85,876.00	85,876.00	6,152.82	21,895.91	0.00	63,980.09	74.50 %
100-5300-072	FIRE RETIREMENT CONTRIBUTION	4,000.00	4,000.00	0.00	4,000.00	0.00	0.00	0.00 %
100-5300-095	PENSION EXPENSE	48,000.00	48,000.00	0.00	0.00	0.00	48,000.00	100.00 %
100-5300-100	PROFESSIONAL SERVICES	14,735.00	2,150.00	0.00	748.00	0.00	1,402.00	65.21 %
100-5300-110	TELEPHONE & POSTAGE	17,320.00	17,320.00	1,057.84	2,676.63	4,198.93	10,444.44	60.30 %
<u>100-5300-130</u>	UTILITIES	29,850.00	29,850.00	2,559.86	5,346.42	0.00	24,503.58	82.09 %
100-5300-140	SCHOOLS & CONFERENCES	20,000.00	20,000.00	590.00	1,987.70	4,026.00	13,986.30	69.93 %
100-5300-150	BUILDING & GROUNDS MAINTENANCE	18,200.00	18,200.00	1,387.68	9,582.04	135.00	8,482.96	46.61 %
100-5300-160	EQUIPMENT MAINTENANCE & REPAIRS	8,000.00	8,000.00	0.00	3,692.31	0.00	4,307.69	53.85 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
<u>100-5300-170</u>	VEHICLE MAINTENANCE & REPAIRS	73,350.00	73,350.00	4,387.09	14,531.20	14,492.89	44,325.91	60.43 %
100-5300-310	VEHICLE FUEL	29,000.00	29,000.00	3,651.88	6,388.93	21,611.07	1,000.00	3.45 %
100-5300-330	DEPARTMENTAL SUPPLIES	36,000.00	36,000.00	3,603.98	4,754.63	6,501.01	24,744.36	68.73 %
100-5300-333	EMT EQUIPMENT	9,400.00	9,400.00	-60.00	4,402.03	0.00	4,997.97	53.17 %
100-5300-340	TECHNOLOGY SERVICES & SUPPLIES	6,750.00	36,280.30	0.00	12,935.24	16,945.30	6,399.76	17.64 %
100-5300-360	UNIFORMS & ACCESSORIES	57,500.00	61,259.00	854.00	2,941.67	19,394.86	38,922.47	63.54 %
100-5300-390	SMALL EQUIPMENT	67,684.00	67,684.00	0.00	8,645.10	1,293.00	57,745.90	85.32 %
100-5300-450	MISC CONTRACTED SERVICES	31,485.00	31,485.00	293.73	849.48	0.00	30,635.52	97.30 %
100-5300-530	DUES & SUBSCRIPTIONS	10,715.00	10,715.00	16.00	169.00	0.00	10,546.00	98.42 %
100-5300-570	CHRISTMAS PARTY	4,200.00	4,200.00	0.00	0.00	0.00	4,200.00	100.00 %
100-5300-740	CAPITAL OUTLAY - VEHICLES	582,288.00	582,288.00	0.00	0.00	582,287.17	0.83	0.00 %
<u>100-5300-750</u>	CAPITAL OUTLAY - EQUIPMENT	10,950.00	10,950.00	0.00	0.00	10,950.00	0.00	0.00 %
	Department: 5300 - Fire Total:	3,761,934.00	3,776,790.30	205,789.72	731,205.79	681,835.23	2,363,749.28	62.59 %
Department: 5400 - Pla	nning							
100-5400-020	SALARIES & WAGES	241,498.00	241,498.00	14,426.32	50,492.12	0.00	191,005.88	79.09 %
100-5400-030	PART-TIME SALARIES	25,534.00	25,534.00	0.00	0.00	0.00	25,534.00	100.00 %
100-5400-035	OVERTIME SALARIES	5,025.00	5,025.00	0.00	0.00	0.00	5,025.00	100.00 %
100-5400-039	LONGEVITY CONTRIBUTION	4,738.00	4,738.00	0.00	0.00	0.00	4,738.00	100.00 %
100-5400-046	CELL PHONE STIPEND	1,080.00	1,080.00	135.00	405.00	0.00	675.00	62.50 %
100-5400-050	FICA	21,230.00	21,230.00	1,005.44	3,568.13	0.00	17,661.87	83.19 %
100-5400-060	GROUP INSURANCE CONTRIBUTION	28,628.00	28,628.00	2,111.04	6,425.12	0.00	22,202.88	77.56 %
100-5400-070	RETIREMENT CONTRIBUTION	52,775.00	52,775.00	3,152.14	11,032.49	0.00	41,742.51	79.10 %
100-5400-071	401K CONTRIBUTION	12,563.00	12,563.00	721.32	2,524.62	0.00	10,038.38	79.90 %
100-5400-099	UTILITY CONTRA	-28,666.00	-28,666.00	0.00	0.00	0.00	-28,666.00	100.00 %
100-5400-100	PROFESSIONAL SERVICES	115,700.00	115,700.00	0.00	0.00	39,995.00	75,705.00	65.43 %
100-5400-110	TELEPHONE & POSTAGE	5,430.00	5,430.00	280.12	834.07	1,040.27	3,555.66	65.48 %
100-5400-140	SCHOOLS & CONFERENCES	6,000.00	4,000.00	0.00	84.17	1,000.00	2,915.83	72.90 %
100-5400-150	BUILDING & GROUNDS MAINTENANCE	1,300.00	39,801.00	592.80	1,592.80	36,201.20	2,007.00	5.04 %
100-5400-170	VEHICLE MAINTENANCE & REPAIRS	0.00	0.00	37.73	37.73	0.00	-37.73	0.00 %
100-5400-260	ADVERTISING	11,000.00	11,000.00	833.68	2,677.73	0.00	8,322.27	75.66 %
100-5400-310	VEHICLE FUEL	0.00	0.00	0.00	25.00	0.00	-25.00	0.00 %
100-5400-330	DEPARTMENTAL SUPPLIES	9,900.00	9,900.00	1,067.78	2,883.53	500.00	6,516.47	65.82 %
100-5400-340	TECHNOLOGY SERVICES & SUPPLIES	4,800.00	44,737.28	0.00	1,505.19	41,937.28	1,294.81	2.89 %
100-5400-360	UNIFORMS & ACCESSORIES	500.00	500.00	0.00	0.00	0.00	500.00	100.00 %
100-5400-450	MISC CONTRACTED SERVICES	5,217.00	0.00	178.05	178.05	0.00	-178.05	0.00 %
100-5400-530	DUES & SUBSCRIPTIONS	8,870.00	8,870.00	6,635.00	6,650.98	0.00	2,219.02	25.02 %
	Department: 5400 - Planning Total:	533,122.00	604,343.28	31,176.42	90,916.73	120,673.75	392,752.80	64.99 %
Department: 5410 - Dov	wntown Promotion and Development							
100-5410-100	PROFESSIONAL SERVICES	80,000.00	80,000.00	5,018.86	8,363.32	51,636.68	20,000.00	25.00 %
100-5410-110	TELEPHONE AND POSTAGE	1,810.00	1,810.00	0.00	0.00	0.00	1,810.00	100.00 %
100-5410-140	SCHOOLS & CONFERENCES	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	100.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
100-5410-260	ADVERTISING	11,000.00	11,000.00	0.00	0.00	0.00	11,000.00	100.00 %
100-5410-330	DEPARTMENTAL SUPPLIES	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	100.00 %
100-5410-360	UNIFORMS & ACCESSORIES	500.00	500.00	0.00	0.00	0.00	500.00	100.00 %
<u>100-5410-375</u>	DOWNTOWN FACADE CITY GRANTS	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	100.00 %
<u>100-5410-530</u>	DUES AND SUBSCRIPTIONS	500.00	500.00	0.00	0.00	0.00	500.00	100.00 %
	Department: 5410 - Downtown Promotion and Development Total:	151,810.00	151,810.00	5,018.86	8,363.32	51,636.68	91,810.00	60.48 %
Department: 5440	- Inspections							
<u>100-5440-020</u>	SALARIES & WAGES	372,422.00	372,422.00	28,178.68	92,743.54	0.00	279,678.46	75.10 %
100-5440-030	PART-TIME SALARIES	5,126.00	5,126.00	0.00	0.00	0.00	5,126.00	100.00 %
<u>100-5440-035</u>	OVERTIME SALARIES	5,025.00	5,025.00	0.00	0.00	0.00	5,025.00	100.00 %
<u>100-5440-039</u>	LONGEVITY CONTRIBUTION	5,964.00	5,964.00	0.00	0.00	0.00	5,964.00	100.00 %
<u>100-5440-046</u>	CELL PHONE STIPEND	2,660.00	2,660.00	135.00	315.00	0.00	2,345.00	88.16 %
<u>100-5440-050</u>	FICA	29,723.00	29,723.00	1,988.10	6,585.28	0.00	23,137.72	77.84 %
<u>100-5440-060</u>	GROUP INSURANCE CONTRIBUTION	59,277.00	59,277.00	4,184.24	12,061.49	0.00	47,215.51	79.65 %
<u>100-5440-070</u>	RETIREMENT CONTRIBUTION	83,781.00	83,781.00	6,137.35	20,205.38	0.00	63,575.62	75.88 %
<u>100-5440-071</u>	401K CONTRIBUTION	19,172.00	19,172.00	1,404.44	4,623.69	0.00	14,548.31	75.88 %
<u>100-5440-099</u>	INDIRECT TO UTILITY CONTRA	-13,988.00	-13,988.00	0.00	0.00	0.00	-13,988.00	100.00 %
<u>100-5440-100</u>	PROFESSIONAL SERVICES	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	100.00 %
<u>100-5440-110</u>	TELEPHONE AND POSTAGE	1,080.00	1,080.00	0.00	0.00	0.00	1,080.00	100.00 %
<u>100-5440-140</u>	SCHOOLS & CONFERENCES	8,750.00	8,750.00	0.00	510.50	1,000.00	7,239.50	82.74 %
100-5440-170	VEHICLE MAINT AND REPAIRS	4,100.00	4,100.00	371.03	408.18	0.00	3,691.82	90.04 %
<u>100-5440-310</u>	VEHICLE FUEL	3,500.00	3,500.00	423.86	938.35	2,261.65	300.00	8.57 %
100-5440-330	DEPARTMENTAL SUPPLIES	3,650.00	3,650.00	35.94	35.94	500.00	3,114.06	85.32 %
100-5440-340	TECHNOLOGY SERVICES & SUPPLIES	11,400.00	11,400.00	105.32	292.84	2,942.02	8,165.14	71.62 %
100-5440-360	UNIFORMS AND ACCESSORIES	1,300.00	1,300.00	0.00	0.00	0.00	1,300.00	100.00 %
100-5440-450	MISC CONTRACTED SERVICES	23,120.00	23,120.00	500.00	1,105.05	0.00	22,014.95	95.22 %
<u>100-5440-530</u>	DUES & SUBSCRIPTIONS	600.00	600.00	0.00	100.00	0.00	500.00	83.33 %
<u>100-5440-720</u>	CAPITAL OUTLAY - BUILDINGS	0.00	237,904.70	0.00	0.00	228,246.70	9,658.00	4.06 %
	Department: 5440 - Inspections Total:	629,662.00	867,566.70	43,463.96	139,925.24	234,950.37	492,691.09	56.79 %
Department: 5480	- Engineering							
<u>100-5480-101</u>	PROFESSIONAL SERVICES - POWELL BILL	95,000.00	95,000.00	6,506.00	29,756.03	65,243.97	0.00	0.00 %
<u>100-5480-102</u>	CITY ENGINEER	90,000.00	90,000.00	7,109.50	15,258.28	74,741.72	0.00	0.00 %
<u>100-5480-103</u>	TECHNICAL REVIEW	31,000.00	31,000.00	5,388.01	13,299.29	17,700.71	0.00	0.00 %
<u>100-5480-104</u>	CONSTRUCTION INSPECTION	108,000.00	108,000.00	10,249.51	23,998.28	84,001.72	0.00	0.00 %
<u>100-5480-105</u>	MISC ENGINEERING SERVICES	51,500.00	51,500.00	10,114.51	19,719.53	31,780.47	0.00	0.00 %
<u>100-5480-106</u>	STORMWATER ENGINEERING	70,000.00	70,000.00	7,856.37	26,122.39	43,877.61	0.00	0.00 %
	Department: 5480 - Engineering Total:	445,500.00	445,500.00	47,223.90	128,153.80	317,346.20	0.00	0.00 %
Department: 5500	- Public Works							
100-5500-020	SALARIES & WAGES	638,379.00	638,379.00	34,044.70	124,420.71	0.00	513,958.29	80.51 %
100-5500-030	PART-TIME SALARIES	37,030.00	37,030.00	3,527.10	11,135.21	0.00	25,894.79	69.93 %
<u>100-5500-035</u>	OVERTIME SALARIES	21,100.00	21,100.00	80.96	1,046.78	0.00	20,053.22	95.04 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
<u>100-5500-039</u>	LONGEVITY CONTRIBUTION	11,030.00	11,030.00	0.00	0.00	0.00	11,030.00	100.00 %
100-5500-046	CELL PHONE STIPEND	2,280.00	2,280.00	90.00	225.00	0.00	2,055.00	90.13 %
100-5500-050	FICA	54,127.00	54,127.00	2,886.91	10,461.56	0.00	43,665.44	80.67 %
<u>100-5500-060</u>	GROUP INSURANCE CONTRIBUTION	132,020.00	132,020.00	6,647.12	22,631.58	0.00	109,388.42	82.86 %
<u>100-5500-070</u>	RETIREMENT CONTRIBUTION	146,545.00	146,545.00	7,446.64	27,385.19	0.00	119,159.81	81.31 %
<u>100-5500-071</u>	401K CONTRIBUTION	33,534.00	33,534.00	1,704.05	6,266.72	0.00	27,267.28	81.31 %
100-5500-099	INDIRECT TO UTILITY (CONTRA)	-74,056.00	-74,056.00	0.00	0.00	0.00	-74,056.00	100.00 %
<u>100-5500-110</u>	TELEPHONE & POSTAGE	11,900.00	11,900.00	203.68	669.18	1,722.34	9,508.48	79.90 %
100-5500-130	UTILITIES	188,645.00	188,645.00	2,952.55	28,745.90	0.00	159,899.10	84.76 %
<u>100-5500-140</u>	SCHOOLS & CONFERENCES	2,000.00	2,000.00	0.00	23.31	0.00	1,976.69	98.83 %
<u>100-5500-150</u>	BUILDING & GROUNDS MAINTENANCE	36,200.00	144,798.00	1,815.34	4,206.90	14,086.50	126,504.60	87.37 %
<u>100-5500-151</u>	SIDEWALK MAINTENANCE & REPAIR	91,500.00	91,500.00	305.75	375.39	1,500.00	89,624.61	97.95 %
<u>100-5500-152</u>	STORM SEWER & DRIVEWAY PIPE MAI	30,500.00	30,500.00	0.00	55.98	9,000.00	21,444.02	70.31 %
<u>100-5500-153</u>	STREET MAINTENANCE & REPAIR	716,306.00	744,750.71	14.99	4,885.97	154,054.55	585,810.19	78.66 %
100-5500-160	EQUIPMENT MAINTENANCE & REPAIRS	17,300.00	17,300.00	1,768.06	3,718.54	10,944.31	2,637.15	15.24 %
<u>100-5500-170</u>	VEHICLE MAINTENANCE & REPAIRS	34,300.00	34,300.00	865.47	1,788.33	2,500.00	30,011.67	87.50 %
<u>100-5500-310</u>	VEHICLE FUEL	35,000.00	35,000.00	3,713.65	5,428.62	17,667.55	11,903.83	34.01 %
100-5500-330	DEPARTMENTAL SUPPLIES	38,600.00	38,600.00	3,667.28	8,478.96	13,638.29	16,482.75	42.70 %
100-5500-340	TECHNOLOGY SERVICES & SUPPLIES	33,000.00	32,740.37	2,351.25	15,077.38	402.66	17,260.33	52.72 %
<u>100-5500-360</u>	UNIFORMS & ACCESSORIES	23,600.00	23,600.00	1,952.05	2,828.80	10,047.95	10,723.25	45.44 %
<u>100-5500-390</u>	SMALL EQUIPMENT	0.00	7,535.00	0.00	4,830.85	1,100.00	1,604.15	21.29 %
<u>100-5500-450</u>	MISC CONTRACTED SERVICES	21,996.00	10,040.00	0.00	171.08	0.00	9,868.92	98.30 %
100-5500-530	DUES & SUBSCRIPTIONS	2,170.00	2,480.00	1,310.00	2,480.00	0.00	0.00	0.00 %
<u>100-5500-730</u>	CAPITAL OUTLAY - OTHER	407,100.00	573,215.71	1,962.50	1,962.50	164,188.01	407,065.20	71.01 %
<u>100-5500-740</u>	CAPITAL OUTLAY - VEHICLES	0.00	376,166.92	0.00	123,066.92	260,602.00	-7,502.00	-1.99 %
<u>100-5500-750</u>	CAPITAL OUTLAY - EQUIPMENT	35,000.00	27,985.00	0.00	0.00	11,215.00	16,770.00	59.92 %
	Department: 5500 - Public Works Total:	2,727,106.00	3,395,045.71	79,310.05	412,367.36	672,669.16	2,310,009.19	68.04 %
Department: 5700 - Pu	ublic Facilities							
100-5700-020	SALARIES & WAGES	219,305.00	219,305.00	12,084.14	43,829.13	0.00	175,475.87	80.01 %
100-5700-030	PART-TIME SALARIES	31,696.00	31,696.00	2,219.11	7,837.11	0.00	23,858.89	75.27 %
100-5700-035	OVERTIME SALARIES	2,010.00	2,010.00	0.00	89.58	0.00	1,920.42	95.54 %
100-5700-039	LONGEVITY CONTRIBUTION	5,240.00	5,240.00	0.00	0.00	0.00	5,240.00	100.00 %
100-5700-046	CELL PHONE STIPEND	1,080.00	1,080.00	45.00	135.00	0.00	945.00	87.50 %
100-5700-050	FICA	20,457.00	20,457.00	1,072.99	3,895.69	0.00	16,561.31	80.96 %
100-5700-060	GROUP INSURANCE CONTRIBUTION	45,008.00	45,008.00	2,814.72	8,514.32	0.00	36,493.68	81.08 %
100-5700-070	RETIREMENT CONTRIBUTION	51,447.00	51,447.00	2,620.74	9,537.30	0.00	41,909.70	81.46 %
100-5700-071	401K CONTRIBUTION	11,335.00	11,335.00	599.72	2,182.48	0.00	9,152.52	80.75 %
100-5700-100	PROFESSIONAL SERVICES	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	100.00 %
100-5700-130	UTILITIES	26,000.00	26,000.00	1,390.86	3,027.14	0.00	22,972.86	88.36 %
100-5700-150	BUILDING MAINTENANCE	29,200.00	42,147.17	7,682.60	10,751.89	14,289.53	17,105.75	40.59 %
100-5700-154	LAKE & MARINA MAINT & OPERATION	63,000.00	63,000.00	0.00	4,277.33	0.00	58,722.67	93.21 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
100-5700-155	LIBRARY MAINT & REPAIRS	90,000.00	90,000.00	3,268.09	11,326.49	16,661.26	62,012.25	68.90 %
<u>100-5700-156</u>	GROUNDS MAINTENANCE	50,000.00	83,567.86	3,759.98	7,044.98	36,410.79	40,112.09	48.00 %
100-5700-310	VEHICLE FUEL	900.00	900.00	334.08	334.08	562.81	3.11	0.35 %
<u>100-5700-330</u>	DEPARTMENTAL SUPPLIES	15,000.00	15,000.00	183.98	918.14	7,587.59	6,494.27	43.30 %
<u>100-5700-335</u>	SIGNAGE AND BRANDING	48,100.00	57,206.14	0.00	0.00	10,037.04	47,169.10	82.45 %
<u>100-5700-340</u>	TECHNOLOGY SERVICES & SUPPLIES	2,000.00	4,135.00	0.00	748.00	2,000.00	1,387.00	33.54 %
100-5700-360	UNIFORMS AND ACCESSORIES	400.00	400.00	0.00	0.00	0.00	400.00	100.00 %
100-5700-400	FACILITY RENTAL	4,800.00	4,800.00	0.00	0.00	0.00	4,800.00	100.00 %
100-5700-450	MISC CONTRACTED SERVICES	56,500.00	13,420.00	0.00	436.50	3,136.30	9,847.20	73.38 %
<u>100-5700-710</u>	CAPITAL OUTLAY - LAND	85,000.00	85,000.00	0.00	0.00	0.00	85,000.00	100.00 %
<u>100-5700-720</u>	CAPITAL OUTLAY - BUILDINGS	0.00	35,000.00	34,283.95	34,283.95	0.00	716.05	2.05 %
	Department: 5700 - Public Facilities Total:	868,478.00	918,154.17	72,359.96	149,169.11	90,685.32	678,299.74	73.88 %
Department: 5800 - 5	Sanitation							
<u>100-5800-020</u>	SALARIES & WAGES	337,046.00	337,046.00	20,177.40	69,623.49	0.00	267,422.51	79.34 %
100-5800-035	OVERTIME SALARIES	1,005.00	1,005.00	0.00	0.00	0.00	1,005.00	100.00 %
<u>100-5800-039</u>	LONGEVITY CONTRIBUTION	5,901.00	5,901.00	0.00	0.00	0.00	5,901.00	100.00 %
<u>100-5800-050</u>	FICA	26,312.00	26,312.00	1,525.10	5,270.88	0.00	21,041.12	79.97 %
<u>100-5800-060</u>	GROUP INSURANCE CONTRIBUTION	81,168.00	81,168.00	4,925.76	14,903.21	0.00	66,264.79	81.64 %
100-5800-070	RETIREMENT CONTRIBUTION	75,153.00	75,153.00	4,408.76	15,212.72	0.00	59,940.28	79.76 %
<u>100-5800-071</u>	401K CONTRIBUTION	17,192.00	17,192.00	1,008.88	3,481.18	0.00	13,710.82	79.75 %
<u>100-5800-110</u>	TELEPHONE AND POSTAGE	3,400.00	3,400.00	0.00	228.06	0.00	3,171.94	93.29 %
<u>100-5800-160</u>	EQUIPMENT MAINTENANCE & REPAIRS	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	100.00 %
<u>100-5800-170</u>	VEHICLE MAINTENANCE & REPAIRS	191,500.00	191,500.00	13,482.22	38,299.04	100,789.59	52,411.37	27.37 %
<u>100-5800-310</u>	VEHICLE FUEL	70,000.00	70,000.00	6,107.92	12,303.24	53,294.69	4,402.07	6.29 %
100-5800-330	DEPARTMENTAL SUPPLIES	17,600.00	17,600.00	293.81	593.07	3,326.12	13,680.81	77.73 %
<u>100-5800-331</u>	ROLL-OUT GARBAGE CANS	32,000.00	32,000.00	0.00	4,253.90	26,189.10	1,557.00	4.87 %
100-5800-360	UNIFORMS	8,500.00	8,500.00	842.08	942.08	7,257.92	300.00	3.53 %
<u>100-5800-420</u>	LANDFILL TIPPING FEES	554,000.00	554,000.00	57,011.66	79,165.66	425,834.34	49,000.00	8.84 %
100-5800-450	MISC CONTRACTED SERVICES	16,000.00	16,000.00	0.00	0.00	0.00	16,000.00	100.00 %
<u>100-5800-530</u>	DUES & SUBSCRIPTIONS	700.00	700.00	0.00	0.00	0.00	700.00	100.00 %
100-5800-740	CAPITAL OUTLAY - VEHICLES	320,000.00	320,000.00	0.00	0.00	319,200.00	800.00	0.25 %
	Department: 5800 - Sanitation Total:	1,759,477.00	1,759,477.00	109,783.59	244,276.53	935,891.76	579,308.71	32.93 %
Department: 6200 - F	Recreation and Parks							
<u>100-6200-020</u>	SALARIES & WAGES	536,890.00	536,890.00	34,546.38	120,912.33	0.00	415,977.67	77.48 %
100-6200-030	PART-TIME SALARIES	110,711.00	110,711.00	5,034.66	25,959.96	0.00	84,751.04	76.55 %
<u>100-6200-039</u>	LONGEVITY CONTRIBUTION	15,885.00	15,885.00	0.00	0.00	0.00	15,885.00	100.00 %
100-6200-045	CAR ALLOWANCE	3,672.00	3,672.00	282.46	988.61	0.00	2,683.39	73.08 %
100-6200-046	CELL PHONE STIPEND	540.00	540.00	45.00	135.00	0.00	405.00	75.00 %
100-6200-050	FICA	50,757.00	50,757.00	3,039.90	11,282.38	0.00	39,474.62	77.77 %
100-6200-060	GROUP INSURANCE CONTRIBUTION	103,292.00	103,292.00	5,667.28	17,143.31	0.00	86,148.69	83.40 %
<u>100-6200-070</u>	RETIREMENT CONTRIBUTION	120,899.00	120,899.00	7,548.40	26,419.40	0.00	94,479.60	78.15 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
100-6200-071	401K CONTRIBUTION	27,715.00	27,715.00	1,727.34	6,045.69	0.00	21,669.31	78.19 %
100-6200-100	PROFESSIONAL SERVICES	100,000.00	105,100.00	6,475.00	7,875.00	6,225.00	91,000.00	86.58 %
<u>100-6200-110</u>	TELEPHONE & POSTAGE	18,250.00	18,250.00	1,027.07	3,065.37	2,940.46	12,244.17	67.09 %
100-6200-130	UTILITIES	104,500.00	104,500.00	5,219.86	13,639.62	0.00	90,860.38	86.95 %
<u>100-6200-131</u>	BALLFIELD LIGHTS	35,250.00	35,250.00	1,316.54	2,598.72	0.00	32,651.28	92.63 %
100-6200-140	SCHOOLS & CONFERENCES	12,000.00	12,000.00	0.00	391.90	0.00	11,608.10	96.73 %
<u>100-6200-150</u>	BUILDING & GROUNDS MAINTENANCE	188,500.00	209,322.79	9,012.39	15,623.84	92,291.36	101,407.59	48.45 %
100-6200-160	EQUIPMENT MAINTENANCE & REPAIRS	18,500.00	18,500.00	1,478.99	1,861.72	0.00	16,638.28	89.94 %
<u>100-6200-170</u>	VEHICLE MAINTENANCE & REPAIRS	12,750.00	12,750.00	0.00	81.15	0.00	12,668.85	99.36 %
100-6200-265	SOCIAL MEDIA AND MARKETING	21,500.00	21,500.00	0.00	1,510.20	4,657.80	15,332.00	71.31 %
<u>100-6200-310</u>	VEHICLE FUEL	12,650.00	12,650.00	2,714.11	3,282.11	7,913.57	1,454.32	11.50 %
100-6200-330	DEPARTMENTAL SUPPLIES	38,000.00	38,000.00	1,043.79	5,435.40	17,946.06	14,618.54	38.47 %
100-6200-332	ATHLETIC UNIFORMS & EQUIPMENT	52,450.00	52,450.00	0.00	5,786.32	4,326.25	42,337.43	80.72 %
100-6200-340	TECHNOLOGY SERVICES & SUPPLIES	18,000.00	31,947.96	0.00	13,963.22	10,277.60	7,707.14	24.12 %
100-6200-360	UNIFORMS & ACCESSORIES	5,800.00	5,800.00	0.00	0.00	0.00	5,800.00	100.00 %
<u>100-6200-390</u>	SMALL EQUIPMENT	39,600.00	39,600.00	0.00	3,981.14	2,380.00	33,238.86	83.94 %
<u>100-6200-450</u>	MISC CONTRACTED SERVICES	65,500.00	46,540.00	2,162.79	6,379.40	34,219.11	5,941.49	12.77 %
<u>100-6200-530</u>	DUES & SUBSCRIPTIONS	14,236.00	14,236.00	0.00	1,561.91	0.00	12,674.09	89.03 %
<u>100-6200-570</u>	SPECIAL ACTIVITIES	89,250.00	89,250.00	325.00	23,882.70	4,000.00	61,367.30	68.76 %
<u>100-6200-571</u>	SUMMER CAMPS	10,000.00	10,000.00	0.00	8,730.76	-3,500.00	4,769.24	47.69 %
<u>100-6200-572</u>	SPORTS HALL OF FAME GALA	10,000.00	11,814.67	0.00	0.00	1,814.67	10,000.00	84.64 %
<u>100-6200-720</u>	CAPITAL OUTLAY - BUILDINGS	0.00	11,875.00	0.00	11,315.22	0.00	559.78	4.71 %
<u>100-6200-721</u>	CAPITAL OUTLAY - MACC RENOVATIO	70,000.00	100,457.78	5,819.00	5,819.00	35,343.73	59,295.05	59.02 %
<u>100-6200-730</u>	CAPITAL OUTLAY - OTHER	27,000.00	25,500.00	0.00	0.00	25,133.61	366.39	1.44 %
100-6200-737	CAPITAL - FIRST STREET POCKET P	0.00	10,853.64	0.00	0.00	10,862.55	-8.91	-0.08 %
<u>100-6200-738</u>	CAPITAL OUTLAY - CATES FARM PK	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	100.00 %
<u>100-6200-739</u>	CAPITAL OUTLAY - LAKE MICHAEL	45,426.00	20,426.00	0.00	0.00	14,943.80	5,482.20	26.84 %
100-6200-744	LEBANON RD/LAKE MICHAEL CONNECTOR	165,000.00	165,000.00	0.00	0.00	0.00	165,000.00	100.00 %
100-6200-745	YOUTH/WALKER & OLD REC UPDATES	256,000.00	285,000.00	0.00	0.00	189,000.00	96,000.00	33.68 %
<u>100-6200-750</u>	CAPITAL OUTLAY - EQUIPMENT	62,500.00	60,000.00	0.00	0.00	59,913.80	86.20	0.14 %
	Department: 6200 - Recreation and Parks Total:	2,478,023.00	2,553,934.84	94,485.96	345,671.38	520,689.37	1,687,574.09	66.08 %
Department: 9000 - Non-E	Departmental							
100-9000-060	GROUP INSURANCE CONTRIBUTION	209,629.00	209,629.00	3,447.82	38,451.15	28,761.68	142,416.17	67.94 %
100-9000-070	RETIREMENT CONTRIBUTION	100,000.00	100,000.00	0.00	0.00	0.00	100,000.00	100.00 %
100-9000-080	UNEMPLOYMENT INSURANCE CONTRIBU	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	100.00 %
100-9000-332	WEBSITE HOSTING	5,000.00	5,000.00	2,205.00	2,205.00	0.00	2,795.00	55.90 %
100-9000-334	TRAIN COLLECTION EXPENSES	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	100.00 %
100-9000-540	PROPERTY & GENERAL LIABILITY IN	500,700.00	522,064.00	5,767.00	201,018.64	170,425.00	150,620.36	28.85 %
<u>100-9000-680</u>	ALAMANCE COUNTY ARTS COUNCIL SU	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00	0.00 %
100-9000-681	ACTA SUBSIDY	6,500.00	6,500.00	0.00	0.00	6,500.00	0.00	0.00 %
100-9000-682	MEBANE HISTORICAL MUSEUM SUBSID	39,700.00	39,700.00	9,925.00	19,850.00	19,850.00	0.00	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
100-9000-685	UNITED WAY DONATION	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00	0.00 %
	Department: 9000 - Non-Departmental Total:	906,529.00	927,893.00	21,344.82	261,524.79	240,536.68	425,831.53	45.89 %
Department: 9001 - Deb	t Service							
<u>100-9001-810</u>	PRINCIPAL - 2008 ISSUE (REC & C	213,334.00	213,334.00	0.00	0.00	0.00	213,334.00	100.00 %
<u>100-9001-818</u>	PRINCIPAL - FIRE STATION BB&T	173,334.00	173,334.00	0.00	86,666.67	0.00	86,667.33	50.00 %
100-9001-819	PRINCIPAL - FIRE STATION PEMC	140,889.00	140,889.00	0.00	0.00	0.00	140,889.00	100.00 %
<u>100-9001-820</u>	PRINCIPAL - NEW PARK	388,667.00	388,667.00	0.00	0.00	0.00	388,667.00	100.00 %
100-9001-821	PRINCIPAL - FIRE TRUCK 2017	46,833.00	46,833.00	0.00	46,833.00	0.00	0.00	0.00 %
<u>100-9001-822</u>	PRINCIPAL - FIRE RADIOS	86,375.00	86,375.00	0.00	0.00	0.00	86,375.00	100.00 %
100-9001-823	PRINCIPAL - POLICE VEHICLES 2019	53,294.00	53,294.00	0.00	0.00	0.00	53,294.00	100.00 %
100-9001-824	PRINCIPAL - POLICE RADIOS 2019 Firstbank	93,800.00	93,800.00	0.00	0.00	0.00	93,800.00	100.00 %
100-9001-826	PRINCIPAL - NEW PW TRUCKS	86,100.00	86,100.00	0.00	43,050.00	0.00	43,050.00	50.00 %
<u>100-9001-828</u>	PRINCIPAL - FY22 VEHICLE & APPARATUS	133,176.00	133,176.00	0.00	0.00	0.00	133,176.00	100.00 %
100-9001-850	INTEREST - 2008 ISSUE (REC & CI	13,142.00	13,142.00	0.00	0.00	0.00	13,142.00	100.00 %
100-9001-858	INTEREST - FIRE STATION BB&T	38,151.00	38,151.00	0.00	19,690.67	0.00	18,460.33	48.39 %
100-9001-859	INTEREST - NEW PARK	103,794.00	103,794.00	0.00	0.00	0.00	103,794.00	100.00 %
100-9001-860	INTEREST - FIRE TRUCK 2017	1,998.00	1,998.00	0.00	0.00	0.00	1,998.00	100.00 %
100-9001-861	INTEREST - FIRE RADIOS	3,835.00	3,835.00	0.00	0.00	0.00	3,835.00	100.00 %
<u>100-9001-862</u>	INTEREST - POLICE VEHICLES 2019	6,468.00	6,468.00	0.00	0.00	0.00	6,468.00	100.00 %
<u>100-9001-863</u>	INTEREST - POLICE RADIOS 2019	12,833.00	12,833.00	0.00	0.00	0.00	12,833.00	100.00 %
100-9001-865	INTEREST - NEW PW TRUCKS	4,988.00	4,988.00	0.00	2,640.47	0.00	2,347.53	47.06 %
100-9001-867	INTEREST - FY22 VEHICLE & APPARATUS	18,991.00	18,991.00	0.00	0.00	0.00	18,991.00	100.00 %
	Department: 9001 - Debt Service Total:	1,620,002.00	1,620,002.00	0.00	198,880.81	0.00	1,421,121.19	87.72 %
	 Expense Total:	25,445,340.00	26,695,809.37	1,164,011.86	4,371,634.87	4,877,649.80	17,446,524.70	65.35 %
		0.00	0.00	4,619,599.58	3,776,158.54	-4,877,649.80	-1,101,491.26	0.00 %
Fund: 211 - Cates Farm Park								
Revenue								
211-3910-000	TRANSFER FROM GENERAL FUND	0.00	680,961.00	0.00	84,822.75	0.00	-596,138.25	87.54 %
		0.00	680,961.00	0.00	84,822.75	0.00	-596,138.25	87.54 %
Expense								
Department: 6200 - Reci	reation and Parks							
<u>211-6200-100</u>	PROFESSIONAL SERVICES	0.00	888.25	0.00	0.00	0.00	888.25	100.00 %
211-6200-107	DESIGN & ENGINEERING	0.00	25,500.00	0.00	0.00	0.00	25,500.00	100.00 %
211-6200-722	CONSTRUCTION ADMINISTRATION	0.00	18,250.00	0.00	0.00	0.00	18,250.00	100.00 %
211-6200-730	CONSTRUCTION	0.00	636,322.75	0.00	84,822.75	1,500.00	550,000.00	86.43 %
222 3200 730	Department: 6200 - Recreation and Parks Total:	0.00	680,961.00	0.00	84,822.75	1,500.00	594,638.25	87.32 %
	Expense Total:	0.00	680,961.00	0.00	84,822.75	1,500.00	594,638.25	87.32 %
			•				•	
	Fund: 211 - Cates Farm Park Surplus (Deficit):	0.00	0.00	0.00	0.00	-1,500.00	-1,500.00	0.00 %

Budget Report

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 300 - Utility Fund								
Revenue								
<u>300-3391-000</u>	REVENUE SHARING CONTRA (NCCP)	-81,000.00	-81,000.00	0.00	0.00	0.00	81,000.00	0.00 %
300-3447-000	ENGINEERING CONST INSP FEE	281,545.00	281,545.00	-430.00	29,190.00	0.00	-252,355.00	89.63 %
<u>300-3448-820</u>	DEVELOPMENT FEES	160,000.00	160,000.00	73,431.00	73,431.00	0.00	-86,569.00	54.11 %
300-3501-820	WATER SALES	3,531,600.00	3,531,600.00	349,386.91	1,062,777.86	0.00	-2,468,822.14	69.91 %
300-3502-830	SEWER SALES	3,877,600.00	3,877,600.00	330,590.43	978,948.04	0.00	-2,898,651.96	74.75 %
300-3503-820	WATER TAPS	8,000.00	8,000.00	1,600.00	4,000.00	0.00	-4,000.00	50.00 %
<u>300-3504-830</u>	SEWER TAPS	8,000.00	8,000.00	3,000.00	7,000.00	0.00	-1,000.00	12.50 %
300-3710-000	INTEREST EARNINGS	20,000.00	20,000.00	0.00	0.00	0.00	-20,000.00	100.00 %
300-3812-000	MISCELLANEOUS REVENUES	10,000.00	10,000.00	2,425.00	3,701.68	0.00	-6,298.32	62.98 %
300-3820-000	LATE FEES	55,000.00	55,000.00	5,770.00	17,510.00	0.00	-37,490.00	68.16 %
300-3830-820	WATER RECONNECTIONS	9,500.00	9,500.00	200.00	400.00	0.00	-9,100.00	95.79 %
300-3832-830	ORANGE COUNTY CAPACITY RESERVATI	50,000.00	50,000.00	0.00	0.00	0.00	-50,000.00	100.00 %
300-3836-000	FIRE FLOW TEST FEES	10,000.00	10,000.00	0.00	2,400.00	0.00	-7,600.00	76.00 %
300-3841-000	SALE OF FIXED ASSETS	2,500.00	2,500.00	0.00	0.00	0.00	-2,500.00	100.00 %
300-3846-000	SALE OF MATERIALS	175,000.00	175,000.00	16,682.00	57,200.52	0.00	-117,799.48	67.31 %
300-3883-830	INDUSTRIAL WASTE MONITORING FEE	4,000.00	4,000.00	0.00	0.00	0.00	-4,000.00	100.00 %
<u>300-3939-000</u>	TRANSFER FROM UTILITY CAPITAL RESERVE	500,000.00	500,000.00	0.00	0.00	0.00	-500,000.00	100.00 %
300-3980-000	DEBT PROCEEDS	123,000.00	123,000.00	4,671,058.26	4,794,058.26	0.00	4,671,058.26	3,897.61 %
300-3990-000	APPROPRIATED FUND BALANCE	1,633,407.00	1,916,468.00	0.00	0.00	0.00	-1,916,468.00	100.00 %
	Revenue Total:	10,378,152.00	10,661,213.00	5,453,713.60	7,030,617.36	0.00	-3,630,595.64	34.05 %
Expense								
Department: 8100 - Adı	nin, Meters and Billing							
<u>300-8100-020</u>	SALARIES & WAGES	181,022.00	181,022.00	3,299.32	11,547.62	0.00	169,474.38	93.62 %
300-8100-039	LONGEVITY CONTRIBUTION	1,756.00	1,756.00	0.00	0.00	0.00	1,756.00	100.00 %
300-8100-050	FICA	13,450.00	13,450.00	200.12	713.49	0.00	12,736.51	94.70 %
300-8100-060	GROUP INSURANCE CONTRIBUTION	9,763.00	9,763.00	703.68	2,131.59	0.00	7,631.41	78.17 %
300-8100-070	RETIREMENT CONTRIBUTION	38,416.00	38,416.00	720.90	2,523.15	0.00	35,892.85	93.43 %
<u>300-8100-071</u>	401K CONTRIBUTION	8,791.00	8,791.00	164.96	577.36	0.00	8,213.64	93.43 %
300-8100-099	INDIRECT TO UTILITY (CONTRA)	708,191.00	708,191.00	0.00	0.00	0.00	708,191.00	100.00 %
300-8100-110	TELEPHONE & POSTAGE	28,000.00	28,000.00	2,287.73	4,418.60	23,581.40	0.00	0.00 %
<u>300-8100-120</u>	BANK CHARGES	75,000.00	75,000.00	6,195.76	13,123.49	0.00	61,876.51	82.50 %
<u>300-8100-160</u>	EQUIPMENT MAINTENANCE & REPAIRS	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	100.00 %
300-8100-330	DEPARTMENTAL SUPPLIES & METERS	1,000.00	1,000.00	0.00	225.25	0.00	774.75	77.48 %
300-8100-340	TECHNOLOGY SERVICES & SUPPLIES	9,900.00	9,900.00	0.00	4,068.62	2,000.00	3,831.38	38.70 %
300-8100-450	MISC CONTRACTED SERVICES	89,300.00	90,550.00	3,602.60	10,173.39	79,876.61	500.00	0.55 %
300-8100-730	CAPITAL OUTLAY - OTHER	700,000.00	700,000.00	54,858.82	57,458.93	592,850.00	49,691.07	7.10 %
	Department: 8100 - Admin, Meters and Billing Total:	1,866,589.00	1,867,839.00	72,033.89	106,961.49	698,308.01	1,062,569.50	56.89 %
Department: 8200 - Uti	lity Maintenance							
300-8200-020	SALARIES & WAGES	720,860.00	720,860.00	46,041.48	156,195.14	0.00	564,664.86	78.33 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
<u>300-8200-030</u>	PART-TIME SALARIES	5,100.00	5,100.00	0.00	2,376.60	0.00	2,723.40	53.40 %
300-8200-035	OVERTIME SALARIES	49,000.00	49,000.00	5,402.04	14,586.97	0.00	34,413.03	70.23 %
300-8200-039	LONGEVITY CONTRIBUTION	14,885.00	14,885.00	0.00	0.00	0.00	14,885.00	100.00 %
300-8200-045	CAR ALLOWANCE	3,672.00	3,672.00	282.46	988.61	0.00	2,683.39	73.08 %
300-8200-046	CELL PHONE STIPEND	1,620.00	1,620.00	0.00	0.00	0.00	1,620.00	100.00 %
300-8200-050	FICA	55,703.00	55,703.00	3,869.21	13,058.27	0.00	42,644.73	76.56 %
300-8200-060	GROUP INSURANCE CONTRIBUTION	139,040.00	139,040.00	9,499.28	27,762.87	0.00	111,277.13	80.03 %
300-8200-070	RETIREMENT CONTRIBUTION	157,982.00	157,982.00	11,230.56	37,286.11	0.00	120,695.89	76.40 %
<u>300-8200-071</u>	401K CONTRIBUTION	36,152.00	36,152.00	2,569.97	8,532.39	0.00	27,619.61	76.40 %
300-8200-100	PROFESSIONAL SERVICES	130,000.00	140,100.00	3,490.00	21,985.63	10,104.37	108,010.00	77.09 %
300-8200-110	TELEPHONE & POSTAGE	13,100.00	13,100.00	467.91	1,545.82	440.58	11,113.60	84.84 %
300-8200-130	UTILITIES	100,600.00	100,600.00	6,298.17	14,470.78	0.00	86,129.22	85.62 %
<u>300-8200-140</u>	SCHOOLS & CONFERENCES	6,000.00	6,000.00	0.00	952.33	0.00	5,047.67	84.13 %
300-8200-150	BUILDING & GROUNDS MAINTENANCE	7,500.00	7,500.00	153.40	756.59	0.00	6,743.41	89.91 %
<u>300-8200-153</u>	STREET MAINTENANCE - UTILITY RE	25,000.00	25,000.00	0.00	0.00	11,000.00	14,000.00	56.00 %
300-8200-157	FIRE HYDRANT MAINTENANCE & REPA	42,000.00	42,000.00	0.00	0.00	35,000.00	7,000.00	16.67 %
300-8200-160	EQUIPMENT MAINTENANCE & REPAIRS	102,000.00	102,250.00	9,956.62	13,851.18	34,262.40	54,136.42	52.95 %
300-8200-161	INFRASTRUCTURE MAINTENANCE & REPA	555,000.00	555,000.00	0.00	0.00	16,500.00	538,500.00	97.03 %
300-8200-170	VEHICLE MAINTENANCE & REPAIRS	30,500.00	30,500.00	2,247.39	2,786.01	0.00	27,713.99	90.87 %
300-8200-260	ADVERTISING	500.00	500.00	0.00	0.00	0.00	500.00	100.00 %
300-8200-310	VEHICLE FUEL	22,500.00	22,500.00	1,754.09	2,436.61	13,263.94	6,799.45	30.22 %
300-8200-330	DEPARTMENTAL SUPPLIES	139,800.00	146,101.00	1,449.68	37,379.93	86,326.89	22,394.18	15.33 %
300-8200-332	CHEMICALS	130,000.00	130,000.00	10,200.00	51,816.00	78,184.00	0.00	0.00 %
300-8200-340	TECHNOLOGY SERVICES & SUPPLIES	23,000.00	23,000.00	0.00	17,730.00	2,205.00	3,065.00	13.33 %
300-8200-360	UNIFORMS & ACCESSORIES	19,700.00	19,700.00	2,037.93	2,197.93	11,462.07	6,040.00	30.66 %
300-8200-390	SMALL EQUIPMENT	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	100.00 %
300-8200-430	GRAHAM SEWER SERVICES	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	100.00 %
300-8200-450	MISC CONTRACTED SERVICES	128,100.00	144,660.00	1,409.18	6,558.93	37,643.00	100,458.07	69.44 %
300-8200-452	LABORATORY SERVICES	0.00	2,000.00	0.00	480.00	1,520.00	0.00	0.00 %
300-8200-480	PURCHASE OF WATER	780,000.00	780,000.00	0.00	35,262.21	0.00	744,737.79	95.48 %
<u>300-8200-530</u>	DUES & SUBSCRIPTIONS	15,565.00	15,565.00	4,305.60	4,793.10	0.00	10,771.90	69.21 %
300-8200-730	CAPITAL OUTLAY - OTHER	604,500.00	823,500.00	0.00	9,597.75	209,402.25	604,500.00	73.41 %
300-8200-740	CAPITAL OUTLAY - VEHICLES	123,000.00	123,000.00	0.00	0.00	117,739.80	5,260.20	4.28 %
300-8200-750	CAPITAL OUTLAY - EQUIPMENT	36,600.00	36,600.00	0.00	0.00	19,088.66	17,511.34	47.85 %
	Department: 8200 - Utility Maintenance Total:	4,240,479.00	4,494,690.00	122,664.97	485,387.76	684,142.96	3,325,159.28	73.98 %
Department: 8280 - Engi	neering							
300-8280-102	CITY ENGINEER	94,000.00	94,000.00	11,638.81	24,980.96	69,019.04	0.00	0.00 %
300-8280-103	TECHNICAL REVIEW	28,000.00	28,000.00	1,361.31	1,903.47	26,096.53	0.00	0.00 %
300-8280-104	CONSTRUCTION INSPECTION	130,000.00	130,000.00	14,769.06	23,571.22	106,428.78	0.00	0.00 %
300-8280-105	MISC ENGINEERING SERVICES	33,000.00	33,000.00	2,670.06	8,089.72	24,910.28	0.00	0.00 %
	Department: 8280 - Engineering Total:	285,000.00	285,000.00	30,439.24	58,545.37	226,454.63	0.00	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Department: 8300 -	Water Resource Recovery Facility							
300-8300-020	SALARIES & WAGES	570,390.00	570,390.00	34,511.36	120,873.76	0.00	449,516.24	78.81 %
300-8300-030	PART-TIME SALARIES	12,240.00	12,240.00	0.00	1,030.45	0.00	11,209.55	91.58 %
300-8300-035	OVERTIME SALARIES	18,920.00	18,920.00	420.96	2,879.15	0.00	16,040.85	84.78 %
<u>300-8300-039</u>	LONGEVITY CONTRIBUTION	13,618.00	13,618.00	0.00	0.00	0.00	13,618.00	100.00 %
300-8300-045	CAR ALLOWANCE	3,672.00	3,672.00	282.46	988.61	0.00	2,683.39	73.08 %
<u>300-8300-046</u>	CELL PHONE STIPEND	1,080.00	1,080.00	135.00	360.00	0.00	720.00	66.67 %
300-8300-050	FICA	45,382.00	45,382.00	2,499.10	9,033.98	0.00	36,348.02	80.09 %
<u>300-8300-060</u>	GROUP INSURANCE CONTRIBUTION	79,341.00	79,341.00	4,925.76	14,979.49	0.00	64,361.51	81.12 %
300-8300-070	RETIREMENT CONTRIBUTION	126,946.00	126,946.00	7,632.73	27,040.34	0.00	99,905.66	78.70 %
<u>300-8300-071</u>	401K CONTRIBUTION	29,050.00	29,050.00	1,746.61	6,187.66	0.00	22,862.34	78.70 %
<u>300-8300-100</u>	PROFESSIONAL SERVICES	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	100.00 %
<u>300-8300-110</u>	TELEPHONE & POSTAGE	7,671.00	7,671.00	437.17	1,155.96	2,976.20	3,538.84	46.13 %
300-8300-130	UTILITIES	178,980.00	178,980.00	16,078.75	30,536.04	0.00	148,443.96	82.94 %
<u>300-8300-140</u>	SCHOOLS & CONFERENCES	3,200.00	3,200.00	85.00	294.00	0.00	2,906.00	90.81 %
<u>300-8300-150</u>	BUILDINGS & GROUNDS MAINTENANCE	7,775.00	19,775.00	1,440.42	8,291.48	9,265.00	2,218.52	11.22 %
<u>300-8300-160</u>	EQUIPMENT MAINTENANCE & REPAIRS	188,800.00	175,675.00	9,212.19	16,849.43	9,316.25	149,509.32	85.11 %
300-8300-170	VEHICLE MAINTENANCE & REPAIRS	950.00	950.00	61.61	128.09	0.00	821.91	86.52 %
<u>300-8300-260</u>	ADVERTISING	100.00	100.00	32.65	32.65	0.00	67.35	67.35 %
300-8300-310	VEHICLE FUEL	3,100.00	3,100.00	204.06	431.68	2,667.29	1.03	0.03 %
<u>300-8300-330</u>	DEPARTMENTAL SUPPLIES	41,740.00	41,740.00	2,776.85	6,159.97	19,306.76	16,273.27	38.99 %
<u>300-8300-332</u>	CHEMICALS	95,000.00	95,000.00	1,569.95	11,149.49	46,248.57	37,601.94	39.58 %
<u>300-8300-340</u>	TECHNOLOGY SERVICES & SUPPLIES	2,300.00	2,300.00	0.00	0.00	0.00	2,300.00	100.00 %
<u>300-8300-350</u>	SOFTWARE LICENSING	1,400.00	1,400.00	0.00	0.00	1,350.00	50.00	3.57 %
<u>300-8300-360</u>	UNIFORMS & ACCESSORIES	4,400.00	4,400.00	628.05	628.05	3,371.95	400.00	9.09 %
<u>300-8300-390</u>	SMALL EQUIPMENT	16,800.00	16,800.00	0.00	5,281.78	0.00	11,518.22	68.56 %
<u>300-8300-450</u>	MISC CONTRACTED SERVICES	530,520.00	518,520.00	0.00	57,361.68	380,972.62	80,185.70	15.46 %
<u>300-8300-452</u>	LABORATORY SERVICES	31,100.00	31,100.00	730.00	3,149.00	26,851.00	1,100.00	3.54 %
<u>300-8300-454</u>	SCADA SERVICES	31,200.00	31,200.00	0.00	2,939.25	1,306.78	26,953.97	86.39 %
<u>300-8300-530</u>	DUES & SUBSCRIPTIONS	12,490.00	12,490.00	2,754.00	7,776.00	4,246.00	468.00	3.75 %
300-8300-730	CAPITAL OUTLAY - OTHER	94,883.00	116,658.00	0.00	0.00	88,328.85	28,329.15	24.28 %
300-8300-750	CAPITAL OUTLAY - EQUIPMENT	0.00	18,950.00	0.00	0.00	18,950.00	0.00	0.00 %
	Department: 8300 - Water Resource Recovery Facility Total:	2,163,048.00	2,190,648.00	88,164.68	335,537.99	615,157.27	1,239,952.74	56.60 %
Department: 9300 -	Utility Non-Departmental							
<u>300-9300-100</u>	PROFESSIONAL SERVICES	130,000.00	130,000.00	9,000.00	9,000.00	0.00	121,000.00	93.08 %
300-9300-540	PROPERTY & LIABILTY INSURANCE	62,000.00	62,000.00	0.00	10,547.84	0.00	51,452.16	82.99 %
300-9300-833	PRINCIPAL - 2007 ISSUE (SE PUMP	133,334.00	133,334.00	0.00	0.00	0.00	133,334.00	100.00 %
300-9300-834	PRINCIPAL - 2009 ISSUE (9TH ST.	4,806.00	4,806.00	0.00	0.00	0.00	4,806.00	100.00 %
<u>300-9300-835</u>	PRINCIPAL - WATER UPGRADE/EXENS	302,000.00	302,000.00	2,713,000.00	3,015,000.00	0.00	-2,713,000.00	-898.34 %
<u>300-9300-836</u>	WATER PLANT CAPACITY PAYMENT	127,403.00	127,403.00	0.00	127,403.00	0.00	0.00	0.00 %
<u>300-9300-837</u>	PRINCIPAL - GRAHAM SEWER CAPACI	200,000.00	200,000.00	0.00	200,000.00	0.00	0.00	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
<u>300-9300-838</u>	PRINCIPAL - WRRF UPGRADE FY19	620,000.00	620,000.00	0.00	0.00	0.00	620,000.00	100.00 %
<u>300-9300-839</u>	PRINCIPAL - FY22 VEHICLES & APPARATUS	12,300.00	12,300.00	0.00	0.00	0.00	12,300.00	100.00 %
<u>300-9300-881</u>	INTEREST - WATER UPGRADE/EXPANS	74,464.00	74,464.00	13,127.91	52,322.91	0.00	22,141.09	29.73 %
<u>300-9300-883</u>	INTEREST - 2007 ISSUE (SE PUMP	3,850.00	3,850.00	0.00	0.00	0.00	3,850.00	100.00 %
<u>300-9300-885</u>	INTEREST - WRRF UPGRADE FY19	151,125.00	151,125.00	0.00	0.00	0.00	151,125.00	100.00 %
<u>300-9300-886</u>	INTEREST - FY22 VEHICLES & APPARATUS	1,754.00	1,754.00	0.00	0.00	0.00	1,754.00	100.00 %
	Department: 9300 - Utility Non-Departmental Total:	1,823,036.00	1,823,036.00	2,735,127.91	3,414,273.75	0.00	-1,591,237.75	-87.29 %
	Expense Total:	10,378,152.00	10,661,213.00	3,048,430.69	4,400,706.36	2,224,062.87	4,036,443.77	37.86 %
	Fund: 300 - Utility Fund Surplus (Deficit):	0.00	0.00	2,405,282.91	2,629,911.00	-2,224,062.87	405,848.13	0.00 %
Fund: 350 - ARP Special Rev	enue Fund							
Revenue								
<u>350-3291-000</u>	ARP GRANT PROCEEDS	0.00	5,182,478.00	0.00	2,591,328.92	0.00	-2,591,149.08	50.00 %
	Revenue Total:	0.00	5,182,478.00	0.00	2,591,328.92	0.00	-2,591,149.08	50.00 %
Expense								
Department: 8300 - Wa	ter Resource Recovery Facility							
350-8300-730	CAPITAL OUTLAY - OTHER	0.00	5,182,478.00	0.00	0.00	0.00	5,182,478.00	100.00 %
		0.00	5,182,478.00	0.00	0.00	0.00	5,182,478.00	100.00 %
	 Expense Total:	0.00	5,182,478.00	0.00	0.00	0.00	5,182,478.00	100.00 %
	Fund: 350 - ARP Special Revenue Fund Surplus (Deficit):	0.00	0.00	0.00	2,591,328.92	0.00	2,591,328.92	0.00 %
Fund: 390 - Utility Capital Re	eserve							
Revenue								
<u>390-3401-000</u>	System Development Fees - Water	290,000.00	290,000.00	36,772.00	107,192.00	0.00	-182,808.00	63.04 %
<u>390-3402-000</u>	System Development Fees - Sewer	817,000.00	817,000.00	90,918.00	276,240.00	0.00	-540,760.00	66.19 %
<u>390-3710-000</u>	INTEREST EARNINGS	2,500.00	2,500.00	0.00	0.00	0.00	-2,500.00	100.00 %
	Revenue Total:	1,109,500.00	1,109,500.00	127,690.00	383,432.00	0.00	-726,068.00	65.44 %
Expense								
Department: 8900 - UT	ILITY CAPITAL RESERVE							
<u>390-8900-900</u>	UTILITY CAPITAL RESERVE	609,500.00	609,500.00	0.00	0.00	0.00	609,500.00	100.00 %
	Department: 8900 - UTILITY CAPITAL RESERVE Total:	609,500.00	609,500.00	0.00	0.00	0.00	609,500.00	100.00 %
Department: 9302 - Tra	insfers and Other Uses							
<u>390-9302-937</u>	TRANSFER TO UTILITY CAPITAL FUND	500,000.00	500,000.00	0.00	0.00	0.00	500,000.00	100.00 %
	Department: 9302 - Transfers and Other Uses Total:	500,000.00	500,000.00	0.00	0.00	0.00	500,000.00	100.00 %
	Expense Total:	1,109,500.00	1,109,500.00	0.00	0.00	0.00	1,109,500.00	100.00 %
	Fund: 390 - Utility Capital Reserve Surplus (Deficit):	0.00	0.00	127,690.00	383,432.00	0.00	383,432.00	0.00 %
Fund: 721 - WRRF Renovatio	on							
Revenue								

