



Council Meeting Agenda
July 10, 2023
6:00PM

1. Call to Order..... Mayor Ed Hooks
2. InvocationRev. Kate Harper, Cross Roads Presbyterian Church
3. Recognition of Retiring Police Chief- Terrence E. Caldwell..... Mayor Pro-Tem Tim Bradley
 - a. Resolution Awarding Badge and Sidearm
 - b. Resolution Honoring Police Chief Terrence. E Caldwell
4. Eastern Alamance Women’s Soccer Team- 3A State Champions Mayor
5. Resolution- Parks and Recreation Month- July 2023 Mayor
6. Public Comments Mayor
7. Downtown Mebane Development Corporation (DMDC) UpdateBarbara Hollerand, DMDC Executive Director
Mayor Hooks
Dan Shannon, DMDC President
 - a. Mebane Main Street Designation Letter
 - b. Proclamation- Mebane Main Street Day- July 26th
 - c. DMDC Quarterly Report
8. Consent Agenda..... Mayor
 - a. Approval of Minutes- June 5, 2023 Regular Meeting
 - b. Petition for Voluntary Contiguous Annexation- Mebane Towne Center- Phases A2, A3 and A4
 - c. Petition for Voluntary Contiguous Annexation- Elizabeth S. Woody- Montclair
 - d. Final Plat Reapproval- Magnolia Glen Estates, Ph. 3
9. **Public Hearing**- Rezoning- GD Adams, LLC- St. Lukes Church Road- R-12 and HM to R-12 to eliminate the split zoning..... Ashley Ownbey, Development Director
10. Racial Equity Advisory Committee (REAC) Presentation on the Government Alliance on Race & Equity (GARE).....Allison De Marco, PhD
School of Social Work, UNC
11. Capital Reserve Fund Resolution Daphna Schwartz, Finance Director
12. Asset Inventory and Assessment (AIA) Grant- Study of Existing Water Infrastructure related to the January 2021 Lead and Copper Rule Revision (LCRR)Kyle Smith, Utilities Director
13. Adjournment..... Mayor



**RESOLUTION AWARDING BADGE AND SERVICE SIDEARM
TO RETIRING POLICE CHIEF**

WHEREAS, Terrence E. Caldwell, Police Chief will retire from the City of Mebane Police Department on July 14, 2023; and

WHEREAS, in accordance with N. C. G. S. 20-187.2, Terrence E. Caldwell has requested his badge; and

WHEREAS, in accordance with N. C. G. S. 20-187.2, Terrence E. Caldwell has requested his service sidearm, a Glock 19 9mm, Serial Number [REDACTED]

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mebane that the service sidearm, is hereby declared surplus to the City and the City Manager or his designee is authorized to present said badge, and service sidearm to Terrence E. Caldwell.

Adopted this the 10th day of July, 2023.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

**RESOLUTION HONORING POLICE CHIEF TERRENCE E. CALDWELL
ON THE OCCASION OF HIS RETIREMENT**

WHEREAS, the City of Mebane is proud to recognize the life, legacy, and accolades of Terrence E. Caldwell, Chief of the Mebane Police Department, on the occasion of his retirement; and

WHEREAS, Chief Terrence Caldwell’s background includes having served four years in the Army’s Military Police Corps. During his enlistment, Chief Caldwell specialized in Special Weapons and Tactics (SWAT) operations. Additionally, Chief Caldwell completed the Army’s Non-Commission Officer’s Leadership Program at Fort Campbell, Kentucky. After active service, he served an additional two years in the Army Reserves; and

WHEREAS, Chief Terrence Caldwell began his career with the Mebane Police Department in July of 1993 moving up through the ranks of the police department and being sworn in as Police Chief in September of 2006; and

WHEREAS, Chief Terrence Caldwell, is a graduate of numerous leadership and management courses including the Law Enforcement Executive Program at North Carolina State University and earned his Associates Degree from Alamance Community College in Criminal Justice before going on to Western Carolina University to pursue his Bachelor’s Degree in the same field; and

WHEREAS, Chief Terrence Caldwell has been a recipient of numerous recognitions, yet has always remained a humble public servant, who not only had the respect of the citizens, but the respect of the men and woman who served under him and with him.

WHEREAS, Chief Terrence Caldwell’s retirement from the Mebane Police Department will be effective July 14, 2023; and

WHEREAS, Police Chief Terrence Caldwell has served his community with pride, and upon the occasion of his retirement, is deserving of recognition and the highest commendation.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Mebane, hereby honor and take pride in bringing special public attention to Police Chief Terrence Caldwell, for his 30 years of exemplary service. His service and dedication have positively impacted many lives throughout his career. We offer our best wishes for a long, happy, and healthy retirement.

Adopted this 10th day of the month of July in the year 2023.

Ed Hooks, Mayor

Tim Bradley, Mayor Pro Tem

Katie Burkholder, Councilmember

ATTEST:

Sean Ewing, Councilmember

Stephanie Shaw, City Clerk

Montrena Hadley, Councilmember

Jonathan White, Councilmember



2023

NCHSAA 3A Women's Soccer State Champions



WHEREAS, on June 3, 2023, the Eastern Alamance High School Lady Eagles soccer team won the NCHSAA 3A Women's Soccer Championship with a 4-0 victory over South Point; and

WHEREAS, the championship victory completed a storybook 20-0-1 season for the Lady Eagles, which included 14 shutouts, conference and regional titles, and a 20-match winning streak; and

WHEREAS, the members of this team exhibited exceptional dedication, soccer skills, athleticism, teamwork and sportsmanship required to win a championship; and

WHEREAS, Head Coach Bob Webber and his assistant coaches provided outstanding leadership for the Lady Eagles; and

WHEREAS, the 2023 roster included the following players and coaches:

Karsyn Johnson
Lucy Taylor
Ryen Gibbs
Aubrey Dial
Maddy Loranger
Maci Link
Adrianna Glancy

Alena Pak
Ainsley Dial
Carson Story
Genesis Chinchilla
Catherine Parker
Abby Stadnicar
Abby Brinker

Molly Widderich
Audrey Hupman
Mackenzie Webber
Hayden Todd-Gesty
Meredith Doi
Nadia Navarro

Head Coach: Bob Webber
Assistant Coach: Shawn Gibbs
Assistant Coach: David Peters
Team Managers: Lindsey Link, Katherine Mejia, & Rocio Rosa Quezada
Athletic Director: John Kirby
Principal: Whitney Fliehman

WHEREAS, these young athletes and their coaches represented Eastern Alamance High School, Alamance County and the City of Mebane with great character and class: and

NOW, THEREFORE, BE IT, RESOLVED, City of Mebane City Council hereby recognizes and commends the Eastern Alamance High School Lady Eagles Soccer Team for winning the 2023 NCHSAA 3A Women's Soccer State Championship.

Adopted this day 10th of July, 2023.

Ed Hooks, Mayor



OFFICE OF THE MAYOR

Designation of July as Park and Recreation Month

WHEREAS, Parks and Recreation is an integral part of communities throughout this country, including the City of Mebane; and

WHEREAS, Parks and Recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, Parks and Recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimers; and

WHEREAS, Parks and Recreation encourages physical activities by providing space for popular sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles; and

WHEREAS, Parks and Recreation is a leading provider of healthy meals, nutrition services and education; and

WHEREAS, Parks and Recreation programming and educational activities, such as out-of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS, Parks and Recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, Parks and Recreation is fundamental to the environmental well-being of our community; and

WHEREAS, Parks and Recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, the City of Mebane recognizes the benefits derived from Parks and Recreation resources.

NOW THEREFORE, BE IT RESOLVED BY the Mebane City Council that July is recognized as Parks and Recreation Month in the City of Mebane.

Signed, sealed and delivered this 10th day of July, 2023.

Ed Hooks, Mayor



**NC DEPARTMENT
of COMMERCE**
RURAL ECONOMIC
DEVELOPMENT

Roy Cooper
GOVERNOR

Machelle Sanders
SECRETARY

Kenny Flowers
ASSISTANT SECRETARY

June 30, 2023

The Honorable Ed Hooks
Mayor
City of Mebane
106 East Washington Street
Mebane, NC 27302

Dear Mayor Hooks:

On behalf of the North Carolina Department of Commerce, I am pleased to announce that the City of Mebane has been selected to move up from the Downtown Associate Community program to become a designated North Carolina Main Street community. This designation is effective July 1, 2023. The NC Main Street & Rural Planning Center staff believes that your efforts to establish a downtown development position, your commitment to downtown revitalization, and your business mix, building stock, and the potential in downtown, make Mebane an excellent candidate for the Main Street program.

We look forward to our continued work with you and the Mebane City Council, city staff, and the nonprofit community leaders on the implementation of your downtown revitalization plan that will support continued economic growth and development in your community.

Sincerely,

A handwritten signature in black ink that reads "Kenny Flowers".

Kenny Flowers,
Assistant Secretary for Rural Economic Development

Cc: Chris Rollins
Barbara Hollerand
Elizabeth H. Parham



OFFICE OF THE MAYOR

PROCLAMATION

MEBANE MAIN STREET DAY July 31, 2023

WHEREAS, Main Street America has been helping to revitalize older and historic commercial districts for more than 40 years; and

WHEREAS, today, Main Street America is a network of more than 1,200 neighborhoods and communities who share both a commitment to place and to building stronger communities through preservation-based economic development; and

WHEREAS, Main Street America is a mark of distinction, a seal recognizing that participating programs, organizations and communities are part of a national movement with a proven track record for celebrating community character, preserving local history and generating impressive economic returns; and

WHEREAS, the City of Mebane, in embracing the Main Street model, applied for participation in the North Carolina Main Street program and was named a Downtown Associate Community in 2019; and

WHEREAS, the nonprofit Downtown Mebane Development Corporation was formed and then incorporated in 2022 as the managing body of the future Mebane Main Street program; and

WHEREAS, the City has committed to provide funding and other program support for the Mebane Main Street program; and

WHEREAS, the Downtown Mebane Development Corporation's volunteer board of directors has adopted an annual budget and program of work and has satisfied all other requirements of the North Carolina Main Street program necessary for full program designation in July 2023;

NOW THEREFORE, I, Ed Hooks, Mayor of the City of Mebane, North Carolina, do hereby proclaim July 31, 2023 as Mebane Main Street Day, and invite all citizens and supporters of Downtown Mebane to celebrate this milestone achievement at a community celebration on July 31 at 5:30 p.m. in Downtown Mebane.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Mebane, North Carolina to be affixed this 10th day of July, 2023.

Signed, Sealed and Delivered
this day of 10th day of July, 2023.

(SEAL)

Ed Hooks, Mayor
City of Mebane



Quarterly Update

Downtown Mebane
Development Corporation

Mebane City Council – July 10, 2023



The DMDC Mission

The Downtown Mebane Development Corporation facilitates the revitalization and preservation of historic Downtown Mebane through an inclusive collaboration and partnership with greater Mebane.



The DMDC Message

- We're officially Mebane Main Street in July!
- We're advocates for Downtown
- We're a communications resource
- We're a collaborating partner
- Connect with us to find out how you can be involved!



DMDC Board of Directors

- **Dan Shannon** (Edward Jones) - President
- **Steve Krans** (Junction on 70) – Vice President
- **Sugaree Thornton** (Clay Street Printing & Signs) – Secretary
- **Kat Mathias** (Impulsive Creativity) – Treasurer
- **Teresa Dallas** (The Curious Peddler)
- **Barbara Guttman** (Downtown property owner)
- **Sarah Williams** (Habitat for Humanity of Alamance County)

- **Mayor Ed Hooks** – Ex-officio
- **Council Member Katie Burkholder** – Ex-officio
- **Aaron Davis** (City of Mebane Recreation and Parks) – Ex-officio
- **Grace VandeVisser** (Alamance County Visitors Bureau) – Ex-officio



Four Points of Main Street

- **Organization**
- **Promotion**
- **Design**
- **Economic Vitality**



Recent Milestones for DMDC

Organization

- 501(c)(3) approval
- Work plan adoption for FY24
- Budget adoption for FY24
- Board elections and officers
- Ongoing Board, Executive Committee and Committee meetings
 - Number of meetings this quarter: 26
 - Number of attendees: 145
 - Total number of volunteer hours: 300+
- NC Main Street visit in April
- Historic Preservation Month proclamation
- Public Works Week recognition
- Communications interns (spring & summer)



Recent Milestones for DMDC

Promotion

- Ribbon cutting program continues (Farm Bureau, Lou's Bakery)
- Andre' Watson Photography (Eggstravaganza & Bunny Hop, Dogwood Festival, Lantern Festival, Farmers Market, Makers Market, business owners/building interiors)
- Promotion of new retail and Downtown events (Mimosas with Mom, Dad is Rad, Wine Down Wednesdays, Red White & Local)



Recent Milestones for DMDC

Promotion *(continued)*

- Alamance County Visitor's Bureau training and networking (Marketing College, FAM tour)
- *Our State's Let's Explore* email newsletter ad
- Tanger Outlets directory ad (collaboration with Destination Downtown)
- Growth in social media followers



Recent Milestones for DMDC

Design

- History subcommittee
 - Planning for walking tours, history pop-ups, cultural programs
- Public Arts subcommittee
 - Planning for temporary art displays, mural series



Recent Milestones for DMDC

Economic Vitality – Economic Development Strategies (Committees)

- Hub for Regional Leisurely and Recreational Activities
 - Downtown map project
- Center for Community Engagement and Inclusivity
 - Flag giveaway for Pride Month
- Rich with Diverse Small Businesses, Nightlife and Dining Options
 - Proposals for additional seating Downtown



Value of DMDC

- Networking/Collaboration
 - Destination Downtown Mebane
 - Mebane Merchants
 - Mebane Business Association
 - Mebane Historical Museum
 - Fourth of July parade sponsorship
 - Mebane Train Museum
 - Mebane Trail Rangers
 - Mebane Public Library
 - Alamance Main Street directors (Elon & Burlington)
 - Pittsboro Main Street group tour
 - Town of Hillsborough tour
 - Alamance Chamber of Commerce
 - Tuesday Tours for Teachers
 - Alamance Wellness Collaborative
 - Alamance County Visitor's Bureau
 - Elon University
 - City committees (ex. BPAC)
 - Leadership Alamance



Value of DMDC

- City Liaison
 - Clay Street construction project kickoff and weekly updates
 - City-sponsored events (Musical Chairs, Farmers Market)
 - Downtown street closure requests
 - Downtown property inquiries
 - Façade grant program promotion
- Exposure and Education
 - Downtown businesses
 - Greater Mebane business community
 - Non-profits
 - Social organizations
 - Schools
 - Individuals
 - Anyone with an interest in Downtown Mebane



Coming Up Next Quarter

- **Mebane Main Street celebration on July 31**
- Summer promotions
 - Umbrella Art Project Trail
 - Anti-Boredom Month campaign to promote experiences
 - Using “Little Surprises. Big Charm.” theming to tie back to “Biggest Little Town on Earth”
- Volunteer outreach & recruitment
- Ongoing organizational capacity building
- Sponsorships and fundraising
- Continuing business support during construction
- Pursuing 501(c)(6) status



Thank you



Questions?





The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, June 5, 2023 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, Development Director
Daphna Schwartz, Finance Director
Beatrice Hunter, HR Director and REAC Liaison
Chuck Smith, Public Works Director
Franz Holt, City Engineer

Mayor Hooks called the meeting to order. Pastor Sammy Ballard of First Baptist Church of Mebane gave the invocation.

The Council recognized Mike Harris for his for his outstanding service to the community of Mebane and Alamance County. Mayor Pro-Tem Bradley read aloud the following Resolution of Recognition and presented it to Mr. Harris.

**A RESOLUTION HONORING MIKE HARRIS FOR HIS OUTSTANDING SERVICE
TO THE COMMUNITY OF MEBANE AND ALAMANCE COUNTY**

WHEREAS, Mike Harris began his service with the Mebane Fire Department in January of 1993; and

WHEREAS, during his 30 years of dedicated volunteer service with the Mebane Fire Department, not only has he spent countless hours training for and responding to emergency calls, he has also served in important leadership roles on the department's Executive Board as Treasurer and as a Volunteer Captain; and

WHEREAS, in 2016 Mike established Mebane Fire Department's Junior Firefighter program and has served as lead advisory for the program for 7 years, tirelessly devoting his time working with the youth in the Mebane community, training them on fire and emergency medical skills, while helping them learn responsibility and team building skills; and

WHEREAS, under Mike's guidance, several junior firefighters have become volunteer firefighters in the area with a few becoming career firefighters, two of which are currently serving in the Mebane Fire Department; and

WHEREAS, in 2016, Mike was selected to receive the prestigious Gregg Hinson Firefighter of the Year award which is voted on by the volunteer and career firefighters of the Mebane Fire Department and speaks volumes to Mike's dedication and good character; and

WHEREAS, in addition to Mike's service to the Mebane Fire Department, he is also actively involved with the Habitat for Humanity of Alamance (HFHA), serving as a member of the Core Construction Team leading volunteers to build quality and affordable homes for families in need; and

WHEREAS, Mike's employer, Canfor Corporation, recently selected Mike as one of two winners, one from the United States and one from Canada, for their 2022 Community Builder Award for outstanding volunteerism. As a winner, he will receive \$5,000 to donate to a charitable organization of his choice, which he chose to be HFHA.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Mebane expresses its deepest gratitude and appreciation to Mike Harris for his more than 30 years of dedicated service to the Mebane Fire Department, citizens of Mebane and the entire community of Alamance County, North Carolina and we extend our sincerest congratulations on his recent award.

Adopted this 5th day of June, 2023.

Ed Hooks, Mayor

Mayor Hooks commended Councilmember Montrena Hadley as she was recently presented with a Lifetime Achievement Award for Excellence in Public Service by the North Carolina Retired Governmental Employees Association. He gave an overview of her 30-year career in local government. The Council, staff and audience applauded her for this award and several other accomplishments named by Mayor Hooks.

Mr. Rollins introduced Mitchell McKinney who will be the City of Mebane’s next Police Chief beginning July 24, 2023. Mr. McKinney shared a few words and thanked the Council for the opportunity.

During the Public Comment Period, Donna Sowder, 402 Doral Court, Mebane, shared her concerns with the proposed property tax amount, specifically the 3 cents of the proposed 38 cents to be set aside for a “restricted fund”, stating the fund seems unnecessary. She also shared comments regarding the proposed employee wage increase, stating that based on her research most average wage increases are in the range of 4%-5%.

Mayor Hooks gave an overview of the Consent Agenda as follows:

- a. Approval of Minutes-
 - i. April 17, 2023 Special Meeting- Budget Work Session
 - ii. May 1, 2023- Regular Meeting
- b. Orange County Transit Agreement
- c. Reapproval- Final Plat- Cameron Lane Dedication
- d. FY 2022-23 Budget Ordinance Amendment

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

Item d.

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	Current Budget	Change	Revised Budget
Utility Fund - Non-Departmental	\$ 3,896,034	\$ 2,430,000	\$ 6,326,034
General Fund - Non-Departmental	\$ 6,934,143	\$ 246,000	\$ 7,180,143

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
Utility Fund - Appropriated Fund Balance	\$ 4,316,345	\$ 450,000	\$ 4,766,345
Utility Fund - All Other Revenues	\$ 623,075	\$ 1,980,000	\$ 2,603,075
General Fund - Appropriated Fund Balance	\$ 6,131,420	\$ 246,000	\$ 6,377,420

This the 5th day of June, 2023.

A Public Hearing was held on a request from 3S Investments, LLC for approval to rezone the +/- 1.99-acre parcel addressed 1301 S. Third Street, First Source Equipment Rental, from R-20 to B-2. Ms. Ownbey gave an overview of the request. The property is located within the Mebane City Limits in Alamance County and meets the dimensional standards of the B-2 Zoning District. The surrounding zoning in the area includes B-2, General Business District, and R-20, Residential District. Surrounding land uses include a funeral home, equipment rental, and single-family residential. The subject property is located in the Secondary Growth Area. The proposed rezoning is consistent with the guidance provided within *Mebane By Design*, the City's Comprehensive Land Development Plan. The proposed rezoning will be a continuance of the B-2 zoning fronting this portion of S. Third St, which dead ends at the new bypass.

Chad Huffines, PE with Leads Group PA, project engineer, spoke on behalf of the applicant for the rezoning request. Mr. Huffine said in addition to what Ms. Ownbey presented, 3S Investments, LLC is the property owner and First Source Equipment Rental is adjacent to the subject property and is looking to expand their business. He stated should Council approve the rezoning request; he will be presenting a request for a Special Use Permit next.

No one from the public spoke concerning the request. Mr. Ewing made a motion, seconded by Mr. Bradley, to close the public hearing. The motion carried unanimously. Mr. White made a motion, seconded by Ms. Burkholder, to approve the B-2 zoning as presented, along with a motion to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design. Specifically, the request is for a property within the City's G-4 Secondary Growth Area and is generally commercial in nature. The motion carried unanimously.

A Quasi-judicial Public Hearing was held on a request from 3S Investments, LLC for approval for a Special Use Permit to allow the use of Equipment Rental & Leasing (with Outside Storage) to be established at the +/- 1.99-acre parcel located at 1301 S. Third Street.

Mr. Brown requested that each Council Member enter into the record a statement of whether they have had any discussion with anyone other than staff related to this matter and that their decision would be based on evidence presented at this quasi-judicial public hearing. Each Council Member stated that they have not had discussions with anyone other than staff and no decision has been made and any decisions made will be based on the evidence to be presented.

While Council Members gave their statements, Clerk Shaw swore in the following:

Ashley Ownbey, City of Mebane Development Director
Chad Huffines, Project Engineer, PE with Leads Group PA
Franz Holt, City of Mebane Engineer
Fred Masi, Mebane resident, 208 Redberry Court, Mebane
Glenn Patterson, Real Estate Appraiser with Patterson Appraisal Co, LLC
Chuck Smith, City of Mebane Public Works Director
Preston Mitchell, City of Mebane Assistant City Manager

Ms. Ownbey gave an overview of the request. She stated that the property has now been rezoned per Council previous action. This use would be an expansion of the existing business, First Source Equipment Rental, located on the adjacent parcel to the west at 1307 S. Third Street. Use of the property is required to adhere to development standards specified in Section 4-7.7 (D) of the Mebane Unified Development Ordinance (UDO) and to the improvements shown on the site plan. Specific development standards are as follows:

- Use Separation
- Security Fencing
- Landscape Screening
- Vehicular Access

Also, as part of the quasi-judicial public hearing the applicant is required to present evidence meeting Special Use Permit criteria as specified in the City of Mebane's UDO as follows:

- The development will not injure the public health or safety

- The development will not injure property values
- The development will be in harmony with the area
- The development will be in conformity with the City's long-range plans

Ms. Ownbey stated that the property in question that has been rezoned and is now being considered for a special use permit has limited frontage on S. Third Street, so the applicant is proposing a driveway that comes on a parcel which is also owned by 3s Investments and zoned B-2. At the time the site plan was submitted to the Technical Review Committee, the City did not require a sidewalk as S. Third Street dead ends to the bypass and its controlled access so there's fencing preventing any type of connection to the sidewalk on NC Hwy 119. Since that review, there has been evidence provided to the City that individuals are jumping the fence in order to walk to and from residential uses on S. Third Street. Primarily, to the Food Lion that's on S. Fifth Street which led to a conversation between staff and the North Carolina Department of Transportation. Staff was surprised to find that NCDOT is open to providing some access to the sidewalk on NC Hwy 119. So NCDOT is proposing to construct a sidewalk but they still have some research to do before a plan is finalized. As such, staff is requesting that a condition be carried with the special use permit for the sidewalk gap which is on the property where the applicant's driveway will connect to S. Third Street. This would address a gap in the City's sidewalk network and once the sidewalk is installed the City could also look into installing crosswalks.

There was brief discussion between Council and staff regarding NCDOT's potential proposal to provide access to and construction of that portion of sidewalk.

Mr. Huffines presented hardcopy paper handouts to the Council which stated the evidentiary four findings of fact as follows:

1. Will not materially endanger the public health or safety:

The findings that are necessary to support this special use permit request consider issues to promoting the public's health and safety and general welfare. The proposed improvements to this site and specific additions will be designed in accordance with driveway connection standards set forth by the NCDOT and the City of Mebane. Specific driveway items and connections are proposed to create an accessible driveway connection to the existing street in compliance with technical criteria set forth by these regulatory agencies.

2. Will not substantially injure the value of adjoining or abutting property:

The project as proposed will be designed and constructed in accordance with the City of Mebane required perimeter landscaping considerations included. In addition to those requirements, the property owner will increase landscaped buffer widths, provide additional screening, and maintain a neat appearing area. Specific to this location within the City of Mebane, any improvement elevating the value of this site. Adequate separation between adjacent uses and buffers are provided.

Based on our past experiences with similar projects, it is not anticipated that property values will be affected by this project.

3. Will be in harmony with the area in which it is to be located:

The project as proposed will be in harmony with the surrounding uses and vicinity. The property will be adjacent to the existing First Source Rental operation which has been in existence since the site was vacated by Mebane Tire. Property across the street is developed as a funeral home and the property adjacent on the remaining two sides are wooded residential uses. This additional outdoor storage area will be properly screened, buffered and beautified with landscape plantings to enhance the exterior appearance. The existing First Source Rental currently provides services to local contractors and homeowners alike. They provide rental equipment and supplies needed for construction and maintenance as well as improvement projects to the Mebane and greater Triad/Triangle areas. Day to day operations on the property will take place within the fences area and will likely behave in a similar fashion as the vicinity currently experiences.

4. Will be in general conformity with the land use plan or other plans and policies officially adopted by the City Council.

Based on a collective review by our firm and the City of Mebane staff, the proposed use will be in conformity with the long-range plan for the area.

Mr. Huffines read aloud the first finding of fact. Mr. Patterson provided testimony based on his professional opinion as a real estate appraiser, this proposed use will not have an effect on the value of surrounding properties.

Mr. Huffines continued his presentation, reading aloud the third and fourth findings of fact.

