

Council Meeting Agenda October 3, 2022 6:00PM

1.	Ca	ll to Order
2.	Mo	oment of Silence (no one signed up for this meeting date)
3.	Pu	blic Comments Mayor
4.	Со	nsent Agenda Mayor
	a. b. c.	Approval of Minutes- September 12, 2022 Regular Meeting Final Plat Reapproval- Cambridge Park, Ph. 2C Budget and Capital Project Ordinance Amendments- WRRF Expansion/Renovation
5.	Pu	blic Hearings-
	a.	Ordinance to Extend the Corporate Limits- Voluntary Contiguous Annexation- Espitia Properties, LLC- Eleventh Street ApartmentsLawson Brown, City Attorney
	b.	Quasi-judicial- Board of Adjustment Appeal- Third Accessory Structure- 105 Falcon Lane Ashley Ownbey, Development Director
	C.	Conditional Rezoning- Mixed Use Development- NC Mebane Holt, LLC
6.	Ca	tes Farm Park- Inclusive Playground
	a. b. c. d.	Ph. 1 Site Improvements-Contract Award
7.	FY	22-23 Street Repair and Resurfacing Contract Award Mark Reich, AWCK, Inc. Chuck Smith, Public Works Director
8.	Ad	journment Mayor

The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, September 12, 2022 in the Council Chambers of the Glendel Stephenson Municipal Building located at 106 E. Washington Street.

Councilmembers Present:

Mayor Ed Hooks

Mayor Pro-Tem Tim Bradley

Councilmember Katie Burkholder

Councilmember Sean Ewing

Councilmember Montrena Hadley

Councilmember Jonathan White

Also Present:

Chris Rollins, City Manager

Preston Mitchell, Assistant City Manager

Lawson Brown, City Attorney Stephanie Shaw, City Clerk

Ashley Ownbey, Interim Development Director

Daphna Schwartz, Finance Director Terrence Caldwell, Police Chief

Mayor Hooks called the meeting to order. Pastor Stu Johnston of Grace Reformed Baptist Church gave the invocation.

Mayor Hooks commended Fire Chief Bob Louis on the outstanding event held on September 10th in honor of Mebane Fire Department's 100th Anniversary. He also took a moment to congratulate Tom Boney, Owner/Editor of Alamance News, on receiving multiple awards from the North Carolina Press Association.

During the Public Comment Period, Carl Bradley, 4610 Mebane Rogers Road, Mebane, shared his concerns with the duration of traffic light at the intersection of the new 119 bypass and Hwy 70 as well as the needed street signs along the bypass.

Also, during the Public Comment Period, Janine Zanin, 4601 Timberwood Trail, Efland, shared her concerns with Mebane's growth in the Orange County and the effects the growth is having on the Orange County schools. She expressed her desire to see the Mebane staff and the Orange County staff work together towards a solution.

Mayor Hooks gave an overview of the Consent Agenda:

- a. Approval of Minutes
 - i. July 11, 2022 Regular Meeting
 - ii. August 1, 2022 Regular Meeting
- b. Petition for Voluntary Contiguous Annexation- Eleventh Street Apartments
- c. FY22 Disposal of Assets Listing
- d. Budget Amendment- FY22 Rollovers and WRRF Expansion Land Purchase
- e. Final Plat Reapproval- Bowman Village Ph. N2
- f. Adopting Resolution seeking AIA grant for the assessment of the 5th Street Sewershed and CWSRF funding loan assistance for the WRRF sewer outfall to Holt Street

Item b.

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

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Glendel Stephenson Municipal Building at 6:00 p.m. on October 3, 2022.

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

A PARCEL OF LAND LOCATED IN CHEEKS TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIPE IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, SAID IRON PIPE BEING IN THE SOUTHERN LINE OF THAT PROPERTY OWNED BY OR MEBANE LLC. (DEED BOOK 6615, PAGE 1237 ORANGE COUNTY REGISTRY) AND HAVING NC GRID COORDINATES N: 852,227.13', E: 1,923,763.88' NAD 83/11 AS DETERMINED BY AN ACTUAL GPS SURVEY (COMBINED GRID FACTOR 0.99995159); THENCE WITH THE SOUTHERN LINE OF OR MEBANE LLC. AND PROCEEDING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS THE FOLLOWING TWO (2) CALLS 1) N 89° 22' 14" W 4.40' TO A CALCULATED POINT AT THE SOUTHWEST CORNER OF OR MEBANE LLC., 2) ALONG THE WESTERN LINES OF OR MEBANE LLC., CITY OF MEBANE (DEED BOOK 3282, PAGE 166 ORANGE COUNTY REGISTRY) AND FRANK E. MAJORS (DEED BOOK 1288, PAGE 106 ORANGE COUNTY REGISTRY) N 01° 08' 03" W 533.32' MORE OR LESS TO A CALCULATED POINT AT THE NORTHWEST CORNER OF THAT PROPERTY OWNED BY FRANK E. MAJORS, THENCE, LEAVING THE EXISTING CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG FRANK E. MAJORS NORTHERN LINE N 88° 38' 07" E 12.53' TO A CALCULATED POINT, SAID POINT MARKING THE EASTERN RIGHT OF WAY OF ELEVENTH STREET THENCE CONTINUING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS AND WITH THE EASTERN RIGHT OF WAY OF ELEVENTH STREET S 01° 20' 52" E 533.82' MORE OR LESS TO A CALCULATED POINT IN THE SOUTHERN LINE OF OR MEBANE LLC. THENCE ALONG AND WITH THE SOUTHERN LINE OF OR MEBANE LLC. AND CONTINUING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS THE FOLLOWING THREE (3) CALLS 1) S 89° 25' 28" E 5.23' TO AN EXISTING IRON PIPE, 2) N 89° 34' 28" E 160.85' TO AN EXISTING IRON PIPE, 3) N 01° 05' 37" W 13.87' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHWEST CORNER OF THAT PROPERTY OWNED BY AUBREY A. & CELINE W. MEADOR (DEED BOOK 6418, PAGE 296 ORANGE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHERN LINE OF AUBREY A. & CELINE W. MEADOR S 89° 54' 18" E 406.29' TO A CALCULATED POINT AT A SOUTHWEST CORNER OF THAT PROPERTY OWNED BY MARTIN C. BEAN (DEED BOOK 4572, PAGE 3 ORANGE COUNTY REGISTRY); THENCE LEAVING THE EXISTING CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH A SOUTHERN LINE OF MARTIN C. BEAN S 89° 54' 18" E 196.79' TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHERN END OF A WESTERN LINE OF THAT PROPERTY OWNED BY MARTIN C. BEAN (DEED BOOK 4572, PAGE 3 ORANGE COUNTY REGISTRY); THENCE CONTINUING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH MARTIN C. BEAN S 00° 41' 02" W 466.67' TO AN EXISTING IRON PIPE IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, SAID IRON PIPE BEING IN THE NORTHERN LINE OF THAT PROPERTY OWNED BY ELIZABETH S. WOODY (DEED BOOK 6656, PAGE 1690 ORANGE COUNTY REGISTRY); THENCE LEAVING THE NEW CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE NORTHERN LINE OF ELIZABETH S. WOODY S 88° 41' 03" W 115.93' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE NORTHEAST CORNER OF THAT PROPERTY OWNED BY CEDAR HILL APARTMENTS LLC. (DEED BOOK 4444, PAGE 457 ORANGE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE NORTHERN LINE OF CEDAR HILL APARTMENTS LLC. S 88° 43' 24" W 630.01' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE NORTHWESTERN CORNER OF CEDAR HILL APARTMENTS LLC., THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS S 89° 03' 17" W 6.52' TO A CALCULATED POINT, SAID POINT MARKING THE EASTERN RIGHT OF WAY OF ELEVENTH STREET, THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS S 89° 03' 17" W 4.55' TO A NEW IRON PIPE SET, SAID IRON PIPE, SAID IRON PIPE BEING IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS N 02° 01' 33" W 469.92' BACK TO THE POINT AND PLACE OF BEGINNING, CONTAINING 8.498 ACRES OR 0.0133 SQUARE MILES MORE OR LESS. AS SHOWN ON PLAT ENTITLED "FINAL PLAT OF CONTIGUOUS VOLUNTARY ANNEXATION FOR CITY OF MEBANE CORPORATE LIMITS EXTENSION". PROPERTY AS DESCRIBED IN DEED BOOK 6708, PAGE 1354, ORANGE COUNTY REGISTRY, STANDING IN THE NAME OF ESPITIA PROPERTIES, LLC, BY THOMAS A. TELLUP, PLS, SUMMIT DESIGN AND ENGINEERING SERVICES PROJECT 20-0162, DATED JULY 28, 2022, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. SEE RIGHT OF WAY DOCUMENTS; DEED BOOK 211 PAGE 248, DEED BOOK 211 PAGE 249, & DEED BOOK 211 PAGE 253.

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

	Ed Hooks, Mayor	
ATTEST:		
Stephanie W. Shaw, City Clerk		

Project Resolution RESOLUTION BY GOVERNING BODY OF APPLICANT

WHEREAS, The City of Mebane has need for and intends to construct, plan for, or conduct a study in a project described as Asset Inventory and Assessment of the Sewer collection system described as condition assessment, field location, and as-built review of infrastructure within the City of Mebane to prepare an asset inventory, and a Sewer Rehabilitation Project of the Water Resource Recovery Facility gravity sewer outfall and manholes with no increase in capacity, and

WHEREAS, The City of Mebane intends to request State loan and/or grant assistance for the projects,

NOW THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF MEBANE:

That City of Mebane, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

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 a 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 Chris Rollins, City Manager 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 loan and/or grant to aid in the study of or construction of the project described above.

That the **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 September 12th, 2022, at City of Meba	ane City Hall, Mebane, North Carolina.
(Signature of Chief Executive Officer)	(Title)

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

A public hearing was held on a request from Summit Church to adopt an ordinance to extend the corporate limits. Mr. Brown presented the request. He stated that this is a voluntary non-continuous annexation of +/- 20.036 acres located on the corner of Old Hillsborough Road and Mebane Oaks Road in Alamance County. At last month's meeting, the Council accepted the annexation petition and the certificate of sufficiency. Mr. Bradley made a motion, seconded by Ms. Hadley, to close the public hearing. Ms. Burkholder made a motion, seconded by Ms. Hadley, to adopt the ordinance to extend the corporate limits to include the 20.036 acres. The motion carried unanimously.

Mayor Hooks called for a motion to combine the following two public hearings as they involve the

same property.

- 6b) Ordinance to Extend the Corporate Limits- Voluntary Non-Contiguous Annexation-Sandra Clark
- 6c) Conditional Rezoning- West Ten Road- Williams Development

Mr. Bradley made a motion, seconded by Mr. White, to combine the public hearings. The motion carried unanimously.

Mr. Brown presented the annexation request. He stated that this is a voluntary non-continuous annexation of +/- 73.978 acres located on West Ten Road in Orange County. He stated that the property is currently zoned Industrial and if Council votes to bring the property into the corporate limits, the request on the zoning is to zone it Industrial under the City of Mebane's Unified Development Ordinance (UDO). He stated that Council will need to vote separately on both matters, the annexation and the rezoning.

Ms. Ownbey presented the rezoning request via a PowerPoint presentation. She stated the applicant, Williams Development Group is requesting Light Manufacturing Conditional Zoning on the 74-acre property located on West Ten Rd in Orange County. The property is currently zoned EDB-2 (Economic Development Buckhorn Higher Intensity District) and R1 (Rural Residential) under the Orange County zoning. The surrounding properties are zoned R-1, AR, and EDB-2. Mebane zoning is within one mile of the subject property. The Medline Distribution Center is zoned Light Manufacturing as are tracts of property south of the Medline site. The property is located in the Watershed Overlay, Upper Eno Protected area and staff has reviewed for compliance. The property is located outside of Mebane's jurisdiction in Orange County and as noted annexation is required prior to City Council's action on this rezoning request. The subject property is currently vacant and forested. Surrounding uses include single-family residential, a middle school, athletic fields and vacant land. As previously mentioned, the Medline Distribution Center is within one mile of the subject property. The property is located within the Mebane by Design Comprehensive Land Development Plan study area, designated as secondary growth area. The property is within the Buckhorn Economic Development District in Orange County. In 1981, Orange County established three Economic Development Districts (EDDs), including the Buckhorn EDD which includes approximately 900 acres of land and is 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). In 1994, Orange County, through a governmentinitiated land use and zoning change, amended most of the area's zoning to support economic development land uses. The subject property is located in the Buckhorn EDD and primarily zoned EDB-2, Economic Development Buckhorn Higher Intensity, which supports manufacturing, assembly, processing, and distribution uses. As described in Mebane by Design, the City of Mebane worked in collaboration with Orange County to invest in the water and sewer infrastructure in this area to support private sector growth. As a conditional rezoning request, it is a site-specific request. The site plan reflects the following:

- The LM CD zoning request is to allow for a light industrial development
- The site plan features two warehouse buildings with a proposed subdivision of the property so that each building and associated parking is contained on its own lot
- The applicant will provide a 5' sidewalk along West Ten Road and an internal sidewalk network to connect to buildings
- As shown on the site plan, the site features 100' type B buffer along the perimeter. The UDO requires a 20' Type C buffer between the two proposed lots. The applicant is requesting to relocate the buffer with additional plantings elsewhere on the property. No waivers are otherwise being requested for this project
- TIA exclusive eastbound left and westbound right turn lanes with 100 feet of full storage and appropriate taper at each of the proposed site entrances on West Ten Road

Mike Fox, attorney with Tuggle Duggins and representative for the applicant, Williams Development, introduced those present on behalf of the request:

- Dixon Pitt Williams Development Group, applicant
- Chase Smith Ramey Kemp Associates, traffic consultant

• Tim Summerville – Stewart, civil engineer

Mr. Fox stated that a specific user has not been identified for this property yet. He said they had a robust community engagement and City staff were very helpful in helping them reach out to neighbors in that area. He said based on feedback from the public, there were concerns with the watershed protection and they have increased the undisturbed buffer significantly around the perimeter. Additionally, he stated there were traffic concerns. He shared that a TIA was completed and the recommended improvements will be completed as part of the project. He shared that they will be extending a sidewalk along the front of the development. There will some additional landscaping plantings along the West Ten Road portion of the development.

There was brief discussion regarding the 100-foot buffer around the entire project. There was also discussion regarding annexation and why it is necessary. Mr. Mitchell explained that Mebane requires annexation in order to provide general fund services. Mr. Rollins added that in 2004, the Mebane City Council and the Orange County Commissioners entered into an agreement regarding extending utilities in this area and then in 2012, as part of that agreement, Orange County provided the funds, part of which came from an Orange County sales tax increase, to extend water and sewer utilities into this Buckhorn Economic Development Zone and part of the agreement was if they did so, the City of Mebane would in turn annex and provide water and sewer service to those properties. He stated that this property is the last piece in that planning area to the East on the North side of West Ten Road.

Mr. Pitt provided information about Williams Development group and reiterated some of the same points shared by Ms. Ownbey in regards to the development and the site plan. He stated that the building sizes are speculative in nature, as mentioned before, no specific user has been identified. They would begin with the smaller building as the spec building.

Ms. Burkholder stated that the comment regarding the building sizes concerns her and questioned if the buildings changed, would the buffer be impacted. Mr. Pitt stated the buffer would remain the same. Mr. Fox added that the building(s) would be build based on the conditional rezoning requirements.

Mr. Ewing asked how many trailer spots are proposed. Mr. Summerville stated right now they are proposing 110 loading docks on building A and 138 trailer spaces and on the smaller building 48 loading docks and 58 trailer spaces. Mr. Ewing asked if there would be any opportunity for heavy duty electric vehicle charging. Mr. Fox replied it would be a user decision.

Mr. Rollins said the rezoning request is for site specific approval but he is hearing that the building may be combined to make one building, if so, the applicant will need to ask for that flexibility as part of the conditional approval with the commitment that the square footage will stay under 900,000 square feet. Mr. Fox and Mr. Pitt both said yes.

Janine Zanin, 4601 Timberwood Trail, Efland, shared her disappointment with the proposed development and shared concerns with truck traffic, citing an actual "close call" with a tractor trailer herself. She feels this development is not the best use for the property and does not want to see it become a link that then brings similar development to the South of West Ten Road. She said if Council does approve the request, she prays it will be the stopping point and that there will be no expansion to the South in the protected watershed and surrounding the school on all four sides with development that is highly inappropriate for kids that are running around on soccer fields breathing in the air around them.

Carl Bradley, 4610 Mebane Rogers Road, Mebane, questioned how tall the buildings will be. Ms. Ownbey said there is a 150-foot maximum height requirement in the UDO.

Mr. Ewing made a motion, seconded by Ms. Hadley, to close the public hearing. The motion carried unanimously.

Mr. Bradley made a motion, seconded by Ms. Burkholder, to adopt an ordinance to extend the corporate limits to include the 73.978 acres. The motion carried unanimously.

Mr. White made a motion, seconded by Mr. Ewing, to approve the LM(CD) zoning as presented with the voluntary conditions offered and finds that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. Specifically, the request:

- Is for a property within the City's G-4 Secondary Growth Area (Mebane CLP, p.66);
- 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)

The motion carried unanimously.

Mayor Hooks called for a break at 6:55 p.m. He called the meeting back to order at 7:03 p.m.

Chief Caldwell presented a request for approval of a Memorandum of Understanding (MOU) Agreement with Alamance Burlington School System (ABSS) for new School Resource Officer Positions. Chief Caldwell stated that in 2008, the City has funded an SRO position at Hawfields Middle School. In June of 2022, the Alamance County Commissioners approved funding allowing full-time School Resource Officers in all its schools. The funding will apply to Audrey Garrett, South Mebane, and E.M. Yoder for the City of Mebane. ABSS has also agreed to fund the SRO position at Hawfields Middle School. The police department, through an assessment process, has selected three sworn, experienced officers to fill the SRO openings at the elementary schools. These officers have already received the mandated training and certification required by the state. New hires will backfill their positions. The School Resource Officers' assignments shall be permanent.

Mayor Hooks commended the Police Department's efforts in keeping the schools safe.

Mr. Bradley asked if Mebane's Police Department has any input on the security measures that are put in place. Chief Caldwell said they do have some input. He stated that they meet quarterly with ABSS's liaison to discuss school changes with regard to security, infrastructure, etc.

Ms. Burkholder thanked Chief Caldwell for playing an instrumental role in getting ABSS, Alamance County Sheriff's Department and other figure heads together over the summer to create this initiative. Chief Caldwell said their response and approach is to be even more proactive when it comes to the children and those that take care of our children.

Mr. White asked if there are any outstanding requests from the Mebane Police Department regarding security in Mebane's schools in which we are waiting for a response from the school system. Chief Caldwell replied no, the school system has been very receptive and great to work with.

Mr. Ewing commented that the process from funding to hiring was expedited and finalized quickly. Chief Caldwell agreed.

Ms. Schwartz explained that ABSS will provide \$280,000 in funding per year for four SRO positions. The middle school SRO position was already budgeted, so the City will expend an additional \$272,115 on salary and benefits for the three unbudgeted positions. The salary and benefits for four SRO positions will cost the City \$354,739 per year The City will use the remaining \$7,885 and general fund revenue to cover all other costs associated with the SRO positions.

Mr. Bradley made a motion, seconded by Ms. Burkholder, to approve the SRO MOU Agreement and Budget Ordinance Amendment as presented. The motion carried unanimously.

Mayor Hooks recognized and welcomed several students from Bradford Academy that were in attendance.

Mr. Brown presented a request for approval to accept a petition for annexation and the Annexation Agreement for the property at 225 Honeysuckle Street, per the City's Voluntary Annexation Policy. Mr. Brown explained that the owners desire to build a house on their individual property at that address which is currently served by Orange Alamance Water. He said staff does not feel general services would be necessary to this property. He said the property owners have requested to hook onto the City's sewer in which they will pay double rates. The property is in the historic West End (where fewer than fifty percent of the immediate neighborhood have requested annexation). He stated this request is a unique situation, in order to be considered for annexation, under the policy, the applicants must sign an annexation application or petition and an agreement to be annexed in the future if the City desires. The executed annexation agreement would be recorded in the register of deeds office to provide notice to all persons who may purchase the property in the future. Staff recommends that the Council accept the petition but defer annexation provided that the owners of the property sign and record the City's standard Annexation Agreement per the policy. Mr. Ewing made a motion, seconded by Ms. Hadley, that the City accept the petition for annexation and the Annexation Agreement for the property at 225

Honeysuckle Street but defer annexation until the future per the City's policy and upon recordation of the signed Annexation Agreement. He further moves that the City allow access to the City utility services per the Voluntary Annexation Policy. The motions carried unanimously.

Mr. Brown gave a brief introduction to the Council regarding a Main Street Memorandum of Understanding (MOU) between the City of Mebane and Downtown Mebane Development Corporation (DMDC). He explained that the City of Mebane is working to achieve full Main Street designation with the State of NC Main Street Program on July 1, 2023. This designation will be chartered to the City of Mebane and thereby under the control of the Mebane Governing Body. The current FY 22-23 is serving as a transition year towards achieving full designation. As part of the adoption of the FY 22-23 budget, the Mebane Downtown Steering Committee was to serve as a provisional board until an independent group was incorporated. The Mebane Model Main Street format has seen the Downtown Mebane Development Corporation now become incorporated and is pursuing its 501(c)3 status.

Mayor Hooks requested that Mr. Mitchell provide more detail on the Downtown Associates Community Program (DAC).

Mr. Mitchell said the DAC is the program in which the City was accepted into in 2019 and is a precursor to moving towards the full designation of a Main Street Community. He stated this year is a transition year with full designation coming in July 2023. He explained that the purpose of the MOU is so that the DMDC can begin utilizing the funding that was approved for this fiscal year. Mr. Mitchell highlighted a few details within the MOU.

Dan Shannon, President of the DMDC, introduced himself and the DMDC board members, some of which were in attendance: Teresa Dallas, Barbara Guttman, Adam Powell, Secretary Sugaree Thornton, Treasurer Katherine Mathias and Vice President Steve Krans. Mr. Shannon commended Diane Young, the contracted downtown coordinator, stating her hard work and actions have led the DMDC into a very good place. He thanked Mr. Rollins, Mr. Mitchell, Ms. Ownbey, Ms. Hunter Mr. Montgomery and Ms. Shaw for their continued strong support and help during this journey. He listed the DMDC's current accomplishments and goals as follows:

- Incorporation
- Adopted Bylaws
- Adopted Mission Statement
- Adopted Conflict of Interest to Close Reform
- Adopted Checking Account Signatories Resolution
- Conducted hiring process for an Executive Director, followed by an offer of employment
- Pursuing 501c3 status
- Working to towards utilizing the same bookkeeper as the Mebane Historical Museum
- Retained the services of Small Town Soul to create a logo, website and social media presence and downtown branding
- Continued work towards meeting requirements of the state for the Main Street Program full designation
- Set up of PO boxes for the DMDC and the Executive Director

Mr. Shannon concluded his presentation with a request for Council to approve the MOU and to agree to financial support for five years which would be so stated in the MOU.

After brief discussions, Mr. Bradley made a motion, seconded by Mr. Ewing, to adopt of the MOU between the City of Mebane and Downtown Mebane Development Corporation (DMDC) for five (5) years beginning on July 1, 2023, with the current FY 22-23 serving as the transition year to full Main Street designation with reference to the DAC Resolution adopted by Council in May 2019. The motion carried unanimously.

As an informational item, Ms. Ownbey shared that earlier this summer Orange County kicked off the US 70 Multimodal Corridor Study which spans from the NC 119 Bypass in Alamance County to US 751 in Orange County. She stated that the process will be facilitated by consultants from VHB and a Core Technical Team (CTT) that includes Planner Audrey Vogel from Mebane and representatives from Hillsborough, Orange County, DCHC MPO, BGMPO, and NCDOT Division 7. She introduced Nishith Trivedi, Orange County Transportation Planner.

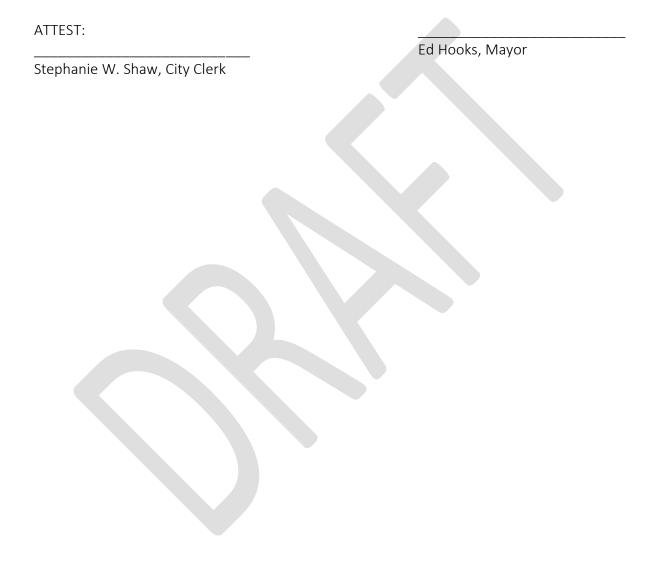
Mr. Trivedi gave an overview of the scope of the project via PowerPoint presentation. The CTT will

meet monthly throughout the duration of the study. The study will include an analysis of existing conditions, public engagement with outreach to environmental justice communities, development of performance standards and implementation strategies, and drafting of a final plan. Two rounds of public workshops will occur in Mebane, Hillsborough, and Orange County. The study began in July/August 2022 and is expected to end in November/December 2023. DCHC MPO is funding the study. The study's budget is \$200,000.

Mayor Hooks announced the upcoming Mebane Fire Department's 100th Anniversary Public Celebration that will take place on Saturday, September 24th from 10 am- 2 pm at Station No. 1, 103 W. Washington Street.

Mr. Bradley asked about the Clay Street Improvement Project. Mr. Mitchell stated the project will be a much larger project than initially thought. He stated staff hopes to bring an overview and proposal next month or the following month.

There being no further business, the meeting adjourned at 7:46 p.m.