Budget Report

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
724 2022 202		Ū	0	•			. ,	0
721-3990-000	APPROPRIATED FUND BALANCE	0.00	583,000.00	0.00	0.00	0.00	-583,000.00	100.00 %
	Revenue Total:	0.00	7,344,176.00	8,901,941.74	8,901,941.74	0.00	1,557,765.74	21.21 %
Expense								
Department: 8117 - W	/RRF UPGRADE PROJECT 721							
<u>721-8117-100</u>	PROFESSIONAL SERVICES	0.00	200,000.00	1,872.00	27,840.00	134,913.70	37,246.30	18.62 %
<u>721-8117-107</u>	DESIGN AND ENGINEERING	0.00	530,000.00	0.00	0.00	0.00	530,000.00	100.00 %
<u>721-8117-722</u>	CONSTRUCTION ADMINISTRATION	0.00	530,000.00	0.00	0.00	0.00	530,000.00	100.00 %
721-8117-730	CONSTRUCTION	0.00	5,560,426.00	0.00	0.00	0.00	5,560,426.00	100.00 %
721-8117-750	EQUIPMENT	0.00	523,750.00	0.00	0.00	0.00	523,750.00	100.00 %
	Department: 8117 - WRRF UPGRADE PROJECT 721 Total:	0.00	7,344,176.00	1,872.00	27,840.00	134,913.70	7,181,422.30	97.78 %
	Expense Total:	0.00	7,344,176.00	1,872.00	27,840.00	134,913.70	7,181,422.30	97.78 %
	Fund: 721 - WRRF Renovation Surplus (Deficit):	0.00	0.00	8,900,069.74	8,874,101.74	-134,913.70	8,739,188.04	0.00 %
Fund: 722 - WRRF 0.5 MGE) Expansion							
Revenue								
722-3930-830	TRANSFER FROM UTILITY FUND	0.00	925,000.00	0.00	0.00	0.00	-925,000.00	100.00 %
	Revenue Total:	0.00	925,000.00	0.00	0.00	0.00	-925,000.00	100.00 %
Expense								
Department: 8117 - W	/RRF UPGRADE PROJECT 721							
722-8117-107	DESIGN AND ENGINEERING	0.00	900,000.00	0.00	0.00	40,000.00	860,000.00	95.56 %
722-8117-900	CONTINGENCY	0.00	25,000.00	0.00	0.00	0.00	25,000.00	100.00 %
	Department: 8117 - WRRF UPGRADE PROJECT 721 Total:	0.00	925,000.00	0.00	0.00	40,000.00	885,000.00	95.68 %
	Expense Total:	0.00	925,000.00	0.00	0.00	40,000.00	885,000.00	95.68 %
	Fund: 722 - WRRF 0.5 MGD Expansion Surplus (Deficit):	0.00	0.00	0.00	0.00	-40,000.00	-40,000.00	0.00 %
	Report Surplus (Deficit):	0.00	0.00	16,052,642.23	18,254,932.20	-7,278,126.37	10,976,805.83	0.00 %

Group Summary

Departmen		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund								
Revenue								
		25,445,340.00	26,695,809.37	5,783,611.44	8,147,793.41	0.00	-18,548,015.96	69.48 %
	Revenue Surplus (Deficit):	25,445,340.00	26,695,809.37	5,783,611.44	8,147,793.41	0.00	-18,548,015.96	69.48 %
Expense								
4100 - City Council		85,390.00	85,390.00	4,889.13	19,753.09	0.00	65,636.91	76.87 %
4200 - Administration		1,157,512.00	1,127,388.00	75,701.80	285,271.74	38,585.67	803,530.59	71.27 %
4400 - Finance		732,375.00	721,725.00	70,386.64	198,724.33	86,232.93	436,767.74	60.52 %
4800 - IT		758,084.00	788,925.87	38,015.21	115,899.38	241,699.97	431,326.52	54.67 %
4900 - Economic Development		1,695,800.00	1,745,800.00	0.00	0.00	70,000.00	1,675,800.00	95.99 %
5100 - Police		5,134,536.00	5,206,063.50	265,061.84	1,041,531.47	574,216.71	3,590,315.32	68.96 %
5300 - Fire		3,761,934.00	3,776,790.30	205,789.72	731,205.79	681,835.23	2,363,749.28	62.59 %
5400 - Planning		533,122.00	604,343.28	31,176.42	90,916.73	120,673.75	392,752.80	64.99 %
5410 - Downtown Promotion and Development		151,810.00	151,810.00	5,018.86	8,363.32	51,636.68	91,810.00	60.48 %
5440 - Inspections		629,662.00	867,566.70	43,463.96	139,925.24	234,950.37	492,691.09	56.79 %
5480 - Engineering		445,500.00	445,500.00	47,223.90	128,153.80	317,346.20	0.00	0.00 %
5500 - Public Works		2,727,106.00	3,395,045.71	79,310.05	412,367.36	672,669.16	2,310,009.19	68.04 %
5700 - Public Facilities		868,478.00	918,154.17	72,359.96	149,169.11	90,685.32	678,299.74	73.88 %
5800 - Sanitation		1,759,477.00	1,759,477.00	109,783.59	244,276.53	935,891.76	579,308.71	32.93 %
6200 - Recreation and Parks		2,478,023.00	2,553,934.84	94,485.96	345,671.38	520,689.37	1,687,574.09	66.08 %
9000 - Non-Departmental		906,529.00	927,893.00	21,344.82	261,524.79	240,536.68	425,831.53	45.89 %
9001 - Debt Service		1,620,002.00	1,620,002.00	0.00	198,880.81	0.00	1,421,121.19	87.72 %
	Expense Total:	25,445,340.00	26,695,809.37	1,164,011.86	4,371,634.87	4,877,649.80	17,446,524.70	65.35 %
	Fund: 100 - General Fund Surplus (Deficit):	0.00	0.00	4,619,599.58	3,776,158.54	-4,877,649.80	-1,101,491.26	0.00 %
Fund: 211 - Cates Farm Park								
Revenue								
		0.00	680,961.00	0.00	84,822.75	0.00	-596,138.25	87.54 %
	Revenue Surplus (Deficit):	0.00	680,961.00	0.00	84,822.75	0.00	-596,138.25	87.54 %
F					- ,		,	
Expense		0.00	600.064.00	0.00	04 000 75	4 500 00	504 600 05	07.02.04
6200 - Recreation and Parks		0.00	680,961.00	0.00	84,822.75	1,500.00	594,638.25	87.32 %
	Expense Total:	0.00	680,961.00	0.00	84,822.75	1,500.00	594,638.25	87.32 %
	Fund: 211 - Cates Farm Park Surplus (Deficit):	0.00	0.00	0.00	0.00	-1,500.00	-1,500.00	0.00 %
Fund: 300 - Utility Fund								
Revenue								
		10,378,152.00	10,661,213.00	5,453,713.60	7,030,617.36	0.00	-3,630,595.64	34.05 %
	Revenue Surplus (Deficit):	10,378,152.00	10,661,213.00	5,453,713.60	7,030,617.36	0.00	-3,630,595.64	34.05 %

Bud	get	Re	port
-----	-----	----	------

Development		Original	Current	Period	Fiscal	Facuration	Variance Favorable	Percent
Departmen		Total Budget	Total Budget	Activity	Activity	Encumbrances	(Unfavorable)	Remaining
Expense								
8100 - Admin, Meters and Billing		1,866,589.00	1,867,839.00	72,033.89	106,961.49	698,308.01	1,062,569.50	56.89 %
8200 - Utility Maintenance		4,240,479.00	4,494,690.00	122,664.97	485,387.76	684,142.96	3,325,159.28	73.98 %
8280 - Engineering		285,000.00	285,000.00	30,439.24	58,545.37	226,454.63	0.00	0.00 %
8300 - Water Resource Recovery Facility		2,163,048.00	2,190,648.00	88,164.68	335,537.99	615,157.27	1,239,952.74	56.60 %
9300 - Utility Non-Departmental	_	1,823,036.00	1,823,036.00	2,735,127.91	3,414,273.75	0.00	-1,591,237.75	-87.29 %
	Expense Total:	10,378,152.00	10,661,213.00	3,048,430.69	4,400,706.36	2,224,062.87	4,036,443.77	37.86 %
	Fund: 300 - Utility Fund Surplus (Deficit):	0.00	0.00	2,405,282.91	2,629,911.00	-2,224,062.87	405,848.13	0.00 %
Fund: 350 - ARP Special Revenue Fund								
Revenue								
		0.00	5,182,478.00	0.00	2,591,328.92	0.00	-2,591,149.08	50.00 %
	Revenue Surplus (Deficit):	0.00	5,182,478.00	0.00	2,591,328.92	0.00	-2,591,149.08	50.00 %
Expense								
8300 - Water Resource Recovery Facility		0.00	5,182,478.00	0.00	0.00	0.00	5,182,478.00	100.00 %
	Expense Total:	0.00	5,182,478.00	0.00	0.00	0.00	5,182,478.00	100.00 %
F	und: 350 - ARP Special Revenue Fund Surplus (Deficit):	0.00	0.00	0.00	2,591,328.92	0.00	2,591,328.92	0.00 %
Fund: 390 - Utility Capital Reserve								
Revenue								
		1,109,500.00	1,109,500.00	127,690.00	383,432.00	0.00	-726,068.00	65.44 %
	Revenue Surplus (Deficit):	1,109,500.00	1,109,500.00	127,690.00	383,432.00	0.00	-726,068.00	65.44 %
Expense								
8900 - UTILITY CAPITAL RESERVE		609,500.00	609,500.00	0.00	0.00	0.00	609,500.00	100.00 %
9302 - Transfers and Other Uses		500,000.00	500,000.00	0.00	0.00	0.00	500,000.00	100.00 %
	Expense Total:	1,109,500.00	1,109,500.00	0.00	0.00	0.00	1,109,500.00	100.00 %
	Fund: 390 - Utility Capital Reserve Surplus (Deficit):	0.00	0.00	127,690.00	383,432.00	0.00	383,432.00	0.00 %
Fund: 721 - WRRF Renovation				-			-	
Revenue								
Nevenue		0.00	7,344,176.00	8,901,941.74	8,901,941.74	0.00	1,557,765.74	-21.21 %
	Revenue Surplus (Deficit):	0.00	7,344,176.00	8,901,941.74	8,901,941.74	0.00	1,557,765.74	-21.21 %
Expense								
8117 - WRRF UPGRADE PROJECT 721		0.00	7,344,176.00	1,872.00	27,840.00	134,913.70	7,181,422.30	97.78 %
8117 - WRRF OFGRADE FROJECT 721	Expense Total:	0.00	7,344,176.00	1,872.00	27,840.00	134,913.70	7,181,422.30	97.78 %
	Fund: 721 - WRRF Renovation Surplus (Deficit):	0.00	0.00	8,900,069.74	8,874,101.74	-134,913.70	8,739,188.04	0.00 %
		0.00	0.00	0,000,000,04	0,0, -,101,74	10-,510.70	0,,00,100.04	0.00 /0
Fund: 722 - WRRF 0.5 MGD Expansion Revenue								
nevenue		0.00	925,000.00	0.00	0.00	0.00	-925,000.00	100.00 %
	Revenue Surplus (Deficit):	0.00	925,000.00	0.00	0.00	0.00	-925,000.00	100.00 %
	nevenue surplus (Denet).	0.00	525,000.00	0.00	0.00	0.00	-525,000.00	100.00 /0

Budget Report

Departmen		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Remaining
Expense								
8117 - WRRF UPGRADE PROJECT 721		0.00	925,000.00	0.00	0.00	40,000.00	885,000.00	95.68 %
	Expense Total:	0.00	925,000.00	0.00	0.00	40,000.00	885,000.00	95.68 %
	Fund: 722 - WRRF 0.5 MGD Expansion Surplus (Deficit):	0.00	0.00	0.00	0.00	-40,000.00	-40,000.00	0.00 %
	Report Surplus (Deficit):	0.00	0.00	16,052,642.23	18,254,932.20	-7,278,126.37	10,976,805.83	0.00 %

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	
100 - General Fund	0.00	0.00	4,619,599.58	3,776,158.54	-4,877,649.80	-1,101,491.26	
211 - Cates Farm Park	0.00	0.00	0.00	0.00	-1,500.00	-1,500.00	
300 - Utility Fund	0.00	0.00	2,405,282.91	2,629,911.00	-2,224,062.87	405,848.13	
350 - ARP Special Revenue Fund	0.00	0.00	0.00	2,591,328.92	0.00	2,591,328.92	
390 - Utility Capital Reserve	0.00	0.00	127,690.00	383,432.00	0.00	383,432.00	
721 - WRRF Renovation	0.00	0.00	8,900,069.74	8,874,101.74	-134,913.70	8,739,188.04	
722 - WRRF 0.5 MGD Expansion	0.00	0.00	0.00	0.00	-40,000.00	-40,000.00	
Report Surplus (Deficit):	0.00	0.00	16,052,642.23	18,254,932.20	-7,278,126.37	10,976,805.83	



AGENDA ITEM #3H

Final Plat for the Right of Way Dedication Mebane Townes, Phases T-2, T-3, and T-4

Presenter

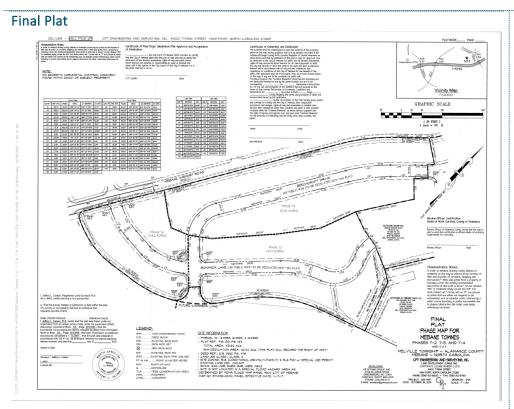
Cy Stober, Development Director

Applicant

Keystone at Mebane Oaks, LLC 3708 Alliance Drive Greensboro, NC 27407

Public Hearing

Yes 🗆 No 🗵



Property

S. Fifth St. & Mebane Airport Rd., Mebane Towne Center, Alamance County

GPINs 9814765261 9814755966 9814752261

Proposed Zoning N/A

Current Zoning R-6 (SUP for PUD)

Size

+/-13.62 ac

Surrounding Zoning R-6, R-20 & B-2

Surrounding Land

Uses

Multifamily & Single-Family Residential; Retail Business

Utilities

Provided by Developer

Floodplain No

10

Watershed

No

City Limits

Yes

Summary

Keystone at Mebane Oaks, LLC, is requesting approval of the Final Plat for the right of way dedication for "Mebane Townes, Phases T-2, T-3, and T-4" (approved by the Mebane City Council as "Mebane Towne Center" for rezoning to R-6 and a special use as a Planned Unit Development 06/04/2018). This Final Plat will dedicate +/-2.44 ac of public right of way to realize the remainder of Bonanza Lane and Beechcraft Drive. The remainder of the area is undedicated at this time but will support townhomes and open space, per the approved site plan. Per the conditions approved by the City Council for this special use permit and rezoning, no lots may be platted for these project phases until the Phase T-1 amenity center and the improvements to NC 119 South are realized or otherwise guaranteed on terms acceptable to City and NC Department of Transportation staff.

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 13 new residential lots and three new municipal streets within the City of Mebane that generate tax revenues and require municipal services.

Recommendation

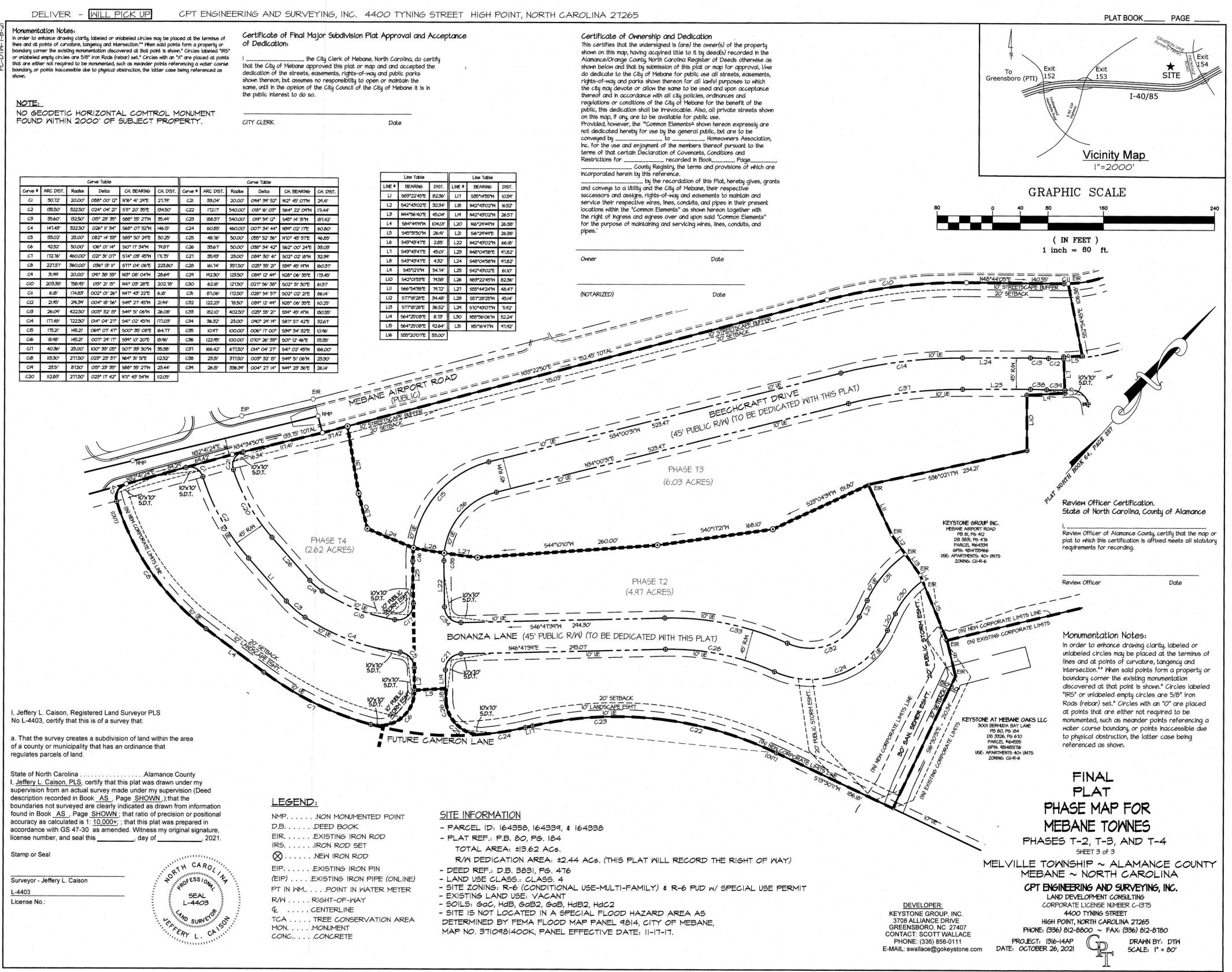
Staff recommends approval of the Final Plat.

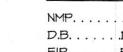
Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat







AGENDA ITEM #31

Final Subdivision Plat – Cambridge Park, Phase 2B

Presenter

Cy Stober, Development Director

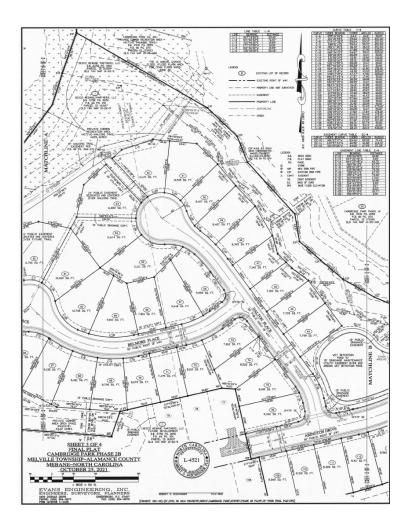
Applicant

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

Public Hearing

Yes 🗆 No 🗵

Final Plat



Property Cambridge Park, Alamance County

GPINs 9813375254 9813351154

Proposed Zoning N/A

Current Zoning R-12

Size

+/-21.963 acres

Surrounding

Zoning

R-12 & not zoned (Alamance County)

Surrounding

Land Uses Residential, Mobile Home Park, Vacant

Utilities

Extended at developer's expense.

Floodplain Yes

Watershed

No

City Limits

Yes

Summary

Desco Mebane Partners, LLC, is requesting approval of the Final Plat for Phase 2B of the Cambridge Park Subdivision (approved for rezoning and special use as a cluster subdivision by City Council 01/08/18). The Final Plat will include a total area of +/-21.963 acres featuring 44 single-family lots of +/-9.086 acres, +/-9.489 acres of open space (inc. two stormwater pond), and +/-3.380 acres and +/-2,572 linear feet of dedicated right of way.

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plan to reflect comments. All infrastructure must be completed and approved to meet the City of Mebane specifications. All infrastructure not completed shall be bonded or a letter of credit provided prior to recordation. The Jones Drive turn lane is bonded with the NC Department of Transportation and shall be required to be constructed prior to Phase 3 lots are platted.

Financial Impact

The developer has extended utilities at his own expense.

Recommendation

Staff recommends approval of the Final Plat.

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat

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

This certifies that the undersigned is (are) the owner(s) of the property shown on this map, having acquired title to it by deed(s) recorded in the Alamance/Orange County, North Carolina Register of Deeds otherwise as shown below and that by submission of this plat or map for approval, I/we do dedicate to the City of Mebane for public use all streets, easements, rights-of-way and parks shown thereon for all lawful purposes to which the city may devote or allow the same to be used and upon acceptance thereof and in accordance with all city policies, ordinances and regulations or conditions of the City of Mebane for the benefit of the public, this dedication shall be irrevocable. Also, all private streets shown on this map, if any, are to be available for public use.

Provided, however, the "Common Elements" shown hereon expressly are not dedicated hereby for use by the general public, but are to be conveyed by Desco Mebane Partners, LLC to Cambridge Park 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 Cambridge Park recorded in Book 3927, Page(s) 0656-0718, ALAMANCE County Registry, the terms and provisions of which are incorporated herein by this reference.

<u>Desco Mebane Partners, LLC</u> 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.

Date

Notary public

G.S. 10B-41 NOTARIAL CERTIFICATE FOR ACKNOWLEDGMENT

County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Name(s) of principal(s)

(Official Seal)

Official Signature of Notary

Notary's printed name

My commission expires .__

Owner

Date

REVIEW OFFICER CERTIFICATION

Certificate of Survey Accuracy

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

Review Officer

Date

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

City Clerk

I, <u>Robert S. Dischinger</u>, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3752, Page 661); that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE Page MAP) that the ratio of precision as calculated is 1'121,995') that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 25 day of OCTOBER, 2021.

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

RUBERT S. DISCHINGER

PLS-4521

Date

SURVEYORS NOTES:

- 1. AREA IS DETERMINED BY LEAST SQUARES METHOD.
- 2. BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
- 3. THIS SURVEY IS OF AN ACTUAL FIELD SURVEY HAVING AN ERROR OF LESS THAN 1'21,995' D.M., D.Y., P.M.
- 4. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET UNLESS INDICATED OTHERWISE.
- 5. CITY OF MEBANE ZONING PUD-R-12 WITH ANNEXATION. PROPERTY ANNEXED 11-20-2017 PER PLAT BOOK 79 PAGE 41.
- 6. EVANS ENGINEERING HAS NOT PERFORMED ANY TITLE SEARCH.
- 7. TOTAL AREA= 238.424 ACRES MORE OR LESS.
- 8. THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. MAP 3710981300K PANEL 9813. PROPERTY IS IN ZONE AE AND ZONE X DATED NOVEMBER 17, 2017.
- 9. MAIL PICK-UP WILL BE PROVIDED AT THE AMENITY CENTER AND PARKING AREA ADJACENT TO LOT 31.
- 10. STRUCTURAL STORMWATER BMP MAINTENANCE AGREEMENT FOR WET DETENTION POND "E" AND "F" RECORDED IN DEED BOOK <u>4083</u> PAGE <u>678</u> THROUGH <u>683</u>.

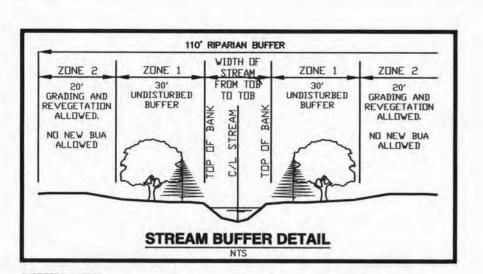
FLOOD INFORMATION FLOOD PLAIN PER FIRM MAP #3710981300K PANEL #9813, DATED 11-17-2017

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

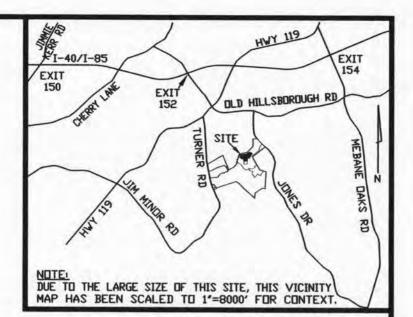
PHASE 2B SITE DATA NUMBER OF LOTS = 44 LOTS AREA IN LOTS=9.086 ACRES

LF OF STREETS = 2,572± LF RIGHT OF WAY AREA=3.380 ACRES PRIVATE COMMON RECREATION AREA= 4.099 ACRES PRIVATE COMMON AREA OPEN SPACE= 5.398 ACRES





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



NO

GRID

N.C.

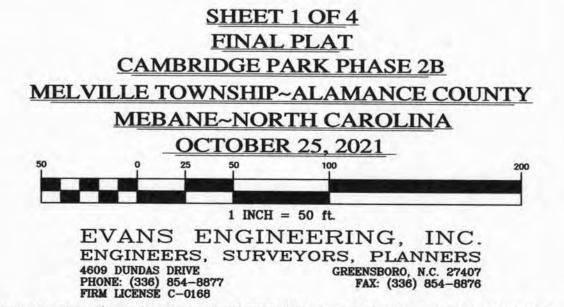
DESCO MEBANE PARTNERS, LLC 600 MARKET STREET - SUITE 206

CONTACT: ERIC DISCHINGER PHONE (336) 317-3395

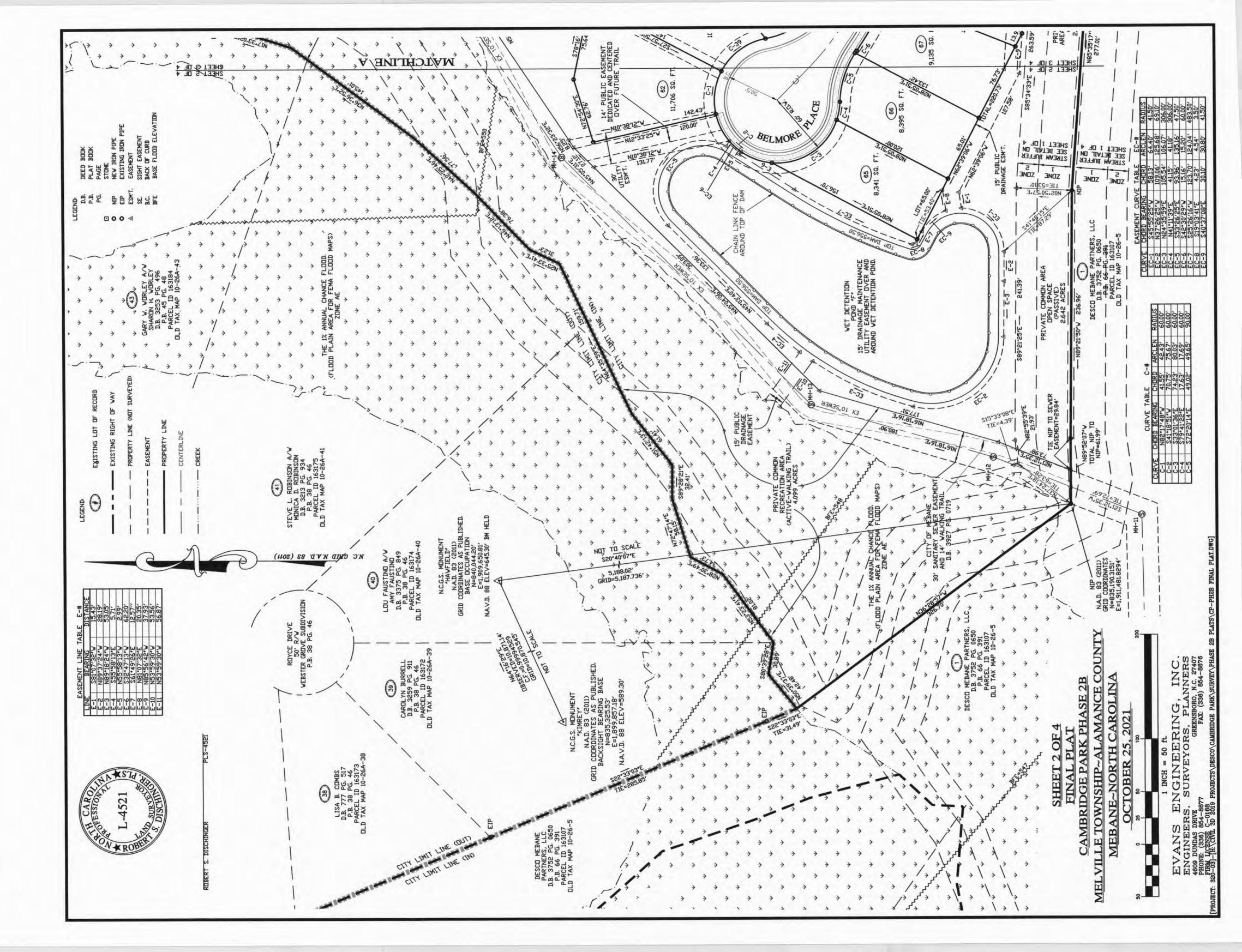
CHAPEL HILL, NORTH CAROLINA 27516

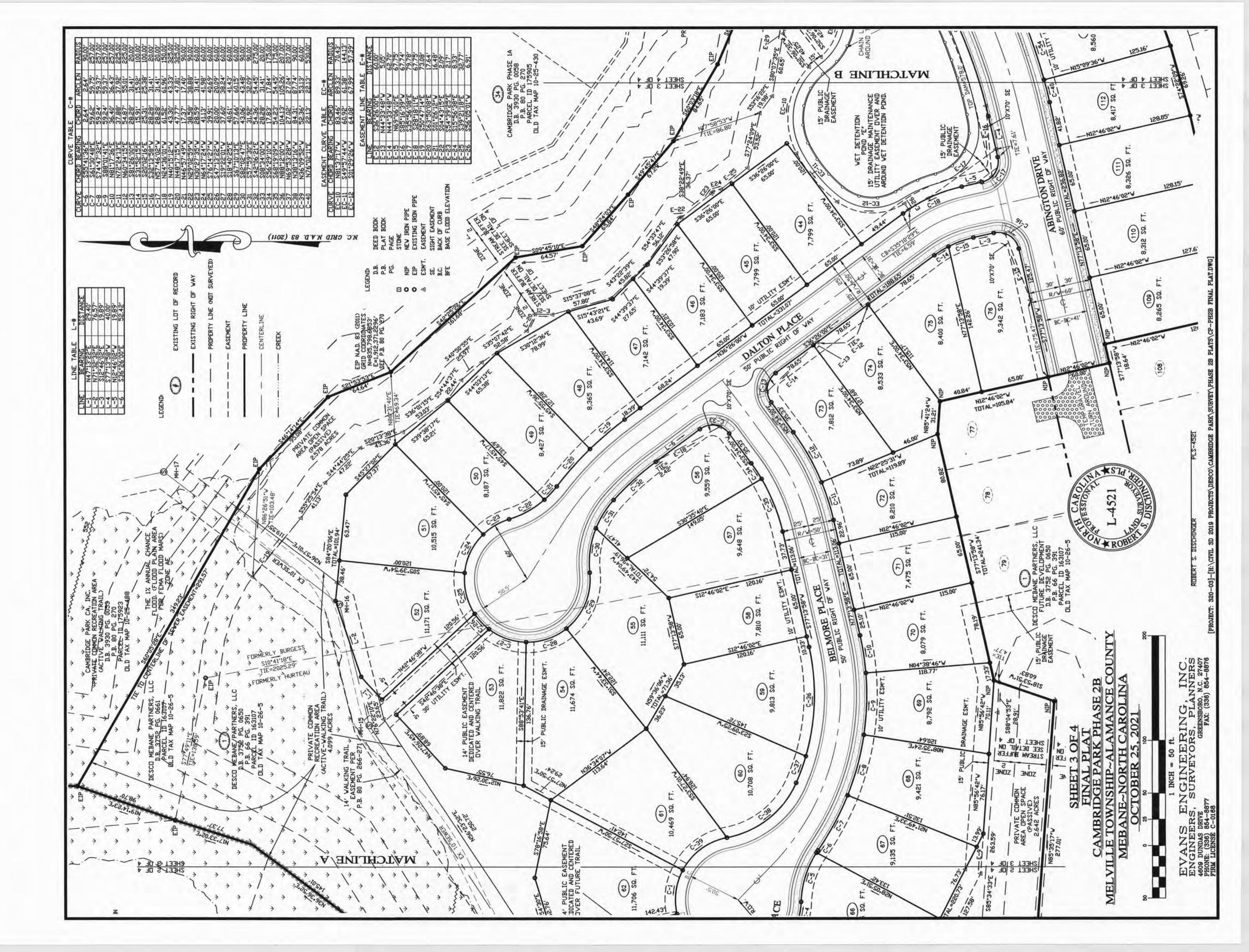
DEVELOPMENT STANDARDS 20'(MIN. 25' TO GARAGE) SIDE SETBACK15' AGGREGATE REAR SETBACK15' MAXIMUM BUILDING HEIGHT CORNER LOT SIDE SETBACK ...

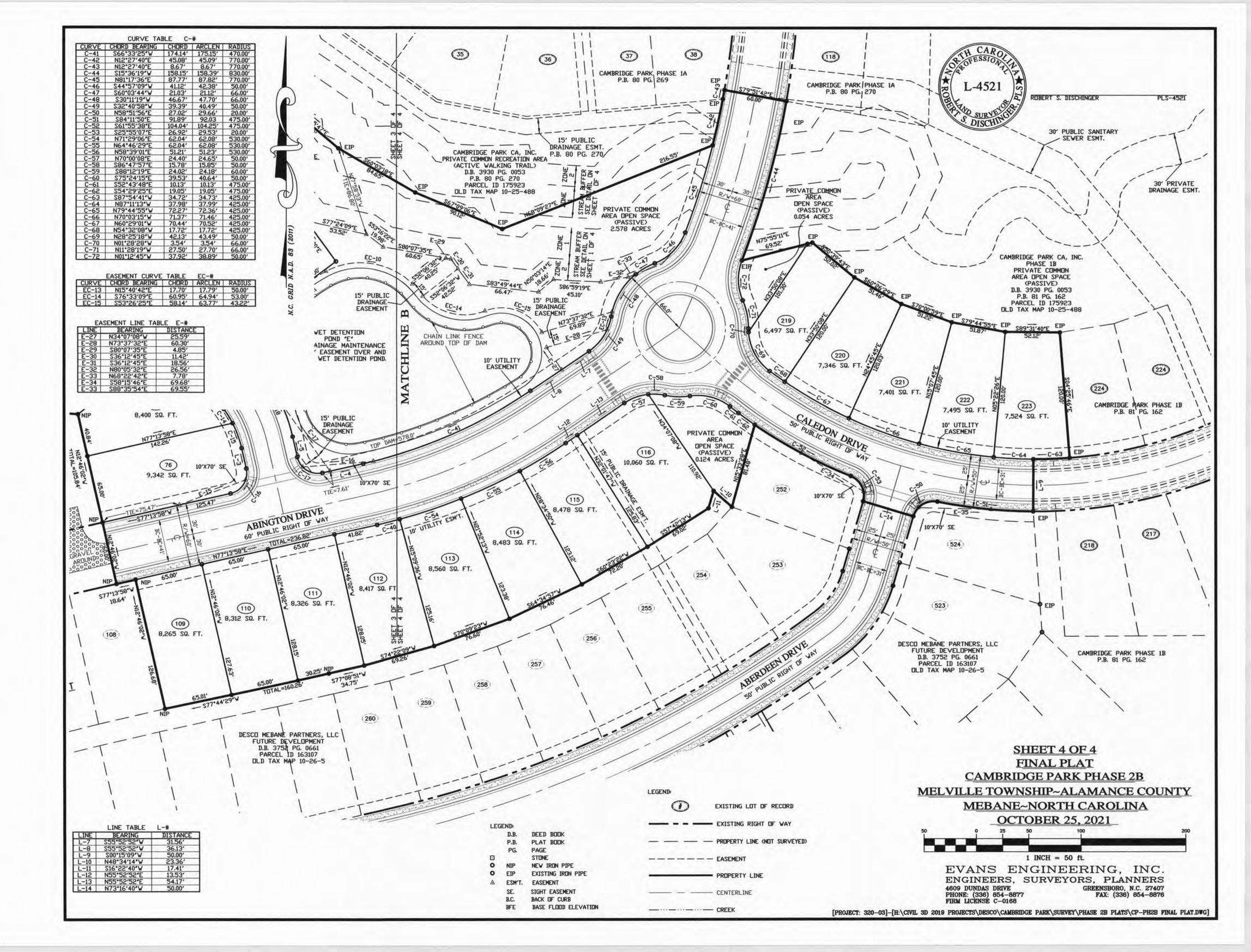
OVERALL SITE DATA: PARCELS: PIN: 163252 AND 163107 ADDRESS: ABINGTON DRIVE TUTAL ACREAGE= 238± ACRES ZONING PUD-R-12 WITH ANNEXATION EXISTING USE: VACANT AND RESIDENTIAL PROPOSED USE: RESIDENTIAL ADJACENT ZUNING ALAMANCE COUNTY DEED REFERENCES #175922 - DB 3752, PG 661-663, DB 3752, PG 650-654.



[PROJECT: 320-20]-[H:\CIVIL 3D 20019 PROJECTS\DESCO\CAMBRIDGE PARK\SURVEY\PHASE 2B PLATS\CP PH 2B FINAL PLAT 1 OF 2.DWG]









AGENDA ITEM #3J

Final Subdivision Plat-Summerhaven East, Phase 1

Presenter

Cy Stober, Development Director

Applicant

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

Public Hearing

Yes 🗆 No 🗵

Final Plat



Property

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

Proposed Zoning N/A

Current Zoning R-20

Size

+/-32.51 ac

Surrounding Zoning

R-20, B-2, MHP

Surrounding Land Uses

Residential, Business

Utilities

On-site septic and Orange-Alamance Water, Inc. water

Floodplain No

Watershed

No

City Limits

No

Summary

Desco Mebane Partners, LLC, is requesting approval of the Final Plat for Phase 1 of the Summerhaven Subdivision (approved as a preliminary subdivision plat by City Council 03/02/20). The property and proposed subdivision is in the City's extraterritorial jurisdiction and will not be annexed into the City; it will not have municipal utilities or services. The Final Plat will include a total area of +/-32.51 acres featuring 37 single-family lots of +/-21.58 acres, +/-6.21 acres of open space, and +/-4.72 acres and +/-3,069 linear feet of dedicated right of way.

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plan to reflect comments. Due to the presence of the property in the ETJ, roads will be maintained by the NC Department of Transportation, water infrastructure will be constructed by Orange-Alamance Water, Inc., to City of Mebane standards, and sewage disposal will be received by onsite and local septic systems, as inspected and approved by Alamance County Environmental Health. Certificates on this final major subdivision plat shall accordingly reflect the following:

- Stormwater infrastructure must be completed by the owner and approved to meet the City of Mebane specifications.
- The road infrastructure including the turn lane on NC 119 South must be completed by the owner and approved to meet NC Department of Transportation specifications.
- The Orange-Alamance Water, Inc., water infrastructure constructed by the owner must be completed and approved to meet City of Mebane specifications.
- The septic system network must be completed by the owner and approved to meet Alamance County Department of Environmental Health standards.

All infrastructure not completed shall be bonded or a letter of credit provided prior to recordation.

Financial Impact

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

Recommendation

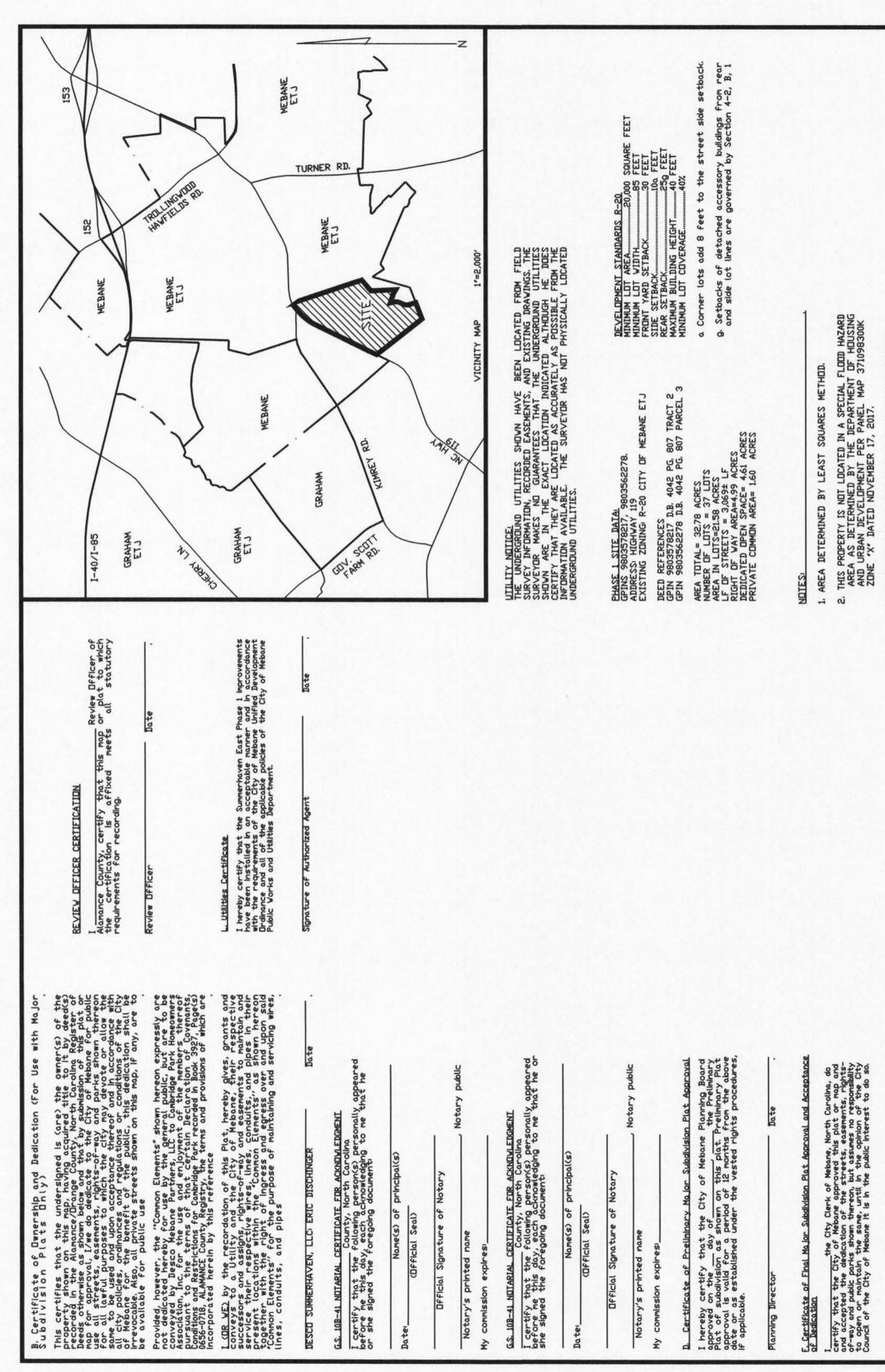
The Planning Staff finds that the presented plat complies with the criteria of the City of Mebane Unified Development Ordinance for a major subdivision in a R-20 zoning district and recommends approval.