Mr. Bradley asked for a description of the buffering. Mr. Huffines said on the south side of the project, there is a 50-foot requirement, there will actually be a 51-foot buffer. On the eastern side, there is a 50-foot requirement, there will actually be a 90-foot buffer, existing vegetation and plantings. There will also be plantings along the streetscape.

Ms. Brown explained that the Council could put a conditional approval on the Special Use Permit request as related to the sidewalk gap previously mentioned by Ms. Ownbey.

No one from the public spoke concerning the request. Mr. Bradley 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 approve the Special Use Permit as presented with the condition that the developer will provide the sidewalk between Foust Road and the edge of the existing sidewalk in front of the funeral homes with the understanding that the City will provide the crosswalks, along with a motion to find that the request is both reasonable and in the public interest because it has been found that the request:

- a. Will not materially endanger the public health or safety;
- b. Will not substantially injure the value of adjoining or abutting property;
- c. Will be in harmony with the area in which it is located; and
- d. Will be in conformity with the land development plan or other plans officially adopted by the City Council.

The motion carried unanimously.

A Public Hearing was held on a request from Hendon Tiller Mebane 3.0, LLC to adopt an ordinance to extend the corporate limits. Mr. Brown presented the request. He stated that this is a voluntary contiguous annexation of +/- 6.19 acres located on the corner of Wilson Road and Forest Oaks Lane in Alamance County. A Tractor Supply Store is planned for this property. At last month's meeting, the Council accepted the annexation petition and the certificate of sufficiency. No one from the public spoke concerning the request. Mr. White made a motion, seconded by Mr. Bradley, to close the public hearing. Mr. White made a motion, seconded by Mr. Ewing, to adopt the ordinance to extend the corporate limits to include the +/- 6.19 acres. The motion carried unanimously.

A Public Hearing was held on a request to adopt a Street Closing Order- Douglas Street. Mr. Brown presented the request. He explained that the request is from two (2) applicants, Three S Investments, LLC and Marie H. Ray Revocable Trust, the only two (2) contiguous property owners on Douglas Street, which is a previously platted but unopened street, shown on a plat recorded in Plat Book 5, Page 31 of the Alamance County Registry, shown as twenty-five feet (25') in width. Mr. Brown stated that the Public Hearing Notice/Resolution of Intent was properly advertised at the property and in the Mebane Enterprise.

No one from the public spoke concerning the request. Mr. Bradley made a motion, seconded by Ms. Burkholder, to close the public hearing. The motion carried unanimously. Mr. White made a motion, seconded Mr. Bradley, to adopt the Street Closing Order- Douglas Street as presented. The motion carried unanimously.

RESOLUTION AND ORDER PURSUANT TO N.C.G.S. §160A-299 TO PERMANENTLY CLOSE DOUGLAS STREET

WHEREAS, pursuant to N.C.G.S. §160A-299, the City Council of the City of Mebane, North Carolina held a public hearing on June 5, 2023 to consider closing Douglas Street; and

WHEREAS, after full consideration of these matters, the City Council of the City of Mebane, North Carolina does hereby deem it to be in the best interest of the City of Mebane to close Douglas Street;

NOW, THEREFORE, be it resolved by the City Council of the City of Mebane as follows:

Section 1. That the City Council, after full consideration of this matter at the public hearing held on June 5, 2023, and upon the terms and conditions hereinafter set forth, does hereby order the closing of that portion of Douglas Street which is more particularly described as follows:

That certain tract or parcel of land located in Melville Township, Alamance County, North Carolina, adjoining the eastern margin of the 25 foot public right of way of Terrell Street as per Plat Book 5, at Page 31 of the Alamance County Registry, Lots 66, 94, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124 and 125 of the Hawfield Subdivision, a plat of which is recorded in Plat Book 5, at Page 31 of the Alamance County Registry, and the western margin of the 25 foot public right of way of Ward Street, as per plat recorded in Plat Book 5, at page 31 of the Alamance County Registry, and being more particularly described as follows:

BEGINNING at a $\frac{3}{4}$ inch existing iron pipe located at the intersection of the eastern margin of the 25 foot public right of way of Terrell Street with the northern margin of the 25 foot public right of way of Douglas Street, at the southwesternmost corner of the aforesaid Lot 66; running thence from said point of beginning with the southern boundary line of the aforesaid Lot 66, North 78 degrees 01 minute 29 seconds East 525.54 feet to a $\frac{1}{2}$ inch bent existing iron pipe located at the southeasternmost corner of the aforesaid Lot 66 and the southwesternmost corner of the aforesaid Lot 94; running thence with the southern boundary line of the aforesaid Lot 94, North 77 degrees 52 minutes 39 seconds East 324.94 feet to a $1\frac{1}{2}$ inch existing iron pipe located at the intersection of the northern margin of the 25 foot right of way of Douglas Street with the western margin of the 25 foot public right of way of Ward Street and at the southeasternmost corner of the aforesaid Lot 94; running thence with the western margin of the 25 foot public right of way of Ward Street, South 12 degrees 00 minutes 00 seconds East 25.92 feet to a calculated point located in the southern margin of the 25 foot public right of way of Douglas Street and in the northern boundary line of the aforesaid Lot 108; running thence with the northern boundary line of the aforesaid Lot 108, and continuing with the northern boundary lines of the aforesaid Lots 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124 & 125, South 78 degrees 01 minutes 10 seconds West 855.32 feet to a calculated point located in the northern boundary line of the aforesaid Lot 125 and in the eastern margin of the 25 foot public right of way of Terrell Street; running thence with the eastern margin of the 25 foot public right of way of Terrell Street, North 01 degrees 05 minutes 19 seconds West 25.63 feet to the point and place of BEGINNING, and containing 0.50 acres, more or less, and being the 25 foot public right of way of Douglas Street as shown on that certain plat of the Hawfield Subdivision, prepared by R. G. Trogdon, Engineer, dated April 1947, which plat is duly recorded in Plat Book 5, at Page 31 of the Alamance County Registry, and to which plat reference is hereby made for a more complete description.

The above description was taken from a plat of survey prepared by Boswell Surveyors, Inc., J. Eric Miles, Professional Land Surveyor, dated April 5, 2023, entitled "Survey of the Right of Way of Douglas Street for Street Closure," Job No. 23-109-200, which plat is duly recorded in Plat Book _____, at Page _____ of the Alamance County Registry.

Section 2.

The City Council of the City of Mebane adopted a resolution on the 1st day of May, 2023 thereby declaring its intent to permanently close Douglas Street as is more particularly described in Section 1 hereof,

Section 3. That notice of said public hearing was published on May 10, 17, 24 & 31, 2023.

Section 4. That a copy of this Resolution and Order shall be mailed to all owners of the property abutting said unnamed street as more particularly described above.

Section 5. That a notice of this closing was prominently displayed and posted in at least two places along Douglas Street.

Section 6. That the North Carolina Department of Transportation has not accepted any portion of Douglas Street for maintenance.

Section 7. That after full consideration of these matters at said public hearing, it appears to the satisfaction of the City Council of the City of Mebane that the closing of Douglas Street will be deprived of reasonable means of ingress and egress to his property.

Section 8. That this Resolution and Order closing Douglas Street shall be made effective as of the adoption of this Resolution and Order.

Section 9. That a copy of this Resolution and Order shall be filed in the office of the Register of Deeds for Alamance County, North Carolina.

Section 10. That this resolution shall take effect upon passage.

This the 5th day of June, 2023.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

(Corporate Seal)

A Public Hearing was held on a request to amend portions of Article 6 of the Unified Development Ordinance (UDO). Consideration of the amendments was designed for two City Council meetings. The initial presentation to the Council occurred at the May 1, 2023, meeting. The proposed amendments are the second phase of updates to the UDO and focus on minimum parking standards and the sign ordinance. Green Heron Consulting, LLC, assisted staff in updating the sign ordinance. Ms. Ownbey presented the request via the attached PowerPoint. She explained that at the May 1, 2023, meeting, the Council requested the following revisions:

- Minor change to the definition of “mural.”
- No change to the current parking standard for two-bedroom apartments.
- Revision to only allow freestanding pole signs within 400’ of the interstate.

Staff incorporated the requested changes. Also, in research and review of the proposed changes, staff found an existing sign type had mistakenly been omitted with the original amendments. Standards for “Professional or Occupational Signs or Name Plates” have been added to the table with sign types. Additionally, definitions have been added for “Freestanding or Pole Sign” and “Ground or Monument Sign” and language adjusted regarding signs allowed prior to elections. Ms. Ownbey stated that staff is requesting to continue discussion of sign standards for signs on property within 400 feet of the interstate at a future meeting.

Jack Pendziwater, 1609 St. Andrews Drive, Mebane and owner of Poolside of the Carolinas, said he arrived to the meeting late but his concern was with the ordinance addressing the percentage of allowable space for window signage. Ms. Ownbey addressed his concern, stating that allowance is for up to 30% and if you have 10% or less you would not be required to pull a permit, seasonal art is not included and is allowable. He also shared concerns with existing signs that will not be in compliance with the new ordinances. Ms. Ownbey stated that businesses with existing signage will not be required to comply unless there were to install a new sign. Existing signs are grandfathered in.

Mr. Ewing made a motion, seconded by Mr. White, to close the public hearing. The motion carried unanimously. Mr. Ewing made a motion, seconded by Mr. White, to approve the amendments to

the City of Mebane Unified Development Ordinance as presented with the exception of standards for freestanding signs within 400' of the interstate or interchanges. The amendments are consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan *Mebane By Design*, along with the adjusted verbiage to include the word "deviation". The motion carried unanimously.

A Public Hearing was held on a request for adoption of the FY 2023-24 Budget Ordinance and 2024-2028 Capital Improvement Plan (CIP). Mr. Rollins presented the budget via the attached PowerPoint.

There was discussion among staff and Council regarding the proposed Capital Reserve Fund, expenses associated with a building a police station vs a fire station, the revenue neutral process, the proposed water and sewer rate increase and all of the upcoming capital projects that are not included in the budget ordinance but are included in the CIP.

Mayor Hooks called for a break at 7:29 p.m. Mayor Hooks called the meeting back to order at 7:39 p.m.

There was further discussion regarding the proposed Capital Reserve Fund.

Fred Masi, 208 Redberry Court, Mebane, pleaded with the Council to hold back as much as possible because people, especially senior citizens, are hurting financially.

John Pendziwater, 1609 St. Andrews Drive, Mebane, shared concerns with Mebane's fast growth and urged Council to scale back the projects.

Stuart Smith, 811 S. Third Street, Mebane, stated that he does not envy the decisions that Council has to make and stated his support of Council approving the City Manager's recommended budget and paying City employees commensurate with what they are worth.

Tom Boney, Owner/Editor of Alamance News, requested clarification on a policy discussed earlier that was adopted by a previous Council which requires the City to maintain 50% of the budget in Fund Balance, yet another statement by Mr. Rollins earlier stated Council cannot be bound by policies adopted by previous Councils. Mayor Hooks stated that is correct, Council can change the policy to reduce or increase the percentage. Mr. Boney said, his more substantive question is this 50% was stated minimum that the Council has decided to be its Benchmark, what is the actual amount that exists currently in the fund balance as a percentage of the budget?

Finance Director Daphna Schwartz said because the fund balance is calculated as of June 30 every year, she can only report a number based on last year's fund balance and that number would not reflect what it would be if the books were closed today. She said she could get that number to Mr. Boney.

Colin Cannell, 717 S. Fifth Street, Mebane, shared his opinion and comments regarding the budget. He said a budget is a plan for spending. We choose what to spend money on and as a government with power of taxation Council has some leeway to choose how much money is available to spend but the spending comes first and the spending is important because the spending is how you define what Mebane does. It is how you define what you want Mebane to do for its citizens.

There was considerable discussion among Council and staff about the assessment process and how staff comes to the revenue neutral percentage.

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

Mayor Hooks and each of the Council members shared comments regarding the difficulty of setting this year's budget, particularly due to the unprecedented revaluation by Alamance County and how the citizens and the City will be affected.

Mr. White made a motion, seconded by Mr. Ewing, to approve the tax rate at 37 cents instead of the proposed 38 cent with 2 cents for the restricted Capital Reserve Fund, along with approval of the Fee Schedule, the Position Classification and Pay Plan and the CIP. Mayor Hooks called for a vote. The motion passed with a 3-2 vote. Ayes- Mr. White, Mr. Ewing and Ms. Hadley. Nays- Mr. Bradley and Ms. Burkholder.

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

Section 1. The following amounts are hereby appropriated in the General Fund for the operation of the city government and its activities for the fiscal year beginning July 1, 2023, and ending June 30, 2024, in accordance with the chart of accounts heretofore established for the City:

City Council	\$ 71,870
Administration	1,426,869
Finance	748,626
Information Technology	1,663,401
Police	6,878,989
Fire	4,971,465
Economic Development	900,214
Planning	597,343
Inspections	961,283
Engineering	445,500
Public Works	3,304,438
Public Facilities	1,271,578
Sanitation	2,178,668
Recreation & Parks	3,093,729
Non-Departmental	4,310,684
Total General Fund Appropriations	\$ 32,824,657

Section 2. It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024:

Current Year Property Tax	\$ 14,741,764
Sales Tax	7,107,700
Utility Franchise Tax	1,124,100
Other Property Tax	838,119
Fire District Tax	550,801
Powell Bill Allocation	503,000
Sanitation User Fees	575,508
Permits and Fees	1,919,910
Proceeds of Debt	1,270,062
All Other Revenues	1,396,230
Appropriated Fund Balance	2,797,463
Total General Fund Revenues	\$ 32,824,657

Section 3. There is hereby levied a tax at the rate of thirty-seven cents (\$0.37) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2023, for the purpose of raising the revenue listed "Current Year's Property Taxes" in the General Fund in Section 2 of this ordinance.

This rate is based on a valuation of property for the purposes of taxation of \$4,218,464,103 and an estimated rate of collection of 99.6%. The estimated rate of collection is based on the fiscal year 2021-22 collection rate.

Section 4. The following amounts are hereby appropriated in the Utility Fund for the operation of the water and sewer utilities for the fiscal year beginning July 1, 2023, and ending June 30, 2024, in accordance with the chart of accounts heretofore approved for the City:

Administration and Metering	\$ 1,613,720
Utilities	5,854,953
Engineering	285,000
Waste Water Treatment Plant	2,633,578
Non-Departmental	1,503,768
Total Utility Fund Appropriations	\$ 11,891,019

Section 5. It is estimated that the following revenues will be available in the Utility Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024:

Water Utility Fees	\$ 4,443,632
Sewer Utility Fees	4,400,562
All Other Revenues	797,900
Appropriated Fund Balance	2,248,925
Total Utility Fund Revenues	\$ 11,891,019

Section 6. The following amounts are hereby appropriated in the Utility Capital Reserve Fund to preserve system development fees for appropriation to capital and infrastructure purposes for the fiscal year beginning July 1, 2023 and ending June 30, 2024:

Reserved for Capital Projects	1,673,000
Total Utility Capital Reserve Appropriations	\$ 1,673,000

Section 7. It is estimated that the following revenues will be available in the Utility Capital Reserve Fund for the fiscal year beginning July 1, 2023 and ending June 30, 2024:

System Development Fees	\$ 1,670,000
Other Revenues	3,000
Total Utility Capital Reserve Fund Revenues	\$ 1,673,000

Section 8. The Budget Officer is hereby authorized to transfer appropriations as contained herein under the following conditions:

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

Section 9: The City of Mebane Fee Schedule, herein referenced, for the fiscal year beginning July 1, 2023, and ending June 30, 2024, is hereby adopted for this fiscal year.

Section 10. The accompanying Position and Classification Plan, herein referenced, for the fiscal year beginning July 1, 2023, and ending June 30, 2024, is hereby adopted for this fiscal year and shall be administered in accordance with the City of Mebane Personnel Policy Principles as adopted August 4, 2014.

Section 11: Operating funds encumbered by the City as of June 30, 2023, or otherwise designated, are hereby re-appropriated for this fiscal year.

Section 12: Copies of this Budget Ordinance shall be furnished to the Clerk, the City Council, the Budget Officer, and Finance Officer for their use in directing the disbursement of funds.

Adopted this 5th day of June 2023.

Mr. Rollins thanked all the City staff and the Council for all the hard work on this years budget. Mayor Hooks echoed his comments.

Mr. Brown presented a request for an amendment to the Transload Agreement with Alamance County and Samet Corporation and the NCIC Railroad, Inc. approved by Council at its May meeting. Since that approval, the Samet Corporation and NCIC Railroad, Inc. have requested changes. The requested modifications or changes more appropriately reflect the relationship of Samet Corporation and NCIC Railroad, Inc.: Samet as the general contractor and NCIC Railroad as the owner of the real property and the physical improvements, being the transload facility. The financial impact is the same with the City granting the State of North Carolina grant of \$2.6 million dollars currently held by the City and the City and County paying \$300, 843 each. Staff recommends approval of the revised agreement. Mr. Ewing made a motion, seconded by Mr. White, to approve the revised Transload Agreement as presented. The motion carried unanimously.

Mr. Brown presented a request for the City's acceptance of excess NCDOT land. He explained as a part of the road improvements for the Highway 119 relocation which included other nearby connecting roads, including Corregidor Drive, NCDOT acquired parcels necessary for the extension

and improvement of Corregidor Drive. A .15-acre remnant of one of the properties is Alamance County Tax Parcel number 172985, having a tax value of \$15,860. The property has a triangular shape, is close to the City's Public Works and WWRF. The parcel's eastern full frontage is on Corregidor Drive and the full western frontage is on Water Works Drive. Staff believes the tax value to be the approximate fair market value based upon the other recent and nearby purchases of property by the City. No appraisal has been obtained. Mr. White made a motion, seconded by Ms. Burkholder, for the City to accept the deed from the NCDOT for the .15 acres, identified as Alamance County Tax Parcel Number 172985, at no cost to the City. The motion carried unanimously.

Ms. Ownbey stated that in the current fiscal year budget for 2022 – 2023, Council allocated \$50,000 for Downtown Improvements as a matching funds grant program that will reimburse an individual up to 50% of qualifying expenses for exterior improvements to a Downtown property in one of four categories:

- Façade improvements;
- Outdoor seating;
- Exterior artwork; and
- Preservation of historic architecture and buildings.

No grant funds have been awarded this year. The City has received one application for consideration: Martinho's Bakery, 106 W. Clay Street for \$6,297.28 to replace side and rear windows. Mr. Bradley made a motion, seconded by Ms. Burkholder, to award \$6,297.28 in Downtown Exterior Improvement Grants to the applicant for the project described in the qualifying application. The motion carried unanimously.

Mr. Ownbey presented a request for appointments of Planning Board members. She explained that the City of Mebane Planning Board has three openings for appointment due to expiring terms. The terms of the seats will expire June 2027. The opportunity to apply for the positions were announced at the April and May Planning Board meetings, posted on the City's social media accounts during April and May, and legally advertised in May 2023. Nine applications were received for the three open positions. Eight of the applicants reside in the City limits and are eligible residents. One applicant was ineligible due to residency in the Mebane extraterritorial jurisdiction (ETJ). Staff recommended that the Council appoint three of the eight qualified applicants to the City seats on the Planning Board, including the appointments of Mr. Chapman and Ms. Semonite to the Planning Board, both of whom are seeking reappointment. Mr. Ewing made a motion, seconded by Ms. Burkholder, to reappoint William Chapman and Susan Semonite and appoint Colin Cannell to the City of Mebane Planning Board, recognizing their qualifications and experience relevant to serving the planning and land use needs of the City of Mebane. The motion carried unanimously.

Ms. Hunter presented a request for appointments to the Racial Equity Advisory Committee (REAC). She explained that the REAC has three openings for appointments. The seats will be vacant on June 30 due to the two-year terms of Daniel Velasquez, Erica Bluford, and Stuart Smith ending. The REAC also requests a fourth seat be filled, currently occupied by Daniel Troxler, serving a four-year term. The Committee recommends (4 in favor, 1 abstention) the removal of Daniel Troxler from his seat due to not meeting the established committee attendance requirements. The City advertised the expiring seats from May 1- May 30. No applications were received. The REAC requests the Council extend the appointments of current members Daniel Velasquez and Erica Bluford by one year for continuity of the committee. The other seat(s) will be readvertised. Mr. Bradley made a motion, seconded by Mr. Ewing, to extend the appointments of Daniel Velasquez and Erica Bluford by one year and to remove Daniel Troxler. The motion carried unanimously.

Mayor Hooks commended Stuart Smith for his input on the REAC. He received a round of applause from the Council, staff and audience.

There being no further business, the meeting adjourned at 9:11 p.m.

ATTEST:

Stephanie W. Shaw, City Clerk

Ed Hooks, Mayor



Ashley Ownbey, Development Director

Public Hearing- Mebane UDO Amendments, Phase 2:
Sections 6-5 and 6-7



Project Schedule

Public Input:

December 2021: Open House & Information Session

January – February 2022: Online surveys

Phase 1:

May 2022: Recommendation by Planning Board

June – July 2022: Mebane City Council Action

Phase 2:

March 2023: Re-engage with an open house; First presentation to Planning Board

April 2023: Recommendation by Planning Board

May 2023: First presentation to City Council

June 2023: Requested action by City Council on all items except for standards for signs within 400' of the interstate

Phase 3:

To follow Phase 2 with largely minor revisions



Phase 2 UDO Amendments

Parking, Stacking, and Loading



Signs





Section 6-5: Parking, Stacking, and Loading



Revisions since May meeting

Staff has removed the proposed change to the minimum required parking for two-bedroom apartments. No change is proposed to the City's current standard of 1.75 spaces per unit.

No other revisions occurred between the May and June City Council meetings.





Section 6-7: Signs



Revisions since May meeting

- New definitions for “Freestanding or Pole Sign” and “Ground or Monument Sign”
- Revised definition for “Mural”
- Edited language for temporary signs allowed prior to elections
- New note for “Ground or Monument Sign” and “Freestanding or Pole Sign”
- New sign height, sign area, and zoning districts for smaller Freestanding or Pole Signs
- Additional sign type
- Removal of incentive from Wall Sign standards



Definitions

Freestanding or Pole Sign:

Any sign with a sign face mounted on one or more poles in a manner where air or open space exists between the bottom of the sign face area and the surface of the ground or where the sign support structure is less than 75% as wide as the sign face area.

Ground or Monument Sign:

Any sign, other than a pole sign, that is attached directly to the ground by means of a supporting system comprised of a solid pedestal or side decorative bracing system. Ground signs are configured so that the base of the sign support structure is at least 75% as wide as the sign face area.

Mural:

Any hand-produced picture, scene, diagram, work, or visual art painted on any exterior wall of a building, fence, or wall, which does not primarily serve as advertising, and is primarily intended to serve as a work of public art. The name of a business, logo, or other identifying information included with a mural or work of art is considered a sign, must meet the requirements for wall signs, and requires a permit.



Exempt, Temporary Signs

Revision: “signs with a noncommercial message” is proposed to replace original language “signs serving a political purpose”

Multiple temporary signs with a noncommercial message and no larger than nine (9) square feet in area, may be erected by a property owner on their property for a ninety (90) day period prior to a primary or general election involving candidates for federal, state, or local offices. During this time, a property owner is also allowed one larger sign, not to exceed thirty-two (32) square feet. These signs shall be removed within ten (10) days following the election .



Sign Standards by Sign Type

New Note for “Ground or Monument Sign” and “Freestanding or Pole Sign”:

“The City Council may permit increases in sign height and sign area as conditions of approval for rezoning and special use requests.”

Eliminated Note for “Wall Sign”:

“Two additional wall signs, conforming with the allowable sign area established for secondary signs, will be permitted on a structure if a property owner elects to install a ground sign instead of a freestanding pole sign or to replace an existing freestanding pole sign with a ground sign.”



Sign Standards: Freestanding or Pole



Revised Standards:

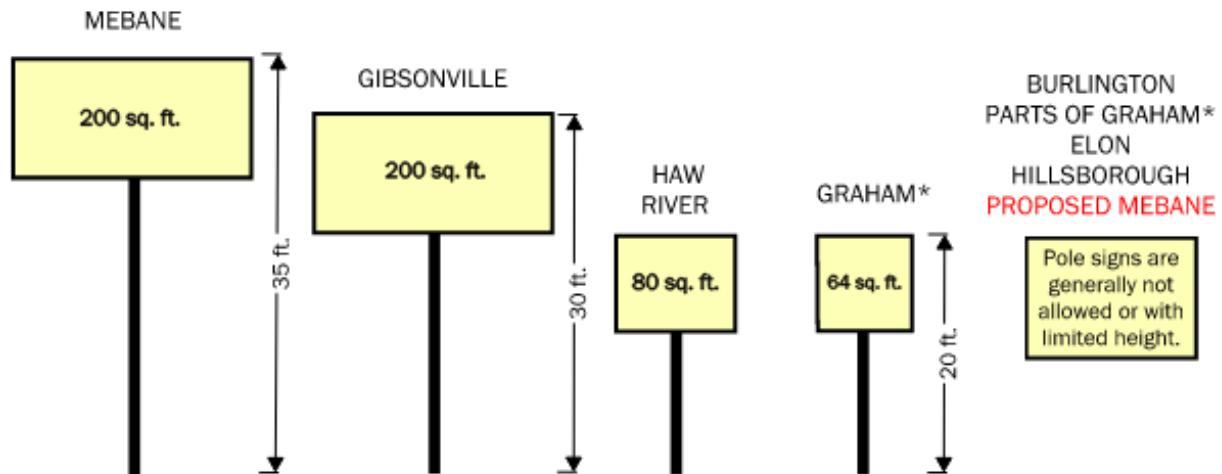
- Permitted in all nonresidential zoning districts, provided the property has public street frontage and off-street parking.
- Illumination Method: Signs with a height of six feet or less shall only be externally illuminated.
- Maximum Sign Area: 15 square feet
- Maximum Sign Height: 6 feet
- New Note:
“Pole signs not located within 400 feet of the interstate or interchanges must be supported by two posts or follow the standards of professional or occupational signs.”