AGENDA ITEM #4B

SUB 22-07
Final Subdivision Plat
Cambridge Park, Phase 2C
REAPPROVAL

Presenter

Ashley Ownbey, Development Director

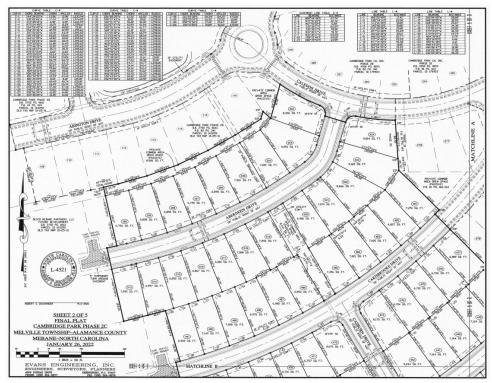
Applicant

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

Public Hearing

Yes □ No 🗵

Final Plat



Property

Cambridge Park, Alamance County

GPIN

9813351154

Proposed Zoning

N/A

Current Zoning

R-12

Size

+/-17.133 acres

Surrounding Zoning

R-12 & not zoned (Alamance County)

Surrounding Land Uses

Residential, Mobile Home Park, Vacant

Utilities

Extended at developer's expense.

Floodplain

No

Watershed

No

City Limits

Yes

Summary

Desco Mebane Partners, LLC, is requesting approval of the Final Plat for Phase 2C of the Cambridge Park Subdivision (approved for rezoning and special use as a Planned Unit Development by City Council 01/08/18). The Final Plat will include a total area of +/-17.133 acres featuring 81 single-family lots on +/-13.170 acres, +/-0.583 acres of open space, and +/-3.380 acres and +/-2,962.12 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. This includes the pond to be built in the future, as shown on the final sheet, and is a City requirement on the approved construction documents. The Jones Drive turn lane is bonded with the NC Department of Transportation and shall be required to be constructed prior to approval of the subdivision plat for the Phase 3 lots.

This major subdivision plat was originally approved by the City Council at its April 4, 2022, meeting and reapproved at the July 11, 2022, meeting.

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 and inacceptance with all city policies and inacceptance with all city policies. 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.

Desco Mebane Partners, LLC 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. lines, conduits, and pipes.

G.S. 108-41 NOTARIAL CERTIFICATE FOR ACKNOWLEDGMENT County, North Carolina I certify that the following person(s) personally appeared beforme this day, each acknowledging to me that he or she signed the foregoing document: Name(s) of principal(s) Date: (Official Seal) Official Signature of Notary Notary public My commission expires: My commission expires:		Date		
I certify that the following person(s) personally appeared beforme this day, each acknowledging to me that he or she signed the foregoing document: Name(s) of principal(s) Date: (Official Seal) Official Signature of Notary Notary public	G.S. 108-41 NOTARIAL CERTIFICATE FO	R ACKNOWLEDGMENT		
Name(s) of principal(s) Date:	County, Nor	th Carolina		
Official Seal) Official Signature of Notary Notary's printed name	I certify that the following pe me this day, each acknowledgin foregoing document	rson(s) persona ng to me that h	lly appeared be- e or she signed	fore the
(Official Seal) Official Signature of Notary Notary's printed name	Name(s) of pr	incipal(s)		
Official Signature of Notary Notary's printed name Notary's printed name				
Notary's printed name	(Official Seal)			
Notary's printed name	Official Signature of No	tary		
Notary's printed name		Note	ary public	
My commission expiresi	Notary's printed name		ar y public	
	My commission expiresi			
REVIEW OFFICER CERTIFICATION				
I Review Officer of Alamance County, certify that this map or plat to which the certification is affixed meets all statutory requirements for recording.	REVIEW OFFICER CERTIFICATION			
Review Officer Date .	I Alamance County, certify that the certification is affixe	this map or plo d meets all	Officer of it to which statutory	

Certificate of Survey Accuracy

City Clerk

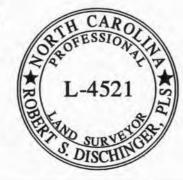
I, <u>Robert S. Dischinger</u>, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book <u>3752</u>, Page 661) that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE Page MAP; that the ratio of precision as calculated is 1'21,995'; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 26 day of JANUARY, 2022.

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.

Date

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

ROBERT S. DISCHINGER



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 1'121,995' 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 PARKING AREA ADJACENT TO LOT 231.

DEVELOPMENT STANDARDS FRONT SETBACK... ...20'(MIN. 25' TO GARAGE) SIDE SETBACK.... ...15' AGGREGATE REAR SETBACK...15' MAXIMUM BUILDING HEIGHT ... CORNER LOT SIDE SETBACK......13'

DVERALL SITE DATA:
PARCELS: PIN: 163252 & 163107
ADDRESS: CALEDON DRIVE TOTAL ACREAGE= 238± ACRES ZONING: PUD-R-12 WITH ANNEXATION EXISTING USE: VACANT AND RESIDENTIAL PROPOSED USE: RESIDENTIAL ADJACENT ZONING: ALAMANCE COUNTY DEED REFERENCES #175922 - DB 3752, PG 661-663

DESCO MEBANE PARTNERS, LLC 600 MARKET STREET - SUITE 206

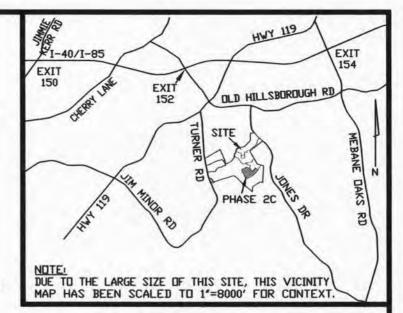
CONTACT: ERIC DISCHINGER PHONE (336) 317-3395

CHAPEL HILL, NORTH CAROLINA 27516

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

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

PHASE 2C SITE DATA: AREA = 17.133 ACRES NUMBER OF LOTS = 81 LOTS AREA IN LOTS=13.170 ACRES LF OF STREETS = 2,962.12± LF RIGHT OF WAY AREA=3,380 ACRES PRIVATE COMMON AREA OPEN SPACE= 0.583 TOTAL ACRES



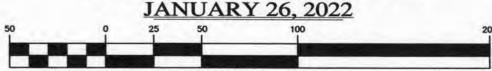
 $\frac{\text{NOTE:}}{\text{LINE TYPES}}$ and legends on this sheet apply for sheets 1 of 5 through 5 of 5.

LEGEND		LEG	END:	
	EXISTING LOT OF RECORD		D.B.	DEED BOOK
	EXISTING COT OF RECORD		P.B.	PLAT BOOK
	EXISTING RIGHT OF WAY		PG.	PAGE
	EXISTING RIGHT OF WAT	0	100	STONE
		0	NIP	NEW IRON PIPE
	- PROPERTY LINE (NOT SURVEYED)	0	EIP	EXISTING IRON PIPE
		Α	ESM'T.	EASEMENT
	- — EASEMENT		SE.	SIGHT EASEMENT
			B.C.	BACK OF CURB
	PROPERTY LINE		BFE	BASE FLOOD ELEVATION
	CENTERLINE			
	— CREEK			

SHEET 1 OF 5 **FINAL PLAT** CAMBRIDGE PARK PHASE 2C

MELVILLE TOWNSHIP~ALAMANCE COUNTY

MEBANE~NORTH CAROLINA

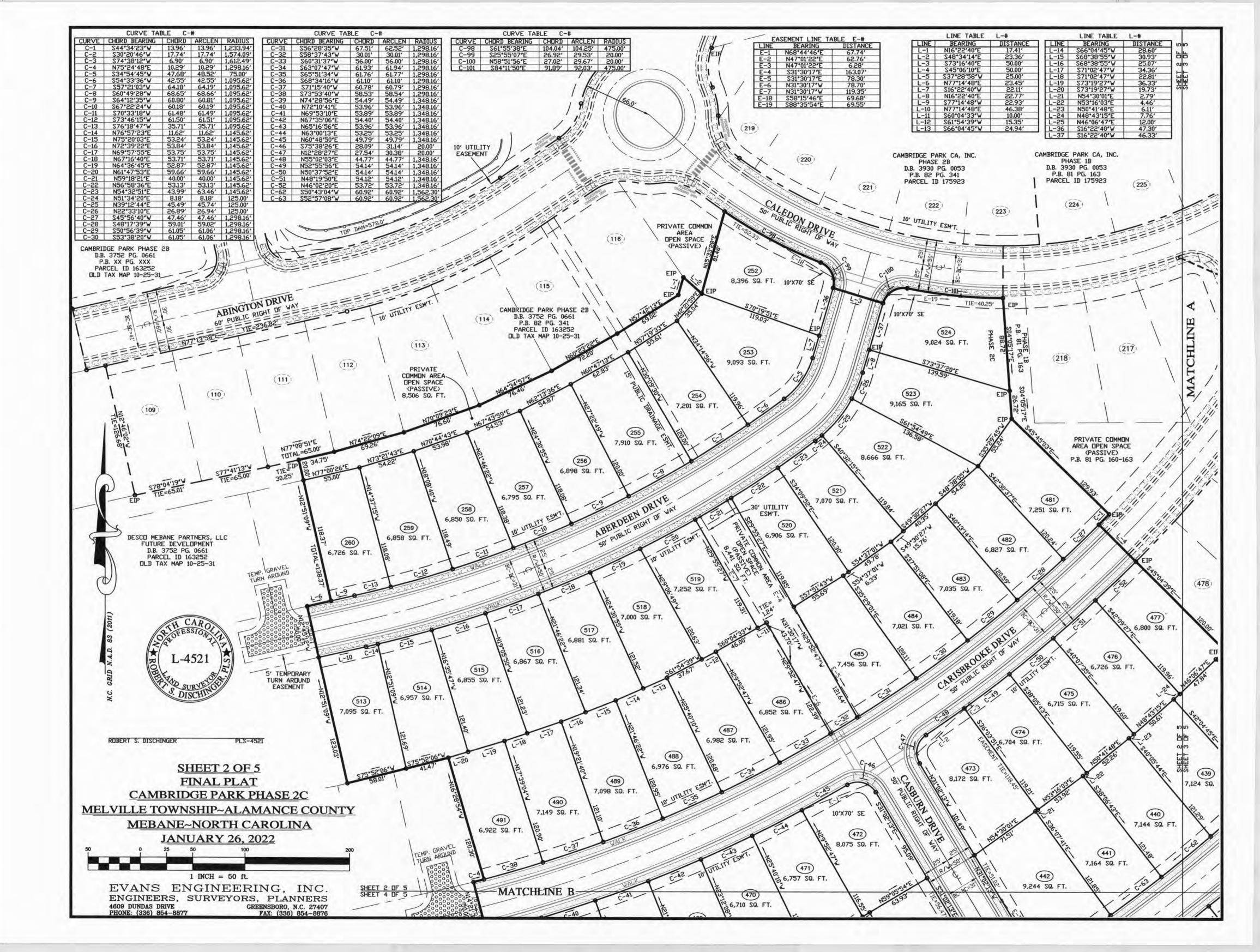


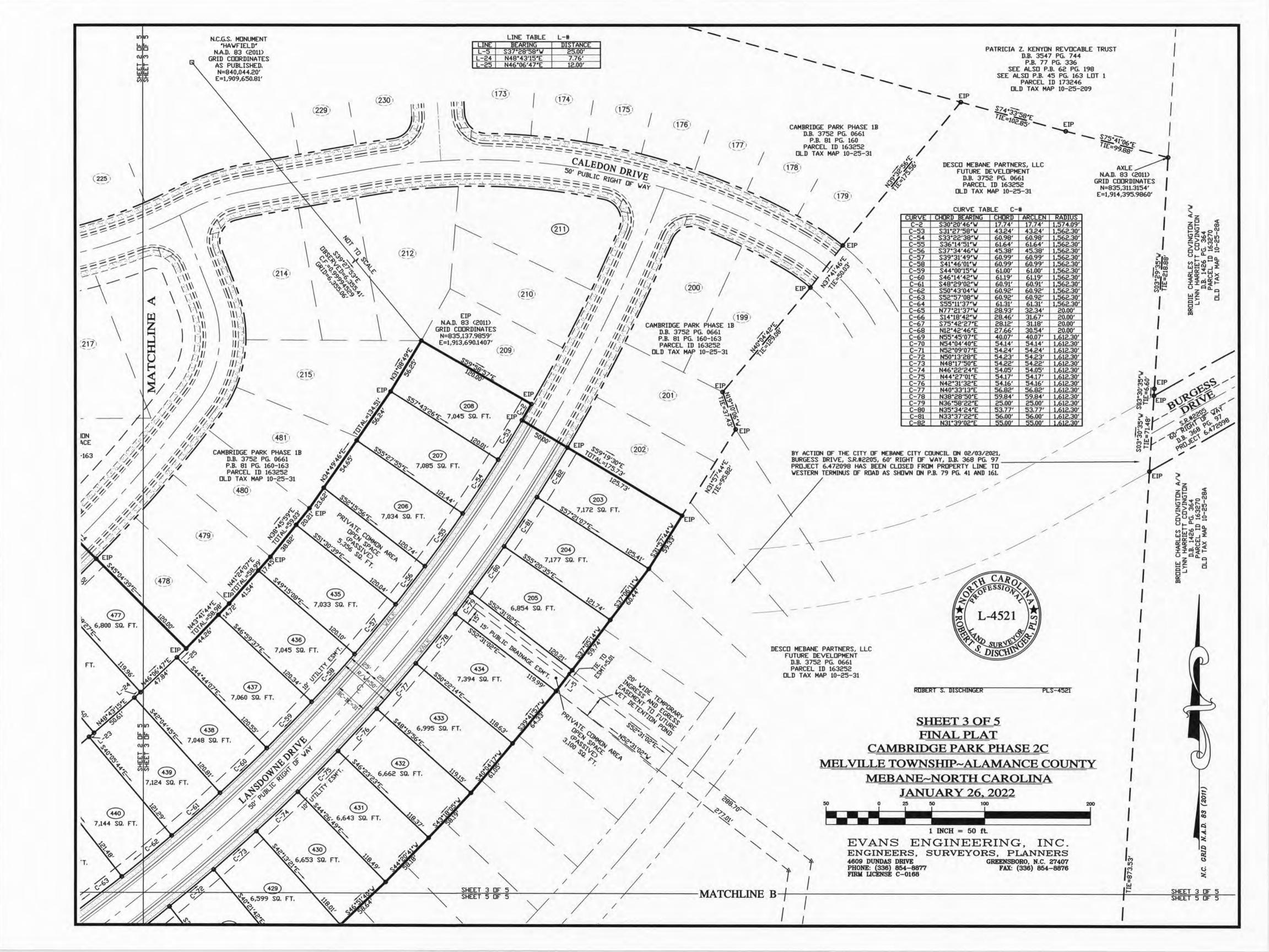
1 INCH = 50 ft.EVANS ENGINEERING, INC. ENGINEERS, SURVEYORS, PLANNERS 4609 DUNDAS DRIVE GREENSBORO, N.C. 27407 PHONE: (336) 854-8877 FIRM LICENSE C-0168 FAX: (336) 854-8876

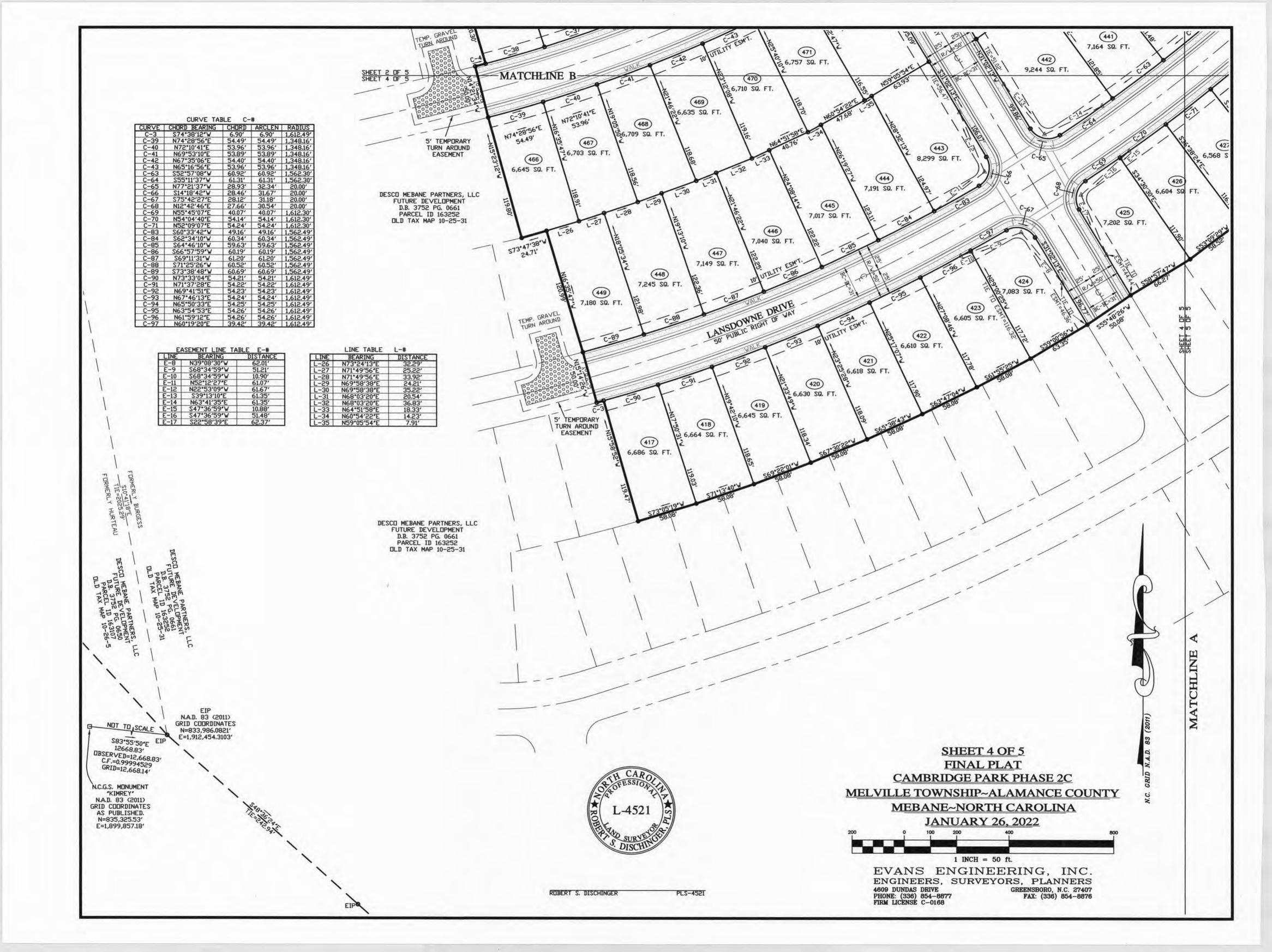
[PROJECT: 320-20]-[H:\CIVIL 3D 2019 PROJECTS\DESCO\CAMBRIDGE PARK\PHASE 2\SURVEY\PHASE 2C PLATS\CP PH2C PLAT.DWG]

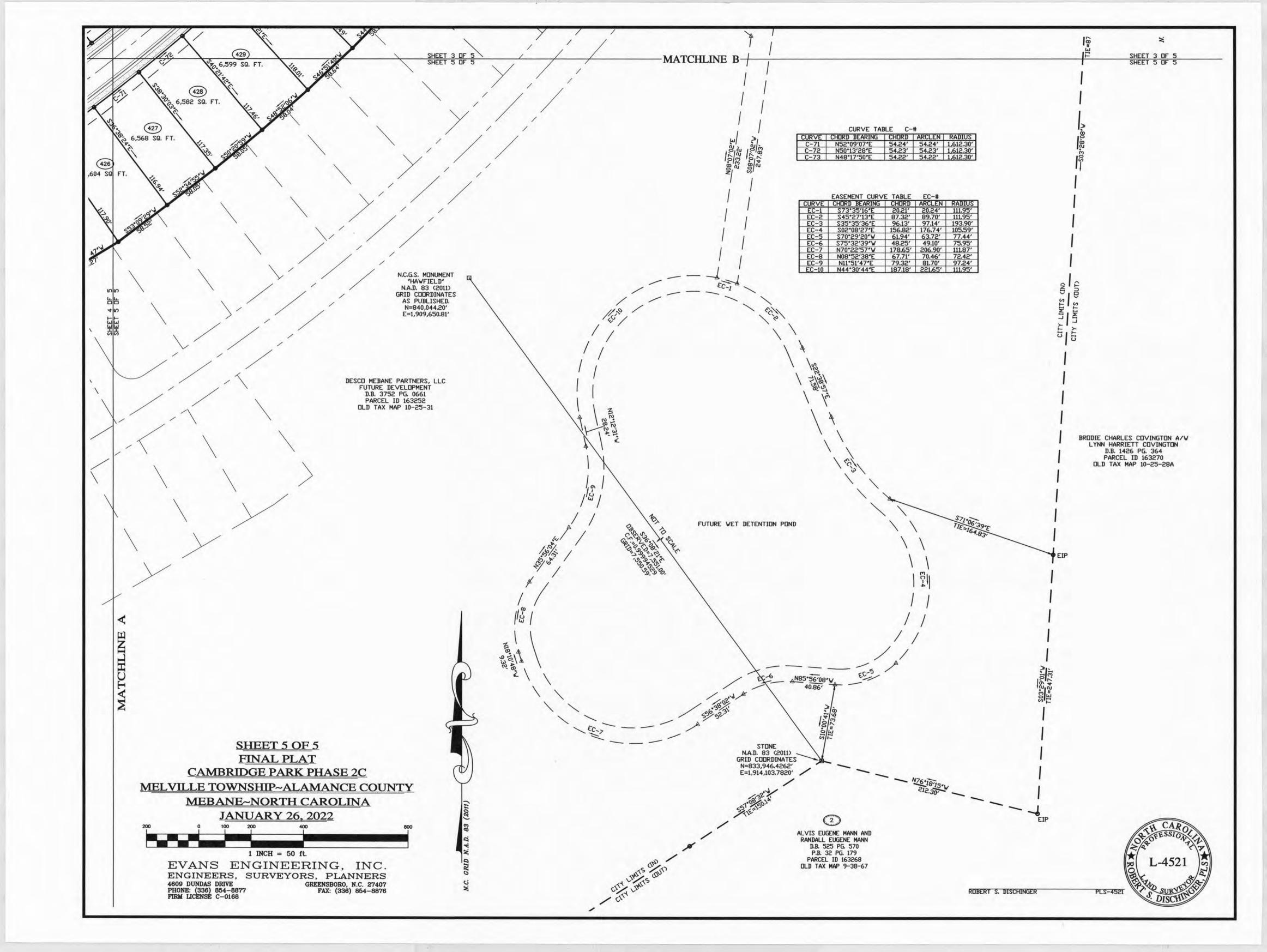
(20ND SUBMITTAL)













AGENDA ITEM #4C

Budget and Capital Project Ordinance Amendments

Summary

Staff recommends the budget and capital project ordinance amendments outlined below for project continuation.

Background

At the August 2, 2022, meeting, the City Council approved acquiring property on Jackson Street for the Water Resource Recovery Facility's (WRRF) expansion in the amount of \$25,000. The attached project ordinance is amended to include funds for the purchase.

A \$50,000 transfer from the WRRF departmental budget to the WRRF renovation capital project ordinance for Supervisory Control and Data Acquisition (SCADA) work is included. This transfer is just moving the SCADA project out of the departmental budget and into the plant renovation Capital Project Ordinance.

Financial Impact

A fund balance appropriation in the Utility Fund of \$25,000 will transfer to the WRRF Expansion Capital Project Ordinance. A transfer from the WRRF Departmental budget to the WRRF Renovation Capital Project Ordinance will not require a fund balance appropriation.

Recommendation

Staff recommends approving the WRRF Expansion Capital Project Ordinance Amendment 4, the WRRF Renovation Capital Project Ordinance Amendment 4 and the FY22-23 Budget Ordinance Amendment.

Suggested Motion

Move to approve the WRRF Expansion Capital Project Ordinance Amendment 4, the WRRF Renovation Capital Project Ordinance Amendment 4 and the FY22-23 Budget Ordinance Amendment.

Attachments

- 1. Capital Project Ordinance Amendment 4 WRRF Expansion Project
- 2. Capital Project Ordinance Amendment 4 WRRF Renovation Project
- 3. FY22-23 Budget Ordinance Amendment

Capital Project Ordinance for the City of Mebane Water Resource Recovery Facility Expansion Amendment 4

BE IT ORDAINED by the Governing Board 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 capital project ordinance amendment 4 is hereby adopted:

Section 1: The project authorized is the design and construction of Water Resource Recovery Facility 0.5 MGD Expansion to be financed by Utility Fund reserves and a State Revolving Fund or Revenue Bonds.

Section 2: The officers of this City are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following amounts are hereby appropriated for the project:

	Project Budget
Design & Engineering	\$ 3,525,000
Land Purchase	 275,000
	\$ 3,800,000

Section 4: The following revenues are anticipated to be available to complete the project:

	Project Budget
Transfer from Utility Fund	\$ 3,800,000

Section 5: The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the General Statutes of North Carolina.

Section 6: Funds may be advanced from the Water and Sewer Fund for the purpose of making payments as due.

Section 7: The Finance Officer is hereby directed to report, on a quarterly basis, on the financial status of each project element in Section 3.

Section 8: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this Board.

Section 9: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board and to the Budget Officer and Finance Officer for direction in carrying out this project.

This is the 3rd day of October 2022.

BE IT ORDAINED by the Council of the City of Mebane that the Budget Ordinance for the Fiscal Year beginning July 1 2022 as duly adopted on June 6, 2022, is hereby amended as follows:

ARTICLE I

APPROPRIATIONS		Cui	rrent Budget	Change	Revised Budget
Utility Fund - Non-Departmental		\$	1,917,875	\$ 75,000	\$ 1,992,875
Utility Fund - WRRF		\$	2,292,698	\$ (50,000)	\$ 2,242,698
	ARTICLE II				
REVENUES		Cui	rrent Budget	Change	Revised Budget

\$

3,704,203 \$

25,000 \$ 3,729,203

This the 3rd day of October, 2022.

Utility Fund - Appropriated Fund Balance

Capital Project Ordinance for the City of Mebane Water Resource Recovery Facility Renovation Amendment 4

BE IT ORDAINED by the Governing Board 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 capital project ordinance amendment 4 is hereby adopted:

Section 1: The project authorized is the design and construction of Water Resource Recovery Facility renovation to be financed by Utility Fund reserves and revenue bonds.

