



Council Meeting Agenda
December 5, 2016
6:00 p.m.

1. Call to Order and Invocation Mayor Glendel Stephenson
2. Public Comments..... Mayor
3. Consent Agenda..... Mayor
 - a. Approval of Minutes-
 - Special Joint Meeting- September 15, 2016
 - Regular Meeting- November 7, 2016
 - b. Proposed 2017 Regular Meetings and FY 2017-18 Budget Calendar
 - c. Final Plat –Arrowhead Villas – Phase 3, Units 9-10
 - d. Ordinance Amendment- Section 6-164- Recoupment charge for false alarms
4. Preliminary Major Subdivision Plat – Joel Miles
continued from the November 7, 2016 meeting..... Montrena Hadley, Planning Officer
5. Public Hearings:
 - a. The Village at Lake Michael- Amendment to Special Use Permit (Quasi-Judicial) *continued from the November 7, 2016 meeting and requested per applicant to be continued until the January 9, 2017 meeting* Ms. Hadley
 - b. Arrowhead North Development Amendment..... Ms. Hadley
 - c. John Carney Variance- Board of Adjustment (Quasi-Judicial) Ms. Hadley
 - d. Voluntary Contiguous Annexation- Ordinance to Extend the Corporate Limits- Love's Travel Stops.....Lawson Brown, City Attorney
6. Adjournment Mayor



The Mebane City Council and the Orange County Board of Commissioners met for a Joint Meeting at 6:00 p.m. on Thursday, September 15, 2016 at the Whitted Facility Meeting Room, 300 West Tryon Street, Hillsborough, NC. Dinner was served at 5:30pm.

Mebane Councilmembers Present:

Mayor Glendel Stephenson
Mayor Pro-Tem Ed Hooks
Councilmember Everette Greene
Councilmember Jill Auditori
Councilmember Patty Philipps

Mebane Councilmembers Absent:

Councilmember Tim Bradley

Mebane Staff Present:

David Cheek, City Manager
Chris Rollins, Assistant City Manager
Lawson Brown, City Attorney
Franz Holt, City Engineer

Orange County Commissioners Present:

Chairman Earl McKee
Vice Chair Mark Dorosin
Commissioner Mia Day Burroughs
Commissioner Barry Jacobs
Commissioner Penny Rich
Commissioner Renee Price
Commissioner Bernadette Pelissier

Orange County Staff Present:

Bonnie Hammersley, County Manager
Travis Myren, Deputy County Manager
John Roberts, County Attorney
Howard Fleming, County Engineer
Peter Murphy, Public Transportation
David Stancil, Director of Parks & Recreation
Donna Baker, Clerk to the Board
David Hunt, Deputy Clerk to the Board

Chairman Earl McKee called the meeting to order, welcomed everyone and gave a few opening remarks. Mayor Stephenson also gave a few opening remarks.

Mr. Fleming gave an update on the Efland Sewer to Mebane Phase 2 Extension project. Orange County has begun to transfer certain phases of utility construction consistent with the original and later amended joint utility service agreement. Much of the more recent water and sewer infrastructure work has been for economic development purposes in designated zones. Over \$5 Million in 'backbone' infrastructure has been completed. Morinaga was able to use one of the earlier infrastructure phases. An additional \$8 million of work is in process that will facilitate additional economic development potential and will permit the existing sewer flow from Efland to be transferred to Mebane. The project will be bid in the next couple months. It includes 8,300 linear foot of gravity flow lines, one (1) new lift station and 19,000 linear foot of sewer force main line including a jack and bore under I-85/I-40. Design has been coordinated with Mebane and its engineers. The project, due to its scope, will take approximately 15 months (projected completion in July 2018). An overview map (attachment 1a) and exhibit (attachment 1b) are attached.

Mr. Rollins added that currently Mebane is handling the routine maintenance on the Efland system and sewer flow now is being pumped to Hillsborough. After the pump station work is completed the switch over to Mebane will take place. Mr. Hooks questioned how many citizens this project will help. Mr. Cheek replied 400 households in Efland and possibly more in the future. Mr. Dorosin asked if their rates would change when switched to Mebane. Mr. Rollins stated they would not see a change in the rates.

Mr. Murphy gave a Transit Service Orange Public Transportation update. Orange County Public Transportation (OPT) is in the process of implementing bus expansion services. Services are supported by the North Carolina Department of Transportation (NCDOT) rural grant programs, a half-cent sales tax, vehicle tag fees, urban funding through the Durham Chapel Hill Carrboro Metropolitan Planning Organization (MPO) and Burlington Graham MPO and fare receipts. OPT accepted delivery of seven new replacement buses during the summer 2015 and three additional replacement vehicles in the summer 2016. Older, infrequently used buses have been sold and all

new vehicles are in service. New bus operators were hired and trained to support both expanded and existing services. Screening and hiring continues for pending services.

Five new approved services include:

- Recent service additions

- August 2015: Orange-Chapel Hill Connector with expanded service to Cedar Grove – This is an Increased frequency to hourly service on the mid-day fixed route service that OPT operates on the Hillsborough-Chapel Hill route. This complements the peak hour service that is operated as GoTriangle Route 420, managed by Chapel Hill Transit under an agreement with GoTriangle.

- June 2016: Expanded Senior Center Service - Later Senior Center service was added on weekdays to provide additional service to the county's Senior Centers, particularly the Passmore Senior Center. Two route-deviation services are now provided at 3:30 pm in addition to 1:00 pm service times.