Request to continue discussion of sign standards for signs on property within 400 feet of the interstate to July meeting.



Sign Standards: Freestanding or Pole

STANDARDS FOR GENERAL BUSINESS, LIGHT MANUFACTURING, HEAVY MANUFACTURING EQUIVALENT ZONING

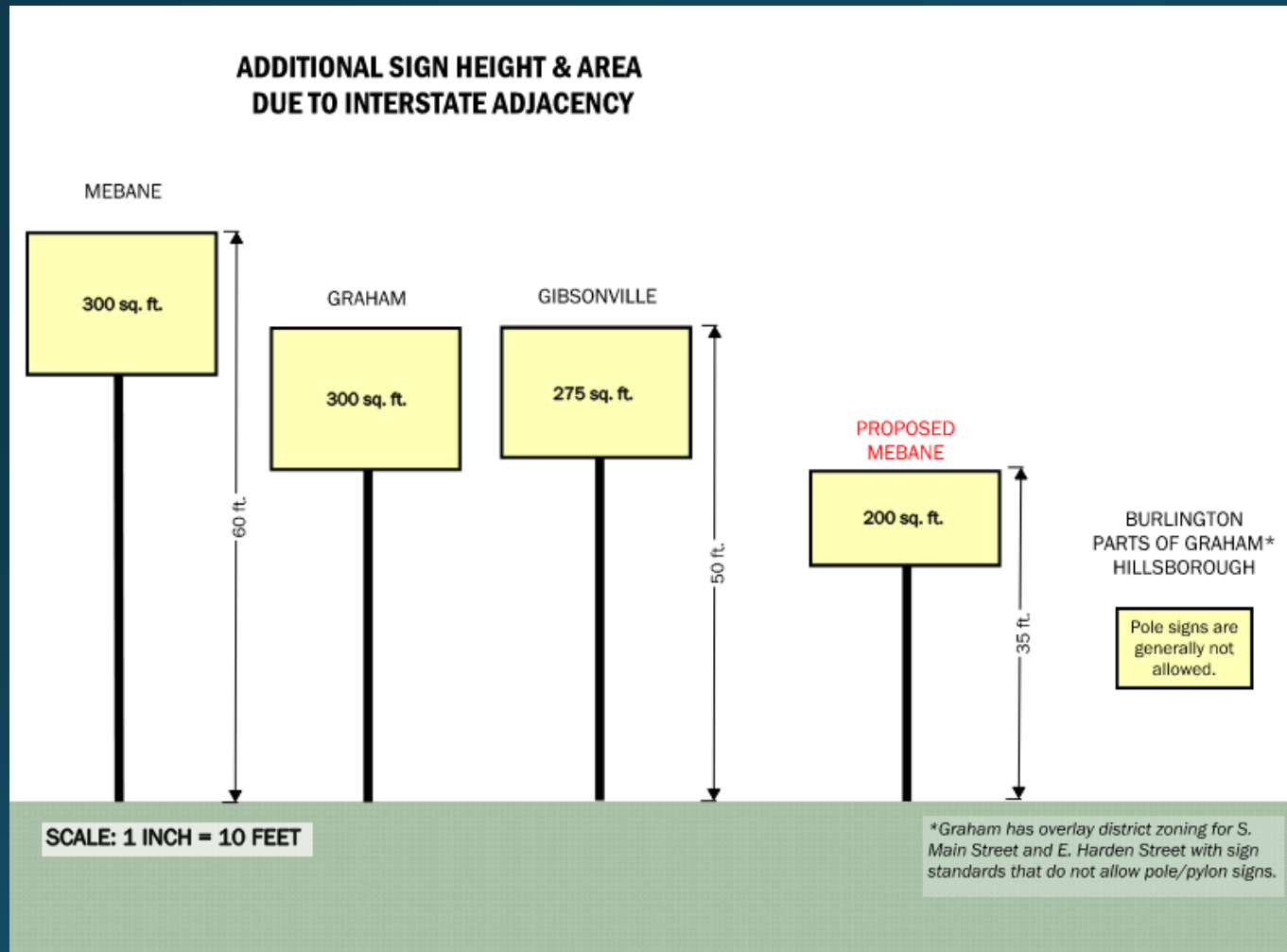


SCALE: 1 INCH = 10 FEET

*Graham has overlay district zoning for S. Main Street and E. Harden Street with sign standards that do not allow pole/pylon signs.



Sign Standards: Freestanding or Pole (Interstate)



Sign Standards: Professional or Occupational



This sign type was mistakenly omitted with the previously presented amendments.

No significant changes are proposed. The following standards have been added:

- No illumination is allowed.
- New Note: Professional or Occupational Signs may be mounted to a single post in the ground.





Budget Hearing

FISCAL YEAR 2023-2024

JUNE 5, 2023



ECONOMIC FACTORS

- Inflation – 12-month percentage change from April 2022 to April 2023 is 5.5% for the South Atlantic Region
- Supply chain issues
- Federal funding/small pool of contractors
- Rising cost of borrowing



FY23-24 BUDGET HIGHLIGHTS

General Fund Expenditures	\$33,244,817	General Fund Revenues	\$33,244,817
Utility Fund Expenditures	<u>\$11,891,019</u>	Utility Fund Revenues	<u>\$11,891,019</u>
Total Expenditures	\$45,135,836	Total Revenues	\$45,135,836
Utility Capital Reserve	\$1,673,000	Utility Capital Reserve Revenues	\$1,673,000

Cost of living increase	6%	Garbage/Recycling – unchanged at \$8.00 per month per address
Health Insurance increase	0.016%	
Retirement Rate increase		Water Rates per 1,000 gallons – 6% increase Inside City \$7.56, Outside City \$15.12
General	0.75%	
Law Enforcement	0.94%	
Property Tax Rate - \$0.38 per \$100 valuation		Sewer Rates per 1,000 gallons – 6% increase Inside City \$8.12, Outside City \$16.24
FY22-23 rate is \$0.47		
Revenue neutral rate is \$0.3421		



General Fund
Recommended
Budget

FY23-24



GENERAL FUND EXPENDITURES

BY TYPE

BY DEPARTMENT

General Fund Expenditures by Type

General Fund Department Budgets

Type	FY 2021-2022 Actual	FY 2022-2023 Amended Budget	FY 2023-2024 Recommended Budget	Percent Change	FY22-23 Variance
Personnel	\$10,654,813	\$14,034,974	\$16,413,723	16.9%	\$2,378,749
Operating	\$6,680,927	\$12,370,614	\$10,633,517	(14.0%)	(\$1,737,097)
Capital	\$2,467,577	\$4,018,046	\$4,347,060	8.2%	\$329,014
Debt Service	\$1,594,324	\$1,807,707	\$1,850,517	2.4%	\$42,810
Total	\$21,397,641	\$32,231,341	\$33,244,817	3.1%	\$1,013,476

Department	FY 2021-2022 Actual	FY 2022-2023 Amended Budget	FY 2023-2024 Recommended Budget	Percent Change	FY22-23 Variance
Council*	\$67,853	\$88,237	\$71,870	(18.5%)	(\$16,367)
Administration	\$931,899	\$1,249,653	\$1,426,869	14.2%	\$177,216
Finance	\$608,309	\$706,471	\$748,626	6.0%	\$42,155
IT**	\$628,711	\$1,059,288	\$1,663,401	57.0%	\$604,113
Economic Development	\$755,349	\$1,169,421	\$900,214	(23.0%)	(\$269,207)
Police	\$4,715,161	\$5,784,853	\$6,878,989	18.9%	\$1,094,136
Fire	\$3,104,123	\$5,567,664	\$4,971,465	(10.7%)	(\$596,199)
Planning	\$452,133	\$651,537	\$597,343	(8.3%)	(\$54,194)
Main Street Program*	\$65,195	\$221,535	\$0	(100.0%)	(\$221,535)
Inspections	\$859,380	\$878,139	\$961,283	9.5%	\$83,144
Engineering	\$451,488	\$445,500	\$445,500	0.0%	\$0
Public Works	\$2,438,053	\$3,813,553	\$3,304,438	(13.4%)	(\$509,115)
Public Facilities	\$594,765	\$913,699	\$1,271,578	39.2%	\$357,879
Sanitation	\$1,482,621	\$2,167,748	\$2,178,668	0.5%	\$10,920
Recreation and Parks	\$2,088,479	\$2,668,847	\$3,093,729	15.9%	\$424,882
Non-Departmental	\$2,154,122	\$4,845,197	\$4,730,844	(2.4%)	(\$114,353)
Total	\$21,397,641	\$32,231,341	\$33,244,817	3.1%	\$1,013,476


*Some or all of the budget was moved to Non-Departmental in FY23-24.

** All citywide IT expenditures were moved to the IT department.



PROPOSED TAX RATE



- \$0.38 per \$100 of assessed property valuation
-  \$0.01 cent of tax revenue = \$420,159
- \$0.03 cents restricted annually - \$1,260,477 (FY24)
- Restricted Capital Reserve Fund
- Limit future borrowing = cost savings

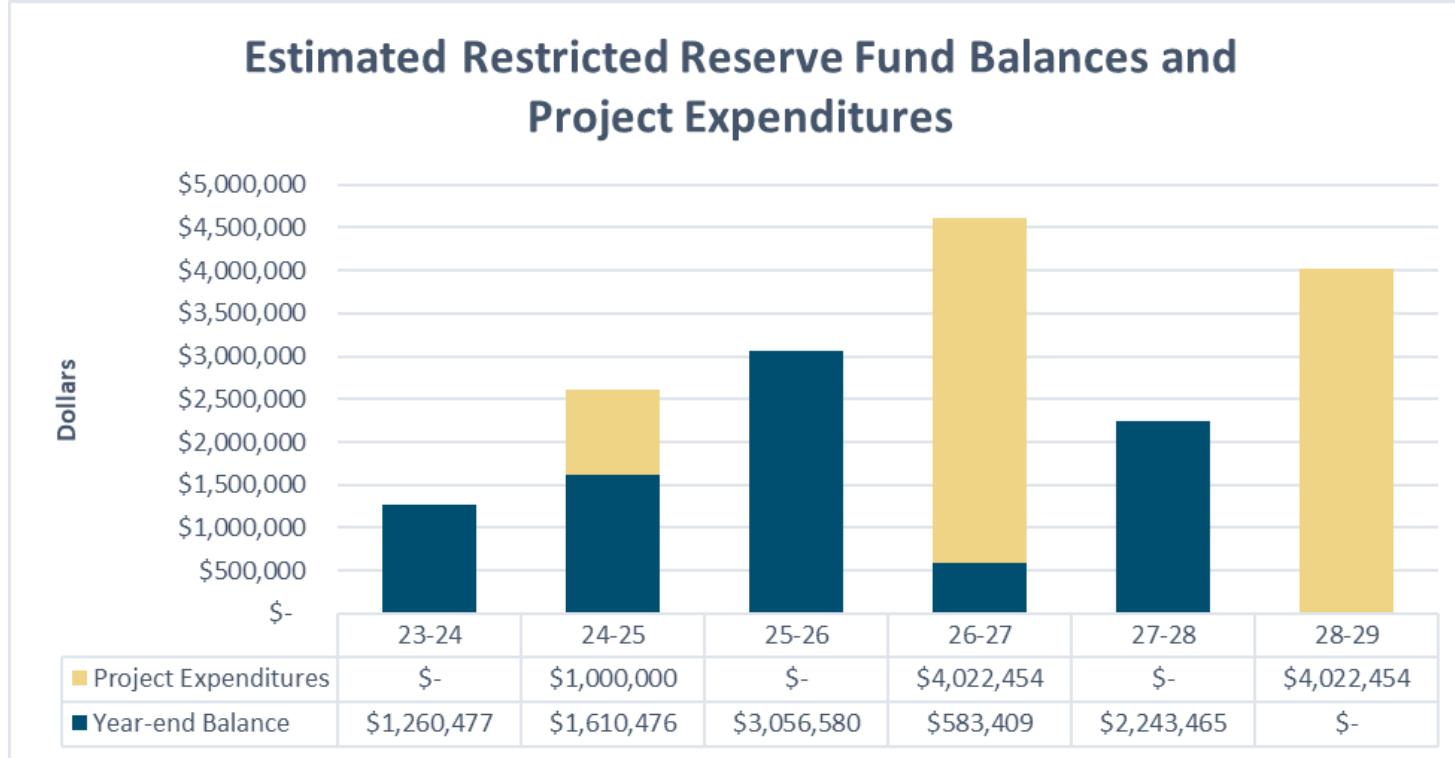


ESTIMATED RESTRICTED CAPITAL RESERVE REVENUE AND EXPENDITURES

Estimated Restricted Capital Reserve revenue per year based on the average growth rate of the previous five years:

- FY23-24 \$1,260,477
- FY24-25 \$1,349,999
- FY25-26 \$1,446,105
- FY26-27 \$1,549,283
- FY27-28 \$1,660,056
- FY28-29 \$1,778,988

Total \$9,044,908



1	2	3	4	5	6
---	---	---	---	---	---

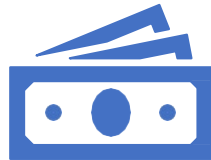


INTEREST COST SAVINGS

BORROWING ASSUMPTIONS



4% interest rate



15-year borrowing
term

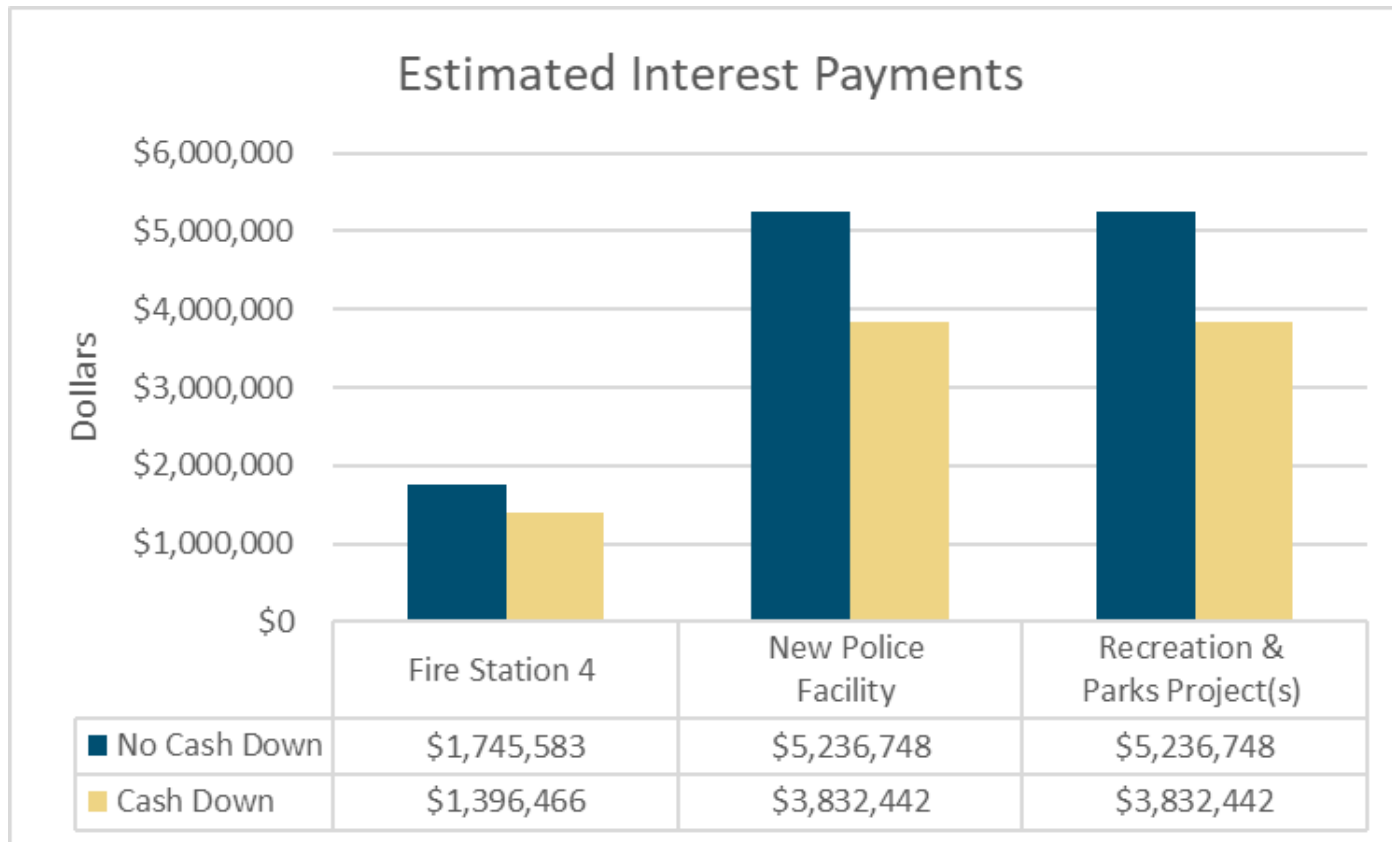
ESTIMATED TOTAL SAVINGS



\$3,157,727



ESTIMATED INTEREST PAYMENTS



Estimated interest payments for all 3 projects:

No cash down \$12,219,078

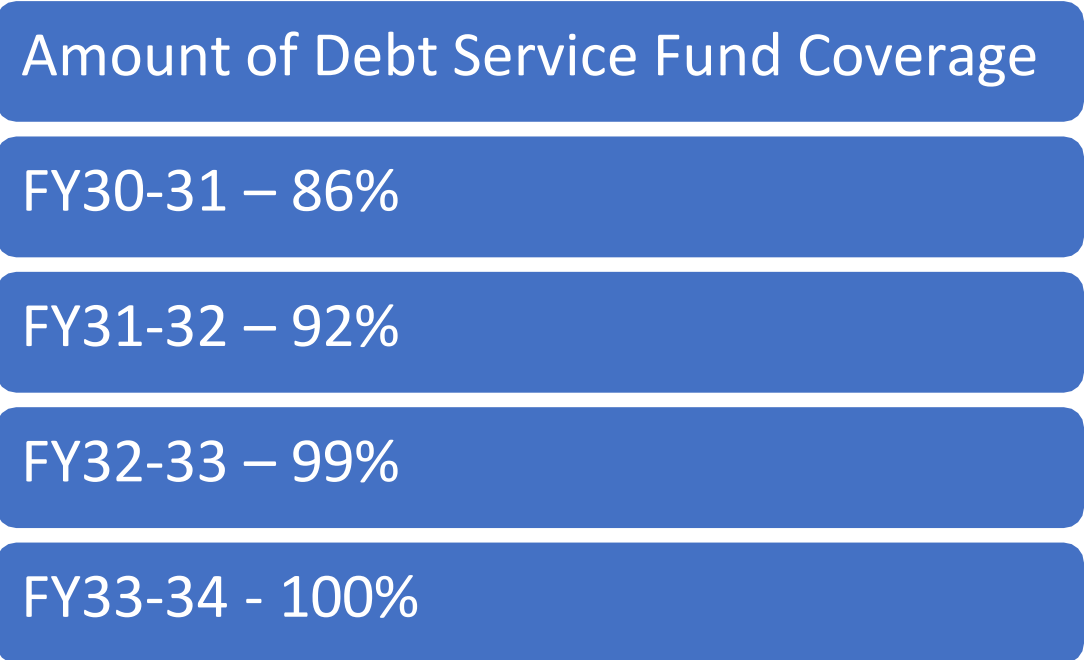
Cash down \$9,061,351

Savings \$3,157,727



POTENTIAL DEBT PAYMENT COVERAGE

- Close-out Restricted Capital Reserve Fund (approximately FY28-29)
- Open a Debt Service Fund for the three projects (approximately FY29-30)
- The Debt Service Fund could cover 100% of the debt for the three projects starting in FY33-34.





FIRE DISTRICT TAX

Current tax rate

0.105 cents per \$100

Current revenue generated

\$495,998

Revenue neutral rate

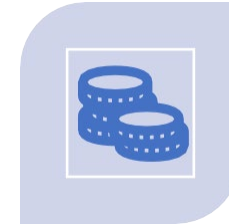
0.0673 cents per \$100

Revenue neutral tax generated

\$563,699



PROPOSED TAX RATE =
0.07 CENTS PER \$100



ESTIMATED TAX
REVENUE GENERATED =
\$558,231



NET TAX REVENUE
INCREASE = \$62,233

The Fire District Tax is set by the Alamance County Commissioners.



GENERAL FUND REVENUES AND OTHER FINANCING SOURCES

General Fund Revenues and Other Funding Sources					
	FY 2021-2022 Actual	FY 2022-2023 Amended Budget	FY 2023-2024 Recommended Budget	Percent Change	FY22-23 Variance
Revenues					
Property taxes	\$12,631,940	\$13,663,270	\$16,550,844	21.1%	2,887,574
Sales taxes	\$5,781,791	\$5,585,356	\$7,107,700	27.3%	1,522,344
Privilege licenses	\$805	\$1,000	\$900	(10.0%)	(100)
Unrestricted intergovernmental	\$1,901,684	\$1,750,005	\$1,822,100	4.1%	72,095
Restricted intergovernmental	\$1,231,498	\$880,273	\$891,450	1.3%	11,177
Permits & fees	\$1,388,813	\$1,259,760	\$1,919,910	52.4%	660,150
Sales & Services	\$701,267	\$722,094	\$816,388	13.1%	94,294
Investment earnings	\$9,809	\$20,000	\$20,000	0.0%	0
Miscellaneous	\$955,798	\$53,000	\$48,000	(9.4%)	(5,000)
Total revenues	\$24,603,405	\$23,934,758	\$29,177,292	21.9%	5,242,534
Other financing sources					
Transfers in	\$566,851	\$0	\$0	N/A	0
Transfers out	(\$129,423)				
Debt proceeds	\$1,365,000	\$2,466,006	\$1,270,062	(48.5%)	(1,195,944)
Appropriated Fund Balance	\$0	\$5,830,577	\$2,797,463	(52.0%)	(3,033,114)
Total other financing sources	\$1,802,428	\$8,296,583	\$4,067,525	(51.0%)	(4,229,058)
Total revenues & other financing sources	\$26,405,833	\$32,231,341	\$33,244,817	3.1%	1,013,476



Utility Fund
Recommended
Budget

FY23-24



UTILITY FUND EXPENDITURES

BY TYPE

Utility Fund Expenditures by Type					
	FY 2021-2022 Actual	FY 2022-2023 Amended Budget	FY 2023-2024 Recommended Budget	Percent Change	FY22-23 Variance
Personnel	\$2,434,184	\$3,094,556	\$3,752,757	21.3%	\$658,201
Operating	\$3,223,240	\$4,873,043	\$5,069,014	4.0%	\$195,971
Capital	\$1,702,527	\$4,019,515	\$1,577,880	(60.7%)	(\$2,441,635)
Debt Service	\$3,632,095	\$1,502,821	\$1,491,368	(0.8%)	(\$11,453)
Total	\$10,992,046	\$13,489,935	\$11,891,019	(11.9%)	(\$1,598,916)

BY DEPARTMENT

Utility Fund Department Budgets					
	FY 2021-2022 Actual	FY 2022-2023 Amended Budget	FY 2023-2024 Recommended Budget	Percent Change	FY22-23 Variance
Admin, Billing & Meters	\$1,617,816	\$1,439,936	\$1,613,720	12.1%	\$173,784
Operations & Maintenance	\$3,568,536	\$5,663,169	\$5,854,953	3.4%	\$191,784
Engineering	\$306,902	\$298,098	\$285,000	(4.4%)	(\$13,098)
Water Resource Recovery	\$1,802,512	\$2,242,698	\$2,633,578	17.4%	\$390,880
Non-Departmental	\$3,696,280	\$3,846,034	\$1,503,768	(60.9%)	(\$2,342,266)
Total	\$10,992,046	\$13,489,935	\$11,891,019	(11.9%)	(\$1,598,916)

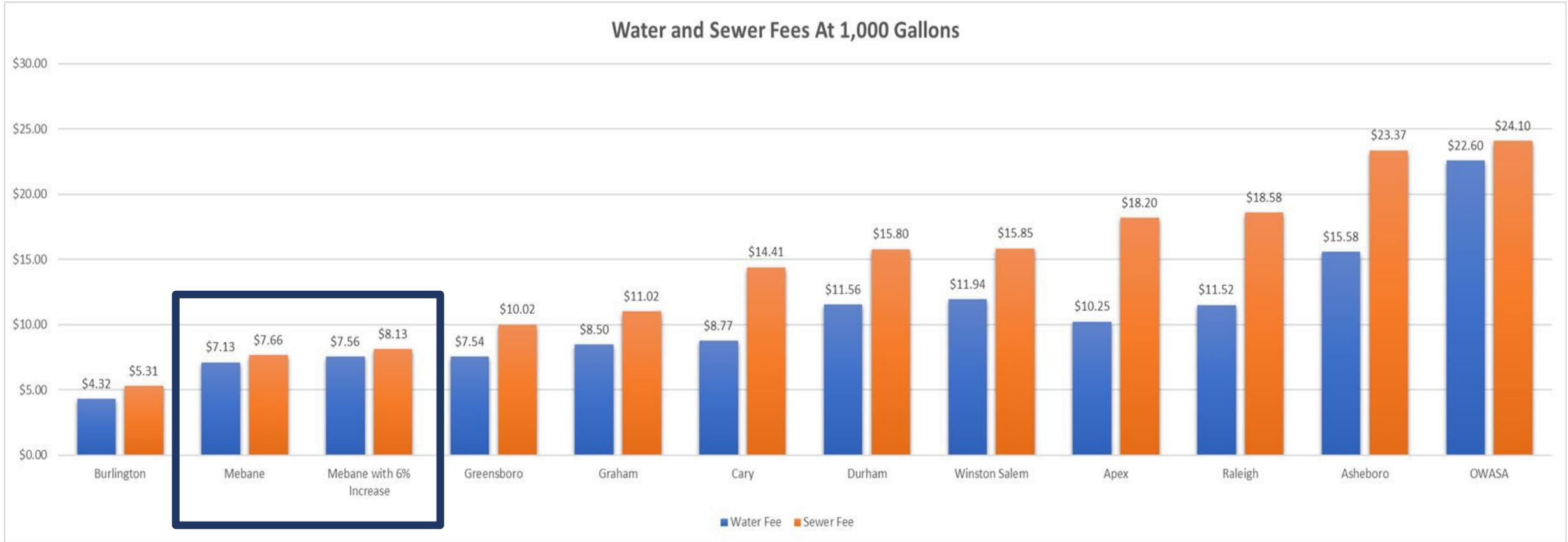


WATER AND SEWER RATES

Water and Sewer Rates					
Fiscal Year	Inside Water	Outside Water	Inside Sewer	Outside Sewer	Increase
FY 22-23	\$7.13	\$14.26	\$7.66	\$15.30	6%
FY 23-24	\$7.56	\$15.12	\$8.12	\$16.24	6%