Section 2: The officers of this City are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following amounts are hereby appropriated for the project:

	Project Budget
Professional Services	\$ 102,784.00
Design and Engineering	555,285.00
Construction Administration	541,390.00
Construction	6,977,000.00
Equipment	523,750.00
Contingency	251,733.00
	\$ 8,951,942.00

Section 4: The following revenues are anticipated to be available to complete the project:

	Project Budget
Debt Proceeds	\$ 8,901,942.00
Transfer from Utility Fund	50,000.00
	\$ 8,951,942.00

Section 5: The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the General Statutes of North Carolina.

Section 6: Funds may be advanced from the Water and Sewer Fund for the purpose of making payments as due.

Section 7: The Finance Officer is hereby directed to report, on a quarterly basis, on the financial status of each project element in Section 3.

Section 8: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this Board.

Section 9: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board and to the Budget Officer and Finance Officer for direction in carrying out this project.

This is the 3rd day of October 2022.

AGENDA ITEM #5A

Ordinance to Extend the Corporate Limits-Voluntary Contiguous Annexation-Espitia Properties, LLC- Eleventh Street Apartments

Meeting Date
October 3, 2022
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 voluntary contiguous annexation containing approximately +/- 8.948 acres located on Eleventh Street in Orange County.

Background

At the September 12, 2022, 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 October 3, 2022, 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 the 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 8.948 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. 156

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 October 3, 2022, after due notice by the Mebane Enterprise on September 21, 2022; 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 October 3, 2022:

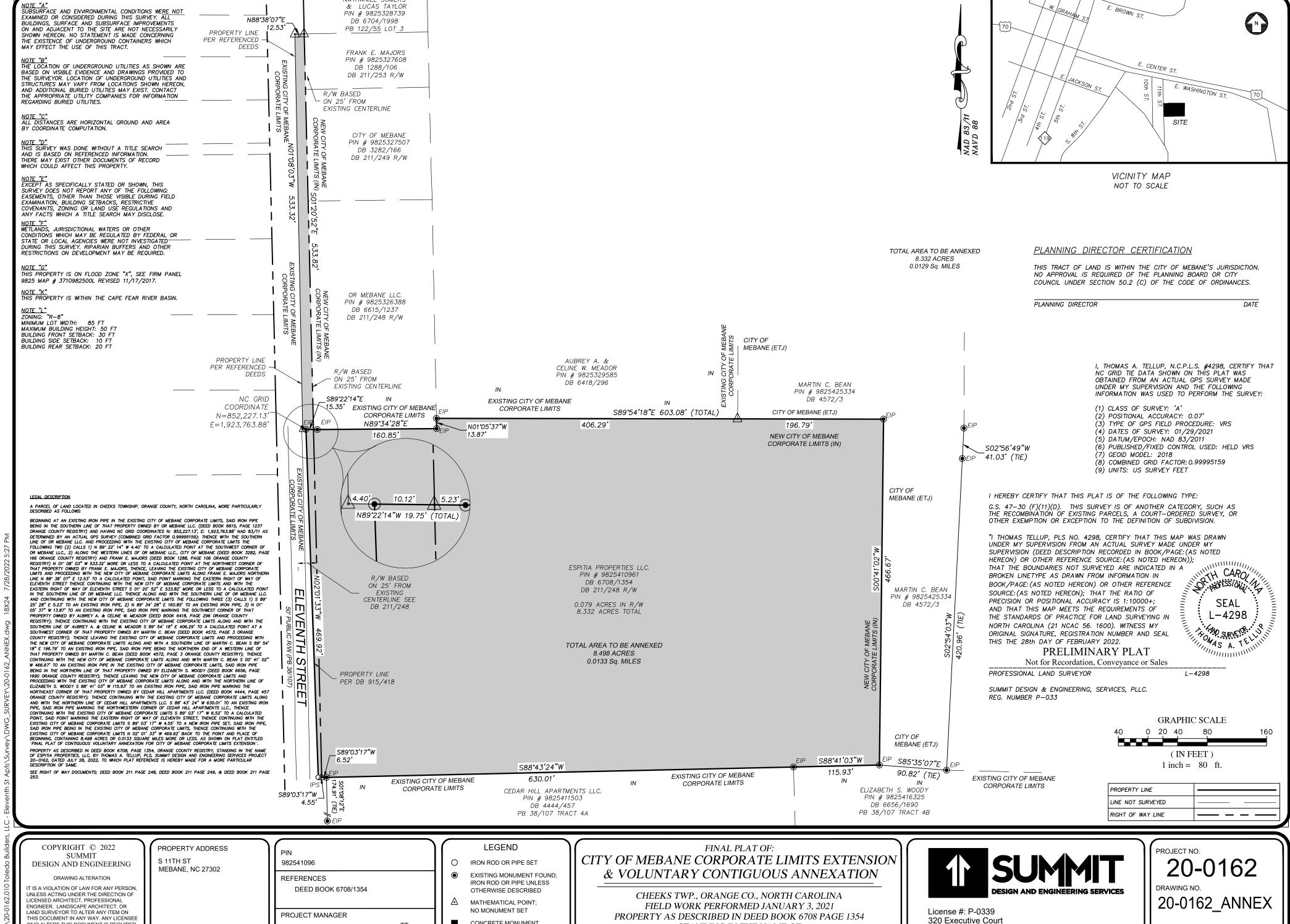
A PARCEL OF LAND LOCATED IN CHEEKS TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIPE IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, SAID IRON PIPE BEING IN THE SOUTHERN LINE OF THAT PROPERTY OWNED BY OR MEBANE LLC. (DEED BOOK 6615, PAGE 1237 ORANGE COUNTY REGISTRY) AND HAVING NC GRID COORDINATES N: 852,227.13', E: 1,923,763.88' NAD 83/11 AS DETERMINED BY AN ACTUAL GPS SURVEY (COMBINED GRID FACTOR 0.99995159); THENCE WITH THE SOUTHERN LINE OF OR MEBANE LLC. AND PROCEEDING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS THE FOLLOWING TWO (2) CALLS 1) N 89° 22' 14" W 4.40' TO A CALCULATED POINT AT THE SOUTHWEST CORNER OF OR MEBANE LLC., 2) ALONG THE WESTERN LINES OF OR MEBANE LLC., CITY OF MEBANE (DEED BOOK 3282, PAGE 166 ORANGE COUNTY REGISTRY) AND FRANK E. MAJORS (DEED BOOK 1288, PAGE 106 ORANGE COUNTY REGISTRY) N 01° 08' 03" W 533.32' MORE OR LESS TO A CALCULATED POINT AT THE NORTHWEST CORNER OF THAT PROPERTY OWNED BY FRANK E. MAJORS, THENCE, LEAVING THE EXISTING CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG FRANK E. MAJORS NORTHERN LINE N 88° 38' 07" E 12.53' TO A CALCULATED POINT, SAID POINT MARKING THE EASTERN RIGHT OF WAY OF ELEVENTH STREET THENCE CONTINUING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS AND WITH THE EASTERN RIGHT OF WAY OF ELEVENTH STREET S 01° 20' 52" E 533.82' MORE OR LESS TO A CALCULATED POINT IN THE SOUTHERN LINE OF OR MEBANE LLC. THENCE ALONG AND WITH THE SOUTHERN LINE OF OR MEBANE LLC. AND CONTINUING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS THE FOLLOWING THREE (3) CALLS 1) S 89° 25' 28" E 5.23' TO AN EXISTING IRON PIPE, 2) N 89° 34' 28" E 160.85' TO AN EXISTING IRON PIPE, 3) N 01° 05' 37" W 13.87' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHWEST CORNER OF THAT PROPERTY OWNED BY AUBREY A. & CELINE W. MEADOR (DEED BOOK 6418, PAGE 296 ORANGE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHERN LINE OF AUBREY A. & CELINE W. MEADOR S 89° 54' 18" E 406.29' TO A CALCULATED POINT AT A SOUTHWEST CORNER OF THAT PROPERTY OWNED BY MARTIN C. BEAN (DEED BOOK 4572, PAGE 3 ORANGE COUNTY REGISTRY); THENCE LEAVING THE EXISTING CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH A SOUTHERN LINE OF MARTIN C. BEAN S 89° 54' 18" E 196.79' TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHERN END OF A WESTERN LINE OF THAT PROPERTY OWNED BY MARTIN C. BEAN (DEED BOOK 4572, PAGE 3 ORANGE COUNTY REGISTRY); THENCE CONTINUING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH MARTIN C. BEAN S 00° 41' 02" W 466.67' TO AN EXISTING IRON PIPE IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, SAID IRON PIPE BEING IN THE NORTHERN LINE OF THAT PROPERTY OWNED BY ELIZABETH S. WOODY (DEED BOOK 6656, PAGE 1690 ORANGE COUNTY REGISTRY); THENCE LEAVING THE NEW CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE NORTHERN LINE OF ELIZABETH S. WOODY S 88° 41' 03" W 115.93' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE NORTHEAST CORNER OF THAT PROPERTY OWNED BY CEDAR HILL APARTMENTS LLC. (DEED BOOK 4444, PAGE 457 ORANGE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE NORTHERN LINE OF CEDAR HILL APARTMENTS LLC. S 88° 43' 24" W 630.01' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE NORTHWESTERN CORNER OF CEDAR HILL APARTMENTS LLC., THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS S 89° 03' 17" W 6.52' TO A CALCULATED POINT, SAID POINT MARKING THE EASTERN RIGHT OF WAY OF ELEVENTH STREET, THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS S 89° 03' 17" W 4.55' TO A NEW IRON PIPE SET, SAID IRON PIPE, SAID IRON PIPE BEING IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS N 02° 01' 33" W 469.92' BACK TO THE POINT AND PLACE OF BEGINNING, CONTAINING 8.498 ACRES OR 0.0133 SQUARE MILES MORE OR LESS. AS SHOWN ON PLAT ENTITLED "FINAL PLAT OF CONTIGUOUS VOLUNTARY ANNEXATION FOR CITY OF MEBANE CORPORATE LIMITS EXTENSION". PROPERTY AS DESCRIBED IN DEED BOOK 6708, PAGE 1354, ORANGE COUNTY REGISTRY, STANDING IN THE NAME OF ESPITIA PROPERTIES, LLC, BY THOMAS A. TELLUP, PLS, SUMMIT DESIGN AND ENGINEERING SERVICES PROJECT 20-0162, DATED JULY 28, 2022, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. SEE RIGHT OF WAY DOCUMENTS; DEED BOOK 211 PAGE 248, DEED BOOK 211 PAGE 249, & DEED BOOK 211 PAGE 253.

Section 2. Upon and after October 3, 2022 the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Mebane and shall be entitled to the same privileges and benefits as other parts of the City of Mebane. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted this 3 st day of October, 2022.	City of Mebane
ATTEST:	Ed Hooks, Mayor
Stephanie W. Shaw, City Clerk	Approved as to form:
	Lawson Brown City Attorney



STANDING IN THE NAME OF

ESPITIA PROPERTIES LLC.

Hillsborough, NC 27278-8551

www.summitde.com

Voice: (919) 732-3883 Fax: (919) 732-6676

CONCRETE MONUMENT

EXISTING IRON PIPE

EIP

TT

TT

DRAWN BY

WHO ALTERS THIS DOCUMENT IS REQUIRED

NOTATION "ALTERED BY" FOLLOWED BY HIS

OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.



AGENDA ITEM #5B

APP 22-01 Appeal – Third Accessory Structure

Presenter

Ashley Ownbey, Development Director

Applicant

Patricia Tulauskas and John Cox 105 Falcon Lane Mebane, NC 27302

Public Hearing

Yes ⊠ No □ Quasi-Judicial – BOA

Exhibit Map



CITY OF MEBANE

1 inch = 300 feet

DRAWN BY: AO

Yes

City Limits

Yes

Property 105 Falcon Lane

GPIN 9814776797

Proposed Zoning N/A

Current Zoning R-12

+/- 6.5 acres

Surrounding Zoning

R-12 & R-20

Surrounding Land Uses Residential

Utilities

N/A Floodplain

Watershed

Summary

Patricia Tulauskas and John Cox are appealing an administrative determination to the Board of Adjustment to request a third accessory structure (garage) on their property at 105 Falcon Lane.

An accessory structure is defined as: "A detached subordinate structure(s), the use of which is incidental to that of the principal structure and located on the same lot therewith" (Mebane UDO, Article 12, Page 12-5). Section 4-2 (B) (2) of the Mebane Unified Development Ordinance (UDO) restricts the number of detached accessory structures on residentially-zoned property to two and includes the provision that "requests for additional accessory structures may be considered by the Board of Adjustment."

The subject property is +/- 6.5 acres and currently includes a +/- 1,680-square-foot, single-family residence, a +/- 360-square-foot storage building, and a +/- 240-square-foot horse shelter, which amounts to less than 1% lot coverage. The horse shelter was permitted in March 2022. The applicant is proposing to place a 1,200-square-foot metal garage on the property in compliance with setback and lot coverage requirements.

Financial Impact

N/A

Recommendation

N/A

Appeals are at the discretion of the Board of Adjustment (BOA) and require evidentiary hearings. Appeals require a statement of the specific reasons or findings to support a motion to reverse, affirm, or modify the administrative determination.

Suggested Motion

1. Motion to <u>approve</u> the appeal request as presented due to (provide statement of specific reasons or findings).

OR

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

Attachments

- 1. Appeal Application
- 2. Permit Application
- 3. Written Notice of Determination



Application for Zoning Variance/Appeal City of Mebane

VARIANCE/APPEAL

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

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

A variance petition is hereby made to the Mebane Board of Adjustment as follows:
Name of Applicant: Patricia Tulans Kas & John Cox
Address of Applicant: 105 Falcon hn.
Melsone, NC 27302
Phane Number(s) 33(0 - 675-5148
Address and brief description of the property involved in the request: (Same as aborte)
Applicant's interest in the property (Owned, Leased, etc.):
Applal for a garage on the back side of the house (property)

All applications should include:

1. A sketch or map of the property clearly illustrating the request

2. The current names and mailing addresses of anyone owning property within 300 feet of the subject property.

A fee of \$200 to cover administrative costs for residential and \$400 for nonresidential. 14 landers 14/4 A-Zanolli

Alamance County Gis

Information Technology (https://cityofmebanenc.gov/departments/information-technology/) / GIS and Mapping (https://cityofmebanenc.gov/gis-and-mapping/) / Alamance County GIS

County Home Page (https://www.alamance-nc.com/figis/Home (https://www.alamance-nc.com/newgis/) | Downloads (http://apps.alamance-nc.com/GISFTP/) | F lamance County (assets/alamance/help/help.) North Carolin 150 ft XY Search Results Lavers **Results List** Details Parcels Tax Info (http://alamance.ustaxdata.com/account.cfm? parcelID=9814776797) 164602 219 GPIN# 9814776797 (http://alamance.ustaxdata.com/ (State ID): parcelID=9814776797) PIN: 164418 Old Tax ID: 10-19-25A Parcel Site 105 FALCON LN Address: COX JOHN W TULAUSKAS PATRICIA L Information: 105 FALCON LANE MEBANE, NC 27302 Assessed \$289,001 Value: **DdAcres**: 6.51 MEBANE CalcAcres: 6.146906 Yr Blt: 4270 0627 (https://apps.alamancenc.com/CountyGISMap/assets/alamance/dee Deed Ref: book=4270&page=0627&type=deed) (https://apps.alamancenc.com/CountyGISMap/assets/alamance/dee Plat Ref: book=&page=&type=plat) Date Sold: 20211206 Amount \$575,000 Sold: 164583 Tax Land SINGLE FAMILY Use: 128 Year Built: 1961 Square 694400 1679 Footage: Subdivision: HBA FALCON LANE Lot#: HBA FALCON LANE Name Date Sold Amount Book/Page COX JOHN 12/05/2021 \$575,000 4270 0627 (https:// W & nc.com/CountvGI



Buffer







McVey Appraisals SUBJECT PHOTO ADDENDUM

File No. 21M351Revised Case No. 18-18-6-1408481

Borrower John W Cox

Property Address 105 Faicon Ln

City Mebane County Alamance State NC Zip Code 27302-9150

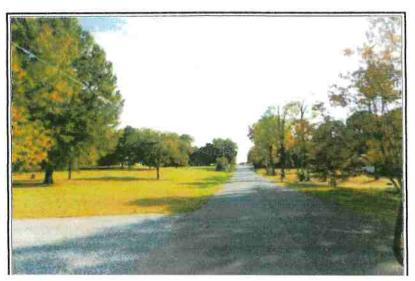
Lender/Client Union Home Mortgage Corp / Dept of VA Address 8241 Dow Circle West, Strongsville, OH 44136



FRONT OF SUBJECT PROPERTY 105 Falcon Ln Mebane, NC 27302-9150



REAR OF SUBJECT PROPERTY



STREET SCENE



OFFICE USE ONLY: BUILDING PERMIT COST \$

CITY OF MEBANE INSPECTIONS DEPARTMENT **BUILDING PERMIT APPLICATION**

Mailing Address: 106 E. Washington St. Mebane NC 27302 102 S. Fifth St. Mebane NC 27302

Phone: (919) 563-9990

Fax: (919) 563-9506 www.cityofmebane.com inspections@cityofmebane.com



\$141.00

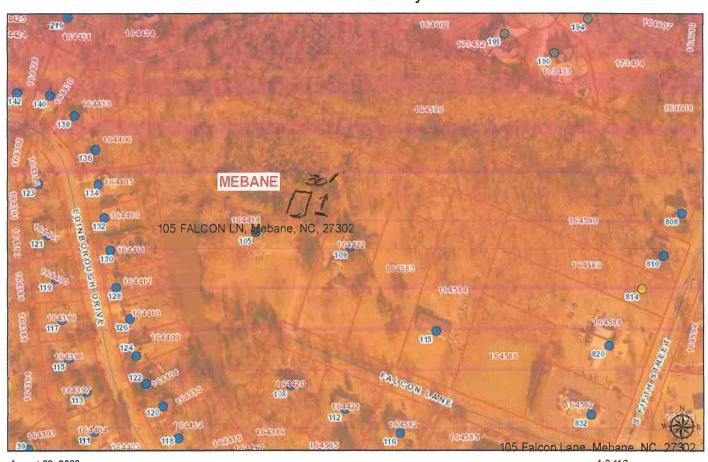
JOB ADDRESS 105 Falcon LN	LOT, UNIT
OWNER JOHN COX	
CONTRACTOR: Tarheel Metal ITRUCTURES	PERMIT HOLDER
EMAIL tarheelmetah.com	STATE CONTR. LIC. NO
ADDRESS 8314 UShwy 220 bus N	OWNER OR AUTHORIZED AGENT OF THE OWNER
CITY Randheman STATE N.C.	
ZIP CODE 27317 TEL. NO. 336 476 4955	
	DATE
BRIEF DESCRIPTION OF WORK	John Cox
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ELECTRICAL WORK: YesNo_	
PLUMBING WORK: YesNo	Cost \$
MECHANICAL WORK: YesNo	0.10
INSULATION: Yes No Res \$50 Comm \$100	
	ZONING FEE \$50 Yes No 50
WATER CONN \$ SEWER CONN \$ METER FEE \$	otal Project Cost \$ 23,265. —
* A separate application and permit is required for each trace	
* No Trade Permits will be issued until the accompanying B	
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or septic tank? Mas well ino septic	O PLEC
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This permit becomes null and void if work or construction author if after commencement of work no required inspection is recommended.	ommenced within 6 months 12 month period thereafter
or for substantial deviations from plans. Work commencing pr	rmits are subject to double
permit fees. The owner and authorized agent of the owner County, Orange County and the State of North Carolina, and	plicable laws of Alamance is not to be occupied or
used until a certificate of occupancy is issued by th City	ment. The applicant must
adhere to all codes and ordinances. By signing this application made herein are true.	s that all the statements
made neroni are tide.	



ZONING PERMIT APPLICATION

Contractor or Business Owner (If applicable) Name: I Aldress: O Falcon Name: Arthory Marcal Structure St	Contractor or Business Owner (If applicable)	Contractor or Business Owner (II applicable)	Contractor or Business Owner (II applicable) Name:	Contractor or Business Owner (II applicable) Name: 3	Contractor or Business Owner (II applicable) Name	Contractor of Business Owner (II applicable) Name	Address: 105 Fell CON Address: Bit US W ZZ & Bits N City, State, Zip: Present End of the Phone: 210 and 0 bit E-mail: 3 4 19 CC m Salagnel L. Con E-mail: 3 4 19 CC m Salagnel L. Con E-mail: 7 276 eel e Fal. e Fal. e Fal. E-mail: 7 276 eel e Fal. e Fal. e Fal. E-mail: 7 276 eel e Fal. e Fal. e Fal. E-mail: 7 276 eel e Fal. e Fal. e Fal. E-mail: 7 276 eel e Fal. e Fal. e Fal. E-mail: 7 276 eel e Fal. e Fal. e Fal. E-mail: 7 276 eel e Fal. e Fal. e Fal. E-mail: 7 276 eel e Fal. e Fal. e Fal. E-mail: 7 276 eel e Fal. e Fal. e Fal. E-mail: 7 276 eel e Fal. e Fal. e Fal. E-mail: 7 276 eel e Fal. e Fal. e Fal. E-mail: 7 276 eel e Fal. e Fal. e Fal. e Fal. E-mail: 7 276 eel e Fal. e Fal. e Fal. e Fal. e Fal. E-mail: 7 276 eel e Fal. e	Contractor or Business Owner (II applicable) Name: State Name: Name: State Name:
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City, State, Zip: Fandle Mail 273.02 City, State, Zip: Fandle Mail 264 Mail 273.02 Phone: 336 476 4955 E-mail: 7026 en 2000 L M SITE & ACTIVITY INFORMATION Site Address: (05 Falcon L M GPIN: GSIU 3 L PS - Describe: Development Name: None: Is the property subject to requirements by City Council action? No Yes - Attach Document(s) Is Approval by a Homeowners Association Required? No Yes - Provide copy of approval letter Proposed Use (Attach sketch, plot plan, or site plan with property & project dimensions, inc. setbacks): Residential Non-Residential Signs (check all that apply) New Principal Structure New Use Wall Addition/Deck/Potch New Principal Structure Freestanding Accessory Structure (Shed, Pool, etc.) Addition/Alteration Monument Fence (provide height & material, Change of Use Advertising (Billboard) Attach Easement Form, if applicable) Garage: Attached Detached Upfit Illuminated Driveway (New, Pave, etc.) Wireless Communication Electronic/LED Other: Other: Other: Other: Applicant Signature Date CITY USE ONLY Jurisdiction: City ETJ Alamance County Orange County Zoning District: 2 Rezoning Required? No Yes Special Use Required? No Yes Special Use Required? No Yes Floodplain Development? No Yes Floodplain Development? No Yes Floodplain Development?	City, State, Zip; MeBane Ne Ne New Phone: 336 476 4955 Email: 3419 Combane New New New New New New New New New Ne	City, State, Zip; MeBane Ne Ne 273.02 Phone: 316 476 4955 Email: 317 4955 Email: 317 4955 Email: 317 4955 Email: 327 4964 Email: 327 496	City, State, Zip: Fall Composition City, State, Zip	City, State, Zip: Media New De 27357 Phone: G16 OP OB H b E-mail: 7076 et a 27357 Phone: 336 476 4955 E-mail: 7076 et a 27357 Phone: 336 476 4955 E-mail: 7076 et a 27357 SITE & ACTIVITY INFORMATION Site Address: (05 Falcon L N GPIN: 48(4) 3 43 Tax Map #: Temporary Event? No Yes — Describe: Development Name: None Is the property subject to requirements by City Council action? No Yes — Provide copy of approval letter Proposed Use (Attach sketch, plot plan, or site plan with property & project dimensions, inc. setbacks): Residential New Use Wall Addition/Deck/Porch New Principal Structure Prestanding Accessory Structure (Shed, Pool, etc.) Addition/Alteration Monument Accessory Structure (Shed, Pool, etc.) Addition/Alteration Monument Attach Easement Form, if applicable) Garage: Attached Detached Detached Driveway (New, Pave, etc.) Upfit Illuminated Driveway (New, Pave, etc.) Other: Che information provided on this application is accurate and representative of the intended project, to the best of my mowledge, I acknowledge that the City of Mebane reserves the right to investigate both current conditions and any thanges to the property to verify compliance with this zoning permit. Applicant Signature Date CITY USE ONLY Jurisdiction: City ETJ Alamance County Orange County Zoning District: 2012 Rezoning Required? No Yes Special Use Required? No Yes Watershed Overlay? No Yes Special Use Required? No Yes So' Stream Buffer Development? No Yes	City, State, Zip: FEBANE NEW 27307 City, State, Zip: FANGLE Map 102.37317 Phone: 919 099 054 6 E-mail: 7076 et al. 102.475 SITE & ACTIVITY INFORMATION Site Address: (05 FALCON L N GPIN: 48(4) 3 USA 3 Tax Map #: Temporary Event? No Yes — Describe: Development Name: NONE Is the property subject to requirements by City Council action? No Yes — Provide copy of approval letter Proposed Use (Attach sketch, plot plan, or site plan with property & project dimensions, inc. setbacks): Residential New Use Wall New Principal Structure New Use Wall Addition/Deck/Porch New Principal Structure Prestanding Accessory Structure (Shed, Pool, etc.) Addition/Alteration Monument Attach Easement Form, if applicable) Ugfit Illuminated Driveway (New, Pave, etc.) Ugfit Ulgrit Driveway (New, Pave, etc.) Other: Chenge of Use Advertising (Billboard) Chenge of Use Advertising (Billboard) Driveway (New, Pave, etc.) Ugfit Ulgrit Driveway (New, Pave, etc.) Other: Chenge of Use Advertising (Billboard) Driveway (New, Pave, etc.) Ugfit Ulgrit Driveway (New, Pave, etc.) Other: Chenge of Use Advertising (Billboard) Driveway (New, Pave, etc.) Ugfit Ulgrit Driveway (New, Pave, etc.) Other: Chenge of Use Advertising (Billboard) Driveway (New, Pave, etc.) Ugfit Ulgrit Driveway (New, Pave, etc.) Other: Chenge of Use Advertising (Billboard) Driveway (New, Pave, etc.) Ugfit Ulgrit Ulgrit Driveway (New, Pave, etc.) Other: Chenge of Use Advertising (Billboard) Driveway (New, Pave, etc.) Ugfit Ulgrit Ulgrit	City, State, Zip: Februs 1	City, State, Zip: Fand Stand No. 17	City, State, Zip: Pand EBANE NE 373.02 City, State, Zip: Pand Jee no N 06 373.17 Phone: 316 919 064 064 0 Phone: 356 476 94955 E-mail: 7076 62 70 9 Phone: 367 94955 E-mail: 7076 70 9 Phone: 367 94955
Phone: 316 04 064 b E-mail: 341900 m/2 agnorit. Com E-mail: 7226 e2 m/2 com SITE & ACTIVITY INFORMATION Site Address: 05 6000 L/N GPIN: 484 2 024 3 Tax Map #: Temporary Event? No Yes - Describe: Development Name: None Is the property subject to requirements by City Council action? No Yes - Attach Document(s) Is Approval by a Homeowners Association Required? No Yes - Provide copy of approval letter Proposed Use (Attach sketch, plot plan, or site plan with property & project dimensions, inc. setbacks): Residential Non-Residential Signs (check all that apply) New Principal Structure New Use Wall New Principal Structure Freestanding Accessory Structure (Shed, Pool, etc.) Addition/Alteration Monument Fence (provide height & material; Attach Easement Form, if applicable) Garage: Attached Detached Upfit Illuminated Driveway (New, Pave, etc.) Wireless Communication Electronic/LED Other: Other: The information provided on this application is accurate and representative of the intended project, to the best of my nowledge, I acknowledge that the City of Mebane reserves the right to investigate both current conditions and any hanges to the property to verify compliance with this zoning permit. Applicant Signature Date CITY USE ONLY Jurisdiction: City ETJ Alamance County Orange County Zoning District: 22 Rezoning Required? No Yes Special Use Required? No Yes	Phone: 3% 476 4955 E-mail: 241960 m Loom E-mail: 7026 e	Phone: 35,472 4955 E-mail: 34 1962 m acramet L. Com E-mail: 34 1962 m acramet L. Com Site Address: / O5 Falon L. M GPIN: 48	Phone: 35, 47, 4955 E-mail: 241900 m/2019 mol. L. Com E-mail: 7226 e m e ral e m M E-mail: 241900 m/2019 mol. L. Com E-mail: 7226 e m e ral e m M E-mail: 7226 e m m m m E-mail: 7226 e m m m m m m E-mail: 7226 e m m m m m m m m m E-mail: 7226 e m m m m m m m m m m m m m m m m m m	Phone: 35,6476 4955 E-mail: 341900 m/2019 molt. Com E-mail: 7216 etc. 251. 1 etc. 35 SITE & ACTIVITY INFORMATION Site Address: 75 falou L N GPIN: 4814 3 Capa 3 Tax Map #: Temporary Event? No Yes - Describe: Development Name: None Is the property subject to requirements by City Council action? No Yes - Attach Document(s) Is Approval by a Homeowners Association Required? No Yes - Provide copy of approval letter Proposed Use (Attach sketch, plot plan, or site plan with property & project dimensions, inc. setbacks): Residentia Non-Residentia Signs (check all that apply) New Principal Structure New Use Wall Addition/Deck/Porch New Principal Structure Freestanding Adtach Easement Form, if applicable Change of Use Addition/Alteration Monument Garage: Attached Detached Upfit Illuminated Driveway (New, Pave, etc.) Wireless Communication Electronic/LED Other: Other: Other: Other: Other: Other: The information provided on this application is accurate and representative of the intended project, to the best of my moveledge. I acknowledge that the City of Mebane reserves the right to investigate both current conditions and any thanges to the property to verify compliance with this zoning permit. Application: City ETJ Alamance County Orange County	Phone: 35.6.476.4955 E-mail: 3.41962 m/2619181.Com E-mail: 721628 netaleem SITE & ACTIVITY INFORMATION Site Address: 105 falcon l N GPIN: 984	Phone: 35, 47, 49,55 E-mail: 341900 m/2019101.Com E-mail: 7016 etc. peral etc. M E-mail: 341900 m/2019101.Com Site Address: 05 follow L. M GPIN: 4810 3 U 3 U 3 Tax Map #: Temporary Event? Mo	Phone: 315 476 4765 E-mail: 3417 66 7 1 1	Phone: 316 494 054 b E-mail: 341 062 rs/sc/gms/L.Com E-mail: 341 062 rs/sc/gms/L.Com E-mail: 356 476 4965 E-mail: 376 68 re/sc/gms/L.Com SITE & ACTIVITY INFORMATION Site Address: (05 Falcon L N GPIN: 38
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Alamance County