Suggested Motion

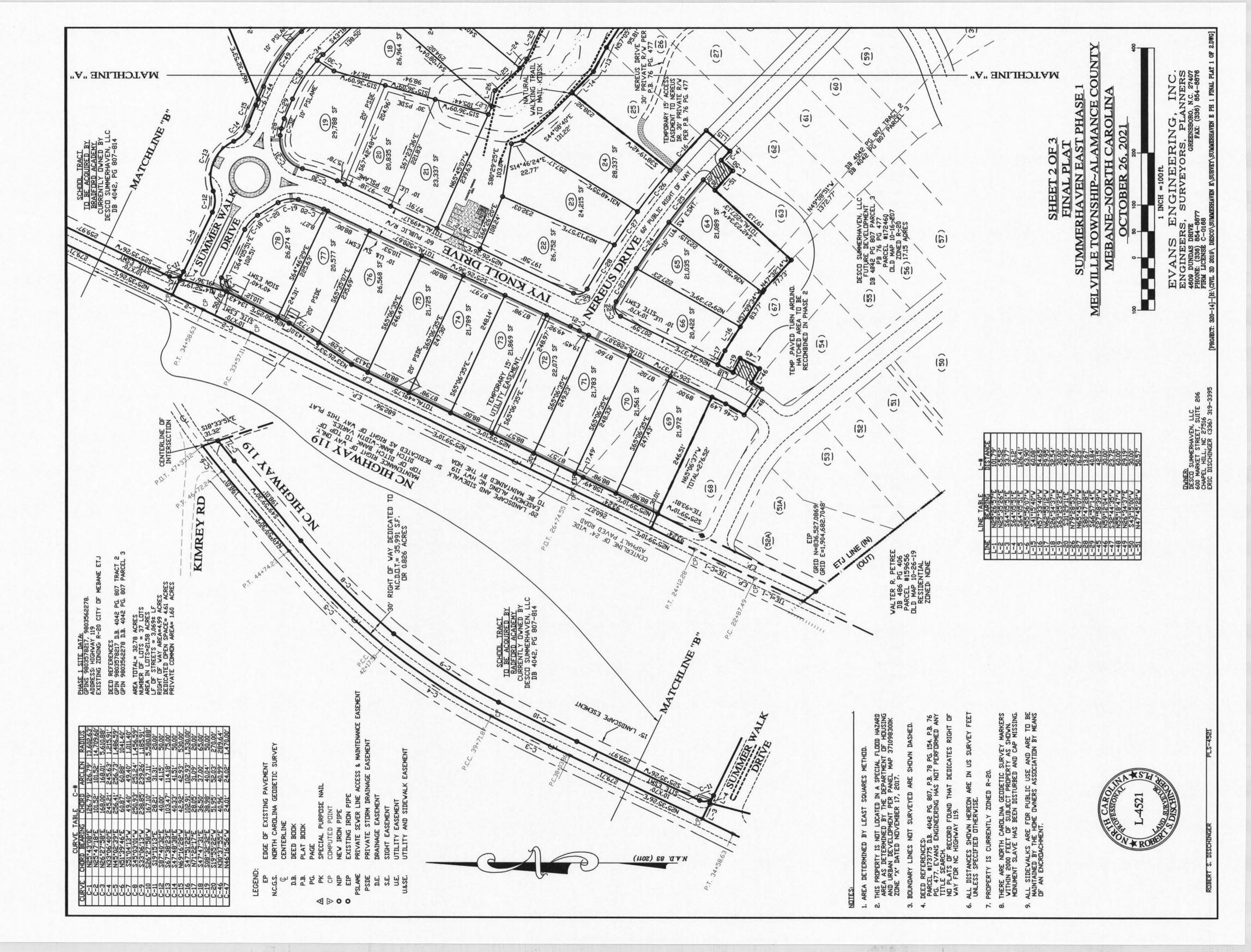
Motion to approve the final plat as presented.

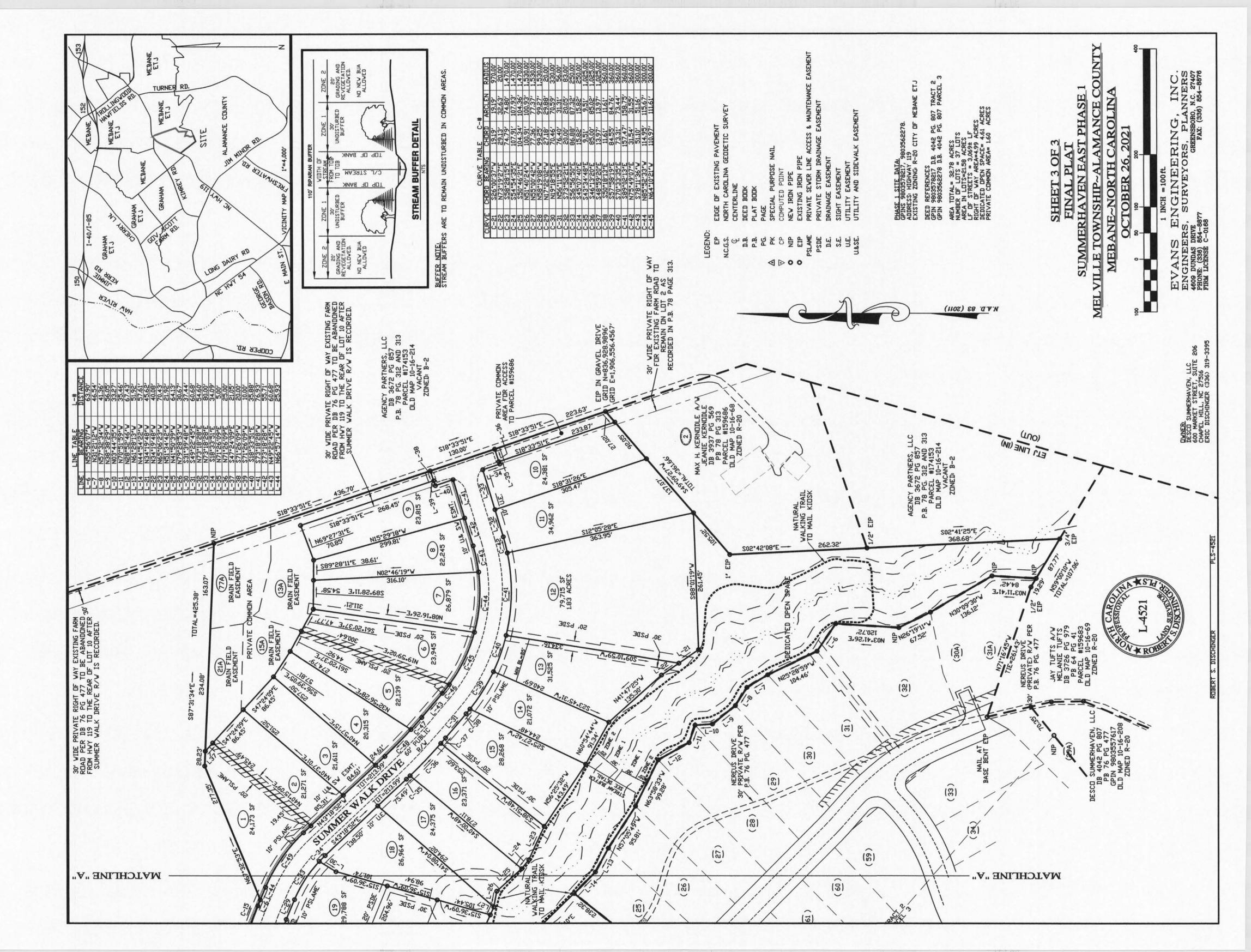
Attachments

1. Summerhaven Final Subdivision Plat



	4. DEED REFERENCES: PARCEL #173775 D.B. 4042 PG. 807, P.B. 78 PG. 154. P.B. 76 PG. 477. EVANS ENGINEERING HAS NDT PERFORMED ANY TITLE SEARCH. NO PLATS OF RECORD FOUND THAT DEDICATES RIGHT OF WAY FOR NC HIGHWAY 119.	6. ALL DISTANCES SHOWN HEREDN ARE IN US SURVEY FEET UNLESS SPECIFIED DTHERWISE. 7. PROPERTY IS CURRENTLY ZONED R-20.	THERE ARE NO VITHIN 2000 MONUMENT SLA ALL SIDEVALI MAINTAINED B	UT AN ENCRUMENT.	PHASE 1 IMPERVIDUS SURFACE CALCULATIONS STREETS =1.93 ACRES TEMPDRARY TURN ARDINDS=0.12 ACRES SIDEVALKS=0.38 ACRES PARKING LOT=0.11 ACRES PARKING LOT=0.11 ACRES PARKING LOT=0.11 ACRES PARKING LOT=0.11 ACRES PARKING TOTEO FER LOT=C37 LOTS/C5,473 S0, FT.)=4.65 ACRES BUA ALLOCATED PER LOT=C37 LOTS/C5,473 S0, FT.)=4.65 ACRES BUA ALLOCATED PER LOT=C37 LOTS/C5,473 S0, FT.)=4.65 ACRES	(Yet) 22/					SHEET 1 OF 3 FINAL PLAT SUMMERHAVEN EAST PHASE 1	MELVILLE TOWNSHIP-ALAMANCE COUNTY MEBANE-NORTH CAROLINA	100 0CTOBER 26, 2021	1 INCH = 100ft. EVANS ENGINEERING, INC.	DVNER. DVNER. DESCD SUMMERHAVEN, LLC BESCD SUMMERHAVEN, LLC 600 MARKET STREET, SUITE 206 CHAPEL HILL, NC 27516 ERIC DISCHINGER (336) 319-3395 [PROJECT: 320-14]-[H:\CTVL 3D 2019\ DESCO\SUMMERHAVEN E\SUMMERHAVEN E PH 1 FINAL PLAT 1 OF 2.DVG]
Date City Clerk .	<u>I. NCDOT Division of Highways District Engineer Certificate</u> I hereby certify that the streets as depicted hereon are/are not consistent with the requirements of the North Carolina Department of Transportation, Division of Highways.	District Engineer Date .	K. Certification of the Alamance/Drange County Health Department I hereby certify that lots shown on this plat for Summerhaven East Phase 1 subdivision have been preliminarily determined as generally or provisionally suitable for septic tanks. Final approval of individual lots is subject to the lot size, a soils evaluation and proper drainage and filling requirements.	County Health Director or DATE Date Authorized Representative	R. NCDDT Public Street Maintenance Disclosure Statement The maintenance of public street(s) shown on this plat is (are) Intended to be the responsibility of the North Carolina Department of Transportation, provided that all requirements for acceptance are met. Until such time as the NCDDT accepts the street(s), I (We) will provide for necessary maintenance of the streets.	Owner Date .	Owner Date .	H. Certificate of Survey Accuracy. I. Robert S. Dischinger. certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 425. 3409. 3090 Page 431. 339-350. $\underline{618}$ etc.) that the boundaries not surveyed are clearly indicated as drawn from information found in Book see Page map that the ratio of precision as calculated is 1'59,461', that the Global Positioning System (GPS) survey and the following information was used to perform the GPS (GNSS if du ai constellations are used to survey are used is urvey	TUDITIONAL ALLORACT <u>I FEAK TH FEAK FAI BUNGKAN LUNBUNGSAN</u>	DATES DF SURVEY <u>. START=2019/05/08 13:10:00 STDP=2019/05/08 17:52:00</u> DATUM/EPDC <u>INAD 83 (2011)(EPDCHi2010.0000)</u>	PUBLISHED/FIXED-CONTROL USE. DG9328 DURH DURHAM COOP GORS ARP. DM3525 NCRE REIDSVILLE CORS ARP. DM3523 NCBU BURLINGTON CORS ARP. DE9213 NCBU BURLINGTON CORS ARP. GEOID MODEL: 12B. COMBINED GRID FACTOR: 0.99994387 SPC (3200 NC) COMBINED GRID FACTOR: 0.99994387 SPC (3200 NC) UNITS. NORTHING= 836,907,9849(ft) EASTING= 1.905.178.6370(ft)	<u>Na Certificate of Purpose of Plat</u> That this plat meets the standards of practice for Land Surveying in North Carolina (N.C.G.S. 47–30) (11)a. this survey creates a subdivision of	land within the area of a county or municipality that has an ordinance that regulates parcels of land. Witness my original signature and seal this 26 day of <u>OCIOBER</u> , A.D. 2021.	RUBERT S. DISCHINGER PLS-4521 CORPENSIONAL	Little Contraction







AGENDA ITEM #4A

RZ 21-012 Rezoning – Samet Property LLC Parcel 164951

Presenter

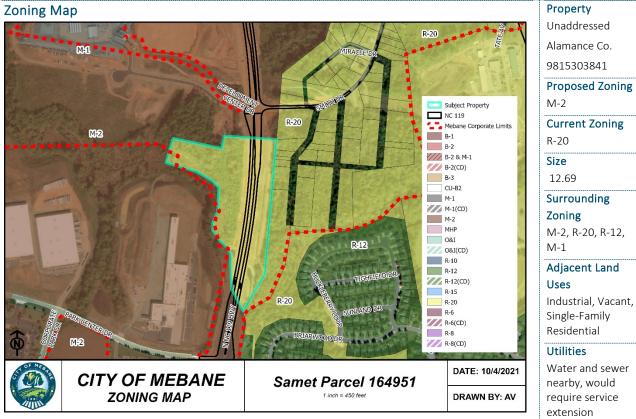
Cy Stober, Development Director

Applicant

A Samet Property LLC 309 Gallimore Dairy Rd Suite 102 Greensboro, NC 27409

Public Hearing

Yes 🗵 No 🗆



Floodplain

No

Watershed No

City Limits

ETJ

Reference Map



Summary

A Samet Property LLC, is requesting to rezone a portion of the +/- 12.69-acre unaddressed property, GPIN 9815303841, located south of Smith Drive and Development Center Drive. The property has been divided by the NC HWY 119 Bypass. The applicant requests to rezone the +/- 8.88-acre portion west of the right-of-way to M-2, with the remaining +/- 3.81-acre portion to the east of the right of way to remain as R-20. This will create a split-zoned property; however, the property owner has committed to subdividing the property accordingly.

The property is currently vacant and located within the Mebane Extra-Territorial Jurisdiction. The surrounding zoning includes M-2, M-2, R-20, and R-12. The surrounding properties on the west side of NC 119 include light industrial, warehouse and vacant industrial uses. The surrounding properties to the east of NC 119 include single-family residential and vacant residential uses.

The portion of the property to be rezoned is located in the G-4 Secondary Growth Area and is adjacent to the NC 119/US 70 G-1 Mixed Use Growth Area. The proposed rezoning is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. The proposed rezoning will be consistent with the adjacent M-2 properties to the west of the bypass.

A project report has not been provided for this general rezoning request due to the simplicity of the request and lack of site details, waivers, etc.

Financial Impact

The developer will be required to make any improvements at their own expense.

Recommendation

At its October 11, 2021, meeting, the Mebane Planning Board voted unanimously (7 - 0) to recommend approval of the rezoning request, acknowledging that doing so would create a split-zoned parcel, with the NC 119 Bypass separating the zoning districts.

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

Suggested Motion

- 1. Motion to approve the M-2 zoning as presented.
- 2. Motion to find that <u>the application is consistent</u> 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).
- 3. Motion to deny the M-2 rezoning as presented due to a lack of
 - a. Harmony with the surrounding zoning.

OR

b. Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design* or any of the City's other adopted plans.

Attachments

- 1. Zoning Amendment Application
- 2. Zoning Map

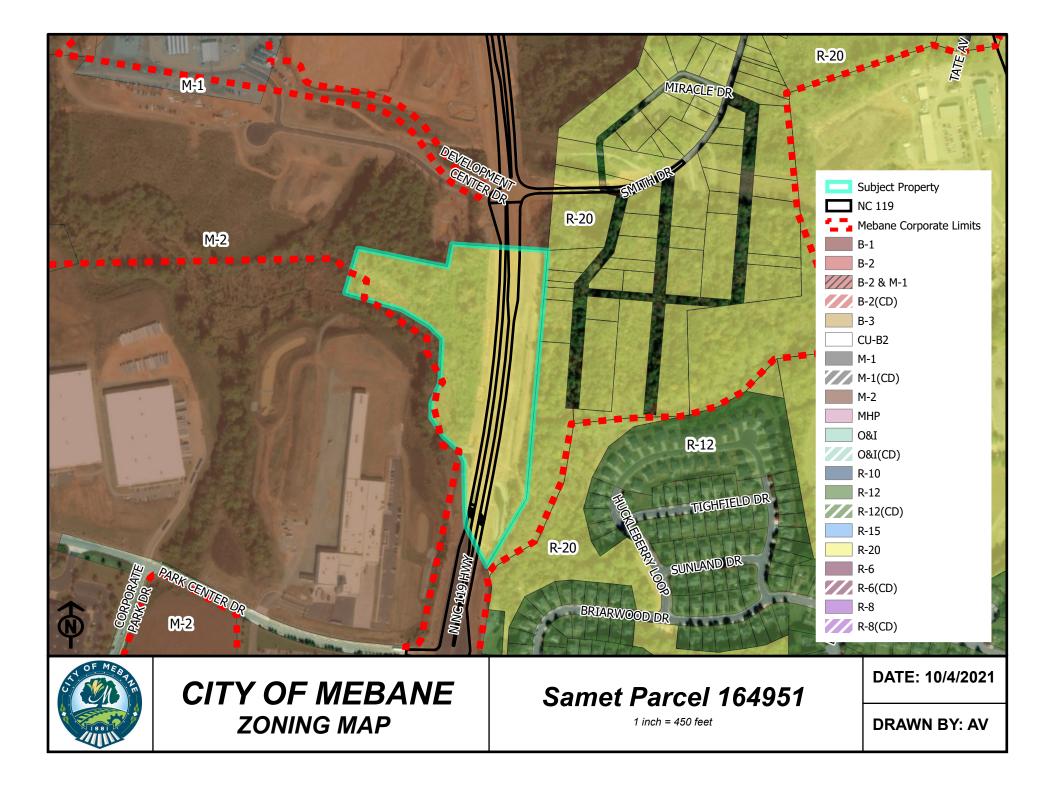


APPLICATION FOR A ZONING AMENDMENT
Application is hereby made for an amendment to the Mebane Zoning Ordinance as follows: A Samet Property LLC Name of Applicant:
Address of Applicant: 309 Gallimore Dairy Rd., Suite 102, Greensboro, NC 27409
Address and brief description of property to be rezoned: Alamance Parcel ID 164951 portion of parcel to the west of NC Hwy 119
Applicant's interest in property: (Owned, leased or otherwise)
*Do you have any conflicts of interest with: Elected/Appointed Officials, Staff, etc.?
Yes Explain: No
Type of re-zoning requested:
Sketch attached: Yes X No No
Reason for the requested re-zoning: To be consistent with adjoining properties following the division of property by NCCOT for Hwy 119
Signed: Orthur Samet 87010648799B412 Date: 9/16/2021
Action by Planning Board:
Public Hearing Date:Action:

- 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.

Zoning Map Corrected: _____

- 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 #4B

Ordinance to Extend the Corporate Limits-Buckhorn Business Centre- (Various Property Owners) Meeting Date

November 1, 2021

Presenter Lawson Brown, City Attorney

Public Hearing Yes 🔀 No 🗖

Summary

The Council will consider the approval of an Ordinance to Extend the Corporate Limits as the next step in the annexation process. This is a non-contiguous satellite annexation containing approximately 115.399 acres located in Orange County on West Ten Road.

Background

At the October 4, 2021 Council Meeting, Council accepted the petition for annexation and the Clerk's certificate of sufficiency and adopted a Resolution setting a date of Public Hearing for November 1, 2021 to consider approval of extending Mebane's corporate limits. The Public Hearing Notice was properly advertised.

Financial Impact

The property and improvements will be added to the ad valorem tax base for the City once the property is annexed as determined by the state statute.

Recommendation

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

Suggested Motion

I make a motion to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 115.399 acres.

Attachments

- 1. Ordinance
- 2. Map

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

Mail after recording to: City of Mebane, Attn: City Clerk, 106 E. Washington Street, Mebane, NC 27302

Ordinance No. 150

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

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

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Glendel Stephenson Municipal Building at 6:00 p.m. on November 1, 2021 at 6:00 p.m. after due notice by the Mebane Enterprise on October 20, 2021; and

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

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

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

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

Beginning at a 1/2"EIP in the western R/W of Buckhorn Road (SR 1114) a corner with B JLW, LLC; thence with said BJLW, LLC N 81°20'31" W a distance of 566.70' to a 1"EIP; t hence 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 di stance of 426.82' to a 3/4"EIP; thence N 10°24'28" W a distance of 394.58' to a 3/8"EI P 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" re bar; thence S 13°02'10" E a distance of 99.69' to a 5/8" rebar; thence N 82°04'06" E a d istance of 578.07' to a 5/8" rebar the NW corner of Lot 5 Section Two Holly Meadows S ubdivision; thence with Holly Meadows N 82°33'16" E a distance of 164.17' to a 1/2"EI P; thence N 82°14'16" E a distance of 251.90' to a 1/2"EIP; thence S 01°25'57" E a dist ance 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; thenc e with said Hall N 01°27'03" W a distance of 1349.77'to a 3/4"EIP in the southern prop erty 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 L ot 4B Wood Hill Subdivision; thence with said Wood Hill S 01°16'35" E a distance of 15 05.78' 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; t hence S 00°24'25" W a distance of 11.73' to a point; thence S 76°37'01" E a distance o f 180.75' to a point; thence N 00°24'13" E a distance of 16.05' to a point; thence S 79°4 5'29" 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 S81°06'47" E a distance of 268.78' to a point a corner with Clare nce 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 S72°26'09" E a distance of 6 06.91' to an axle; thence S73°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"EI P; 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 1114 N 03°26'29" E a distance of 10.03'to a 1/2"EIP; the place a nd point of beginning, having an area of 115.399 Acres, 0.18 Square Miles.

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

Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous territory is hereby annexed and made part of the City of Mebane, as of November 1, 2021:

Section 2. Upon and after November 1, 2021 the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Mebane and shall be entitled to the same privileges and benefits as other parts of the City of Mebane. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted this 1st day of November, 2021.

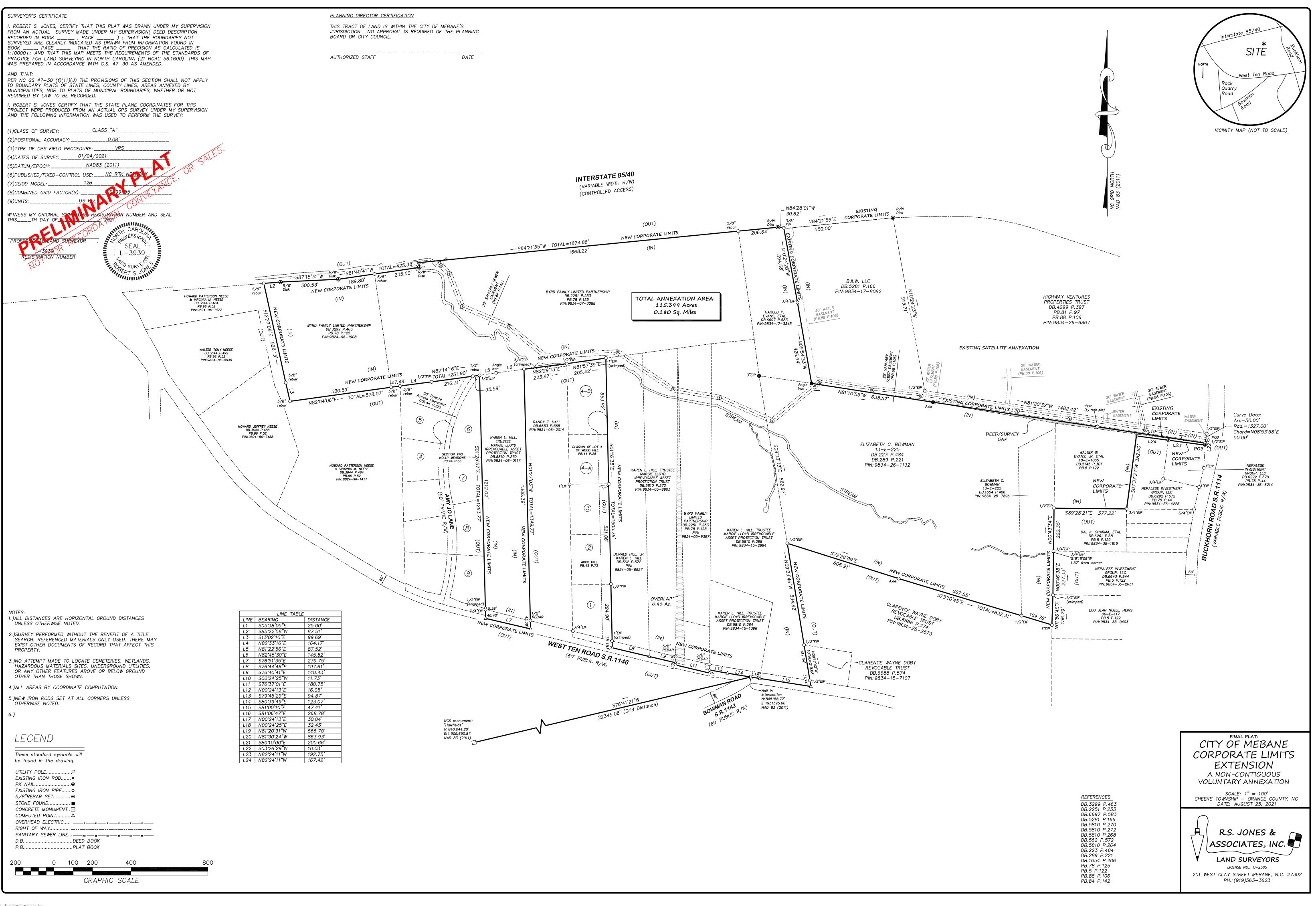
Ed Hooks, Mayor

ATTEST:

APPROVED AS TO FORM:

Stephanie W. Shaw, City Clerk

Lawson Brown, City Attorney





AGENDA ITEM #4C

RZ 21-13 Conditional Rezoning – Buckhorn Business Centre

Presenter

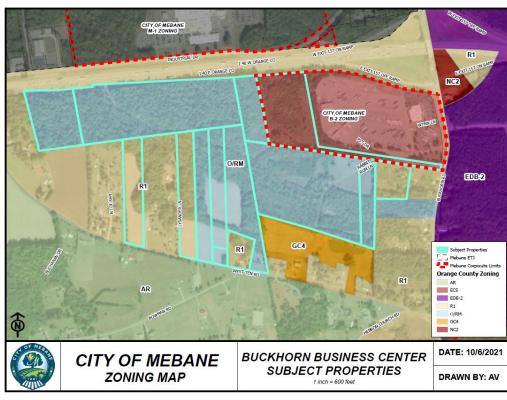
Cy Stober, Development Director

Applicant

Al. Neyer 4509 Creedmor Road Suite 201 Raleigh, NC 27612

Public Hearing Yes ⊠ No □

Zoning Map



Property 6016 West Ten Rd, Orange County

GPIN 9834436528

Proposed Zoning M-2(CD)

Current Zoning ORM & R1 (Orange Co); Mebane B-2

Size +/-128.77 acres

Surrounding

Zoning

M1, B-2 (Mebane); EDB-2, GC4, R-1 (Orange Co.)

Surrounding Land Uses

Manufacturing, Business, Residential, and Agricultural.

Utilities

Existing

Floodplain

Yes

Watershed

No

City Limits
No

Summary

Al. Never is petitioning the City for action on fourteen parcels: rezoning of one B-2-zoned parcel (GPIN 9834178082) in the City limits and the annexation and zoning of thirteen (13) parcels totaling +/-128.77 acres outside the City's ETJ in Orange County to M-2(CD) (Light Manufacturing, Conditional) for the "Buckhorn Business Centre." The subject properties have frontage along US Interstates 40/85, West Ten Road, and Buckhorn Road at the intersection with Rabbit Run. Annexation will be required before the City Council can hold a public hearing regarding their zoning. Al. Never has the properties under contract to purchase, contingent upon approval of the conditional rezoning.

"In 1981, Orange County designated the area, on their future land use map as Commercial-Industrial transition activity node (CITAN). In 1994, Orange County, thru a government-initiated land use and zoning change, changed the most of the area to economic development land use." The project site lies entirely within the City's G-2 (V) Primary Growth Area "Buckhorn Economic Development District and US-70", as identified in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. All of the properties proposed for rezoning – as well as all of the properties north and east of West Ten Road – are within this priority growth area and have been identified for economic development by both the City and Orange County. The proposed project is consistent with the explicit goals of the G-2 (V) Primary Growth Area in the City's adopted plans and City and County's stated development goals for the area.

All properties within and immediately surrounding the project site are within Orange County's designated Buckhorn Economic Development District (BEDD), intended to "...create a district allowing a wide range of non-residential uses with limited higher density residential uses" (Orange County Unified Development Ordinance, p. 3-43). All properties north of the project site and across the interstate corridor are zoned M-1 (Heavy Manufacturing) by the City of Mebane. Most of the immediately surrounding properties to the east, west, and south are zoned R-1 (Rural Residential) by Orange County. There is one property to the east that is zoned O/RM (Office/Research and Manufacturing) by Orange County. There is also a GC-4 (General Commercial) Orange County zoning district to the southeast of the project site and has frontage at 6405 West Ten Road. The properties to the south of West Ten Road are all in an AR (Agricultural Residential) Orange County zoning district.

A master plan showing a three-phased development of six lots has been provided for consideration and to show the highest potential intensity of use on the property, with a condition allowing for layout and design flexibility. The master plan calls for six lots to be developed in three phases, as well as two lots totaling 10.79 acres (GPINs 9834360270 & 9834060117) that will presently remain undeveloped but may be developed as allowed by the Mebane Unified Development Ordinance (UDO). No waivers are requested for this project.

The site plan otherwise shows the extent of the development footprint in the three phases, which will total 980,200 square feet of warehouse space and parking and stormwater controls to support the shown footprint; development of the other two lots will allow for further M-2 uses to be developed on those

parcels. The applicant is providing 100' landscape buffers to separate the manufacturing use from the residential uses surrounding it, exceeding the 50' buffers required by the Mebane UDO. The project site is in the Jordan Lake watershed and will adhere to all buffer and stormwater rules currently required by the City's UDO and NC General Statutes.

A Traffic Impact Analysis (TIA) was prepared for the project and shows warranted turn lanes at the intersection of Rabbit Run and Buckhorn Road, as well as dedicated left and right turn lanes exiting the site at this same access. Traffic signal warrant analyses were conducted at the entrance, the intersection of West Ten and Buckhorn Roads, and at the interchange intersections and none were shown to be immediately warranted due to this new development. The City's adopted *2040 Comprehensive Transportation Plan* calls for Buckhorn Road to be widened to the West Ten Road intersection but, due to the small frontage of the project on Buckhorn Road and results of the TIA, road widening was determined to not be a warranted responsibility for this development.

The Mebane TRC has reviewed this project and it was revised two (2) times to reflect staff comments.

Financial Impact

N/A

Recommendation

At its October 11, 2021, meeting, the Mebane Planning Board voted unanimously (7 - 0) to recommend approval of the rezoning request, upon the applicant's agreement to eliminate a waiver request that would have exempted the two vacant lots from further public hearing review for their development, as required by Article 9 of the Mebane UDO.

The Planning Staff recommends approval of the request. The project is in conformity with the City's adopted plans, including the goals of the. G-2 Primary Growth Area ("Buckhorn Economic Development District"). While the project introduces manufacturing uses in a residentially-zoned area, it will separate these uses with landscape buffers that exceed that otherwise required by the City UDO.

Suggested Motion

- 1. Motion to **approve** the M-2(CD) zoning as presented.
- 2. Motion to find that <u>the application is consistent</u> with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
 - □ Is within the City's G-2 Industrial Primary (V) Growth Area "Part of BEDD and North of US-70", an "...area [*that*] is intended for more robust growth, primarily for light industrial purposes... [with] areas immediately outside of these corridors, though, [*that*] are rural residential lots... (Mebane CLP, p.72); and
 - Serves Mebane CLP Growth Management Goal 1.7 through the support [*of*] industrial development at existing industrial parks near I-40/85 (pp.17, 59 & 82).

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

OR

• Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*.

Attachments

- **1.** Zoning Amendment Applications
- 2. Zoning Map
- 3. Site Plan
- 4. Planning Project Report
- 5. Technical Memorandum on Utilities
- 6. Letter of Approval from City Engineer
- 7. Orange County Planning Department Memorandum
- 8. Traffic Impact Analysis (TIA) Executive Summary (Full TIA can be accessed through this link)
- 9. TIA Review Letter by VHB for City of Mebane
- **10.** TIA Review Letter by NCDOT



APPLICATION FOR A ZONING AMENDMENT

Application is hereby made for an amendment to the Mebane Zoning Ordinance as follows:			
Name of Applicant:Al Neyer			
Address of Applicant: 4509 Creedmoor Road, Suite 201 Raleigh, NC 2761			
Address and brief description of property to be rezoned: <u>Multiple</u> , See attached.			
Applicant's interest in property: (Owned, leased or otherwise) Under contract			
*Do you have any conflicts of interest with: Elected/Appointed Officials, Staff, etc.?			
Yes Explain: No X			
Type of re-zoning requested: Conditional M-2			
Sketch attached: YesX No			
Reason for the requested re-zoning: Parcel is to be annexed into City			
limits			
Signed: Twi Sum			
Date:08.27.2021			
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.

BYRD FAMILY LIMITED PARTNERSHIP DB.3299 P.463 PB.78 P.125 PIN:9824-96-1908 ZONING:O/RM LAND USE:RESIDENTIAL/VACANT

BYRD FAMILY LIMITED PARTNERSHIP DB.2251 P.253 PB.78 P.125 PIN:9834-07-3088 ZONING:O/RM LAND USE:RESIDENTIAL/VACANT

HAROLD P. EVANS, ETAL DB.6697 P.583 PIN:9834-17-3345 9834-17-3345 ZONING:O/RM LAND USE:RESIDENTIAL/ VACANT

BJLW, LLC DB.5281 P.166 PIN:9834-17-8082 ZONING: ME USE:INDUSTRIAL, GARAGE, WAREHOUSE

WALTER W. EVANS, JR, ETAL PIN: 9834-36-0270 DB.5145 P.301 PB.5 P.122 ZONING: R1 LAND USE:RESIDENTIAL

ELIZABETH C. BOWMAN PIN:9834-25-7896 DB.1654 P.406 ZONING:0/RM

LAND USE:RESIDENTIAL ELIZABETH C. BOWMAN PIN:9834-26-1132 DB.223 P.484 DB.289 P.221 ZONING:O/RM LAND USE:RESIDENTIAL

KAREN L. HILL, TRUSTEE MARGIE LLOYD IRREVOCABLE ASSET PROTECTION TRUST DB.5810 P.264 PIN:9834-15-1366 ZONING: R1 LAND USE:RESIDENTIAL

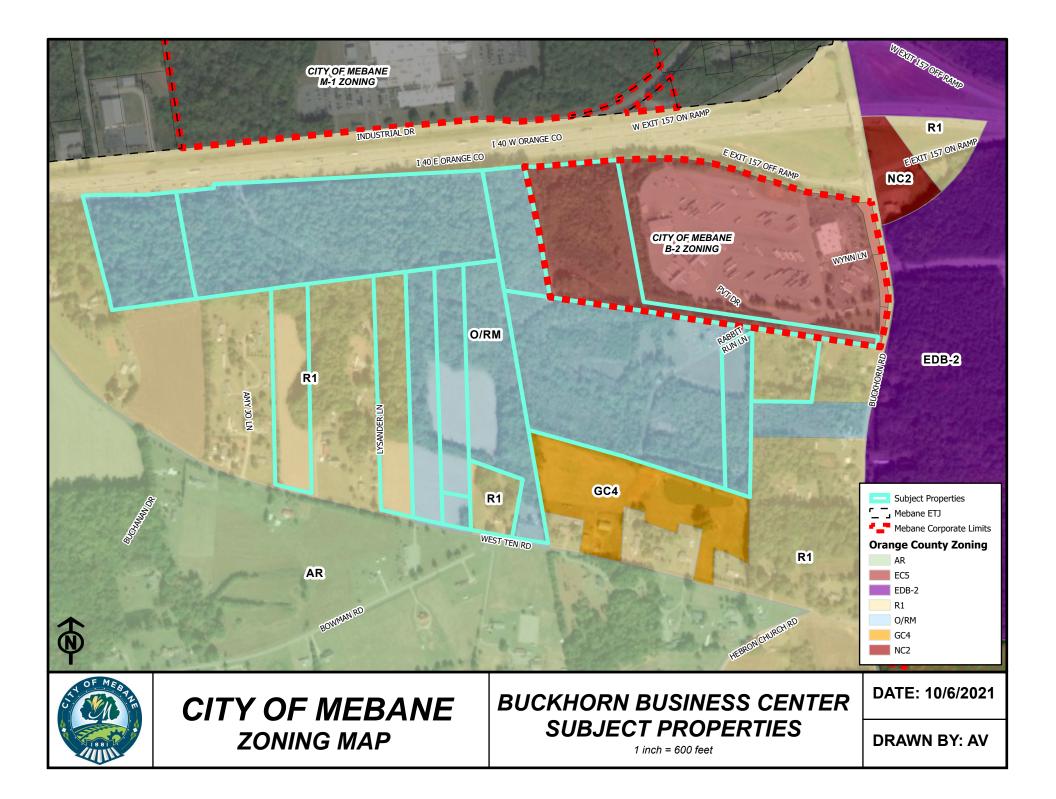
KAREN L. HILL, TRUSTEE MARGIE LLOYD IRREVOCABLE ASSET PROTECTION TRUST DB.5810 P.268 PIN:9834-15-2994 ZONING:O/RM LAND USE:RESIDENTIAL

BYRD FAMILY LIMITED PARTNERSHIP DB.2251 P.253 PB.78 P.125 PIN:9834-05-9071 ZONING:O/RM LAND USE:RESIDENTIAL/ VACANT

BYRD FAMILY LIMITED PARTNERSHIP DB.2251 P.253 PB.78 P.125 PIN:9834-05-9397 ZONING:O/RM LAND USE:RESIDENTIAL/ VACANT

KAREN L. HILL, TRUSTEE MARGIE LLOYD IRREVOCABLE ASSET PROTECTION TRUST DB.5810 P.272 PIN:9834-05-8903 ZONING:O/RM LAND USE:VACANT

DONALD HILL, JR. KAREN L. HILL DB.562 P.572 PIN:9834-05-6927 9834-05-6927



BUCKHORN BUSINESS CENTRE

CONSULTANT:



APPLICANT:



4509 CREEDMOOR RD. SUITE 201 RALEIGH, NC 27612

SITE PLAN

SEPTEMBER 28, 2021 6322 Rabbit Run Lane Mebane, North Carolina Cheeks Township - Orange County VICINITY MAP



Sheet # C0.00 C1.00 C3.00 C5.00

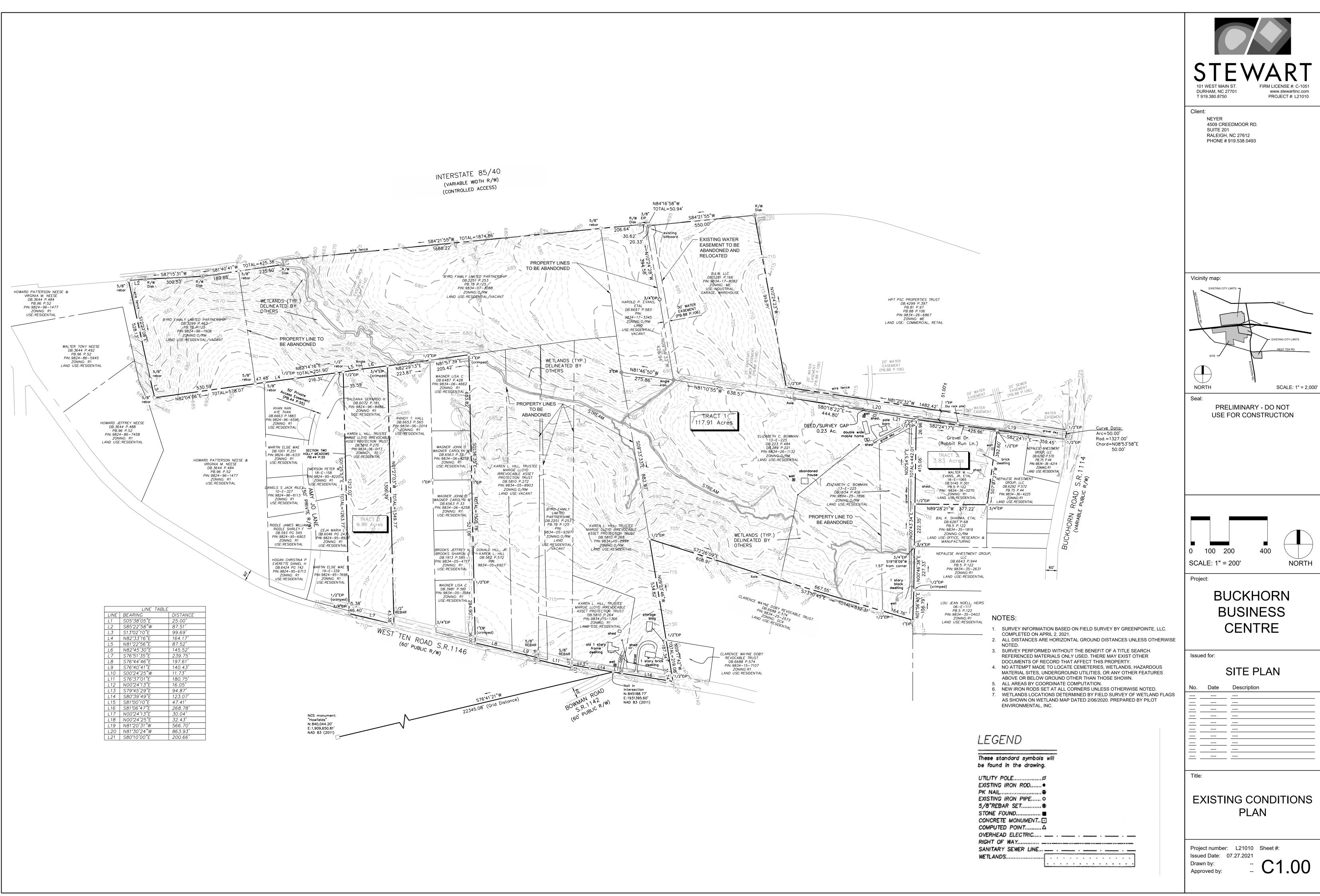
C6.00

SCALE: 1" = 600'

INDEX OF DRAWINGS

SHEET NAME

COVER EXISTING CONDITIONS PLAN SITE PLAN GRADING & STORM DRAINAGE PLAN UTILITY PLAN



LOT 1: PROPOSED ACREAGE: 3.83 AC EXISTING ZONING: R-1(ORANGE COUNTY) PROPOSED ZONING: M2(CD) EXISTING USE: RESIDENTIAL PROPOSED USE: FIRE STATION MAX BUILDING HEIGHT: 56'

LOT 2: PROPOSED ACREAGE: 31.24 AC EXISTING ZONING: O/RM(ORANGE COUNTY) PROPOSED ZONING: M2(CD) EXISTING USE: UNIMPROVED PROPOSED USE: INDUSTRIAL/WAREHOUSE/OFFICE MAX BUILDING HEIGHT: 56'

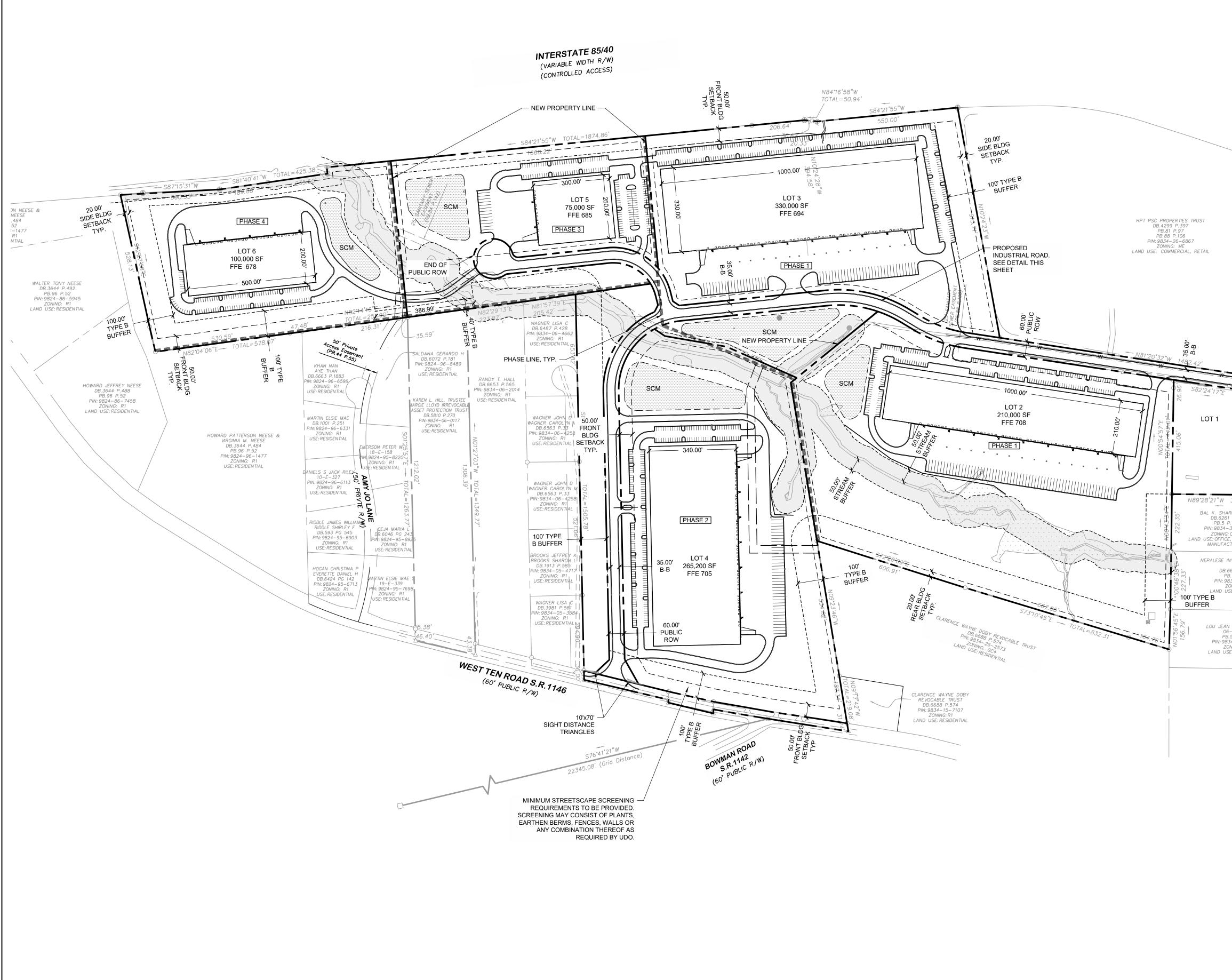
MINIMUM PARKING REQUIRED: 201 SPACES (300 EMPLOYEES @ 1 SPACE/²/₃ EMPLOYEES + 1 VEHICLES @ 1/VEHICLE) PARKING PROVIDED: 203 MINIMUM LOADING SPACES REQUIRED:4 LOADING SPACES PROVIDED: 47 TRAILER STORAGE PROVIDED: 62

LOT 3: PROPOSED ACREAGE: 23.55 AC EXISTING ZONING: O/RM(ORANGE COUNTY) PROPOSED ZONING: M2(CD) EXISTING USE: UNIMPROVED PROPOSED USE: INDUSTRIAL/WAREHOUSE/OFFICE MAX BUILDING HEIGHT: 56'

MINIMUM PARKING REQUIRED: 301 SPACES (450 EMPLOYEES @ 1 SPACE/ ²/₃ EMPLOYEES + 1 VEHICLES @ 1/VEHICLE) PARKING PROVIDED: 305 MINIMUM LOADING SPACES REQUIRED: 6 LOADING SPACES PROVIDED: 47 TRAILER STORAGE PROVIDED: 55

LOT 4: PROPOSED ACREAGE: 28.23 AC EXISTING ZONING: O/RM - R1(ORANGE COUNTY) PROPOSED ZONING: M2(CD) EXISTING USE: RESIDENTIAL PROPOSED USE: INDUSTRIAL/WAREHOUSE/OFFICE MAX BUILDING HEIGHT: 56'

MINIMUM PARKING REQUIRED: 201 SPACES (300 EMPLOYEES @ 1 SPACE/ ²/₃ EMPLOYEES + 1 VEHICLES @ 1/VEHICLE) PARKING PROVIDED: 202 MINIMUM LOADING SPACES REQUIRED: 5 LOADING SPACES PROVIDED: 39 TRAILER STORAGE PROVIDED: 38



LOT 5: PROPOSED ACREAGE: 12.20 AC EXISTING ZONING: O/RM(ORANGE COUNTY) PROPOSED ZONING: M2(CD) EXISTING USE: UNIMPROVED PROPOSED USE: INDUSTRIAL/WAREHOUSE/OFFICE MAX BUILDING HEIGHT: 56'

MINIMUM PARKING REQUIRED: 161 SPACES (240 EMPLOYEES @ 1 SPACE/ ²/₃ EMPLOYEES + 1 VEHICLES @ 1/VEHICLE) PARKING PROVIDED: 161 MINIMUM LOADING SPACES REQUIRED: 2

LOADING SPACES PROVIDED: 10 TRAILER STORAGE PROVIDED: 16

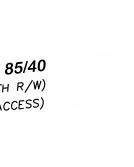
LOT 6:

PROPOSED ACREAGE: 14.32 AC EXISTING ZONING: O/RM(ORANGE COUNTY) PROPOSED ZONING: M2(CD) EXISTING USE: UNIMPROVED PROPOSED USE:

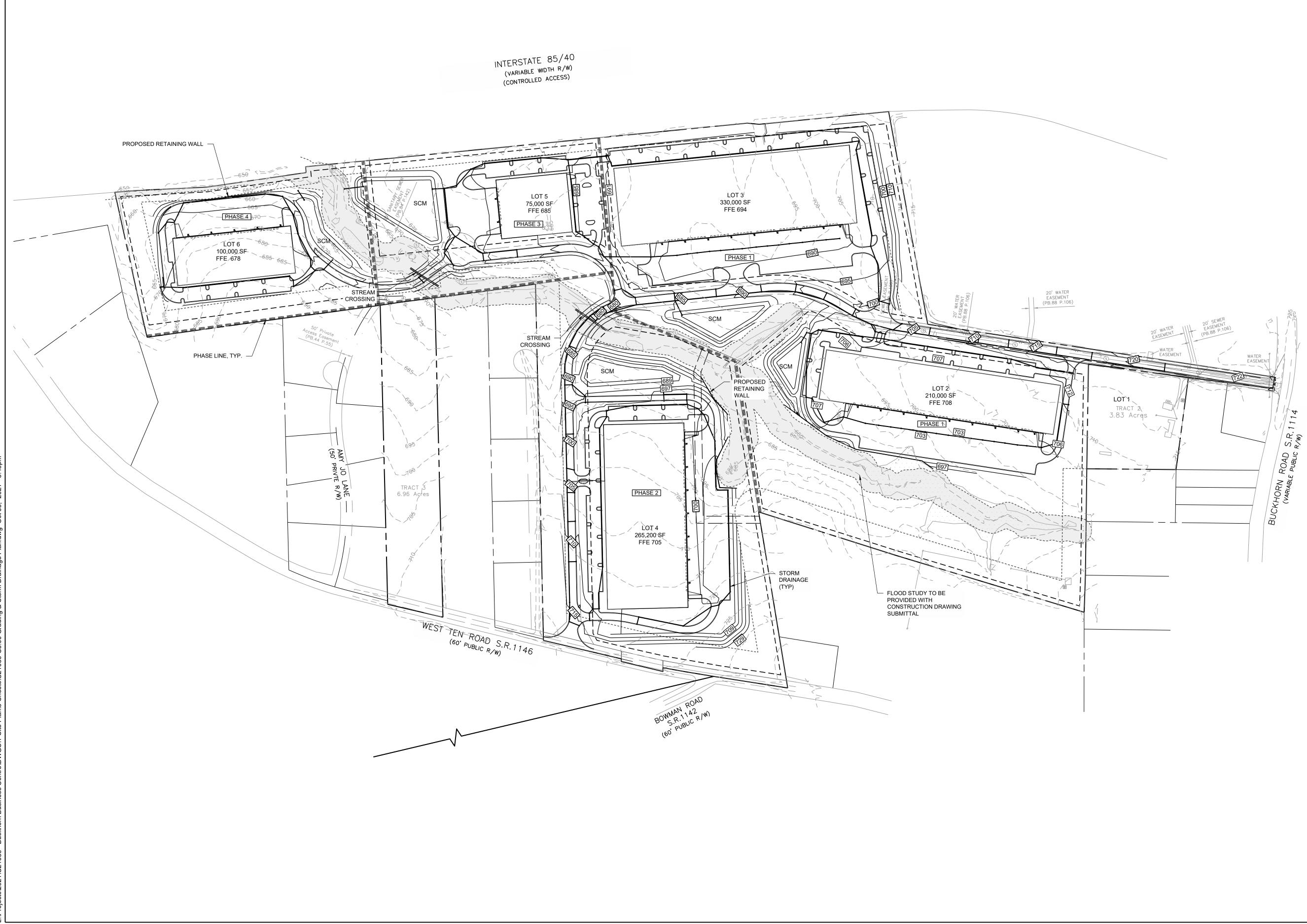
INDUSTRIAL/WAREHOUSE/OFFICE MAX BUILDING HEIGHT: 56'