RATE COMPARISONS





UTILITY FUND REVENUES AND OTHER FUNDING SOURCES

Utility Fund Revenues and Other Funding Sources					
	FY 2021-2022 Actual	FY 2022-2023 Amended Budget	FY 2023-2024 Recommended Budget	Percent Change	FY22-23 Variance
Revenues					
Sales and Services	\$8,014,130	\$8,444,216	\$8,844,194	4.7%	\$399,978
Intergovernmental	(\$55,461)	(\$106,000)	(\$106,000)	0.0%	\$0
Permits and Fees	\$199,129	\$304,875	\$449,400	47.4%	\$144,525
Investment Earnings	\$4,548	\$20,000	\$20,000	0.0%	\$0
Miscellaneous	\$166,352	\$510,500	\$222,500	(56.4%)	(\$288,000)
Total revenues	\$8,328,698	\$9,173,591	\$9,430,094	2.8%	\$256,503
Other financing sources					\$0
Transfers in	\$2,008,316	\$0	\$0	N/A	\$0
Debt proceeds	\$4,794,058	\$0	\$0	N/A	\$0
Appropriated fund balance	\$0	\$4,316,344	\$2,460,925	(43.0%)	(\$1,855,419)
Total revenues & other financing sources	\$15,131,072	\$13,489,935	\$11,891,019	(11.9%)	(\$1,598,916)



Utility Capital
Reserve Fund
Recommended
Budget

FY23-24

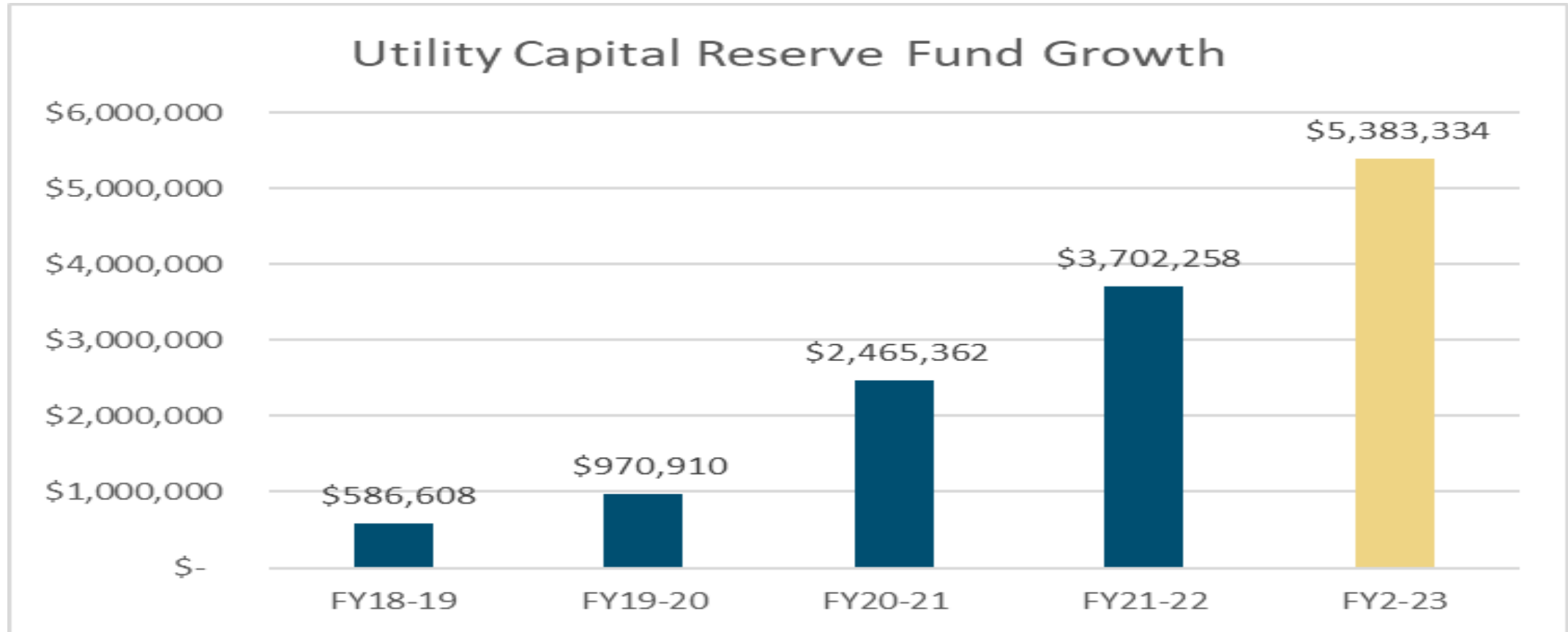


UTILITY CAPITAL RESERVE FUND REVENUES

Capital Reserve Fund Revenues and Other Financing Sources					
	FY 2021- 2022 Actual	FY 2022- 2023 Amended Budget	FY 2023-2024 Recommended Budget	Percent Change	FY22-23 Variance
System Development Fees	\$1,434,780	\$1,598,000	\$1,670,000	4.5%	\$72,000
Interest Earnings	\$1,293	\$3,000	\$3,000	0.0%	\$0
Total revenues	\$1,436,073	\$1,601,000	\$1,673,000	44.3%	\$491,500
Other financing sources					
Transfers out	(\$199,177)	\$0	\$0	N/A	\$0
Total revenues & other financing sources	\$912,222	\$1,601,000	\$1,673,000	22.3%	\$72,000



UTILITY CAPITAL RESERVE FUND GROWTH



FY22-23 is as of 5/31/23.



FY23-24 BUDGET RECAP

General Fund Expenditures	\$33,244,817	General Fund Revenues	\$33,244,817
Utility Fund Expenditures	<u>\$11,891,019</u>	Utility Fund Revenues	<u>\$11,891,019</u>
Total Expenditures	\$45,135,836	Total Revenues	\$45,135,836
Utility Capital Reserve	\$1,673,000	Utility Capital Reserve Revenues	\$1,673,000

Property Tax Rate - \$0.38 per \$100 valuation
FY22-23 rate is \$0.47
Revenue neutral rate is \$0.3421

Water Rates per 1,000 gallons – 6% increase
Inside City \$7.56, Outside City \$15.12

Sewer Rates per 1,000 gallons – 6% increase
Inside City \$8.12, Outside City \$16.24



Questions?



AGENDA ITEM #8B

Petition for Voluntary Contiguous Annexation- Keystone Group Inc., Mebane Towne Center- Ph. A2, A3 and A4

Meeting Date

July 10, 2023

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

Staff received a petition requesting voluntary contiguous annexation from Keystone Group Inc.

Background

The applicant is requesting that the described property be annexed into Mebane's Corporate Limits. This is a contiguous annexation containing approximately +/- 23.340 acres located in Alamance County.

Financial Impact

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

Recommendation

Staff recommends the Council's acceptance of the petition, the Clerk's Certificate of Sufficiency, and to adopt a Resolution setting a date of public hearing for August 7, 2023.

Suggested Motion

I make a motion to accept the petition, the Clerk's Certificate of Sufficiency, and to adopt a Resolution setting a date of public hearing for August 7, 2023.

Attachments

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



PETITION REQUESTING A CONTIGUOUS ANNEXATION

Annexation Process – Approximately a 2 Month Process

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

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

Date: 6/16/23

To the City Council of the City of Mebane:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Mebane.
2. The area to be annexed is contiguous to the City of Mebane and the boundaries of such territory are as follows: MEBANE TOWNE CENTER PHASES A2, A3, AND A4

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

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

Name	Address	Do you declare vested rights (Yes or No)	Signature
1. <u>KEYSTONE Group, Inc.</u>	<u>3708 ALLIANCE DRIVE GREENSBORO NC 27407</u>	<u>YES-ZONING</u>	<u>Keystone Group, Inc. by W. Scott Wallace - President</u>
2.			
3.			

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

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

CERTIFICATE OF SUFFICIENCY

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

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

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Mebane, this 10th day of July, 2023.



Stephanie W. Shaw
Stephanie W. Shaw, City Clerk

FC-DTM-06-12-23

Certificate of Accuracy.

I, Jeffery L. Calson, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____ AS, page SHOWN, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____ AS, page SHOWN; that the ratio of precision or positional accuracy as calculated is 1:10,000; that this plat was prepared in accordance with NCGS 47-30 as amended. Witness my original signature, license number and seal this _____ day of _____, A.D., 2023.

GS 47-30 (f)(1)(c)(1) This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

Per GS 47-30(j) The provisions of this section shall not apply to boundary plats of state lines, county lines, areas annexed by Municipalities, nor to plats of municipal boundaries, whether or not required by law to be recorded.

Planning Director Certification:

This tract of land is within the city of Mebane's jurisdiction. No approval is required of the planning board or City Council.

Planning Director _____

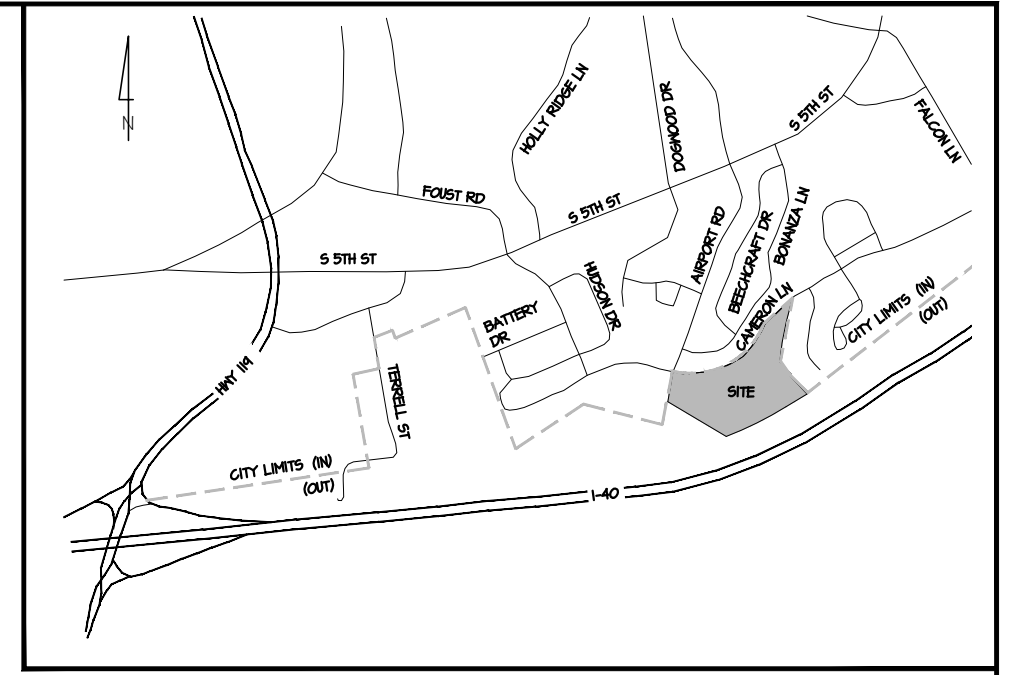
Date _____

Curve #	ARC DIST.	Radius	Delta	CH BEARING	CH DIST.
C1	31.91'	20.00'	041° 38' 55"	S13° 08' 04"E	28.64'
C2	227.57'	360.00'	036° 13' 11"	S77° 04' 06"E	223.80'
C3	172.76'	460.00'	021° 31' 07"	N14° 03' 45"E	171.75'
C4	42.52'	50.00'	106° 01' 14"	N07° 17' 34"E	74.87'
C5	33.67'	50.00'	038° 34' 42"	S62° 00' 24"E	33.03'
C6	48.76'	50.00'	055° 52' 36"	N10° 45' 57"E	46.85'
C7	60.85'	460.00'	007° 34' 44"	N89° 02' 17"E	60.80'
C8	188.37'	540.00'	014° 54' 12"	N45° 14' 31"E	187.42'
C9	172.17'	540.00'	018° 16' 03"	N64° 22' 04"E	171.44'
C10	144.62'	465.00'	017° 44' 10"	S64° 35' 36"W	144.04'
C11	165.85'	465.00'	020° 26' 06"	S45° 21' 58"W	164.97'
C12	65.57'	535.00'	007° 01' 14"	S38° 45' 35"W	65.53'
C13	55.98'	70.56'	045° 27' 27"	S14° 32' 31"W	54.52'
C14	71.66'	105.82'	038° 47' 58"	S82° 01' 01"W	70.24'
C15	207.34'	535.00'	022° 12' 16"	S73° 43' 10"W	206.04'
C16	278.15'	435.00'	036° 38' 10"	N16° 51' 36"W	273.43'
C17	30.84'	20.00'	088° 46' 06"	S77° 04' 26"W	27.98'

Line #	Direction	DIST.
L1	N84°44'14"E	104.01'
L2	N44°56'40"E	45.04'
L3	S42°43'02"E	16.52'
L4	N85°14'55"E	10.54'
L5	N73°30'11"E	186.18'
L6	N73°30'11"E	236.14'
L7	S16°30'29"E	4.24'
L8	S35°14'55"W	10.54'
L9	S48°54'18"W	82.23'
L10	S84°44'14"W	104.01'
L11	N82°41'24"E	115.04'
L12	N48°08'45"W	3.75'

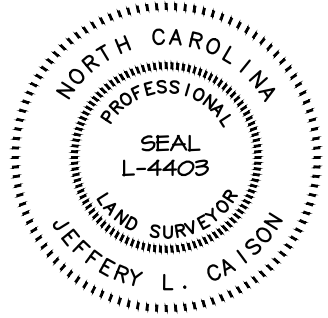
SITE INFORMATION

- OWNER: KEYSTONE GROUP INC
- ADDRESS: BONANZA LANE, 1032 & 1082 MEBANE AIRPORT ROAD
- PARCEL ID: 164335, 164338, 164152
- GPINS #: 9814752261, 9814648568, 9814742384
- PLAT REF.: P.B. 81, PG. 412
- DEED REF.: D.B. 3831, PG. 476, DB. 3831, PG. 473
- LAND USE CLASS.: CLASS. 4
- SITE ZONING: R-6 PUD WITH SPECIAL USE PERMIT
- EXISTING LAND USE: VACANT
- SOILS: GaC, HdB, GaB2, GaB, HdB2, HdC2
- SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD MAP PANEL 9814, CITY OF MEBANE, MAP NO. 3710981400J, PANEL EFFECTIVE DATE: 09-06-06.
- AREAS: CAMERON LANE ROW: 2.828 ACs.±
- AREA TO BE ANNEXED: 14.512 ACs.±
- TOTAL AREA TO BE ANNEXED: 22.340 ACs.±

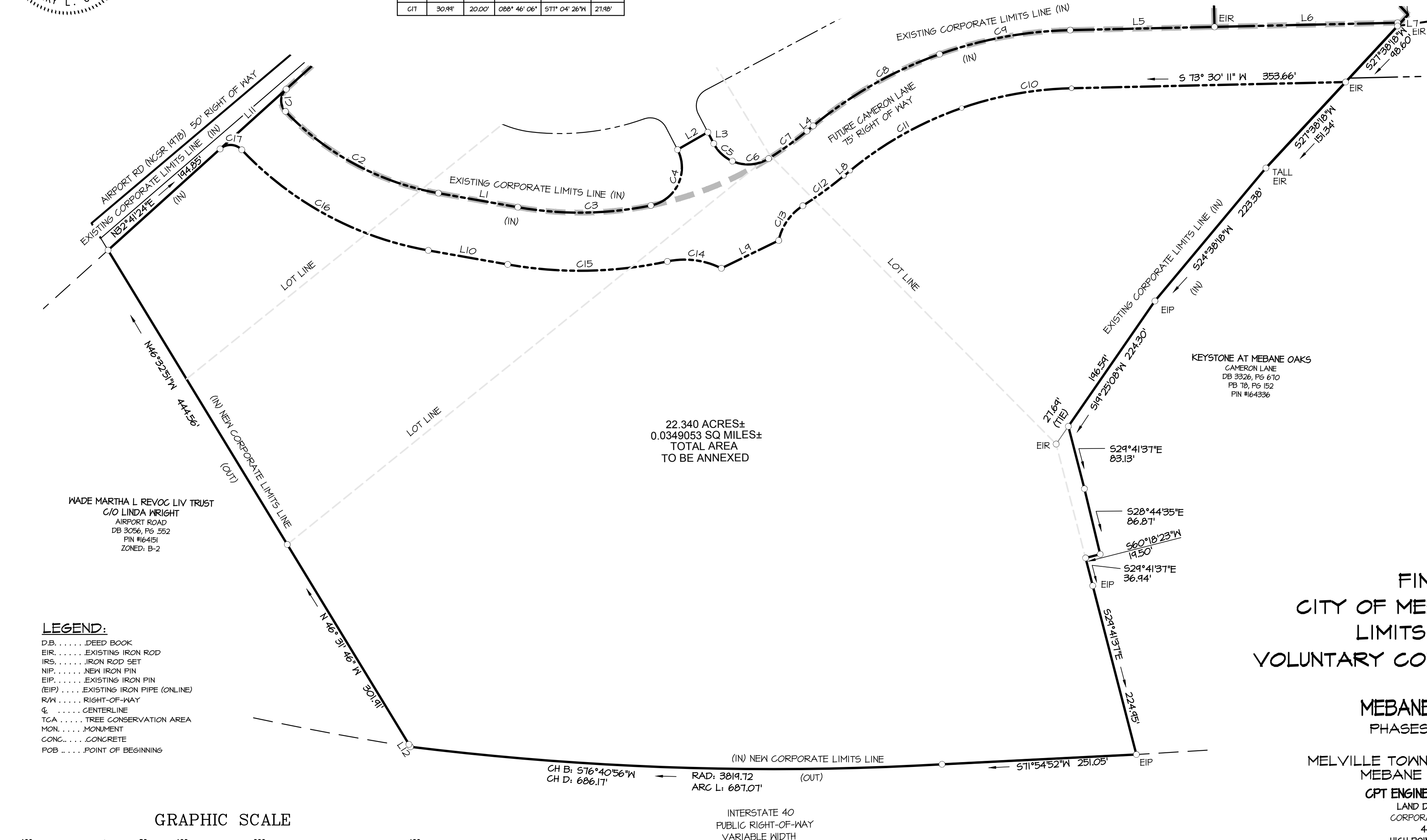


Vicinity Map

1" = 2000'



05/20/2023
Date of Survey
Surveyor Jeffery L. Calson
L-4403
License Number



22.340 ACRES±
0.0349053 SQ MILES±
TOTAL AREA
TO BE ANNEXED

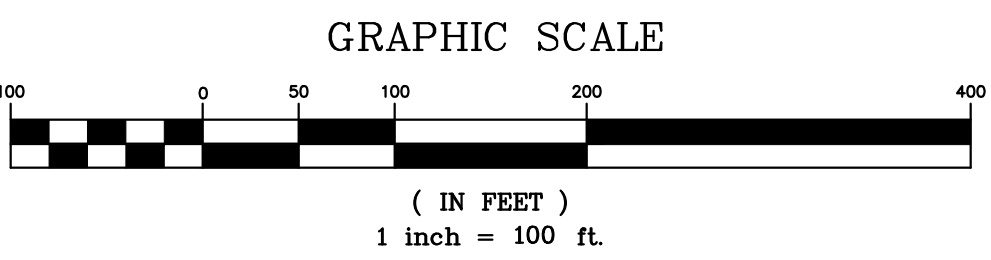
KEYSTONE AT MEBANE OAKS
CAMERON LANE
DB 3326, PG 670
PB 78, PG 152
PIN #164336

**FINAL PLAT
CITY OF MEBANE CORPORATE
LIMITS EXTENSION
VOLUNTARY CONTIGUOUS ANNEXATION**

OF
MEBANE TOWNE CENTER
PHASES A2, A3, AND A4
SHEET 1 of 1
MELVILLE TOWNSHIP ~ ALAMANCE COUNTY
MEBANE ~ NORTH CAROLINA

CPT ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
CORPORATE LICENSE NUMBER C-1375
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8800 ~ FAX: (336) 812-8780

PROJECT: 1316-14 AP DRAWN BY: DTH
DATE: JUNE 9, 2023 SCALE: 1" = 100'



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 August 7, 2023.

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

Being a portion of Keystone Group Inc, described in Deed Book 3831, Page 473, and Deed Book 3831, Page 476 of the Alamance County Registry (ACR), lying in the City of Mebane, Melville Township, Alamance County, North Carolina.

BEGINNING at a point running with the right-of-way of Cameron Lane, the following 16 calls:

Thence on a curve to the left having a radius of 20.00, a length of 31.99 feet and a chord of S13°08'04"E, 28.69 feet to a point, thence on a curve to the left having a radius of 360.00, a length of 227.57 feet and a chord of S77°04'06"E, 223.80 feet to a point, thence N84°49'19"E, 104.01 feet to a point, thence on a curve to the left having a radius of 460.00, a length of 172.76 feet and a chord of N74°03'45"E, 171.75 feet to a point, thence on a curve to the left having a radius of 50.00, a length of 92.52 feet and a chord of N10°17'34"E, 79.87 feet to a point, thence N44°56'40"E, 45.04 feet to a point, thence S42°43'02"E, 16.52 feet to a point, thence on a curve to the left having a radius of 50.00, a length of 33.67 feet and a chord of S62°00'24"E, 33.03 feet to a point, thence on a curve to the left having a radius of 50.00, a length of 48.76 feet and a chord of N70°45'57"E, 46.85 feet to a point, thence on a curve to the left having a radius of 460.00, a length of 60.85 feet and a chord of N39°02'17"E, 60.80 feet to a point, thence N35°14'55"E, 10.59 feet to a point, thence on a curve to the right having a radius of 540.00, a length of 188.37 feet and a chord of N45°14'31"E, 187.42 feet to a point, thence on a curve to the right having a radius of 540.00, a length of 172.17 feet and a chord of N64°22'09"E, 171.44 feet to a point, thence N73°30'11"E, 186.18 feet to an existing iron rod, thence N73°30'11"E, 236.14 feet to a point, thence S16°30'29"E, 4.24 feet to an existing iron rod also on the western line of Keystone at Mebane Oaks recorded in Book 3326, Page 670,

Thence S27°38'18"W, 98.60 feet to an existing iron rod, thence S27°38'18"W, 151.34 feet to an existing iron rod, thence S24°38'18"W, 223.38 feet to an existing iron pipe, thence S19°25'08"W, 196.59 feet to a point, thence S29°41'37"E, 83.13 feet to a point, thence S28°44'35"E, 86.87 feet to a point, thence S60°18'23"W, 19.50 feet to a point, thence S29°41'37"E, 36.94 feet to an existing iron pipe, thence S29°41'37"E, 224.95 feet to an existing iron pipe, thence S71°54'52"W, 251.05 feet to a point, thence on a curve to the right having a radius of 3819.72, a length of 687.07 feet and a chord of S76°40'56"W, 686.17 feet to a point, thence N48°08'45"W, 3.75 feet to a point, thence N46°31'46"W, 301.91 feet to a point, thence N46°32'51"W, 444.56 feet to a point, thence N32°41'24"E, 194.85 feet to a point, thence N32°41'24"E, 115.04 feet to a point and the place of BEGINNING and being approximately 22.340 +/- acres according to a survey prepared by Jeffery Caison, PLS.

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

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk



AGENDA ITEM #8C

Petition for Voluntary Contiguous Annexation- Elizabeth S. Woody

Meeting Date

July 10, 2023

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

Staff received a petition requesting voluntary contiguous annexation from Elizabeth S. Woody.

Background

The applicant is requesting that the described property be annexed into Mebane's Corporate Limits. This is a contiguous annexation containing approximately +/- 0.327 acres located in Orange County on the corner of Oakwood Street and S. Eleventh Street.

Financial Impact

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

Recommendation

Staff recommends the Council's acceptance of the petition, the Clerk's Certificate of Sufficiency, and to adopt a Resolution setting a date of public hearing for August 7, 2023.

Suggested Motion

I make a motion to accept the petition, the Clerk's Certificate of Sufficiency, and to adopt a Resolution setting a date of public hearing for August 7, 2023.

Attachments

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



PETITION REQUESTING A CONTIGUOUS ANNEXATION

Annexation Process – Approximately a 2 Month Process

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

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

Date: *June 1, 2013*

To the City Council of the City of Mebane:

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

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

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

Name	Address	Do you declare vested rights (Yes or No)	Signature
1. Elizabeth S Woody	200 Manchester Drive Roxboro, NC 27573	Yes	<i>Elizabeth S. Woody</i>
2.			
3.			

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

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

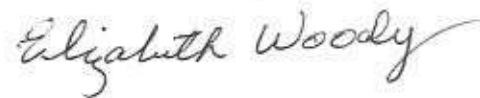
RE: Montclair Subdivision - Contiguous Annexation of a portion of Orange County NC Tax PIN # 9825315555

Property Owner: Elizabeth Woody

Per Section 3 of the Petition Requesting Contiguous Annexation, in Mebane, Orange County, North Carolina, I would like to retain the vested zoning rights established for the subject land, as designated (R-8 Residential), as defined per Mebane's Unified Development Ordinance. R-8 Residential is the zoning district currently reflected for the subject on Mebane's Zoning Map (as shown below) and is consistent with the rest of the parcel.