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CERTIFICATE NUMBER: P-1513

Client:

Tarheel Metal Structures

8314 US Hwy 220 Bus. North

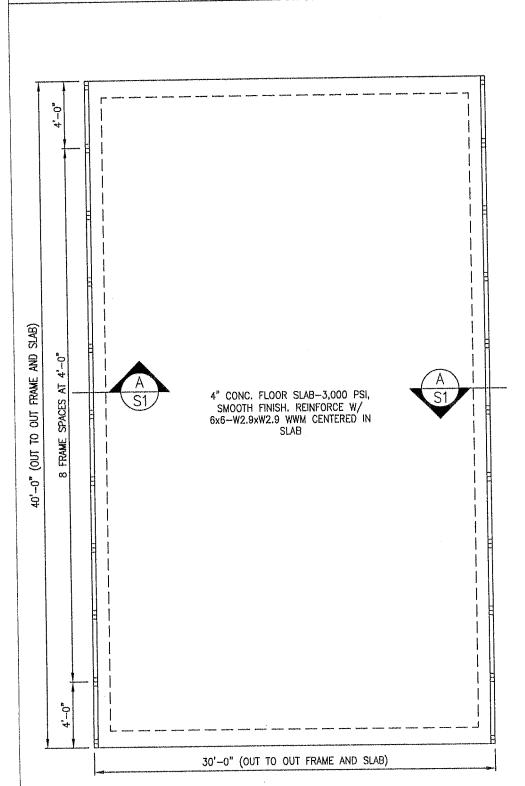
Randleman, NC 27317

(o) 336-476-4955 (f) 336-476 4934

Project:
30'x40'x10'
John Cox
105 Falcon Ln
Mebane, NC 27302

Job No: 2201-379 Date: 08/17/22

08/17/2 Sheet: S1



CONT. 2" TUBE SEE SHEET S4 FOR SIZE AND ANCHORS

CONC. SLAB

(2) #4 REBAR CONTINUOUS

A SLAB TURN DOWN

NOT TO SCALE

STRUCTURE IS DESIGNED AS RISK/USE CATEGORY 1 ONLY. AGRICULTURAL OR UNOCCUPIED STRUCTURE ONLY.

DRAINAGE NOTE:
OWNER TO PROVIDE POSITIVE
DRAINAGE AWAY FROM BLDG. PAD.

FOUNDATION PLAN
NOT TO SCALE



JS CONSULTING & DESIGN
HIGHERING AND COMMUNING
1770 STORMANT RD
QAECICH, No. 27514
F 19191 324-4661

CERTIFICATE NUMBER: P-1513

Client:

Tarheel Metal Structures

8314 US Hwy 220 Bus. North

Randleman, NC 27317

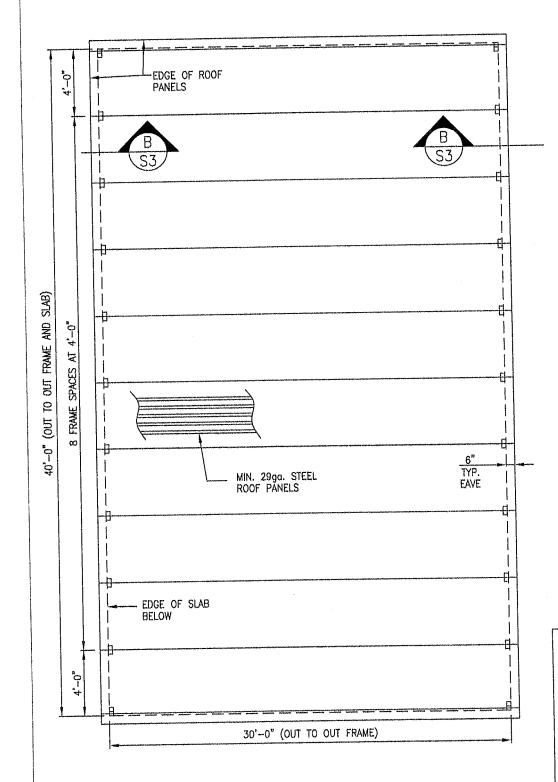
(o) 336-476-4955 (f) 336-476 4934

Project:
30'x40'x10'
John Cox
105 Falcon Ln

Mebane, NC 27302

Job No: 2201-379 Date: 08/17/22 Sheet: \$2

STRUCTURE IS DESIGNED AS RISK/USE CATEGORY 1 ONLY. AGRICULTURAL OR UNOCCUPIED STRUCTURE ONLY.



FRAMING PLAN NOT TO SCALE



IS CONSULTING & DESIGN ENGINEESING AND CONSULTING 11/03 DURANT RD RALLINGH, NC 27518 r (919) 675-1620 r (919) 324-3681

ROOF PANELS

CERTIFICATE NUMBER: P-1513

TYP. AT ALL CONNECTIONS UNO.

2½"x2½"x14ga. TUBE VERTICALS,— EQUALLY SPACED. TYP.

12

M)

Client:

Tarheel Metal Structures

8314 US Hwy 220 Bus. North

Randleman, NC 27317

24"x24"x14ga. TUBE RAFTER

TOGETHER W/ 4" WELD PER 1'-0", EACH SIDE.

2½"x2½"x12ga. SLEEVE, EACH-LEG 12" MIN.

WALL PANELS

(8) SCREWS TOTAL OR FIELD WELD (TYP. @ COL.)

2"x2"x12ga. WELDED COLUMN STUB x 8" LG. WELDED TO CONT. RAIL (4) SCREWS TOTAL

STITCH WELD TUBES

24'-0"

(o) 336-476-4955 (f) 336-476 4934

Project: 30'x40'x10' John Cox

105 Falcon Ln Mebane, NC 27302 Job No: 2201–379

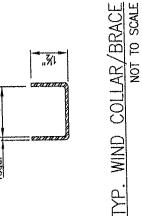
Date: 08/17/22 Sheet: S3

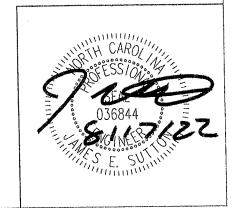
RISK/USE CATEGORY 1 ONLY.
AGRICULTURAL OR UNOCCUPIED
STRUCTURE ONLY. STRUCTURE IS DESIGNED AS

10,-0" EAVE HT. 3 4'-0" LONG BRACE W/(4) SCREWS E.E. 18gg. (2) 24"x24"x14ga. TUBE COLUMN (TYP.)

CTION B-B NOT TO SCALE CROSS SECTION TYPICAL

USING 24"x24"x14ga TUBES TO THE BOTTOM RAIL AND RAFTERS W/ L-CLIPS AND (2) SCREWS IN EACH LEG OF THE CLIP. ANY STUDS OVER 13"-0" IN LENGTH SHALL BE (2) GABLE END WALL FRAMING GABLE END WALLS SHALL BE FRAMED @ 4' 0.C. 24"24"14ga and attached W/ (2) L-CLIPS AND (2) SCREWS IN EACH LEG OF THE CLIP.





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IS CONSULTING & DESIGN PROGRESSION AND CONSULTING THE TOTAL OF T

CERTIFICATE NUMBER: P-1513

Client:

Tarheel Metal Structures

8314 US Hwy 220 Bus. North

Randleman, NC 27317

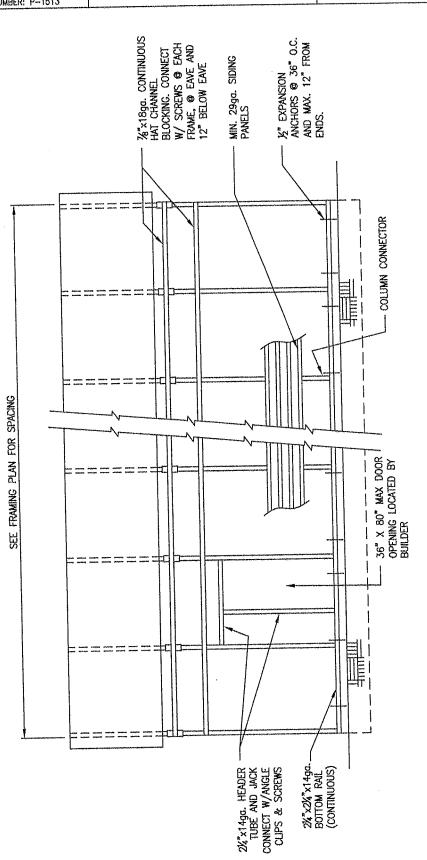
(o) 336-476-4955 (f) 336-476 4934

Project:
30'x40'x10'
John Cox

105 Falcon Ln Mebane, NC 27302 Job No: 2201-379

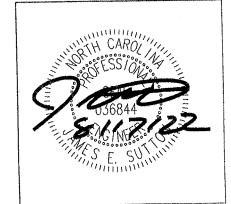
Date: 08/17/22 Sheet: \$4

STRUCTURE IS DESIGNED AS
RISK/USE CATEGORY 1 ONLY.
AGRICULTURAL OR UNOCCUPIED
STRUCTURE ONLY.



DOOR OPENING NOTE:
ROLL UP DOORS ONLY TO BE PLACED IN GABLE
END WALLS. EXACT LOCATION TO BE
DETERMINED BY BUILDER. MINIMUM HEADER SIZE
(2) 2-1/4" 149a SQUARE TUBES ATTACHED
TOCETHER W/ CLIPS AND SCREWS @ 1'-0"
O.C. MINIMUM (1) 2-1/4" KING STUD EACH
SIDE. ATTACH USING ANGLE CLIPS AND SCREWS

SIDE ELEVATION NOT TO SCALE



IS CONSULTING & DESIGN NAME OF A DESIGN FROM THE PROPERTY OF T

CERTIFICATE NUMBER: P-1513

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Tarheel Metal Structures

8314 US Hwy 220 Bus. North

Randleman, NC 27317

(o) 336-476-4955 (f) 336-476 4934

Project:
30'x40'x10'
John Cox
105 Falcon Ln
Mebane, NC 27302

Job No: 2201-379 Date: 08/17/22 Sheet: \$5

NOTES

DESIGN CRI	T <u>ERIA</u> CODE2018 NORTH CAROLINA BUILDING CODE
2. IMPORTANG	CE FACTORS SNOW (IB) 0.80 SEISMIC (IW) 1.0
3. GROUND S	SNOW LOAD15 PSF
4. ROOF LL.	5 PSF (NO FOOT TRAFFIC)
5. FLOOR LL	40 PSF (UNOCCUPIED STORAGE ONLY)
B) NOMI	ATE WIND SPEED (IBC)
7. SEISMIC A) SEISM COM	MIC DESIGN CATEGORY A PLIANCE WITH SECTION 1616.4 ONLY?YES _X_NO
B) SEISI	WIC DESIGN CATEGORYBCX_D
SPE SITE BASI	MIC USE GROUP CTRAL RESPONSE ACCELERATION SB 19.6 %g S1 7.3 %g CLASSIFICATION D FIELD TEST X PRESUMPTIVE HISTORICAL DATA C STRUCTURAL SYSTEM (CHECK ONE) BEARING WALL DUAL W/SPECIAL MOMENT FRAME BUILDING FRAME DUAL W/INTERMEDIATE R/C OR SPECIAL STEEL X MOMENT FRAME INVERTED PENDULUM MIC BASE SHEAR Vx = 0.5 k Vy = 0.5 k (PER FRAME)
ADO	LYSIS PROCEDURE X SIMPLIFIED EQUIVALENT LATERAL FORCE MODAL HITECTURAL, MECHANICAL, COMPONENTS ANCHORED? NO ERAL DESIGN CONTROL: EARTHQUAKE WIND X.
OTHER NO	<u>)TES</u> Presumptive soil pressure == 2,000 psf.
2	WHERE A DETAIL IS SHOWN ON STRUCTURAL DRAWINGS FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR OR LIKE CONDITIONS, UNLESS NOTED OR SHOWN OTHERWISE.
	IF CONTRACTOR FINDS A DIFFERENCE BETWEEN THESE DRAWINGS AND EXISTING ELEVATIONS, OR OTHER CONDITIONS WHICH PROHIBIT EXECUTION OF THE WORK AS DIRECTED ON THESE DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
	ALL ITEMS SHALL BE TIGHTLY ANCHORED OR ATTACHED SQUARE, PLUMB AND TRUE, OR IN OTHER PLANES OR SHAPES AS SHOWN ON THE DRAWINGS. JOINTS SHALL BE TIGHT, EVEN, AND FREE OF OFFSETS. NO FIELD ALTERING OF ANY MEMBERS WILL BE ALLOWED THAT WILL CAUSE THEM NOT TO BE IN ACCORDANCE WITH THE DRAWINGS AND THEM NOT TO BE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, WITHOUT WRITTEN APPROVAL OF THE DESIGN ENGINEER.
5.	GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR DAMAGE TO THE STRUCTURE DURING CONSTRUCTION PROCEDURES ASSOCIATED WITH THIS PROJECT.
6.	CONCRETE: CONCRETE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI.
7.	CONCRETE WORK SHALL COMPLY WITH ACI "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING (ACI 301) AND APPLICABLE PROVISIONS OF ACI 318. KEEP A COPY OF ACI FIELD REFERENCE MANUAL (ACI-SP-15) WHICH INCLUDES ACI 301 AND OTHER ACI AND ASTM REFERENCES ON THE JOB.
8,	ALL FOOTING FOUNDATIONS SHALL BE PLACED ON COMPETENT SOIL.
9.	FIBER MESH MAY BE SUBSTITUTED FOR WWM PER MANUFACTURER'S RECOMMENDATIONS.
10.	REINFORCING STEEL: ASTM A615, GRADE 60. PROVIDE 3" CLEARANCE TO EARTH SURFACES. LAP BARS 30 DIAMETERS.
11.	ALL GALVANIZING SHALL BE PERFORMED AFTER FABRICATION, AND IN ACCORDANCE WITH ASTM A123 AND/OR A153.
12.	THE MINIMUM YIELD STRENGTH OF THE STEEL USED IN THE LIGHT GAUGE METAL FRAMES SHALL BE 55,000 PSI, FOR RAW OR GALVANIZED TUBES.
13.	THE MINIMUM YIELD STRENGTH OF THE STEEL USED FOR THE LIGHT GAUGE METAL DECK SHALL BE 80,000 PSI, DECKING PANELS SHALL COVER THREE SPANS, MINIMUM.
14.	THE LIGHT GAUGE METAL FRAMES AND DECK SHALL BE OF THE GAUGE INDICATED ON THE PLAN/DETAILS.

ALL SCREWS FOR ASSEMBLING FRAMES SHALL BE #12 SIZE.

ALL WELDS SHALL BE COATED WITH GALVANIZE PRIMER & PAINT AFTER WELDING.

ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1.

15.

16.

17.

Ashley Ownbey

From: Ashley Ownbey

Sent: Wednesday, September 28, 2022 10:34 AM

To: Patricia Zanolli

Subject: Proposed Garage at 105 Falcon Lane

Pat,

I am writing to follow up on our previous discussions. I have reviewed the Zoning Permit Application for a 30'x40' metal garage at 105 Falcon Lane. The garage cannot be approved by staff for the following reason:

• The Mebane Unified Development Ordinance (UDO) only allows staff to approve two accessory structures on residentially-zoned property. The permit approved for your property in March shows you already have two accessory structures on the property. Per the Mebane UDO, requests for additional accessory structures may be considered by the Board of Adjustment.

Your property is unique in that Falcon Lane dead ends at your property. This has led to careful review of setbacks. I have reviewed the Mebane UDO with other staff and I interpret your proposal to show the garage in the rear yard of the property. This is a permitted location for your garage.

Please let me know of any questions.

Thank you, Ashley

Ashley Ownbey

Interim Development Director

Control

Positively Charming

106 East Washington Street

Mebane, NC 27302

919 563-9990

www.cityofmebanenc.gov



AGENDA ITEM #5C

RZ 22-08

Conditional Rezoning – Mixed-Use Development, NC Mebane Holt, LLC

Continued from August 1, 2022, meeting

Presenter

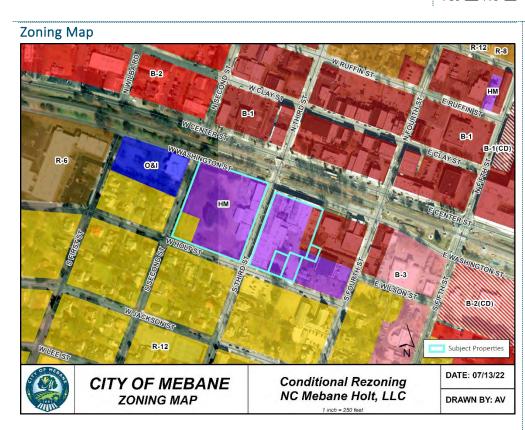
Ashley Ownbey
Development Director

Applicant

NC Mebane Holt, LLC 201 Riverplace Suite 400 Greenville, SC 29601

Public Hearing

Yes ⊠ No □



Property

120, 122, and 126 W Holt Street

Unaddressed

GPINs: 9825033678, 9825033700, 9825031924, 9825034785

Proposed Zoning

B-1(CD)

Current Zoning

HM, R-12, B-1

Size

+/-5.74 acres

Surrounding Zoning

R-12, HM, O&I, B-1

Adjacent Land Uses

Single-Family Residential, Public Library, Office

Utilities

Yes

Floodplain

No

Watershed

Yes

City Limits

Yes

Summary

NC Mebane Holt, LLC, is requesting approval to conditionally rezone four (4) properties totaling +/- 5.74 acres located at 120, 122, and 126 W Holt Street. The properties are currently split-zoned HM, R-12, and B-1. The proposed request is to rezone the properties to B-1(CD) (Central Business Conditional District) to allow for a Planned Unit Development of 268 217 apartment units, +/- 4,200 square feet of event space, and +/- 21,056 9,396 square feet of commercial retail space. While the retail square footage is showing a reduction, most of the reduction of retail space resulted from a miscalculation by the developer originally. The two proposed buildings fronting W Washington Street are proposed as four-story buildings with ground-floor retail space. The three proposed buildings with frontages on W Holt Street are proposed as three-story buildings. The properties are in Alamance County and in the City limits. The applicant has a contract to purchase the properties.

The proposed onsite amenities & dedications include the following:

- The construction or improvement of 5' sidewalks along all frontages, with a high visibility crossing of S Third Street as shown on the provided site plan.
- The applicant is proposing the following amenities to meet private recreation and open space requirements: 3,500 s.f. dog park; swimming pool and deck; two rooftop decks; and, renovation of an existing building to include an exercise room, lounge/activity area, public meeting/social space, and active rooftop.

Requested waivers:

- The applicant has requested an alternative landscaping plan due to the site design and obligation to meet other requirements of the Mebane UDO.
- The applicant is proposing to meet parking requirements by using two nearby off-site parking lots. This is allowed by the Mebane UDO, with shared-parking agreements required before release of building permits. One of the parking lots is residentially zoned requiring the applicant to seek relief from requirements of Section 6-5, E-3 of the Mebane UDO, specifically to allow nonresidential parking during non daylight hours. The applicant has reduced the density of the proposed development and shows additional parking for electric vehicles to meet parking requirements for the residential and retail uses. Additionally, the applicant is entering into a shared parking agreement with the Mebane United Methodist Church to use a parking lot across W Holt Street to provide parking related to the event center. The parking lot is residentially zoned, requiring the applicant to seek relief from applicable requirements of Section 6-5 (E) (3) of the Mebane UDO.
- The applicant has submitted a preliminary lighting plan, which shows illumination exceeding the allowed maximum at certain boundaries of the site. City staff have determined lighting spillover at the driveways provides a public safety function and have reviewed to ensure spillover protection for adjacent properties. The applicant has committed to reduce internal lighting at site driveways to meet the City's lighting standards and will submit a final lighting plan with construction drawings complying with Section 6-6 of the Mebane UDO.

- The applicant is required to provide 0.45 acres of open space and is proposing to provide 0.17 acres. The applicant is now meeting open space requirements with the addition of rooftop decks.
- The applicant is proposing to renovate an existing, nonconforming building currently located in a sight distance triangle. This is a nonconforming structure that is allowed to continue provided the sight distance deficiency is not increased.

The TIA found no capacity improvements to the road network are required of the developer. Multimodal improvements are recommended and include:

- Pedestrian and bicycling striping, sidewalk, and signage to connect to Historic Downtown Mebane
- Shared-lane markings on Washington Street
- Bike boulevard on S Second Street

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

Financial Impact

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

Recommendation

At their July 18 meeting, the Planning Board voted 7 – 0 to recommend denial of the rezoning request.

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 B-1(CD) zoning as presented.

(pp. 17 & 84)

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*. Specifically, the request:

Is for a property within the G-1 Downtown Mixed-Use Growth Area (p. 68);
Encourages a variety of uses in Downtown and promotes a village concept that supports compact and walkable environments, consistent with Growth Management Goal 1.1 (pp. 17 & 82);
Supports Historic Downtown Mebane's culture by addressing aesthetics, walkability, bikeability, and providing shopping, dining, and housing options, consistent with Growth Management Goal 1.2 (pp. 17 & 82)

☐ Provides pedestrian facilities in the Downtown area supporting Growth Management Goal 1.6

□ Provides a mix of commercial and residential uses consistent with Community Appearance Goal 3.3 (pp. 17 & 86) and the *Mebane Downtown Vision Plan*.