TRAILER STORAGE PROVIDED: NONE

MINIMUM PARKING REQUIRED: 114 SPACES (170 EMPLOYEES @ 1 SPACE/²/₃ EMPLOYEES + 10 VEHICLES @ 1/VEHICLE) PARKING PROVIDED: 114 MINIMUM LOADING SPACES REQUIRED: 2 LOADING SPACES PROVIDED: 25



	1
PARCEL IDENTIFICATION NUMBERS: 9824-96-1908. 9834-17-3088, 9834-17-8082. 9834-25-8903, 9834-05-9397, 9834-15-2994, 9834-15-1366, 9834-17-3345, 9834-26-1132, 9834-25-7896, 9834-35-0270 SITE DATA TOTAL SITE GROSS ACREAGE: 121.74 AC RIGHT OF WAY DEDICATION: 8.37 AC GROSS ADJUSTED SITE ACREAGE: 113.37 AC REGULATORY BASIN: JORDAN LAKE 3.37 AC STREAM: HAW CREEK RIVER: CAPE FEAR WATER SUPPLY WATERSHED: NA MAXIMUM IMPERVIOUS SURFACE: 70% TOTAL PUBLIC ROAD (LF) 5,340 LF STREAM: HAW CREEK NYTER SUPPLY MATERSHED: NA NA MAXIMUM IMPERVIOUS SURFACE: 70% TOTAL PUBLIC ROAD (LF) 5,340 LF STREAM BUFFERS 1. THERE ARE STREAM BUFFERS ONSITE DOTALNI N 1. THERE IS NO FLOODPLAIN ON SITE PER FIRM MAP3710983400J, REVISED 02/02/2007 MOTESIN . 1. SITE SHALL COMPLY WITH MEBANE UDO, SEC. 6-6-J TO SCREEN ALL UTILITES. 2. SITE SHALL COMPLY WITH ALL LIGHTING REQUIRMENTS PER MEBANE UDO, SEC. 6-5. 3. SITE SHALL COMPLY WITH PARKING SPACE DESIGN STANDARDS PER MEBANE UDO, SEC. 6-6.	<image/> ATTENT ATTENT ATTENT ATTENT ATTENT ATTENT ATTENT ATTENT ATTENT ATTENT ATTENT
420.90 S50224112 S5022412 S50201 S50224112 S5022412 S50201 S50201 S50224112 S50201 S502000 S502000 S502000 S502000 S502000 S502000 S502000 S5020000 S5020000 S5020000 S5020000 S50200000 S50200000 S502000000 S5020000000 S502000000 S50200000000000000	Vicinity map: Vicinity map: Vicini
I NOELL, HEIRS -E-117 5 P.122 34-35-0403 WING: R1	BUCKHORN BUSINESS
ERESIDENTIAL MOTES: 1. ALL ASPHALI, CEMENT, PLANT, MIX, AND, METHOD, OF, PLACEMENT, SHALL	CENTRE Issued for: SITE PLAN No. Date Description
 ALL ASPHAIL CEMENT PLANT MIX AND METHOD OF PLACEMENT SHALL COMPLY WITH N.C. DOT STANDARD SPECIFICATIONS. ALL WORK SHALL COMPLY WITH N.C.D.O.T. STANDARD SPECIFICATIONS. TOP COURSE TO BE PLACED WITHIN 12 MONTHS OF ASPHALT BASE COURSE. WHERE NEW SIDEWALK CROSSES EXISTING GRAVEL DRIVEWAY, SIDEWALK NEEDS TO BE 6" THICK. 6. PROVIDE APPROVED NCDOT SEALANT OVER ALL EXPANSION JOINTS ALONG CONCRETE CURBS AND CONCRETE SIDEWALKS. CUT FILL SLOPE EXCEEDING MAXIMUM MUST BE APPROVED BY THE CITY ENGINEER. 	SITE PLAN
CITY OF MEBANE STANDARD INDUSTRIAL ROADWAY SECTION (60' ROW - 35' B-B) SCALE: N.T.S. DATE: 11/9/20 DRAWN BY: WDF	Project number: L21010 Sheet #: Issued Date: 07.27.2021 Drawn by: TS Approved by: TS

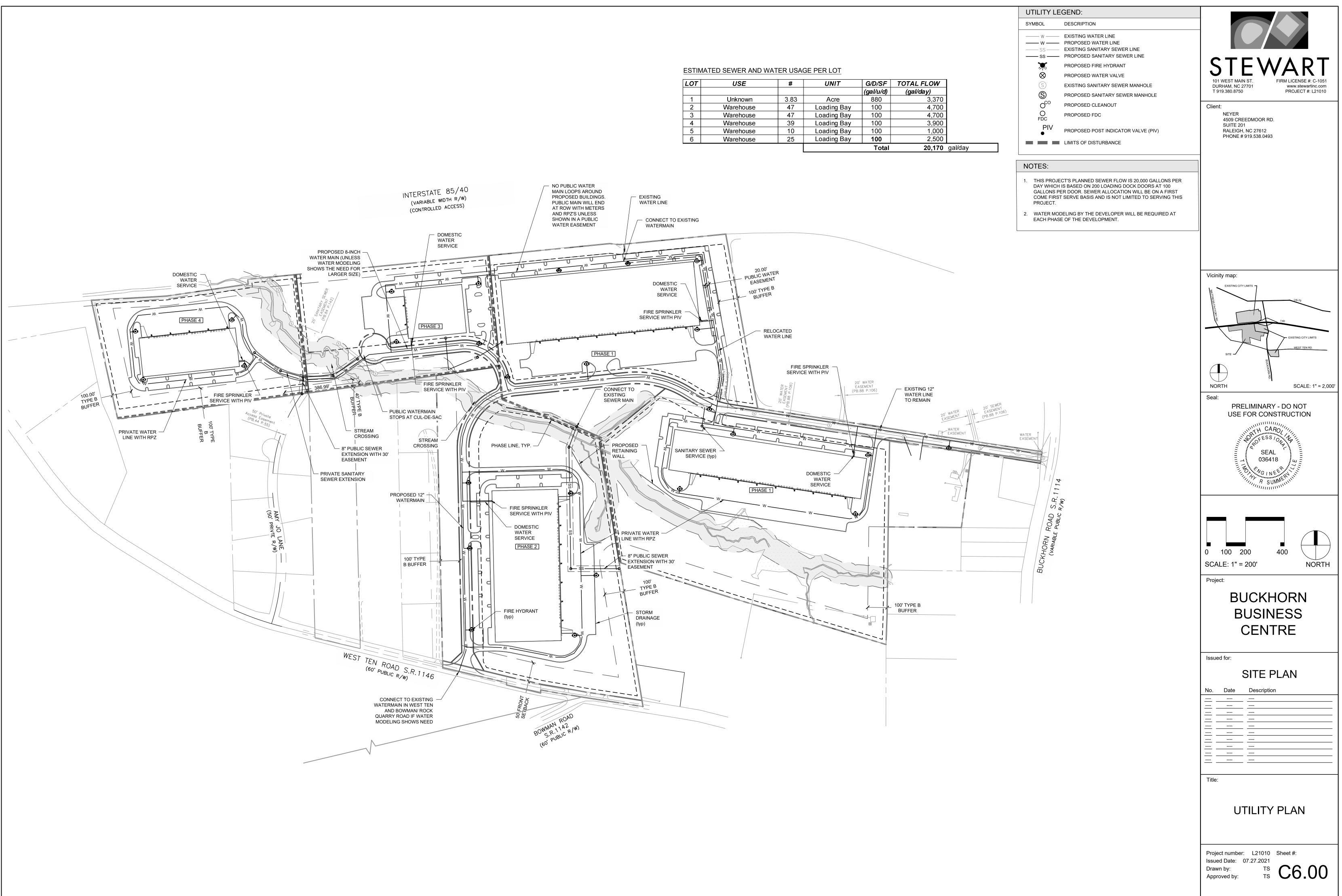


(2021)C21039 - Buckhorn Business Centre/DWGS/1-Site Plan/3-Sheets/C21039-C5.00 Grading & Storm Drainage Plan.dwg Oct 05, 2

NOTES:

- A PROPERTY OWNER'S ASSOCIATION WILL BE ESTABLISHED FOR MAINTENANCE PURPOSES WHEN PROPOSED STORM WATER CONTROL MEASURES SERVE MORE THAN ONE PARCEL.
- THIS PROJECT'S PLANNED SEWER FLOW IS 20,000 GALLONS PER DAY WHICH IS BASED ON 200 LOADING DOCK DOORS AT 100 GALLONS PER DOOR. SEWER ALLOCATION WILL BE ON A FIRST COME FIRST SERVE BASIS AND IS NOT LIMITED TO SERVING THIS PROJECT.
- 3. WATER MODELING BY THE DEVELOPER WILL BE REQUIRED AT EACH PHASE OF THE DEVELOPMENT.

STEWART101 WEST MAIN ST.DURHAM, NC 27701T 919.380.8750FIRM LICENSE #: C-1051www.stewartinc.comPROJECT #: L21010
Client: NEYER 4509 CREEDMOOR RD. SUITE 201 RALEIGH, NC 27612 PHONE # 919.538.0493
Vicinity map:
EXISTING CITY LIMITS US-70 I-40
EXISTING CITY LIMITS WEST TEN RD.
NORTH SCALE: 1" = 2,000' Seal:
PRELIMINARY - DO NOT USE FOR CONSTRUCTION
SEAL 036418
SEAL 036418 THOMAS REPRESENTATION R SUMMERNING
0 100 200 400 SCALE: 1" = 200' NORTH
Project: BUCKHORN
BUSINESS CENTRE
Issued for: SITE PLAN No. Date Description
GRADING & STORM DRAINAGE PLAN
Project number: L21010 Sheet #: Issued Date: 07.27.2021 Drawn by: TS Approved by: TS



LOT	USE	#	UNIT	G/D/SF	TOTAL FLC
				(gal/u/d)	(gal/day)
1	Unknown	3.83	Acre	880	3
2	Warehouse	47	Loading Bay	100	4
3	Warehouse	47	Loading Bay	100	4
4	Warehouse	39	Loading Bay	100	3
5	Warehouse	10	Loading Bay	100	1
6	Warehouse	25	Loading Bay	100	2
				Total	20,



PLANNING PROJECT REPORT

DATE PROJECT NAME PROJECT NUMBER 10/25/2021

Buckhorn Business Centre Rezoning Request RZ 21-13 AL. Neyer

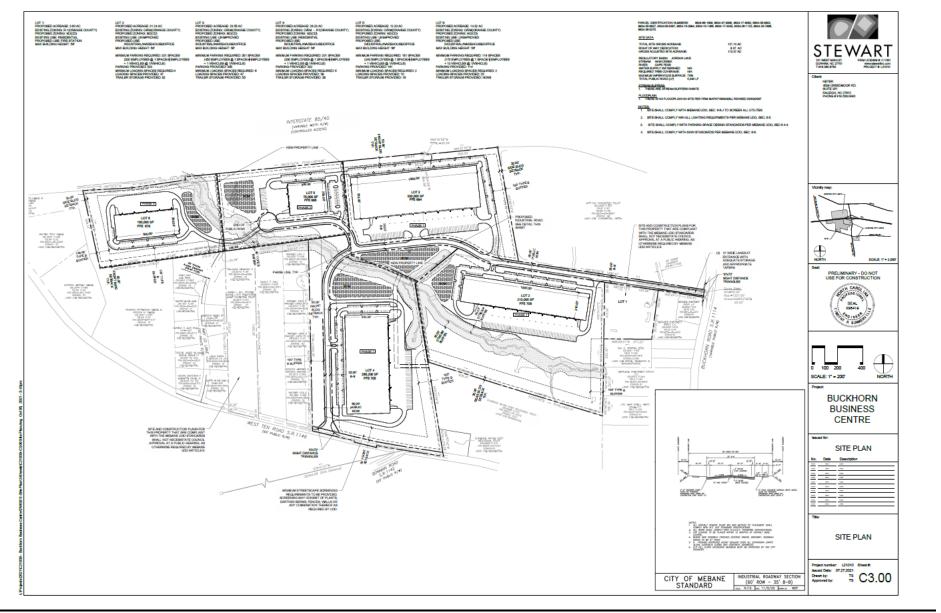
APPLICANT

4509 Creedmor Road Suite 201 Raleigh, NC 27612

CONTENTS

PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 3
LAND USE REPORT	PAGE 6
UTILITIES REPORT	PAGE 8
STAFF ZONING REQUEST RECOMMENDATION	PAGE 10





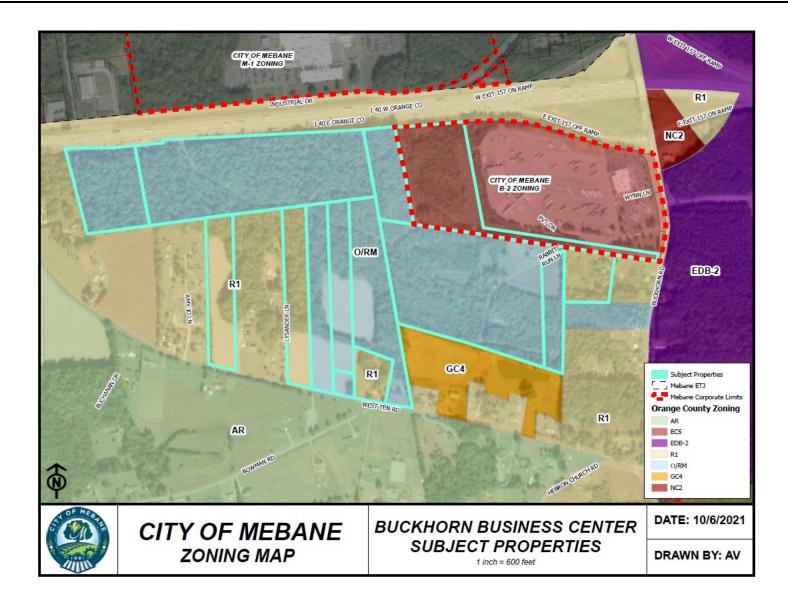


ZONING REPORT			
EXISTING ZONE	B-2; O/RM & R-1 (Office/Research and Man County zoning)	ufacturing & Rural Residential – Orange	
REQUESTED ACTION	Zoning to M-2(CD)		
CONDITIONAL ZONE?	⊠YES □NO		
CURRENT LAND USE	Vacant, Agriculture, Rural Residential		
PARCEL SIZE	+/-128.77 ac		
	BYRD FAMILY LIMITED PARTNERSHIP	HAROLD P. EVANS, ET AL.	
	492 HIATTS DR	318 SUPPER CLUB RD	
	GREENSBORO, NC 27455	MEBANE, NC 27302	
	GPINs 9824961908, 9834073088,	GPIN 9834173345	
	9834059071, 9834059397		
	BJLW, LLC	WALTER W. EVANS, JR, ETAL	
	719 HERMITAGE RD	P.O. BOX 120	
	BURLINGTON, NC 27215	EFLAND, NC 27302	
PROPERTY OWNERS	GPIN 9834178082	GPIN 9834360270	
	ELIZABETH C. BOWMAN	MARGIE LLOYD IRREVOCABLE	
	6334 RABBITT RUN LN	ASSET PROTECTION TRUST	
	MEBANE, NC 27302	C/O KAREN L. HILL, TRUSTEE	
	GPINs 9834257896, 9834261132	202 W CRAWFORD ST	
		MEBANE, NC 27302	
	KAREN L. & DONALD HILL, JR.	GPINs 9834151366, 9834152994	
	202 W CRAWFORD ST	9834058903	
	MEBANE, NC 27302		
	GPIN 9834056927		
	Al. Neyer is petitioning the City for action or	n fourteen parcels: rezoning of one B-2-	
	zoned parcel (GPIN 9834178082) in the City		
	thirteen (13) parcels totaling +/-128.77-ac o		
	M-2(CD) (Light Manufacturing, Conditional) for the "Buckhorn Business Centre." The		
LEGAL DESCRIPTION	properties have frontage along Interstates 40 and 85, West Ten Road at the		
	intersection with Bowman Road, and Buckhorn Road at the intersection with the		
	private drive Rabbit Run. A master plan showing a three-phased development of six		
	lots has been provided for consideration with two lots totaling +/-10.79 ac not		
	currently proposed for development and wi		
	developed, per Article 9 of the Mebane UDC	J.	



	All surrounding zoning districts are within Orange County's planning and zoning
	jurisdiction, with the exception of the Petro Truck Stop and multitenant site
	featuring two restaurants, which is currently in the City limits and zoned B-2. This
	site is currently non-conforming for its zoning district; a Truck Stop is permitted as a
	special use in the M-1 ("Heavy Manufacturing") zoning district, and multitenant sites
	exceeding 15,000 s.f. also require a special use permit.
	All properties within and immediately surrounding the project site are within
	Orange County's designated Buckhorn Economic Development District (BEDD),
AREA ZONING & DISTRICTS	intended to "create a district allowing a wide range of non-residential uses with
	limited higher density residential uses" (Orange County Unified Development
	Ordinance, p. 3-43). All properties north of the project site and across the interstate
	corridor are zoned M-1 (Heavy Manufacturing) by the City of Mebane. Most of the
	immediately surrounding properties to the east, west, and south are zoned R-1
	(Rural Residential) by Orange County. There is one property to the east that is zoned
	O/RM (Office/Research and Manufacturing) by Orange County. There is also a GC-4
	(General Commercial) Orange County zoning district to the southeast of the project
	site and has frontage at 6405 West Ten Road. The properties to the south of West
	Ten Road are all in an AR (Agricultural Residential) Orange County zoning district.
SITE HISTORY	Property historically used for agriculture or rural residential.
	STAFF ANALYSIS
CITY LIMITS?	\Box YES \boxtimes NO – Requires annexation for City action
PROPOSED USE BY-RIGHT?	$\Box YES \boxtimes NO$
SPECIAL USE?	
EXISTING UTILITIES?	⊠YES □NO
	☑YES □NO The entire project site is identified in both City of Mebane and Orange County long-
	☑YES □NO The entire project site is identified in both City of Mebane and Orange County long- range planning documents as being within the "Buckhorn Economic Development
	■YES ■NO The entire project site is identified in both City of Mebane and Orange County long- range planning documents as being within the "Buckhorn Economic Development District"; G-2 Industrial (V) Primary Growth Area in <i>Mebane By Design</i> . This area is
	■ YES ■ NO The entire project site is identified in both City of Mebane and Orange County long- range planning documents as being within the "Buckhorn Economic Development District"; G-2 Industrial (V) Primary Growth Area in <i>Mebane By Design</i> . This area is intended to be development as an employment center with the utilities extended by
	■YES □NO The entire project site is identified in both City of Mebane and Orange County long- range planning documents as being within the "Buckhorn Economic Development District"; G-2 Industrial (V) Primary Growth Area in <i>Mebane By Design</i> . This area is intended to be development as an employment center with the utilities extended by Orange County with the revenues generated by a dedicated sales tax; the utilities
	☑YES □NOThe entire project site is identified in both City of Mebane and Orange County long- range planning documents as being within the "Buckhorn Economic Development District"; G-2 Industrial (V) Primary Growth Area in Mebane By Design. This area is intended to be development as an employment center with the utilities extended by Orange County with the revenues generated by a dedicated sales tax; the utilities are now operated and maintained by the City of Mebane. The applicant is
EXISTING UTILITIES?	☑YES □NO The entire project site is identified in both City of Mebane and Orange County long-range planning documents as being within the "Buckhorn Economic Development District"; G-2 Industrial (V) Primary Growth Area in <i>Mebane By Design</i> . This area is intended to be development as an employment center with the utilities extended by Orange County with the revenues generated by a dedicated sales tax; the utilities are now operated and maintained by the City of Mebane. The applicant is requesting a M-2(CD) rezoning, which will be consistent with both the City G-2
EXISTING UTILITIES? POTENTIAL IMPACT OF	☑YES □NOThe entire project site is identified in both City of Mebane and Orange County long- range planning documents as being within the "Buckhorn Economic Development District"; G-2 Industrial (V) Primary Growth Area in Mebane By Design. This area is intended to be development as an employment center with the utilities extended by Orange County with the revenues generated by a dedicated sales tax; the utilities are now operated and maintained by the City of Mebane. The applicant is requesting a M-2(CD) rezoning, which will be consistent with both the City G-2 Industrial (V) primary growth area in Mebane By Design and Orange County's BEDD.
EXISTING UTILITIES? POTENTIAL IMPACT OF	 ☑YES □NO The entire project site is identified in both City of Mebane and Orange County long-range planning documents as being within the "Buckhorn Economic Development District"; G-2 Industrial (V) Primary Growth Area in <i>Mebane By Design</i>. This area is intended to be development as an employment center with the utilities extended by Orange County with the revenues generated by a dedicated sales tax; the utilities are now operated and maintained by the City of Mebane. The applicant is requesting a M-2(CD) rezoning, which will be consistent with both the City G-2 Industrial (V) primary growth area in <i>Mebane By Design</i> and Orange County's BEDD. The Orange County zoning districts O/RM and GC4 are complementary with the
EXISTING UTILITIES? POTENTIAL IMPACT OF	INO In the entire project site is identified in both City of Mebane and Orange County long-range planning documents as being within the "Buckhorn Economic Development District"; G-2 Industrial (V) Primary Growth Area in <i>Mebane By Design</i> . This area is intended to be development as an employment center with the utilities extended by Orange County with the revenues generated by a dedicated sales tax; the utilities are now operated and maintained by the City of Mebane. The applicant is requesting a M-2(CD) rezoning, which will be consistent with both the City G-2 Industrial (V) primary growth area in <i>Mebane By Design</i> and Orange County's BEDD. The Orange County zoning districts O/RM and GC4 are complementary with the proposed uses for this site, though the properties are undeveloped. This will
EXISTING UTILITIES? POTENTIAL IMPACT OF	■ Image Section Se
EXISTING UTILITIES? POTENTIAL IMPACT OF	 ☑YES □NO The entire project site is identified in both City of Mebane and Orange County long-range planning documents as being within the "Buckhorn Economic Development District"; G-2 Industrial (V) Primary Growth Area in <i>Mebane By Design</i>. This area is intended to be development as an employment center with the utilities extended by Orange County with the revenues generated by a dedicated sales tax; the utilities are now operated and maintained by the City of Mebane. The applicant is requesting a M-2(CD) rezoning, which will be consistent with both the City G-2 Industrial (V) primary growth area in <i>Mebane By Design</i> and Orange County's BEDD. The Orange County zoning districts O/RM and GC4 are complementary with the proposed uses for this site, though the properties are undeveloped. This will
EXISTING UTILITIES? POTENTIAL IMPACT OF	■ Image Section Se

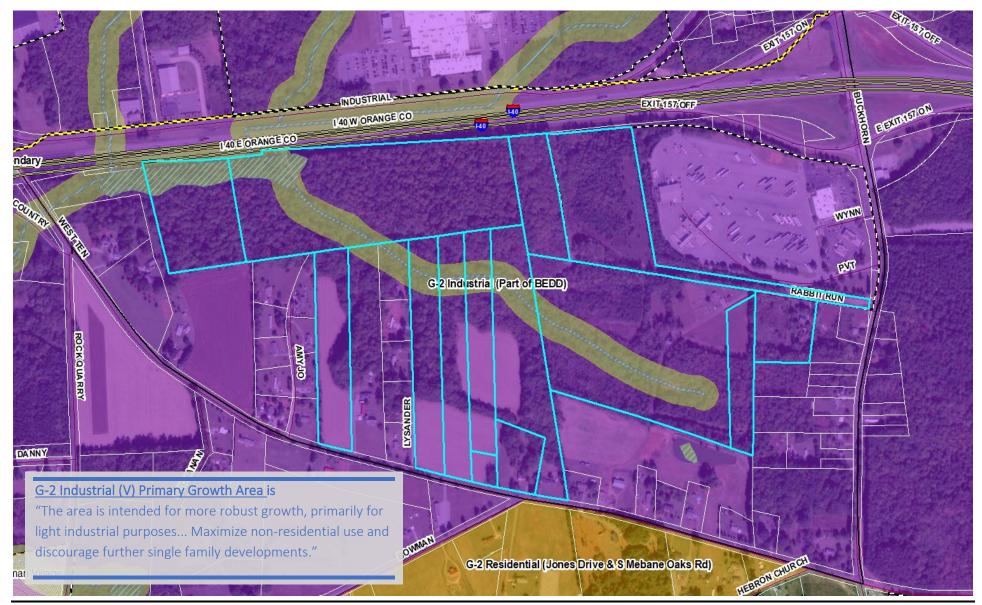






EXISTING LAND USE	Vacant, Agriculture, Rural Residential
PROPOSED LAND USE & REQUESTED ACTION	Al. Neyer is petitioning the City for action on fourteen parcels: rezoning of one B-2-zoned parcel (GPIN 9834178082) in the City limits and the annexation and zoning of thirteen (13) parcels totaling +/-128.77-ac outsid the City's ETJ in Orange County to M-2(CD) (Light Manufacturing, Conditional) for the "Buckhorn Business Centre"; the GPINs are provided above. A master plan showing a three-phased development of six lots has been provided for consideration and to show the highest potential intensis of use on the property, with a condition allowing for layout and design flexibility; two lots totaling +/-10.79 ac are not currently proposed for development and will require further public hearings to be development, per Article 9 of the Mebane IDO.
PROPOSED ZONING	M-2(CD)
PARCEL SIZE	+/-128.77 on fourteen (14) parcels
AREA LAND USE	Much of the area is currently used for rural residential and agricultural purposes, though two of these parcels are zoned for non-residential districts and area non-conforming. The Petro Truck Stop and multitenant site is northeast of the project site and is non-conforming for the B-2 zoni district in which it resides. The properties south of West Ten Road are use for agricultural and residential purposes. North of the interstate corridor, the properties are either industrial uses or are vacant.
ONSITE AMENITIES & DEDICATIONS	100' landscape buffers along the perimeter of the project properties.
WAIVER REQUESTED	⊠YES □NO
DESCRIPTION OF REQUESTED WAIVER(S)	None
CONSI	STENCY WITH MEBANE BY DESIGN STRATEGY
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-2 Industrial Primary (V) Growth Area "Part of BEDD and North of US-70'
OTHER LAND USE CONSIDERATIONS	Conservation Area
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	GROWTH MANAGEMENT 1.7 Continue to support industrial development at existing industrial parks ne I-40/85. COORDINATION 5.1 Document and share information related to land development that can be





PAGE 7

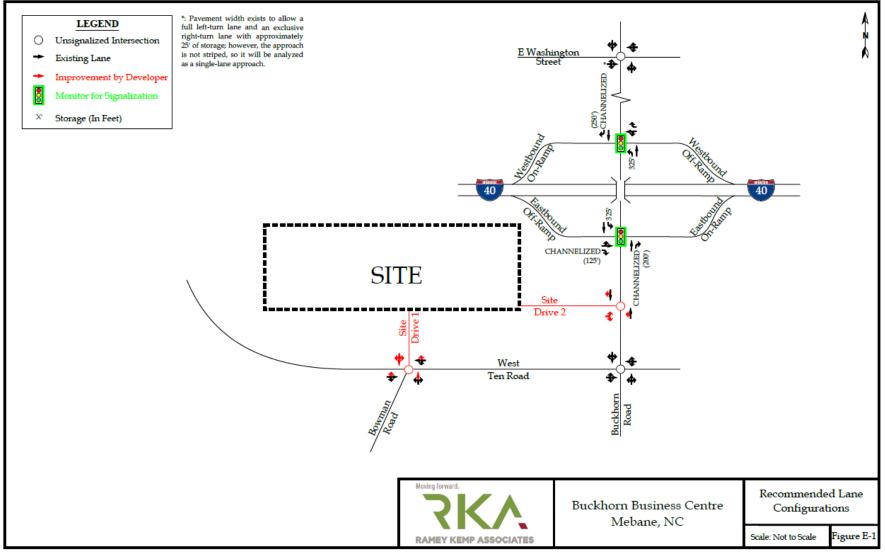


UTILITIES REPORT		
AVAILABLE UTILITIES	⊠YES □NO	
PROPOSED UTILITY NEEDS	Per the memorandum from Franz Holt of AWCK, the project is estimated to require 20,170 gallons per day of water and sewer services. The water and sewer utility lines are present at the properties. The applicant proposes to connect to a 12" watermain and a 10" onsite sewer outfall.	
UTILITIES PROVIDED BY APPLICANT	Applicant has pledged to provide all on-site utilities, as described in AWCK's Technical Memo.	
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City has adequate water & sewer supply to meet the domestic and fire flow demands of the project and economic development is an established priority in the City's Paper Flow policy.	
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	⊠yes □no	
ADEQUATE STORMWATER CONTROL?	⊠yes □no	
INNOVATIVE STORMWATER MANAGEMENT?	□YES ⊠NO	
TRANSPORTATION NETWORK STATUS		
	West Ten Road is a NCDOT major thoroughfare that hosts 1,900 average daily trips. It has a Level Of Service (LOS) D and Safety Scores of 22.3 and 77.8 at the site entrance and the Buckhorn Road intersection, respectively.	
CURRENT CONDITIONS	Buckhorn Road is a NCDOT Secondary Route with an average of 2,100 daily trips, and has an interchange with Interstate 40/85 approximately 0.25 miles to the north, has a LOS D and a Safety Score of 100 at this location. There have been 6 crashes on West Ten Road and 13 crashes on Buckhorn Road since 2016. One crash with serious injuries was recorded at this intersection in 2016; another crash with serious injuries was recorded on the interchange in 2017. A total of 90 crashes have occurred on the Buckhorn Road interchange since 2016.	



TRAFFIC IMPACT ANALYSIS REQUIRED?	⊠YES □NO
	 The summary is provided but the applicant's responsibilities include: Monitor the I-40/85 Interchange intersections for possible signalization Provide a road widening at the West Ten Road entrance to accommodate right-turn and left-turn lanes and 100' of internal storage with a protected stem Provide a road widening at the Buckhorn Road entrance to accommodate a right-turn lane
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	NCDOT and the City have recommended signalization of the interchange intersections with investment by the applicant
	NCDOT and the City have recommended that the Buckhorn Road entrance have dedicated left- and right-turn lanes, with a 150' protected internal stem. There is also a stated goal of interconnecting the site with the Petro Truck Stop.
	The City's <i>2040 Comprehensive Transportation Plan</i> identifies a goal of widening Buckhorn Road to address forecasted congestion concerns. The small frontage on Buckhorn Road and TIA did not show this improvement to be warranted by this project.
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	□YES □NO N/A – beyond adopted plan's geographic scope
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	⊠YES □NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	Per the City's Article 7 ("Subdivision Standards") of the UDO and Complete Streets policy, the applicant is providing sidewalks along the project site's frontages with existing roads and sidewalks along all publicly-dedicated roads internal to the site.







STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION	APPROVE DISAPPROVE
STAFF SPECIAL USE FINDING	CONSISTENT IN NOT CONSISTENTWITH MEBANE BY DESIGN
	The proposed development RZ 21-14 is consistent with the guidance
	provided within Mebane By Design, the Mebane Comprehensive Land
RATIONALE	Development Plan, as amended. In particular, it is consistent with the
	description and goals for G-2 (V) Industrial Primary Growth Area for the
	BEDD and the shared goals for this are by the City and Orange County.



Technical Memorandum Date: October 6, 2021 To: Cy Stober, Development Director From: Franz Holt, P.E. 7#

Subject: Buckhorn Business Centre

City Engineering has reviewed the subject Preliminary Site Plans prepared by Timothy Summerville, P.E. with Stewart, Inc. and provides the following technical review comments.

- A. General Summary
 - 1. The 121.74 acre site includes 5 industrial/warehouse/office type buildings of various sizes totaling approximately 1 million square feet.
 - 2. Proposed development includes approximately 1 mile of proposed public City of Mebane streets built to the city's industrial street section of 35' B-B curb and gutter with 10 inches of stone base and 7 inches of asphalt with 5' wide sidewalks on each side of the street all within a 60' right-of-way. The proposed new street system proposes connections to Buckhorn Road and West Ten Road both NCDOT roadways. The streets will be public and accepted by the city for ownership and maintenance when completed to city requirements.
 - 3. City of Mebane water and sewer is available at the site. Proposed extensions of these city lines will also be public and accepted by the city for ownership and maintenance when completed to city requirements.
- B. Availability of City Water and Sewer

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

Water system – The project is proposed to be served by extending an existing City of Mebane
 12-inch water line in Rabbit Run Lane to West Ten Road following along the new public road

CITY OF MEBANE 106 East Washington Street | Mebane, NC 27302

(919) 563 5901



to be constructed with the project. Each building site will connect its fire lines and domestic service lines to the public water extension with individual metering and backflow prevention devices. The system will include appropriate valve and fire hydrant spacing. When completed to City of Mebane requirements these improvements will become a part of the City's water distribution system for ownership and maintenance. In addition, the estimated daily water use is approximately 20,170 gallons per day (see wastewater flow calculation). The City of Mebane has adequate water supply to provide the fire and domestic flows for this project. However, water modeling will occur as phases are developed for ensuring adequacy of system without additional improvements being needed at the developer's expense.

2. Sanitary Sewer system – The project is proposed to be served by extending a new 8-inch sewer line from an existing City of Mebane 10-inch on-site sewer outfall. The sewer improvements include appropriate manhole spacing with each building being served by an individual sewer lateral at manholes. Service is also being provided to the adjacent properties where feasible. When completed to City of Mebane requirements these improvements will become a part of the City's sewer collection system for ownership and maintenance. In addition, the estimated daily wastewater from the proposed development is calculated as follows:

Lot 1 - unknown	3,370 gpd
Lot 2 - 47 loading bays at 100 gpd/bay	4,700 gpd
Lot 3 - 47 loading bays at 100 gpd/bay	4,700 gpd
Lot 4 - 39 loading bays at 100 gpd/bay	3,900 gpd
Lot 5 - 10 loading bays at 100 gpd/bay	1,000 gpd
Lot 6 - 25 loading bays at 100 gpd/bay	2,500 gpd
Total	20,170 gpd

While the City currently has available sewer capacity at the WRRF in excess of 0.72 million gallons per day (MGD) this project and other previously approved/permitted projects will reduce that capacity as they develop over time. To address this reduction in capacity the City has plans for the following projects:

P (919) 563 5901

1) WRRF Expansion – 1.5 MGD from 2.5 MGD to 4.0 MGD.

CITY OF MEBANE 106 East Washington Street | Mebane, NC 27302

fholt@cityofmebane.com

WWW.CITY OF MEBANE.COM



2) GKN and Arbor Creek PS rerouting wastewater to the Graham WWTP – 0.275 MGD.

3) I/I reduction for the WRRF, 3rd Street, and 5th Street outfall sewersheds.

In addition, new policy has been adopted by Council to address paper flow (flow permitted at a higher rate than when tributary - in the system). It is anticipated that this action will improve the City's ability to permit flow for all approved and planned projects moving forward.

- C. Watershed Overlay District and Phase II Stormwater Requirements
 - 1. Watershed Overlay District requirements are provided under Sec. 5.2 of the UDO.

These requirements in the UDO are for the Back-Creek Watershed, which includes the Graham- Mebane Lake. The project is tributary to the Little Haw Creek; a Class V watershed and the Watershed Overlay District requirements do **not** apply to this project. This type of watershed classification (Class V) does not have density restrictions or built upon restrictions as required for the Graham Mebane Lake watershed.

2. Phase II Stormwater Post Construction Ordinance

Sec. 5.4 in the UDO provides standards for Storm Water Management and 5.4.F requires compliance with the Mebane Post Construction Runoff Ordinance (a stand-alone ordinance titled the Phase II Stormwater Post Construction Ordinance (SPCO)). The standards in the UDO are general standards as the Ordinance itself provide detailed standards. The SPCO **does** apply to this project. Five engineered stormwater control measures (labeled on plan as SCM) are proposed for the development (wet ponds requiring fencing). These devices will be maintained by the owner or a property owners association.

D. Storm Drainage System

Sec. 5-4. D. in the UDO provides requirements for storm drainage systems. The preliminary site plans include a piping layout that indicates certain pipe locations, inlets, and discharge points to the proposed engineered storm water control measures (SCM). A flood study will be required with construction plan submittal.



E. Street Access and TIA

Roadway connections from the proposed development are shown at Buckhorn Road and West Ten Road both NCDOT maintained roadways. Ingress and egress at Buckhorn Road will include one 12' entry lane into the project with two exiting 12' lanes one turning left onto Buckhorn Road and the other turning right. The West Ten Road connection will include one 15' ingress and one 15' egress lane. Appropriate turning radii, tapers, lane storage, and sight distances will be provided. The internal roadway system proposes public roads which will be constructed to City of Mebane industrial type roadway standards (35' B-B curb and gutter section with 10 inches of stone base and 7 inches of asphalt along with 5' sidewalks located on each side of the street and all being constructed within a 60' right-of-way). The internal street system will be accepted for City of Mebane ownership and maintenance when completed to city requirements. A TIA was provided for the site and indicated no need for turn lane improvements on Buckhorn Road or West Ten Road. However, NCDOT with the Developer are reviewing the possibility of improvements for signals at the Buckhorn Interchange for the on/off ramps north and south of the interstate.

F. Construction Plan Submittal

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

CITY OF MEBANE 106 East Washington Street | Mebane, NC 27302

(919) 563 5901

WWW.CITYOFMEBANE.COM



October 6, 2021

Mr. Timothy R. Summerville, PE Stewart, Inc. 101 West Main St. Durham, NC 27701

Subject: Buckhorn Business Centre - Water and Sewer System

Dear Mr. Summerville:

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

- A. Water system The project is proposed to be served by extending an existing City of Mebane 12-inch water line in Rabbit Run Lane to West Ten Road following along the new public road to be constructed with the project. Each building site will connect its fire lines and domestic service lines to the public water extension with individual metering and backflow prevention devices. The system will include appropriate valve and fire hydrant spacing. When completed to City of Mebane requirements these improvements will become a part of the City's water distribution system for ownership and maintenance. In addition, the estimated daily water use is approximately 20,170 gallons per day (see wastewater flow calculation). The City of Mebane has adequate water supply to provide the fire and domestic flows for this project. However, water modeling will occur as phases are developed for ensuring adequacy of system without additional improvements being needed at the developer's expense.
- B. Sanitary Sewer system The project is proposed to be served by extending a new 8-inch sewer line from an existing City of Mebane 10-inch on-site sewer outfall. The sewer improvements include appropriate manhole spacing with each building being served by an individual sewer lateral at manholes. Service is also being provided to the adjacent properties where feasible. When completed to City of Mebane requirements these improvements will become a part of the City's sewer collection system for ownership and maintenance. In addition, the estimated daily wastewater from the proposed development is calculated as 168 loading bays at 100 gpd/bay = 16,800 gallons plus unknown use of 3.83 acres at 880 gpd/acre = 3,370 gpd for a total of 20,170 gallons per day.

While the City currently has available sewer capacity at the WRRF in excess of 0.72 million gallons per day (MGD) this project and other previously approved/permitted projects will reduce that capacity as they develop over time. To address this reduction in capacity the City has plans for the following projects:

- 1) WRRF Expansion 1.5 MGD from 2.5 MGD to 4.0 MGD.
- 2) GKN and Arbor Creek PS rerouting wastewater to the Graham WWTP 0.275 MGD.
- 3) I/I reduction for the WRRF, 3rd Street, and 5th Street outfall sewersheds.

In addition, new policy has been adopted by Council to address paper flow (flow permitted at a higher rate than when tributary). It is anticipated that this action will improve the City's ability to permit flow for all approved and planned projects moving forward.

Please let me know if you have any questions.

Sincerely,

Frang K. HAA

Franz K. Holt, P.E. City EngineerCITY OF MEBANE106 East Washington Street | Mebane, NC 27302

7302 0 919 563 5901

CC: Cy Stober, Development Director 5901 e fholt@cityofmebane.com

WWW.CITYOFMEBANE.COM

PLANNING & INSPECTIONS DEPARTMENT Craig N. Benedict, AICP, Director

Comprehensive Planning (919) 245-2575 (919) 644-3002 (FAX) www.orangecountync.gov



131 W. Margaret Lane Suite 201 P. O. Box 8181 Hillsborough, NC 27278

MEMORANDUM

Cy Stober, City of Mebane Development Director
Craig Benedict, Orange County Planning Director
Tom Altieri, Comprehensive Planning Supervisor
Michael Harvey, Current Planning Supervisor
Nish Trivedi, Transportation Planner
Tom Ten Eyck, Transportation/Land Use Planner
October 1, 2021
Buckhorn Business Centre Proposal, Including Annexation, in Mebane, NC

Below is a brief summary and comments on the proposed Buckhorn Business Centre development that was on the September 14, 2021 Mebane Technical Review Committee (TRC) meeting agenda and is scheduled to go before Mebane's Planning Board on October 11, 2021. Some of the pertinent information from the preliminary plans is described below:

- The Buckhorn Business Centre is a development proposal comprised of 12 parcels (totaling 121.74 acres) in Orange County at the northwest corner of Buckhorn Road and West Ten Road.
- Eleven of the twelve parcels for this proposal are currently in Orange County's planning jurisdiction; the zoning breakdown are as follows:
 - o 9 are Office/Research and Manufacturing (O/RM)
 - o 2 are Rural Residential (R1)
- There are an additional two parcels (Tract 2 on the east side of the proposed development and Tract 3 on the west side) that will not require a public hearing from Mebane City Council; both of these parcels are currently zoned Rural Residential (R1).
- The proposal indicates that Mebane would annex the development and convert zoning to Mebane's M-2 (CD) Light Manufacturing Conditional Zoning District.
- The proposed setbacks are 50-feet for the front of all buildings near the property line and 20-feet for all side and rear buildings near property lines; in areas directly adjacent to residential parcels, there is a 100-foot "Type B" buffer between parcels.
- The land use classification for all parcels is Commercial-Industrial Transition Activity Note (CITAN) on Orange County's Future Land Use Map.

The North Carolina General Statutes (160A-58.1) provide municipalities with considerable power to annex properties upon receipt of property owner petition. This process is commonly referred to as voluntary annexation. State law, as of 2012, also makes it very difficult for municipalities to pursue involuntary annexation, which requires a referendum and a majority vote. Only registered voters of the proposed annexation area are allowed to vote on the referendum. It's also noteworthy that there's nothing in the County's Utility Service Agreement with Mebane that limits its ability to annex. The Agreement states that nothing contained therein, "shall be construed to limit or to expand any such regulatory or planning jurisdiction or to limit the power of the City to annex into its corporate limits properties within the service area," which this proposed development is located within.

It is worth noting that Mebane's intended uses through this project align to Orange County's current O/RM zoning as well as the CITAN designation with the Future Land Use Map (FLUM) and the 2012 Joint Utility Service Agreement between Orange County and Mebane.

One consideration should be the nature of the roadway in an area that transitions from rural to urban very quickly. According to the Efland-Buckhorn-Mebane Access Management Plan, which was adopted by the Orange County BOCC on April 2, 2019, the future roadway cross-sections for Buckhorn Road and West Ten Road at the areas adjacent to the project are a four-lane divided roadway and raised median based on NCDOT cross section 4F (curb and gutter, wide outside lanes and sidewalks) or 4G (curb and gutter, bike lane and sidewalks); an attachment of these cross-section schematics are found in <u>Attachment 1</u>. Currently, both Buckhorn Road and West Ten Road are two-lane roads with a narrow shoulder, which is typical of rural roadways, so reserving additional right-of-way for road upgrades now or in the future would best facilitate addressing the impacts of development.

An additional consideration should be the use of Rabbit Run Lane, which intersects on the west side of Buckhorn Road to the easternmost end of the project. NCDOT performed an "express design" process for the Buckhorn Road Widening (SPOT H-183915), and two alternatives were presented as a result of this design study. Alternative 1 recommended adding a left turn lane and a right turn lane with a through lane on Rabbit Run Lane, at its current location, in anticipation of future development and access to east side of Buckhorn Road. Alternative 2 did not provide any recommendations for Rabbit Run Lane. While SPOT 6.0 has been cancelled, meaning that this project will not be included in the upcoming STIP, it is recommended that the project consider two important points:

- 1. Sufficient turn lanes with adequate storage spaces be provided to this access point;
- 2. Ingress and egress with the Petro to be coordinated as a function of this development's design.

Orange County Planning is requesting that, wherever possible, design elements based on the Efland-Buckhorn-Mebane Access Management Plan as well as the Buckhorn Road Realignment express design be utilized. Ultimately, if NCDOT improves this area along Buckhorn Road in a manner that is reflected in the Efland-Buckhorn-Mebane Access Management Plan, which calls for four lanes divided by a median, traffic utilizing Rabbit Run Lane as a point of egress would have to utilize southbound Buckhorn Road, make a U-turn at West Ten Road, and then utilize northbound Buckhorn Road to access the interstate. NCDOT should assist at this time to determine the best location for a future signalized intersection on Buckhorn Road near Rabbit Run Lane that will also serve as the major access point to the Flea Market property to the east.

If you have any questions regarding the information contained herein or require additional information, please contact Tom Ten Eyck, Orange County Transportation/Land Use Planner, at <u>tteneyck@orangecountync.gov</u>.

Sincerely,

Tidig & Soudist

Craig N. Benedict, AICP Planning Director

<u>Attachment 1</u> – Page 20 of the Efland-Buckhorn-Mebane Access Management Plan containing crosssections 4F and 4G for the future of Buckhorn Road and West Ten Road

RAMEY KEMP ASSOCIATES

Moving forward.



Buckhorn Business Centre Traffic Impact Analysis Mebane, North Carolina



Transportation Consulting that moves us forward.

TRAFFIC IMPACT ANALYSIS

FOR

BUCKHORN BUSINESS CENTRE

LOCATED

ΙN

MEBANE, NORTH CAROLINA

Prepared For: Neyer 4509 Creedmoor Road, Suite 201 Raleigh, NC 27612

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



July 2021

Prepared By: VJT/MLS

Reviewed By: JTR

RKA Project No. 21179

TRAFFIC IMPACT ANALYSIS BUCKHORN BUSINESS CENTRE MEBANE, NORTH CAROLINA

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Buckhorn Business Centre development in accordance with the Mebane (City) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located north of West Ten Road and west of Buckhorn Road in Mebane, North Carolina. The proposed development, anticipated to be completed in 2023, is assumed to consist of a maximum of 1,126,900 sq. ft. of industrial/warehousing development. Site access is proposed via one (1) full movement driveway along Buckhorn Road at the existing Rabbit Run Lane and one (1) full movement driveway along West Ten Road to align with Bowman Road.

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

- 2021 Existing Traffic Conditions
- 2023 No-Build Traffic Conditions
- 2023 Build Traffic Conditions
- 2023 Build with Improvements Traffic Conditions

2. Existing Traffic Conditions

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

- E Washington Street and Buckhorn Road
- Buckhorn Road and I-40/I-85 Westbound Ramps
- Buckhorn Road and I-40/I-85 Eastbound Ramps
- Buckhorn Road and West Ten Road
- West Ten Road and Bowman Road



Transportation Consulting that moves us forward.

rameykemp.com

Moving forward.

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- Buckhorn Road and West Ten Road (September 2016 and May 2021)
- Buckhorn Road and I-40/I-85 Westbound Ramps (September 2019)
- Buckhorn Road and I-40/I-85 Eastbound Ramps (September 2019)
- West Ten Road and Bowman Road (May 2021)
- E Washington Street and Buckhorn Road (May 2021)

All counts were grown to 2021 utilizing a 2% annually compounded growth rate. This growth rate was discussed during scoping. New data was needed at two (2) of the study intersections (included in *italics* above). Due to the COVID-19 pandemic, data collection was additionally collected at a study intersection (included in bold above) that had previous counts to determine an adjustment factor for the new data. Based on a comparison of old Buckhorn Road and West Ten Road counts (2016) grown to 2021 and new West Ten Road and Buckhorn Road counts (2021), the old, grown volumes were noted to be slightly larger than the newer counts. A COVID-19 adjustment factor of 1.25 was applied to the intersection counts collected during the effect of COVID-19 (included in italics above) based on the comparison of the overall intersection volumes at Buckhorn Road and West Ten Road during the weekday AM and PM peak hours.

Traffic volumes were balanced between study intersections, where appropriate. It should be noted that volumes were not balanced between I-40/I-85 Eastbound Ramps and West Ten Road along Buckhorn Road based on the two (2) gas stations and convenience travel stop that are located off the interstate on either side of Buckhorn Road. Based on the industrial development within the vicinity of the site, heavy vehicle percentages from the count data were utilized for analysis purposes.

3. Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 10th Edition. The Light Industrial land use code (110) was utilized to provide a conservative estimate of trips anticipated to be generated by the proposed site. It should be noted that warehousing is



Transportation Consulting that moves us forward. Moving forward.

anticipated to generate significantly less trips; however, the breakdown of warehousing to industrial uses is currently unknown. Table E-1 provides a summary of the trip generation potential for the site.

LAND USE (ITE Code)	INTENSITY	DAILY TRIPS (VPD)	WEEK AM F HOUR Enter	PEAK	WEEH PM F HOUR Enter	PEAK
Light Industrial (110)	1,126,900 s.f.	4,430	236	32	25	171

Table E-1:	Site Tri	p Generation
------------	----------	--------------

4. Future Traffic Conditions

Through coordination with the City and NCDOT, it was determined that an annual growth rate of 2% would be used to generate 2023 projected weekday AM and PM peak hour traffic volumes. The following adjacent developments were identified to be considered under future conditions:

- Project Titanium
- Medline
- West Ten Industrial
- Bowman Subdivision*

*Based on coordination with the City, only a portion of this development is anticipated to be constructed and occupied by the build-out of the proposed Buckhorn Business Centre development; therefore, 25% of the trips to/from the development were generated and applied to the roadway network.