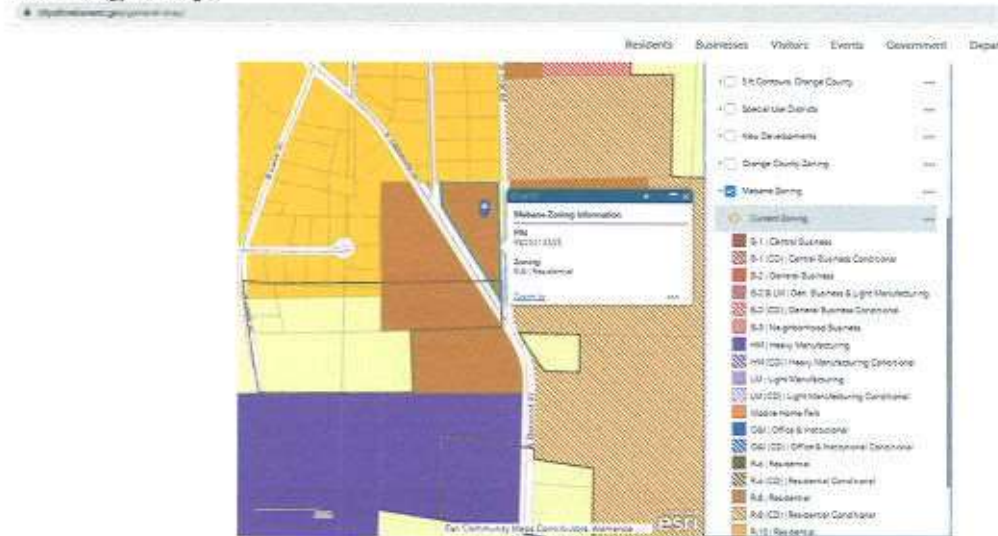
Thank you.

Elizabeth Woody



Date: June 1, 2023

Zoning Map



CERTIFICATE OF SUFFICIENCY

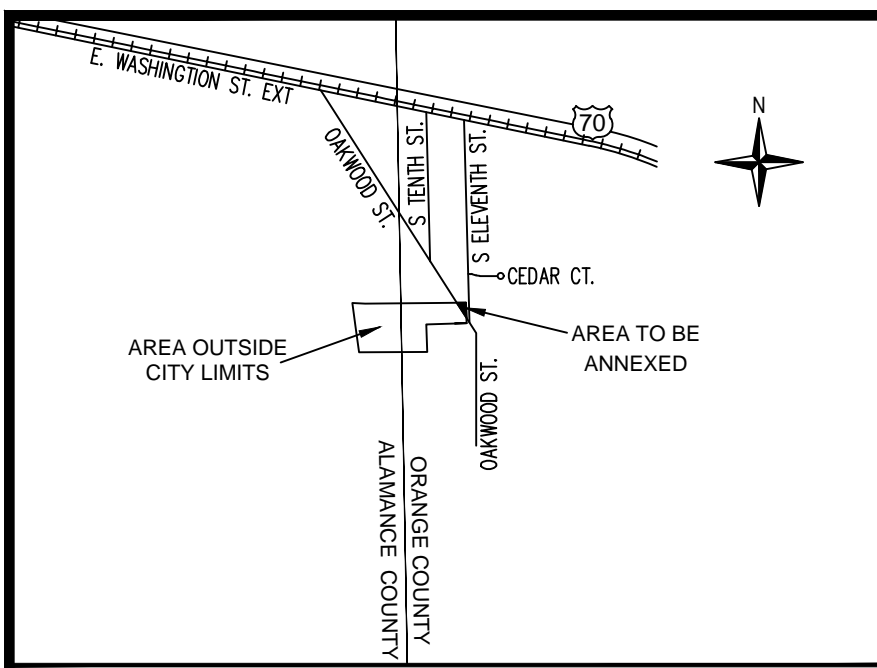
To the City Council of the City of Mebane, North Carolina:

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

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Mebane, this 10th day of July, 2023.



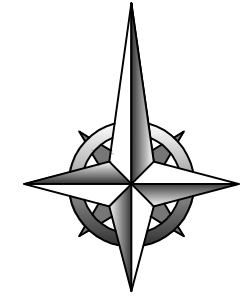
Stephanie W. Shaw
Stephanie W. Shaw, City Clerk



VICINITY MAP 1"=200'

- ABBREVIATIONS**
- PB PLAT BOOK
 - DB DEED BOOK
 - PG PAGE
 - N/F NOW OR FORMERLY
 - CMF CONCRETE MONUMENT FOUND
 - IPF IRON PIPE FOUND
 - IPS IRON PIPE SET
 - IRF IRON ROD FOUND
 - NS NAIL SET
 - R/W RIGHT-OF-WAY
 - SF SQUARE FEET
 - AC ACRE
 - AG ABOVE GROUND
 - BG BELOW GROUND

PROPERTY DATA
 CURRENT OWNER:
 NOW OR FORMERLY
 ELIZABETH S. WOODY
 PIN: 9825.31.5555
 DEED BOOK 6656 PAGES 1690-93



NC GRID
 NAD 83 (2011)

MERSTAN, PLLC
 Land Surveyors
 2441 US 64 BUS. W., PITTSPORO, NC 27312
 PH: 919.545-7001 NC LIC. P-1408

MO RE Investments LLC
 3317 HARDEN ROAD
 RALEIGH, NC 27607

CITY OF MEBANE CORPORATE LIMITS EXTENSION
 VOLUNTARY CONTIGUOUS EXTENSION
 ORANGE COUNTY PIN: 9825.31.5555
 CHEEKS TOWNSHIP, CITY OF MEBANE
 ORANGE COUNTY, NORTH CAROLINA

GENERAL NOTES

- 1) THIS PLAT DEPICTS A PROPOSED CONTIGUOUS ANNEXATION FOR THE REMAINING PORTION OF ORANGE COUNTY PIN: 9825-31-5555 INTO THE LIMITS OF THE CITY OF MEBANE, NORTH CAROLINA.
- 2) PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY AFFECT THESE PROPERTIES.
- 3) UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (m).
- 4) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
- 5) AREA(S) CALCULATED BY THE COORDINATE METHOD.
- 6) CITY LIMITS LINES PLOTTED FROM CITY OF MEBANE GEOGRAPHIC INFORMATION SYSTEM.

SURVEY CONTROL / GRID TIE NOTES

THE CONTROL LINE SHOWN HEREON WAS ESTABLISHED BY GPS SURVEY METHODOLOGIES USING THE NORTH CAROLINA GEODETIC SURVEY'S (NCGS) VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). NO NCGS MONUMENT WAS FOUND WITHIN 2,000 FEET OF THE SITE. SURVEY METADATA IS AS FOLLOWS:

1. RICHARD ELLIS BULLOCK, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY AND CONVENTIONAL SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 - 1) CLASS OF SURVEY: CLASS B
 - 2) POSITIONAL ACCURACY: 0.03' HZ, 0.04' VT
 - 3) TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORKS (VRS)
 - 4) DATE OF GPS SURVEY: 08.17.2020
 - 5) HORIZONTAL DATUM/EPOCH: NAD83 (NSRS2011) NC STATE PLANE COORDINATE SYSTEM
 - 6) PUBLISHED/FIXED-CONTROL USE:
 - NAME: NCBU PID: DF9213 DATUM: NAD83
 - EPOCH: 2010
 - LATITUDE: 36°05'29.58604" ELLIPSOID HEIGHT: 173.401m
 - LONGITUDE: 79°26'12.17620" GEOD HEIGHT: -30.227m
 - ELEVATION: 668.0ft
 - 7) GEOID MODEL: GEOID 12B
 - 8) COMBINED FACTOR: 0.99997616634
 - 9) UNITS: LOCALIZED GROUND U.S. SURVEY FEET @ 1"x2" IRON BAR FOUND AS SHOWN HEREON.
- GPS ANTENNA: SPECTRA PRECISION EPOCH 50 (SERIAL #5133819279)
- ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH TRIMBLE BUSINESS CENTER (TBC) USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL.

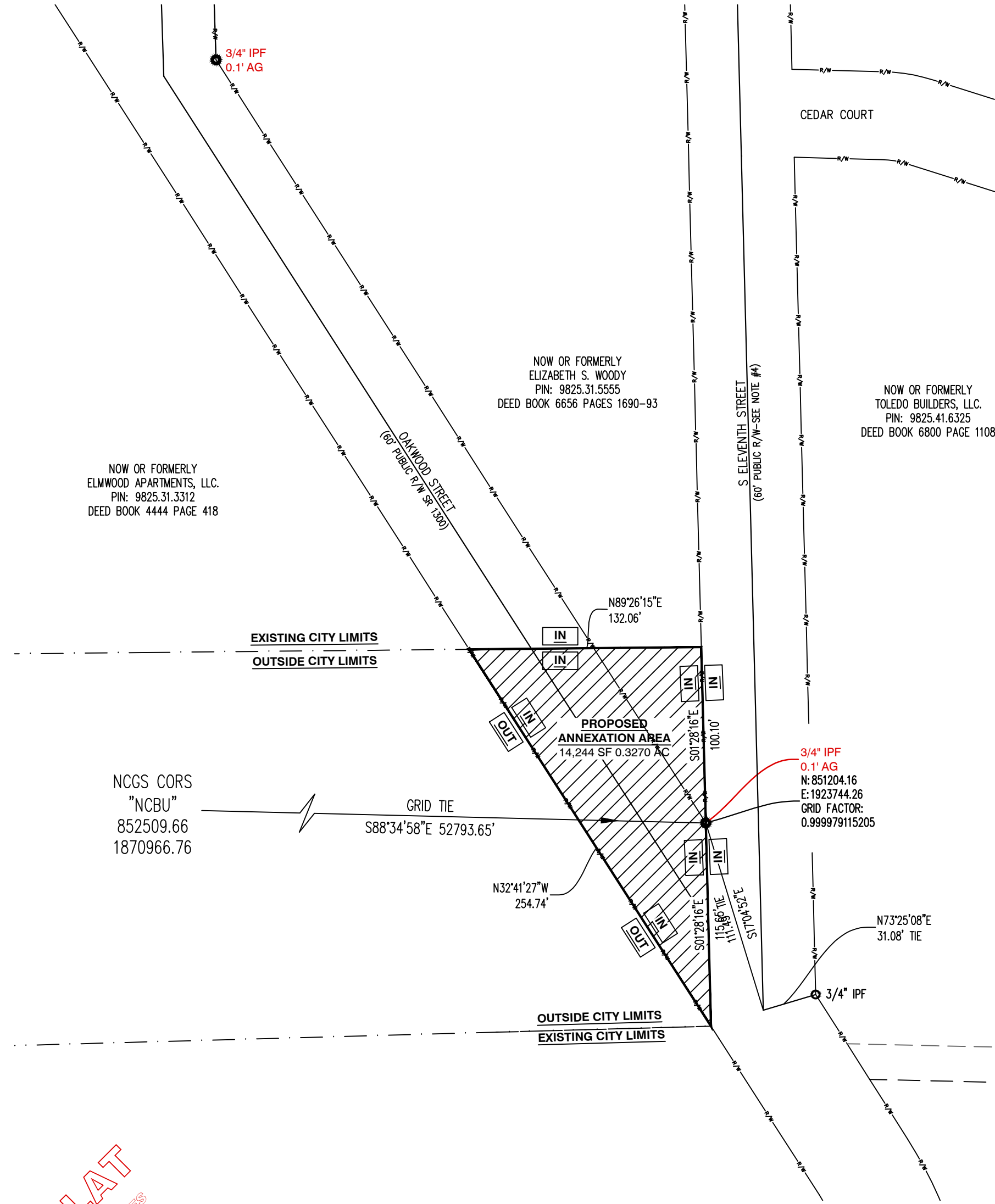
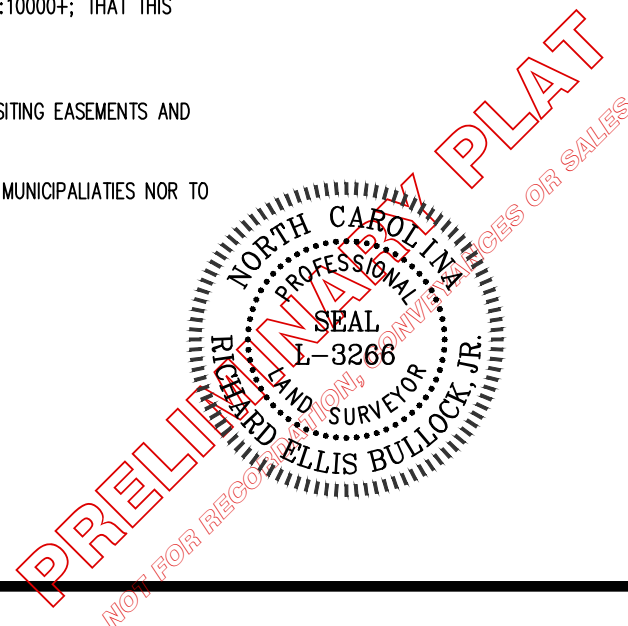
I, RICHARD ELLIS BULLOCK, JR., AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN ME, OR UNDER MY SUPERVISION, FROM AN ACTUAL GROUND (CONVENTIONAL) AND GPS; THAT THE GPS SURVEY INFORMATION (METADATA) HAS BEEN REPORTED HEREON UNDER THE "SURVEY CONTROL / GRID TIE NOTES"; THAT SURVEYED PROPERTY LINES SHOWN HEREON ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE POSITIONAL ACCURACY HAS BEEN REPORTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES G.S.47-30, AS AMENDED.

THAT THIS PLAT MEETS THE REQUIREMENT OF G.S.47-30 SECTION:
 (f)(11)(c)(1) THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

(j) THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF AREAS ANNEXED BY MUNICIPALITIES NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 26th DAY OF JUNE, 2023.

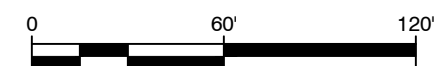
RICHARD ELLIS BULLOCK, JR., LICENSE NO. L-3266



CITY OF MEBANE
 PLANNING DIRECTOR CERTIFICATION

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

CITY OF MEBANE
 PLANNING DIRECTOR



DATE	NO.	REVISION
06.26.2023		

SCALE: 1"=60'

DRAWN BY: REB

CHECKED BY: REB

PROJECT NO.: 21593

FILE NAME: MO RE

SHEET NO. 1 of 1

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 August 7, 2023.

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

COMMENCING AT A NORTH CAROLINA GRID CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NAMED "NCBU"; THENCE, S88°34'58"E, 52,793.66 FEET TO A ¾" IRON STAKE found AT THE INTERSECTION THE WESTERN MARGIN OF THE SOUTH ELEVENTH STREET RIGHT-OF-WAY AND THE NORTHEASTERN MARGIN OF THE OAKWOOD STREET RIGHT-OF-WAY, BEING ALSO THE WESTERN MARGIN OF THE CITY OF MEBANE CORPORATE LIMITS AND THE EASTERN MARGIN OF THE PROPOSED ANNEXATION TRACT, BEING ALSO THE SOUTHERN CORNER OF THE ELIZABETH S. WOODY TRACT, WITH A PIN OF 9825.31.5555 AND A nc GRID COORDINATE OF NORTHING 851204.16 AND EASTING 1923744.26, being also the PLACE AND POINT OF BEGINNING:

THENCE, ALONG SAID WESTERN MARGIN OF THE CITY OF MEBANE CORPORATE LIMITS, S01°28'16"E, 115.65 FEET TO THE SOUTHWESTERLY MARGIN OF SAID OAKWOOD STREET RIGHT-OF-WAY; THENCE, ALONG SAID SOUTHWESTERLY MARGIN OF OAKWOOD STREET AND THE SOUTHWESTERLY LINE OF SAID PROPOSED ANNEXATION TRACT, N32°41'27"W, 254.74 FEET TO A POINT IN THE SOUTH LINE OF SAID CITY OF MEBANE CORPORATE LIMITS; THENCE, N89°26'15"E, 132.06 FEET TO A POINT IN SAID WESTERN MARGIN OF THE CITY OF MEBANE CORPORATE LIMITS; THENCE, S01°28'16"E, 100.10 FEET TO THE PLACE AND POINT OF BEGINNING, CONTAINING 0.3270 ACRES, MORE OR LESS.

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

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk



AGENDA ITEM #8D

SUB 23-03

Final Subdivision Plat Magnolia Glen Estates, Phase 3 **REAPPROVAL**

Presenter

Ashley Ownbey, Development Director

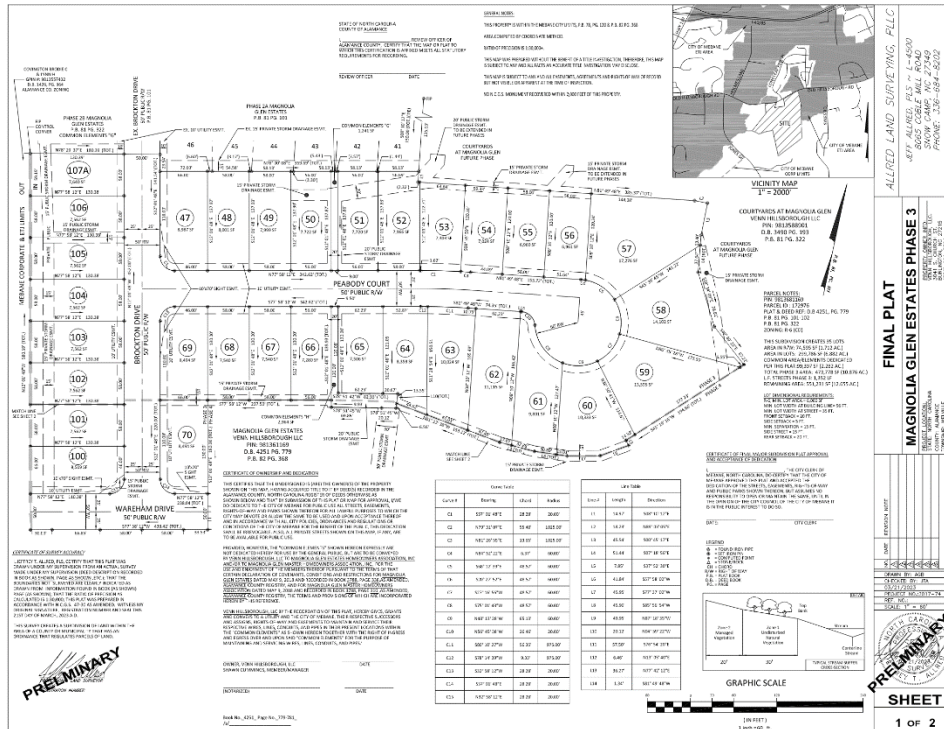
Applicant

Venn Hillsborough, LLC
3041 South Church Street
Burlington, NC 27215

Public Hearing

Yes No

Final Plat



Property

Magnolia Glen
Alamance County
GPIN 9813681169

Proposed Zoning

N/A

Current Zoning

R-6 (CD)

Size

+/-10.876 acres

Surrounding Zoning

R-6 (CD), Not zoned
(Alamance County)

Surrounding Land Uses

Residential, Vacant

Utilities

Extended at developer's
expense.

Floodplain

No

Watershed

No

City Limits

Yes

Summary

Venn Hillsborough, LLC, is requesting approval of the Final Plat for Phase 3 of the Magnolia Glen Estates Subdivision (approved for rezoning by City Council on 07/06/2015). The Final Plat will include a total area of +/-10.876 acres featuring 35 single-family lots on +/-6.882 acres, +/-2.282 acres of open space, and +/-1.712 acres and +/-1,352 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 major subdivision plat was originally approved by the City Council at its April 3, 2023, 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

STATE OF NORTH CAROLINA
COUNTY OF ALAMANCE

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

REVIEW OFFICER DATE

GENERAL NOTES:

THIS PROPERTY IS WITHIN THE MEBANE CITY LIMITS, P.B. 78, PG. 120 & P.B. 82 PG. 368

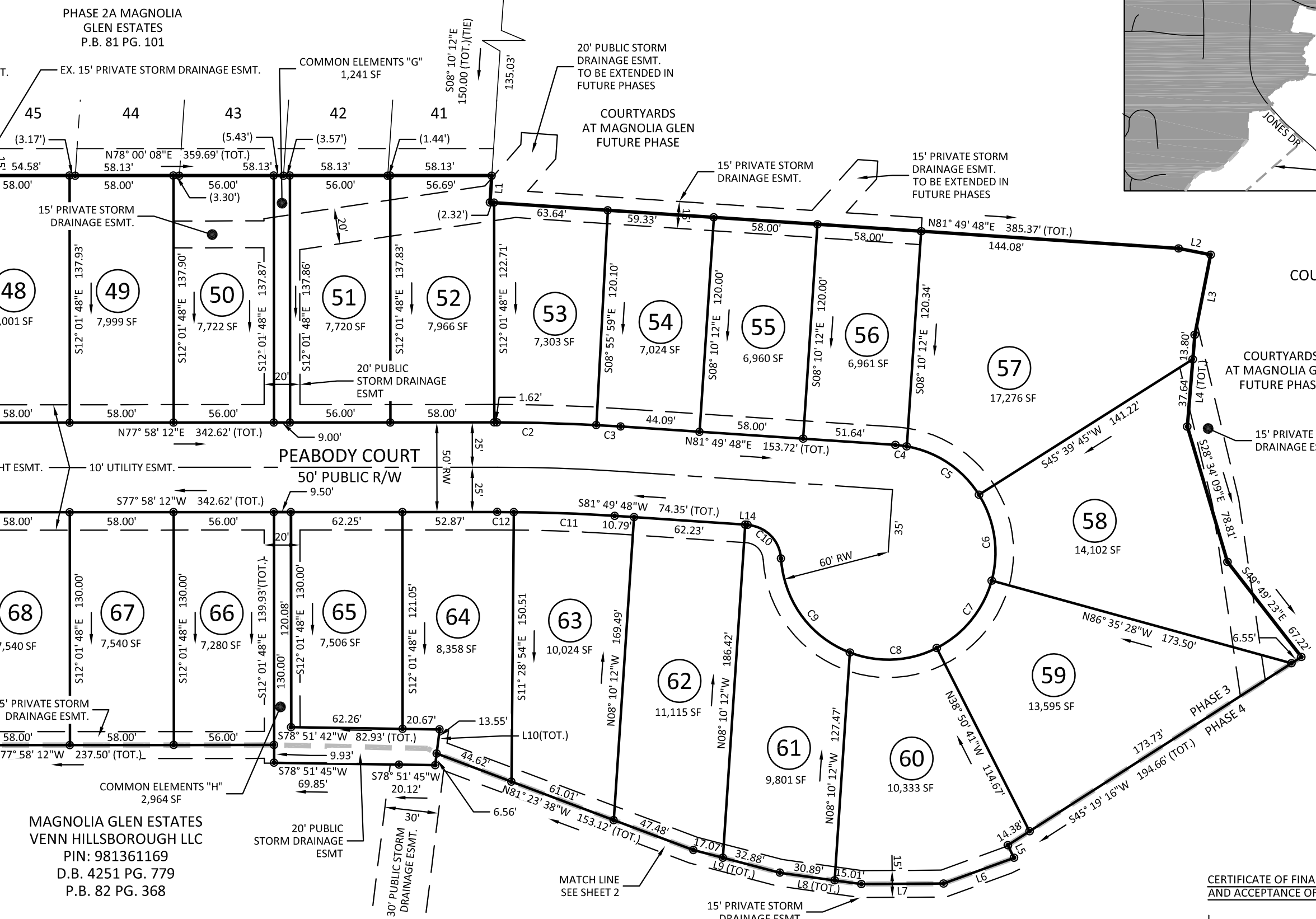
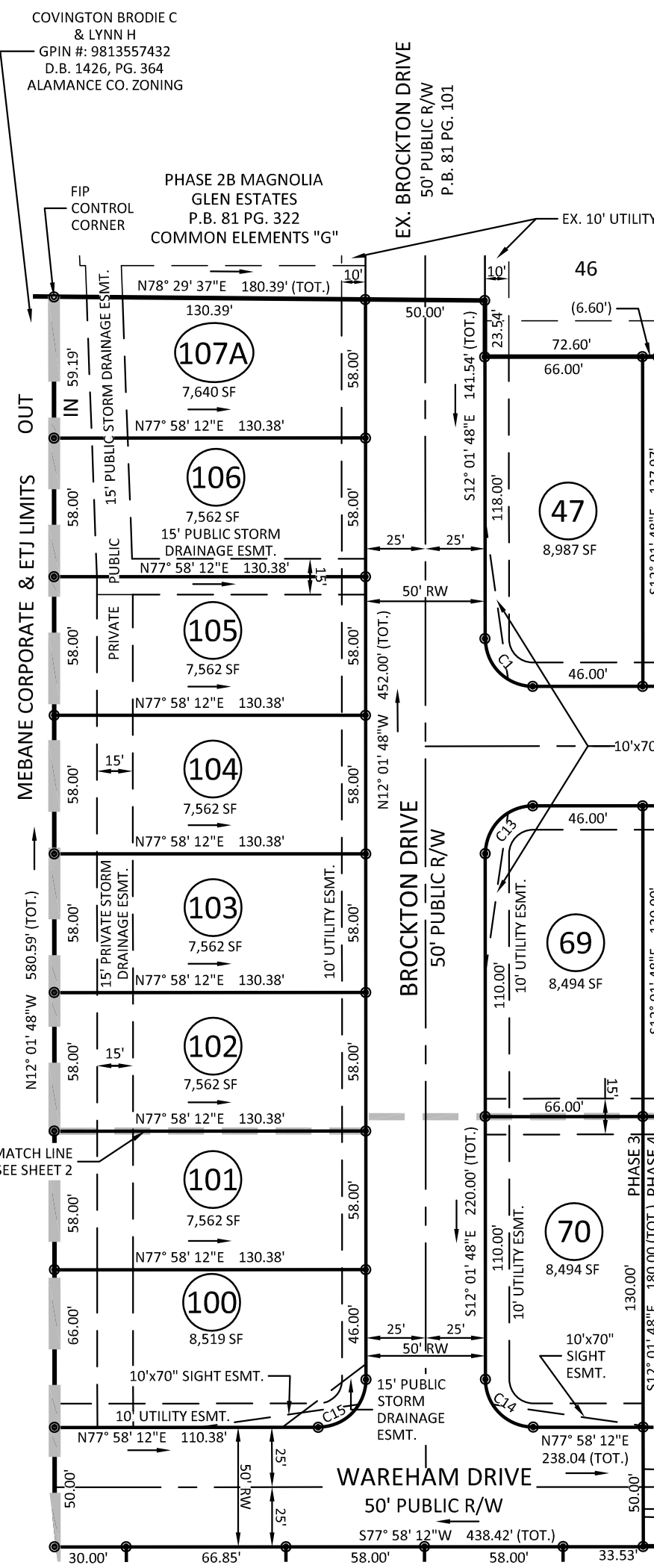
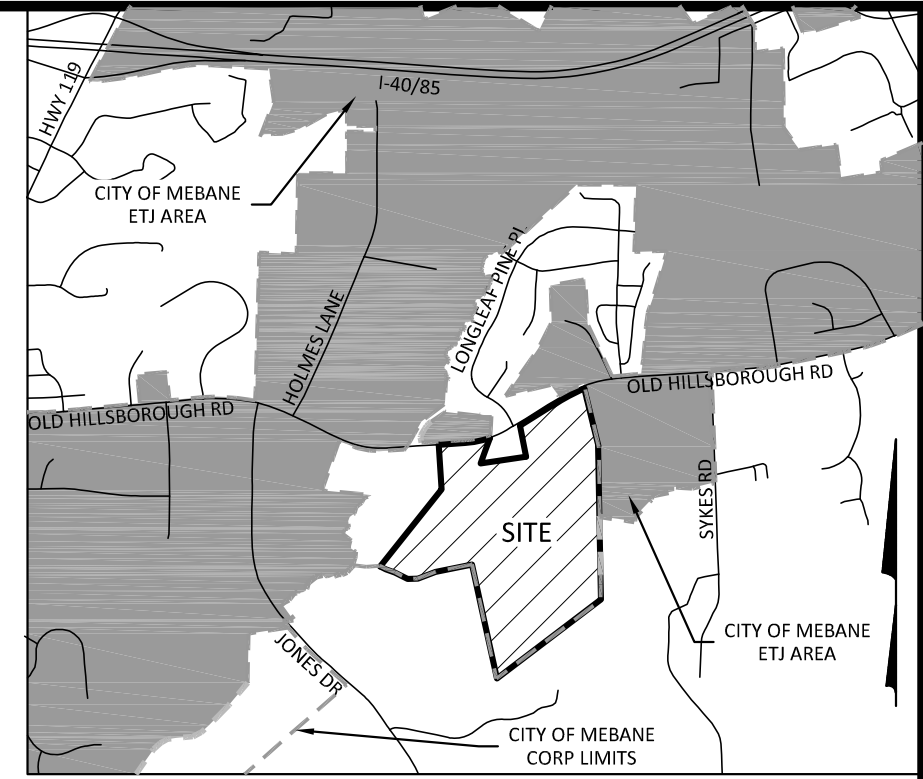
AREA COMPUTED BY COORDINATE METHOD.