<u>OR</u>

- 3. Motion to deny the B-1(CD) rezoning as presented due to a lack of
 - a. Harmony with the surrounding zoning or land use

OR

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

Attachments

- 1. Zoning Amendment Application
- 2. Zoning Map
- 3. Site Plan click here to access and download
- **4.** Planning Project Report
- 5. Preliminary Water and Sewer System Approval Letter
- 6. Technical Memorandum City Engineering Review
- 7. Recreation & Parks Recommendation
- 8. Traffic Impact Analysis Recommendations
 - a. Traffic Impact Analysis (TIA) click here to access and download.
 - b. NCDOT Review of TIA
 - c. VHB Review of TIA
- 9. Parking Agreement Letter of Intent

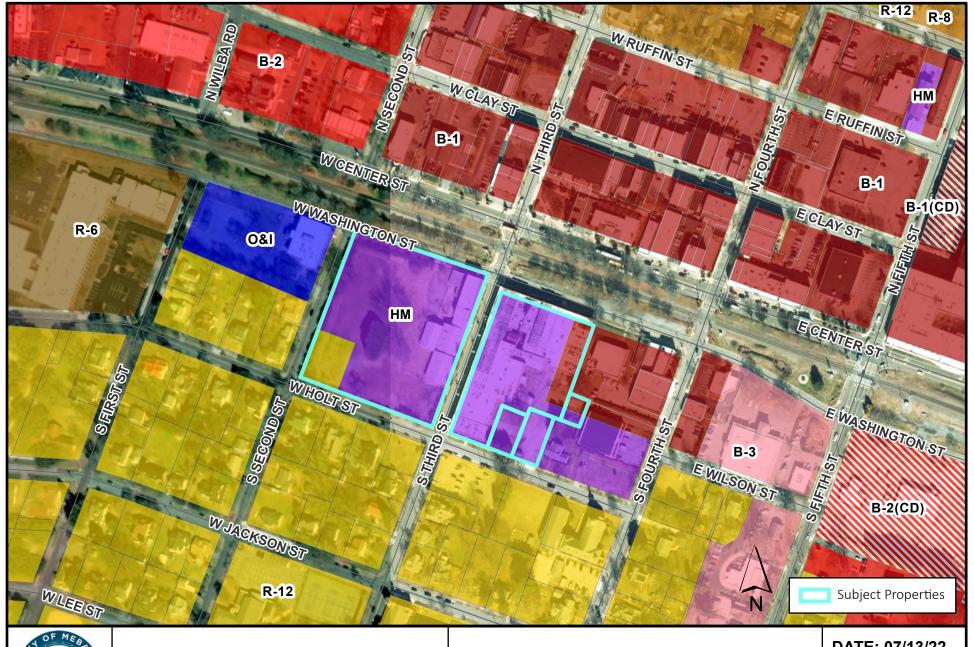


APPLICATION FOR A ZONING AMENDMENT

Application is hereby made for an amendment to the Mebane Zoning Ordinance as follows:
Name of Applicant: NC MEBANE HOLT, LLC
Address of Applicant: 201 RIVERPLACE, SUITE 400 GREENVILLE SC
Address and brief description of property to be rezoned: 136 W HOLT ST 39601
MEBANE, NC 27302
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: 8-1 (co)
Sketch attached: Yes No
Reason for the requested re-zoning: PLAN TO DEMOCISH MOST OF THE
PREVIOUS KINGSBOWN MANUFASTURING PROVIDEN NEW MIXED USE DEV.
Signed: David Tsui USE DEV.
Date: 6/21/2022
Action by Planning Board:
Public Hearing Date:Action:
Zoning Map Corrected:
Th. C. H

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.





CITY OF MEBANE **ZONING MAP**

Conditional Rezoning NC Mebane Holt, LLC

1 inch = 250 feet

DATE: 07/13/22

DRAWN BY: AV

Site Plan

As provided on the summary sheet, the submitted site plan and related documents can be reviewed and downloaded through the following link:

https://cityofmebane.sharefile.com/d-sa0c5f53c22cd46 b583cab2754a74f3ea

PLANNING PROJECT REPORT

DATE 07/12/22, edited 09/27/22

PROJECT NUMBER RZ 22-08

PROJECT NAME Mixed-Use Development - NC Mebane Holt, LLC

NC Mebane Holt, LLC

APPLICANT 201 Riverplace

Suite 400

Greenville, SC 29601

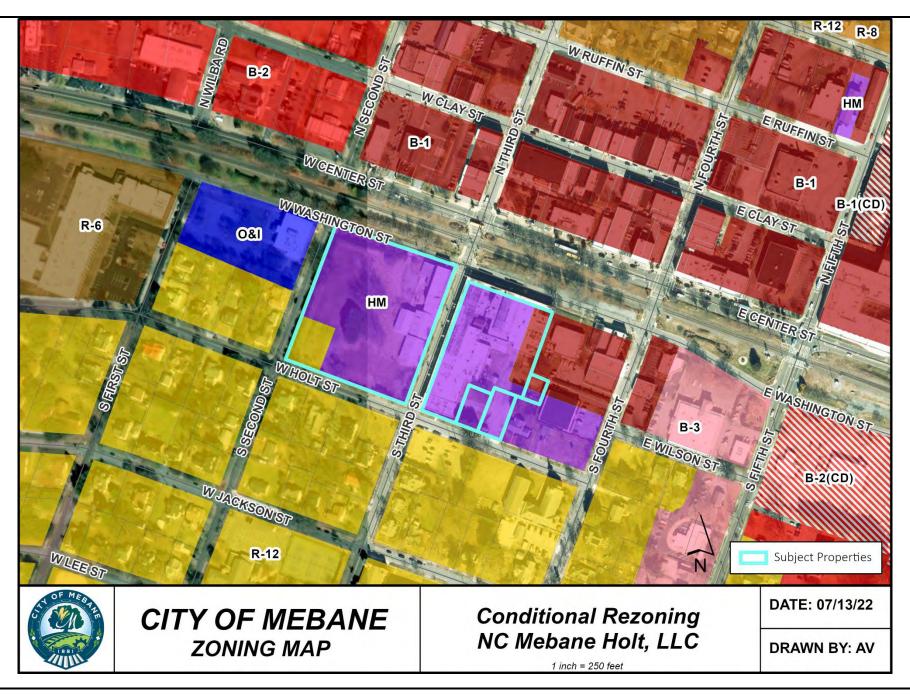
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STAFF ZONING REQUEST RECOMMENDATION	PAGE 10

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EXISTING ZONE	HM (Heavy Manufacturing District), R-12 (Residential District), B-1 (Central Business District)
REQUESTED ACTION	Rezoning to B-1 (CD) (Central Business Conditional District) to allow for a Planned Unit Development (PUD)
CONDITIONAL ZONE?	⊠YES □NO
CURRENT LAND USE	Manufacturing, Vacant
PARCEL SIZE	+/-5.74 acres
PROPERTY OWNERS	Central Park Burlington, LLC 7120 Creek Wood Drive Chapel Hill, NC 27514
LEGAL DESCRIPTION	Request to rezone four properties totaling +/- 5.74 acres located at 120, 122, 126 W Holt Street (PINs 9825033678, 9825033700, 9825031924, 9825034785) from M-1, B-1, and R-12 to B-1 (CD) to allow for a Planned Unit Development of 268 217 apartment units, +/- 4,200 square feet of event space, and +/- 21,056 9,396 square feet of commercial retail space by NC Mebane Holt, LLC. While the retail square footage is showing a reduction, most of the reduction of retail space resulted from a miscalculation by the developer originally.
AREA ZONING & DISTRICTS	Properties to the north and east are zoned B-1, Central Business District. Properties to the south and west are primarily zoned R-12, Residential District, except for the Mebane Public Library which is zoned O&I, Office and Institutional. Properties adjacent to the southeastern boundary of the site are zoned HM, Heavy Manufacturing District.
SITE HISTORY	The site, often referred to as the Kingsdown property, has historically been used for manufacturing purposes and includes two large brick warehouses along with smaller structures, parking lots, and vacant area. The site is composed of four separate properties, with the largest property divided by S Third Street.

	STAFF ANALYSIS
CITY LIMITS?	⊠YES □NO
PROPOSED USE BY-RIGHT?	□YES ⊠NO
SPECIAL USE?	□YES ⊠NO
EXISTING UTILITIES?	⊠YES □NO
	The proposed zoning district will support a mix of residential and commercial uses consistent with surrounding B-1 zoning. The nonresidential uses front W Washington
POTENTIAL IMPACT OF	Street, providing separation between the proposed commercial and existing, single-
PROPOSED ZONE	family residential. The proposed apartment buildings introduce denser residential to
	the immediate area, though existing apartments (Mebane Mill Lofts) are within 500
	feet of the site.



LAND USE REPORT	
EXISTING LAND USE	Manufacturing, Vacant
PROPOSED LAND USE & REQUESTED ACTION	The applicant is requesting a conditional rezoning to develop +/-5.74 acres for a Planned Unit Development that includes 268 217 apartment units, +/-4,200 square feet of event space, and +/- 21,056 9,396 square feet of commercial space. While the retail square footage is showing a reduction, most of the reduction of retail space resulted from a miscalculation by the developer originally. The two proposed buildings fronting W Washington Street are proposed as four-story buildings with ground-floor retail space. The three proposed buildings with frontages on W Holt Street are proposed as three-story buildings. The Cotton Building is proposed for renovation, with the second floor including event space.
PROPOSED ZONING	B-1(CD) (Central Business Conditional District)
PARCEL SIZE	+/-5.74 acres
AREA LAND USE	North of the site, across the railroad and US 70, is Historic Downtown Mebane. Single-family homes are across W Holt and S Second Streets. These homes are in the Old South Mebane Historic District. Institutional uses such as the Mebane Public Library, the Mebane United Methodist Church, and the Mebane Fire Station are within walking distance to the site.
ONSITE AMENITIES & DEDICATIONS	The applicant proposes to provide or improve public sidewalks along all property boundaries. Pavement repairs are proposed on W Holt and S Third Streets. A high-visibility crosswalk is proposed across S Third Street. The applicant is proposing the following amenities to meet private recreation and open space requirements: 3,500 s.f. dog park; swimming pool and deck; two rooftop decks; and, renovation of an existing building to include an exercise room, lounge/activity area, public meeting/social space, and active rooftop. The applicant proposes to provide 10 electric vehicle (EV) charging stations.
MANUED DECLIERTED	FINES FINE

	The three proposed buildings with frontages on W Holt Street are proposed
	as three-story buildings. The Cotton Building is proposed for renovation,
	with the second floor including event space.
PROPOSED ZONING	B-1(CD) (Central Business Conditional District)
PARCEL SIZE	+/-5.74 acres
AREA LAND USE	North of the site, across the railroad and US 70, is Historic Downtown Mebane. Single-family homes are across W Holt and S Second Streets. These homes are in the Old South Mebane Historic District. Institutional uses such as the Mebane Public Library, the Mebane United Methodist Church, and the Mebane Fire Station are within walking distance to the site.
ONSITE AMENITIES & DEDICATIONS	The applicant proposes to provide or improve public sidewalks along all property boundaries. Pavement repairs are proposed on W Holt and S Third Streets. A high-visibility crosswalk is proposed across S Third Street. The applicant is proposing the following amenities to meet private recreation and open space requirements: 3,500 s.f. dog park; swimming pool and deck; two rooftop decks; and, renovation of an existing building to include an exercise room, lounge/activity area, public meeting/social space, and active rooftop.
WAIVER REQUESTED	The applicant proposes to provide 10 electric vehicle (EV) charging stations.
DESCRIPTION OF REQUESTED WAIVER(S)	The applicant is submitting an alternative landscaping plan due to the site design and obligation to meet other requirements of the Mebane UDO. Canopy trees, landscaped areas, and perimeter walls and fences are shown on the proposed site plan to meet screening requirements. The submitted demolition plan proposes protection of three existing trees internal to the site and street trees along W Washington. Per the Mebane UDO, streetscape in the B-1 District is decided on a case-by-case basis. Council may also allow for reduction of streetscape requirements for redeveloped and existing nonconforming sites.

Since the Planning Board meeting, the applicant has revised the proposed development to address waiver requests related to lighting, parking, and open space. The applicant is proposing to enter into a shared parking agreement with the Mebane United Methodist Church as allowed by the Mebane UDO. To maximize use of the parking lot, the applicant is requesting relief from applicable requirements of Section 6-5 (E) (3), which restricts nonresidential use of parking lots in residential zoning districts. Specifically, the applicant seeks to use a parking lot not directly abutting the subject property and to allow nonresidential parking lot in non-daylight hours. The existing parking lot extends more than 120 feet into the residential zoning district and does not meet all landscaping requirements of the Mebane UDO.

The applicant is proposing to renovate an existing building currently located in a sight distance triangle. This is a nonconforming structure that is allowed to continue provided the sight distance deficiency is not increased. All other proposed buildings are located outside of sight distance triangles, which is an improvement from current conditions.

CONSISTENCY WITH MEBANE BY DESIGN STRATEGY

G-1 Mixed-Use Growth Area (Downtown District)

LAND USE GROWTH STRATEGY DESIGNATION(S)

The *Mebane Downtown Vision Plan* envisions a mix of residential and commercial uses on this site.

MEBANE BY DESIGN GOALS & OBJECTIVES SUPPORTED

GROWTH MANAGEMENT 1.1

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

GROWTH MANAGEMENT 1.2

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

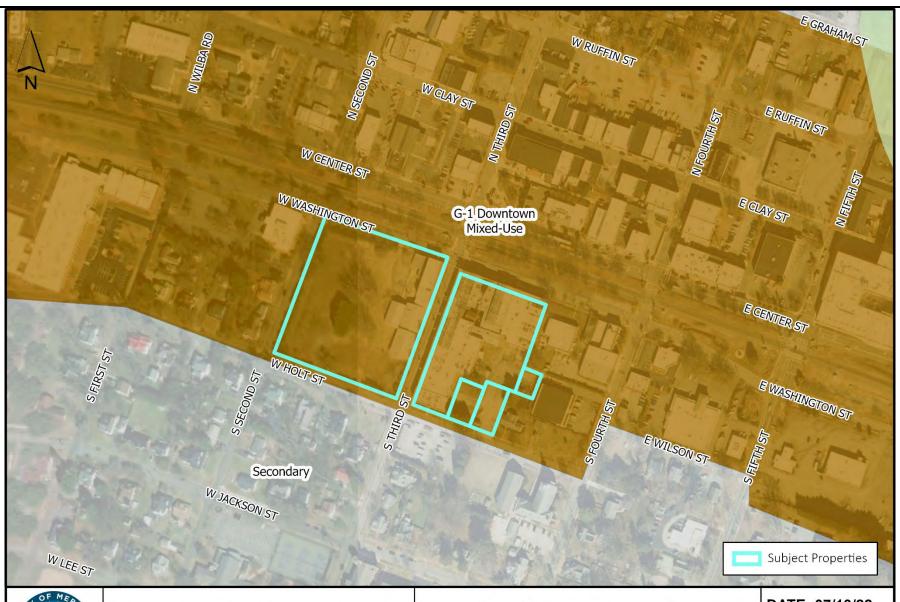
GROWTH MANAGEMENT 1.6

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

GROWTH MANAGEMENT 3.3

Improve guidelines for downtown development to feature mixed-use village centers and high-density areas that encourage multi-modal transportation.

MEBANE BY DESIGN GOALS & OBJECTIVES NOT SUPPORTED





CITY OF MEBANE
Future Growth Area Map

Conditional Rezoning NC Mebane Holt, LLC

1 inch = 250 feet

DATE: 07/13/22

DRAWN BY: AV

UTILITIES REPORT

OTTENTIES NET ONT	
AVAILABLE UTILITIES	⊠YES □NO
PROPOSED UTILITY NEEDS	Per the memorandum from Franz Holt of AWCK, the estimated daily water and sewer demand for this project is 37,000 gallons per day. The project proposes an 8-inch connection and 6-inch fire connection to the City's existing 12-inch water line in Holt Street and extending the looped fire line through the project with 6-inch fire service connections to each new building with RPZ backflow preventers at the road and at each building. The project proposes an 8-inch sanitary sewer connection with the City's existing 8-inch gravity sewer line in Holt Street and S. Third Street.
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?	⊠YES □NO
	TRANSPORTATION NETWORK STATUS
CLIDDENIT CONDITIONS	The site has frontage and driveway access on W Holt, S Third, S Second, and W Washington. S Third Street and a portion of W Holt Street are maintained by the NCDOT. The City maintains W Holt Street east of S Third and also S Second and W Washington. All streets are two-lane, undivided with speed limits ranging from 25 to 35 mph.
CURRENT CONDITIONS	Traffic counts and safety data are available for NCDOT-maintained roads. In 2019, S Third averaged a daily traffic volume of 5,600 vehicles and W Holt averaged 1,600 daily vehicles. Between 2017 and 2021, the intersection of S Third and W Holt recorded 12 crashes while the intersection of S Third and W Washington recorded 11.
TRAFFIC IMPACT ANALYSIS REQUIRED?	⊠YES □NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	The TIA found no capacity improvements to the road network are required of the developer. Multimodal improvements are recommended and include: - Pedestrian and bicycling striping, sidewalk, and signage to connect to Historic Downtown Mebane.

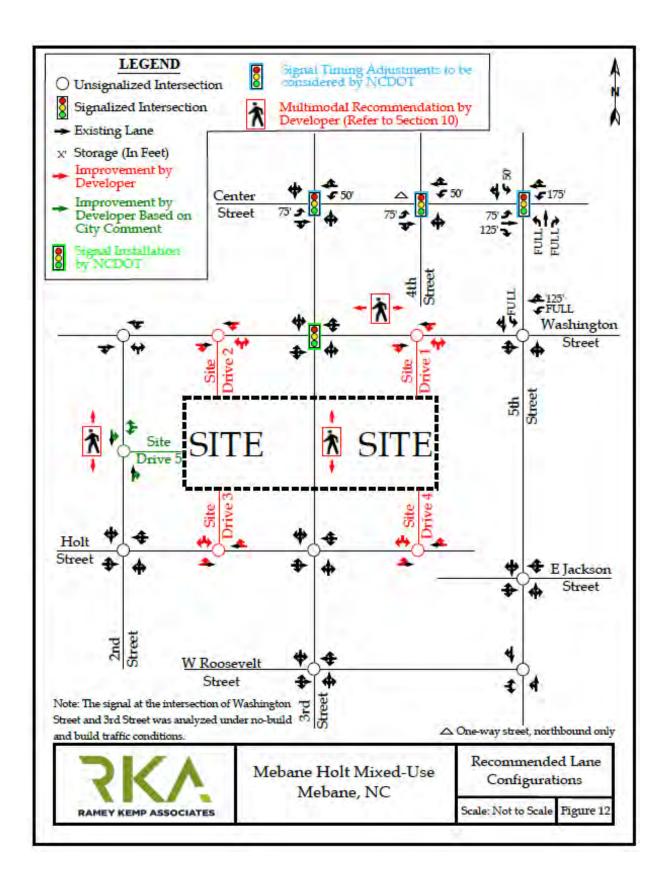
Shared-lane markings on Washington Street Bike boulevard on S Second Street The applicant will construct two driveways on W Holt, two on W Washington, and one on S Second. The western driveway on W Holt is proposed as entrance only. **CONSISTENCY WITH THE** MEBANE BICYCLE AND **⊠**YES □NO PEDESTRIAN TRANSPORTATION PLAN? **MULTIMODAL IMPROVEMENTS ⊠**YES □NO PROVIDED BY APPLICANT? The applicant proposes a high-visibility crossing of S Third and W Holt as proposed in the Bicycle and Pedestrian Transportation Plan. Additionally, the applicant proposes to construct or improve sidewalk along all frontages, addressing missing blocks of sidewalk

DESCRIPTION OF MULTIMODAL IMPROVEMENTS

Per the TIA, the applicant will improve pedestrian and bicyclist connections from the site to Downtown Mebane by way of striping, signage, shared-use markings on Washington, and a bike boulevard on S Second Street.

and improving compliance with ADA standards. Bicycle racks are

provided around the buildings fronting W Washington.



STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION	☑ APPROVE ☐ DISAPPROVE
STAFF SPECIAL USE FINDING	☐ CONSISTENT ☐ NOT CONSISTENTWITH <i>MEBANE BY</i> DESIGN
RATIONALE	The proposed development "Mixed-Use Development - NC Mebane Holt, LLC" is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan. Specifically, the site is in a mixed-use growth strategy area and serves Goals 1.1, 1.2, 1.6, and 3.3. The site is addressed in the <i>Mebane Downtown Vision Plan</i> , which imagines a mix of commercial and residential uses on the property. The proposed project will be developed as a Planned Unit Development and is in harmony with the neighboring mix of commercial, residential, and institutional uses in Mebane's downtown area.



September 28, 2022

Mr. Allan Hill. PE Triad Design Group, P.C. 4807-C-Koger Boulevard Greensboro, NC 27407

Subject: NC Mebane Holt LLC Mixed Use Development – Water and Sewer System Layout

Dear Mr. Hill:

Regarding the Preliminary Site Plans for the proposed mixed-use development and in accordance with the UDO, this letter indicates that I have reviewed the preliminary water and sewer system layout and find it acceptable and meeting City of Mebane requirements as follows:

- A. Water system The project proposes an 8-inch connection and 6-inch fire connection to the City's existing 12-inch water line in Holt Street and extending the looped fire line through the project with 6-inch fire service connections to each new building with RPZ backflow preventers at the road and at each building. A 6-inch domestic line will pull off the fire line and continue throughout the site providing a 4-inch domestic service connection to each building with RPZ backflow preventers. The renovated Cotton Building will use existing domestic and fire service with backflow prevention (possibly new). Appropriate valves and fire hydrant spacing are shown with the water main improvements. These fire and domestic extensions are private. The estimated daily water use for this project is 37,000 gallons per day. The City has adequate water capacity available to meet the domestic demand and fire flow requirements of this project.
- B. Sanitary Sewer system The project proposes an 8-inch sanitary sewer connection with the City's existing 8-inch gravity sewer line in Holt Street and S. Third Street. Internal to the project site are proposed 8-inch gravity sewer lines with appropriately spaced manholes and 6-inch services to each building. These sewer improvements will be private. The daily sewer use will be state permitted at 50,482 gallons per day with an expected tributary flow being less at approximately 37,000 gallons per day. The City has adequate sewer capacity that has been reserved for downtown redevelopment at the downstream WRRF to meet the permitted and expected tributary demand.

If there are any questions, please let me know.

Sincerely,

Franz K. Holt, P.E. City Engineer

CC: Ashley Ownbey, Interim Development Director

Kyle Smith, Utilities Director

CITY OF MEBANE

Frangk. HA

106 East Washington Street | Mebane, NC 27302





Technical Memorandum

Date: September, 2022

To: Ashley Ownbey, Interim Development Director

From: Franz K. Holt, P.E.

Subject: NC Mebane Holt Mixed Use Development – City Engineer review

City Engineering has reviewed the Preliminary Site Plans NC Mebane Holt Mixed Use submitted July 2022, by Triad Design Group, P.C. Greensboro, NC and provides the following technical comments.

A. General

NC Mebane Holt is a Mixed-Use development which proposes 217 residential apartment units, 9,396 SF of retail space, and 16,475 SF of indoor/outdoor recreation space (five new buildings with retail on the bottom floor of Building 1 & 5 facing Washington Street and the renovation of the existing Cotton Building for recreational space, public meeting space, roof top bar, and outdoor swimming pool and deck area) located on approximately 5.738 acres off Holt Street.

Phase 2 post construction runoff rules also apply to the project. The post-development peak runoff rates for the 2, 10, and 100-year design storms will be equal to or less for the pre-development rates for the same design storms.

Water and sewer service are from 12-inch water and 8-inch sewer lines in Holt Street.

Street Access includes connections to S. Second Street, Washington Street (2) and Holt Street (2). Holt Street (SR 1963) is NCDOT maintained requiring driveway permits and encroachment agreements.

B. Availability of City Water and Sewer

In compliance with the UDO, this memo indicates that I have reviewed the preliminary water and sewer system layout and find it acceptable and meeting City of Mebane requirements as follows:

1. Water system – The project proposes an 8-inch connection and 6-inch fire connection to the City's existing 12-inch water line in Holt Street and extending the looped fire line through the project with 6-inch fire service connections to each new building with RPZ backflow preventers at the road and at each building. A 6-inch domestic line will pull off the fire line and continue throughout the site providing a 4-inch domestic service connection to each building with RPZ backflow preventers. The renovated Cotton Building will use existing domestic and fire service





with backflow prevention (possibly new). Appropriate valves and fire hydrant spacing are shown with the water main improvements. These fire and domestic extensions are private. The estimated daily water use for this project is 37,000 gallons per day. The City has adequate water capacity available to meet the domestic demand and fire flow requirements of this project.

- 2. Sanitary Sewer system The project proposes an 8-inch sanitary sewer connection with the City's existing 8-inch gravity sewer line in Holt Street and S. Third Street. Internal to the project site are proposed 8-inch gravity sewer lines with appropriately spaced manholes and 6-inch services to each building. These sewer improvements will be private. The daily sewer use will be permitted at 50,482 gallons per day with an expected tributary flow being less at approximately 37,000 gallons per day. The City has adequate sewer capacity that has been reserved for downtown redevelopment at the downstream WRRF to meet the permitted and expected tributary demand.
- C. Watershed Overlay District and Phase II Stormwater Requirements
 - 1. Watershed Overlay District requirements provided in the UDO. These requirements in the UDO are for the Back-Creek Watershed, which includes the Graham-Mebane Lake. The proposed project is not in the watershed overlay district and related requirements do not apply.
 - 2. Phase II Stormwater Post Construction Ordinance

The UDO provides standards for Storm Water Management and requires compliance with the Mebane Post Construction Runoff Ordinance (which is a stand-alone ordinance titled the Phase II Stormwater Post Construction Ordinance (SPCO)). The standards in the UDO are general standards as the Ordinance itself provides detailed standards. The SPCO does apply to this project as it will disturb more than one acre of land requiring a stormwater permit application. The estimated new built upon area is more than 24% and therefore considered high density under this ordinance requiring stormwater control measures for new built upon area is more than the existing built upon area (approximately 1 acre). Additionally, the city requires 10-year stormwater detention at a min. for all storm water control measures (SCMs). 100-year storm design detention for post vs. pre-development peak discharge is to be provided for this project for new built upon area. One underground stormwater measure (SCM) is currently shown.

D. Storm Drainage System

The UDO provides requirements for storm drainage systems. The preliminary site plans include a preliminary piping layout that indicates certain pipe locations, inlets, and discharge points.