Based on coordination with the NCDOT and the City, it was determined there were no future roadway improvements to consider with this study. It should be noted that based on the City's 2040 CTP Bicycle Facility plan, a paved shoulder is recommended to be added along Buckhorn Road. Additionally, the NCDOT STIP U-6245 plans to add paved shoulders along West Ten Road to the west of Buckhorn Road.

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2021 existing, 2023 no-build, and 2023 build conditions. Based on the industrial development within the vicinity of the site,



Transportation Consulting that moves us forward.

rameykemp.com

heavy vehicle percentages from the count data were utilized for analysis purposes. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

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

Recommended Improvements by Developer

Buckhorn Road and I-40/85 Westbound Ramps

Monitor intersection for signalization and install traffic signal when warranted.
 Coordinate with NCDOT to develop a coordination and timing plan for all signals along Buckhorn Road.

Buckhorn Road and I-40/85 Eastbound Ramps

Monitor intersection for signalization and install traffic signal when warranted.
 Coordinate with NCDOT to develop a coordination and timing plan for all signals along Buckhorn Road.

West Ten Road and Bowman Road / Site Drive 1

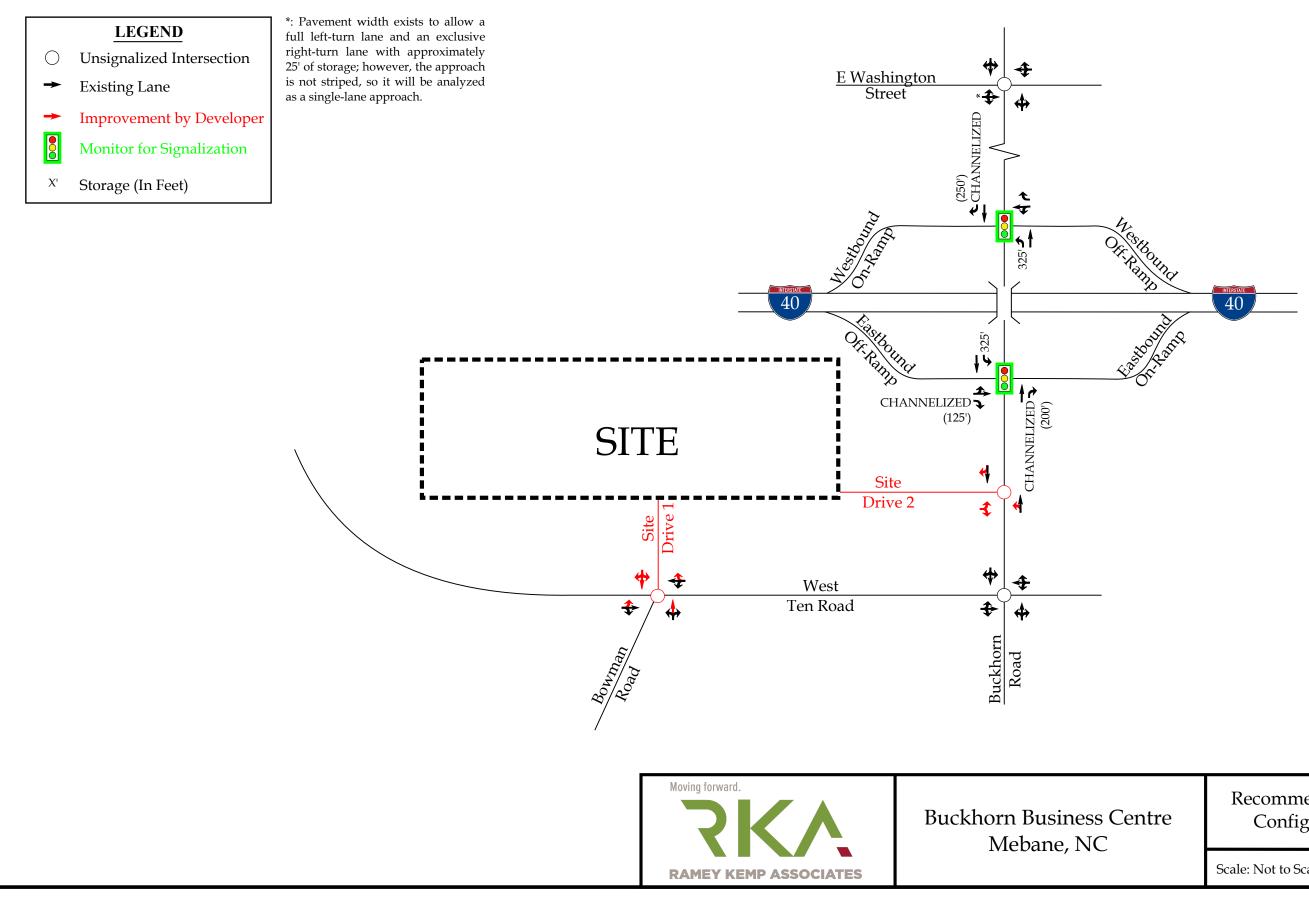
- Construct the northern leg (Site Drive 1) with one ingress lane and one egress lane striped as a shared left/through/right lane.
- Provide stop-control for the southbound approach (Site Drive 1)
- Provide a minimum of 100 feet of internal protected stem length on the northern leg (Site Drive 1).

Buckhorn Road and Site Drive 2

- Construct the western leg (Site Drive 2) with one ingress lane and one egress lane striped as a shared left/right-turn lane.
- Provide stop-control for the eastbound approach (Site Drive 2).
- Provide a minimum of 100 feet of internal protected stem length on the western leg (Site Drive 2).



Transportation Consulting that moves us forward.



ntre	Recommende Configurat	
	Scale: Not to Scale	Figure E-1



To: Cy Stober, AICP Development Director City of Mebane 106 East Washington Street Mebane, NC 27302 Date: September 1, 2021

Project #: 39160.00, Task 07

From: Baohong Wan, PhD, PE

Re: Buckhorn Business Centre Traffic Impact Analysis Mebane, NC

A Traffic Impact Analysis (TIA) was prepared by Ramey Kemp & Associates (RKA) for the proposed Buckhorn Business Centre development located north of West Ten Road and west of Buckhorn Road in Mebane, North Carolina. VHB is contracted by the City of Mebane to conduct an independent review of the Buckhorn Business Centre TIA and a separately submitted TIA Addendum. This memo provides a list of key findings, followed by a summary of the TIA study assumptions and analysis results.

List of Mitigation Recommendations

The following items in red should be considered in addition to mitigation measures that have been identified within the Buckhorn Business Centre TIA:

- > Buckhorn Road and I-40/85 Westbound Ramps
 - Subject to NCDOT and the City's approval, install a traffic signal with communication and coordination provided along the Buckhorn Road corridor
- > Buckhorn Road and I-40/85 Eastbound Ramps
 - Subject to NCDOT and the City's approval, install a traffic signal with communication and coordination provided along the Buckhorn Road corridor
- > West Ten Road and Bowman Road / Site Drive 1
 - o Construct Site Drive 1 with one ingress lane and one egress lane under stop control
 - Provide 100' of IPS along Site Drive 1
- > Buckhorn Road and Site Drive 2
 - Construct Site Drive 2 with one ingress lane and two egress lanes under stop control
 - Provide 150' of IPS along Site Drive 2
 - o Provide an exclusive right-turn lane on southbound Buckhorn Road with 100' of storage and appropriate taper
- Multimodal Considerations: Compliance of multimodal transportation requirements should be examined to ensure adequacy of pedestrian, bike, and transit facilities along internal streets and roadways along the property frontage on Buckhorn Road and West Ten Road.

Analysis Revision Suggestions

- > Revise TIA to be consistent with the site plan which shows one access along Buckhorn Road and two accesses along West Ten Road.
- > Revise trip generation calculations based on square footages for individual buildings (six in total) and use the combined results for capacity analysis and mitigation determinations.
- > Clarify the scope of NCDOT STIP U-6245 and evaluate its potential impact on this study

 VHB Engineering NC, P.C. (C-3075)

 Engineers
 Scientists
 Planners
 Designers

 Venture I, 940 Main Campus Drive, Suite 500, Raleigh, North Carolina 27606
 P
 919.829.0328
 F
 919.833.0034
 www.vhb.com



Summary of TIA Assumptions and Results

Development Plan

The proposed Buckhorn Business Centre development is to consist of a maximum of 1,126,900 square feet (SF) of industrial / warehousing development. The project is anticipated to be completed in 2023.

The TIA indicated that access to the proposed site is to be provided via one (1) full movement driveway along Buckhorn Road at the existing Rabbit Run Lane and one (1) full movement driveway along West Ten Road to align with Bowman Road. However, the site plan (Figure 2) showed an additional driveway along West Ten Road, approximately 1,000' west of Bowman Road/Access #1.

Study Area and Analysis Scenarios

The TIA included the following intersections through coordination with NCDOT and the City of Mebane:

- > E Washington Street and Buckhorn Road
- > Buckhorn Road and I-40/I-85 Westbound Ramps
- > Buckhorn Road and I-40/I-85 Eastbound Ramps
- > Buckhorn Road and West Ten Road
- > West Ten Road and Bowman Road/future Access #1
- > Buckhorn Road and future Access #2

The TIA included capacity analyses during the weekday AM and PM peak hours under the following scenarios:

- > 2021 Existing Traffic Conditions
- > 2023 No-Build Traffic Conditions
- > 2023 Build Traffic Conditions
- > 2023 Build with Improvements Traffic Conditions

Existing Analysis Assumptions

Existing (2021) analysis was conducted based on traffic counts conducted in September 2019 and May 2021 during typical weekday AM (7 to 9 AM) and PM (4 to 6 PM) peak hours. An adjustment factor of 1.25 was determined and applied to the 2021 traffic counts to compensate for traffic demand impact due to the COVID-19 pandemic. Traffic volumes were balanced between study intersections, where appropriate.

No-Build Analysis Assumptions

The No-Build scenario included an annual growth rate of two percent (2%) between the existing year (2021) and the future analysis year (2023). In addition, four adjacent developments were identified during the scoping process and were included in this study:

- > Project Titanium: 203,400 SF expansion onto the existing 345,225 SF industrial site along Industrial Drive
- > Medline: 1,200,000 SF of warehouse at 5511 West Ten Road
- > West Ten Industrial: 675,000 SF of warehouse in the southeast quadrant of West Ten Road and Buckhorn Road
- > Bowman Subdivision (25% included): 177 single family homes along Bowman Road

Based on coordination with the NCDOT and the Town, it was determined there were no roadway improvements to consider with this study, while NCDOT STIP U-6245 plans to add paved shoulders and turn lanes along SR 1146 (West Ten Road) from SR 1114 (Buckhorn Road) to west of SR 1137 (Bushy Cook Road).

Ref: 39160.00, Task 07 September 1, 2021 Page 3



Trip Generation & Distribution

Trip generation potential was determined based on methodology outlined in the ITE Trip Generation Manual, 10th Edition. According to the TIA, the 1,126,900 SF light industrial development is projected to generate 4,430 trips during a typical 24-hour weekday period as well as 268 AM peak hour trips (236 entering, 32 exiting) and 196 PM peak hour trips (25 entering, 171 exiting).

Although the NCDOT standards suggest using equation for trip generation calculations for LUC 110, the goodness-of-fit measures (R-Square) are just over 0.5, and the size of the proposed development far exceeds normal data range for LUC 110 (about 300 KSF or less). Using average rates for LUC 110 would generate much higher daily and peak hour trips (5,589 daily and 789/710 AM/PM peak hour trips). A compromise can be achieved by conducting trip generation for each individual building as shown on the site plan (six buildings in total) using equation, and the results would add up to 4,619 daily trips with 412/328 AM/PM peak hour trips.

Based on existing traffic patterns, population centers adjacent to the study area, and engineering judgment, site traffic for this development was distributed in the TIA as follows:

- > 30% to/from the east via I-40/I-85
- > 30% to/from the west via I-40/I-85
- > 10% to/from the north via Buckhorn Road
- > 5% to/from the south via Buckhorn Road
- > 10% to/from the east via West Ten Road
- > 10% to/from the west via West Ten Road
- > 5% to/from the south via Bowman Road

Capacity Analysis Results

Capacity analyses were performed using Synchro based on the Highway Capacity Manual method. Capacity analyses in the TIA were conducted following the NCDOT Congestion Management Capacity Analysis Guidelines. LOS, delay, and queue are reported and summarized for stop-controlled approaches at unsignalized intersections.

The analysis results and mitigation determinations are summarized below for each individual intersection. Individual approach level of service and delay should be summarized for stop-controlled approach at unsignalized intersections.

ID	Intersection and Approach	Existing (2021)		No-Build (2023)		Build (2023)		Build w Imp (2023)	
		АМ	РМ	АМ	PM	АМ	PM	АМ	РМ
1	Buckhorn Road & E Washington Street/E Washington Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1	Eastbound	D-29.0	D-25.0	E-37.0	D-30.4	E-40.1	D-31.9	E-40.1	D-31.9
	Westbound	E-39.4	E-46.0	F-51.9	F-58.0	F-56.6	F-61.3	F-56.6	F-61.3

E Washington Street and Buckhorn Road (unsignalized)

The TIA indicated that the strop-controlled side street approaches on E. Washing Street are expected to operate at LOS E or F during both the AM and PM peak hours under the Existing, No-Build and Build traffic scenarios. A traffic signal is not anticipated to be warranted, while geometric modifications at this intersection are subject to right-of-way constraints due to the presence of railroad tracks and two churches. Since the development is expected to contribute minimal traffic increases at this intersection, no mitigation was recommended in the TIA by the proposed development.

In the long term, the City of Mebane Comprehensive Transportation Plan (CTP) recommends widening Buckhorn Road between US 70 and West Ten Road to a four-lane divided section. The recommendation is included in the Burlington Graham MPO 2040

EngineersScientistsPlannersDesignersVenture I, 940Main Campus Drive, Suite 500, Raleigh, North Carolina 27606P919.829.0328F919.833.0034www.vhb.com

Ref: 39160.00, Task 07 September 1, 2021 Page 4



Metropolitan Transportation Plan. The Mebane Traffic Separation Study (TSS) recommends grade separating Buckhorn Road across the NCRR/NS Railroad.

ID	Intersection and Approach	Existing	Existing (2021)		No-Build (2023)		Build (2023)		Build w Imp (2023)	
		АМ	РМ	АМ	PM	АМ	PM	АМ	РМ	
	Buckhorn Road & I-40 WB On- Ramp	N/A	N/A	N/A	N/A	N/A	N/A	D (37.3)	E (59.0)	
2	Westbound	D-26.6	E-36.4	F-168.1	F-82.7	F-504.0	F-127.7	E-63.2	C-23.0	
	Northbound	4.0	2.2	4.3	2.9	4.7	3.5	D-39.2	F-145.8	
	Southbound	0.0	0.0	0.0	0.0	0.0	0.0	C-27.5	A-7.1	

Buckhorn Road and I-40/I-85 Westbound Ramps (Unsignalized)

The TIA indicated that the strop-controlled I-40/I-85 Westbound Off-Ramp approach is expected to operate at LOS F during both the AM and PM peak hours under the No-Build and Build traffic scenarios. A traffic signal is anticipated to be warranted, while the TIA indicated that there are no reasonable geometric improvements that are expected to provide a significant improvement at this intersection. The following mitigation was recommended in the TIA by the proposed development:

> Monitor intersection for signalization and install traffic signal when warranted. Coordinate with NCDOT to develop a coordination and timing plan for all signals along Buckhorn Road.

With the projected traffic volumes and delay at this intersection under the buildout conditions, the decision of installing a signal should be supported. In addition, since the intersection is projected to operate at LOS E in the PM peak hour, signal timing optimization and/or left-turn treatment options may be considered to achieve LOS D or better during both peak hours.

ID	Intersection and Approach	Existing (2021)		No-Build (2023)		Build (2023)		Build w Imp (2023)	
		АМ	РМ	АМ	РМ	АМ	РМ	АМ	РМ
	Buckhorn Road & I-40 EB On- Ramp	N/A	N/A	N/A	N/A	N/A	N/A	E (64.8)	D (36.6)
3	Eastbound	F-903.2	F-88.9	F- 2324.4	F-284.6	F- 2177.0	F-356.4	F-129.1	E-72.8
	Northbound	0.0	0.0	0.0	0.0	0.0	0.0	E-73.4	B-18.0
	Southbound	10.9	4.0	11.6	4.2	11.0	4.3	D-38.7	C-24.5

Buckhorn Road and I-40/I-85 Eastbound Ramps (Unsignalized)

The TIA indicated that the strop-controlled I-40/I-85 Eastbound Off-Ramp approach is expected to operate at LOS F during both the AM and PM peak hours under the No-Build and Build traffic scenarios. A traffic signal is anticipated to be warranted, while the TIA concluded that there are no reasonable geometric improvements that are expected to provide a significant improvement at this intersection. The following mitigation was recommended in the TIA by the proposed development:



> Monitor intersection for signalization and install traffic signal when warranted. Coordinate with NCDOT to develop a coordination and timing plan for all signals along Buckhorn Road.

With the projected traffic volumes and delay at this intersection under the buildout conditions, the decision of installing a signal should be supported. Since the intersection is projected to operate at LOS E in the AM peak hour, improving channelization for the eastbound right-turn movement to achieve free-flow may be pursued to achieve LOS D or better during both peak hours. In addition, treatment options for the southbound left-turn movement may be examined if approved by the NCDOT. In the long term, a loop ramp may be considered in the southwest quadrant to improve traffic flow from southbound Buckhorn Road to eastbound I-40/85.

ID	Intersection and Approach	Existing	Existing (2021)		No-Build (2023)		Build (2023)		Build w Imp (2023)	
	••	АМ	РМ	АМ	РМ	АМ	PM	АМ	РМ	
	Buckhorn Road & West Ten Road	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
4	Eastbound	A-9.2	A-9.0	B-10.9	B-10.6	B-11.3	B-11.1	B-11.3	B-11.1	
-	Westbound	A-8.2	A-8.6	A-9.7	B-11.4	B-10.3	B-11.7	B-10.3	B-11.7	
	Northbound	A-8.7	A-9.0	A-9.8	B-10.7	B-10.3	B-11.0	B-10.3	B-11.0	
	Southbound	A-9.6	A-9.8	B-14.3	B-13.4	B-14.9	B-13.8	B-14.9	B-13.8	

Buckhorn Road and West Ten Road (Unsignalized)

The TIA indicated that under all-way stop-control (AWSC), all intersection approaches are expected to operate at LOS B or better during both the AM and PM peak hours under the existing and all future traffic scenarios. Since the side-street approaches are expected to operate at acceptable levels of service under all future traffic conditions, no mitigation was recommended in the TIA by the proposed development.

NCDOT STIP U-6245 plans to add paved shoulders and turn lanes along West Ten Road from Buckhorn Road to west of SR 1137 (Bushy Cook Road). In the long term, the City of Mebane Comprehensive Transportation Plan recommends widening Buckhorn Road between US 70 and West Ten Road to a four-lane divided section.

ID	Intersection and Approach	Existing (2021)		No-Build (2023)		Build (2023)		Build w Imp (2023)	
		АМ	РМ	АМ	РМ	АМ	PM	АМ	РМ
5	Bowman Road/Site Drive 1 & West Ten Road	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ű	Northbound	A-9.1	A-9.1	A-9.3	A-9.2	A-9.7	A-9.5	A-9.7	A-9.5
	Southbound					B-10.9	B-12.2	B-10.9	B-12.2

West Ten Road and Bowman Road/future Access #1 (Unsignalized)

The TIA indicated that the strop-controlled side street approaches are expected to operate at LOS A or B during both the AM and PM peak hours under the buildout conditions. Based on the 2019 ADT along West Ten Road and traffic volume projections at this intersection under the 2023 buildout conditions, no turn lanes were recommended to be provided at this intersection.

Due to the intersection skew, turn lanes and tapers may be considered to increase sight distance at this intersection.



ID	Intersection and Approach	Existing (2021)		No-Build (2023)		Build (2023)		Build w Imp (2023)	
		АМ	РМ	АМ	PM	АМ	PM	АМ	РМ
6	Buckhorn Road & Site Drive 2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Eastbound					B-14.5	C-17.4	B-14.5	C-17.4

Buckhorn Road and future Access #2 (Unsignalized)

The TIA indicated that the strop-controlled side street approaches are expected to operate at LOS B or C during both the AM and PM peak hours under the buildout conditions. Based on the 2019 ADT along Buckhorn Road and traffic volume projections under the 2023 buildout conditions at this intersection, no turn lanes were recommended to be provided at this intersection.

However, the ADT volumes along Buckhorn Road is expected to increase significantly with this project and other background developments. Since Site Access 2 is expected to carry a significant portion (70%) of site traffic with potential usage of trucks, two outbound lanes should be provided on Site Access 2, and a dedicated right-turn lane should be provided on southbound Buckhorn Road at this intersection. In addition, cross-connection should be provided to the parcel to the north to maintain the options of access consolidation with the planned Mebane Flea Market in the future.

Based on the 2040 CTP Bicycle Facility plan, a paved shoulder is recommended to be added along Buckhorn Road. In the long term, the CTP recommends widening Buckhorn Road between US 70 and West Ten Road to a four-lane divided section across this intersection.

TIA Addendum

A macro-analysis was provided in a separately submitted TIA Addendum to analyze a 2030 ultimate build-out scenario with 1% annually compounding growth rate between 2023 and 2030, full buildout of the four adjacent developments included in the TIA, and a new development (Flea Market Center) planned east of the project site across Buckhorn Road. Analysis was also provided at the two Gravelly Middle School driveways along West Ten Road, with weekday AM and PM peak hour turning movements adjusted utilizing the Municipal and School Transportation Assistance (MSTA) Traffic Calculator. The Flea Market Center development has not yet been approved; based on coordination with the site team, the project is anticipated to consist of a maximum of 1,450,000 SF of light industrial space. Trip generation was conducted for Flea Market Center using the same methodology as in the TIA.

As indicated in the macro-analysis, all the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions with the exceptions of the Buckhorn and I-40/85 interchange ramp intersections and the intersection of E Washington Street and Buckhorn Road. No additional mitigation improvements were identified through the TIA Addendum.

Cc: C. N. Edwards Jr., PE, NCDOT Highway Division 7 District 1



STATE OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

ROY COOPER GOVERNOR J. ERIC BOYETTE Secretary

September 24, 2021

ORANGE COUNTY

Joshua Reinke, PE Ramey Kemp and Associates 5808 Faringdon Place, Suite 100 Raleigh, NC 27609

Subject: Proposed Buckhorn Business Centre Located on SR 1114, Buckhorn Road and SR 1146, West Ten Road **Review of Traffic Impact Analysis (TIA)**

Dear Mr. Reinke,

NCDOT staff has completed review of the above subject. Based on the information provided we offer the following comments with regard to the State road network.

General:

The proposed site is located north and west of the intersection of Buckhorn Road and West Ten Road. The area is currently experiencing robust development and the study has considered increases in background traffic volumes associated with general growth and specific approved developments. The proposed site consists of a maximum of 1,126,900 SF of industrial/warehousing development and is expected to generate approximately 4430 unadjusted daily trips upon full build out in 2023. The TIA indicates that specific land use(s) have not been identified and land use code (LUC) 110 was utilized as a conservative approach for estimation of site trips for the purposes of the analysis. The applicant should be aware that additional analysis may be necessary if ultimate uses are determined to result in trip generation substantially greater than that used for this study. The TIA analysis included two proposed accesses consisting of a full-movement access located on Buckhorn Road at existing Rabbit Run Lane and a full movement access located on West Ten Road directly across from Bowman Road. It is noted that this access configuration differs from that shown in the preliminary site design concept included in the TIA as well as the most recent TRC plan submittal which now indicates that, while the Buckhorn Road access remains unchanged, the West Ten Road access has been

Telephone: (336) 570-6833 Fax: (336) 570-6873 Customer Service: 1-877-368-4968 Location: 115 EAST CRESCENT SQUARE DRIVE GRAHAM, NC 27253

Website: www.ncdot.gov

relocated approximately 550' west of Bowman Road. The applicant will need to confirm the proposed access configuration and update the analysis accordingly.

Background Committed Improvements:

The TIA correctly indicates that there are no committed improvements expected to be in place in any of the study intersections considered in the scope of this study. NCDOT has recently completed Project U-6245 on West Ten Road consisting of construction of paved shoulders, turn lanes at the Medline industrial accesses and resurfacing. These improvements do not increase capacity at any of the study intersections.

Intersection Analysis Summary and Required Improvements:

East Washington Street and Buckhorn Road Intersection:

We concur with the TIA findings and recommendations of no required improvements directly attributable to this development at this location.

Buckhorn Road and I-40/85 Eastbound and Westbound Interchanges:

We concur with the TIA findings that as a result of the cumulative impacts of background traffic as well as traffic from this development, that significant intersection delay and queueing is expected, and that signalization would substantially improve operation. Accordingly, as a condition of the pending driveway permit, the applicant shall participate in a proportional amount toward the cost of an NCDOT project for signalization of both interchange ramps.

Buckhorn Road and West Ten Road Intersection:

We concur with the TIA findings and recommendations that the intersection is expected to operate acceptably in the future build scenario and there are no required improvements directly attributable to this development.

West Ten Road and Site Access #1 Intersection:

As noted previously, the most recent site design concept differs from the access scenario included in the TIA. The current concept indicates that this access is relocated to approximately 550' west of Bowman Road. The applicant will need to confirm the proposed access configuration and update the analysis accordingly. Pending the result of updated analysis, the following minimum requirements apply as a condition of the required driveway permit.

- Construct the access with one ingress lane and one egress lane under stop control
- Provide a minimum 100' internal protected stem
- Provide appropriate geometric design to accommodate truck turning movements

Buckhorn Road and Site Access #2 Intersection:

As a condition of the pending driveway permit, the applicant will need to construct the following:

- Subject to availability of right of way and environmental constraints, construct an exclusive southbound right turn lane on Buckhorn Road with appropriate deceleration taper per NCDOT requirements.
- Provide one ingress lane and two egress lanes consisting of an exclusive left turn lane and an exclusive right turn lane under stop control.
- Provide a minimum internal protected stem length of 150'.
- Provide appropriate geometric design to accommodate truck turning movements
- Provide accommodation for internal connection to the Petro travel center to the north to maintain options for access consolidation given the likelihood of future development of adjacent parcels and connection of a fourth leg at this intersection.

Multi-modal and Streetscape Enhancements:

Any locally stipulated multi-modal enhancements including but not limited to sidewalk, bike lanes, bus pull offs, lighting, landscaping etc. on State maintained routes are subject to NCDOT requirements and approval through the encroachment process.

General Requirements:

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

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

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

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

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

Feel free to contact me if you have any questions.

Sincerely, —^{DocuSigned by:} (. N. Edwards Jr. , PE

C: B: Ed Wards Jr., PE District Engineer

Cc: W.R. Archer, III, PE, Division Engineer D.M. McPherson, Division Traffic Engineer City of Mebane



AGENDA ITEM #4D

Amendment to SUP 19-01 – DRPBS Hospitality, LLC

Presenter

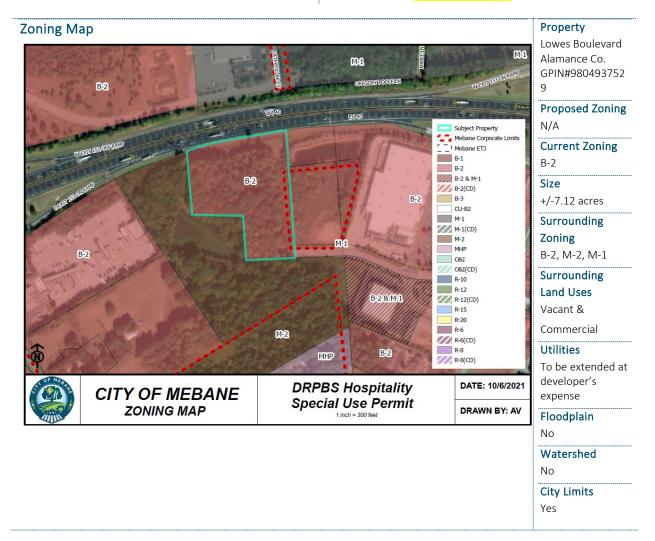
Cy Stober, Development Director

Applicant

DRPBS Hospitality, LLC c/o Rad Pandit 5772 New Castle Lane Bettendorf, IA 52722

Public Hearing

Yes ⊠ No 🗆 <mark>(Quasi-Judicial)</mark>



Summary

DRPBS Hospitality, LLC, is requesting amendment to Special Use Permit 19-01 ("DRPBS Hospitality, LLC – Lowes Blvd Retail"), a Planned Multiple Occupancy Group for a multi-tenant building located at the end of Lowes Boulevard (ETJ), to allow for a 29% increase in hotel rooms and a corresponding redesign of the parking lot for all three buildings. DRPBS Hospitality, LLC. owns the property and is already approved to develop the property as detailed on the approved site plan and as follows:

Building Areas:

- Two 4-story hotels 80 rooms each and 20,000 sf each (<5,000 sf meeting space)
 - Phase 1 (West) & Phase 2 (East)
- One 2-story mixed-use office/retail building with offices over retail Phase 3
 - o Retail 5,000 sf
 - Office 5,000 sf
- Total: 50,000 sf
- Waivers:
 - Landscaped buffer UDO requires 20' The developer is requesting to reduce the landscaped buffer to 10'.

The special use permit for the site is already approved and the Planning Board shall consider only the elements directly related to the amendments. The applicant is requesting to increase the number of rooms in the Phase 1 hotel to 103 and a parking plan that does not meet the number required of the Mebane Unified Development Ordinance, requiring seventeen (17) spaces to be shared between the two hotels. The Mebane UDO allows for combined parking but only in situations where the peak demands are not in conflict or to allow for relief in meeting minimum parking space requirements. The applicant will also be dedicating right of way for the extension of Lowes Boulevard, per the adopted *Lowes Boulevard Corridor Plan*.

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

Financial Impact

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

Recommendation

At its October 11, 2021, meeting, the Mebane Planning Board voted unanimously (7 - 0) to recommend approval of the special use amendment request.

The applicant will present his special use amendment request in the hearing, based upon the evidence presented. The burden is upon the applicant to prove his case to the Board's satisfaction. City Planning staff find the request to be harmonious with the surrounding zoning and consistent with the City's adopted plans.

Suggested Motion

- 1. Motion to approve the special use permit amendment as presented; and
- 2. Motion to find that the application is both reasonable and in the public interest because it finds that:
 - 1. Will not materially endanger the public health or safety;
 - 2. Will not substantially injure the value of adjoining or abutting property;
 - 3. Will be in harmony with the area in which it is located; and
 - 4. Will be in conformity with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
 - □ Is for a property within the City's G-4 Secondary Growth Area, which is intended to be "...generally residential and commercial in nature..." (Mebane CLP, p.72); and
 - □ Is consistent with the adopted *Lowes Boulevard Corridor Plan*; <u>OR</u>
- 3. Motion to deny the special use permit as presented due to a failure to satisfy any one of the four criteria required for approval (**NOTE: criterion for failure must be specified**)

Attachments

- 1. Special Use Application
- 2. Special Use Modification Request Letter
- 3. Zoning Map
- 4. Site Plan
- 5. Planning Project Report
- 6. Preliminary Water and Sewer System Approval Letter
- 7. Technical Memorandum City Engineering Review



APPLICATION FOR A SPECIAL USE PERMIT

Application is hereby made for an amendment to the Mebane Zoning Ordinance as follows:
Name of Applicant: DRPBS Hospitality, LLC (c/o Rad Pandit)
Address of Applicant: 5772 New Castle Lane, Bettendorf, IA 52722
Address and brief description of property: Lowe's Blvd Vacant
(Parcel at end of road, County Parcel ID 160533)
Applicant's interest in property: (Owned, leased or otherwise) Owner
*Do you have any conflicts of interest with: Elected/Appointed Officials, Staff, etc.?
Yes Explain: No
Type of request: (Modification to approved Special Use Permit SU-19-03)
Sketch attached: Yes <u>Yes</u> No
Reason for the request: (Increase in number of hotel rooms for Phase 1 from 80
to 103 rooms - 29% increase)
Signed:
Date: <u>8/25/2020</u>
Action by Planning Board:
Public Hearing Date:Action:
Zoning Map Corrected:

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

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



320 Executive Court, Hillsborough, NC 27278 Phone // 919.732.3883 Web // www.summitde.net

Memo

То:	Cy Stober,
From:	Timothy A. Smith, PLS, PE
cc:	Ashley Ownbey
Date:	August 25, 2020
Re:	DRPBS Hospitality, LLC – Lowes Blvd. Retail SUP Modification Request (SU-19-03)
Date:	August 25, 2020

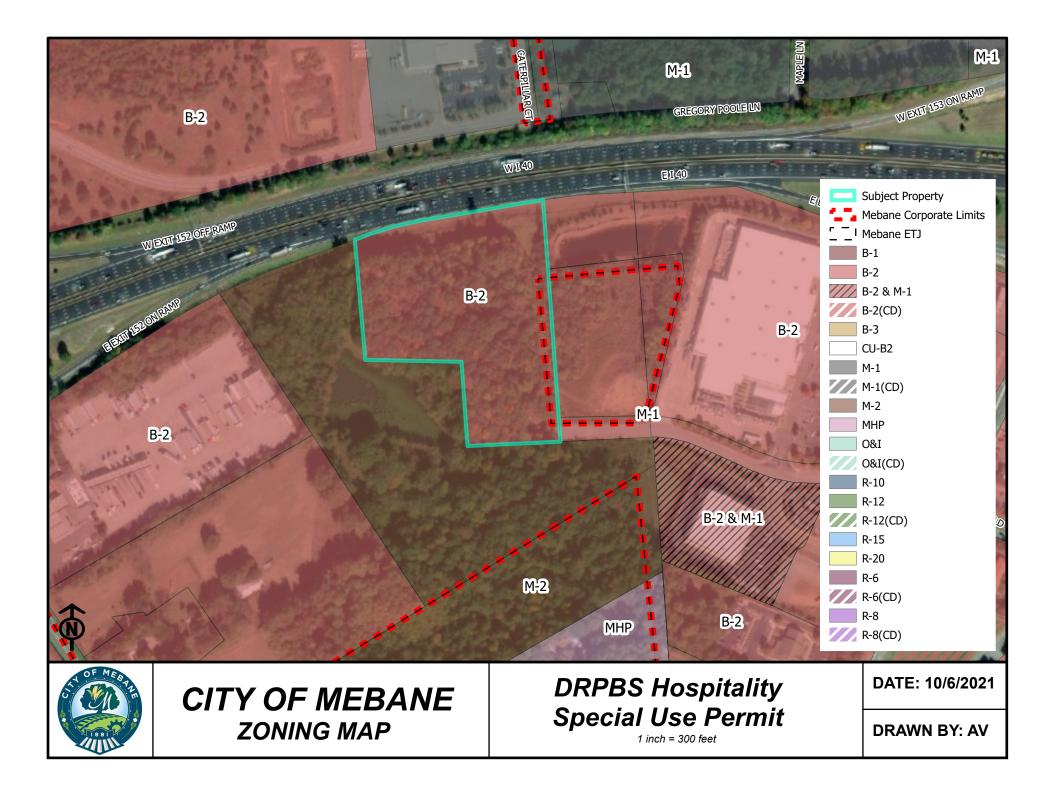
Cy,

Per our previous correspondence and discussions, we are submitting our revised plans and application to request a modification to the previously approved SUP for the DRPBS Hospitality, LLC – Lowes Blvd Retail" Planned Multiple Occupancy development at the end of Lowes Boulevard. The SUP modification request is for an increase in the number of rooms for the Phase 1 hotel (EAST) from 80 rooms, to 103 rooms, a 29% increase. With that change we have also revised the parking and building layout of the Phase 3 office/retail area to maximize the amount of parking that we can provide on the site. For the parking we are providing 129 spaces as required for the Phase 1 (EAST) hotel and 50 spaces as required for the Phase 3 office/retail building. For the Phase 2 hotel we will have 83 of the required 100 spaces and are proposing to share the additional 17 spaces required between both hotels. In talking with Rad, his hotel experience has shown that there is never 100% occupancy in a hotel, particularly when there are two side-by-side and that shared parking under those conditions is acceptable.

Please let me know if you have any questions that we need to discuss prior to the TRC meeting and moving forward with the planning board and council.

Respectfully,

Timothy A. Smith, PLS, PE



SHEET INDEX	
Sheet Title	Sheet Number
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
SITE AND UTILITY PLAN	C-3
SITE GRADING & DRAINAGE PLAN	C-4

GENERAL NOTES:

SIDE.

- 1. THIS PROJECT WILL REQUIRE A SUP FOR A PLANNED MULTIPLE OCCUPANCY GROUP
- FINAL LIGHTING AND LANDSCAPING PLANS SHALL BE INCLUDED WITH CONSTRUCTION DRAWINGS FOR REVIEW, APPROVAL AND BE IN ACCORDANCE WITH THE CITY OF MEBANE UDO REQUIREMENTS. TYPES AND SIZES OF ALL PLANT MATERIALS WILL BE IDENTIFIED AT THAT TIME AND SHALL BE APPROVED PRIOR TO PLANTING.
- PUBLIC WATER AND SEWER MAINS SHALL BE REVIEWED AND APPROVED WITH CONSTRUCTION DRAWINGS WITH ALL APPLICABLE PERMITS ACQUIRED FROM THE STATE PRIOR TO BEGINNING CONSTRUCTION.
- STORMWATER CONTROL MEASURES WILL BE DESIGNED WITH CONSTRUCTION DRAWINGS AND ARE NOT EXPECTED TO HOLD RUN-OFF IN EXCESS OF 2' DEEP. THEREFORE, NO FENCES WILL BE REQUIRED
- DUMPSTER ENCLOSURES SHALL BE 8' TALL (MIN.) MASONRY WITH METAL GATES AND PROVIDE PEDESTRIAN ACCESS ON ONE
- 6. PROJECT BOUNDARY AND EXISTING TOPOGRAPHY TAKEN FROM ACTUAL FIELD SURVEY BY SUMMIT DESIGN AND ENGINEERING SERVICES, DATED 11/1/2018.

7. A TRAFFIC IMPACT ANALYSIS IS REQUIRED AS PART OF THE APPROVAL PROCESS FOR THIS PROJECT. THIS REPORT IS BEING COMPLETED AND WILL BE SUBMITTED TO NCDOT AND THE CITY OF MEBANE ON OR AROUND MARCH 1, 2019.

- 8. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF MEBANE STANDARDS.
- ALL PRIVATE COMMON AREAS, OPEN SPACE, STORMWATER BMP'S AND OTHER SHARED FEATURES OF THE SITE SHALL BE "COMMON ELEMENTS" THAT ARE THE RESPONSIBILITY OF EACH LANDOWNER TO MAINTAIN.
- 10. AS REQUIRED BY NCDOT, DEVELOPER SHALL RESTRIPE THE TWO EXISTING EASTBOUND LEFT TURN LANES ON LOWE'S BOULEVARD AT THE NC 119 INTERSECTION, TO PROVIDE APPROXIMATELY 240' OF STORAGE FOR THIS MOVEMENT WHILE RETAINING A MINIMUM 100' OF STORAGE FOR THE ADJACENT LEFT TURN LANE AT COMPASS DRIVE. THESE IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY NCDOT DURING THE CONSTRUCTION DRAWING PROCESS.
- 11. A WETLAND DELINEATION SITE EVALUATION WAS PERFORMED BY ECOLOGICAL ENGINEERING ON JULY 5, 2018. ONE POCKET OF WETLAND WAS DISCOVERED AND THE IMPACTS OF THE PROJECT WILL BE PERMITTED THROUGH THE USACE AND THE NC DIVISION OF WATER RESOURCES. THE WETLAND AREA IS SHOWN ON SHEETS C-2 AND C-4 OF THIS PLAN SET.



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

SITE DEVELOPMENT PLANS

FOR

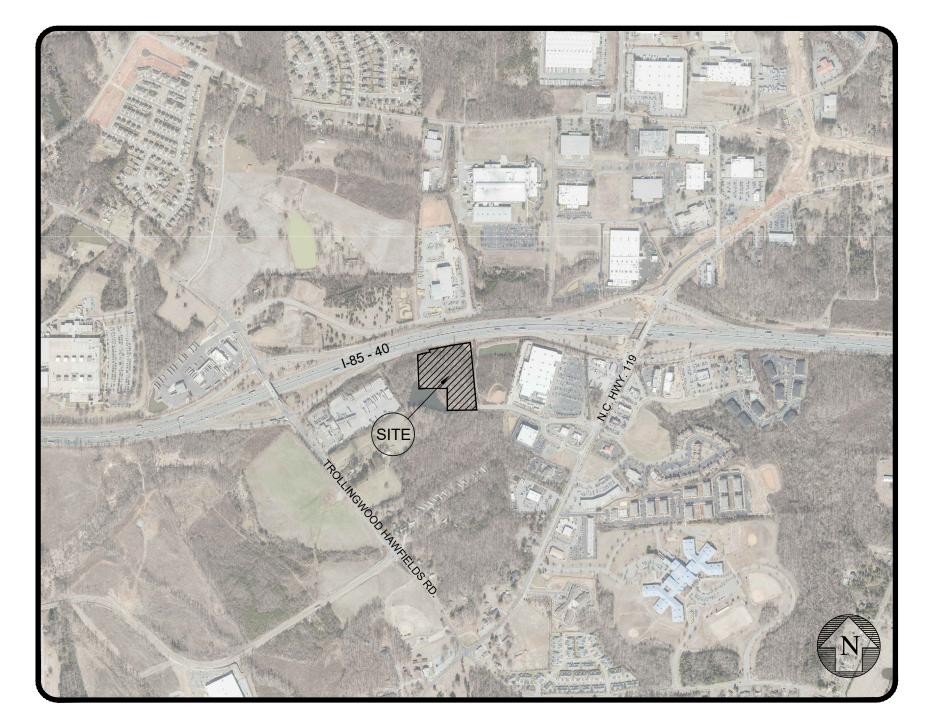
DRPBS HOSPITALITY, LLC

LOWES BOULEVARD MEBANE, NC 27302

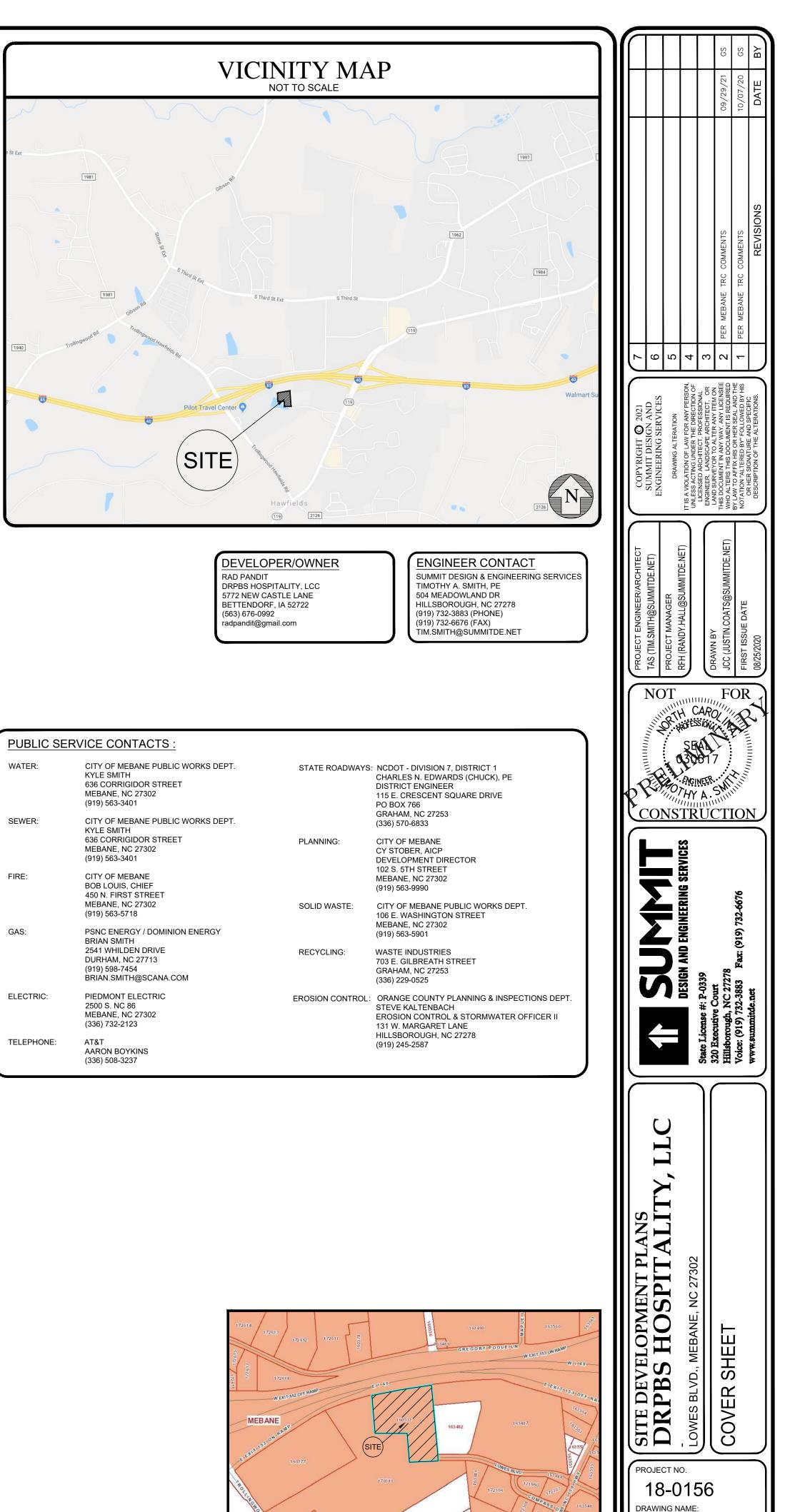
REVISION TO SUP SU-19-03: 8/25/2020 TRC SECOND SUBMITTAL: 10/07/2020 TRC THIRD SUBMITTAL: 09/29/2021







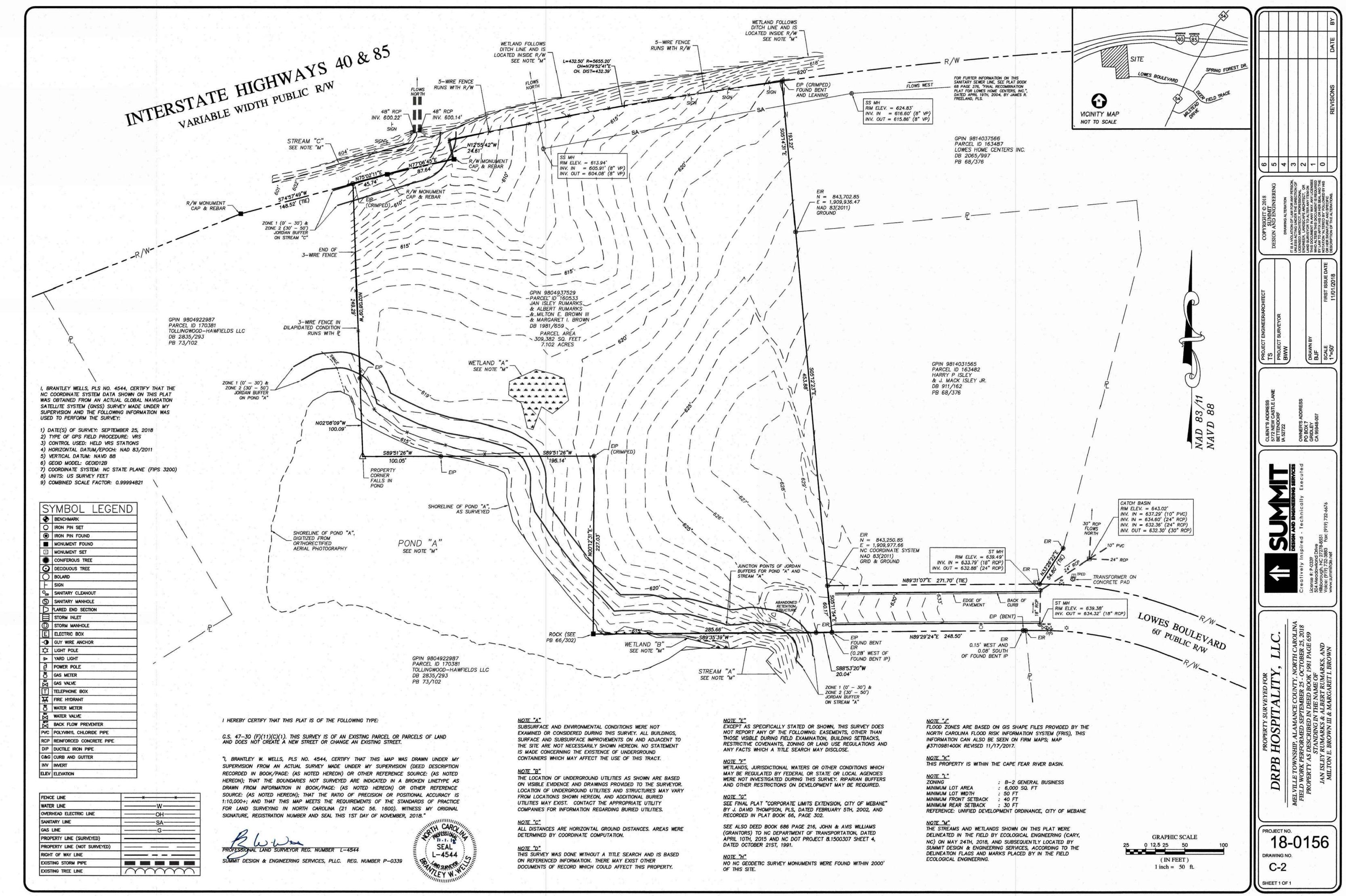
SITE LOCATION MAP SCALE: 1" = 1000'