RATIO OF PRECISION IS 1:30,000+.

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INVESTIGATION, THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS AN ACCURATE TITLE INVESTIGATION MAY DISCLOSE.

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

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



COURTYARDS AT MAGNOLIA GLEN
VENN HILLSBOROUGH LLC
PIN: 9813588901
D.B. 3490 PG. 193
P.B. 81 PG. 322

PARCEL NOTES:
PIN: 9813681169
PARCEL ID : 172976
PLAT & DEED REF: D.B 4251, PG. 779
P.B. 81 PG. 101-102
P.B. 81 PG. 322
ZONING: R-6 (CD)

THIS SUBDIVISION CREATES 35 LOTS
AREA IN R/W: 74,595 SF (1.712 AC.)
AREA IN LOTS: 299,780 SF (6.882 AC.)
COMMON AREA/ELEMENTS DEDICATED
PER THIS PLAT: 99,397 SF (2.282 AC.)
TOTAL PHASE 3 AREA: 473,772 SF (10.876 AC.)
L.F. STREETS PHASE 3: 1,352 LF
REMAINING AREA: 551,231 SF (12.655 AC.)

LOT DIMENSIONAL REQUIREMENTS:
R-6, MIN. LOT AREA = 6,000 SF
MIN. LOT WIDTH AT BUILDING LINE = 56 FT.
MIN. LOT WIDTH AT STREET = 35 FT.
FRONT SETBACK = 20 FT.
SIDE SETBACK = 5 FT.
MIN. SEPARATION = 15 FT.
SIDE STREET = 15 FT.
REAR SETBACK = 20 FT.

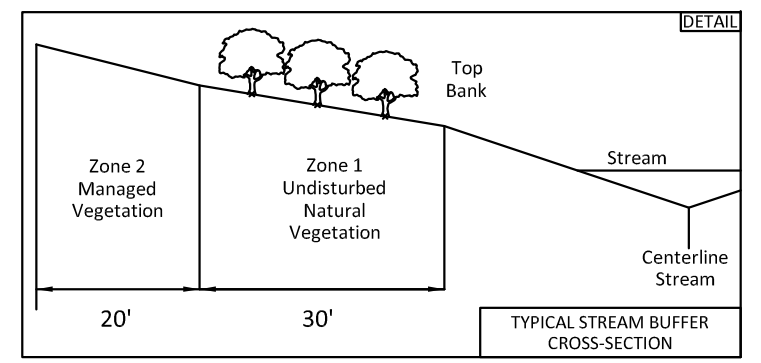
CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL AND ACCEPTANCE OF DEDICATION

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

DATE: _____ CITY CLERK

LEGEND

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



GRAPHIC SCALE



Curve #	Bearing	Chord	Radius
C1	S57° 01' 48"E	28.28'	20.00'
C2	N79° 31' 07"E	55.40'	1025.00'
C3	N81° 26' 55"E	13.65'	1025.00'
C4	N84° 52' 22"E	6.37'	60.00'
C5	S68° 12' 39"E	48.57'	60.00'
C6	S20° 27' 52"E	48.57'	60.00'
C7	S27° 16' 56"W	48.57'	60.00'
C8	S75° 01' 43"W	48.57'	60.00'
C9	N48° 13' 28"W	65.13'	60.00'
C10	N56° 45' 38"W	26.46'	20.00'
C11	S80° 10' 27"W	56.35'	975.00'
C12	S78° 14' 39"W	9.33'	975.00'
C13	S32° 58' 12"W	28.28'	20.00'
C14	S57° 01' 48"E	28.28'	20.00'
C15	N32° 58' 12"E	28.28'	20.00'

Line #	Length	Direction
L1	14.97'	S08° 10' 12"E
L2	18.23'	N89° 03' 05"E
L3	45.54'	S00° 45' 17"E
L4	51.44'	S07° 18' 56"E
L5	7.85'	S37° 52' 30"E
L6	41.84'	S57° 58' 02"W
L7	45.95'	S77° 37' 02"W
L8	45.90'	S85° 56' 54"W
L9	49.95'	N87° 18' 35"W
L10	20.12'	N04° 59' 22"W
L11	57.50'	S76° 54' 20"E
L12	6.46'	N13° 05' 40"E
L13	36.27'	N77° 42' 12"E
L14	1.34'	S81° 49' 48"W

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

PROVIDED, HOWEVER, THE "COMMON ELEMENTS" SHOWN HEREON EXPRESSLY ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE CONVEYED BY VENN HILLSBOROUGH, LLC TO MAGNOLIA GLEN ESTATES HOMEOWNERS ASSOCIATION, INC AND/OR TO MAGNOLIA GLEN MASTER 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 MAGNOLIA GLEN ESTATES DATED MAY 9, 2018 AND RECORDED IN BOOK 3788, PAGE 338, AS AMENDED, ALAMANCE COUNTY REGISTRY, AND FOR MAGNOLIA GLEN MASTER HOMEOWNERS ASSOCIATION DATED MAY 9, 2018 AND RECORDED IN BOOK 3788, PAGE 310, AS AMENDED, ALAMANCE COUNTY REGISTRY, THE TERMS AND PROVISIONS OF WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE.

VENN HILLSBOROUGH, 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.

OWNER, VENN HILLSBOROUGH, LLC DATE _____
SHAWN CUMMINGS, MEMBER/MANAGER
(NOTARIZED) DATE _____

Book No. 4251 Page No. 779-781 /s/

CERTIFICATE OF SURVEY ACCURACY
I, JEFFREY T. ALLRED, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AS SHOWN, PAGE AS SHOWN, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK (AS SHOWN) PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:30,000; THIS PLAT WAS PREPARED IN ACCORDANCE WITH N.C.G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 24TH DAY OF MARCH, 2023 A.D.

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



ALLRED LAND SURVEYING, PLLC

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

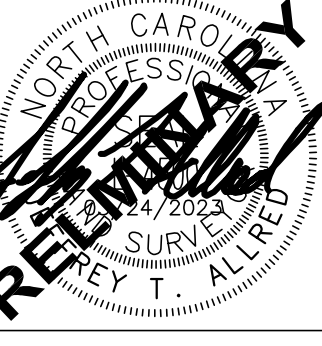
FINAL PLAT

MAGNOLIA GLEN ESTATES PHASE 3

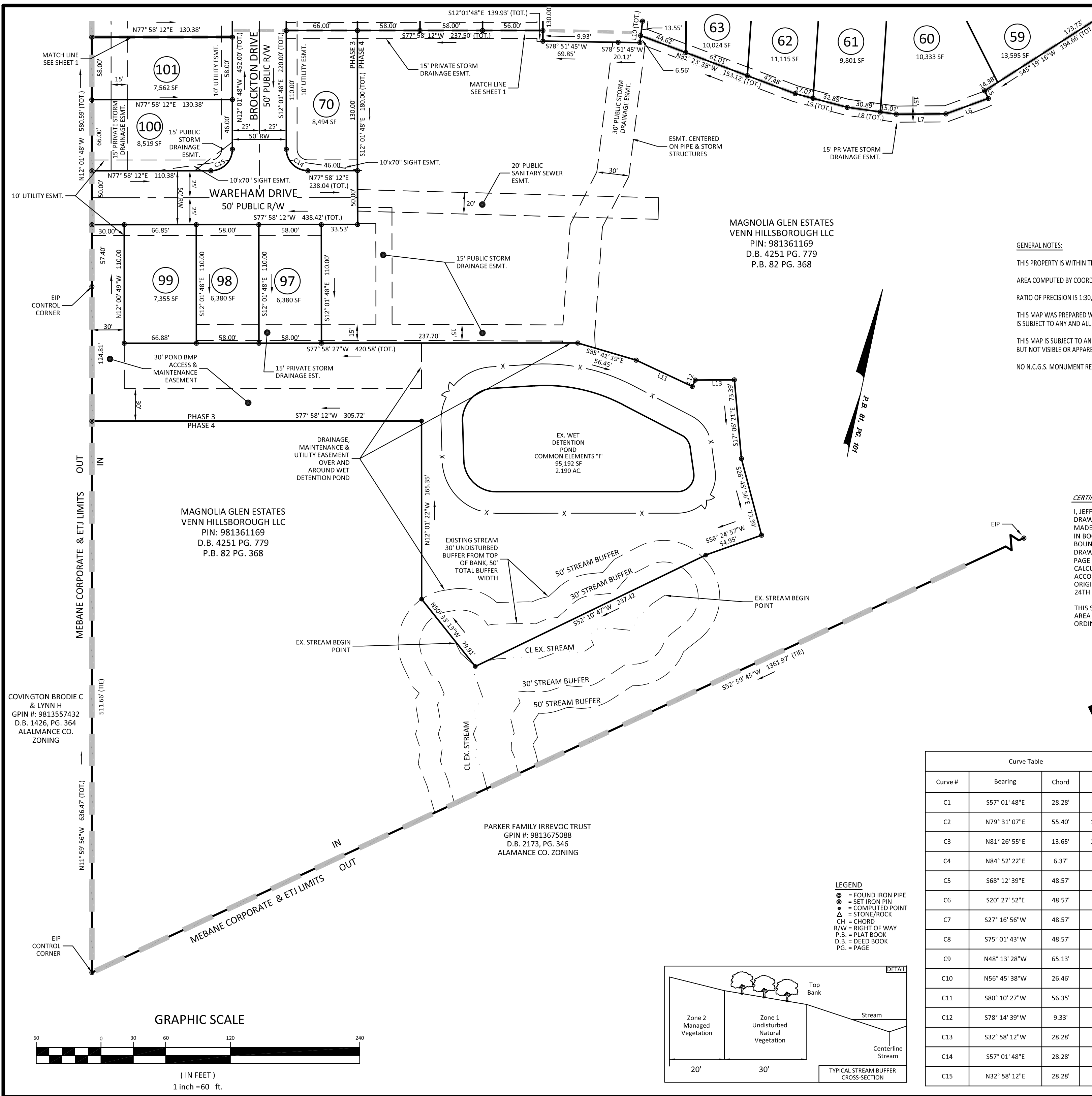
PROPERTY OWNER INFO:
VENN HILLSBOROUGH, LLC
3041 S. CHURCH ST.
BURLINGTON, NC 27215
(336) 901-8304

NO.	DATE	REVISION	NOTE

DRAWN BY: AGB
CHECKED BY: JTA
03/24/2023
PROJECT NO.: 2017-74
REF. NO.:
SCALE: 1" = 60'



SHEET
1 OF 2



PARCEL NOTES:
 PIN: 9813681169
 PARCEL ID : 172976
 PLAT & DEED REF: D.B. 4251, PG. 779
 P.B. 81 PG. 101-102
 P.B. 81 PG. 322
 ZONING: R-6 (CD)

THIS SUBDIVISION CREATES 35 LOTS AREA IN R/W: 74,595 SF (1.712 AC.) AREA IN LOTS: 299,780 SF (6.882 AC.) COMMON AREA/ELEMENTS DEDICATED PER THIS PLAT: 99,397 SF (2.282 AC.) TOTAL PHASE 3 AREA: 473,772 SF (10.876 AC.) L.F. STREETS PHASE 3: 1,352 LF REMAINING AREA: 551,231 SF (12.655 AC.)

LOT DIMENSIONAL REQUIREMENTS:
 R-6, MIN. LOT AREA = 6,000 SF
 MIN. LOT WIDTH AT BUILDING LINE = 56 FT.
 MIN. LOT WIDTH AT STREET = 35 FT.
 FRONT SETBACK = 20 FT.
 SIDE SETBACK = 5 FT.
 MIN. SEPARATION = 15 FT.
 SIDE STREET = 15 FT.
 REAR SETBACK = 20 FT.

MAGNOLIA GLEN ESTATES
 VENN HILLSBOROUGH LLC
 PIN: 981361169
 D.B. 4251 PG. 779
 P.B. 82 PG. 368

MAGNOLIA GLEN ESTATES
 VENN HILLSBOROUGH LLC
 PIN: 981361169
 D.B. 4251 PG. 779
 P.B. 82 PG. 368

PARKER FAMILY IRREVOC TRUST
 GPIN #: 9813675088
 D.B. 2173, PG. 346
 ALAMANCE CO. ZONING

COVINGTON BRODIE C & LYNN H
 GPIN #: 9813557432
 D.B. 1426, PG. 364
 ALAMANCE CO. ZONING

GENERAL NOTES:

THIS PROPERTY IS WITHIN THE MEBANE CITY LIMITS. (P.B. 78, PG. 120 & P.B. 82 PG. 368)

AREA COMPUTED BY COORDINATE METHOD.

RATIO OF PRECISION IS 1:30,000+.

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INVESTIGATION, THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS AN ACCURATE TITLE INVESTIGATION MAY DISCLOSE.

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

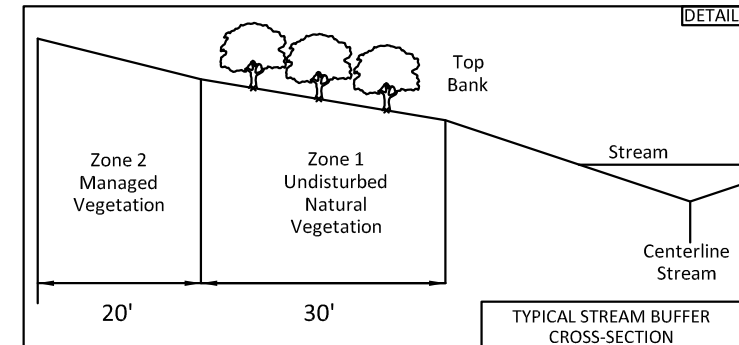
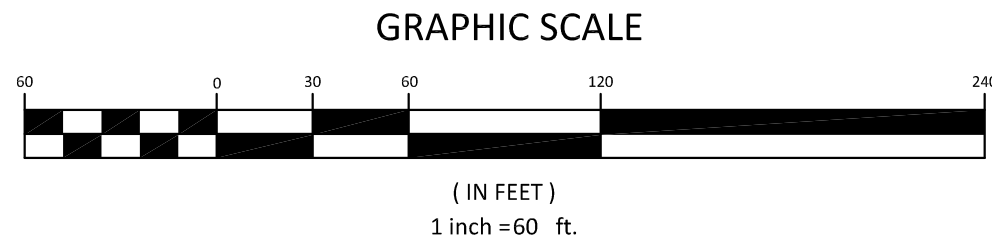
NO N.C.G.S. MONUMENT RECOVERED WITHIN 2,000 FEET OF THIS PROPERTY.

CERTIFICATE OF SURVEY ACCURACY

I, JEFFREY T. ALLRED, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AS SHOWN, PAGE AS SHOWN, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK (AS SHOWN) PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:30,000; THIS PLAT WAS PREPARED IN ACCORDANCE WITH N.C.G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 24TH DAY OF MARCH, 2023 A.D.

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

PRELIMINARY
 JEFFREY T. ALLRED
 LAND SURVEYOR
 REGISTRATION NUMBER



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

Curve #	Bearing	Chord	Radius
C1	S57° 01' 48"E	28.28'	20.00'
C2	N79° 31' 07"E	55.40'	1025.00'
C3	N81° 26' 55"E	13.65'	1025.00'
C4	N84° 52' 22"E	6.37'	60.00'
C5	S68° 12' 39"E	48.57'	60.00'
C6	S20° 27' 52"E	48.57'	60.00'
C7	S27° 16' 56"W	48.57'	60.00'
C8	S75° 01' 43"W	48.57'	60.00'
C9	N48° 13' 28"W	65.13'	60.00'
C10	N56° 45' 38"W	26.46'	20.00'
C11	S80° 10' 27"W	56.35'	975.00'
C12	S78° 14' 39"W	9.33'	975.00'
C13	S32° 58' 12"W	28.28'	20.00'
C14	S57° 01' 48"E	28.28'	20.00'
C15	N32° 58' 12"E	28.28'	20.00'

Line #	Length	Direction
L1	14.97'	S08° 10' 12"E
L2	18.23'	N89° 03' 05"E
L3	45.54'	S00° 45' 17"E
L4	51.44'	S07° 18' 56"E
L5	7.85'	S37° 52' 30"E
L6	41.84'	S57° 58' 02"W
L7	45.95'	S77° 37' 02"W
L8	45.90'	S85° 56' 54"W
L9	49.95'	N87° 18' 35"W
L10	20.12'	N04° 59' 22"W
L11	57.50'	S76° 54' 20"E
L12	6.46'	N13° 05' 40"E
L13	36.27'	N77° 42' 12"E
L14	1.34'	S81° 49' 48"W

ALLRED LAND SURVEYING, PLLC

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

FINAL PLAT

MAGNOLIA GLEN ESTATES PHASE 3

PROPERTY OWNER INFO:
 VENN HILLSBOROUGH, LLC
 3041 S. CHURCH ST.
 BURLINGTON, NC 27215
 (336) 901-8304

NO.	DATE	REVISION	NOTE

DRAWN BY: AGB
 CHECKED BY: JTA
 03/24/2023
 PROJECT NO.: 2017-74
 REF. NO.:
 SCALE: 1" = 60'

PRELIMINARY
 JEFFREY T. ALLRED
 LAND SURVEYOR
 REGISTRATION NUMBER

SHEET
 2 OF 2



AGENDA ITEM #9

RZ 23-03

Rezoning – St. Lukes Church Road
(GPIN: 9815358449)

Presenter

Ashley Ownbey, Development Director

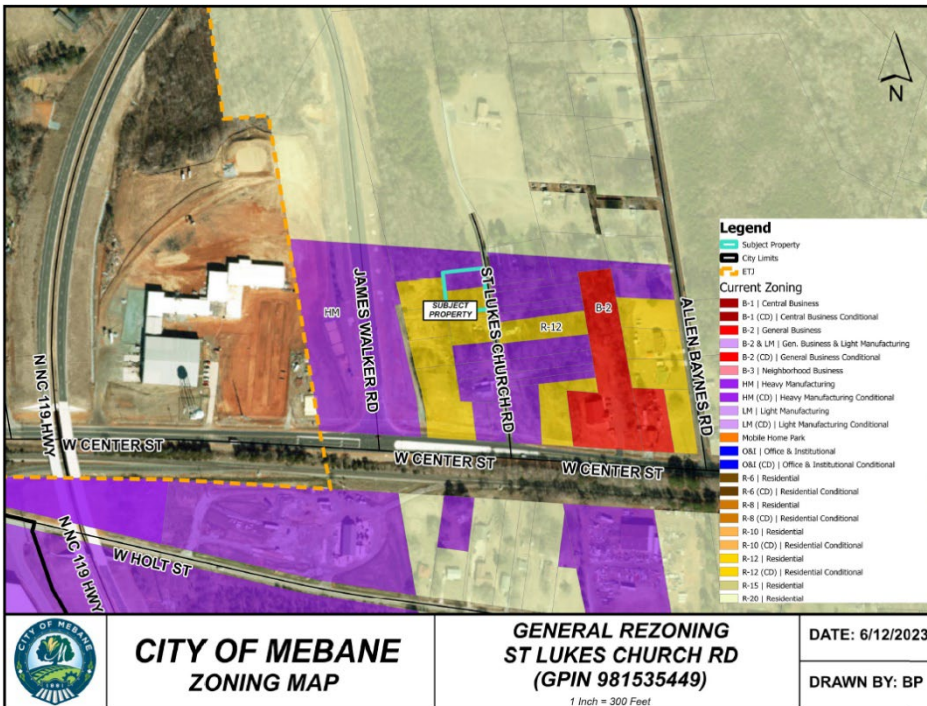
Applicant

GD Adams, LLC
4510 Powder Mill Rd.
Chapel Hill, NC 27514

Public Hearing

Yes No

Zoning Map



Property

St. Lukes Church Rd.
Alamance County GPIN:
9815358449

Proposed Zoning

R-12

Current Zoning

R-12, HM

Size

+/- 12,632 sq. ft.

Surrounding Zoning

HM, R-12

Surrounding Land Uses

Residential, Vacant,
Church

Utilities

Orange-Alamance Water

Septic

Floodplain

No

Watershed

Yes

City Limits

No

Summary

GD Adams, LLC is requesting to rezone the +/- 12,632 square foot unaddressed parcel located on St. Lukes Church Road (Alamance County GPIN 9815358449), from R-12 and HM to R-12 to eliminate the split zoning of the property. The property is currently vacant and in Mebane's extraterritorial jurisdiction (ETJ) in Alamance County. The property meets the dimensional standards of the R-12 Zoning District.

The surrounding zoning in the area includes R-12, Residential District and HM, Heavy Manufacturing District. Surrounding land uses include single-family residential, vacant land, and a church. The subject property is located in the Secondary Growth Area. The proposed rezoning is consistent with the guidance provided within *Mebane By Design*, the City's Comprehensive Land Development Plan. The proposed rezoning will be a continuance of the R-12 zoning and residential uses of surrounding properties.

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

Financial Impact

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

Recommendation

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. At their June 12 meeting, the Planning Board voted 6-0 to recommend approval of the rezoning request.

Suggested Motion

1. Motion to approve the R-12 zoning as presented.
2. Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. Specifically, the request:
 - Is for a property within the City's G-4 Secondary Growth Area and is generally residential in nature (Mebane CLP, p. 66).