Stormwater flows from these pipes connect to either a stormwater control measure (SCM) or direct connection to the existing storm drainage network. Design of the storm drainage system will be in accordance with the City's Storm Drainage Design Manual.

E. Street Access and TIA

Street Access includes connections to S. Second Street, Washington Street (2) and Holt Street (2). Holt Street (SR 1963) is NCDOT maintained requiring driveway permits and encroachment agreements. The project will include a new sidewalk network along all streets being fronted.

A TIA was completed for this project. NCDOT staff concurs with the Traffic Impact Analysis (TIA) and findings that the existing state road network and proposed site assesses are expected to operate acceptably with no capacity improvements needed, per NCDOT Guidelines.

F. Construction Plan Submittal

The preliminary plans show 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. Based on city engineering review, it is my opinion that said plans are in substantial compliance with the UDO. Construction plans will follow preliminary plan approval and require TRC review and approval prior to beginning construction.



Date: July 11, 2022

To: Mayor Ed Hooks

Mayor Pro-Tem Tim Bradley

Katie Burkholder

Sean Ewing

Montrena Hadley Jonathan White

Subject: Private Recreational Space for Proposed Mixed-Use Development

Mayor Hooks,

The project "NC Mebane Holt LLC, Mixed-Use Development" is being presented before the City of Mebane's Planning Board for consideration at the July 18, 2022, meeting. This project is subject to private recreation space requirements for its residents, which are shown on the provided site plan. As these recreational opportunities will be private, the owner of the development will be responsible for upkeep and maintainenance of these amenities.

Currently, the applicant proposes the following: renovation of an existing building to include an exercise room, lounge/activity area, public meeting/social space, and an active rooftop; construction of a swimming pool and deck; and installation of a dog park. I have reviewed the proposed site plan for adequency per section 6-8.2 of the Mebane UDO and feel that the private recreation space should satisfy the needs of the residents of the proposed development.

Please let me know if you have any questions or concerns.

Sincerely,

Agron Davis

Aaron Davis Recreation and Parks Director

CC: Chris Rollins, City Manager Preston Mitchell, Assistant City Manager

Ashley Ownbey, Interim Development Director

Traffic Impact Analysis (TIA)

As provided on the summary sheet, the submitted TIA can be reviewed and downloaded through the following link:

https://cityofmebane.sharefile.com/d-se665df2 4c5f14b79b9f7230cb89427f7



STATE OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

ROY COOPER GOVERNOR J. ERIC BOYETTE SECRETARY

May 6, 2022

ALAMANCE COUNTY

Joshua Reinke Ramey Kemp & Associates, Inc. 5808 Faringdon Place, Suite 100 Raleigh, NC 27609

Subject: Proposed Mebane Holt Development Located on E. Washington Street (Non-System) and Holt Street (SR 1963).

Review of TIA

Dear Mr. Reinke,

NCDOT staff has completed a collaborative review with the City of Mebane of the above subject. Based on the information provided we offer the following comments with regards to the State Road network.

General:

The proposed development is to be located south of E. Washington Street and west of S. 4th Street in Mebane, North Carolina. This site will consist of 267 apartment units, 7,800 SF of retail space, and 4,225 SF high turnover sit-down restaurant. This site would be accessed via five site driveways: two along E. Washington Street, two along Holt Street, and one along S. Second Street. This site is expected to generate approximately 3,513 new daily trips at full build-out in 2024.

NCDOT Committed Improvements:

The proposed development is proximal to NCDOT STIP Projects U-3109A and B (NC 119 Bypass). This project is anticipated to be fully open to traffic summer of 2022. The project provides committed improvements at a number of study intersections included in the TIA and is expected to result in significant re-distribution of area traffic with reduction of volumes on existing NC 119. The improvements and effects on traffic were considered in the analysis for each of the future scenarios.

NCDOT Future Improvements:

The Department is pursuing City concurrence and approval for implementation of proposed modifications/improvement to at grade rail crossings identified in the Mebane Traffic Separation Study (TSS). NCDOT will be presenting information and seeking Council approval during the same timeline that your client will be seeking City approvals. Of particular interest is the proposed median island on S. Fifth Street at Washington Street redirecting side street through and left turn movements to other portions of the network to improve safety and operations. It is noted that the site trips assigned to these redirected movements is relatively low and redistribution of these trips to other intersections would not be expected to significantly alter operations. Please see the link below for additional information.

https://connect.ncdot.gov/resources/Rail-Division-Resources/Documents/Mebane TSS.pdf

Findings and Requirements:

NCDOT staff concurs with the Traffic Impact Analysis (TIA) and findings that the existing state road network and proposed site accesses are expected to operate acceptably as proposed with no capacity improvements needed, per NCDOT Guidelines.

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. 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 evaluate sight lines at all driveways and adjoining intersections to ensure adequate sight lines are provided due to on-street parking and the small building setbacks.

Feel free to contact me if you have any questions.

Sincerely,

C. N. Edwards Jr., PE District Engineer

CNE/jlh

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



To: Cy Stober, AICP

Development Director

City of Mebane

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

Project #: 39160.00, Task 11

Date: May 2, 2022

From: Baohong Wan, PhD, PE Re: Mebane Holt Mixed-Use Traffic Impact Analysis

Mebane, NC

A Traffic Impact Analysis (TIA) was prepared by Ramey Kemp & Associates (RKA) for the proposed Mebane Holt Mixed-Use development located south of E Washington Street and west of S 4th Street in Mebane, North Carolina. VHB is contracted by the City of Mebane to conduct an independent review of the Mebane Holt Mixed-Use TIA. This memo provides a list of critical findings, followed by an in-depth summary of 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 Mebane Holt Mixed-Use TIA:

- Washington Street and Site Drive 1
 - o Construct Site Drive 1 with one ingress lane and one egress lane striped as a shared left/right-turn lane
 - o Provide a stop-control for Site Drive 1
- Washington Street and Site Drive 2
 - o Construct Site Drive 2 with one ingress lane and one egress lane striped as a shared left/right-turn lane
 - o Provide a stop-control for Site Drive 2
- > Holt Street and Site Drive 3
 - o Construct Site Drive 3 with one ingress lane and one egress lane striped as a shared left/right-turn lane
 - Provide a stop-control for Site Drive 3
- Holt Street and Site Drive 4
 - o Construct Site Drive 4 with one ingress lane and one egress lane striped as a shared left/right-turn lane
 - Provide a stop-control for Site Drive 4
- Site Driveway Location and Sight Distance
 - The planned driveways need to be located outside intersection functional areas, particularly to avoid queue storage length at the future signalized intersection(s) of Washington Street at 3rd Street (and at 4th Street).
 - o Sight lines need to be examined with parked cars if on-street parking is allowed next to the planned driveways.
- Multimodal Considerations: the developer should be responsible for providing adequate pedestrian, bike, and transit facilities based on the City of Mebane 2015 Bicycle and Pedestrian Transportation Plan along roadways comprising the property frontage. Per the City's adopted Downtown Vision Plan, connection between this specific site and the historic downtown needs clearer and safe delineation through pavement markings and signage to accommodate future pedestrian and bicyclist traffic.
- > Despite light traffic volumes expected at the two intersections along 4th Street at Washington Street and at Holt Street, it is important to include them in the ped/bike planning and network connectivity analysis.



Analysis Revision Suggestions

- > Add Figure 5 (2024 No-Build Peak Hour Traffic) to the TIA report.
- > Clarify the location of the No-Build Improvement by NCDOT, as the text refers to signal installation at "Washington Street and 5th Street" while a new signal at Washington Street and 3rd Street was shown on the figures and analyzed in traffic models.

Other General Comments

> Calculations of trip generation and traffic assignment should be separated for the tracts east of and west of 3rd Street, although the numerical differences in analysis results could be minimal.

Summary of TIA Assumptions and Results

Development Plan

The proposed Mebane Holt Mixed-Use development will consist of up to 267 apartments, 7,800 square feet (sf) of retail space, and 4,225 sf of high turnover sit-down restaurant. The site will be accessed by four (4) full movement driveways along Washington Street and Holt Street.

The planned driveways need to be located outside intersection functional areas. Sight lines need to be examined with consideration of parked cars if on-street parking is to be allowed next to the planned driveways. Pedestrian and bike facilities should be provided along site frontage of Washington Street, 2nd Street, 3rd Street, and Holt Street based on the City of Mebane Comprehensive Transportation Plan and 2015 Bicycle and Pedestrian Transportation Plan standards. Per the City's adopted Downtown Vision Plan, connection between this specific site and the historic downtown needs clearer and safe delineation through pavement markings and signage to accommodate future pedestrian and bicyclist traffic.

Study Area and Analysis Scenarios

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

- > Center Street and 3rd Street (signalized)
- Center Street and 4th Street (signalized)
- Center Street and 5th Street (signalized)
- Washington Street and 2nd Street (unsignalized)
- Washington Street and 3rd Street (signalized)
- Washington Street and 5th Street (unsignalized)
- Holt Street and 2nd Street (unsignalized)
- > Holt Street and 3rd Street (unsignalized)
- Roosevelt Street and 3rd Street (unsignalized)
- > 5th Street and Roosevelt Street (unsignalized)
- 5th Street and Jackson Street (unsignalized)



The following intersection improvement was included in all future year conditions in the TIA:

Signalization of Washington Street and 3rd Street

Signal timing optimization along the Center Street corridor was identified as another improvement that will be completed by the NCDOT State Transportation Improvement Program (STIP) U-3109 project (NC 119 Bypass) and, therefore, was included in all future year conditions in the TIA.

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

- > 2021 Existing Traffic Conditions
- > 2024 No-Build Traffic Conditions
- > 2024 Build Traffic Conditions
- 2024 Build with Improvements Traffic Conditions

Existing and No-Build Analysis Assumptions

Existing (2021) analysis was conducted based on traffic counts conducted in December 2021 and February 2022 during typical weekday AM (7 to 9 AM) and PM (4 to 6 PM) peak hours. The traffic volumes were balanced between the intersections, where appropriate. Although count data was collected during different years, the volumes were assumed to reflect 2021 volumes. It was determined that an adjustment factor was not needed to grow the collected counts since area schools were in session and daily traffic volumes have somewhat returned to more normal levels since the start of the COVID-19 pandemic.

The No-Build scenario included an annual growth rate of two percent (2%) between the existing year (2021) and the future analysis year (2024). Based on coordination with the NCDOT and the City, trips due to additional adjacent developments were not considered in this study.

Trip Generation & Distribution

Trip generation potential was determined based on methodology outlined in the ITE Trip Generation Manual, 10th Edition. Based on the TIA, the proposed development is expected to generate 3,513 total daily trips with 336 trips (159 entering, 177 exiting) occurring during the AM peak hour and 298 trips (166 entering, 132 exiting) occurring during the PM peak hour.

Note that trip generation is calculated for the development as a whole, while calculations of trip generation and traffic assignment should be separated for the tracts east of and west of 3rd Street to provide more accurate analysis although the numerical differences in analysis results could be minimal.

The residential site trips for this development were distributed as follows:

- > 30% to/from the south via 3rd Street
- > 25% to/from the west via Center Street
- > 20% to/from the east via Washington Street
- > 10% to/from the south via 5th Street
- > 5% to/from the west via Washington Street
- > 5% to/from the north via 3rd Street
- > 5% to/from the east via Center Street

The retail site trips for this development were distributed as follows:

- > 20% to/from the north via 3rd Street
- > 20% to/from the south via 3rd Street
- > 15% to/from the east via Center Street

- > 10% to/from the west via Center Street
- > 10% to/from the east via Washington Street
- > 10% to/from the south via 5th Street
- > 10% to/from the north via 5th Street
- > 5% to/from the west via Washington Street

Capacity Analysis Results

Capacity analyses in the TIA were conducted following the NCDOT Congestion Management Capacity Analysis Guidelines. The analysis results and mitigation determinations are summarized below for each individual intersection, while LOS and delay are reported and summarized for stop-controlled approaches at unsignalized intersections.

Center Street and 3rd Street (signalized)

ID.		Existing (2021)		No-Build (2024)		Build (2024)		Build+Imp (2024)	
ID	Intersection and Approach	АМ	PM	АМ	PM	АМ	PM	АМ	PM
	3rd Street & Center Street	B (19.2)	B (19)	D (41.9)	D (36.7)	D (46.8)	D (40.4)	D (52)	C (23.7)
1	Eastbound	A-9.7	A-9	E-72.1	E-69.7	E-77.4	E-74.8	C-29.5	C-21.9
1	Westbound	A-4.7	A-7.1	A-7.4	A-8.8	B-10.1	B-10.8	B-16.7	A-8.2
	Northbound	D-51.9	E-55.2	B-18.4	C-28.3	C-34.1	D-35.1	F-123.7	D-49.8
	Southbound	C-28.6	C-31.5	C-26	C-30.5	C-24.4	C-28.5	D-54.4	C-32.3

The TIA indicated that the intersection operates at an overall LOS D during the AM and PM peak hours under build-out conditions. Due to queueing concerns, changing signal operations to allow permitted + protected phasing for the westbound left-turn movement was studied. However, safety implications particularly concerning the railroad crossing exemption with permitted + protected phasing was not documented in the TIA. Due to the minimal impact caused by site traffic and the fact that the intersection is expected to operate at acceptable levels of service under future year conditions, no mitigation was recommended in the TIA by the proposed development.

Center Street and 4th Street (signalized)

ID		Existing (2021)		No-Build (2024)		Build (2024)		Build+Imp (2024)	
ID	Intersection and Approach	АМ	PM	АМ	PM	АМ	PM	АМ	PM
	4th Street & Center Street	A (3.6)	A (5)	A (3.6)	A (5)	A (3.6)	A (4.9)	A (2.7)	A (5.5)
2	Eastbound	A-0.8	A-1.6	A-0.8	A-1.6	A-1.1	A-1.4	A-1.1	A-1.7
	Westbound	A-1	A-1.7	A-1	A-1.7	A-0.9	A-1.7	A-1.9	A-1.7
	Northbound	D-44.3	D-46.6	D-44.7	D-46.8	D-44.7	D-46.8	C-23.9	D-53.1

The TIA indicated that the intersection operates at an overall LOS A during the AM and PM peak hours under build-out conditions. Since the intersection is expected to operate at acceptable levels of service under future year conditions, no mitigation was recommended in the TIA by the proposed development.

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Center Street and 5th Street (signalized)

ID.		Existing (2021)		No-Build (2024)		Build (2024)		Build+Imp (2024)	
ID	Intersection and Approach	АМ	PM	AM	PM	AM	PM	AM	PM
	5th Street & Center Street	B (19.5)	C (21.2)	B (19.4)	C (21.4)	B (19.5)	C (21.4)	B (15.9)	C (23.4)
3	Eastbound	A-5.9	A-7.1	A-5.5	A-7.3	A-6	A-7.4	B-10.6	A-4.6
	Westbound	B-15.1	B-17.8	B-16	B-19.1	B-16.6	B-19.5	B-17.6	B-18.8
	Northbound	B-18.8	C-23.1	B-18.3	C-22.8	B-18	C-22.7	A-8.4	C-27.2
	Southbound	D-38.8	D-40.2	D-38.4	D-39.8	D-38.3	D-39.8	C-27.9	D-46

The TIA indicated that the intersection operates at an overall LOS B or C during the AM and PM peak hours under build-out conditions. Since the intersection is expected to operate at acceptable levels of service under future year conditions, no mitigation was recommended in the TIA by the proposed development.

Washington Street and 2nd Street (unsignalized)

ID	Intersection and Approach	Existing (2021)		No-Build (2024)		Build (2024)		Build+Imp (2024)	
ID		АМ	PM	АМ	PM	АМ	PM	АМ	PM
4	2nd Street & Washington Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Northbound	A-8.5	A-8.6	A-8.6	A-8.6	A-8.6	A-8.6	A-8.6	A-8.6

The TIA indicated that the stop-controlled approach is expected to operate at LOS A during both the AM and PM peak hours under the existing and future year traffic scenarios. Since the stop-controlled approach is expected to operate at acceptable levels of service under all future traffic conditions, no mitigation was recommended in the TIA by the proposed development.

Washington Street and 3rd Street (unsignalized/signalized)

ID		Existing (2021)		No-Build (2024)		Build (2024)		Build+Imp (2024)	
ID	Intersection and Approach	АМ	PM	АМ	PM	АМ	PM	АМ	PM
	3rd Street & Washington Street	N/A	N/A	C (31.8)	C (32.5)	D (37.7)	C (33.8)	C (33.9)	D (36.5)
5	Eastbound	B-12	B-12.3	A-9.1	A-6.9	B-10.4	A-7.7	A-9.8	A-8.1
3	Westbound	B-12.3	B-12.3	A-9	A-6.4	B-10.1	A-7.5	A-9.2	A-7.5
	Northbound			C-30.6	C-32.6	C-27.1	C-29.6	D-37.6	C-33.6
	Southbound			D-36.4	D-37.3	E-59.6	D-48.3	D-42.4	D-51.1

The TIA indicated that the intersection operates at an overall LOS C or D during the AM and PM peak hours under build-out conditions. Since the intersection is expected to operate at acceptable levels of service under future year conditions, no mitigation was recommended in the TIA by the proposed development.

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Washington Street and 5th Street (unsignalized)

ID		Existing (2021)		No-Build (2024)		Build (2024)		Build+Imp (2024)	
ID	Intersection and Approach	АМ	PM	АМ	PM	АМ	PM	АМ	РМ
6	5th Street & Washington Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
0	Eastbound	D-25.8	E-35.1	D-28.7	E-41.9	E-40.5	F-68.3	E-40.5	F-68.3
	Westbound	C-17.7	D-31.3	C-19.3	E-37.5	D-26.1	F-60.1	D-26.1	F-60.1

The TIA indicated that the eastbound approach operates at LOS E in the AM peak hour, while both the eastbound and westbound approaches operate at LOS F in the PM peak hour under build-out conditions. Due to the close spacing between this intersection, the railroad crossing, and the Center Street signal, installation of a traffic signal is not considered feasible at this location. Based on the Mebane Traffic Separation Study (TSS) jointly developed by the City of Mebane, the North Carolina Department of Transportation (NCDOT), North Carolina Railroad (NCRR), and Norfolk Southern (NS), the following transportation improvements are preferred at this location:

> Install mountable medians along 5th Street and E Washington Street to prohibit all left-turn movements at this intersection and through movements along E Washington Street

Therefore, the developer should work with the City of Mebane and NCDOT to evaluate geometric and pedestrian improvement options that are consistent with the Mebane TSS.

Holt Street and 2nd Street (unsignalized)

ID	Intersection and Approach	Existing (2021)		No-Build (2024)		Build (2024)		Build+Imp (2024)	
ID		АМ	PM	АМ	PM	АМ	PM	АМ	РМ
7	2nd Street & Holt Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Northbound	A-9.5	A-9.6	A-9.5	A-9.6	A-9.5	A-9.6	A-9.5	A-9.6
	Southbound	A-9.5	A-9.7	A-9.6	A-9.7	A-9.6	A-9.7	A-9.6	A-9.7

The TIA indicated that the stop-controlled approaches are expected to operate at LOS A during both the AM and PM peak hours under the existing and future year traffic scenarios. Since the stop-controlled 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.

Holt Street and 3rd Street (unsignalized)

	Intersection and Approach	Existing (2021)		No-Build (2024)		Build (2024)		Build+Imp (2024)	
ID		АМ	PM	АМ	PM	АМ	PM	АМ	PM
8	3rd Street & Holt Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
0	Eastbound	B-14.1	B-13.5	B-14.8	B-14.2	B-14.6	B-14.9	B-14.6	B-14.9
	Westbound	B-14.3	B-14.5	B-14.9	B-14.6	C-19	C-16.5	C-19	C-16.5

The TIA indicated that the stop-controlled approaches are expected to operate at LOS B or C during both the AM and PM peak hours under the existing and future year traffic scenarios. Since the stop-controlled 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.

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W Roosevelt Street and 3rd Street (unsignalized)

ID		Existing (2021)		No-Build (2024)		Build (2024)		Build+Imp (2024)	
ID	Intersection and Approach	АМ	PM	АМ	PM	АМ	PM	АМ	PM
9	3rd Street & W Roosevelt Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
9	Eastbound	C-15	B-11.7	C-15.8	B-11.9	C-17.2	B-12.4	C-17.2	B-12.4
	Westbound	C-18.3	B-13.1	C-19.9	B-13.6	C-22.4	B-14.4	C-22.4	B-14.4

The TIA indicated that the stop-controlled approaches are expected to operate at LOS B or C during the AM and PM peak hours under the existing and all future traffic scenarios. Since the stop-controlled 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.

W Roosevelt Street and 5th Street (unsignalized)

ID		Existing (2021)		No-Build (2024)		Build (2024)		Build+Imp (2024)	
ID	Intersection and Approach	АМ	PM	АМ	PM	АМ	PM	АМ	РМ
11	5th Street & E Jackson Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
111	Eastbound	C-17.4	C-18.2	C-18.7	C-19.5	C-19.3	C-20	C-19.3	C-20
	Westbound	C-18.1	D-26.1	C-19.5	D-30.1	C-20.2	D-31.2	C-20.2	D-31.2

The TIA indicated that the stop-controlled approaches are expected to operate at LOS C or D during the AM and PM peak hours under the existing and future year traffic scenarios. No mitigation was recommended in the TIA by the proposed development. Although traffic volumes meet warrants for providing a dedicated left-turn lane along northbound 5th Street, this turn lane was not recommended since the stop-controlled approaches are expected to operate at acceptable levels of service under the buildout conditions.

E Jackson Street and 5th Street (unsignalized)

ID		Existing (2021)		No-Build (2024)		Build (2024)		Build+Imp (2024)	
ID	Intersection and Approach	АМ	PM	АМ	PM	АМ	PM	АМ	PM
11	5th Street & E Jackson Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11	Eastbound	C-17.4	C-18.2	C-18.7	C-19.5	C-19.3	C-20	C-19.3	C-20
	Westbound	C-18.1	D-26.1	C-19.5	D-30.1	C-20.2	D-31.2	C-20.2	D-31.2

The TIA indicated that the stop-controlled approaches are expected to operate at LOS D or better during the AM and PM peak hours under the existing and future year traffic scenarios. Since the stop-controlled 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.

P 919.829.0328

F 919.833.0034 www.vhb.com

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Washington Street and Site Drive 1 (future unsignalized)

ID	Intersection and Approach	Existing (2021)		No-Build (2024)		Build (2024)		Build+Imp (2024)	
		AM	PM	AM	PM	АМ	PM	AM	PM
12	Site Drive 1 & Washington Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Northbound					A-9.4	A-9.2	A-9.4	A-9.2

The TIA indicated that this future site access for the Mebane Holt Mixed-Use development operates at LOS A during both peak hours under build-out conditions. The following driveway configuration is recommended by the proposed development:

- > Construct Site Drive 1 with one ingress lane and one egress lane striped as a shared left/right-turn lane
- > Provide a stop-control for Site Drive 1

Washington Street and Site Drive 2 (future unsignalized)

ID	Intersection and Approach	Existing (2021)		No-Build (2024)		Build (2024)		Build+Imp (2024)	
		АМ	PM	АМ	PM	АМ	PM	АМ	PM
13	Site Drive 2 & Washington Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Northbound					A-8.8	A-8.7	A-8.8	A-8.7

The TIA indicated that this future site access for the Mebane Holt Mixed-Use development operates at LOS A during both peak hours under build-out conditions. The following driveway configuration is recommended by the proposed development:

- > Construct Site Drive 2 with one ingress lane and one egress lane striped as a shared left/right-turn lane
- > Provide a stop-control for Site Drive 2

Holt Street and Site Drive 3 (future unsignalized)

ID	Intersection and Approach	Existing (2021)		No-Build (2024)		Build (2024)		Build+Imp (2024)	
		АМ	PM	АМ	PM	АМ	PM	АМ	PM
14	Holt Street & Site Drive 3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Southbound					A-9.4	A-9.5	A-9.4	A-9.5

The TIA indicated that this future site access for the Mebane Holt Mixed-Use development operates at LOS A during both peak hours under build-out conditions. The following driveway configuration is recommended by the proposed development:

- > Construct Site Drive 3 with one ingress lane and one egress lane striped as a shared left/right-turn lane
- > Provide a stop-control for Site Drive 3

Holt Street and Site Drive 4 (future unsignalized)

ID	Intersection and Approach	Existing (2021)		No-Build (2024)		Build (2024)		Build+Imp (2024)	
		АМ	PM	АМ	PM	АМ	PM	АМ	PM
15	Holt Street & Site Drive 4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Southbound					A-8.6	A-8.7	A-8.6	A-8.7

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The TIA indicated that this future site access for the Mebane Holt Mixed-Use development operates at LOS A during both peak hours under build-out conditions. The following driveway configuration is recommended by the proposed development:

- > Construct Site Drive 4 with one ingress lane and one egress lane striped as a shared left/right-turn lane
- > Provide a stop-control for Site Drive 4



All Members
Ministers

Rev. Jeff NashPastor

Mrs. CJ Remington
Administrative Assistant

Mrs. Sue Modlin
Music Director

Mebane United Methodist Church

200 South Fourth Street, Mebane, NC 27302 Website: www.mebaneumc.com Office Phone: (919) 563-4301 Administrative Assistant (919) 500-1752

Rev. Jeff Nash Sr. Pastor, Mebane UMC jeff@mebaneumc.com 919-563-4301

To: David Allen and Charles Zevenhuizen

Realtylink, LLC

Re: NC Mebane Holt Project agreement for parking lot use

On behalf of Mebane United Methodist Church, we welcome your offer to license use of our parking lot (on the corner of S. Third Street and W. Holt Street) as outlined in a license agreement.

Since this agreement is contingent upon the development going forward we have not yet signed. However, for the purposes of presenting the project to the City of Mebane Planning Department please allow this letter to affirm the use agreement of our parking lot.

Respectfully,

Rev. Jeff Nash



AGENDA ITEM #6

Cates Farm Park – Inclusive Playground

- A. Phase 1 Site Improvements Contract Award
- B. Phase 1 Playground Improvements Contract Award
- C. Approval of CPO Change for Phase 1 Improvements
- D. 2022 AFP Grant App. for Phase 2 Improvements

Meeting Date

October 3, 2022

Presenters

Mark Reich, AWCK, Inc. (A.)

Aaron Davis, Rec. & Parks Director (B.)

Daphna Schwartz, Finance Director (C.)