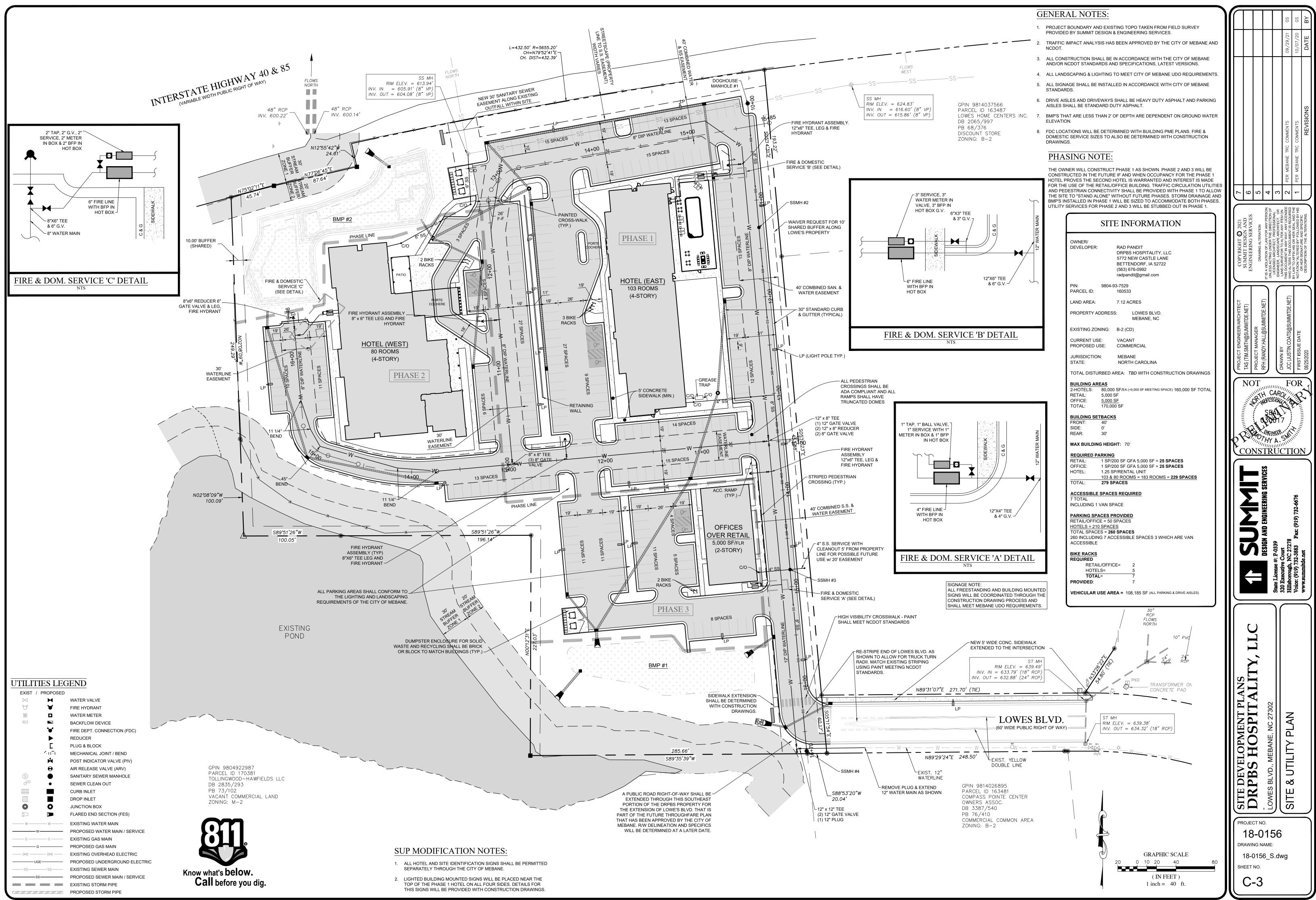


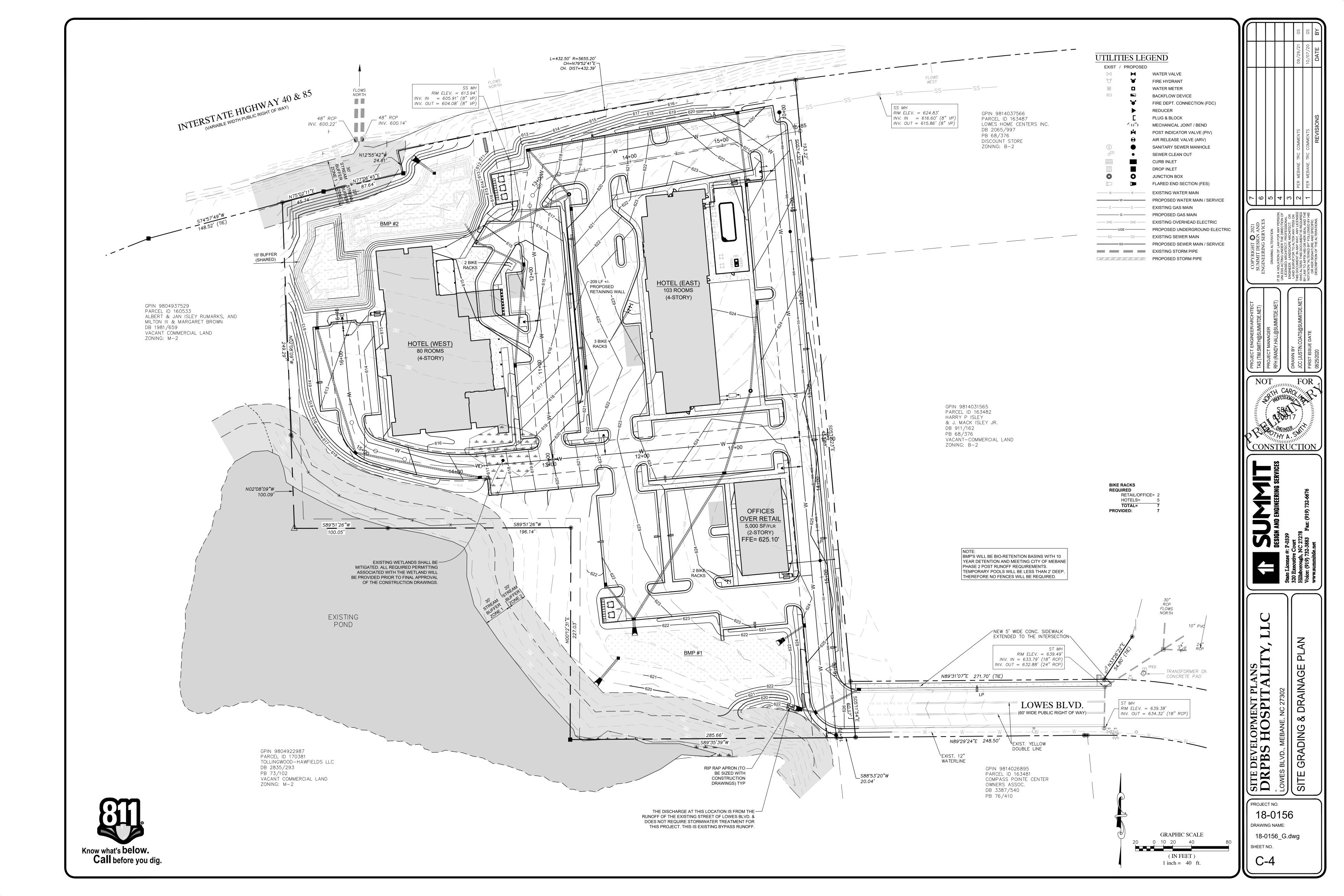
MEBANE CITY LIMITS MAP NTS

SHEET NO. C-1

18-0156_CS.dwg





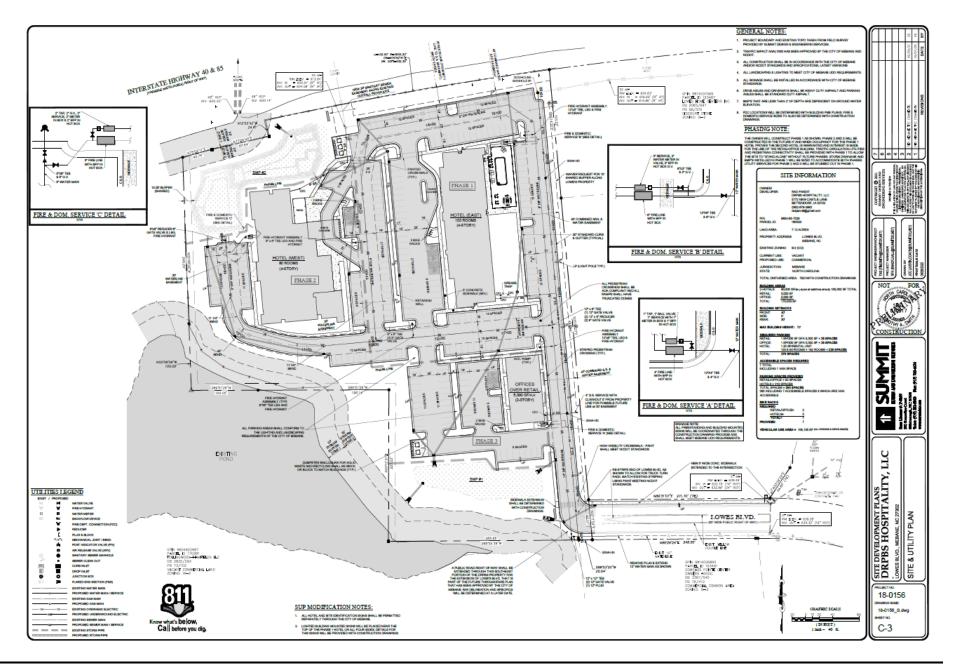


PLANNING PROJECT REPORT

DATE	10/06/2021	
PROJECT NAME	DRPBS Hospitality, LLC	
APPLICANT	DRPBS Hospitality, LLC	
	c/o Rad Pandit	
	5772 New Castle Lane	
	Bettendorf, IA 52722	

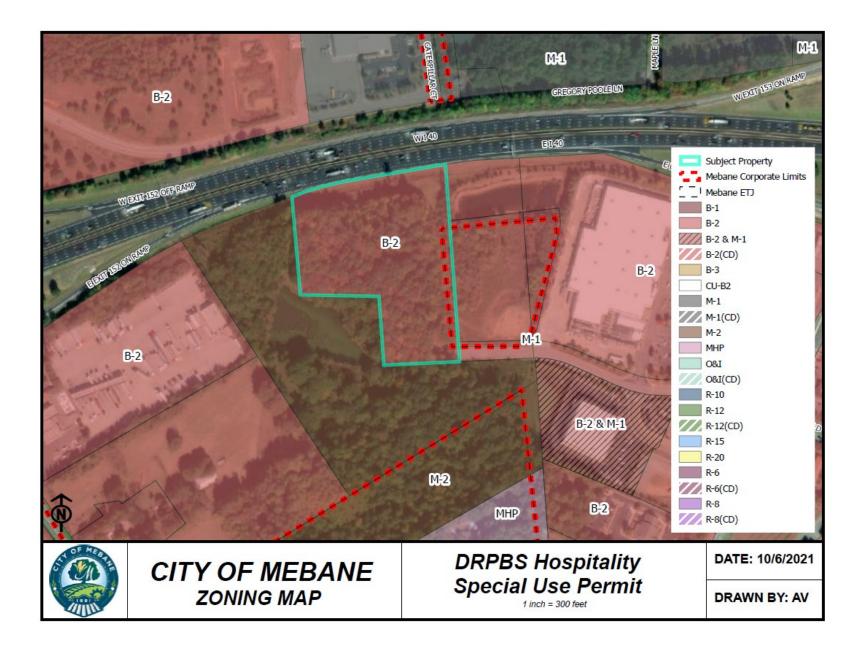
CONTENTS

PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	
LAND USE REPORT	PAGE 5
UTILITIES REPORT	PAGE 7
STAFF ZONING REQUEST RECOMMENDATION	PAGE 8
STAFF SPECIAL USE PERMIT CONSISTENCY FINDINGS	PAGE 8

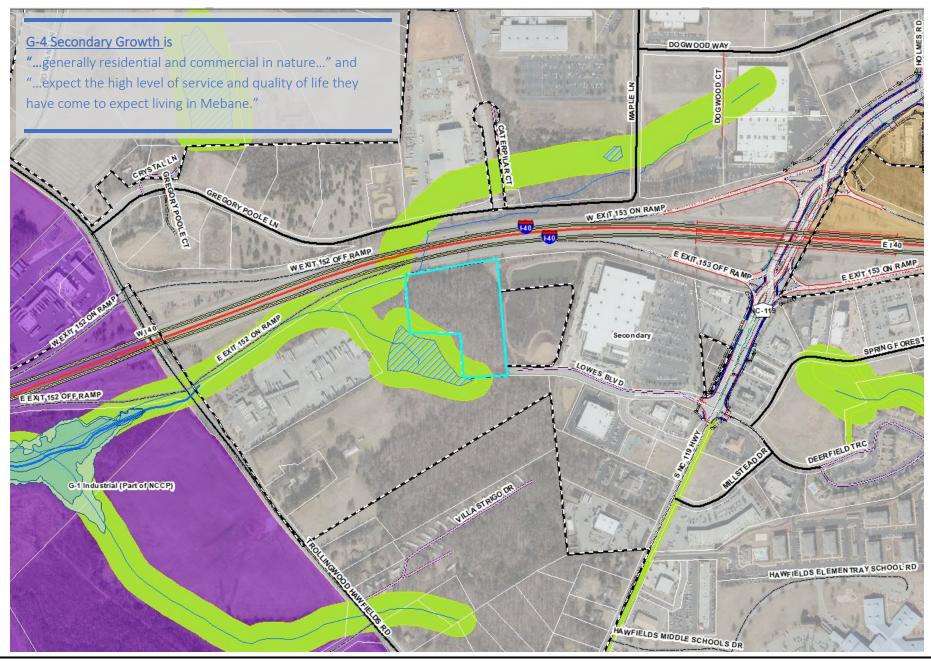


ZONING REPORT

ZUNING REPORT		
EXISTING ZONE	B-2	
REQUESTED ACTION	None	
CONDITIONAL ZONE?	TYES INO	
CURRENT LAND USE	Vacant	
PARCEL SIZE	+/-7.12 acres.	
	Rad Pandit	
PROPERTY OWNERS	5772 New Castle Lane	
PROPERTY OWNERS	Bettendorf, IA 52722	
	GPIN 9804937529	
LEGAL DESCRIPTION	One property totaling +/-7.12 acres located at the terminus of Lowe's Boulevard in the City of Mebane extraterritorial jurisdiction (ETJ). The applicant is requesting amendment to their special use permit for a planned multiple occupancy group featuring two hotels and a mixed use office/retail building to increase the Phase 1 hotel's occupancy by 29% and to allow for combined parking.	
AREA ZONING & DISTRICTS	Most of the surrounding properties are zoned B-2, as are the properties across I- 40/85. The properties immediately to the west and south are M-1 zoning districts. There is a mixed zone property featuring B-2 and M-1 zoning districts on Lowe's Boulevard and near to the subject property.	
SITE HISTORY	The property has historically been vacant.	
STAFF ANALYSIS		
CITY LIMITS?	⊠YES □NO	
PROPOSED USE BY-RIGHT?	□YES ⊠NO	
SPECIAL USE?	⊠YES □NO	
EXISTING UTILITIES?	⊠YES □NO	
POTENTIAL IMPACT OF PROPOSED ZONE	The zoning district is not proposed to change and all of these uses described for the proposed planned multiple occupancy group are permitted by-right as individual uses for a B-2 zoning district. While a significant addition of potential occupants to the hotel, the impact is not estimated to significantly change the harmony finding previously established for this site through the special use permit's approval in 2019. No new uses are being requested as part of this special use permit.	



LAND USE REPORT		
EXISTING LAND USE	Vacant	
PROPOSED LAND USE & REQUESTED ACTION	A single property in the City of Mebane ETJ at the terminus of Lowe's Boulevard is requesting amendment to a special use permit for a planned multiple occupancy group featuring two hotels and a mixed-use office/retail building to increase the hotel occupancy by 29% and allow for combined parking.	
PROPOSED ZONING	B-2	
PARCEL SIZE	+/-7.12 acres	
AREA LAND USE	All surrounding properties are vacant except for the property used by Lowes Hardware for stormwater management.	
ONSITE AMENITIES & DEDICATIONS	The developer will extend Lowe's Boulevard and dedicate it as a public ROW.	
WAIVER REQUESTED	TYES INO	
DESCRIPTION OF REQUESTED	Deviation from the required 20' landscaped buffer between a hotel and an	
WAIVER(S)	existing business use was approved with the prior SUP approval.	
CONSISTENCY WITH MEBANE BY DESIGN STRATEGY		
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-4 Secondary Growth Area	
OTHER LAND USE CONSIDERATIONS	Lowes Boulevard Corridor Plan	
MEBANE BY DESIGN GOALS & OBJECTIVES SUPPORTED	GROWTH MANAGEMENT 1.6 Require that commercial development be pedestrian-friendly, supporting walking between differing land uses while also reducing parking requirements.	
MEBANE BY DESIGN GOALS & OBJECTIVES NOT SUPPORTED		



UTILITIES REPORT

AVAILABLE UTILITIES	⊠YES □NO			
PROPOSED UTILITY NEEDS	When completely built out as shown in the site plan, the development will consume 22,960 gallons of water and services per day. These needs will be met by 8" & 12" water lines that will connect to the existing line on Lowe's Boulevard, and an 8" sanitary sewer line that will connect to the line fronting Interstate 40/85.			
UTILITIES PROVIDED BY APPLICANT	Applicant has pledged to provide all on-site utilities, as described in AWCK's Technical Memo.			
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City has adequate Water & Sewer Supply to meet the domestic and fire flow demands of the project.			
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	⊠yes □no			
ADEQUATE STORMWATER CONTROL?	⊠YES □NO			
INNOVATIVE STORMWATER MANAGEMENT?	TYES INO			
TRANSPORTATION NETWORK STATUS				
CURRENT CONDITIONS	NC 119 south of the I-40/85 interchange is a NCDOT primary route with an average daily traffic of 23,000 vehicles and a level of service F that is the focus of NCDOT STIP U-6013, which will widen and enhance the safety of NC 119. Lowe's Boulevard is a municipal road with no known traffic concerns.			
TRAFFIC IMPACT ANALYSIS REQUIRED?	TYES INO			
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	A TIA conducted for the approved SUP found no warranted offsite improvements.			
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	⊠yes □no			
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	⊠yes □no			
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	5' sidewalks will be provided on the north side of Lowe's Boulevard and internal to the site. Bike racks will be provided on site.			

STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION	
STAFF SPECIAL USE FINDING	CONSISTENT IN NOT CONSISTENTWITH MEBANE BY DESIGN
RATIONALE	The proposed amendment to 19-01 "DRPBS Hospitality, LLC" is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan. It specifically conforms with the stated goals for the G-4 Secondary Growth Area and with one objective identified in the long-range strategy.
F	PUBLIC INTEREST CONFORMANCE?
ENDANGER PUBLIC HEALTH OR SAFETY?	TYES NO
SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?	■YES ■NO
HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED?	■YES ■NO
CONSISTENT WITH <i>MEBANE BY DESIGN,</i> THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?	 The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i>, and, as such, has been recommended for approval. The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i>, but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane's long-range planning objectives and policies.
	The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , and, as such, has been recommended for denial.



October 5, 2021

Mr. Timothy A. Smith, PE Summit Design & Engineering Services 504 Meadowland Dr. Hillsborough, NC 27278

Subject: DRPBS Hospitality, LLC - Hotels and Office/Retail Space located on Lowes Blvd. - Water and Sewer System

Dear Mr. Smith:

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

- 1. Water system The project is proposed to be served by extending an existing City of Mebane 12-inch water line at the western end of Lowes Blvd. into the site where further 8-inch extensions are to be made (looped and dead end). The system includes appropriate valve and fire hydrant spacing. When completed these improvements will become a part of the City's water distribution system for ownership and maintenance. In addition, the estimated daily water usage for the project is 22,960 gallons per day (see calculation for sewer). The City of Mebane has adequate water supply to provide the fire and domestic flows for this project.
- 2. Sanitary Sewer system The project is proposed to be served by extending a new 8-inch sewer line from an existing City of Mebane 8-inch on-site sewer outfall. The sewer improvements include appropriate manhole spacing with each building being served by an individual sewer lateral at manholes. Service is also being provided to the adjacent Isley property to the east and to the end of Lowes Blvd. When completed these improvements will become a part of the City's sewer collection system for ownership and maintenance. In addition, the estimated daily wastewater from the proposed development is calculated as follows: 10,000 square feet of office/retail x 100 gallons per day/1,000 square feet or 1,000 gallons per day and 2 hotel sites with a total of 183 rooms each x 120 gallons per day/room or 21,960 gallons per day for a total of 22,960 gallons per day.

While the City currently has available sewer capacity at the WRRF in excess of 0.72 million gallons per day (MGD) this project and other previously approved/permitted projects will reduce that capacity as they develop over time. To address this reduction in capacity the City has plans for the following projects:

- a) WRRF Expansion 1.5 MGD from 2.5 MGD to 4.0 MGD.
- b) GKN and Arbor Creek PS rerouting wastewater to the Graham WWTP 0.275 MGD.
- c) I/I reduction for the WRRF, 3rd Street, and 5th Street outfall sewersheds.

In addition, new policy has been adopted by Council to address paper flow (flow permitted at a higher rate than when tributary - in the system). It is anticipated that this action will improve the City's ability to permit flow for all approved and planned projects moving forward.

Please let me know if you have any questions.

Sincerely,

Frang K. HAA

Franz K. Holt, P.E. City Engineer **CITY OF MEBANE** 106 East Washington Street | Mebane, NC 27302

CC: Cy Stober, Development Director 919 563 5901 fholt@cityofmebane.com

WWW.CITYOFMEBANE.COM



Technical Memorandum Date: October 5, 2021 To: Cy Stober, Development Director From: Franz Holt, P.E. 7#

Subject: DRPBS Hospitality, LLC - Hotels and Office/Retail Space located on Lowes Blvd.

City Engineering has reviewed the subject Preliminary Site Plans prepared by Timothy A. Smith, P.E. with Summit Design & Engineering Services and provides the following technical review comments.

- A. General Summary
 - 1. The 7.12 acre site includes two 4-story hotel sites (80 rooms for the west building and 103 rooms for the east building) and a 2-story 10,000 square foot office/retail building.
 - 2. Proposed development will require new striping improvements to Lowes Blvd. at the intersection with 119 and at the connection point for the development.
 - 3. City of Mebane water and sewer is available at the site. Proposed extensions of these city lines will also be public and accepted by the city for ownership and maintenance when completed to city requirements.
 - 4. City of Mebane sidewalk is proposed to be added to existing Lowes Blvd. from the western entrance at Lowe's and extended to the site and then internal throughout the development (private).
- B. Availability of City Water and Sewer

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

 Water system – The project is proposed to be served by extending an existing City of Mebane 12-inch water line at the western end of Lowes Blvd. into the site where further 8-inch extensions are to be made (looped and dead end). The system includes appropriate valve and

(919) 563 5901



fire hydrant spacing. When completed to City of Mebane requirements these improvements will become a part of the City's water distribution system for ownership and maintenance. In addition, the estimated daily water usage for the project is calculated as follows: 10,000 square feet of office/retail x 100 gallons per day/1,000 square feet or 1,000 gallons per day and 2 hotel sites with a total of 183 rooms each x 120 gallons per day/room or 19,200 gallons per day for a total of 22,960 gallons per day. The City of Mebane has adequate water supply to provide the fire and domestic flows for this project.

2. Sanitary Sewer system – The project is proposed to be served by extending a new 8-inch sewer line from an existing City of Mebane 8-inch on-site sewer outfall. The sewer improvements include appropriate manhole spacing with each building being served by an individual sewer lateral at manholes. Service is also being provided to the adjacent Isley property to the east and to the end of Lowes Blvd. When completed to City of Mebane requirements these improvements will become a part of the City's sewer collection system for ownership and maintenance. In addition, the estimated daily wastewater from the proposed development is calculated as follows: 10,000 square feet of office/retail x 100 gallons per day/1,000 square feet or 1,000 gallons per day and 2 hotel sites with a total of 183 rooms each x 120 gallons per day/room or 21,960 gallons per day for a total of 22,960 gallons per day.

While the City currently has available sewer capacity at the WRRF in excess of 0.72 million gallons per day (MGD) this project and other previously approved/permitted projects will reduce that capacity as they develop over time. To address this reduction in capacity the City has plans for the following projects:

- 1) WRRF Expansion 1.5 MGD from 2.5 MGD to 4.0 MGD.
- 2) GKN and Arbor Creek PS rerouting wastewater to the Graham WWTP 0.275 MGD.
- 3) I/I reduction for the WRRF, 3rd Street, and 5th Street outfall sewersheds.



In addition, new policy has been adopted by Council to address paper flow (flow permitted at a higher rate than when tributary - in the system). It is anticipated that this action will improve the City's ability to permit flow for all approved and planned projects moving forward.

- C. Watershed Overlay District and Phase II Stormwater Requirements
 - 1. Watershed Overlay District requirements are provided under Sec. 5.2 of the UDO.

These requirements in the UDO are for the Back-Creek Watershed, which includes the Graham- Mebane Lake. The project is tributary to the Little Haw Creek; a Class V watershed and the Watershed Overlay District requirements do **not** apply to this project. This type of watershed classification (Class V) does not have density restrictions or built upon restrictions as required for the Graham Mebane Lake watershed.

2. Phase II Stormwater Post Construction Ordinance

Sec. 5.4 in the UDO provides standards for Storm Water Management and 5.4.F requires compliance with the Mebane Post Construction Runoff Ordinance (which is a stand-alone ordinance titled the Phase II Stormwater Post Construction Ordinance (SPCO)). The standards in the UDO are general standards as the Ordinance itself provide detailed standards. The SPCO **does** apply to this project. Two engineered stormwater control devices (labeled on plan as bmps) are proposed for the development as bio-retention devices with less than 2 feet of water storage depth (not requiring fencing). These devices will be maintained by the owner or a property owners association.

D. Storm Drainage System

Sec. 5-4. D. in the UDO provides requirements for storm drainage systems. The preliminary site plans include a piping layout that indicates certain pipe locations, inlets, and discharge points to the proposed engineered storm water control measures (bmps).

E. Street Access and TIA

Street Access at the western end of Lowes Blvd. (a Mebane City Street 3 lanes 41' b-b curb and CITY OF MEBANE 106 East Washington Street | Mebane, NC 27302 (919) 563 5901 (fholt@cityofmebane.com

WWW.CITYOFMEBANE.COM



gutter with 2-12' travel lanes and a center striped turn lane). Restriping at this western connection is needed to guide larger vehicles traffic through the 90 degree turn.

A TIA was completed for this project with recommended improvements with concurrence from NCDOT as follows: For NC 119 and Lowes Blvd/Deerfield Trace Intersection - Based on the analysis provided, eastbound left turn queues on Lowes Blvd. may exceed the storage provided. Revise existing pavement markings per NCDOT and MUTCD standards to provide approximately 240' of storage for this movement while retaining a minimum of 100' of storage for the adjacent left turn lane at Compass Drive.

F. Construction Plan Submittal

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



AGENDA ITEM #4E

RZ 21-011 Rezoning – Kenyon's Meat Market Parcel ID 163798

Presenter

Cy Stober, Development Director

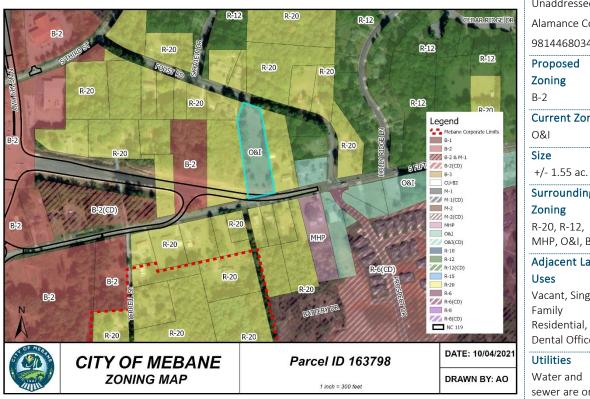
Applicant

Kenyon's Meat Market 1915 S NC Hwy 119 Mebane, NC 27302

Public Hearing

Yes 🗵 No 🗖

Zoning Map



Property Unaddressed

Alamance Co. 9814468034

Proposed

Zoning

Current Zoning

Surrounding

Zoning R-20, R-12, MHP, O&I, B-2

Adjacent Land

Vacant, Single-Family Residential, Dental Office

Utilities

Water and sewer are only available on Foust Road

Floodplain

No

Watershed

No

City Limits Yes

Summary

Kenyon's Meat Market, c/o Darrin Kenyon, is requesting a rezoning of Alamance County Parcel 163798 from O&I (Office and Institutional District) to B-2 (General Business District). The property is currently vacant and located within the Mebane City Limits. The surrounding zoning includes R-20, R-12, MHP, O&I, and B-2. In the immediate area, land uses include single-family residential, a dental office, a barbershop, and vacant land.

The property has two street frontages on Foust Road and S Fifth Street Extension. Water and sewer connections are only available via Foust Road. The applicant will be responsible for all system development fees. Additionally, a privately owned grinder pump may be required for sewage disposal.

The property is in the G-4 Secondary Growth Strategy Area and adjacent to the G-1 Cameron Lane Mixed-Use Primary Growth Strategy Area. The proposed rezoning is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan.

A project report has not been provided for this general rezoning request due to the simplicity of the request and lack of site details, waivers, etc.

Staff received 45 e-mails regarding this item by 10 a.m., October 27, and they are added to the agenda item package as Attachment 3. Many of these e-mails do not meet the criteria for admissible public hearing comments, which require the commenter's name and address to be provided.

Financial Impact

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

Recommendation

At its October 11, 2021, meeting the Mebane Planning Board voted 4 - 3 to recommend the rezoning request as presented. The votes in opposition to approval, the primary concern identified was the harmony of a general B-2 zoning district in this location.

The Planning staff has reviewed the request for harmony with the zoning of the surrounding area and consistency with the City's adopted plans and recommends approval. The property's adjacency to the G-1 Cameron Lane Mixed-Use Primary Growth Strategy Area, proximity to the Interstate, new road frontage, and connection to a major thoroughfare supports general business use in the area.

Suggested Motion

- 1. Motion to approve the B-2 zoning as presented.
- 2. Motion to find that <u>the application is consistent</u> 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).
- 3. Motion to <u>deny</u> the B-2 rezoning as presented due to a lack of
 - a. Harmony with the surrounding zoning.

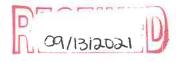
OR

b. Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design* or any of the City's other adopted plans.

Attachments

- **1.** Zoning Amendment Application
- 2. Zoning Map
- 3. Kenyon's Meat Market Emails





APPLICATION FOR A ZONING/TEXT AMENDMENT

Application is hereby made for an amendment to the Mebane Unified Development Ordinance:
Name of Applicant: Kenyon's Meat Market
Address of Applicant: 1915 S NC Hwy 119, Mebane NC
Address and brief description of property to be rezoned and/or text to be amended: 1204 South Fifth Street, Mebane NC GPIN 9814468034
Kenyon's Meat Market/food store
Applicant's interest in property (owned, leased or otherwise): OWNED
Do you have any conflicts of interest with Elected/Appointed Officials, Staff, etc.?
Yes Explain: No 🖌
Type of action requested: B2
Reason for the requested action: food store
Sketch attached: Yes No X
Signed: Parin Men
Sketch attached: YesNo X Signed: Dorum Mey Date: 9/13/2021
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 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.

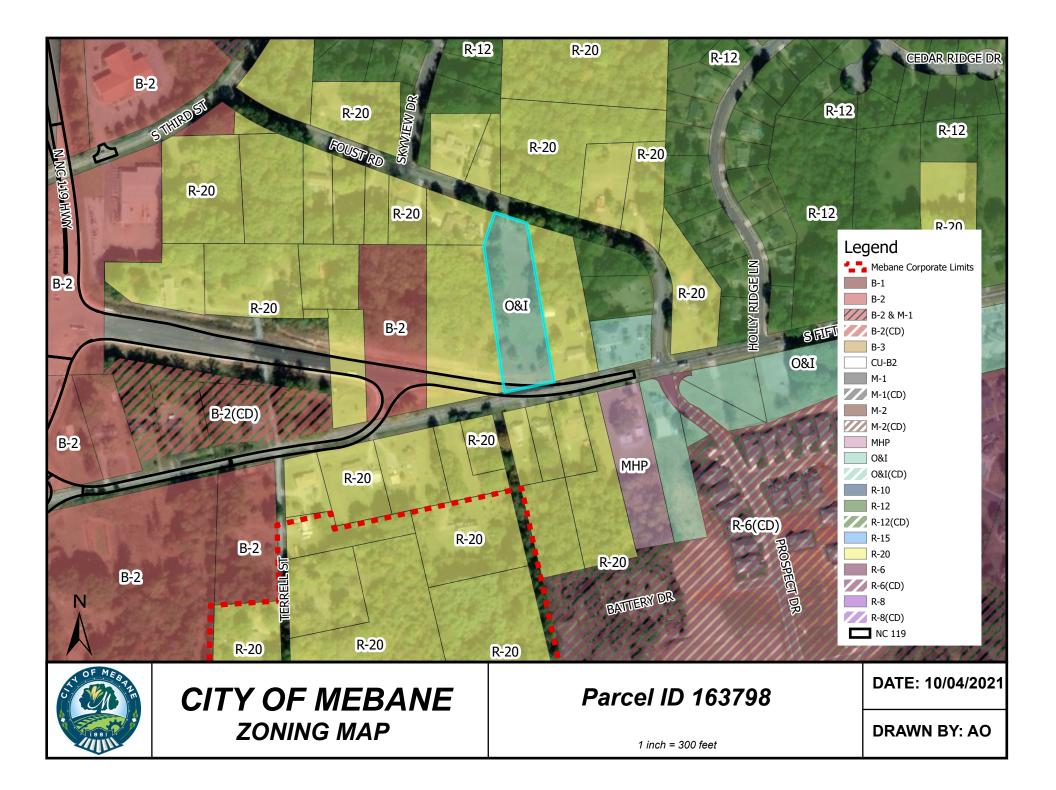


Owner Name: HENSLEY STEVEN W PO BOX 2115 BURLINGTON, NC 27216 GPIN: 9814468034 PID: 10-18-38 Streets 395 - TRAIL Private Roads 392 - TRAIL Roads 390 - TRAIL 393 - TRAIL Railroads -+ Alamance County GIS Alamance County Tax Department Preliminary Roads 394 - TRAIL County Line 391 - TRAIL -

September 13, 2029

DSCLAMER: The datasets and maps available are not survey grade or a logal document. They are a best appoximation of what is on the ground, but do contain errors. The data tomas from various sources anaitomaty. It has take of North Carolina, and here in Aamance County. Afamance County will not be held responsible for the misuse, misrope sontiation, or mis/nerpresible of (the data or maps. These maps and data are a service provided for the benefit evaluation and use the county will not be the data or maps. These maps and data are a service provided for the benefit evaluation and the amount of data and maps available.

ALAMANCE CO UNT Yshall assume no liability for any erros, omissions, or inaccuaciós in the informátion providud regadilas of how caused or any decisión mateior action taken or not taken by user un eliance upon any information or dals furnished hereundar The user howinging waise say avail al di alma for dam ages against any and allof the entitée samprising the Amance County GIS System that may arise from the mapping data. Date 9/13/2021



From:	Debra McGuire
To:	Cy Stober
Subject:	1204 S Fifth Street property
Date:	Tuesday, October 19, 2021 9:11:32 PM

Just reaching out to voice my opinion for Kenyon's Meat Market to purchase property 1204 S Fifth Street and build a new market to serve the people of Mebane and surrounding areas. These folks have the best quality of meats around. Please consider their request to purchase this property so they can continue to serve our community. Thanks.

Sent from my iPhone

From:	Alyssa Lyle (via Google Docs)
To:	Cy Stober
Subject:	I am writing to support the move of Kenyon"s Meat Market and the rezoning of the proposed site to allow the move
Date:	Monday, October 18, 2021 8:41:15 PM
Attachments:	I am writing to support the move of Kenyon"s Meat Market and the rezoning of the proposed site to allow the move.pdf



Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA You have received this email because alyssalyle123@gmail.com shared a document with you from Google Docs.

?

From:	Carson Johnson
To:	Cy Stober
Subject:	In Support Of Kenyon"s Meat Market
Date:	Thursday, October 21, 2021 10:51:53 AM

To the City of Mebane,

I am writing in support of Kenyon's Meat Market which is asking for the rezoning of 1204 S. Fifth St. in Mebane to B-2. As you know the proposed area is already zoned for businesses but does not currently allow for grocery stores. Independent grocers are important to the community in a variety of ways. From carrying local produce and meat to providing the opportunity to do business with our neighbors Kenyon's will be a boon to the community. It's close proximity to residential sites will be an asset to those living nearby as well as the rest of the community as they provide a local alternative to chain grocery stores. Locally owned businesses return fifty-two percent of their revenue back to the community versus a dismal fourteen percent returned by national retailers. That means by keeping Kenyon's Meat Market in Mebane you are stimulating the local economy in a way that a Food Lion or a Walmart will never do. Please support the small businesses of Mebane and vote to approve the requested zoning change and help keep Kenyon's as a staple to the community for years to come.

Thank you, Carson Johnson

From:	ahall34521@aol.com
To:	Cy Stober
Subject:	Kenyon Meat Market Support
Date:	Monday, October 18, 2021 9:03:44 AM

I am writing this letter in support of the rezoning for Kenyon's Meat Market to acquire the land off Highway 119 and Foust Road (1204 South Fifth Street) to be rezoned. They are a top of the line small business, always looking for ways to grow their store and its contents. They have supported this community during the pandemic in smiles on their faces, doing what needed to be doing to support the community in times other places could not. They have been an asset to this side of town for shopping without having to go into the larger stores. The employees are the best around, always smiling and so helpful when you need assistance. They all go above and beyond to help you, whether you are there as an individual or if you are representing a group with a large order for supplies -- just the best service there is.

Renea and Darrin are the most giving of their time and resources to help the community as well. We are so lucky to have them in this community. They need the lad rezoned to build a new free standing facility to enlarge their store to better serve the people. The parking can be a bear at the current location and a free standing building would not only give them a larger facility to serve Mebane, but also allow their customers better parking.

I am praying for them to be able to get the rezoning of the desired land on South Fifth Street to move forward with their future.

Regards,

Judy Hall

From:	Sylvia Peters
To:	Cy Stober
Subject:	Kenyon Meat Market
Date:	Tuesday, October 19, 2021 3:20:34 PM

Dear Mebane Planning Board,

I am writing to express my support to allow Kenyon Meat Market to build on 1204 S. Fifth Street Mebane. I understand it's now an office, and business zone. Please change the zone to a B-2 zone, so Kenyon Meat Market can build and relocate there, as they continue to serve the finest customers in Mebane.

Kenyon Meat Market is a Mebane business that supports their community, schools, local charities, and so much more. Mebane is honored to have such a wonderful small business, and staple to represent this great city. Please honor this rezoning to a B-2 zone, and watch us all benefit with the growth of Kenyons Meat Market. Thank you,

Sylvia Peters Sent from my iPhone

From:	David Smith
To:	<u>Cy Stober</u>
Subject:	Kenyon meat market
Date:	Sunday, October 17, 2021 4:39:02 PM

I wanted to add my support for approval for construction of Kenyon's meat market to move forward. They are an important asset to the community. Family run businesses such as this are important for our community, state and country!

Sent from my iPhone

From:	Julie Cook
To:	Cy Stober
Subject:	Kenyon"s Meat Marker
Date:	Sunday, October 17, 2021 11:52:16 AM

I am a long time supporter of Kenyon's Meat Market and I am in full support of them relocating off of Foust Rd. Further more how convenient would in be for the surrounding home owners to be able to walk and purchase everything needed to prepare a meal and not drive their cars on Mebane's already overly congested roads. Vote yes to allowing Kenyons to Build off of Foust Rd/119!!!!

Sent from Yahoo Mail on Android

From:	Darnell Ranger
To:	Cy Stober
Subject:	Kenyon"s Meat Market Rezoning
Date:	Tuesday, October 19, 2021 1:20:41 PM
Attachments:	Rezoning.docx

Please read the attached letter regarding Kenyon's Meat Market rezoning. Thanks in advance for your time and consideration.

Reverend Darnell Ranger, M. Div.

From:	Kathy Nicholson
To:	Cy Stober
Subject:	Kenyon"s Meat Market
Date:	Monday, October 18, 2021 9:44:10 AM

To whom it may concern,

Kenyon's is an awesome example of small business in a thriving community. Rumor has it that Mebane possibly may not let them expand to better serve the customers of Mebane. I am not sure why there is a problem but you will not find better more honest members of your community than Darrin, Renea and the entire Kenyon crew. The have to be one of the best examples of caring business owners that Mebane has. Please look at everything before you turn this wonderful business down.

Thank you, Kathy Nicholson, customer of Kenyon's Meat Market.

From:	slice@triad.rr.com
To:	Cy Stober
Subject:	Kenyon"s Meat Market
Date:	Sunday, October 17, 2021 8:51:11 PM

I am writing in support of the moving of Kenyon's Meat Market from its current location to 1204 S. Fifth Street in Mebane. I also support the necessary rezoning of the property.

My family and I have been shopping at Kenyon's since they opened in May of 2008. Renea and Darrin are amazing people with a wonderful community spirit. They treat all of their customers like family. They KNOW their customers. They know their families and have watched their children grow up. Above all they truly care about the people who shop in the store.

Our customers come from far and wide. Not just Mebane. Not just Alamance County. We have people from all over NC who come regularly to stock-up on the quality meats and fresh local produce. We have people from out of state who make a point to come to the store any time they are in NC. We even have a couple of people from other countries who come to visit the store every time they visit their families. That is how much people love the Kenyons. It's not just the amazing meat and fresh produce they come for. They come for the connection that they have forged with the Kenyons. They feel welcomed and like part of the family.

Speaking of fresh produce. Did you know that as much as possible the Kenyons get their produce from local farms and vendors? So they also support small businesses and they shop locally whenever possible.

I was lucky enough to be hired by the Kenyons in November 2018. I have been working in the store ever since. I have to tell you Renea and Darrin are the best people I have ever worked for/with and I used to work for my own mother!

The meat market is a cornerstone of the community and I cannot tell you how many people that the Kenyons help that no one even knows about! They are without a doubt the most generous people you would ever wish to meet.

As for people having concerns about the market moving to a former residential area, I have to tell you that if you were going to have a food-related business near your home, you would want it to be Kenyon's. It is the cleanest business I have ever seen. People who live behind the proposed lot have nothing to worry about from having Kenyon's behind them. Yes, we get deliveries and there would be trucks a couple of days a week but they are unloaded expediently and are out on the road again within minutes. Knowing the business and the way the Kenyons operate I would have no qualms about them opening a store in my back yard.

The current location of the meat market is far too small for the needs of the community. Yes, the community, not just the store. Our older customers often complain about the lack of parking and as it is currently, we can do nothing to help them. If we were able to have a dedicated parking area our customers would not have to fight for spaces with people visiting

or even working at businesses nearby.

I hope you will grant the rezoning and the relocation as it can only benefit Mebane and Alamance County.

Angela Davis 632 Fairway Drive, Mebane NC

City of Mebane

Department of Planning and Zoning

Mebane, NC 27302

October 17, 2021

City of Mebane,

My name is Sarah Ellie Penny, I'm fourteen years old and a native of the Mebane area. I am writing this letter to express my support for Kenyon's Meat Market to build and expand at 1204 South 5th Street in Mebane, NC.

I would like to share how Kenyon's Meat Market has supported me over the years. As a senior Girl Scout, in the ninth grade, Kenyon's Meat Market have supported my cookie sales since I was a Daisy Girl Scout, for over eight years! Kenyon's has allowed me to sell Girl Scout cookies at their location, indoors without standing outside in the winter weather and enabled me to be the top seller in the county for 7 consecutive years. Selling cookies has taught me about financial literacy, entrepreneurship, and teamwork. The Kenyon's owners and staff have all supported me with my cookie sales over the years during the entire sale and beyond until all my cookies were sold.

Kenyon's Meat Market has not only tremendously supported my cookie sales, but also made donations to my elementary and middle school over the years as well as supported other fundraisers that I have participated in over the years. Kenyon's even sold my tomatoes when I grew them! Kenyon's supports local farmers and businesses! They always say "yes" and they are happy to help!

Kenyon's Meat Market is more than a store or business, they are a family to our community! During Covid, I witnessed them going above and beyond to make sure customers had food available without price increases. Working tirelessly to serve our community, Kenyon's Meat Market is an amazing example of what a business should do, they give back to the community, they are happy to see you every time you come into shop, they treat you like family! Mebane is blessed to have Keyon's Meat Market!!!

I simply can not say enough nice things about Kenyon's Meat Market! They make our community better by being in business! I've watched them support numerous individuals with needs due to illness or hardships over the years. Kenyon's, the owners, and staff set an excellent example of compassion and support for people in our community. By expanding their business, they will be able to serve more customers and make an even bigger positive impact in our community. It is my hope that the City of Mebane allows Kenyon's the opportunity to grow and make our community better.

Thank you,

Sarah Ellie Penny

From:	Connie Roupe
To:	Cy Stober
Subject:	Kenyon"s Meat Market
Date:	Monday, October 18, 2021 11:40:33 AM

Good morning.

I was speaking with Renea Kenyon recently and she was telling me about the exciting news of their very hopeful plans to build, expand and relocate their business to 5th Street in Mebane! This is super exciting because of the increased parking opportunities, added revenue for them and Mebane and the fact that they're still wanting to stay in our area!!!!! PLEASE help them make their dreams come true - and keep them in Mebane!!! I don't see any negatives with this being approved!!! It's a WIN for everyone!!!!!

Thank you! Connie Roupe

Sent from Outlook

From:	Ambraya EdwardsTimmons
To:	reneakeyon2008@gmail.com
Cc:	Cy Stober
Subject:	Kenyon"s Meat market support and appreciation
Date:	Tuesday, October 26, 2021 10:33:35 AM

I would like to express my appreciation for the services that you have provided to our school, most of all our students. Throughout the years, you have supported families with various types of meats and products as a way to give back to our school community and those in need. I wish you the very best of luck in your endeavors in obtaining a bigger space to continue your services and support of children and their families. Your work has not gone unnoticed and is very much appreciated by those you serve.

Thank you, Ambraya Timmons, MSW School Social Worker Audrey Garrett Elementary 3224 Old Hillsborough Rd. Mebane, NC 27302 p 919-563-2088 x34709 f. 919-304-5384

"*If people are doubting how far you can go, go so far that you can't hear them anymore.*" - *Michele Ruiz*

From:	Allie Littell
To:	Cy Stober
Subject:	Kenyon"s Rezoning
Date:	Monday, October 18, 2021 9:04:00 AM

Good Morning,

I wanted to reach out to voice my support of the rezoning request that Kenyon's has requested for 1204 S. Fifth Street for their new location. I think this would be a perfect location for a business such as Kenyon's and hope their request will receive approval. Thank you so much in advance!

Allie Littell, Mebane citizen, Manager of TiC at 1107 S. Fifth Street, and owner of Dick & Jane's formerly in downtown Mebane.

From:	Robert Pearce
To:	Cy Stober
Subject:	Kenyons
Date:	Monday, October 18, 2021 7:55:54 PM

I think the city should rezone the property Kenyon Meat Market is considering to purchase for relocation to grow with Mebane. They are a big asset to Mebane. We need more small businesses that cater to Mebane like the Kenyon's. Thanks in advance, Robert Pearce

Sent from my iPhone

From:	Donna Daniels
To:	Cy Stober
Subject:	Kenyons
Date:	Friday, October 22, 2021 2:16:26 PM

I feel that Kenyons meat market being built in Mebane would be a great asset to Mebane. The Kenyons have been serving Mebane for a good amount of time. The are not only a Meat Market but help the community in need. The space they are in now is small and no where to park.

Please consider allowing them to purchase and build a new bigger better place to serve our community Sincerely

Donna Daniels

Sent from my iPhone

35:58 PM

Good afternoon,

I am writing in support of the Kenyon family to be granted the opportunity to re-zone the current lot they are interested in buying to continue to serve the Mebane and surrounding area communities to a B-2. This move will allow them to expand from the current location and better serve all individuals in this area for years to come. They have become a stable in our community, especially during the Pandemic. I would really appreciate them having the opportunity to continue to grow in this area @ 1204 S. Fifth Street Mebane. Please take my request under consideration. Thank you!

Ursula C. Dikes

And now abideth faith, hope, charity, these three; but the greatest of these is charity. 1 Corinthians 13:13

From:	Christy Wood
To:	Cy Stober
Subject:	Kenyons Meat Market Support
Date:	Monday, October 18, 2021 4:12:12 PM

Hi,

I am writing to you today to show support for the rezoning to a B-2 for the lot on 5th Street to accommodate Kenyons Meat Market moving and building there. They are a great family and local owned store that we shop at for most of our groceries. I hope you will add my email to the list of supporters for this project.

Thank you and have a nice day, Christy Wood

From:	<u>1 C</u>
To:	Cy Stober
Cc:	reneakenyon2008@gmail.com
Subject:	Kenyons Meat Market relocation
Date:	Thursday, October 21, 2021 11:27:15 AM

Supporting small locally owned businesses should be a top priority for Mebane--Not just in the downtown area but all over the City of Mebane. Approving Kenyon's request for relocation to Fifth Street would show this support. They are a thriving and growing business in need of a better location to serve the community. This locale would offer more parking and better access to this locally owned business.

Yes, the Meat Market sells food which is not included in currently approved zoning. However their hours of operation are in line with business office hours not fast food restaurants. As a 30 year Mebane resident, this is sent in support of small locally owned businesses, not 'big box' and chains which have flooded our community and can easily drive small enterprises to shut their doors forever. Please consider Kenyon Meat Market's request of approval.

Thank you,

Jackie Crane

From:	Lori Wade
To:	Cy Stober
Subject:	Kenyons Meat Market
Date:	Tuesday, October 19, 2021 10:16:49 PM

Good evening,

As a customer of Kenyons, a Mebane resident and the mom of a former Kenyons employee, I can tell you without a shadow of a doubt what good people the Kenyons' are. They should be allowed to build where they are requesting. There are already businesses there anyway. Also, their hours are normal business hours and they are closed on Sundays. So there are no late night deliveries or customers. Their deliveries are usually smaller trucks unlike larger grocery stores also. I see this as a good opportunity and would not harm or be an inconvenience for any homeowners around that area.

Thank you for your time and willingness to bring this awesome business to a great location!!

Lori Wade

From:	lisadwa@gmail.com
То:	Cy Stober
Subject:	Kenyons meat market
Date:	Monday, October 18, 2021 6:20:45 PM

We are writing you as lifetime residents of Mebane and for my parents, Archie and Margaret Wilborn. We are 100% in favor of Kenyons relocating to 1204 south 5th st. This family owned business has always worked hard to take care of their customers, even in the beginning of covid, they always provided the best customer service and products around. There are so many times that they are helping people in the community, raffles, just all around blessings for Mebane. Also so many people out of town also shop there. Please know how this small business is loved and such an important place in Mebane. Thanks in advance for your careful consideration.

If the world had more people like the Kenyon's, the world would be a much better place .

Lisa Allen Archie Wilborn Margaret Wilborn

Sent from my iPhone

From:	<u>Gmail</u>
To:	<u>Cy Stober</u>
Subject:	Kenyons meat market
Date:	Tuesday, October 19, 2021 9:49:06 AM

To whom it may concern:

I am writing this today in support of Kenyon's meat market moving to 1204 S. Fifth street in Mebane. I hope that you and others on the board are for this great family owned and community supporter business. These folks have lived in Mebane and started this business and have grown because of the great folks in Mebane and also outside of Mebane. I sure hope that the board APPROVES the rezoning to make this move happen for this great family owned business. Approval of this will allow Kenyons to expand and serve the ever so growing city of Mebane. Thanks for your consideration regarding this matter.

Sincerely, The Palone Family

Sent from my iPhone

From:	<u>ubbienissysmom</u>
To:	Cy Stober
Subject:	Kenyons relocation
Date:	Sunday, October 17, 2021 11:31:41 AM

My name is Kathie Knight, my husband is Ray Knight Jr. He is currently at Duke Medical Center. We absolutely support and love Kenyons in their relocation plan. They have been a staple in our home and go to for cookout needs for a while now and we hope their new location will bring in more local products and they support the community!!

Sent from my Sprint Samsung Galaxy S9+.

From:	Shelia Swiger
To:	Cy Stober
Subject:	Kenyons
Date:	Wednesday, October 20, 2021 8:01:00 PM

City of Mebane-

I am emailing to express my support of Kenyons Meat Market. I have always been a supporter of family owned and small businesses. I do believe it is in the Cities best interest to pass and allow for Kenyons to relocate and build their own building. They have certainly outgrown the space they are in and the parking is terrible. Thank you in advance for your consideration in the re-zoning the parcel of land for Kenyons.