OR

3. Motion to **deny** the R-12 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. Preliminary Presentation Slides
2. Zoning Amendment Application
3. Zoning Map
4. Future Growth Area Map



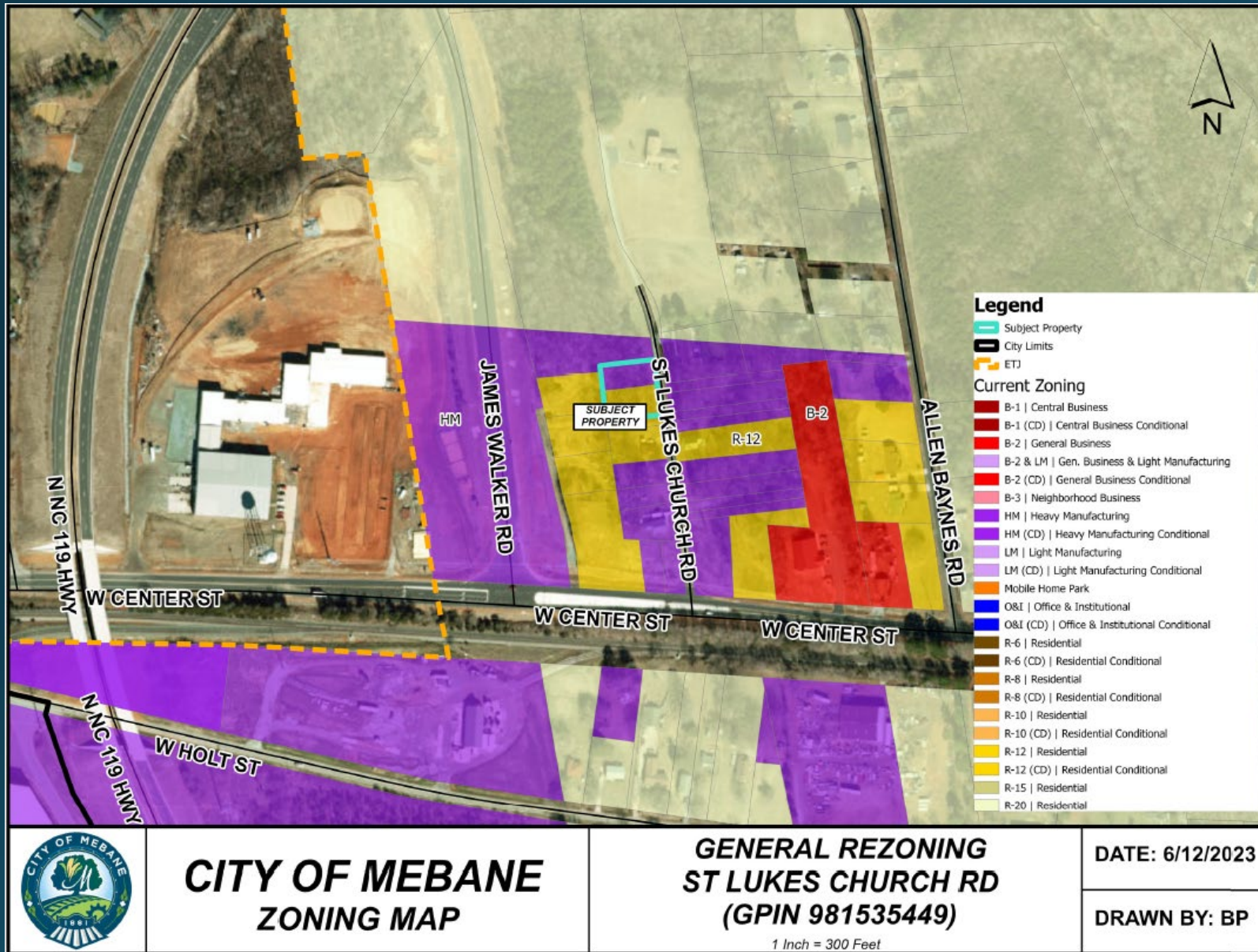
Ashley Ownbey, Development Director

Rezoning Request: R-12 & HM to R-12
by GD Adams, LLC



St. Lukes Church Rd. General Rezoning Request

- Request by GD Adams, LLC
- +/- 12,632 square foot lot
- Existing zoning: R-12 & HM
- Requested zoning: R-12

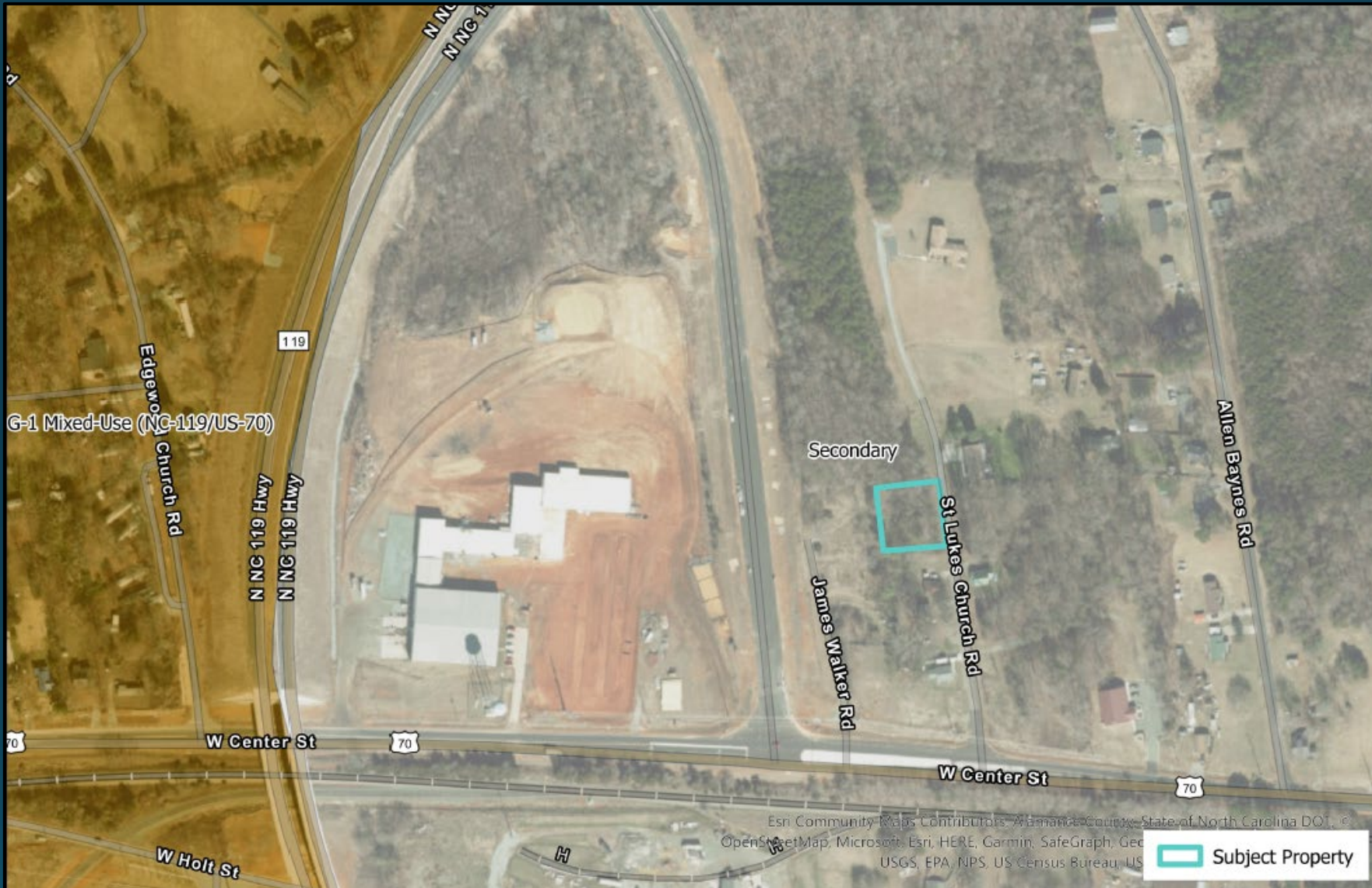




St. Lukes Church Rd. General Rezoning

- Vacant, forested
- Surrounding uses include:
 - Vacant
 - Single-Family Residential
 - Church





St. Lukes Church Rd. General Rezoning Request

- *Mebane By Design* G-4 Secondary Growth Area





Applicant Presentation





APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: G D Adams LLC

Address of Applicant: 4510 Powder Mill Rd, Chapel Hill NC 27514

Address and brief description of property to be rezoned: Lot 9 (currently Residential)

Lot 10 (Zone Heavy Mfg) Combined for 1. Residential GPIN: 9815358449
St Lukes Church Rd

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

Build 3BR Residence Owned (Deed Book 4470, PG. 975-977)

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

Yes ___ Explain: _____ No

Type of re-zoning requested: Combine 2 Lots 1 Residential + 1 H.M. R-12

Sketch attached: Yes _____ No

Reason for the requested re-zoning: To obtain Building Permit

Signed: [Signature]

Date: 5/18/23

Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

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

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



Owner Name: CRISP ANNIE LEE

34 LAMB CT
 DURHAM, NC 27712
 GPIN: 9815358449
 PID: 10-5-11

- Address  Preliminary Address 
- Tax Address  Heavy Industrial Development Applicants  APPLIED FOR PERMIT 

-  PERMIT APPROVED
-  PERMIT RENEWED

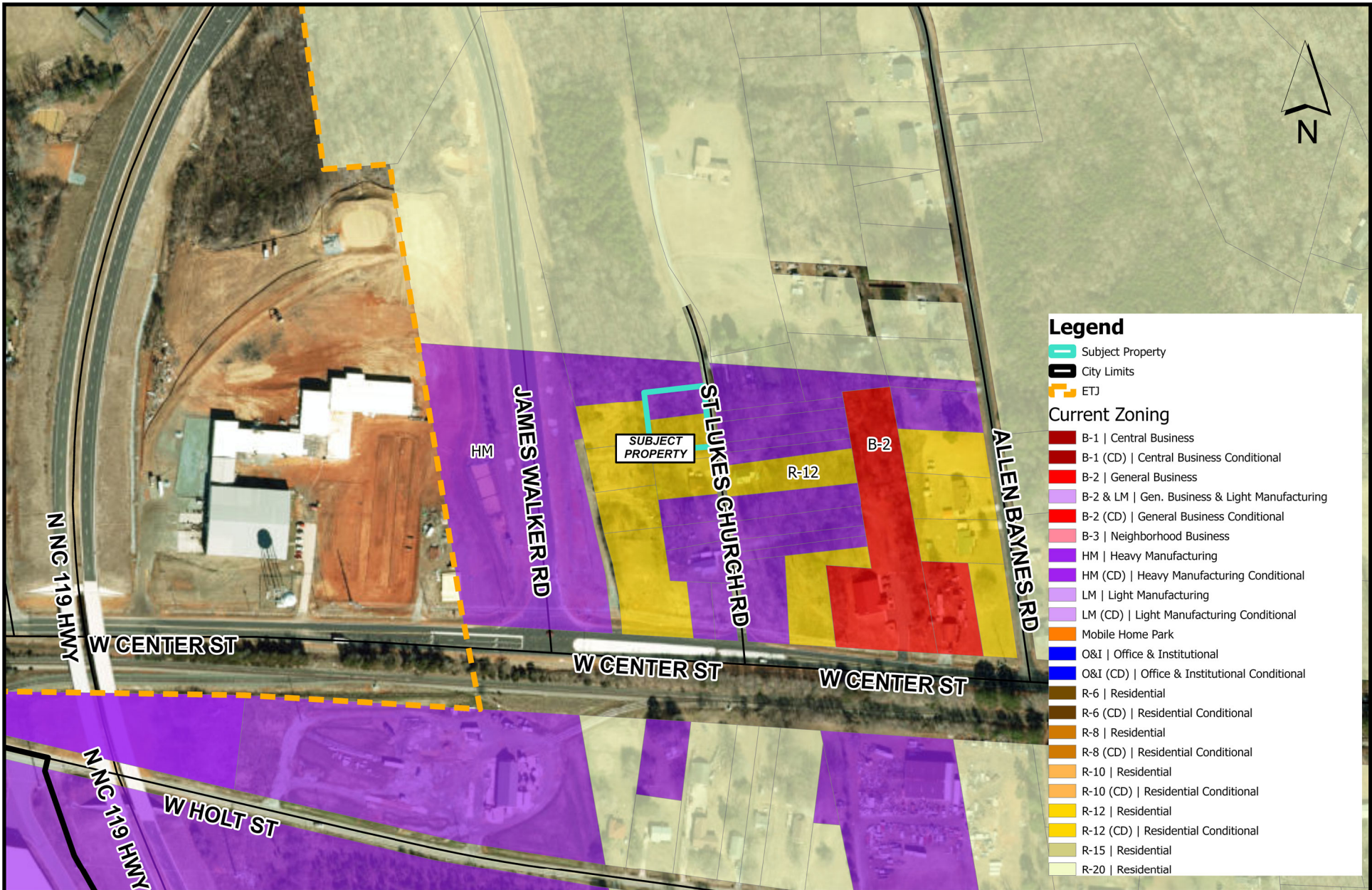
-  UNDER CONSTRUCTION

Alamance County GIS
 Alamance County GIS Department

May 22, 2023

0 0.0065 0.013 mi

DISCLAIMER:
 The information provided in this map is not a survey, grade, or a legal document. It is a best approximation of what is on the ground, but it does contain errors. The data comes from various sources nationwide, the state of North Carolina, and here in Alamance County. Alamance County will not be liable for any errors or omissions in this map. We constantly strive to improve the quality and expand the amount of data and maps available.
 ALAMANCE COUNTY shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused, or any decision made or action taken or not taken by user in reliance upon any information provided herein. The user hereby agrees to hold Alamance County and its employees, agents, and all of the units comprising the Alamance County GIS Department harmless from any and all claims for damages against Alamance County arising from the mapping data. Date: 5/22/2023



Legend	
	Subject Property
	City Limits
	ETJ
Current Zoning	
	B-1 Central Business
	B-1 (CD) Central Business Conditional
	B-2 General Business
	B-2 & LM Gen. Business & Light Manufacturing
	B-2 (CD) General Business Conditional
	B-3 Neighborhood Business
	HM Heavy Manufacturing
	HM (CD) Heavy Manufacturing Conditional
	LM Light Manufacturing
	LM (CD) Light Manufacturing Conditional
	Mobile Home Park
	O&I Office & Institutional
	O&I (CD) Office & Institutional Conditional
	R-6 Residential
	R-6 (CD) Residential Conditional
	R-8 Residential
	R-8 (CD) Residential Conditional
	R-10 Residential
	R-10 (CD) Residential Conditional
	R-12 Residential
	R-12 (CD) Residential Conditional
	R-15 Residential
	R-20 Residential



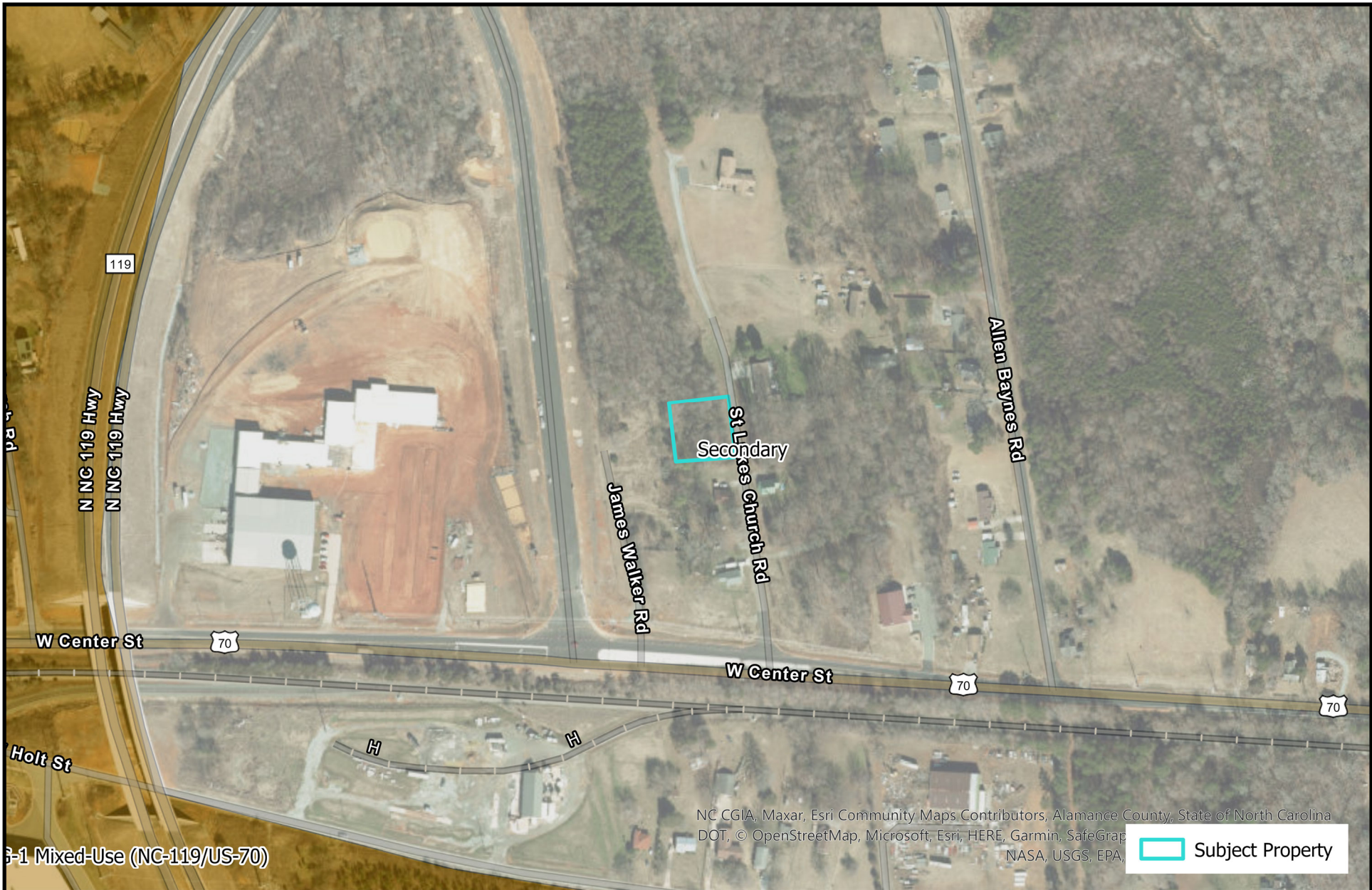
CITY OF MEBANE ZONING MAP

GENERAL REZONING ST LUKES CHURCH RD (GPIN 981535449)

1 Inch = 300 Feet

DATE: 6/12/2023

DRAWN BY: BP



**CITY OF MEBANE
ZONING MAP**

**GENERAL REZONING
ST LUKES CHURCH RD
(GPIN 981535449)**

1 Inch = 300 Feet

DATE: 6/12/2023

DRAWN BY: BP



AGENDA ITEM #10

Racial Equity Advisory Committee Presentation on the Government Alliance on Race & Equity (GARE)

Meeting Date

July 10, 2023

Presenter

Beatrice Hunter,
Human Resources Director, REAC Staff Liaison

Allison De Marco, PhD, School of Social Work,
University of North Carolina at Chapel Hill

Public Hearing

Yes No

Summary

The Racial Equity Advisory Committee proposes that the City become a member of the Government Alliance on Race & Equity (GARE), and has invited Dr. Allison De Marco to make a presentation to share about the organization and the value of membership.

Background

At the last REAC meeting, GARE membership was discussed. The Committee requested Dr. De Marco share information about the organization with City Council.

Financial Impact

Membership dues are \$1000.00 annually. REAC funds have been appropriated in the FY 24 budget and can be used for this purpose.

Recommendation

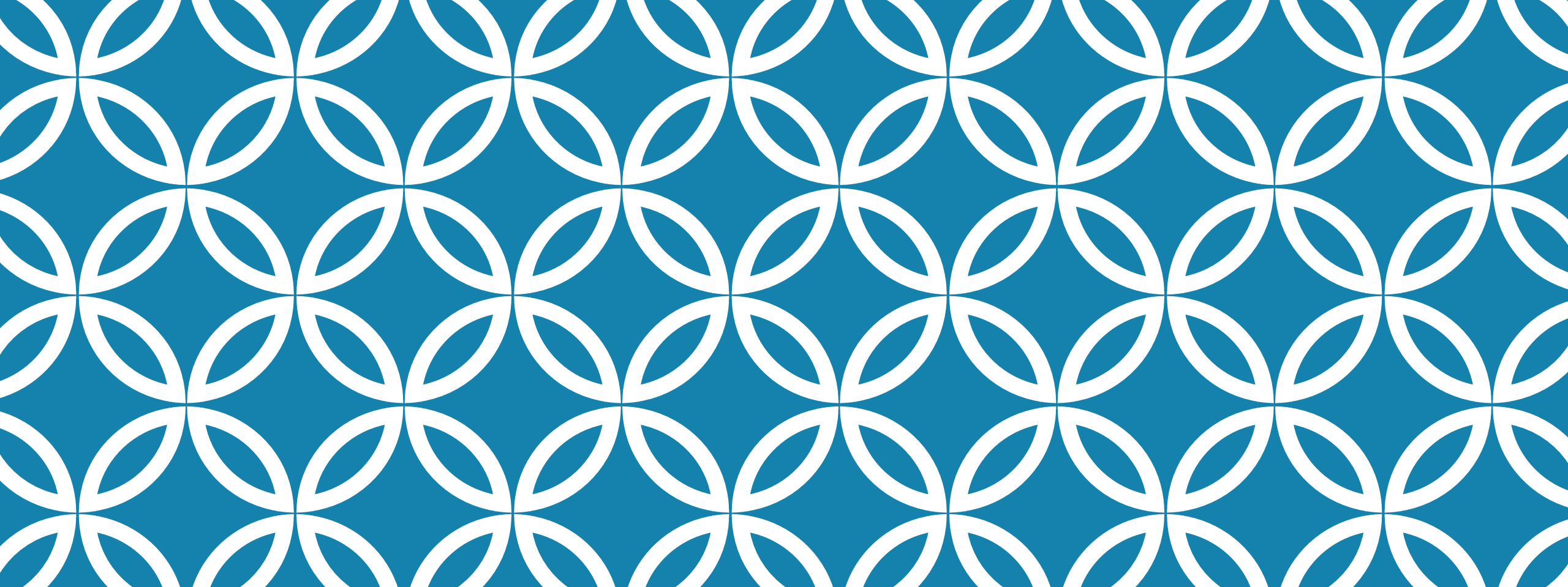
The Racial Equity Advisory Committee recommends the Council's support of the City's membership to GARE.

Suggested Motion

A motion to support the City's membership into GARE.

Attachments

1. PowerPoint



**PRESENTATION ON THE GOVERNMENT
ALLIANCE ON RACE AND EQUITY (GARE)
CITY OF MEBANE COUNCIL MEETING
JULY 10, 2023**

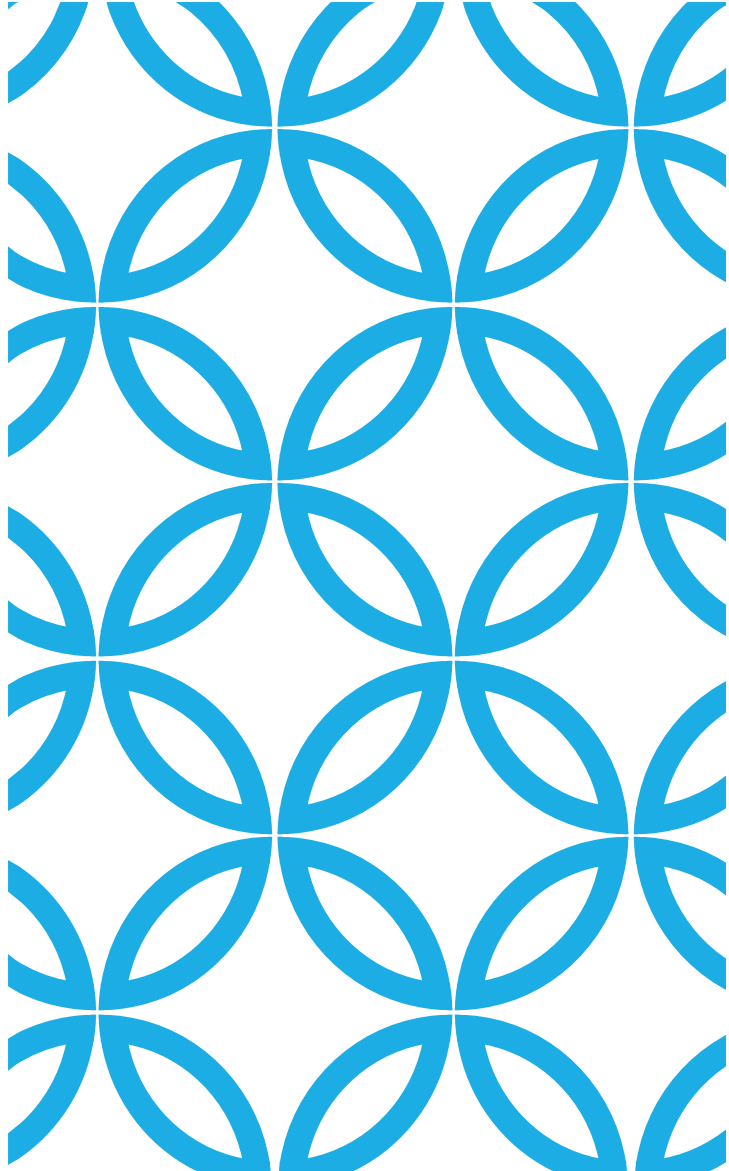
Allison De Marco, MSW PhD
UNC School of Social Work
Beverly Scurry, MBA, MHA
National League of Cities

BACKGROUND

- Connected with staff, scholars, and interns through social work research conference Jan. 2015
- Graduated MSW intern with City of Seattle Office of Civil Rights moved to North Carolina in 2015
- Worked with small ad hoc team of electeds and community leaders to invite and learn about GARE
- Town of Carrboro, first OC member in 2018 (following Charlotte and Durham in 2017)
- School of Social Work economic justice course using GARE racial equity toolkit since 2016

CALL FOR GOVERNMENTS TO ADVANCE EQUITY

- Racial inequities exist across all indicators for success in education, criminal legal system, employment, housing, public infrastructure and health, regardless of intent, region of the country or size of jurisdiction
- Government played central role in creation and maintenance of racial inequity, did so explicitly for centuries and has done so for 50+ years implicitly via policies and practices that perpetuate inequities, even when they are color-blind or race-neutral
- Situation will continue to perpetuate racial inequities unless there are intentional and strategic interventions that lead to transformation.



“The Government Alliance on Race and Equity (GARE) is working to advance racial equity and increase opportunities for all communities. GARE is building the field of practice to advance racial equity within and through government.”

THE GARE APPROACH

Goal - must move closing gaps; must lift up overall outcomes, focusing efforts on those faring worst.

Six Strategies:

1. Use a racial equity framework
2. Build organizational capacity
3. Implement racial equity tools
4. Be data-driven
5. Partner with other institutions and communities
6. Operate with urgency and accountability

GARE MEMBERSHIP NETWORK

- Over 467 jurisdictions at the forefront of local and regional government's work to advance racial equity
- North Carolina member jurisdictions: Carrboro, Chapel Hill, Durham, Durham County, Hillsborough, Orange County, Greensboro, Guilford Co, Asheville, Charlotte, Davidson, Salisbury, Lexington, Winston-Salem, High Point, Apex, Raleigh, Buncombe Co
- Professional peer-to-peer network to exchange information, collaborate to advance practice, and develop solutions to racial equity challenges.