Franz Holt, City Engineer (D.)

Public Hearing

Yes □ No 🗵

Summary

A. Phase 1 site improvements and shelter with restrooms has been publically bid with the low bidder being Central Builders, Inc. Attached is the letter of recommendation for a contract award to Central Builders in the amount of \$892,750. Also attached is a bid tabulation of the 5 bids received. Award of the contract is for Council consideration.

The current CPO was created in 2018 in the amount of \$680,961 which included a \$250,000 donation from Impact Alamance. The funding established at that time covered the installation of trails, which have been completed, and the design and construction of the original playground concept and related site work. The project cost increases and need for additional funding are a product of design concept changes/scope, approach to constructing the improvements, and the current bidding environment.

B. Phase 1 Playground Improvements - Previous approval of the playground design concept considered the nature of Cates Farm Park. The final design is that of a rustic wooden playground providing access and features built for EVERYONE. Due to the uniqueness of the playground and amenities staff reviewed sole sourcing requirements and believes it is applicable here. As such, Phase 1 playground improvements are proposed to be completed by Beanstalk Builders. Approval of sole sourcing Beanstalk Builders as the playground supplier and installer along with the award of a contract in the amount of \$316,636 is for Council consideration.

(The current CPO was created in 2018 in the amount of \$680,961 which included a \$250,000 donation from Impact Alamance. The funding established at that time covered the installation of trails, which have been completed, and the design and construction of the original playground concept and related site work. The project cost increases and need for additional funding are a product of design concept changes/scope, approach to constructing the improvements, and the current bidding environment).

C. Cates Farm Park project requires additional funding to proceed as planned. Adoption of a budget ordinance and approval of a modified CPO is for Council consideration.

(The current CPO was created in 2018 in the amount of \$680,961 which included a \$250,000 donation from Impact Alamance. The funding established at that time covered the installation of trails, which have been completed, and the design and construction of the original playground concept and related site work. The project cost increases and need for additional funding are a product of design concept changes/scope, approach to constructing the improvements, and the current bidding environment).

D. The North Carolina Parks and Recreation Trust Fund (PARTF) is offering a 2022 Accessibility for Parks (AFP) Grant Program that provides \$5 grant funding for each \$1 local match. Phase 2 site and playground improvements are estimated at \$450,000. The requested grant funds are \$375,000 with a local match of \$75,000. The funding must be spent within 3 years of submitting an application. Applying for this available grant for Phase 2 improvements (site and playground) is for Council consideration.

Background

A. Cates Farm Land was purchased by City of Mebane in 2017 to creative a passive park. Since the purchase Council was presented with a concept plan showing a limited playground and associated parking. Current plans are for a phased project with the public bidding of Phase 1 improvements which include the roadway connection, parking lot, shelter with restrooms, landscaping, and 4 play structure towers connected by elevated bridges, cargo net, on the ground amenities, 1 slide, and 1 wheel chair accessible swing. The site plans have been reviewed/approved by the City's technical review committee, a grading permit from the Land Quality Section is in hand, and a driveway permit has been approved by NCDOT. In addition, Phase 1 improvements have been publically bid. Attached is a site plan of the Phase 1 and Phase 2 improvements overlain on an aerial exhibit map and a site plan of just the Phase 1 improvements proposed to be constructed at this time.

The current CPO was created in 2018 in the amount of \$680,961 which included a \$250,000 donation from Impact Alamance. The funding established at that time covered the installation of trails, which have been completed, and the design and construction of the original playground concept and related site work. The project cost increases and need for additional funding are a product of design concept changes/scope, approach to constructing the improvements, and the current bidding environment.

B. Beanstalk Builders customizes unique playgrounds which can be enjoyed and used by adults and children of all ages and abilities. Their concept of wooden towers, bridges, and amenities was previously presented to the City and for which the site design was tailored. Beanstalk Builders owns the rights to their designs and also complete yearly safety inspections of their playgrounds. City staff believes that this vendor offers a uniqueness of its specific wooden nature and ADA accessibility. They provide a playground that helps kids and adults develop balance, upper body strength, agility, and just pure fun. Features within the towers include a cargo net, climbing area, slide(s), balance beams, etc. They also offer specific add-on components that may be considered in the future that will match the aesthetics of the planned playground. An inclusive zip line (Phase 2 item) and wheelchair swing (Phase 1 item) are both customized amenities that are specific to Beanstalk Builders.

(The current CPO was created in 2018 in the amount of \$680,961 which included a \$250,000 donation from Impact Alamance. The funding established at that time covered the installation of trails, which

have been completed, and the design and construction of the original playground concept and related site work. The project cost increases and need for additional funding are a product of design concept changes/scope, approach to constructing the improvements, and the current bidding environment).

- C. The Cates Farm Park project has been ongoing for several years. Unfortunately, the construction bids received in August exceeded expectations. Therefore, the approved capital project ordinance does not contain adequate funding to proceed.
 - (The current CPO was created in 2018 in the amount of \$680,961 which included a \$250,000 donation from Impact Alamance. The funding established at that time covered the installation of trails, which have been completed, and the design and construction of the original playground concept and related site work. The project cost increases and need for additional funding are a product of design concept changes/scope, approach to constructing the improvements, and the current bidding environment).
- D. Available this year is a 2022 Accessibility for Parks (AFP) Grant Program administered through the North Carolina Parks and Recreation Trust Fund (PARTF). Phase 2 site and playground improvements are eligible for this funding.

Financial Impact

The current capital project ordinance budget is \$680,961, including the Impact Alamance donation. The total project cost is \$1,377,809, leaving a funding gap of \$696,848.

The City's fund balance policy stipulates unassigned fund balance should equal 50% of budgeted expenditures or \$15,195,066. The FY21-22 audit is incomplete; however, the estimated unassigned fund balance is \$14,271,176. Therefore, appropriating \$696,848 of the fund balance for Cates Farm Park will result in an unassigned fund balance of 44.67% of expenditures. Due to the robust nature of the City's revenue streams, having an unassigned fund balance at this level is not a cause for concern.

Recommendation

- 1. Staff recommends approving the Cates Farm Park Capital Project Ordinance Amendment 1 and the FY22-23 Budget Ordinance Amendment.
- 2. Staff recommends awarding a contract for the site/shelter/restroom improvements to Central Builders Inc. in the amount of \$892,750.
- 3. Staff recommends approving Beanstalk Builders as a sole source for the proposed playground improvements and award a contract for the materials/equipment/installation in the amount of \$316,636.
- 4. Staff recommends making an application for grant funds through PARTF/AFP for Phase 2 Cates Farm site and playground improvements for 5 additional play towers with amenities, a wheel chair accessible zip line, and multi-use path totaling \$450,000 (Grant Funds \$375,000 and Local Match \$75,000).

Suggested Motion

1. Move to approve the Cates Farm Park Capital Project Ordinance Amendment 1 and the FY22-23 Budget Ordinance Amendment.

- 2. Move to approve awarding a contract for the site/shelter/restroom improvements to Central Builders Inc. in the amount of \$892,750.
- 3. Move to approve Beanstalk Builders as a sole source for the proposed playground improvements and award a contract for the materials/equipment/installation in the amount of \$316,636.
- 4. Move to approve making an application for grant funds through PARTF/AFP for Phase 2 Cates Farm site and playground improvements for 5 additional play towers and amenities, a wheel chair accessible zip line, and multi-use path totaling \$450,000 (Grant Funds sought \$375,000 and Local Match to be provided if awarded \$75,000).

Attachments

- 1. Supporting Doc. Capital Project Ordinance Amendment 1. (Increasing Funding for Phase 1)
- 2. FY22-23 Budget Ordinance Amendment. (Adding Increase to current Budget)
- 3. Letter of Recommendation. (Contract Award Cates Farm Park Phase 1 Site Improvements)
- 4. Tabulation of Bids. (Cates Farm Park Phase 1 Site Improvements)
- 5. Sole Source Justification for Beanstalk Builders.
- 6. Mebane Proposal and Quote. (Beanstalk Builders for Phase 1 and Phase 2 Playground Improvements)
- 7. Basic Facts and Assurances Page. (Phase 2 2022 Accessibility for Parks (AFP) Grant Application)
- 8. Beanstalk Builder Presentation. (Slides)
- 9. Cates Farm L161. (Phase 1 site and playground improvements)
- 10. Cates Farm L121. (Phase 1 and Phase 2 site and playground improvements)

Capital Project Ordinance for the City of Mebane Cates Farm Park Amendment 1

BE IT ORDAINED by the Governing Board 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 capital project ordinance amendment 1 is hereby adopted:

Section 1: The project authorized is the design and construction of Cates Farm Park to be financed by the City of Mebane General Fund revenue and the \$250,000 donation from Impact Alamance.

Section 2: The officers of this City are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following amounts are hereby appropriated for the project:

	Pro	oject Budget
Design & Engineering	\$	49,800
Construction		977,573
Construction Admin		30,000
Equipment		316,636
Utilities		3,800
	\$	1,377,809

Section 4: The following revenues are anticipated to be available to complete the project:

Project Budget

Transfer from General Fund \$ 1,377,809

Section 5: The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the General Statutes of North Carolina.

Section 6: Funds may be advanced from the General Fund for the purpose of making payments as due.

Section 7: The Finance Officer is hereby directed to report, on a quarterly basis, on the financial status of each project element in Section 3.

Section 8: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this Board.

Section 9: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board and to the Budget Officer and Finance Officer for direction in carrying out this project.

This is the 3rd day of October, 2022.

BE IT ORDAINED by the Council of the City of Mebane that the Budget Ordinance for the Fiscal Year beginning July 1 2022 as duly adopted on June 6, 2022, is hereby amended as follows:

ARTICLE I

APPROPRIATIONS	Cui	rent Budget	Change	Revised Budget
General Fund - Non-Departmental	\$	3,666,380	\$ 696,848	\$ 4,363,228
ARTICLE II				
REVENUES	Cui	rent Budget	Change	Revised Budget
General Fund - Appropriated Fund Balance	\$	3,999,190	\$ 696,848	\$ 4,696,038

This the 3rd day of October, 2022.

September 23, 2022

City of Mebane 106 East Washington Street Mebane. NC 27302

Subject: Cates Farm Park (Site Work for Inclusive Playground)

AWCK Project No. 22020

Honorable Mayor and City Council:

Bids for the subject project were received and opened on Wednesday, August 23, 2022 in the Glendel Stephenson Municipal Building. Five (5) bids were received with the lowest bid submitted by Central Builders, Inc. of Mebane in the amount of \$892,750.00. Attached with this letter is a copy of the Tabulation of Bids showing the bidders name and amount of each bid received.

Central Builders, Inc. has been in business since 1960 and has completed numerous projects over the years for many municipalities and businesses within Alamance and surrounding counties. We recommend that the Council award a contract to Central Builder, Inc. of Mebane based on being the low responsive bidder in the amount of \$892,750.00.

This contract covers all site work related to the driveway and parking lot improvements; restrooms and shelter; bike rack; sidewalks; grading, erosion control, drainage, storm water management, landscaping and playground preparation to be installed by others.

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

Sincerely,

Mark D. Reich, PE

encl.

cc: Chris Rollins, City Manager

Preston Mitchell, Assistant City Manager Aaron Davis, Director of Recreation and Parks

TABULATION OF BIDS

CITY OF MEBANE – CATES FARM PARK

Project Name: Cates Farm Park

Bid Date: Wednesday, 2:00 PM, August 24th, 2022

Location: Glendel Stephenson Municipal Building, Mebane NC

Bids Opened By: Mark Reich, PE, Project Engineer

Witnessed By: City Staff and all 5 bidders

Project No. 22020

CONTRACTOR	N.C. LICENSE NO.	BID SECURITY	ADDENDA 1, 2 & 3 RECEIVED	CQS RE'CD	AFFIDAVIT A or B	E- VERIFY RE'CD	IRAN CERT.	TOTAL BID AMOUNT
Central Builders, Inc. of Mebane	4176	5% Bid Bond	√	✓	A - 0%	✓	√	\$ 892,750.0
Stonewall Construction Services	53398	5% Bid Bond	✓	✓	A - 0%	✓	✓	\$ 917,884.0
Bar Construction Co., Inc.	7973	5% Bid Bond	✓	✓	A - 0%	✓	✓	\$ 968,200.0
HM Kern Co	8542	5% Bid Bond	✓	✓	A - 0%	√	✓	\$ 970,831.00 (
Brooks General Contractors	1376	5% Bid Bond	✓	✓	A - \$8,200	х	х	\$ 1,043,093.0
								\$
								\$

Note 1: Summation of Bid Items 1-13 = \$970,831.00 (Bid amount read was \$970,862.00).

THIS IS CERTIFIED TO BE A TRUE COPY OF BIDS RECEIVED

aw

JUSTIFICATION FOR USE OF SOLE SOURCE CONTRACTING PROCEDURES

N.C.G.S. 143-129(e) lists the authorized exceptions to the formal bid procedures.

N.C.G.S. 143-129(e)(g) allows for purchases of apparatus, supplies, materials, or equipment to be purchased using sole-source exception when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration.

The apparatus listed below is sole source and competition is precluded for reasons indicated below.

Exact product is available from only one source

Item: 4 Tower ADA Accessible Adventure Playground

Location: Cates Farm Park

Company: Bean Stalk Builders

Address: PO Box 8357 Morganton NC 28680

Contact: Mike Fischesser

Quantity: 1

Overall Cost: \$316,636

Delivery: included in the cost of the entire project:

Estimated projects start date: January 2023

Specific characteristics of the material or service limit the availability to a sole source (unique features, the function of the item, etc.). Describe in detail why only this suggested source can furnish the requirements to the exclusion of other sources.

This wooden structure is designed and built custom for the location to provide maximum accessibility to those with disabilities and is built for EVERYONE.

There is no other vendor that provides a playground of its specific wooden nature and ADA accessibility. Featuring natural accents throughout, this is a build that helps kids and adults develop balance, upper body strength, agility, and just pure fun.

Approved		
Disapproved		
	Date:	
Ed Hooks, Mayor City of Mebane		



CATE'S FARM PARK PLAYGROUND PROPOSAL & QUOTE 9/6/2022

INTRO

Beanstalk Builders has prepared the following designs and schedule for the Cate's Farm Park Playground located in Mebane. North Carolina.

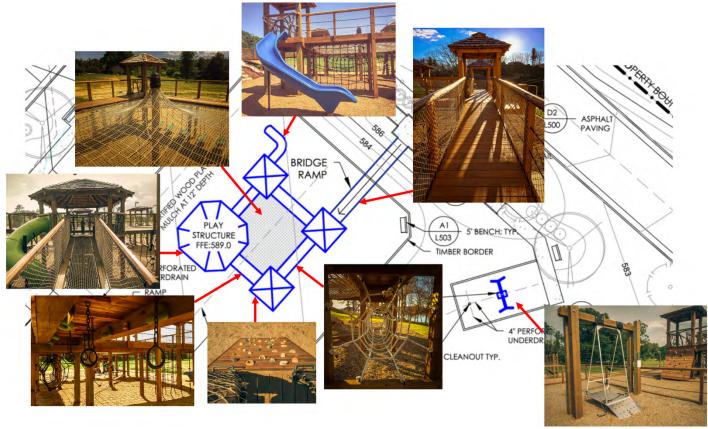
OUR COMPANY

At Beanstalk Builders, we build adventure. With safety at the forefront of all our designs, we strive to connect people with the outdoor world through the structures that we build. We focus on creating unique, natural based, custom, inclusive designs that meet the objectives of our clients and our goal of making the world a better place through adventure. From working closely with our clients to create designs that fit their visions, building quality products, training and certifying staff, and annual inspections we are a full-service adventure construction company.

We believe that creating an environment that mirrors a natural environment is the best way to engage the imagination and creativity of a child. For us, our focus is to simulate natural environments. The trees, the forest, the earth. In this way, we believe we are enabling children to appreciate nature and learn about their environment in a really fun way. Another area of focus for us is to create environments that enable problem solving. Traditional playgrounds often have a clear/direct path and or method to move through. As we design, we think to how a child might use their imagination in traversing a bendy log bridge or how the child might navigate a netted slack line to get to the top of the tree house. But the greatest reason, is the simplest reason, to inspire more play. Research has shown that natural play structures more than double the amount of playtime a child experiences when compared to traditional play structures. We have been building playgrounds with this approach for over 13 years.



PHASE 1 DESIGN

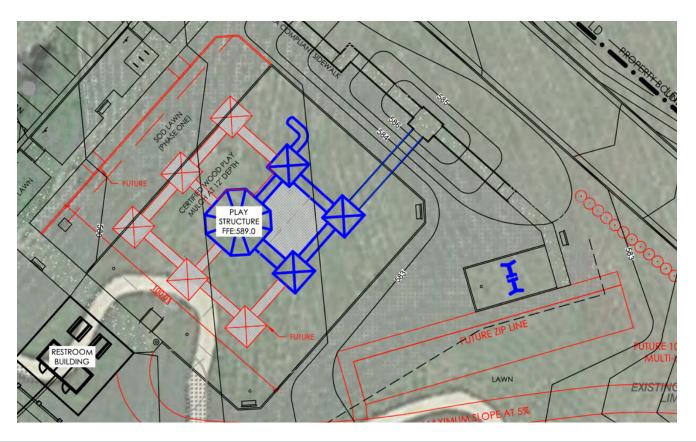


PHASE 1 HIGHLIGHTS

- Entrance ramp from sidewalk
- 4 interconnecting bridges
- 3 tree house platforms
- 1 central gathering platform
- 1 Sky Hammock
- 1 slide
- Multiple play element options including:
 - o Spider's Web
 - o Burma Bridge
 - o Climbing Wall
 - o Monkey Rings
 - o Slack Line
 - o Monkey's Fist
 - o Tube Net
 - o Rope Ladder
 - Swinging Cocoon
 - o Balance Beam
 - o Plus more
- Single bay swing set with wheelchair swing
- Mulch and cribbing, as shown in drawing



PHASE 2 DESIGN







PHASE 2 HIGHLIGHTS

Phase II includes items in red in above rendering, less sidewalks

- 8 interconnecting bridges
- 5 tree house platforms
- 2 slides
- 1 additional sky hammock
- Multiple play elements
- Additional mulch and cribbing
- Playground zip line

SAMPLE PHOTOS

ENTRANCE RAMP





CENTRAL GATHERING PLATFORM

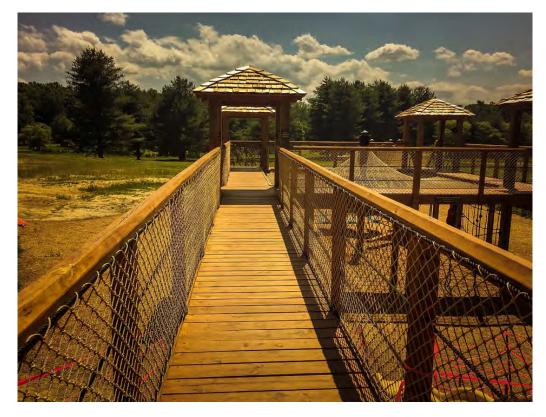




TREEHOUSE PLATFORMS & CONNECTING BRIDGES

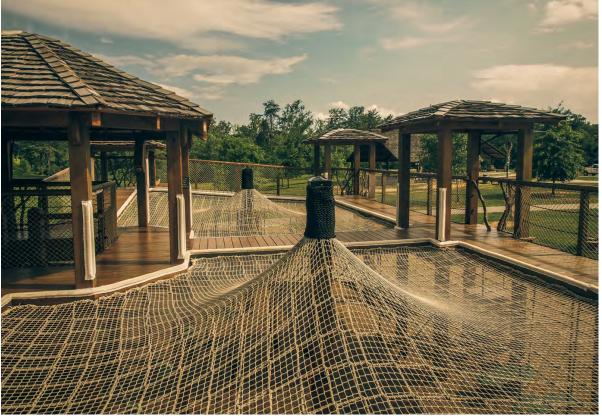






SKY HAMMOCK





SLIDE



WHEELCHAIR SWING

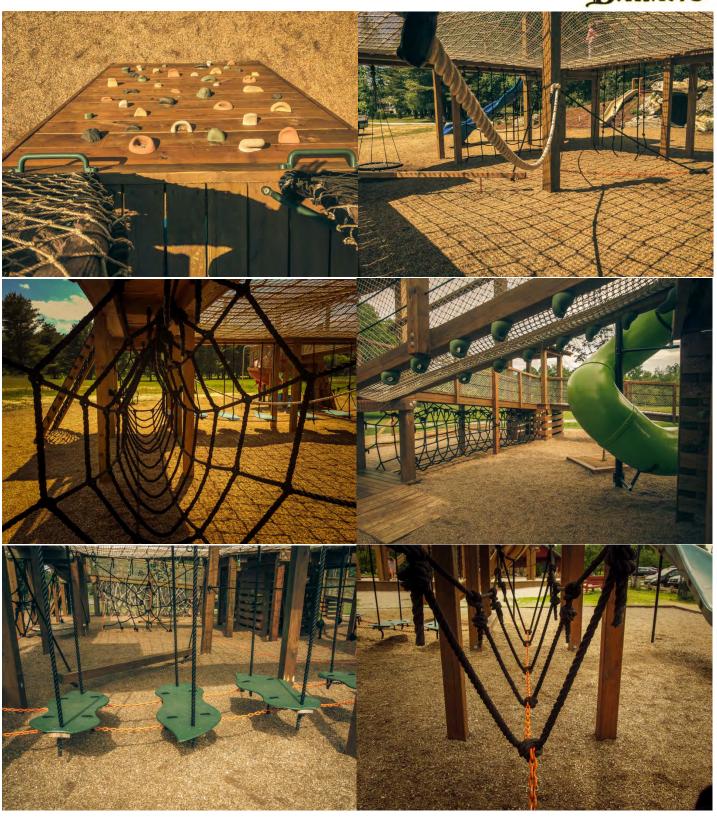


PLAYGROUND ZIPLINE



PLAY ELEMENTS









VIDEO LINKS

The Playground at Flat Rock, Flat Rock, NC https://vimeo.com/184375898

Everyone's Beanstalk Playground, Morganton, NC https://vimeo.com/184051585



PROJECT QUOTE

Beanstalk Builders has prepared a tentative layout for construction of the proposed Playground at Cate's Farm Park in Mebane, North Carolina and agrees to provide all necessary equipment, labor, material, and incidentals necessary for the completion of work and to provide complete systems of construction and with the following budget:

Phase I Playground cost: \$316,636

Phase II Playground cost: \$291,363

* no funds have been allocated for landscaping or reinstalling landscaping removed for construction.

SAVINGS IF PHASE I AND II ARE INSTALLED TOGETHER

A \$13,000 savings can be applied if Phase I and Phase II are installed at the same time.

**Due to the everchanging market, pricing provided in this proposal expires 6 months after the date listed above. Please reach out for updated pricing information.

Accessibility for Parks (AFP) Grant Program: 2022 Basic Facts and Assurances

Local Government Name:	
Federal Employee I.D. Number: 56	County:
Local Government Contact Person for Grant* Name: ☐ Mr. ☐ Ms	Local Government Manager
Title:	Name: Mr. Ms
Organization:	Title:
Mailing Address:	Organization:
City: State: Zip:	Mailing Address:
Telephone:	City: State: Zip:
E-mail:	Telephone:
*must be an employee of the sponsoring local government.	E-mail:
Chief Elected Official Name: Mr. Ms. Title:	Type of Project: ☐ Primarily children with disabilities ☐ Primarily Veterans with disabilities
Mailing Address:	☐ Children with disabilities and veterans with disabilities
City: State: Zip:	Please use the "Description and Justification for this Project" to explain how the project will serve the intended groups.
Site Control (check all that apply): Owned by local government. Leased by the local government for 25 years or more Easement Owned by school board	Costs rounded to nearest dollar: AFP funds requested: \$00 Local government's matching funds: \$00 Total cost of project: \$00
Recreation Resources Service (RRS) regional consultant:	
Project Name:	
Is this an LWCF-funded park on these <u>lists of NC projects</u> ? $\ \square$	yes □ no
If yes, list the grant number(s):	
I hereby certify the information contained in the attached a matching funds for five dollars of grant funds will be available w	I by Local Governing Board application is true and correct and the required one dollar of within three years of submitting this application. This application he local governing board.
Chief Elect	ted Official:
Print or Type Name Tit	tle Signature

If two local governments are applying together, this form must be completed and signed by each local government.

One applicant must be identified by adding "primary sponsor" in the "Local Government Name" section.