Best,

S. Swiger

From:	Fred Jenkins
To:	Cy Stober
Subject:	Kenyons
Date:	Wednesday, October 20, 2021 4:42:42 PM

As a small business owner in Mebane and as a customer of Kenyons since they opened, I hope the City of Mebane would appreciate and support the growth of small businesses in Mebane. Kenyons has survived and grown even through the past hectic times. I hope the rezoning is approved allowing Kenyons to build and grow. Kenyons has provided an essential service to local customers and

Kept my family and others supplied with meats and other grocery items even through the "covid mess".

Thank you,

Fred Jenkins F A Jenkins Construction, Inc (336) 260-1001

From:	Josh Mann
To:	Cy Stober
Subject:	Kenyons
Date:	Sunday, October 24, 2021 10:54:28 AM

Good morning. This email is to support the move of Kenyons meat market, they are great people, support our community, and have a great business.

Josh Mann Underwriting 336.266.6925 Great Lakes General Agency Joshm@greatlakesga.com

Kenyon's is a huge supporter in the entire community! Their opportunity for growth would benefit Mebane even more!!

As I am from Mebane and Mebane's small merchants have have supported Mebane and community I am in support of this small business to be relocated and stay in the community

Thanks Greg

Sent from my iPhone

Tarah Enoch
Cy Stober
Kenyon's Meat Market
Friday, October 22, 2021 1:29:24 PM

Good afternoon,

I'm writing this letter in support of the relocation and expansion of Kenyon's Meat Market. I have known Darrin and Renea for years and have watched them start this business from the ground up into what it is today. It truly is a staple in the Mebane community! They go out of their way to provide not only a wonderful business in a small town but also host many fundraisers to give back to their local customers and community in general. This land would be a wonderful opportunity for them to continue to grow, also providing local jobs within the area. More now than ever we should be supporting our local small businesses. I 100% am standing behind them with the request for the rezoning of the lot and hope you all do as well.

Thank you for your time!

Tarah Enoch

From:	Pamela SMITH
To:	Cy Stober
Subject:	Kenyon's market
Date:	Sunday, October 17, 2021 3:22:47 PM

As a customer of Kenyon's Meat Market I feel the city should grant the relocation of the market to a more suitable area.

So let's please support the market by making this change. Thank you

I am writing to express my support for the relocation of Kenyon's Meat Market to 1204 S. Fifth Street. I also support the necessary rezoning to enable this move.

My family has been shopping at Kenyon's Meat Market since they first opened in May, 2008. The store is always clean. The quality of the meat and produce is superior to any of the other stores around.

The staff are friendly and very helpful and Renea and Darrin are just wonderful people. They do so much for the community.

I know that allowing Kenyon's to move to a bigger space would be much easier for lots of people. Especially older people who have difficulty navigating the current parking lot. I do not see any down side to this move.

I support it whole heartedly and I hope you will too. Sincerely, Audrey and Anthony McHugh 202 Briarwood Drive, Mebane NC

From:	Christina Atkins
To:	<u>Cy Stober</u>
Subject:	Relocation of Kenyons Meat Market
Date:	Monday, October 25, 2021 5:45:33 PM

Hello, my name is Christina Atkins & my family has been long time customers of Kenyons. As we have been having issues with being able to get into the parking lot where they are located now. We sometimes have to skip even going simply because we can't find parking. We have been going to their store for 13 years now. So basically since they opened their doors, they have been our meat market. So please consider rezoning 1204 S. Fifth Street. It would benefit not only our family who shops there but other families as well.

Thanks, Christina Atkins

From:	Sherry Durham
To:	Cy Stober
Subject:	Relocation of Kenyons Meat Market
Date:	Tuesday, October 26, 2021 4:00:06 PM

This is in response to the meeting for refining to allow Kenyons Meat Market to relocate on the property on S Fifth St and Foust Rd. I am completely in favor of this small business in that area of already mixed residential and businesses. They have roots to Mebane and would not put anything there that would not look good and serve the public in a professional manner. I ask for your vote to approve this at the council meeting. Long time Mebanite looking out for our local Mebanites!! Don't forget those that have paved the way for our fair city! Sincerely,

Sherry Durham

Beth Brigham
Cy Stober
Stephanie Shaw
Rezone to allow Kenyon's to build at 1204 S 5th St
Tuesday, October 19, 2021 2:21:06 PM

This is regarding the proposed new location of the Kenyon Meat Market at 1204 S 5th St in Mebane.

We have been customers of Kenyon's for years and have found the owners to be responsible and concerned for our community. Their daughter has been part of the business for years also and has committed to work with and run the business when her parents step down so I'm confident that this business will continue to be as community oriented as it is now for many years to come. The location they are proposing will be convenient for even more of our community than where they are now. It seems it would fit perfectly along side the other businesses near by and along side homes and apartments in that area. Remember when the neighborhood grocers were down the block and the only business among single family homes? This isn't the same but it worked and didn't hurt any neighborhood. I'd have been thrilled to have that business placed near our neighborhood. Please vote yes to rezoning for this business.

Beth Brigham 914 Palm Ct Mebane NC 27302 919-928-6130

From:	Susan Hunt
To:	Cy Stober
Subject:	Rezoning 1204 S. Fifth St
Date:	Tuesday, October 19, 2021 5:15:24 PM

City Council members & Planning Board:

I'm asking the request be approved to rezone 1204 S. Fifth St. to B-2 to allow Kenyon's Meat Market to expand their business. Since this business began in 2008, it has been an outstanding contribution to the Mebane community. Their high quality & down home, caring spirit provides our city with excellent meats & so much more.

The Kenyon's are honest, hard working people who demonstrate how small businesses give Mebane much to be proud of. Our city prides itself on supporting small business owners & Kenyon's wants to keep up with demand, especially with the increasing population. Looking toward the future, the family desires to continue providing Mebane with quality food & service for years to come. It is crucial for Kenyon's to keep up with the growing demand for high quality products by enlarging its space.

I hope the November 1st vote to rezone the lot on South Fifth St. will pass. Change is a part of living. It's in the best interest of Mebane to keep a great establishment growing.

Thank you for your service to our city! Susan C. Hunt

From:	Chris Vance
To:	Cy Stober
Subject:	Rezoning for Kenyon"s Meat Market
Date:	Sunday, October 17, 2021 8:35:48 PM

I would like to show support for the rezoning on 5th Street for Kenyon's Meat Market to construct a new building. That area will be commercial before long anyway and I feel we should support our local businesses. Especially for those that go above and beyond for the community.

From:	Kristen Capps
To:	Cy Stober
Subject:	Rezoning to B-2 for Kenyons
Date:	Tuesday, October 19, 2021 8:47:31 AM

Hi,

To whom it may concern please vote in favor of rezoning 1204 S Fifth street to a B-2 location to include food opportunities for a small business to relocate to this area. Small businesses are so important to our community and Kenyons has been a great support to the community feeding needy families donating to local food pantries and let us not forget keep meat prices low even when they were in high demand in many local grocery stores. They truly care for their customers and they deserve an opportunity to move to a bigger location without restrictions of rezoning and red tape to prevent their businesses growth. This would also help in affordable rent and help those in the strip mall of their current location by not having so many clients parking in all their spots trying to shop at Kenyons and keeping a busy traffic flow without back up. Again please vote in favor of the B2 zoning for Kenyons

Sent from Yahoo Mail for iPhone

From:	Wilson Aulbert
To:	<u>Cy Stober</u>
Subject:	Rezoning to B2 Kenyon's Meat Market
Date:	Wednesday, October 20, 2021 4:26:37 PM

I would like to say that I am a long time resident of Mebane and have seen the town's growth explode. I have seen the approval of projects submitted by individuals and corporations that do not reside here and where here to only profit without the best interest of the community.

I have known Darrin Kenyon for over 40 years. I can tell you that he has the best interest of the community in mind. This is evident by the fund raisers they have had for those in need in our community over the 13 plus years they have been in business. This is a family that is well established in Mebane.

In looking at that area of the proposed Meat Market you have Troutman Family Dentistry, Roc's Barber Shop and the First Source Equipment that is in close proximity to the Foust road neighborhood. If it's not Kenyon's there will be other businesses coming into that area to occupy the property. The property owners in that area that have concerns over the value of their property may want to look at the property values on Mebane Oaks road near Walmart.

When Walmart was approved and allowed to build this was in a residential area. You had established neighborhoods in that area that Walmart bordered.

I would like to ask that the City Council approve the request to change the zoning to B2 for this lifelong Mebane resident and small business owner that lives in and supports his community.

Sincerely,

Wilson Aulbert

From:	Pat Dodson
To:	Cy Stober
Subject:	Rezoning-1204 S. Fifth St., Mebane
Date:	Monday, October 18, 2021 7:57:01 PM

Dear City of Mebane,

I support the necessary rezoning of property located at <u>1204 S. Fifth</u> <u>Street</u> in Mebane to allow Kenyon's Meat Market to construct a new building to relocate their business. This locally owned family business has outgrown their current location. Please support the rezoning to allow them to continue to grow their business and better serve the community.

When I drove past the property this morning on the way to the post office, I saw that it's already zone commercial. I understand the rezoning will need to include food. Kenyon's operates Monday-Saturday during regular business hours. They are not a 24/7 fast food service that would be disruptive to the neighborhood.

I have been shopping at Kenyon's Meat Market since they first opened, and they consistently provide quality meats and products with exceptional customer service It's a joy to shop at this locally owned family business!

Darrin, Renee and their staff care for the community. They donate to many organizations and do individual fundraisers for those in need. They are wonderful community neighbors! If anyone deserves rezoning, it's them.

Please vote to support Kenyon's relocation. Thank you for your consideration.

Respectfully, Pat Dodson, BS, RN OccuHealth Training Cell: 336-213-2945

From:	Julie Barbee
To:	Cy Stober
Subject:	Rezoning
Date:	Monday, October 18, 2021 12:49:28 PM

I am writing to show my support for rezoning the plot of land between 5th Street and Foust Road to B-2 to allow for Kenyon's Meat Market to build and locate on that land. This property is located at 1204 S. Fifth Street, Mebane. Kenyon's is a valuable small business in the Mebane Community, and I fully support them in their endeavors to relocate to this location in order to expand and grow.

Thank you! Julie Barbee

From:	Jason Strayhorn	
To:	<u>Cy Stober</u>	
Subject:	Support Kenyon"s Relocation.docx	
Date:	Monday, October 18, 2021 5:58:53 PM	
Attachments:	Support Kenyon"s Relocation.docx	

From:	Kathy Lynch
To:	Cy Stober
Subject:	Support Kenyon's
Date:	Sunday, October 17, 2021 11:44:03 AM

I SUPPORT the relocation of Kenyon's Meat to 1204 S Fifth Street so they may not only grow and expand their family owned business, they can grow and expand their continued faithful and dedicated service to the community in Mebane and also surrounding communities. I drive from the other side of Alamance county because of the quality of their meats, frozen and fresh goods and the friendly, hometown atmosphere. Kenyon's truly appreciates their valued customers! It shows in their service and quality!

Help them expand so that they may better serve our communities! Expansion for Kenyon's is a win win. They bring more business by gaining a larger store offering even more products, more parking and MORE PEOPLE visiting and buying from Small Businesses.

Vote KENYON'S EXPANSION!

KATHY LYNCH A Way To Go Travel Agency 422 Huffman Mill Rd Burlington NC 27215 336-437-4612 cell Join me on Facebook

Please be sure to check your destination for travel requirements:

https://apply.joinsherpa.com/travel-restrictions?affiliateId=americanairlines

From:	Stacey Shanklin
To:	Cy Stober
Subject:	Support Rezone - B2
Date:	Monday, October 18, 2021 2:33:16 PM

To whom it may concern:

As a resident of Mebane – I support the plan to re-zone the property located at 1204 S. Fifth Street, Mebane, NC to B-2 to accommodate Kenyon's meat market to purchase this property and relocate to this land.

Sincerely,

Stacey Shanklin Mebane Resident 5223 US 70 Mebane, NC 27302

DISCLAIMER FOR CORONAVIRUS: Any statements contained herein relating to the impact or the potential impact of coronavirus/COVID-19 on insurance coverage or any insurance policy are not legal opinions, warranties or guarantees, and should not be relied upon as such. We do not have the authority to render legal advice or to make coverage decisions regarding COVID-19 claims, and you should submit all claims to your insurance carriers or authorized representatives for evaluation as they will make the final determination. Given the on-going and constantly changing situation with respect to the coronavirus/COVID-19 pandemic, this communication does not necessarily reflect the latest information regarding recently-enacted, pending or proposed legislation or guidance that could override, alter or otherwise affect existing insurance coverage. At your discretion, please consult with an attorney at your own expense for specific advice in this regard.

NOTICE: You cannot bind, alter or cancel coverage without approval from an authorized representative of Tapco Underwriters, Inc./Tapco Insurance Services. Coverage cannot be bound without written confirmation from an authorized representative of Tapco Underwriters, Inc./Tapco Insurance Services. This email, and any files transmitted may contain privileged or other confidential information and is intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient or entity, or believe that you may have received this email in error, please reply to the sender indicating that fact and delete the copy you received. In addition, you may not print, copy, retransmit, disseminate, or otherwise use this information. Thank you.

From:	Allison Lassiter
To:	Cy Stober
Subject:	Support for Kenyon"s rezoning
Date:	Saturday, October 23, 2021 6:05:08 PM

Good afternoon, my husband and I would like to share our support for Darrin and Renea Kenyon's request to have the parcel at 1204 S. Fifth Street rezoned to B-2. As I'm sure you are aware, Darrin and Renea Kenyon started Kenyon's Meat Market years ago, and have become a community staple and favorite place to shop for so many people. Not only do the residents of Mebane enjoy the excellent, quality food they sell and great service from a wonderful staff, but there are many people that travel from outside the county to do business with them.

Darrin, Renae, and their entire staff love the community they serve. They show this not only in their everyday actions, but it was magnified during the initial shut down from Covid last year. They worked tirelessly to make sure stock was there for people to buy, they provided a safe environment to shop in, and they worked long hours, only shutting down for an hour at lunch time to restock shelves, and grab a quick bite to eat. Many of their customers showed their love back by providing lunches to them.

I understand from the Planning Board's minutes that there are some members that were concerned with approving the Kenyon's request due to the proximity to residential properties. It appears that there is already a parcel, two lots down from the one in question, that is a B-2, so it seems their request is in line with prior approvals. Also, I firmly believe that Darrin and Renea would build and operate the business in a way that would provide a cohesive look to the changing thoroughfare, while maintaining a peaceful coexistence with their residential neighbors. They have been a part of the community for many years, and want to continue their business for years to come.

Thank you for taking the time to read this, and I hope you will share our wholehearted support for this shining example of what Mebane small business is all about.

Sincerely, Ken and Allison Lassiter

From:	Alyssa Hager
To:	<u>Cy Stober</u>
Subject:	Support for Kenyon"s
Date:	Tuesday, October 19, 2021 1:19:44 PM

City of Mebane Planning,

I am writing to support Kenyon's Meat Market expanding their family-owned business to 1204

S. Fifth Street. I also support the necessary rezoning of the proposed lot.

I have been shopping at Kenyon's Meat Market for 7 years now and it's my favorite weekly stop. Everyone there is so kind and is full of hospitality. I have seen this small business give so much to the community of Mebane and surrounding communities for years and years. Kenyon's is the definition of Mebane and there is no better store to represent this positively charming city than them!

Allowing Kenyon's to build will not only further build their business, but also allow for more parking for disabled and elderly customers. Anybody that shops at Kenyon's knows that their current parking is not sustainable for their growing customer base.

Support small businesses and the city of Mebane by voting to approve the necessary rezoning of 1204 S. Fifth Street for Kenyon's Meat Market!

Thank you, Alyssa Hager

Stephanie Shaw

From:	Renee Whitt <april.whitt@duke.edu></april.whitt@duke.edu>
Sent:	Tuesday, October 19, 2021 11:10 AM
То:	Stephanie Shaw
Subject:	Mebane City Council request for approval

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I am thankful for the service that Kenyon's Meat Market has always provided for everyone. I am asking that this City Council will approve what is needed for Kenyon's to remain a staple in this great city of Mebane. They have always gone above and beyond for everyone by always giving back to the community. Now is the time to give back to them by giving approval to be able to build on this legacy that promises to continue for generations. During times like these we need families like Kenyon's to continue what is great and always provides so much to the community. How amazing it will be to share this legacy with people by granting their approval to build and help Mebane become even better.

Thanks for your time and consideration, Jimmy, Vickie and Renee Whitt

Kínd Regards, Renee Whitt **DCRI Quality Assurance** <u>DCRIQuality@duke.edu</u>

https://dcrihome.dcri.org/qarc 919.668.8518

Stephanie Shaw

From:	Body Solutions <bodysolutionsllc@yahoo.com></bodysolutionsllc@yahoo.com>
Sent:	Wednesday, October 20, 2021 9:40 AM
То:	Stephanie Shaw
Subject:	Letter regarding rezoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, My name is Dr. Karen Wilkinson. I have been an active member of the Mebane community for 25+ years now. I have watched Mebane grow and blossom into the beautiful place that it is. There are many people to thank for that, including Darrin, Renea and Taylor Kenyon and the Kenyon's Meat Market crew. They are all amazing people with big hearts, compassion for others and a drive and desire to make Mebane the best place to live and do business.

They tirelessly give 100% of themselves to help provide the residents of Mebane what they need every single day. During the pandemic they worked non-stop, going above and beyond to make sure the residents of Mebane had food on their table and their staff was taken care of physically and emotionally.

As for their rezoning request.....I am in support of rezoning their desired new location to B2. There is a dental office across from their desired location. There are 2 housing communities across the street, and more coming..... I am sure they would love the close access to getting groceries. I don't feel that B2 is unreasonable considering all the growth and development that has, and continues to occur, less than a mile of this location. Residences, restaurants, hair salons, medical offices, grocery stores, and other small businesses are within the surrounding mile.

We, as a community, should be encouraging not just small business' like this to build in Mebane, but the Family themselves. You won't find many better! We are doing them and the City of Mebane a disservice if this rezoning isn't approved. They have stood by our community and city..... it's now time for the community and City to stand by them.

Sincerely,

Dr. Karen Wilkinson

Stephanie Shaw

From:	Jalene Hoffman <okiejay@hotmail.com></okiejay@hotmail.com>
Sent:	Wednesday, October 27, 2021 9:21 AM
То:	Stephanie Shaw
Subject:	Council Meeting Nov 1

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please advise our Council Members that I am in full support of the rezoning of the area at South Fifth and Foust Road to allow Kenyon's to build.

Thank you so much Jalene Hoffman

...I urge you to live a life worthy of the calling you have received. ~~ Ephesians 4:1

AGENDA ITEM #4F

Ordinance to Extend the Corporate Limits-4710 Mrs. White Lane

Meeting Date

November 1, 2021

Presenter

Lawson Brown, City Attorney

Public Hearing Yes ⊠ No □

Summary

The Council will consider the approval of an Ordinance to Extend the Corporate Limits as the next step in the annexation process. This is a contiguous annexation containing approximately .300 acres located in Alamance County.

Background

At the October 4, 2021 Council Meeting, Council accepted the petition for annexation and the Clerk's certificate of sufficiency and adopted a Resolution setting a date of Public Hearing for November 1, 2021 to consider approval of extending Mebane's corporate limits. The Public Hearing Notice was properly advertised.

Financial Impact

The property and improvements will be added to the ad valorem tax base for the City once the property is annexed as determined by the state statute.

Recommendation

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

Suggested Motion

I make a motion to adopt of an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the .300 acres.

Attachments

- 1. Ordinance
- 2. Map

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

Mail after recording to: City of Mebane, Attn: City Clerk, 106 E. Washington Street, Mebane, NC 27302

Ordinance No. 149

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

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

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Glendel Stephenson Municipal Building at 6:00 p.m. on November 1, 2021, after due notice by the Mebane Enterprise on September 1, 2021; and

WHEREAS, the City Council finds that the petition meets the requirements of G.S. 160A-31;

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

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Mebane as of November 1, 2021:

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 2. Upon and after November 1, 2021 the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Mebane and shall be entitled to the same privileges and benefits as other

parts of the City of Mebane. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted this 1st day of November, 2021.

ATTEST:

Ed Hooks, Mayor

Stephanie W. Shaw, City Clerk

Approved as to form:

Lawson Brown, City Attorney

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. ___, 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 +/-

(Δηγ) (NI) 166701 WANDA HOLT DB 3652 PG 337 SI IMI . PB 68 PG 267 ZONED - R-20 4650 MRS WHITE LN \checkmark NEW CORPORATE SETBACK (Δηο) (NI)BOAT PROPELLER SHAFT FLUSH SETBACK (IN) NEW CORPORATE LIMITS OUT, 16.13'55" | 108.34' N 58-25:47" S CONTROL CORNER

WILSON FULLER, JR DB 432 PG 465 ZONED - R-20 4702 MRS WHITE LN

EIP 3/4' 0.3' BELOW AS

THE STAND

CONTROL

CORNER

EIP 3/4"

0.2' BELOW

(OUT)

166704 LAND MANAGEMENT 1ST, INC.

DB 3915 PG 590

ZONED - R-20

4710 MRS WHITE LN

(IN)

Notes:

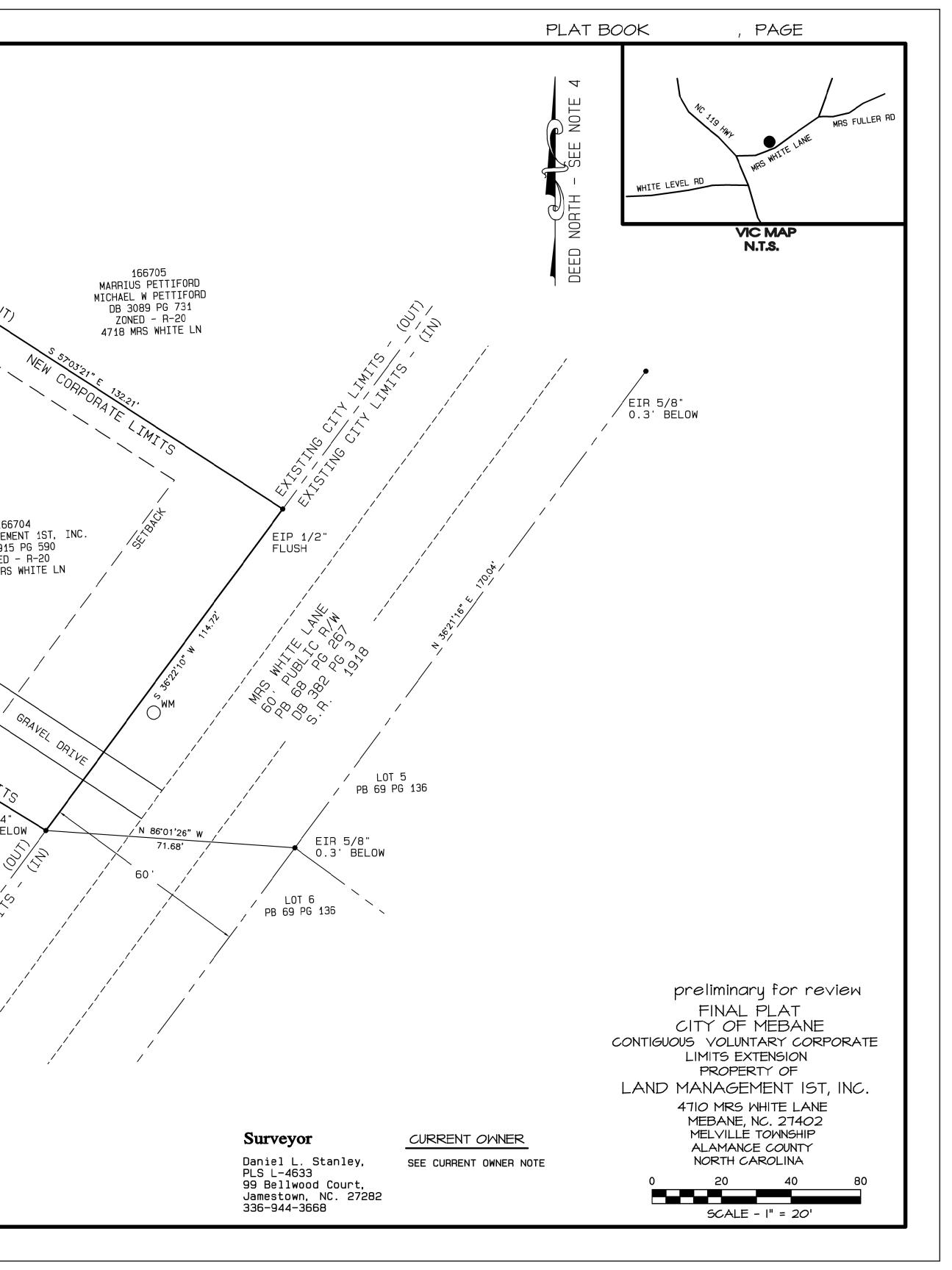
- 1) This plat is subject to any easements, agreements of rights-of-way of record prior to the date of this plat, which was not visible at the time of my inspection.
- 2) This survey is subject to any facts that may be disclosed by a full and accurate title search.
- 3) All distances are horizontal ground 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

EIP 1"

FLUSH

EDGE OF PAVEMENT	
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
RIGHT OF WAY	
ADJOINERS _	
NIP NEW IRO	N PIPE
EIP EXISTIN	G IRON PIPE OR PIN
WM	WATER METER





AGENDA ITEM #5

Recreation and Parks Advocacy Commission Appointments for 2022 Meeting Date – November 1, 2021

Presenter –

Aaron Davis, Recreation and Parks Director

Public Hearing Yes □ No ⊠

Summary

Recreation and Parks Advocacy Commission Appointments for 2022.

Background

The Recreation and Parks Advocacy Commission will begin its second year in 2022. Initially, City Council selected six individuals that are serving staggered entry terms of 1, 2, and 3 years. The two new members selected this year will begin a three-year term and will be a big part of the Recreation and Parks Master Plan process and helping create new special events and program ideas for the city.

The qualifications of the seven candidates are detailed in the attached applications.

Financial Impact

None.

Recommendation

We recommend the Council appoint two new members to the commission to both serve three-year terms.

Suggested Motion

Motion to appoint two new individuals to the RPAC to each serve a three-year term.

Attachments

- 1. Recreation and Parks Advocacy Board Application Information
- 2. List of Applicants and their application information



City of Mebane Recreation and Parks Advocacy Commission Application Information



The City of Mebane is recruiting members for the Recreation and Parks Advocacy Commission to provide direction to the City Council and the Recreation and Parks Department regarding matters related to Recreation and Parks programs, facilities, policies, and its long-range plan. These members also must be a "Champion" of Recreation and Parks by promoting parks, programs, and events to other citizens, legislators, and others to understand, first hand, the essential value that Recreation and Parks has to our positively charming community.

Advocacy Commission Purpose

- Serve as a liaison between City officials and the citizens on Recreation and Parks matters;
- Provide guidance and feedback to the Recreation and Parks Department and City Council in matters affecting programs, facilities, policies, and longrange plans for Recreation and Parks;
- Inform and educate the general public about the importance and need for Recreation and Parks programs, facilities and services;
- Volunteer to work with leaders in Recreation and Parks facilities, programs and activities;
- Assist in developing an updated master plan to meet the present and future needs for programs, services, park facilities, open spaces and to advise in establishing priorities for each of these;
- Recommend changes, updates, and the approval of rules, policy and procedures pertaining to the use of public parks and facilities, including fees and charges.

Applications are Accepted

Annually from September 1 – October 31 and/or when any vacancies occur. Full-term appointments are for three-years Official terms begin on January 1 the following year. Applications will be accepted on-line only using the Recreation and Parks Registration Software "Civic Rec" www.tinyurl.com/cityofmebanerec

For more information or questions, please e-mail the Recreation and Parks Director adavis@cityofmebane.com

Appointment Process

Applicants must reside in Mebane City Limits or the Extraterritorial Jurisdiction (ETJ) of Mebane and must submit an application to the Recreation and Parks Director online using the Recreation and Parks Software by the deadline date for consideration. The Mebane City Council will make appointments for three-year terms each November and partial terms when vacancies occur. The Mebane City Council will initially select six Commission members along with a seventh member, from a local school. Members will vote on a Commission Chair, Vice-Chair and Secretary at the first meeting each year. Positions will be held for one year. Following the one-year term, the Vice-Chair will assume the role of Commission Chair and a Vice-Chair and Secretary will be voted in.

Meeting Information

The Advocacy Commission meets every other month on the 3rd Monday of those months at 6:00 pm, for approximately 2 hours, at The Mebane Arts and Community Center. Special meetings may be called at any time as needed.

Attendance Requirements

Faithful attendance at the meetings of the Recreation and Parks Advocacy Commission is a requirement for membership on the Commission to maintain continuity and cohesion in the deliberation and recommendations. This attendance policy is intended to encourage the regular attendance of its members. The City Council may remove a member with a pattern of absenteeism or partial participation in regular or special meetings



City of Mebane Boards and Commissions Application

The Mebane City Council has adopted this application for use by individuals interested in appointment to the City's advisory boards and commissions. To ensure that your application will receive full consideration, please answer all questions completely. Return this application either in person, by mail, or by fax to the Mebane Municipal Building, 106 East Washington Street, Mebane, NC 27302, Fax (919) 563-9506.

Personal Information

Name: Jay Davison Bissette, III

Address: 103 Harbour Town Ct, Mebane, NC, 27302

Phone 1: 9196128241x0000

Phone 2: 704-577-2663

E-Mail Address: jdb0312@gmail.com

Do you live inside the Mebane City Limits? Yes

In Alamance or Orange County? Alamance

Board Preference

Are you currently serving on a board or commission of the City of Mebane? No If so, which one(s)? <u>None</u>

Please list the name(s) of the board(s) to which you are applying or seeking reappointment (you may apply to more than one): Recreation and Parks Advocacy Commission

Why do you wish to serve the City in this capacity? If additional space is needed please attach a separate sheet:

Sports and Recreation are my passion. I have a strong background in Athletics and feel the need to give back all the great lessons I have learned through sports and recreation.

Education

Please list your educational background. Include name of all schools attended:

B.S. degree in Recreation and Leisure Studies from East Carolina University, 2007

Employment

Please list the names and address of your current employer, the title of your current position, and a brief description of your job duties.

Name of Employer: Duke University

Title and Duties: I serve as the equipment manager for the Men's Lacrosse, Women's Soccer and Men's Golf team. I am responsible for the purchasing and upkeep of all their soft goods and the hard goods for Men's Lacrosse and Women's Soccer. I am also the equipment manager for the

Mebane Hom

USA Men's Lacrosse Senior National Team. I do a lot of work with packing and preparation for all trips, events and games. I help with clinics and camps.

Civic Involvement

Please list the names of all civic organizations in which you currently hold membership:

None

Thank you for your interest in appointment to the City of Mebane's Advisory Boards and Commissions. Individuals selected for appointment will be notified by mail within 5 working days from the City Council meeting at which they have been appointment.



The Mebane City Council has adopted this application for use by individuals interested in appointment to the City's advisory boards and commissions. To ensure that your application will receive full consideration, please answer all questions completely. Return this application either in person, by mail, or by fax to the Mebane Municipal Building, 106 East Washington Street, Mebane, NC 27302, Fax (919) 563-9506.

Personal Information

Name: James C Allen, III Address: 108 N Oakland Dr., Mebane, NC

Phone 1: 919-328-0265

E-Mail Address:

Do you live inside the Mebane City Limits? Yes

In Alamance or Orange County? Orange

Board Preference

Are you currently serving on a board or commission of the City of Mebane? If so, which one(s)?

No

<u>N/A</u>

Please list the name(s) of the board(s) to which you are applying or seeking reappointment (you may apply to more than one): Recreation and Parks Advocacy Commission

Why do you wish to serve the City in this capacity? If additional space is needed please attach a separate sheet:

I have long been an avid patron of outdoor adventure sports such as mountain biking, kayaking, trail running, orienteering, etc. I believe Mebane is primed to position itself as a regional and statewide leader in outdoor recreation. It's no secret that the population of Mebane is growing exponentially and the city owes it to those new and existing residents to provide safe, and fun outdoor recreation of all forms.

Education

Please list your educational background. Include name of all schools attended:

U.S. Army Advanced Individual Training at Redstone Arsenal, AL

U.S. Navy A School in Orlando, FL

James C Allen,

Associates Degree at Alamance Community College in Industrial Management

Electrical/Electronics Curriculum Certificates at GTCC and ACC.

Cisco Networking Academy working toward CCENT and CCNA

Employment

Please list the names and address of your current employer, the title of your current position, and a brief description of your job duties.

Name of Employer: Majorpower Corporation

Title and Duties: Senior Product Support Administrator - 16 years

I am responsible for all product technical and logistics support from design to applications engineering and training.

Civic Involvement

Please list the names of all civic organizations in which you currently hold membership:

National Eagle Scout Association

International Mountain Bike Association

Triangle Off-Road Cyclists

Triangle Velo Bicycle Club

Thank you for your interest in appointment to the City of Mebane's Advisory Boards and Commissions. Individuals selected for appointment will be notified by mail within 5 working days from the City Council meeting at which they have been appointment.



The Mebane City Council has adopted this application for use by individuals interested in appointment to the City's advisory boards and commissions. To ensure that your application will receive full consideration, please answer all questions completely. Return this application either in person, by mail, or by fax to the Mebane Municipal Building, 106 East Washington Street, Mebane, NC 27302, Fax (919) 563-9506.

Personal Information

Name: Tatiana Isabel Gutierrez Campos Address: 424 Mockingbird Lane, Mebane, NC Phone 1: 919-916-0044

E-Mail Address:

Do you live inside the Mebane City Limits? Yes

In Alamance or Orange County? Orange

Board Preference

Are you currently serving on a board or commission of the City of Mebane? If so, which one(s)?

No

none

Please list the name(s) of the board(s) to which you are applying or seeking reappointment (you may apply to more than one): Recreation and Parks Advocacy Commission

Why do you wish to serve the City in this capacity? If additional space is needed please attach a separate sheet:

In my family we love nature and we love exploring all the parks that our community has.

I believe that we deserve healthy places of recreation and I live eternally grateful to Mebane, for allowing me to raise my family and provide us with a beautiful family environment.

Education

Please list your educational background. Include name of all schools attended:

University of Costa Rica: master in Microbiology and Clinical Chemistry

Employment

Tatiana Isabel C

Please list the names and address of your current employer, the title of your current position, and a brief description of your job duties.

Name of Employer: JMC NC Inc

Title and Duties: -Territory Account Sales Executive:

Collaborated with managers to provide customer feedback and recommend operational changes to meet emerging trends.

Increased sales with execution of full sales cycle processing from initial lead processing through conversion and closing.

Built and maintained positive relationships with diverse stakeholders.

Identified new business opportunities through cold calling, networking, marketing and prospective database leads.

Identified new targets, developed new business opportunities and presented product lines to customers.

Informed customers of promotions to increase sales productivity and volume.

Civic Involvement

Please list the names of all civic organizations in which you currently hold membership:

none

Thank you for your interest in appointment to the City of Mebane's Advisory Boards and Commissions. Individuals selected for appointment will be notified by mail within 5 working days from the City Council meeting at which they have been appointment.



Personal Information

Name: Lacy Lamont McDougald Address: 205 collington dr, mebane, NC Phone 1: 919-308-3022

E-Mail Address:

Do you live inside the Mebane City Limits? Yes

In Alamance or Orange County? Orange

Board Preference

Are you currently serving on a board or commission of the City of Mebane? If so, which one(s)?

No

<u>n/a</u>

Please list the name(s) of the board(s) to which you are applying or seeking reappointment (you may apply to more than one): Recreation and Parks Advocacy Commission

Why do you wish to serve the City in this capacity? If additional space is needed please attach a separate sheet:

To help the recreation and parks promote sport training programs.

Education

Please list your educational background. Include name of all schools attended:

Eastern Alamance

Durham Tech

DeVry

Employment

Lacy Lamont M

Please list the names and address of your current employer, the title of your current position, and a brief description of your job duties.

Name of Employer: Cree

Title and Duties: Equipment Engineering

Civic Involvement

Please list the names of all civic organizations in which you currently hold membership:

n/a

Thank you for your interest in appointment to the City of Mebane's Advisory Boards and Commissions. Individuals selected for appointment will be notified by mail within 5 working days from the City Council meeting at which they have been appointment.



Personal Information

Name: Molly O'Dwyer Address: 205 Esteban Ct, Mebane, NC

Phone 1: 970-424-2331

E-Mail Address:

Do you live inside the Mebane City Limits? Yes

In Alamance or Orange County? Alamance

Board Preference

Are you currently serving on a board or commission of the City of Mebane? If so, which one(s)?

No

NA

Please list the name(s) of the board(s) to which you are applying or seeking reappointment (you may apply to more than one): Recreation and Parks Advocacy Commission

Why do you wish to serve the City in this capacity? If additional space is needed please attach a separate sheet:

I use many of the parks and recreation facilities and think they are critical to a growing community. I have also had a desire recently to get more involved in my community. I served on a city board in Arizona when I first started college and the experience was wonderful to learn about city operations and influence the arts in the community.

Education

Please list your educational background. Include name of all schools attended:

UNC Chapel Hill - MS Information Science

UNM Albuquerque - BA History

Molly O'Dwyer

Employment

Please list the names and address of your current employer, the title of your current position, and a brief description of your job duties.

Name of Employer: Blue Cross Blue Shield of North Carolina

Title and Duties: Senior Data Integration Analyst - I manage the workload of our enhancement team, including working tickets, and assigning them to other analysts and developers. I also report to upper management on a weekly basis.

Civic Involvement

Please list the names of all civic organizations in which you currently hold membership:

None

Thank you for your interest in appointment to the City of Mebane's Advisory Boards and Commissions. Individuals selected for appointment will be notified by mail within 5 working days from the City Council meeting at which they have been appointment.



Personal Information

Name: Emily Powell Address: 359 Brinkley Circle, Mebane, NC Phone 1: 336-508-0636

E-Mail Address:

Do you live inside the Mebane City Limits? Yes

In Alamance or Orange County? Alamance

Board Preference

Are you currently serving on a board or commission of the City of Mebane? If so, which one(s)?

No

none

Please list the name(s) of the board(s) to which you are applying or seeking reappointment (you may apply to more than one): Recreation and Parks Advocacy Commission

Why do you wish to serve the City in this capacity? If additional space is needed please attach a separate sheet:

We have put our roots down in Mebane, and I wish to serve the City. Two things drive me: my family's identity as active and athletic, and to stay involved with the place I love. It is obvious that P&R is leading the way for the City.

Education

Please list your educational background. Include name of all schools attended:

BS in EXSS at UNC-CH. including courses in Leisure and Recreation Studies.

Employment

Please list the names and address of your current employer, the title of your current position, and

Emily Powell H

a brief description of your job duties.

Name of Employer: Town of Chapel Hill, Fire Department

Title and Duties: Fire and Life Safety Educator, I specialize in outreach, program design and project management

Civic Involvement

Please list the names of all civic organizations in which you currently hold membership:

None.

Thank you for your interest in appointment to the City of Mebane's Advisory Boards and Commissions. Individuals selected for appointment will be notified by mail within 5 working days from the City Council meeting at which they have been appointment.



Personal Information

Name: John David Wagner Address: 1311 Buchanan Dr., Mebane, NC

Phone 1: 919-418-0887

E-Mail Address:

Do you live inside the Mebane City Limits? No

In Alamance or Orange County? Orange

Board Preference

Are you currently serving on a board or commission of the City of Mebane? If so, which one(s)?

No

<u>N/A</u>

Please list the name(s) of the board(s) to which you are applying or seeking reappointment (you may apply to more than one): Recreation and Parks Advocacy Commission

Why do you wish to serve the City in this capacity? If additional space is needed please attach a separate sheet:

I am interested in helping to shape the growth of Mebane and the quality of life afforded its citizens.

Education

Please list your educational background. Include name of all schools attended:

B.S - Fisheries and Wildlife Management, Minor in Outdoor Leadership, North Carolina State University

Employment

Please list the names and address of your current employer, the title of your current position, and

<u>John David Wa</u>

a brief description of your job duties.

Name of Employer: Edward Jones

Title and Duties: Financial Advisor - I assist clients with financial planning.

Civic Involvement

Please list the names of all civic organizations in which you currently hold membership:

Exchange Club of Alamance County (Board of Directors)

Alamance Rotary Club

Efland Ruritans Club

Thank you for your interest in appointment to the City of Mebane's Advisory Boards and Commissions. Individuals selected for appointment will be notified by mail within 5 working days from the City Council meeting at which they have been appointment.



AGENDA ITEM #6

T-Mobile Community Grant

Meeting Date November 1, 2021

Presenter

Aaron Davis, Recreation and Parks Director

Public Hearing Yes □ No ⊠

Summary

This item was initially discussed in the FY 21-22 budget work session of March 2021, where City Council expressed support for seeking funding for a "smaller stage" if partial private sector funding could be obtained.

The City of Mebane has sought funding sources to complete construction of a "small fiddler stage" cover on the cement pad at the Mebane Community Park. This year, T-Mobile is offering four periods to submit proposals for community grants that can help with change and impact communities. The T-Mobile Community Grant offers a maximum of \$50,000 with no match required from the City that staff is interested in pursuing. Staff is recommending a resolution to allow the submittal of the grant application that must be submitted before December 31, 2021.

Background

When the Mebane Community Park was completed, one amenity unable to initially be funded at the park was the completion of the "amphitheater," specifically, a shade structure to keep performers from sun and/or rain in either case. In the 2021 budget, the Capital Improvement Plan (CIP) included future funds to construct the amphitheater. The CIP listed a much more robust amphitheater that would include a larger structure and multiple changes to the area already earmarked for the amphitheater. The new structure will be much smaller in size than a standard amphitheater, but fit the current cement slab and provide the needed shelter for smaller performances. This structure will also include removable panels designed to keep sound in the park, rather than extending behind the structure into the nearby neighborhood (as much as possible).

Financial Impact

\$25,000 to cover the extra costs of constructing the shade cover portion of the project if additional private sector funding cannot be obtained to complete the project. (The \$25,000 will be included in next year's annual CIP budget request). Recreation & Parks staff plan to pursue additional private sector funding either through donations and/or five-to-ten-year naming rights for the "fiddler stage" in the months before the FY 22-23 budget is adopted.

Recommendation

We recommend the Council adopt a resolution to allow for the grant submittal.

Suggested Motion

I move for the city to submit the T-Mobile Community Grant for the "Fiddler Stage Cover".

Attachments

- 1. T-Mobile Community Grant Information
- 2. Proposed renderings of fiddler stage shade structure
- 3. Cost Estimates and engineering plans for fiddler stage shade structure

T-Mobile Grant Information:

We're invested in helping communities across America thrive. That's why we're committing \$25 million to small town grants over the next five years—and it starts with you.

Revitalizing small towns nationwide.

We've partnered with Smart Growth America and Main Street America, two consulting partners with a combined experience of over 60 years working to help build stronger, more prosperous small towns and rural communities. With our Hometown Grant program, we're investing big in small towns by awarding up to 100 towns a year with project funding—up to \$50,000 each.

Building community, together.

We're focusing on revitalizing community spaces in towns with 50,000 people or less. Submit a proposal for a town project of your choice, and if selected, use the funds to get started. For example, you could implement tech upgrades at your library, refresh a local park, or break ground on a new place where neighbors can connect.

Got questions?

What is the T-Mobile Hometown Grants Program?

T-Mobile is committing up to \$25 million over the next 5 years to support small towns across America by funding community projects.

What kinds of projects will T-Mobile fund?

The T-Mobile Hometown Grants program will help fund projects to build, rebuild, or refresh community spaces that help foster local connections in your town. For example, this might include the town square pavilion, a historic building, an outdoor park, a ball field, or a library-every town has places where friends and neighbors connect.

How does the T-Mobile Hometown Grant program work?

- Grant applicants may enter at T-Mobile.com/HometownGrant
- Small towns with populations less than 50,000 are eligible to apply.
- Recipients are selected and awarded on a quarterly basis.
- Grants are up to \$50k per town.

Who can request a T-Mobile Hometown Grant?

We are looking for elected leaders, town managers/employees, or non-profit leaders to submit the details for their project request using the <u>Hometown Grant application</u>.

What should I submit during the application process?

- Full proposal should be three (3) to five (5) pages. Should include, but is not limited to:
 - Detailed description of project to be evaluated by an internal TMO panel and nonprofit organization(s)
 - Detailed budget, including breakdown of budget line items
 - \circ Timeline
- "Shovel ready" plan, with:
 - Outline of expected town outcomes, demonstrating how the project or strategy will lead to the anticipated result/change
 - Details on permits needed/obtained, if applicable, to begin work upon receipt of funds
 - Any additional companies/business partnerships to be contracted for the work
- Up to 5 letters of support from local government and/or community organizations, partners or members, demonstrating community alignment, engagement, and consensus for the proposed project.

What are key submission deadlines?

- Applications will be open on a quarterly basis with the following schedule:
 - Spring: Applications open January March
 - Summer: Applications open April June
 - Fall: Applications open July September
 - Winter: Applications open October December
- Portal will close on the last day of each quarter and reopen for the new quarter on the first of the month
- All Hometown Grant applications will be notified 30-60 days after the end of each quarter on the status of the submission.

How are towns selected?

T-Mobile is partnering with trusted non-profit organizations SmartGrowth America and Main Street America on our grant selection panel. Both organizations have deep expertise in building stronger, healthier, and more connected communities.

How will winners be notified?

Grant recipients will be contacted directly by a T-Mobile representative of their acceptance or denial in the month after entries have closed. No status will be available before that communication.







Mebane Community Park- Stage Improvements

Estimate of Probable Cost

1.	Shade Structure to match existing playground	\$ 45,000.00
2.	Removable Acoustic Blankets	\$ 5,000.00
3.	Concrete work removal and replacement	\$ 6,000.00
4.	Site preparation including protective fencing and sod repair	\$ 4,000.00
5.	Landscape Architect project administration	\$ 5,000.00
6.	Project Contingencies	\$ 10,000.00
	Total	\$ 75,000.00



Agenda Item #7	Presenter
AGENDA HEIMH/	Cy Stober, Development Director
Planning Board Appointments	Applicant N/A
	Public Hearing Yes □ No ⊠

Summary

The City of Mebane Planning Board has one (1) outstanding opening for appointment. The position will fulfill the remainder of Mr. Thomas Vinson's term, as a City representative, which expires 2023. The City Planning Department provided press releases, social media posts, and published legal advertisements the weeks of September, 6, September 20, October 4, and October 18.

The qualifications of the three candidates are detailed in the attached applications. All candidates reside in the City limits and are eligible for appointment, as the City Council's discretion. The City Council may appoint these Planning Board members directly.

Financial Impact N/A

Recommendation

Staff recommends that the Council make an appointment for one of the three qualified candidates to his City seat on the Planning Board.

Suggested Motion

A motion to appoint ______ to the City of Mebane Planning Board, recognizing their qualifications, experience, and dedication to serving the planning and land use needs of the City of Mebane.

Attachments

- **1.** Application Brian Burtram
- 2. Application William Chapman
- 3. Application Susan Semonite



Personal Information

Name:	BREAN	R. Bur	RTRAM		and a survey of the second	
Home Address:	219	EMERSON	Dr.	MEBANE	NC	27302
Mailing Address (if di	ifferent):	NA				
Home Phone:	919 5	568 9718	Busi	ness Phone:	919	864 1522
Do you live inside the Mebane City Limits? Yes \times No						
In Alamance or Orange County? Alamaecc						

Board Preference

Are you currently serving on a board or commission of the City of Mebane? Yes____ No_X____ If so, which one(s)?_____

Please list the name(s) of the board(s) to which you are applying or seeking reappointment (you may apply to more than one): ______ Mebane Planning Board

Why do you wish to serve the City in this capacity? If additional space is needed please attach a separate sheet:

Through My work with homeless Ministries in Dirhom I
have developed a keen interest in attached housing
quailability of I see the planning board as one of the
groups that can have an impact on providing opportunities to
all Mehave residents. In additions to feel that my legal and
business training and experience will be beneficial to the planning boar.

Education

Please list your educational background. Include name of all schools attended:

North Caroling Central School of Law J.D. MBA DUKE UNIVERSITY B.S. - Accounting Virginia Tech

Boards and Commissions Application Page 2

Employment

· 7

Please list the names and address of your current employer, the title of your current position, and a brief description of your job duties.

Name of Employer: Duke Unijersity
Address: 324 Blackwell St., Durhan Nc
Title and Duties: ASSOCIATE DIRECTOR - FINANCIAL SERVICES
OVERSEE budget and financial processes for \$40 Million Stores operation OVERSEE ALL TECHNICAL SYSTEMS FOR STORES. RESponsible for long range Planning and business development
OVEDSEE ALL TECHNICAL SYSTEMS FOR STORES. RESPONSIBLE for long range
Planning and business development
Civic Involvement
Please list the names of all civic organizations in which you currently hold membership:
I have been involved with Various organizations over the years.
Most of those have been foith-based and plated to helping homology

Most a	of these	have been	faith - based	and relater	1 to h	clping	homeless
		Vileged.		,			
Iam (uccenth c	only servi	ng as the	Treasurer	for	Meet	me at
the Bri	dae Mi	vary in	Durhon.	Ialso	do u	ioluntee	c legal
work f	er indivi	duals on	Durhom. On inform	=1 6=515-	<u> </u>		

Thank you for your interest in appointment to the City of Mebane's Advisory Boards and Commissions. Individuals selected for appointment will be notified by mail within 5 working days from the City Council meeting at which they have been appointed.



Personal Information

Name: WILLIAM CHAPMAN
Home Address: 1521 ST. ANDREWS DRIVE
Mailing Address (if different):
Home Phone: <u>919-563-4974</u> Business Phone:
Do you live inside the Mebane City Limits? Yes No
In Alamance or Orange County? <u>ALAMANCE COUNT</u>

Board Preference

Why do you wish to serve the City in this capacity? If additional space is needed please attach a separate sheet:

place nt my wite and since we induced here lebane is the in 1992, it has become my home as we'll. And I've arown to see and preciate just how special Mebane is - a small town with a Things must change and that Mebane must around neart, IK now all for the city to maintain its "homey tee avould asi people who will find it to be special as I bome of industry and a years ago,

Education

Please list your educational background. Include name of all schools attended:

E.E. SMITH SENIOR HIGH SCHOOL, FAYETTEVILLE, NO NORTH CAROLINA CENTRAL UNIVERSITY, DURHAM, NO

Boards and Commissions Application Page 2

Employment

Please list the names and address of your current employer, the title of your current position, and a brief description of your job duties.

Name of Employer:	RETIRED	IN 2010	from	GLAXO SMITH KUNE	
Address:				RTP, NC	

Title and Duties: ATIONS

Civic Involvement

Please list the names of all civic organizations in which you currently hold membership:

JACK O'KELLEY SERTOMA CUB, BURLINGTON HEF JUDGE . SOUTH.

Thank you for your interest in appointment to the City of Mebane's Advisory Boards and Commissions. Individuals selected for appointment will be notified by mail within 5 working days from the City Council meeting at which they have been appointed.