GARE MEMBERSHIP NETWORK

- Membership includes:
 - GARE Conversations With (CoP); GARE Presents (webinars on new tools and resources); Rapid Response (emerging topics)
 - Access to GARE Member Portal for recordings of past programs, templates, job descriptions, examples, presentations, and more.
 - Jurisdiction-specific trainings
 - Foundational training “Governing for Racial Equity” open to public
 - GARE Employee Survey – baseline and track progress
- Annual fees based on number of employees
- Governing for All: A GARE National Convening (late fall 2023)





AGENDA ITEM #11

Capital Reserve Fund Resolution

Meeting Date

July 10, 2023

Presenter

Daphna Schwartz, Finance Director

Public Hearing

Yes No

Summary

The budget ordinance adopted by the City Council on June 5, 2023, includes a transfer equal to two cents of property tax revenue to a capital reserve fund. Approval from the City Council is required to establish the reserve fund for specific General Fund projects.

Background

North Carolina General Statutes 159 -18 and 159-19 give the City Council the authority to establish and maintain a capital reserve fund for any purpose for which it may issue bonds. The City Council maintains control over the capital reserve fund by establishing it, defining its purpose, and authorizing the use of money accumulated through a resolution or ordinance. The resolution presented in this item will establish the fund and its purpose.

The City Council intends to reduce the cost of borrowing (interest payments) for the construction of Fire Station Four, a Police Facility, and a recreation project(s) by transferring an amount equal to two cents of property tax proceeds collected to a capital reserve fund.

Financial Impact

The estimated reserve fund revenue covering Fiscal Years 2023-2024 to 2028-2029 is \$6,029,938 based on the average growth rate of the previous five years. The estimated cost of all three projects is \$35,000,000. Thus, the capital reserve fund is estimated to reduce the amount borrowed from \$35,000,000 to \$28,970,062.

Assuming a borrowing rate of 4 percent (4%) and a 15-year borrowing term for each project, the estimated total savings in interest payments on the debt for these projects is \$2,105,151. Without the capital reserve fund, the City is estimated to pay \$12,219,078 in interest payments, and with the capital reserve fund, the City is estimated to pay \$10,113,927 in interest payments.

Recommendation

The City Council approves the resolution.

Suggested Motion

Motion to approve the Capital Reserve Fund as presented.

Attachments

1. Capital Reserve Fund Resolution.



CAPITAL RESERVE FUND RESOLUTION

WHEREAS, there is a need in the City of Mebane to provide funds for Fire Station Four, a Police Facility, and a recreation project(s); and

WHEREAS, the City of Mebane shall bear the cost of constructing Fire Station Four, a Police Facility, and a recreation project(s) at an estimated cost of thirty-five million dollars (\$35,000,000).

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

Section 1. The City Council hereby creates a Capital Reserve Fund for the purpose of funding the following capital projects related to the City's General Fund:

Fire Station Four – estimated cost of five million dollars (\$5,000,000)

Police Facility – estimated cost of fifteen million dollars (\$15,000,000)

Recreation project(s) – estimated cost of fifteen million dollars (\$15,000,000)

Section 2. This Fund shall remain operational during the life of these projects.

Section 3. The City Council shall appropriate or transfer an amount of two cents of actual property tax collections each fiscal year to this Fund. The budget for FY23-24 is \$840,317.

Section 4. This Resolution shall become effective and binding upon its adoption.

Adopted this 10th day of July 2023.

I certify as follows: that the foregoing capital project ordinance was properly adopted at a meeting of the City Council of the City of Mebane, North Carolina; that this meeting was properly called and held on August 1, 2022; that a quorum was present and acting throughout this meeting; and that this Resolution has not been modified or amended and remains in full effect as of today.

Dated this _____ day of _____, 202_____.

[SEAL]

City Clerk

City of Mebane, North Carolina



AGENDA ITEM #12

AIA Grant for the Study of Existing Water Infrastructure as related to the January 2021 Lead and Copper Rule Revision (LCRR)

Meeting date

July 10, 2023

Presenter

Kyle Smith, PE- Utilities Director

Public Hearing

Yes No

Summary

As part of the revised Lead and Copper rules, the City is required to provide the State an inventory by January of 2024. In August of 2022, the City received a letter of intent to fund an Asset Inventory and Assessment Grant in the amount of \$300,000 through the American Rescue Plan. On November 28, 2022, the City put out a Request for Qualifications for qualified firms to submit a statement of qualifications to provide engineering and surveying services for the below objectives:

- Grant/Loan Administration
- GPS or Survey Mapping of Water Infrastructure
- Review of As-Builts confirming material type and age
- System Evaluations
- Lead and Copper Rule Revision Evaluation and Inventory Preparation

Alley Williams Carmen & King, Inc. was the only firm that submitted their statement of qualifications by the December 21, 2022, due date. On June 21, 2023 the City received the official Offer & Acceptance for American Rescue Plan Funding.

Background

The City of Mebane and City's chosen consultant will review the City's current GIS water map and review as-built information related to the water system. This review will provide the City with an updated GIS map which will improve accuracy on waterline locations, connections within the system, pipe materials, and age of infrastructure.

After the water map is updated then the City will work on developing a Lead and Copper inventory that will be in compliance with the newly released Lead and Copper Rule Revisions. The City will take the information gathered from as-built research and apply that to neighborhoods within the City. Typically, water service material types were provided with the construction plans and this information will provide the City with generalized areas that may not need to be tested based upon the material selected for the project. In the event that as-builts cannot be found, the City will pull building permit dates from individual neighborhoods to assess the probable materials used. From here, the City will randomly select homes in these neighborhoods to collect samples from and send the samples to a certified lab that will test the lead and

copper levels. If a sample home exceeds the revised lead and copper limits, the City will enter that data into the new system map and include the entire neighborhood as an area for increased sampling and testing in accordance with the lead and copper rule.

The above steps will be supplemented with an overall condition assessment of the system that will serve City staff going forward with maintaining the system.

Financial Impact

The City will receive \$300,000 to complete this project. This grant was added to the FY22-23 budget at the September 12, 2022 meeting. Therefore, the grant will need to be carried forward via a Budget Ordinance Amendment to FY23-24.

Recommendation

Staff recommends approving the American Rescue Plan Fund Acceptance Resolution and the Budget Ordinance Amendment.

Staff recommends awarding Alley Williams Carmen & King, Inc. the engineering services for Asset Inventory and Assessment in the amount of \$300,000.

Attachments

1. Offer & Acceptance for American Rescue Plan Funding
2. American Rescue Plan Fund Acceptance Resolution
3. AWCK Scope and Fee Proposal
4. Budget Ordinance Amendment FY23-24

ROY COOPER

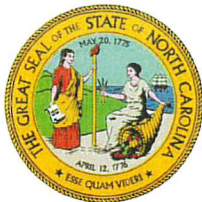
Governor

ELIZABETH S. BISER

Secretary

SHADI ESKAF

Director



NORTH CAROLINA
Environmental Quality

June 21, 2023

Mr. Chris Rollins, City Manager
City of Mebane
106 West Washington Street
Mebane, NC 27302

SUBJECT: Offer & Acceptance for American Rescue
Plan Funding
City of Mebane
Water AIA
Project No. AIA-D-ARP-0184
UEID No. NSCUPKDU84A3

Dear Mr. Rollins:

The City of Mebane has been approved for American Rescue Plan (ARP) funding from the State Fiscal Recovery Fund in the amount of **\$300,000** for an Asset Inventory and Assessment (AIA) study. Projects funded from the State Fiscal Recovery Funds established in S.L. 2021-180/S.L. 2022-74 must meet applicable federal law and guidance for the ARP funds.

Enclosed are two (2) copies of an offer-and-acceptance document, extending ARP funding in the amount of \$300,000. This offer is made by the Division of Water Infrastructure (DWI), subject to the assurances and conditions set forth in the enclosed offer-and-acceptance document. Funds will not be disbursed unless this offer is accepted.

Upon your acceptance, please submit the following items to Pam Whitley, via email at Pam.Whitley@deq.nc.gov, or via mail at Division of Water Infrastructure (DWI), 1633 Mail Service Center, Raleigh, North Carolina 27699-1633:

1. One (1) copy of the original offer-and-acceptance document, executed by the Authorized Representative for the project, along with the signed "Standard Conditions and Assurances" for ARP Projects. **Please retain the second copy for your files.**
2. A resolution (sample copy attached), adopted by the governing body, accepting the offer, and making the applicable assurances contained therein.
3. Sales Tax Certification, if applicable (attached).
4. ARPA Engineering Services Procurement Certification (attached).



North Carolina Department of Environmental Quality | Division of Water Infrastructure
512 N. Salisbury Street | 1633 Mail Service Center | Raleigh, North Carolina 27699-1633
919.707.9160

5. One (1) copy of all executed service agreements and/or contracts.

All work associated with this project must be completed within 24 months of the date of this letter.

Once the subject project has commenced, the enclosed "reimbursement request form" must be completed and submitted with all reimbursement requests. You are free to reproduce this form should additional copies be needed. Additional information and template forms can be found on DWI's website under the "I Have Funding – Construction and Reimbursement" page. Reimbursement requests should be sent to Shane Beeson, your Viable Utility Unit Project Manager, at the address noted.

As a reminder, a memorandum requesting your federal identification number was included with the Letter of Intent to Fund. You must complete and submit this no later than the time when you choose to submit your first request for reimbursement.

On behalf of the Department of Environmental Quality, I am pleased to extend this offer of ARP funds, made available by the North Carolina Fiscal Recovery Fund. Should you have any questions concerning this offer of funding, or any of the stipulations outlined in this offer package, please contact Shane Beeson at shane.beeson@deq.nc.gov or 919-707-3614.

Sincerely,

DocuSigned by:
Victor D'Amato
52CD62E9DA6B44F...
Victor A. D'Amato, PE
Division of Water Infrastructure, NCDEQ

Enclosures: Offer-and-Acceptance Document (2 copies)
Resolution by Applicant's Governing Body to Accept an Offer of Funding
Sales-Tax Certification Form
ARPA Engineering Services Procurement Certification
Reimbursement Request Form

CC: Chris Rollins, crollins@cityofmebane.com
Franz Holt, Alley, Williams, Carmen & King, Inc. (Burlington, NC),
fholt@awck.com
Jennifer House (via email)
DWI Administrative Unit (via email)
Shane Beeson (via email)
Matthew Rushing, EI (via email)
FILE: ARPA Project File (COM_LOX)





AMERICAN RESCUE PLAN FUND
ACCEPTANCE RESOLUTION

WHEREAS, the American Rescue Plan (ARP) funded from the State Fiscal Recovery Fund was established in S.L. 2021-180 to assist eligible units of government with meeting their water/wastewater infrastructure needs; and

WHEREAS, the North Carolina Department of Environmental Quality has offered American Rescue Plan (ARP) funding in the amount of \$300,000.00 to perform an Asset Inventory and Assessment study detailed in the submitted application; and

WHEREAS, the City of Mebane intends to perform said project in accordance with the agreed scope of work.

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

That the City of Mebane does hereby accept the American Rescue Plan (ARP) offer of \$300,000.00.

That the City of Mebane does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.

That the City of Mebane, 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 by the Division of Water Infrastructure.

Adopted this 10th day of July 2023.

I certify as follows: that the foregoing American Rescue Plan fund acceptance resolutions was properly adopted at a meeting of the City Council of the City of Mebane, North Carolina; that this meeting was properly called and held on July 10, 2023; that a quorum was present and acting throughout this meeting; and that this Resolution has not been modified or amended and remains in full effect as of today.

Dated this _____ day of _____, 202____.

[SEAL]

City Clerk

City of Mebane, North Carolina



June 29, 2023

Mr. Kyle Smith, P.E.
Utility Director
City of Mebane

Subject: Asset Inventory and Assessments Grant
Drinking Water Distribution System Evaluations

Dear Mr. Smith,

Alley, Williams, Carmen & King, Inc. is pleased to provide the City of Mebane with this letter of agreement to provide engineering and administration services for the City's Asset Inventory and Assessments Grant from NCDEQ-Division of Water Infrastructure. This proposal is to assist the City with evaluating the drinking water distribution system for compliance with the Lead and Copper Rule Revision.

Background Information and Scope of Services

The City of Mebane owns and operates a water distribution system that supplies drinking water and fire flows within the City and to areas just outside city limits. The City applied for and was awarded funding for Asset Inventory and Assessment (AIA) for the water distribution system in the spring of 2022. The AIA application includes engineering evaluation of the water distribution system as well as reviewing existing mapping and updating mapping of the water system. The goal of the project is to complete an evaluation of the distribution system that includes a lead service line inventory and an overall evaluation of the system that can be used going forward.

AWCK is a full-service architectural and civil engineering based in Burlington, North Carolina that was founded in 1960 and has worked with the City of Mebane for many decades. This time includes decades working with the City of Mebane and its water system. AWCK will assist the City with the NC DWI approved scope that is attached as Exhibit 3.

It should be noted that final engineering design and bid documents are not included within this scope of services but can be provided at a later point through addendum if requested.

Independent Contractor

Consultant shall at all times remain an "Independent Contractor" with respect to the services to be performed under this Agreement. The City shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance, and Worker's Compensation Insurance since the Consultant is an Independent Contractor.

Professional Services

Alley, Williams, Carmen, & King, Inc. (AWCK) shall perform the professional Consulting Services required under this Agreement in accordance with standard of care, skill, training, diligence and judgment normally provided by competent professionals who perform work of a similar nature, in the same geographical regions as the work described in this Agreement and any Work Authorization. AWCK agrees to correct, at its own expense, any service provided under this Agreement that does not conform to the standard of care herein for a period of one (1) year following the completion of that Service.

Prohibited Interest

AWCK affirms that it has neither an interest, nor shall acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of services under this Agreement. AWCK may still provide private engineering design within the City of Mebane but any private work will be reviewed by either another entity or by City staff.

Discrimination Prohibited

AWCK shall not discriminate against any person in the performance of this Agreement because of race, creed, sex, handicap, color, age, national origin, or familial status.

Insurance

AWCK shall maintain for the term of this Agreement insurance policies covering:

- Worker's Compensation and Employer's Liability insurance, statutory limits.
- Comprehensive General Liability insurance, a total of \$2,000,000 each occurrence and \$2,000,000 in aggregate.
- Comprehensive Automobile Liability insurance, a total of \$2,000,000 each occurrence and \$2,000,000 in aggregate.
- Umbrella Liability insurance, a total of \$5,000,000 each occurrence.
- Professional errors and omissions insurance with a per claim limit of not less than \$3,000,000.

Additionally, the City shall be named as an additional insured on Comprehensive General Liability and Comprehensive Automobile Liability, and the policies shall provide that the City shall be given at least thirty (30) days advance written notice in the event of cancellation.

Summary of Fees

We propose to provide the above described services for a fee of \$300,000.00. The individual fees are attached within Exhibit #1 – Scope of Services.

We appreciate the opportunity of submitting this letter of agreement for your review and acceptance. We look forward to working with you and should you have any questions or require additional information, please contact me at 336-226-5534.

Sincerely,

ALLEY, WILLIAMS, CARMEN & KING, INC.



Joshua S. Johnson, P.E.
Principal Engineer

The scope of services, terms and conditions of this Letter of Agreement are accepted.

Signature of Authorized Representative

Date

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Officer Approval

Date

**EXHIBIT – 1
SCOPE OF SERVICES**

Task 1 –As-Built Research and GIS Updates

Task 1 Fixed Fee: \$50,000

Task 2 – LCRR Inventory

Task 2 Fixed Fee: \$225,000

Task 3 – Condition Assessment and Asset Inventory Creation

Task 3 Fixed Fee: \$25,000

Summary of Tasks/Fees:

Task 1 – As-Built Research and GIS Updates:	\$ 50,000.00
Task 2 – LCRR Inventory:	\$ 225,000.00
Task 3 – Condition Assessment and Asset Inventory Creation:	<u>\$ 25,000.00</u>
Total All Tasks:	\$ 300,000.00

EXHIBIT - 2

HOURLY CHARGE RATE SCHEDULE – January 1, 2023

This information is confidential and is intended for use by the recipient only.

- | | | | | |
|----|-----------------------|---|----------|----------------|
| 1. | Engineers: | | | |
| | a. | EI – Engineering Intern | \$ 80.00 | - \$130.00/Hr. |
| | b. | Registered Professional Engineer | 100.00 | - 160.00/Hr. |
| | c. | Associate/Registered Professional Engineer | 125.00 | - 180.00/Hr. |
| | d. | Principal/Registered Professional Engineer | 190.00 | - 250.00/Hr. |
| 2. | Architects: | | | |
| | a. | Architects in Training | \$ 80.00 | - \$100.00/Hr. |
| | b. | Registered Architect | 90.00 | - 130.00/Hr. |
| | c. | Associate/Registered Architect | 145.00 | - 180.00/Hr. |
| | d. | Principal/Registered Architect | 160.00 | - 180.00/Hr. |
| 3. | Surveyors: | | | |
| | a. | Surveyor in Training | \$ 75.00 | - \$ 90.00/Hr. |
| | b. | Registered Land Surveyor | 85.00 | - 115.00/Hr. |
| | c. | Associate/Registered Land Surveyor | 95.00 | - 140.00/Hr. |
| 4. | Technical Staff: | | | |
| | a. | Project Manager | \$ 90.00 | - \$130.00/Hr. |
| | b. | CADD Designer/Technician | 75.00 | - 110.00/Hr. |
| | c. | Stormwater Program Coordinator | 75.00 | - 110.00/Hr. |
| 5. | Survey Parties: | | | |
| | a. | 2-Man Party | \$140.00 | - \$180.00/Hr. |
| | b. | 3-Man Party | 190.00 | - 225.00/Hr. |
| 6. | Construction Observer | | \$ 75.00 | - \$120.00/Hr. |
| 7. | Clerical | | \$ 55.00 | - \$ 80.00/Hr. |
| 8. | Other: | | | |
| | a. | Employees' overtime (when authorized in advance): 1.50 times Hourly Charge Rate. | | |
| | b. | Professional Consultants: 1.10 times the amount billed to AWCK, Inc. | | |
| | c. | Printing and Mailing: 1.10 times the amount billed to AWCK, Inc. | | |
| | d. | Mileage: Travel to job site <u>No Charge</u> , but time is included from our office to job site and return. | | |
| | e. | Overnight or extended travel: 1.10 times the amount billed to AWCK, Inc. | | |
| | f. | The above rates are subject to adjustment in accordance with normal salary and rate review practices on an annual basis. | | |
| | g. | Where ranges of hourly charge rates are listed, the rate charged will be the actual charge rate associated with the individual performing the services. | | |
| | h. | Payment will be made monthly based on invoices submitted by Alley, Williams, Carmen & King, Inc. | | |

Exhibit 3

Water Asset Inventory and Assessment

Preliminary Project Scope and Schedule

City of Mebane

DATE: November 18th, 2022

SUBJECT: Asset Inventory and Assessment (AIA) Grant
Project No. AIA-D-ARP-0184
Spring 2022 Application Cycle

Preliminary Project Scope

1. Project Purpose

The City of Mebane applied for the Drinking Water AIA Grant with the goal of preparing for the Lead and Copper Rule Revision as well as updating its water system maps and inventory. The City of Mebane was founded in 1883 and has a long history of industrial capacity and a water system to support furniture and textile mills.

The City of Mebane and City’s chosen consultant will review the City’s current GIS water map and review as-built information related to the water system. This review will provide the City with an updated GIS map which will improve accuracy on waterline locations, connections within the system, pipe materials, and age of infrastructure.

After the water map is updated then the City will work on developing a Lead and Copper inventory that will be in compliance with the newly released Lead and Copper Rule Revisions. The City will take the information gathered from as-built research and apply that to neighborhoods within the City. Typically, water service material types were provided with the construction plans and this information will provide the City with generalized areas that may not need to be tested based upon the material selected for the project. In the event that as-builts cannot be found, the City will pull building permit dates from individual neighborhoods to assess the probable materials used. From here, the City will randomly select homes in these neighborhoods to collect samples from and send the samples to a certified lab that will test the lead and copper levels. If a sample home exceeds the revised lead and copper limits, the City will enter that data into the new system map and include the entire neighborhood as an area for increased sampling and testing in accordance with the lead and copper rule.

The above steps will be supplemented with an overall condition assessment of the system that will serve City staff going forward with maintaining the system.

2. Preliminary Project Schedule

TASK	TENTATIVE DATA
Funded AIA	November 2022
Request of Qualifications	December 2022
Consultant Selections	January 2023
Field Data Collection/As-Builts	July 2023-October 2023

3. Cost Estimate:

WATER ASSET INVENTORY AND ASSESSMENT PROJECT COST ESTIMATE		
ITEM	DESCRIPTION	TOTAL
1	As-Built Research and GIS Updates	\$50,000.00
2	LCRR Inventory	\$225,000.00
5	Condition Assessment/Asset Inventory Creation	\$25,000.00
TOTAL:		\$300,000.00

4. Follow-up Items:

- a. The City of Mebane will follow the water and wastewater utility evaluation guidance document to assist city staff and the selected consultant in creating an AIA management plan that will be updateable for years to come.
- b. NCDWI will be invited to all progress meetings, provide minutes of all meetings, and be provided field reports at the completion of the project. NCDWI will be provided with a copy of the completed Asset Inventory and Assessment report that is provided to the City of Mebane. Due to security concerns, the City of Mebane does not provide any outside entity with GIS data files that could be hacked or unintentionally transmitted without the City’s consent. The City will share printed or PDF maps with NCDWI showing the updated infrastructure locations and any other data on age of infrastructure that NCDWI might want to see as part of this study.
- c. The City of Mebane does not intend to purchase equipment with this funding.
- d. GIS data will be provided to the City of Mebane city manager and public works director for them to keep and access. Currently, the city stores and updates its GIS data while the contracted engineer maintains a copy of the data for exhibit map creation use. This data is stored on a secure server and is also backed up with an external hard drive. The City of Mebane will own the data with permission granted to the City’s contracted engineer to use/house the data.
- e. A GIS polygon file will be shared with NCDWI showing the limits of the City’s water system at the conclusion of the project.

BE IT ORDAINED by the Council of the City of Mebane that the Budget Ordinance for the Fiscal Year beginning July 1 2023 as duly adopted on June 5, 2023, is hereby amended as follows:

ARTICLE I

APPROPRIATIONS	Current Budget	Change	Revised Budget
Utility Fund - Utilities Maintenance	\$ 5,854,953	\$ 300,000	\$ 6,154,953

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
Utility Fund - Appropriated Fund Balance	\$ 2,460,925	\$ 300,000	\$ 2,760,925

This the 10th day of July, 2023.



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

Members Present:

Edward Tulauskas, Chair
Judy Taylor, Vice Chair
William Chapman
Keith Hoover
Gale Pettiford
David Scott

Members Absent:

Kurt Pearson
Jason VanBuren
Susan Semonite

City Staff Present:

Ashley Ownbey, Development Director
Briana Perkins, City Planner
Chad Cross, IT Specialist

1. Call to Order

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

2. Approval of May 8, 2023, Meeting Minutes

Gale Pettiford made a motion to approve the meeting minutes. Judy Taylor seconded the motion, which passed unanimously.

3. City Council Actions Update

Ashley Ownbey informed the Board that the City Council had approved the rezoning and special use requests by 3S Investments, LLC. With their approval of the special use request, the City Council included the condition the applicant provide sidewalk along a portion of South Third Street.

Additionally, Ashley Ownbey reported the City Council had approved Phase 2 amendments to the Mebane Unified Development Ordinance (UDO). She reviewed the changes that occurred between the Planning Board's recommendation and City Council's approval. Ashley Ownbey also reported on appointments to the Mebane Planning Board. The City Council reappointed Susan Semonite and William Chapman to the Board and appointed a new member Colin Cannell who will begin serving in July.

4. Request to rezone the +/- 12,632 square foot parcel located on St. Lukes Church Rd. (GPIN 9815358449), from R-12 and HM to R-12 by GD Adams, LLC.

GD Adams, LLC is requesting approval to rezone a +/- 12,632 square foot lot on St. Lukes Church Road from R-12, Residential District and HM, Heavy Manufacturing to R-12. The property is within the City of Mebane's ETJ in Alamance County and the property would be served by Orange-Alamance Water and a septic system. The surrounding area includes vacant lots, residential homes,



and a church. The property is located in the Secondary Growth Strategy Area as identified in *Mebane By Design*, the City's Comprehensive Land Development Plan.

The site-specific plan and staff report are provided in the meeting agenda packet available [here](#).

Briana Perkins provided a more detailed overview and PowerPoint presentation of the request.

Jerry Adams, owner and applicant of the general rezoning request, informed the Board that St. Lukes Church Road is a dirt road and everything around the parcel is residential. He stated that he is planning to develop the property with a two-bedroom, single-family home with an attached garage that would be ADA accessible. He said that the septic system had already been approved for the property and a new home will be connected to Orange-Alamance Water.

David Scott asked Mr. Adams if he was planning to build a spec house. Jerry Adams replied that he is building a spec house. He said that his homes are well-built, and everything is high-end.

David Scott made a motion to approve the R-12 zoning request from GD Adams, LLC as follows:

Motion to approve the R-12 zoning as presented.

*Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane by Design. The request:*

- Is for a property within the City's G-4 Secondary Growth Area and is generally residential in nature (Mebane CLP, p.66).*

William Chapman seconded the motion, which passed unanimously.

5. New Business

Ashley Ownbey informed the Board that City offices are closed on June 19 and July 4 for holidays. She stated that due to the July holiday, the City Council meeting will be held on July 10 and the Planning Board meeting is scheduled for July 17.

6. Adjournment

Chairman Tulauskas adjourned the meeting at approximately 6:41 p.m.



Planning Board
Minutes to the Meeting
June 12, 2023, 6:30 p.m.

DRAFT