THIS FORM MUST BE COMPLETE IN ITS ENTIRETY FOR YOUR APPLICATION TO BE CONSIDERED



Cates Farm Park Playground



Cates Farm Park Playground







Cates Farm Playground Cargo Net



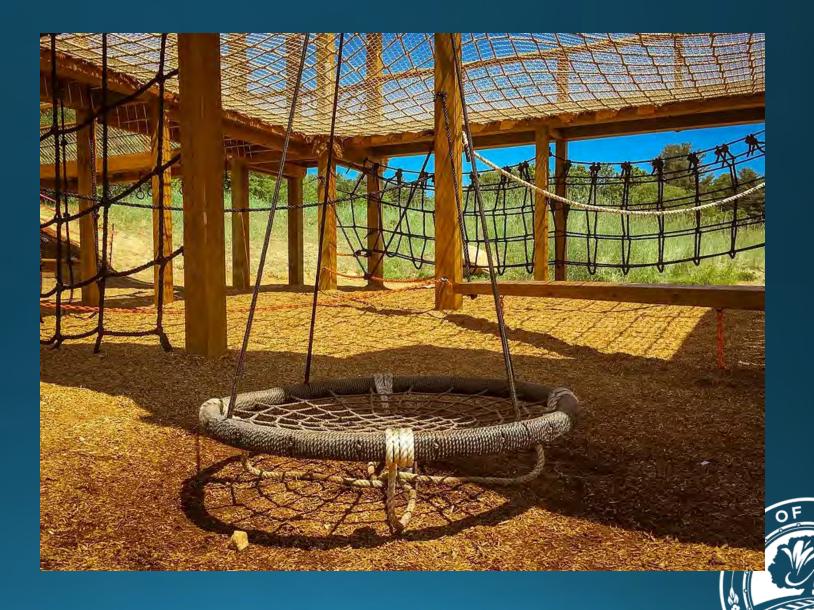


Cates Farm Playground Wheelchair Swing



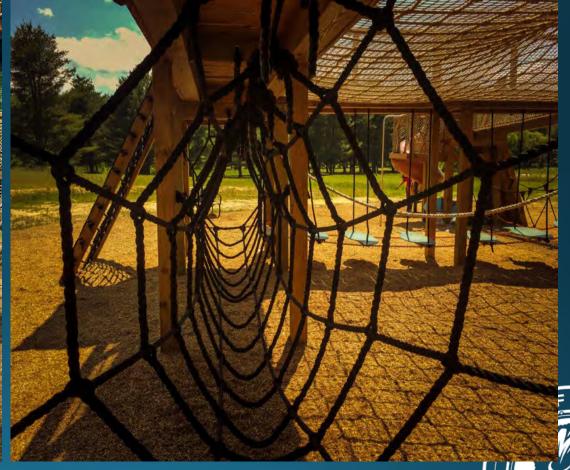


Cates Farm
Playground
Mental Health
Swing

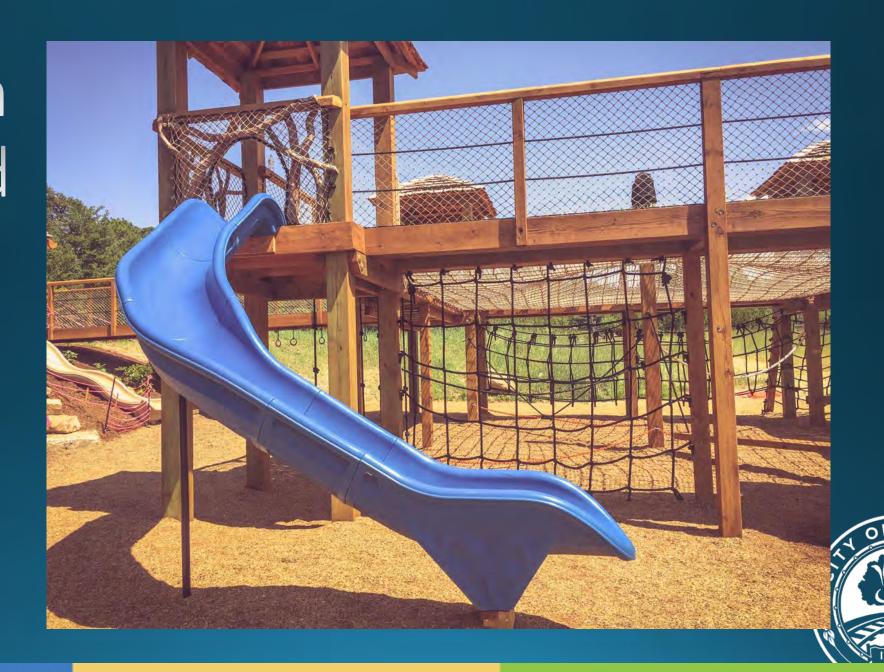


Cates Farm Playground Rope Apparatus





Cates Farm Playground Slide



Future Cates Farm Playground Zip Line





Other Play Features





Cates Farm Playground is Everyone's Playground!

The Playground at Flat Rock, Flat Rock, NC https://vimeo.com/184375898

Everyone's Beanstalk Playground, Morganton, NC https://vimeo.com/184051585

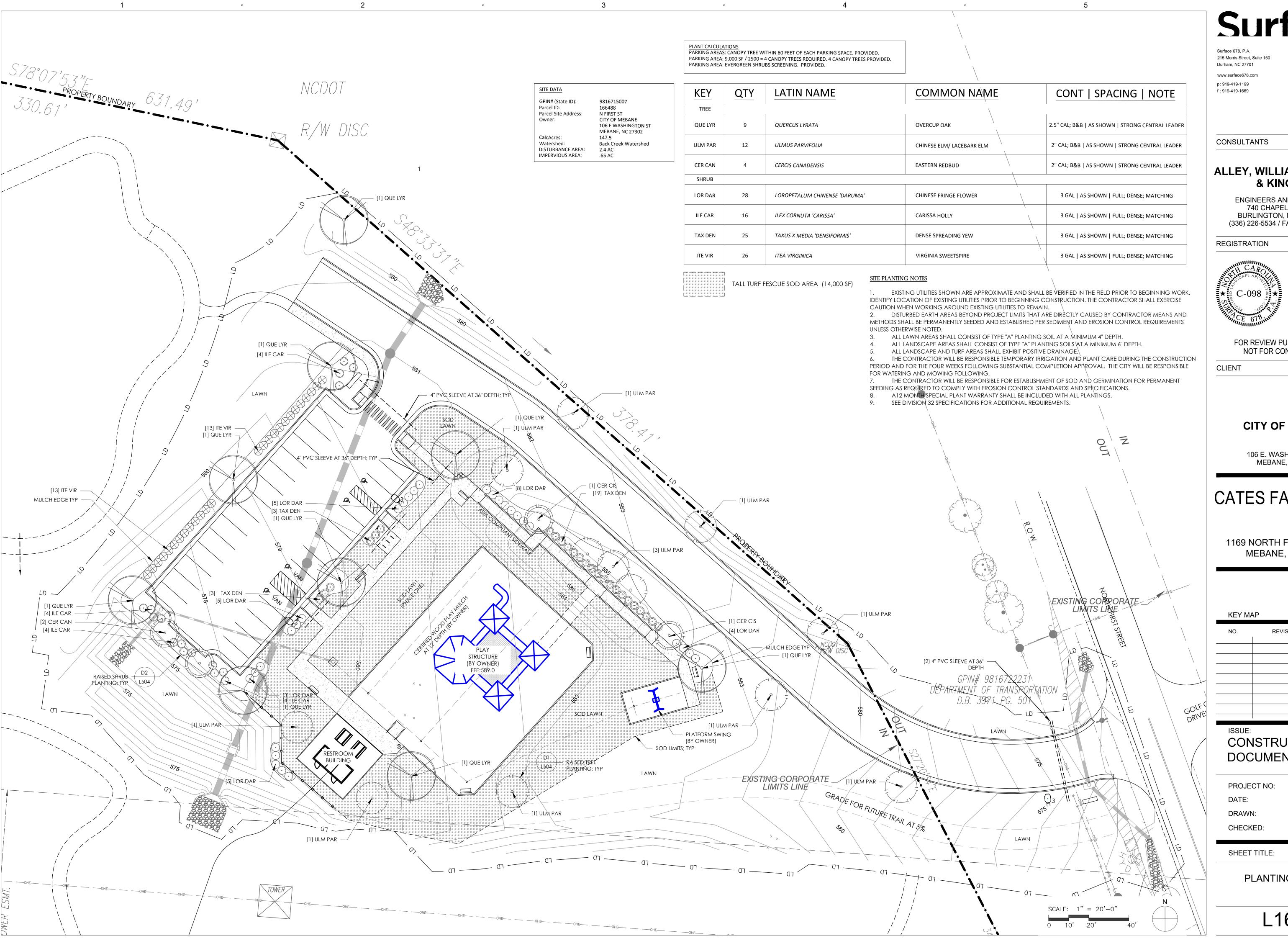


Cates Farm Park Playground



Future 9 Tower Playgound – similar to what you see here!

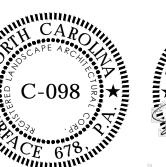




Surface

ALLEY, WILLIAMS, CARMEN & KING, INC

ENGINEERS AND ARCHITECTS 740 CHAPEL HILL ROAD BURLINGTON, NC 27216-1179 (336) 226-5534 / FAX (336) 226-3034





FOR REVIEW PURPOSES ONLY NOT FOR CONSTRUCTION

CITY OF MEBANE

106 E. WASHINGTON ST., MEBANE, NC 27302

CATES FARM PARK

1169 NORTH FIRST STREET, MEBANE, NC 27302

NO.	REVISION	DATE

CONSTRUCTION **DOCUMENT**

A0000 JUNE 28, 2022 OR, GB

PLANTING PLAN

L161



Surface

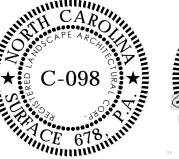
Surface 678, P.A. 215 Morris Street, Suite 150 Durham, NC 27701 www.surface678.com

CONSULTANTS

ALLEY, WILLIAMS, CARMEN & KING, INC

ENGINEERS AND ARCHITECTS 740 CHAPEL HILL ROAD BURLINGTON, NC 27216-1179 (336) 226-5534 / FAX (336) 226-3034

REGISTRATION





CLIENT

CITY OF MEBANE

106 E. WASHINGTON ST., MEBANE, NC 27302

CATES FARM PARK

1169 NORTH FIRST STREET, MEBANE, NC 27302

KEY MAP

NO.	REVISION	DATE
#1	Comments Revision	07-22-22

CONSTRUCTION DOCUMENT

PROJECT NO: A0000 JUNE 28, 2022 DATE: OR, GB DRAWN: CHECKED:

SHEET TITLE:

OVERALL WITH FUTURE IMPROVEMENTS

L121



AGENDA ITEM #7

Contract Award for 2022-23 Street Repair and Resurfacing

Presenter
Mark Reich, AWCK, Inc.
Chuck Smith, Public Works Director
Public Hearing
Yes 🗆 No 🖾

Summary

Four bids were received on September 22, 2022 to repair, resurface 3.9 miles of 40 City maintained streets (Section 1) and repair 1,025 square yards of pavement in the Public Works Department complex (Section 2). Bids ranged from \$701,835.50 to \$930,118.00 with Turner Asphalt GC, LLC of Raleigh, NC being the low bidder.

Background

The 2022-23 street repair and resurfacing list was developed from the 2020 Pavement Condition Survey completed by LaBella (copy attached). Parking lot at PW Dept is in need of repair and 1,025 is proposed to be repaired.

Proposed Street Resurfacing List FY 2022-23

Street Name	From	То
Corregidor St. (1)	S. Third St.	End of Maintenance
Oakfield Trace	Lake Michael Way	Village Lake Dr.
Walker Dr.	Walker Ct.	S. Eighth St.
Millstead Dr.	S NC 119 HWY	Deerfield Trc.
Ashland Dr.	Beaver Creek Dr. (2)	N. Ninth St.
Stuart Dr.	Stonewall Dr.	Pickett Ln.
Ashland Dr.	Lebanon Rd	Overland Dr.
Vance St.	Giles St.	Dead End
Giles St.	Lee St.	Vance St.
E. Brown St.	N. Fifth St.	N. Sixth St.
Colonial Way	St. Andrews Dr.	Wentworth Cir. (3)
Forrestwood Dr. (4)	N. Carr St.	Dead End
Stonewall Dr.	Hill Ln.	Cul-de-sac
Westminster Ct.	Emerson Dr.	Cul-de-sac
Doral Ct.	Turnberry Ct.	Cul-de-sac

- (1) Includes pavement markings
- (2) Pavement Change east of Beaver Creek Dr.
- (3) Pavement change near end of Island and east of Wentworth Cir.
- (4) Street Name consists of 2 sections on Priority Listing

Proposed Street Patching and Crack Sealed List FY 2022-23

Street Name	From	То		
N. Ninth St. (1)	Brown St.	Stagecoach Rd.		
Stoneham Ct.	Stoneham Rd.	Cul-de-sac		
N. Fifth St.	Clay St.	Ruffin St.		
N. Fourth St.	Graham St.	Crawford St.		
Beaver Creek Dr.	Kit Ln.	Paddle Ln.		
Birkdale Dr.	Gibson Rd.	Bethpage Dr.		
Creeks Edge Ct.	Hunters Run	Cul-de-sac		
Hunters Run	Ninth St.	Deer Path Ln.		
Armstead Ct.	Pickett Ln.	Dead End		
(1) Street Name consists of 4 sections on Priority Listing				

Proposed Street Crack Sealing List FY 2022-23

Street Name	From	То		
E. Graham St.	N. Eighth St.	N. Ninth St.		
St. Andrews Dr.	Oakmont Ct.	Winged Foot Ct.		
St. Andrews Dr.	Elk River Ct.	Cates Dr. (1)		
Merion Ct.	St. Andrews Dr.	Cul-de-sac		
Fieldstone Dr.	Briarwood Dr.	Dead End		
W. Lee St.	S. Third St.	S. Second St.		
N. Wilba Rd. (2)	Center St.	Clay St.		
Lane St.	E. Webb St.	End of Pavement		
Cates Dr.	Turnberry Dr.	Ms. Fuller Rd.		
Overland Ct.	N. Overland Dr.	Cul-de-sac		
N. Seventh St.	E. Center St.	Clay St.		
S. Eighth St. (2)	Oakwood St.	Cedar Rd.		
(1) Payament Change west of Cotas Du				

⁽¹⁾ Pavement Change west of Cates Dr.

Financial Impact

There is \$675,000 in the current budget to complete the proposed street repairs and resurfacing Section 1) and \$50,000.00 in current budget for Pavement Repairs at PW Dept. (Section 2)..

⁽²⁾ Includes Double Yellow Pavement Markings and crack sealing unsealed portion.

Recommendation

Staff recommends that Section 1 Contingency line-item amount be reduced by \$5,319.50 to \$24,680.50 and retain the pavement repair work at \$21,525.00 and that Council award a contract to Turner Asphalt GC, LLC in the amount of \$696,525.00 (Section 1 amount of \$675,000.00 and Section 2 amount of \$21,525.00) for the 2022-23 Street Repair and Resurfacing Contract.

Suggested Motion

Motion to award a contract to Turner Asphalt GC, LLC in the amount of \$696,525.00 for the 2022-23 Street Repair and Resurfacing Contract.

Attachments

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

September 28, 2022

City of Mebane 106 East Washington Street Mebane. NC 27302

Subject: 2022-2023 Street Repair Contract

AWCK Project No. 22068

Honorable Mayor and City Council:

Bids for the subject project were received and opened on Thursday, September 22, 2022 in the Glendel Stephenson Municipal Building. Four (4) bids were received, and the lowest bid was submitted by Turner Asphalt GC, LLC of Raleigh, NC in the amount of \$701,835.50. We have reviewed their bid and the bid complied with bidding requirements, including the 10% MBE goal. Attached with this letter is a copy of the Tabulation of Bids showing the bidders name and amount of each bid received.

Turner Asphalt GC, LLC of Raleigh, NC has been in business since 2013 and Turner Asphalt, Inc has been in business since 1995. Turner Asphalt, Inc. completed the most recent project for the City this past spring and did an excellent job with paving and cleanup and staff had few, if any complaints.

Bids were received for Section 1 (Street Repair Work) and Section 2 (Public Works Pavement Repair) and the amounts are \$680,319.50 and \$21,525.00 respectfully. Section 1 and Section 2 budget amounts are \$675,000.00 and \$50,000.00 respectfully. Section 1 bid includes a \$30,000 contingency line item; therefore, the contingency amount can be reduced by \$5,319.50 to match budget amount. We recommend approving the bid amount of \$21,525.00 for Section 2 work.

We recommend that the Council award a contract to Turner Asphalt GC, LLC of Raleigh, NC in the amount of \$696,525.00 (Section 1 amount of \$675,000 and Section 2 amount of \$21,525) as they were the lowest responsive bidder.

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

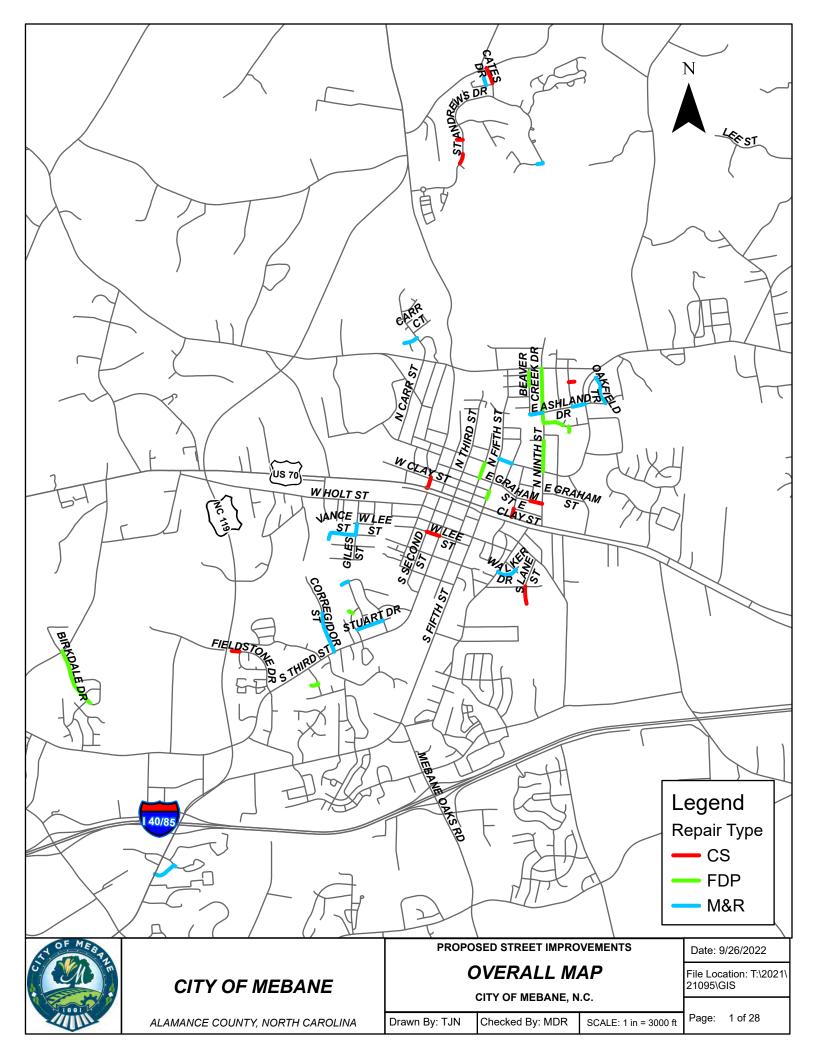
Sincerely,

Mark D. Reich, PE

encl.

cc: Chris Rollins, City Manager

Preston Mitchell, Assistant City Manager Charles Smith, Public Works Director



	LABELLA ASSOCIATES 2020 PCR STREET LIST						
PCR	Street Name	From	То	Length (LF) Act-1	Act-2		
24	CORREGIDOR ST	END MAINT	S THIRD ST	1117 PM1.5+S	FDP		
58	OAKFIELD TRACE	LAKE MICHAEL WAY	VILLAGE LAKE DR	902 SO	FDP		
65	WALKER DR	WALKER CT	S EIGHTH ST	621 FDP	CS		
67	MILLSTEAD DR	S NC 119 HWY	DEERFIELD TRC	722 FDP			
68	ASHLAND DR 1)	BEAVER CREEK DR	N NINTH ST	366 FDP			
69	GRAHAM ST	N EIGHTH ST	N NINTH ST	381 FDP	CS		
70	ST. ANDREWS	OAKMONT CT	WINGED FOOT CT	374 CS			
70	ST. ANDREWS	ELK RIVER CT	PAVEMENT CHANGE	400 CS			
72	MERION CT	CUL DE SAC	ST ANDREWS DR	186 CS			
72	FIELDSTONE DR	BRIARWOOD DR	DEAD END	259 CS			
		S THIRD ST	S SECOND ST	422 CS			
	N WILBA RD	W CENTER ST	W CLAY ST	300 CS			
	N NINTH	ORANGE	JOYCE	370 CS			
	FORRESTWOOD DR	N CARR ST	FORRESTWOOD CT	319 FDP			
	LANE ST	E WEBB ST	END PVMT	344 FDP			
	STONEHAM CT	STONEHAM RD	CUL DE SAC	225 FDP			
	STUART DR	STONEWALL DR	PICKETT DR	906 FDP			
	YOSEMITE CT	GREAT SMOKEY MOUNTAIN DR	CUL DE SAC	190 FDP			
	ASHLAND DR	OVERLAND DR	LEBANON RD	399 FDP			
	VANCE ST			944 FDP			
		GILES ST	END OF STREET				
	GILES ST	LEE ST	VANCE ST	364 FDP			
	GREAT SMOKEY MOUNTAIN DR	EVERGLADES DR	MT RANIER DR	832 FDP			
	E BROWN ST	5TH ST	6TH ST	439 CS			
		CLAY ST	RUFFIN ST	265 CS			
	CATES DR	END ISLAND	TURNBERRY DR	407 CS			
	N FOURTH ST	GRAHAM ST	E CRAWFORD ST	526 CS			
75	OVERLAND CT	N OVERLAND DR	CUL DE SAC	181 CS			
75	N SEVENTH ST	E CENTER ST	E CLAY ST	274 CS			
75	BEAVER CREEK DR	KIT LN	PADDLE LN	338 FDP			
77	ASHLAND DR 3)	N NINTH ST	N OAKLAND DR	578 FDP			
77	BIRKDALE DR	GIBSON RD	BIRKDALE CIR	1760 FDP			
77	BUCKINGHAM DR 4)	S EIGHTH ST	DEAD END	398 FDP			
77	COLONIAL WAY 5)	ST ANDREWS DR	WENTWORTH CIR	703 FDP			
77	CREEKS EDGE CT	CUL DE SAC	HUNTERS RUN	204 FDP			
77	EVERGLADES DR	MT RAINIER	CUL DE SAC	316 FDP			
77	FORESTWOOD DR	FORESTWOOD CT	DEAD END	168 FDP			
77	HARBOUR TOWN CT	ST ANDREWS DR	CUL DE SAC	366 FDP			
77	HUNTERS RUN	N NINTH ST	DEER PATH RN	620 FDP			
77	MCKINLEY ST	END PVMT	GILES ST	417 FDP			
-	MCKINLEY ST	E MCKINLEY ST & S FOURTH ST	S THIRD ST	545 FDP			
	MT RANIER DR	GREAT SMOKEY MOUNTAIN DR	EVERGLADES DR	414 FDP			
	NINTH ST	HUNTERS RUN	E ASHLAND DR	326 FDP			
	SECOND ST	AUSTIN PECK TR	W ROOSEVELT ST	318 FDP			
-	ST ANDREWS DR	BAYHILL CT	GREAT SMOKEY MOUNTAIN DR	443 FDP			
	STONEWALL DR	HILL LN	CUL DE SAC	289 FDP			
	WESTMINSTER CT	EMERSON DR	CUL DE SAC	168 FDP			
-	DORAL CT	TURNBERRY DR	CUL DE SAC	254 CS			
	ARMISTEAD CT	PICKET LN	DEAD END	150 FDP			
	S FIRST ST	W LEE ST	MCKINLEY CT	634			
-				376 FDP			
	ASHLAND DR	ORANGE	OVERLAND				
		ORANGE	BROWN	507			
92	N 9TH ST 7)	STAGECOACH	ASHLAND DR	1355			

AWCK Recommendations			Length (mi)
Equals	Streets to be Resurfaced	16	1.64
Equals	Streets to be Crack Sealed Only	11	0.67
Equals	Streests to be Full Depth Patched	2	0.29
Equals	Streets to be Full Depth Patched and Crack Sealed	10	0.97
Equals	Streets to be completed in FY23-24	13	1.10

Notes:

- 1) E. Ashland Dr Short Overlay From Pavement change to N. Ninth St and through intersection of N. Ninth St
- 2) N. Fifth St Need adjustment of drainage structure at Ruffin and FDP to eliminate dip in pavement. Existing parking not included
- 3) E. Ashland Dr Delayed FDP to 23-24 to allow incorporation of adjacent block to East (83).
- 4) Buckingham Dr Delayed for incorporation of dead end turn around.
- 5) Colonial Way Short overlay from St. Andrews westward approximately 80LF.
- 6) N. Ninth St 1 small patch adjacent to block with FDP (\$1,300)
- 7) N. Ninth St 2 small patches adjacent to block with FDP (\$3,900)

TABULATION OF BIDS

City of Mebane

Project Title: City of Mebane - 2022-2023 Street Repair Contract

Bid Time & Date: 2:00 PM, Thursday, September 22nd, 2022

Location: Glendel Stephenson Municipal Building Council Chambers

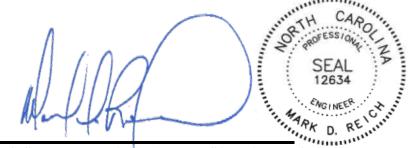
Bids Opened By: Mark Reich, PE

Witnessed By:

AWCK Project No. 22068

CONTRACTOR	N.C. LICENSE NO.	BID SECURITY	E-VERIFY	cqs	MBE (%)	SECTION 1 AMOUNT	SECTION 2 AMOUNT	TOTAL BID
TURNER ASPHALT GC, LLC.	73137	5% Bid Bond	✓	✓	10%	\$ 680,319.50	\$ 21,525.00	\$ 701,835.50
WAUGH ASPHALT, INC.	59882	5% Bid Bond	✓	√ *	10%	\$ 730,885.90	\$ 42,230.00	\$ 773,115.90
TRIANGLE GRADING & PAVING, INC.	17456	5% Bid Bond	✓	✓	2.2%	\$ 783,497.00	\$ 55,350.00	\$ 838,847.00
FRED SMITH COMPANY	43848	5% Bid Bond	✓	✓	10.1%	\$ 884,818.00	\$ 53,300.00	\$ 930,118.00

^{*} CONTRACTOR'S QUALIFICATION STATEMENT WAS NOT PROPERLY EXECUTED.



THIS IS CERTIFIED TO BE A TRUE COPY OF BIDS RECEIVED



Mebane Fire Dept. Monthly Report

	August	Year to Date	% Change from 2021
Structural Response			
Totals	32	248	6%
Average Personnel Per Response	9	11	
Average Volunteer Response	2	2	
Non Structural Responses			
Totals	69	529	3%
Total Fire Response	101	777	4%
Location (Year to Date)	North	South	
Total Number/Precentage	393/51%	384/49%	
Average Fire Response Time	North 5:13	South 5:34	
Precentage of Calls Inside City	46%	56%	
Precentage of Calls Outside City	41%	31%	
Precentage of Calls for Mutual Aid	13%	13%	
EMT Response	169	1396	14%
Location (Year to Date)	North	South	
Total Number/ Precentage	665/48%	731/52%	
CPS Seats Checked	17	124	
Smoke Alarms Checked/Installed	7	79	
Station Tours/Programs	2	26	
# of Participants	94	1017	
Events Conducted/Attended	2	15	
Views on Fire Safety Facebook Posts	890	1450	