Personal Information

Name:	Susan Scott Semonite	
Home Addr	dress: <u>401 Redwood Ct, Mebane, NC 2730</u>	2
Mailing Ad	Address (if different):	
Home Phon	one: <u>919-563-3511</u> Mobile Phone: <u>732</u>	-261-2053
Do you live	ve inside the Mebane City Limits? Yes_X N	lo
In Alamanc	ace or Orange County? <u>Alamance</u>	

Board Preference

Are you currently serving on a board or commission of the City of Mebane?

Yes No X If so, which one(s)?

Please list the name(s) of the board(s) to which you are applying or seeking reappointment (you may apply to more than one): <u>Mebane Planning Board</u>

Why do you wish to serve the City in this capacity? If additional space is needed please attach a separate sheet:

I am very interested in being considered for a spot on the Mebane Planning Board, Having lived in Mebane since 2006, being active in several community groups, I feel this would be a great opportunity to continue to serve Mebane.

The end of August I will be ending my term on the Mill Creek HOA board of Directors. I have served as President and board member for the past 10 years. Being part of the Mill Creek HOA, has provided a lot of insight in working with Mebane City, DOT-119 by-pass, homeowner association legal affairs, Mill Creek Golf Club management, and most importantly hearing issues and concerns of homeowners and working to find a solution that satisfies.

In addition, as a Public Administration major I have always had an interest in local government.I did extensive work on tax enterprise zones working with the state of Vermont and the town of Bellows Falls to work with companies moving into the area and how tax incentives could be provided. This is where I grew up, and I completed this as a summer job / internship experience.

Education

Please list your educational background. Include name of all schools attended:

**Resume attached **

Employment

Please list the names and address of your current employer, the title of your current position, and a brief description of your job duties.

Name of Employer: _<u>Duke University, Office of Undergraduate Admissions.</u>

Address: 2138 Campus Drive, Box 90586, Durham NC 27708 phone: 919-684-3214

Title and Duties:

Associate Director of Undergraduate Admissions_**Resume attached **_

Civic Involvement

Please list the names of all civic organizations in which you currently hold membership:

- Mebane Women's Club member since 2007, part of this group I have been active with the Mebane Community Garden, Meals on Wheels, Farm to Fork fundraiser event.
- Eastern Alamance High School Band Boosters fundraising and providing assistance at band events / competitions.
- Not civic very proud of the work I have done and service provided with the Mill Creek Homeowners Association - board of directors and served as President for the HOA the past 6 yrs has been significant.

PROFESSIONAL EXPERIENCE: Duke University, Durham, NC — November 2006-Present

Associate Director of Admissions (July 2015 – Present)

- Liaison to the Alumni and Development Offices
 - Oversight of applicants and prospective student visitors.
 - Admission Liaison provides a point of contact and a source of information for alumni families who have children applying as a first-year or transfer applicants.
 - o Oversight in the relationship and care in reviewing admissions applications
- Supervision Admissions Officer team
 - Oversee the duties for five admissions officers. Provide oversite, supervision and management. Team oversight has a range of experience and duties including recruitment travel, application review project management and professional development.
- 2138 Building Renovation move oversite
 - Establish a timeline for the move of all staff and materials from 2138 to two different campus locations as well as off site storage. Work with Duke Facilities project manager to complete in a four-week timeline. Work with next steps for planning / decision making of renovation steps.
- ROTC Recruitment process.
 - Coordinate with the ROTC detachment divisions, faculty, Provost, and University President, discussion to help with the recruitment of more ROTC students. Lead to the development of an Early Decision II option process to track and yield ROTC scholarship winners
 - Created a program to fund ROTC prospects to visit campus during admitted student days with intent to increase yield.
- Manager for Campus Visits and Special On-Campus Events
 - Responsible for daily management of the campus visit program and analysis of visitor feedback, approximately 50,000+ visitors annually. Responsible for managing events hosted by the Office of Undergraduate Admissions. This includes planning for, training, scheduling staff, and assessment of these visit activities. Supports visitor reception activities, assessment activities across the department but especially works to coordinate with campus partners across the university as well as the Duke Marine Lab and Durham Convention and Visitors Bureau. Oversite of on campus recruitment programs, open house events, admitted student days, and special group visits done using SLATE CRM.
 - Karsh Alumni & Visitor Center beginning October 2019
 Collaborate with communication team to update and maintain website for campus visit opportunities. Assist in the event planning, publicity, reservations and coordination of on campus recruitment events for prospective students and their families.

Senior Assistant Director of Admissions (July 2013-July 2015)

- Responsible for the recruitment efforts, application review, and yield events for regions that have included Pennsylvania, Connecticut, Maine, New Hampshire, Rhode Island, Upstate New York, Vermont, & Bergan Co, New Jersey
- Blue Devil Days admitted student days developed three, two-day event days for admitted students, increased participation and yield. Developed a program to accommodate parents, in addition to programming already in place for students.
 - Plan, implement, and assess the effectiveness of the Campus Visit program, approximately 50,000+ visitors each year.
 - Developed a Visitor Packet,
 - o Created and manage electronic visitor evaluations. Provide feedback to admissions officer staff
 - Creation of Discover Duke Counselor Conference established in January 2012 present
 - o Developed from the NC Open House concept
 - o Worked with Duke Endowment to receive \$13,000 grant for three-year program, has been extended until 2017
- Liaison with the university ROTC divisions.
 - Work in conjunction with data processing, manage database of potential ROTC candidates. Review ROTC decisions after committee process with dean. Provide feedback to ROTC units. Assist in working to identify potential ROTC candidates and track throughout the admissions cycle.
 - Assess the ways in which recruitment of potential scholarship candidates can be identified through the admissions process. Work to establish systems to obtain priority recruitment set by the university for these ROTC groups

- Coordinate Undergraduate Admissions events
 - Campus contact involving space availability, establishing program dates as far in advance possible. Includes but not limited to working with Theater Operations, Duke Performances, Event Management, Duke Card Office, and Duke Athletics.
 - Review catering options for all events. Research vendors establishing they have received university approved and pricing is within budget guidelines.
 - o Liaison to the Durham Conventions and Visitors Bureau
 - Establish relationships with area hotels for price negotiation

Assistant Director of Admissions (June 2009 - June 2013)

- Responsible for the recruitment efforts, application review, and yield events for regions that have included: Alabama, Pennsylvania, Connecticut, Maine, New Hampshire, & Vermont.
- Blue Devil Days admitted student days developed four, two-day event days for admitted students, increased participation and yield. Developed a program to accommodate parents, in addition to programming already in place for students.

Senior Admissions Counselor (November 2006 – May 2009)

- Responsible for recruitment efforts, application review, and yield events for the regions of Texas, Oklahoma, & Louisiana.
- Facilitated annual counselor conference, worked with student life staff, faculty, university facilities management, and travel services on implementation of event; while staying within budget guidelines.
- Blue Devil Days admitted student days assisted coordinator on the planning and design of five admitted student days.
- Admissions Office liaison to three divisions of ROTC facilitated the application review process and tracking of scholarship winners. Assisted these divisions with various communication programs to increase program applications.
- Assisted with revisions of the 2007-2008 admissions viewbook.

Duke Youth Programs

Director of Constructing Your College Experience (May – June 2007)

- Facilitated a six-day program for approximately 30 rising high school juniors and seniors.
- Selected and trained 5 staff members, to work as counselors during the program
- Worked closely with the summer residential staff on the organization of events.
- Established a college panel with admissions representatives from over eight different North Carolina Colleges & Universities.
- Arranged college campus visits as well as various guest speakers to participate during the week-long camp.
- Sent evaluative letters to camper's parents after the program with college recommendations for each participant to consider.

Ranney School, Tinton Falls, NJ —

Director of College Guidance (August 2000 to June 2006)

- Designed an ambitious and comprehensive college counseling program for grades 8th 12th
- Guide approximately 225 students and their families through the college investigation process
- Manage college application process of 55 seniors applying to over 400 schools
- Supervise Associate Director and Registrar in daily projects and tasks
- Key member of upper school administrative team
- Developed College 101 Counseling Workshop for juniors course ran March thru December
- Coordinator for PSAT / SAT testing and preparation
- Coordinator for College Board Services for Students with Disabilities
- Administrator responsible for set-up, training, and management of Naviance Tcci software
- Upper School Admissions Committee interview and select candidates for acceptance
- Developed and designed quarterly "College 101" newsletter distributed to parents and prospective applicants
- Created retention program for 8th graders transitioning to the 9th grade
- Advise and counsel upper school students through academic course selection
- Organize workshops on financial planning, Junior College Workshop, 9th &10th Information Night
- Facilitate and implement creation of upper school master course schedule using Blackbaud Software
- Curriculum review committee work with department chairs on appropriate prerequisites and student placement
- Plan Junior College Visitation Tour Program two to three multi-day tours annually
- Assist with the coordination of Graduation and Senior Celebration

Susan Semonite – Cont.

Elon University Admissions, Elon NC (July 1989 – June 2000) Associate Dean of Admissions (January 2000 – June 2000) Assistant Dean of Admissions (April 1998 - January 2000)

- Supervised 6 professional and 4 administrative staff.
- Managed an efficient system for purchasing and provided direction for annual operational \$700K budget.
- Oversee the daily operations of the Admissions Office including coordinating telephone coverage, and maintaining facilities.
- Implemented Admissions three-year technology plan, including purchasing technology and supplies.
- Plan, implement, and assess the effectiveness of the Campus Visit program, approximately 3500+ visitors each year.
- Assist University Relations / Publications Office in design and creation of marketing materials.
- Created new Admissions Video \$70,000 project worked collaboratively with external communications firm.
- Territory manager for recruitment in major market area of New England, comprising 10% of student enrollment.
- Managed territory managers, researched new areas to recruit using geodemographics, NRCCUA and ETS

Senior Associate Director of Admissions (1996 - 1998)

- Planned and coordinated two admitted student weekends hosted annually on campus, approximately 1000 guests each weekend.
- Hired, trained, and directed 25 Student Tour Guides and 15 telephone counselors.
- Worked with Student Life, Academic Advising, and faculty on implementation of events.
- Conduct presentations, host receptions, interview students, review applications and determine admission.

Associate Director of Admissions (1992-1996) Assistant Director of Admissions (1990-1992) Admissions Counselor (1989-1990)

- Designed and implemented two-week orientation for six new Admissions Counselors.
- Developed, planned and implemented a strategy for student recruiting throughout New Jersey, New York, and New England.
- Selected, trained and coordinated the 50+ volunteer Student Admissions Committee.
- Established standards, interviewed prospective students, and completed admissions decisions.
- Traveled extensively and independently for over 12 weeks each year.
- Planned and hosted receptions for guidance counselors, prospective students and parents in major market area.

Elon 101 Faculty Advisor (1995- 2000)

Elon University Academic Advising

- Mentored and advised 15 freshmen through semester program.
- Counseled students as to college programs, course selection, and declaring a major.
- Worked with students to ensure course and graduation requirements were completed.
- Provided weekly support and guidance in making the transition to college.

EDUCATION

University of North Carolina-Greensboro, Greensboro, NC Master of Arts, December 1997 Concentration: Liberal Studies

Elon University, Elon, NC Bachelor of Arts, May 1989 Major: Public Administration

PROFESSIONAL MEMBERSHIPS & CONFERENCE PRESENTATIONS

Special Event Planners Council (SEPC), Duke University New England Association for College Admission Counseling (NEACAC) The Collegiate Information and Visitor Services Association (CiVSA) New Jersey Association for College Admission Counseling (NJACAC)

Elected NJACAC President-Elect 2005 - 2006

CONFERENCE PRESENTATIONS

- So, you're considering Moving to the Other Side of the Fence? NJACAC 2003, 2005
- Creating a Strong High School Profile: What Works and What Doesn't, NJACAC 2005



AGENDA ITEM #8

DOWNTOWN EXTERIOR IMPROVEMENTS

GRANT

Meeting Date November 1, 2021

Presenter

Cy Stober, Development Director

Public Hearing Yes □ No ⊠

Summary

Council will consider adoption of the City's new Downtown External Improvements Grant (DEIG).

Background

In its deliberations of the Manager's Recommended FY22 Budget, the Mebane City Council allocated \$50,000 for Downtown Improvements as a matching funds grant program that will reimburse an individual up to 50% of qualifying expenses for exterior improvements to a Downtown property. The attached program flyer and application details the criteria for individuals wishing to improve their properties by addressing one of four categories:

- Façade improvements;
- Outdoor seating;
- Exterior artwork; and
- Preservation of historic architecture and buildings.

Conditions apply to the municipal awards, which are available on a first-come, first-served basis. The City must approve any encroachments into municipal rights of ways or easement, such as sidewalk seating. The grant is provided as a reimbursement for qualifying expenses, requiring proof of receipts. Applicants must provide a minimum of two quotes for the proposed project.

Applications for this municipal award will be accepted until February 15, 2022.

Financial Impact

The City will support qualifying projects up to \$50,000, as allocated in the FY22 Budget.

Recommendation

Staff recommends adoption of the Downtown Exterior Improvements Grant, as presented.

Suggested Motion

I move to adopt Downtown Exterior Improvements Grant, as presented, awarding and spending municipal funds accordingly.

Attachments

1. Downtown Exterior Improvements Grant Information Sheet & Application

MEBANE DOWNTOWN EXTERIOR IMPROVEMENTS GRANT



WHAT DOES THE GRANT FUND?

The City will provide a grant in an amount up to 50% of the total cost for approved exterior renovation projects, maximum grant of \$10,000 per property. Grants are limited to one per property each year and fund the following items/work:

- Façade Improvements & Renovations, including:
 - Restoration of original façade;
 - Repairs to external features such as storefronts, trim, cornices, etc.;
 - Painting (see Requirements);
 - Replacement of windows with windows of appropriate style and materials
- Preservation of unique architectural and/or historic properties and/or features
- Permanent art such as murals on exterior walls does not include window art
- Exterior Seating on private property owned or leased by applicant to serve related Downtown business uses

GRANT CONDITIONS

- ◊ Properties must be within the area of focus in the City's adopted *Downtown Vision Plan*.
- ◊ Grants are subject to available funding. \$50,000 is available in FY21-22.
- Property owner is required to contribute a minimum of 50% of funds to the project and will be reimbursed for qualifying expenses upon report that includes total cost of project with copies of paid receipts.
- ◊ All encroachments into City rights of ways and easements subject to City approval
- ♦ A grant must be approved prior to commencement of any construction work, or reimbursement may not be assured.
- Grants take the form of reimbursements after the fact, which means that all work covered by the grant must be completed and paid for by the owner prior to reimbursement by the grant. Grant applications are subject to fair and impartial review of the merits of the project, completeness of the application, availability of grant funds, and other factors.
- A project that deviates from the submitted plans without prior City approval will not be eligible for reimbursement of costs.

APPLICATION AND APPROVAL PROCESS

- Submit an application to the City of Mebane no later than February 15, 2022.
- All projects must comply with the requirements of the City of Mebane's ordinances and NC State Building Codes
- All rehabilitations on buildings will attempt, as feasible, to follow the "Secretary of the Interior's Standards for Rehabilitation" of commercial buildings (see attached).
- All applicants must obtain at least two cost estimates for labor and materials and provide copies of each quote attached to the application

Grant Application



Date of Application:_____

APPLICANT INFORMATION

Property Owner Name	
Business Owner Name (if different*)	
Business Name	
Phone #	
Street Address of Property	
Applicant's Mailing Address	

*If outdoor seating is being provided offsite from primary business site, a copy of a lease agreement or similar document is needed

USE OF BUILDING AND DESCRIPTION OF PROPOSED PROJECT

Current use of building:	
Proposed use of building:	
Business Name	

Describe project details. Attach drawing, sketch, or photo of proposed project, specifically identifying changes and paint color for each detail of the building, along with an existing photo of the building:

Total Estimated Cost of Exterior Improvements (Attach copies of all quotes, minimum of two quotes required for each portion of work and/or materials, grant will cover the sum of lowest quotes.):

CHECKLIST FOR COMPLETE APPLICATION

- 1. I have read the City of Mebane Exterior Improvements Grant documentation and fully understand the agreement.
- 2. The property owner's written permission is attached if the applicant is the business owner, including City pre-approval to place seating on the sidewalk.
- 3. Drawings, sketches, and/or pictures, including color scheme and sign design for project are attached.
- 4. Summary of project costs is attached, with copies of all quotes

I understand the City of Mebane Exterior Improvement Grant Program must be used in the manner described in this application, and the application must be reviewed and approved by the Mebane City staff prior to commencement of any project. I understand that failure to comply with the approved application may result in a forfeiture of all grant funds.

Applicant Signature: _____

Date: _____

September	Year to Date	% Change from 2020
25	260	47%
	10	
2	2	
72	587	22%
97	847	29%
North	South	
380/45%	467/55%	
North	South	
4:52	6:04	
42%	53%	
47%	33%	
11%	14%	
196	1425	17%
North	South	
650/46%	775/54%	
24	134	
0	1371	
6	43	
2	16	
257	1012	
3	14	
	25 9 25 9 2 72 97 97 97 380/45% North 380/45% North 42% 47% 11% 96 196 196 24 0 24 0 24 0 224 0 257	25 260 9 10 2 2 72 587 97 847 97 847 380/45% 467/55% North South 380/45% 467/55% North South 42% 53% 47% 33% 11% 14% 196 1425 North South 42% 53% 47% 33% 11% 14% 0 1371 6 43 2 16 257 1012





Planning Board Minutes to the Meeting October 11, 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: <u>https://www.youtube.com/watch?v=yDRc_-Pp2_k</u>

<u>Members Present</u>: Chairman Edward Tulauskas, Vice Chair Judy Taylor, Lori Oakley, Gale Pettiford, Kurt Pearson, Kevin Brouwer, Larry Teague

Also Present: Ashley Ownbey, 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 September 20, 2021, Minutes

Larry Teague made a motion to approve the September meeting minutes. Lori Oakley 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 September City Council meeting.

4. Request to rezone the +/- 1.55-acre property addressed 1204 S Fifth Street (PIN 9814468034), from O&I to B-2 by Kenyon's Meat Market

Staff presented the above general rezoning request. The Planning staff has reviewed the general rezoning request for harmony with the zoning of the surrounding area and consistency with the City's adopted plans and recommends approval.

Ashley Ownbey provided a brief overview and PowerPoint of the request. The applicant Darrin Kenyon addressed the board, explaining that the purpose of the rezoning request is to allow them to relocate their Kenyon's Meat Market business. He noted that he's lived in Mebane his whole life and his family has owned Kenyon's Meat Market in Mebane for 13.5 years. Mr. Kenyon explained that the subject property would allow for easier access and traffic flow.

Kurt Pearson asked Mr. Kenyon if they planned to have a curb cut on the Foust Rd frontage of the property. He noted that he understood that type of question would be asked in TRC. Mr. Kenyon answered that his thought is to have traffic enter and exit via 119, with the exception that a small



number of delivery trucks would exit out the back of the site via Foust to avoid difficult turns, in addition to employee parking and access in the back of the site.

Lori Oakley commented that she is a big fan of the Kenyon's Meat Market business but shared some concerns about the general rezoning request. Ms. Oakley explained that a general rezoning would allow any use permitted in the B-2 zoning district beyond just a meat market. Ms. Oakley asked if Mr. Kenyon had considered a conditional rezoning with a site-specific plan showing the layout of the proposed use and site access. Mr. Kenyon responded that a B-2 rezoning request would be an easier thing to do in terms of flexibility, building location, parking, and setbacks. He added that his daughter plans to take over the business, so it will be around for 25 to 30 more years, which is the reason.

Lori Oakley reiterated that without a site-specific plan, her concern is that the B-2 general rezoning request would open the property up to a lot of uses, in the event that something fell through with the Kenyon's Meat Market business, the property could be sold and used for an abundance of business uses in an area surrounding by residential, particularly on Foust. Judy Taylor echoed Ms. Oakley's concerns.

Kurt Pearson asked planning staff to show the zoning map on the screen. Referencing the map, Mr. Pearson commented that it's not surprising that business uses are creeping towards the subject property and surrounding area; however, as it is doing so the Planning Board has an interest in protecting the people that live there now. Mr. Pearson asked Cy Stober to comment on the possibility for a conditional rezoning as opposed to a general rezoning request. Cy Stober responded that they discussed conditional zoning, general business, and neighborhood business options, and the applicant chose to pursue general business rezoning.

Kurt Pearson commented that there is B-2 in the area, occupied office and institutional, and occupied residential surrounding the property. Judy Taylor asked the applicant how they intend to orient the building on the lot. Mr. Kenyon responded that they were thinking the building would be about 150 feet from the back of the property. Judy Taylor responded that it would put it inline with the existing residence back there. Mr. Kenyon responded that he intended to preserve the natural area and forested buffer back by the existing residential area, and the the amount of parking in the rear wouldn't extend that far back. Judy Taylor added that meat market is a great part of the community, but she is concerned about the other uses that would be permitted there under a general B-2 zoning.

Lori Oakley asked for clarification about the type of truck delivery traffic to expect for the meat market that would be exiting via Foust. Mr. Kenyon responded that the traffic is primarily box trucks, with tractor trailers only a couple of times/week. Mr. Kenyon also added that exiting from the rear of the site would be safer, allowing trucks better visibility at the Foust and 5th intersection.

At this time, the Planning Board invited members of the public to ask any questions.



Tom Boney of Alamance News asked who owned the property in question. Mr. Kenyon responded that he does not yet own the property. Mr. Boney followed up by asking if the approval went specifically with the applicant and his application, or in the long term to the property owner. Cy Stober responded that per state law, the bested rights persist with the property, not the owner. Mr. Boney then asked if there was a timeframe should it be approved, that Mr. Kenyon would need build his meat market within. Cy Stober responded that vested rights persist for 24 months, but there is a bill in General Assembly that would extend that period during the permitting process. Cy Stober clarified that the general rezoning would persist with the property.

Mr. Boney asked what the building timeframe might be if it is approved. Mr. Kenyon responded as soon as possible. Renae Kenyon added that their current lease isn't up until May 2023. Kurt Pearson commented that theoretically, if Council were to approve the rezoning it could be 10 years before the site is developed and if the Kenyon's changed their mind, they would be in a situation where the B-2 property is open to any variety of conflicting uses.

Mr. Pearson commented that conditional zoning is a wonderful tool that allows us to set in stone the use of the property, along with the layout and design of the project. He added they are not against the meat market, but there is a way that would make the Board more inclined to approve the project. Lori Oakley added that there is a huge cost to this. Renae Kenyon responded that it is a big cost, and they are just a small business looking to stop renting, and they wouldn't be doing it if the property wasn't right for them. Kurt Pearson asked if they could go through with a conditional zoning that determines the use for the property without the site plan. Cy Stober responded that Article 9 of the UDO requires a set specific plan, including waivers, layout, etc. for a conditional rezoning.

Lori Oakley asked if the project would need to go through the Mebane Technical Review Committee after an approved rezoning. Cy Stober responded that all construction drawings must be approved by the Mebane TRC, including detailed layout/building footprint, grading, sewer and water, lighting, and landscaping requirements. He added that building plans are typically provided on the same scheduled as construction drawings. Lori Oakley clarified that if it was approved, the same type of drawings would be required later in process compared to a conditional zoning.

Danny Walker, 106 Foust Rd, commented that he shops at Kenyons but has a problem with the meat market coming to Foust Rd. He named traffic as his primary concerns, with the sharp curve on the road that would be unsafe for existing trucks. He also noted that there is a long wait at the intersection of Foust Rd and 119. Kurt Pearson asked Mr. Walker to point out where he lives on the map. Mrs. Kenyon responded that all customer parking would be in the front, with employee parking in the back and trucks exiting.

Larry Teague asked if the meat market would require a traffic study. Mr. Stober responder that the threshold is generally 100 peak hour trips per day. Based on the general use and trip generation calculation used by DOT, the project would not warrant a TIA, however the UDO does allow the City



some discretion to require them if appropriate. Judy Taylor asked if the Foust & 5th intersection is supposed to have a traffic light at some point. Cy Stober responded that there is not a signal proposed for that intersection.

Wilma Crisp, 110 Foust Road, commented that the project would have the biggest impact on her because she lives right next to the subject property. Ms. Crisp commented that the people in the neighborhood are older and have nowhere to go, and the proposed rezoning will create more traffic more people going in and out, safety issues, and noises, with unclear impacts to their property values. Ms. Crisp explained that she supports Kenyon's Meat Market from afar, but not right in her front door. She expressed that she wants her neighborhood to remain the same sweet little safe pleasant community that it has been all these years, where her children grew up and have memories.

Ms. Crisp brought a petition with 16 signatures and added that she just learned about the project and gathered the signatures in 30 minutes¹. Cy Stober explained that the letter and petition would be added into the record.

Larry Teague made a motion to approve the general B-2 rezoning as presented and to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. Gale Pettiford seconded the motion. Kurt Pearson asked to clarify that the motion is to approve the request. Tom Boney asked for a clear distinction of the vote to be made. Larry Teague clarified the motion to approve the rezoning request. Gale Pettiford seconded the motion. The motion passed 4-3 as follows:

- In favor (4)
 - Larry Teague made the motion
 - Gale Pettiford second
 - Kevin Brouwer
 - o Chairman Ed Tulauskas
- Not in favor (3)
 - o Judy Taylor
 - o Lori Oakley
 - o Kurt Pearson

Cy Stober indicated that the request will go before the Mebane City Council on Monday, November 1st at 6:00 pm.

Lori Oakley added for the record that she did not vote in favor because she did not feel that the proposed rezoning is in harmony with the surrounding area, because it is a general rezoning without a site-specific plan there is no way of knowing that the future use will be in harmony in the area. Larry Teague responded that he appreciates Ms. Oakley's opinion and shares some of her concerns, but he

¹ The Foust Rd petition gathered by Ms. Crisp has been provided as an attachment to the meeting minutes.



believes that applicant will do that they say they will do. Kurt Pearson added that he's not against Kenyon's Meat Market, but they need to make sure that the use doesn't harm adjacent properties. Mr. Pearson reiterated that the applicant could take the route of conditional rezoning, and it would yield a site-specific approval that is more harmonious with the surrounding area.

Tom Boney asked if the applicant could volunteer a change in their rezoning request before the Planning Board and Council. Cy Stober responded that the applicant is welcome to offer conditions to restrict their development on the property. Lori Oakley clarified that this is only true under a conditional rezoning, not a general rezoning.

5. Request to rezone a portion of the +/- 12.69-acre property located on Smith Dr (PIN 9815303841), from R-20 to M-2 by A Samet Property, LLC

Staff presented the above general rezoning request. The Planning staff has reviewed the general rezoning request for harmony with the zoning of the surrounding area and consistency with the City's adopted plans and recommends approval.

Ashley Ownbey provided a brief overview and PowerPoint of the request. Josh Dry, Development Manager of Samet Corporation (309 Gallimore Dairy Rd, Suite 102, Greensboro, NC 27409) spoke on behalf of the applicant. Mr. Dry explained that the subject property is divided by NC 119 and they are only seeking to rezone the portion to the west of the right of way, with the eastern portion to remain as R-20 residential.

Tom Boney asked where the access to the site would be. Mr. Dry responded that it would be on the new cul-de-sac that is currently there off of Development Center Dr. Cy Stober added that 119 at that location has restricted access, no driveway can be provided on to it. Access to the site must be provided by way of the surrounding properties owned by Samet. Mr. Dry added that have no plans at this time for the property, their intent is to establish zoning that is consistent with the surrounding industrial park area.

Kurt Pearson asked for clarification that the applicant would be subdividing the property since it will be split zoned. Mr. Dry confirmed that they are committed to subdividing the property and already have already contracted a surveyor.

James Gillis, 428 Huckleberry Loop, commented that his property backs up to the eastern east side of the subject site and expressed concern about flooding. He asked the applicant how they will protect the wetlands on the property. Mr. Dry respond that they would abide by all applicable regulations should they choose to develop the property. Mr. Gillis responded that there is the wildlife habitat on that eastern portion of the site that he would like to see preserved since much of it has already been developed for the industrial park. Mr. Gillis suggested giving that land back to the City to be preserved.



Mr. Dry responded that the size and shape of residential portion in question would be difficult to develop in any form.

Lori Oakley asked about the average depth of the eastern portion of the property. Mr. Dry responded that he did not know, but it is very narrow. Mr. Pearson commented that given the property is zoned R-20 and does not have access from 119, Huckleberry Loop or Fieldstone Drive, it will essentially be undeveloped and serve as greenspace by the way it sits. Mr. Dry concurred. Mr. Gillis asked how they could assure that the property won't be developed, when the property owner to the north of the site could purchase it to develop housing. Mr. Pearson responded that the Planning Board doesn't have the ability to make someone give the City a piece of land. Mr. Gillis replied that he understands but Samet could easily donate the land to the City. He also questioned the value that the property was purchased for by Samet in 2018. Judy Taylor responded that those are private transactions that the Planning Board would not address or be involved in.

Mr. Gillis reiterated that his concern is about flooding behind his neighborhood. Lori Oakley clarifies that the request before the Planning Board is exclusively for the western portion of the site, and no changes are being proposed to the R-20 portion to the east of 119.

Tom Boney asked if Lotus Bakery was located south of the subject property, west of 119. Mr. Dry confirmed Mr. Boney's statement. Mr. Gillis commented that the lights and noise from Lotus are disruptive, and he has concerns about his property value.

Lori Oakley asked Staff if the future land use map could be included in the packets for general rezoning in the future. Lori Oakley commented that the general rezoning makes to M-2 makes sense for the portion of the property because it is surrounded by M-2 zoning, especially with 119 bisecting the property.

Larry Teague made a motion to approve the general M-2 rezoning as presented and to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. Judy Taylor seconded the motion. The motion passed unanimously. Chairman Tulauskas indicated that the request will go before the Mebane City Council on Monday, November 1st.

6. Request to amend the approved Special Use Permit (SU-19-03) for the property located on Lowes Blvd (PIN 9804937529) to increase the number of hotel rooms approved for Phase 1 of the project, by DRPBS Hospitality, LLC

Cy Stober provided a brief overview and PowerPoint of the above request from DRPBS Hospitality, LLC to amend the approved Special Use Permit (SU-19-03) to allow for combined parking and increase the number of hotel rooms approved for Phase 1 of the project by 29%. Cy Stober explained this special use permanent was approved by the City Council at a quasi-judicial public hearing in July 2019



for a planned multiple occupancy group to allow two hotels of 160 hotel rooms and 10,000 sf of retail and office space, located at the end of Lowes Blvd.

Tim Smith, P.E., Senior Project Manager at Summit Design and Engineering Services, (320 Executive Court,

Hillsborough, NC 27278) represented the applicant and provided a presentation of the request, describing the history of the project and impact of the pandemic on the project. Mr. Smith described in detail the previously approved plan and the proposed changes.

Lori Oakley discussed the difference between 229 parking spaces required by the and the 210 spaces being provided on the plans. Ms. Oakley noted that she did some research on parking requirements by other jurisdictions and found that the plan would meet the code in these other communities. Ms. Oakley's observation is that Mebane's parking requirements are a little high compared to peers, but shared mixed feelings that the proposed plan doesn't meet the City's requirements. Tim Smith responded that he discussed this with the developer, and they found that parking hasn't been an issue for these projects. Mr. Smith also clarified that they are asking for flexibility for shared parking as part of the special use permit request. Kurt Pearson clarified that the 17-space deficiency is made up as shared parking between uses within the project area.

Cy Stober added that staff could have made a recommendation to reserve those shared spaces during business hours for the office retail uses. Judy Taylor commented that it may not be wise to make that distinction without knowing how the office and retail spaces will be occupied.

Tom Boney asked Lori Oakley to confirm which municipalities she looked at for parking requirements. Lori Oakley responded that she looked at Person County, Graham - one space for every rental unit, Burlington - one space per rental unit plus an additional 5 spaces, and Hillsborough – 0.8 spaces per room plus one for every 800 sf of public meeting and restaurant space. She added that looking at the DRPBS plans she could tell that it would meet all of those jurisdictions' requirements.

Judy Taylor made a motion to approve the special use permit amendment as presented, and to find that find that the application is both reasonable and in the public interest meeting the four criteria for special use permits and will be in conformity with the goals and objectives of CLP *Mebane By Design*, and is consistent with the adopted *Lowes Boulevard Corridor Plan*. Kurt Pearson seconded the motion. The motion passed unanimously. Chairman Tulauskas indicated that the request will go before the Mebane City Council on Monday, November 1st.

 Request to establish M-2 (CD) zoning on fourteen (14) contiguous properties totaling +/-121.74 acres with frontages on Interstate 40/85, West Ten Road, Rabbit Run Lane, and Buckhorn Road, located outside of the Mebane Extra-Territorial Jurisdiction (ETJ) in Orange County and identified by Parcel Identification Numbers 9834060117, 9824961908, 9834073088, 9834178082,



9834058903, 9834056927, 9834059397, 9834152994, 9834151366, 9834173345, 9834261132, 9834257896, 9834360270, and 9834069071 by Al Neyer.

Staff presented an application from Al Neyer, 4509 Creedmoor Rd., Suite 201, Raleigh, NC 27612 requesting to rezone one parcel (GPIN 9834178082) within the Mebane City limits from B-2 to M-2(CD), and to establish M-2 (CD) zoning on thirteen (13) contiguous properties located outside of the Mebane Extra-Territorial Jurisdiction (ETJ) in Orange County totaling +/-128.77 acres, with frontages on Interstate 40/85, West Ten Road, Rabbit Run Lane, and Buckhorn Road for the "Buckhorn Business Centre." A master plan showing a three-phased development of six lots has been provided for consideration and to show the highest potential intensity of use on the property, with a condition allowing for layout and design flexibility; and an allowance for two lots totaling +/-10.79 ac not currently proposed for development to be developed according to the standards of the Mebane UDO without further public hearing. The applicant proposes to develop the property as a conditional zoning district with a master plan that shall not be exceeded in intensity. The properties that lie outside the City of Mebane's ETJ and will require annexation for action to be taken by the City Council. The Planning staff has reviewed the request for harmony with the zoning of the surrounding area and consistency with the City's adopted plans. The site is located in the Mebane By Design G-2 Primary Industrial (V) Growth Area "Part of BEDD and North of US-70." The Technical Review Committee (TRC) has reviewed the site plan and the applicant has revised the plan to reflect the comments.

Cy Stober provided a brief overview and PowerPoint of the request, noting a discrepancy in the item description on the agenda that did not clearly call out the property within the City's jurisdiction or quantify the total area of the site. This information is correct in the packet materials.

Kurt Pearson asked what the UDO requires for permitter buffers compared to the 100 ft buffer being proposed. Cy Stober responded that the UDO required 50 ft for light manufacturing, although some uses require 70 ft. Medline for example.

Justin Parker, representative of Al Neyer, spoke to the Planning Board and indicated that he and other members of the project team are available to answer questions about the project.

Judy Taylor asked for clarification on the entrances to the site. Cy Stober referred to the master plan and indicated that there is one proposed entrance on West Ten Rd about 500 ft from the Bowman Rd intersection, and the other entrance on Buckhorn Rd at Rabbit Run which is currently a private drive but would be dedicated as public street, meeting the City's street standards. It would also have a dedicated left turn lane for exiting the site as well as internally into the site with the storage.

Lori Oakley asked, Joshua Reinke, P.E., traffic engineer at Ramey Kemp, about some differences between the TIA, the TIA review letters, and the memo from Orange County (all included in the packet). Mr. Reinke explained that the original TIA had been revised based on changes to the site plan in addition, an addendum examining the driveway offset on West Ten Rd was added. Mr. Reinke added that while the total square footage on the site plan had been reduced, the TIA used the larger



the square footage to keep the results conservative. Mr. Reinke also added that they are working with NCDOT to address the review comments, and the warranted improvements, particularly signals, are ultimately NCDOT's call. The goal is to safely get truck traffic off of Buckhorn Rd into the site with minimal impacts to other properties.

Cy Stober discussed the memorandum from Orange County that Lori Oakley asked about. The project site is the product of a joint venture between the City of Mebane and Orange County for the investment in utilities in the area for economic development purposes. Mr. Stober indicated that he inquired with Orange County about the proposed improvements and explained that a follow up to the memo was received after the packets went out and he shared those remarks, primarily emphasis on the potential for future development and growth in the area that will trigger improvements.

Josh Reinke added that they also looked at a macro study that considered the growth potential in the area including school driveways, to assess if the proposed traffic mitigation measures would be adequate out to the year 2030.

Judy Taylor asked if any consideration was given to a plan without a driveway on West Ten Rd, expressing concerns about the rural road's capacity to accommodate anymore truck traffic taking into consideration of the school on West Ten Rd and the amount of recently approved industrial development. Mr. Reinke responded that they did not exclude the driveway on West Ten Rd from their analyses; however, the entrance on Buckhorn Rd would be the logical primary driveway due to its vicinity to the interstate.

Larry Teague asked a question about the potential for another clover leaf interchange in the area. Cy Stober responded that it is not being considered in any adopted plans of by the Federal Highway Administration. Mr. Teague asked the applicant to confirm that they would not try to connect to the residential street Amy Joe Lane in the future phases and if there was a buffer there. Mr. Reinke responded that he did not believe there would be any connection there and Mr. Parker added that that area is wooded.

Tom Boney asked what the project team to confirm the sizes of the five proposed building. Cy Stober responded that the buildings range in size from 75,000 sf to 300,000 sf, with a cumulative total of just under one million sf.

Mr. Boney asked for more information on the purpose and use of the buildings. Justin Parker responded that they do not have any information about confirmed tenants to share at this time. Mr. Boney asked if Al Neyer is similar to Samet Corporation in that they develop industrial properties and then find tenants. Justin Parker indicated that is a correct comparison. Mr. Boney asked if there would be any connection to the other recently approved Al Neyer project on West Ten Rd. Mr. Parker responded that they are hoping to be publicly announce an exciting tenant for the existing West Ten/Buckhorn Rd Site in the next month or so. He indicated that is a Fortune 100 company in the



warehouse and distribution business and is also creating manufacturing jobs. He also added that it is in an industry classification that Mebane and Western Orange County have long been recruiting for the area, and a type of company in name, brand, and function that similar companies tend to cluster around. Tom Boney asked if the company has any relation to Medline. Justin Parker responded that it is not related. Mr. Parker responded that the proposed site may be related to the existing site and tenant he just described in a number of outcomes including supply chain and clustering.

Lori Oakley asked to see an aerial. Larry Teague asked about the property already in the City Limits. Cy Stober responded by describing the location behind Petro and referencing the parcel within City Limits on the map in the PowerPoint presentation.

At this time, Planning Staff read aloud for the record the following written comments received via email:

Patty O'Connor, 1011 Squires Road, Mebane NC 27302

October 11, 2021 Dear Planning Board Members,

My name is Patty O'Connor and I live on Squires Road in Mebane. My property is less than ¼ mile from the Medline warehouse and about 300 feet from the Neyer construction at the corner of West Ten and Buckhorn Road. I'm writing to express my concern about the proposed zoning change to accommodate the "Buckhorn Business Park". If approved as requested, it will turn these lovely Mebane semi-rural lands into a warehouse district. It would hardly be "positively charming"; it would be more like "positively alarming". What I currently experience from the two sites near my home, both of which remain under construction, is incessant beeping as trucks and construction vehicles back up and banging of equipment, often well into the evening hours. This morning, the piercing beeping began promptly at 7:10 am. Sadly, those sounds won't disappear after the completion of construction. They will only be amplified as the hundreds of daily truck trips begin when both facilities are up and running.

The proposed facilities of Buckhorn Business Park are very close to a significant number of homes that currently experience a relatively quiet, rural ambiance. While 100 foot buffers are proposed, I would offer that 100 feet does little to buffer the continual noise and fumes of diesel engines and the relentless beeping of trucks docking; sounds that can easily be heard over ¼ mile away. While I know that change is inevitable, I also know that it can be as bad for a community as it can be good. A warehouse park may generate revenue but it would also turn a lovely neighborhood into an ugly locality. The truck and employee traffic generated by a group of warehouses will significantly disrupt a rural neighborhood with noise, light and air pollution, non-stop traffic and take away from the rural ambiance that is currently enjoyed by tax paying citizens. It will forever change the character of this community. Is this "Mebane by Design" or designs by Mebane? The



Al. Neyer website leads off with We Design/Build/Develop/Hunt as a Pack. It truly feels as though the wolves are among us.

And what about the impact on the land, water and wildlife? In an era of climate change and water threats, when we've been charged with protecting the environment, it's not deemed wise to cut down acres of trees and then lay down acres of impermeable surface. There must be other projects that would be more conducive to good land stewardship as well as be attractive in a semi-rural community. Are you seeking development that would enhance the area or simply taking what comes along and running with it? Planning is based on foresight and is the process of thinking about the activities required to achieve a desired goal. Is the only goal of this projected development garnering revenue for Mebane? What about what the citizens would like to see in their backyards? What about preserving the character of a community? If these thoughts are not in your plans then you're missing some big puzzle pieces.

"Mebane, positively charming" seems to apply only to Main St., Fifth St. and a few other select neighborhoods. I, and others, would like it to apply to our neighborhood, too.

Thank you for your time, Patty O'Connor

Aimee Tattersall, 1133 Squires Road, Mebane NC 27302

RE: Planning Board Agenda Item #7 Proposed Buckhorn Business Center October 11, 2021

My name is Aimee Tattersall. My address is 1133 Squires Road, Mebane NC 27302. My home and at least 40 other home owners live within ½ mile (2,640 feet) of both Neyer and Medline projects under construction on West 10 Road. Some days we hear the backup beeps and noise from trucks all day long as well as other disruptive construction noise. We do not expect that the traffic and noise will be any less when the projects and completed. A 100-foot buffer between warehouses and dwellings will NOT stop the incessant beeps, not to mention the many other disturbances from such construction. My heart goes out to our neighbors west of us who must endure what we endure if this project goes forward.

There are proposed entrances at Bowman Road and at Rabbit Run. The children from the 177 homes being constructed on Bowman Road, as well as other current and planned housing developments, will attend Orange County Schools. Their school busses will contend with increased traffic from both cars and trucks on the West 10 and Buckhorn Road as they make their way to schools serving children from preschool to high school.

The Mebane Planning Board needs to deny the M-2 (CD) zoning as presented.

Thank you, Aimee Tattersall

Fiona Johann, 5016 Johann Ln, Mebane, NC 27302



Good evening to the planning board and in person attendees. I am sorry I could not attend this meeting but hope that my review of the agenda packet ahead of tonight's meeting along with my questions provide a useful viewpoint from a rural resident.

I want to start by showing my appreciation for the 100' buffers automatically put into this site plan from Al Neyer. I recognize that this is double the 50' requirement in the UDO and as many of you know something I fought hard for on the 6016 West Ten Property. I will again push that the developer and the planning board consider a slightly higher buffer of 150', at the very least on property lines that touch rural residential housing. I can personally attest to the disturbance that building in this area brings not only to the people, but the animals. The noise pollution alone, every day from 7am to 10pm, is enough to discourage opening your own window on a beautiful day instead of running an HVAC system.

My second concern is the traffic. I see from the traffic impact analysis that there are some added lanes that the developer plans to put in at entrances on West Ten and Buckhorn. They seem to meet the minimum required by the TIA. **If I were a direct neighbor of this property, I would ask whose property those road expansions impact and if this is something that eminent domain automatically takes care of or if those property owners get a say about what happens to their road front property.**

Another traffic concern for those of us not directly next door to this site is the general increase of tractor trailer traffic. It is already happening to me multiple times a week that tractor trailers coming out of the truck stop are pulling in front of oncoming traffic causing the need for extreme braking. I have spoken to other neighbors and they have experienced the same thing. This is an already unsafe situation that I worry will get worse with more tractor trailers on the road.

As I stated with the 6016 West Ten rezoning I am aware that the Buckhorn Business Center does lay within the planned Buckhorn Economic Development District. Therefore, I will not object to this project outright but I truly hope that any plans that meet approval of the planning board take the local traffic into consideration. As stated above tractor trailers entering Buckhorn are already a concern and we have not even seen the effects of Medline and 6016 West Ten tractor trailer traffic. I see the TIA recommend "monitoring" which is appreciated but I truly feel it is a bit lackluster if the city's plans are to continue to encourage industrial development in the BEDD. If we also factor in the new housing developments that are creeping east on Bowman Rd we are in for a significant increase in traffic at the Buckhorn interchange and I hope that we can act a bit more proactively instead of waiting for something bad to happen.

It is truly heartbreaking to see the agricultural land around me turning into an industrial area. I ask you as someone who understands the city's need for growth to continue to consider those of us in this area that moved here specifically for the rural feel.

I will continue to tune in via Youtube and speak up when I am concerned. I appreciate all the planning board does and recognize that balancing the needs of developers and local rural residents is a tricky one, thank you for your time and consideration.

Sincerely,



Fiona Johann

Beth Bronson, 1221 Buckhorn Rd

Public Comment on agenda Item 7, Beth Bronson of Buckhorn Rd.

Good evening Mebane Planning Board,

I would like to provide this written comment around the deliberations of continued annexation for high density residential, and light industrial development on West Ten, Bowman, and Buckhorn Rd. While acknowledging this area is within Mebane's Growth Area 2, I ask that the planning board remember the inherent weakness of any Traffic Impact Analysis of this area. In 2018, Medline did not have provide a TIA report, and therefore any projections on what impact Medline, the existing Al Neyer project, and hundreds of homes slated for development in the next 6-18 months is yet to be seen. To date, not a dollar of state funding is being assigned for expansion and development from the DOT. Therefore it is incumbent on the developers of these rushed projects, that they bear the costs of responsibility when tearing up rural roads with industrial development. The city should not let lack of regulation be the citizens cost to bear. These new neighbors should be held accountable if they are going to participate in irreversible urbanization of natural landscape and residential charm.

Thank you, Beth Bronson

Chairman Tulauskas asked of there were any more questions or comments.

Larry Teague asked what the distance between the driveway on West Ten Road and the intersection of West Ten and Bowman Road. A member of the project team confirmed the distance is about 800ft.

Kurt Pearson asked if the proposed land use was appropriate per the UDO. Cy Stober confirmed that it is appropriate and added that there are notes on the plans specific to lighting and parking, but no waivers have been requested. Mr. Pearson asked how long the UDO has been in place and of there have been any changes to the specific area since then. Mr. Stober responded since 2008, to his knowledge there have not been any substantial changes to the development standards for light manufacturing. Kurt Pearson asked if Orange County's plans agreed that this area is suitable for light industrial development. Cy confirmed that they compared the City's M-2 classification and the County's EDB2 (Economic Development District Buckhorn) classification, and the biggest difference is between landscape buffer requirements. Kurt Pearson commented that the plans go above and beyond the City's requirements for buffers and traffic studies.

Lori Oakley asked the project team for more details about the 100 ft buffer shown on the plans. Justin Parker commented that there is one portion of the buffer that decreases to avoid environmental



impacts around the stream, and the buffer along the interstate is 50 ft. Justin Parker went over the various buffer requirements and how they are met on the plans. Cy Stober referred to the requirements for Type B buffers and tree preservation/protection requirements to answer Ms. Oakley's questions. Justin Parker added that they will preserve as much existing vegetation as possible.

Lori Oakley asked for clarification about the waiver request for the two lots totaling +/-10.79 ac not currently proposed for development to be developed according to the standards of the Mebane UDO without further public hearing.

Justin Parker explained that Al Neyer and the City are discussing the potential to dedicate the parcel to the east of the site for a future fire station (PIN 9834360270). Mr. Parker explained that there are no development plans for the parcel to the west (PIN 9834060117). Lori Oakley responded that she has concerns about that western parcel because it abuts the residential properties on Amy Joe Lane, because the approval would allow M-2 development on that property in the future without a public hearing or public input. Mr. Parker repeated that there are no current plans to develop the site and added that the same development standards, including 100 ft buffers, would be applied to the balance of the site which would not leave much room for any future development.

Judy Taylor asked if the traffic improvements in the TIA would impact additional property owners. Mr. Reinke responded that the egress lanes will be completely contained to the site, and the project team is working with DOT on the design for turn lanes and tapers to reduce the impacts on other properties, and other improvements such as signals will be completely contained in the right of way.

Lori Oakley asked some follow up questions about the undeveloped parcel (PIN 9834060117) discussed previously. Justin Parker referred to the parcel in question on the plans and repeated that there are not any plans to develop the property, and there is limited space for development. After a discussion about the potential negative consequences of developing those properties without a public hearing, Mr. Parker offered to drop the waiver request for both properties.

Kurt Pearson made a motion to approve the M-2 CD zoning request, with the condition that the waiver request for lots 9834060117 and 9834360270 be eliminated from the applicant's request, and to find that the request is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. Larry Teague seconded the motion. The motion passed unanimously. Chairman Tulauskas indicated that the request will go before the Mebane City Council on Monday, November 1st.

8. New Business

Cy Stober reminded the Planning Board members that the City is advertising for the open seat on Planning Board



Ashley Ownbey provided an update on the BPAC Better Block Project and encouraged the Board to provide feedback on the projects through the available surveys.

Cy Stober provided overview on the City's Billboard Campaign, which is in partnership with the Alamance Visitors Bureau. Mr. Stober informed the board on the location of the billboard and the various designs to promote downtown Mebane.

9. Adjournment

There being no further business, the meeting was adjourned at 8:30 p.m.

October 11, 2021

DEAR PLANNING BROAD/CITY COUNCIL MEMBERS

WE THE CITIZENS OF FOUST ROAD MEBANE, N.C. 27302 COMMUNITY FORMALLY PETITION THE APPROVAL OF REZONING TO BE CHANGED FROM RESIDENTIAL COMMERCIAL.

	E-MAIL ADDRESS	SIGNATURE
Wilma Crisp	wfcrisp@yahoo.com	Wilma Crisp
Keona Alston	K_alston @ hotmail.com	Kalst P
Nadere Kunie	nKinsny 2 otriadi	Madin Kenson
Gordon Kinsa	The Com	Mondon Mainsey
Thyllis Servel		Phyllis Servel
Danielle terrell	lovehappeace@ yahow.com	Kinuth
	Cashley, 200elamão	I can all
Betty Ray		Betty Ray
Derick Ray		Down the
Bester Roy		Det Par
Chutch		Chistra - 5
Dent-ruis Eng	DEDATIONS TENEY 890090	Boord Dterray
JANICE JARUIES	> mi 5948 @ asl. com	Jane to Javas
Atiya Lobias Poutru	atobiaszo13 Regnail Kun	
Curitis Crisp	-11	Curtis R. Crisp
CANFRell ByRL		Canfrell Brynd
Anthony Pierce	apierce 1709 Dymail. com	Abler
•	V	

October 11, 2021

DEAR PLANNING BROAD/CITY COUNCIL MEMBERS

WE THE CITIZENS OF FOUST ROAD MEBANE, N.C. 27302 COMMUNITY FORMALLY PETITION THE APPROVAL OF REZONING TO BE CHANGED FROM RESIDENTIAL COMMERCIAL.

NAME	E-MAIL ADDRESS	SIGNATURE
Wilma Crisp	wfcrisp@yahoo.com	
Danny Walk	& Sanny Walker 19536g	Near Wang Zwalk
	,	

October 11, 2021

Dear Mebane Planning Board Members/City Council Members

Foust Road has been a pleasant, quiet, and friendly residential neighbored hood for a long time. Kids have grown up here. Kids have memories here. We care about our surroundings and want to preserve our community. An establishment such as **Kenyon's Meat Market** at this location would not be good for the community. It will lead to **MORE PEOPLE** going and coming, **MORE TRAFFIC**, **SAFETY ISSUES** and **NOISE** as well as a **REDUCTION IN PROPERTY VALUE**. We the Citizens of Foust **Road Formally Petition the approval of rezoning to be changed from Residential to Commercial**.

Thanks,

Foust Road Community