- Pending service additions

- Efland-Hillsborough Commuter Loop – Complementing the GoTriangle ODX peak hour commuter service between Mebane/Efland, Hillsborough and Duke/VA Hospital, downtown Durham, OPT will operate peak period/peak direction service from Efland to connect with the ODX at its Hillsborough stop, enabling Efland residents to connect to Duke and Durham. It also provides connecting service to the 420 Chapel Hill Route to UNC.

- Orange-Alamance Connector (US 70 midday) The Orange-Alamance Connector will be operated by OPT to complement the GoTriangle ODX service. It will provide mid-day service on weekdays between Mebane/Efland and Hillsborough. A Congestion mitigation and air quality improvement (CMAQ) Program Grant was applied for and final approvals were received in February 2016. Service is pending receipt of the grant-funded vehicle.

- Rural Deviated Zonal Routes - This combined service will provide general public service (no eligibility requirements) in the rural areas of Orange County on a 2 deviated fixed-route basis. Each of the three zones (Northeastern, Northwestern and Southern) will receive service two days per week.

Mr. Murphy talked in detail about specific routes as requested by commissioners. Route maps are attached.

Mr. Hooks spoke about the Piedmont Authority for Regional Transport (PART) and GoTriangle routes currently in Mebane. There was considerable discussion among both boards and staff in regard to the current transportation services in Mebane and Orange County. Mr. Murphy presented ridership data which helps staff to make adjustments that will enhance transportation services.

Ms. Hammersley stated that Perdita Holtz is not in attendance but she has been participating in the City of Mebane's planning efforts related to "Mebane by Design" comprehensive land development plan. Mr. Rollins presented an update on Mebane's Comprehensive Land Development Plan. He explained that Mebane began this plan in cooperation with the Piedmont Triad Regional Council planning staff and a 26 member advisory committee. Mr. Rollins highlighted Mebane's recent and current planning projects:

2014 Recreation Master Plan

2015 Bike & Pedestrian Plan

2016 Comprehensive Land Development Plan

2016 Capital Improvement Plan

2016 Comprehensive Transportation Plan

2016 Long Range Water & Sewer Study

2017 Traffic Separation Study with NCR, Norfolk South & NCDOT

All the plans led to one strategy, a cohesive vision for what Mebane will look like 20 years from now. He spoke of the Green Growth Toolbox, a grant Mebane received last year which supports the land development plan. Along with financial assistance, the Commission offers training opportunities and technical assistance to municipalities. In order to fulfill the Partners for Green

Growth Grant, Mebane's plan must include (1) an Open Space and Natural Resources Protection section; and (2) policy recommendations to protect and connect habitats. Mr. Rollins spoke of the numerous meetings, workshops and surveys in which the public has been involved during this planning process. He summarized the current population and growth and the projected population and growth. He concluded with a growth strategy overview for Mebane.

Commissioner Dorosin questioned if staff has worked on Mebane's infrastructure capacity in relation to the growth boundary. Mr. Rollins replied Darrell Russell, engineer with Alley, Williams, Carmen and King, Inc., is currently finalizing a long range water and sewer plan for Mebane.

Ms. Price asked how much residential growth Mebane expects on the east side carrying into Orange County. Mr. Rollins replied as jobs grow in that area people so will residential growth especially now since utilities are available. He explained when developers contact Mebane and inquire about development in Orange County, Mebane staff involves Orange County planning staff and Orange County Schools during the planning process.

Mr. Jacobs asked if Mebane has talked about reserving property for school sites. Mr. Rollins replied there have been discussions of reserving the Synthon property however the developer has not set aside the land for purchase. Mr. Jacobs encourage Mebane to write an ordinance requiring developers to set aside land for future school sites.

There was discussion about Perry Hills and the need to extend sewer service to that area. Water service is provided to that area by Orange Alamance Water. Mr. Rollins stated Mebane is willing to work with Orange County staff to evaluate what steps could be taken to address those needs in that area.

Mr. Hooks stated that infrastructure in Mebane is in great shape when looking at water and sewer but the two areas in Mebane with limited infrastructure are roads and schools.

David Stancil, Department of Environment, Agriculture, Parks and Recreation (DEAPR) Director, gave an update on Farmland Preservation and Open Space. The voluntary farmland preservation program started in 1992 to protect farmlands. There are approximately 11,000 acres in the program. He spoke about the conservation easement program as well, which is a perpetual program. The County has been able to protect some of the most prime and threatened farmland in Orange County and the focus has been in water supply/water sheds and also on farms that have a good conservation track record by doing this they are protecting water quality. Both programs have received a lot of interest and many easements have been secured with several partners in order to leverage grant funds.

Mr. Jacobs requested to add this item to the agenda as a follow up from a past inquiry by Mr. Bradley in regard to farmland preservation. He stated Orange County has the capability to assist Mebane, if interested. He added that partnering together could allow funds to go farther. He stated another partnering consideration would be recreation, since Orange County recently purchased more land near the soccer complex for expansion.

Ms. Price questioned, with Mebane's growth, has staff heard of any concerns with urbanization coming into rural areas. Mr. Stancil said in talking with property owners on High Rock Road there were some concerns with the future and their farms and whether or not they could coexist with expansion but no conflicts.

Ms. Auditori questioned if there are opportunities for voluntary agricultural districts in Mebane's jurisdiction. Mr. Stancil replied that Alamance County has voluntary agricultural districts. Typically the counties create these districts but municipalities can do this also.

There being no further business, the meeting was adjourned at 8:00pm.

Glendel Stephenson, Mayor

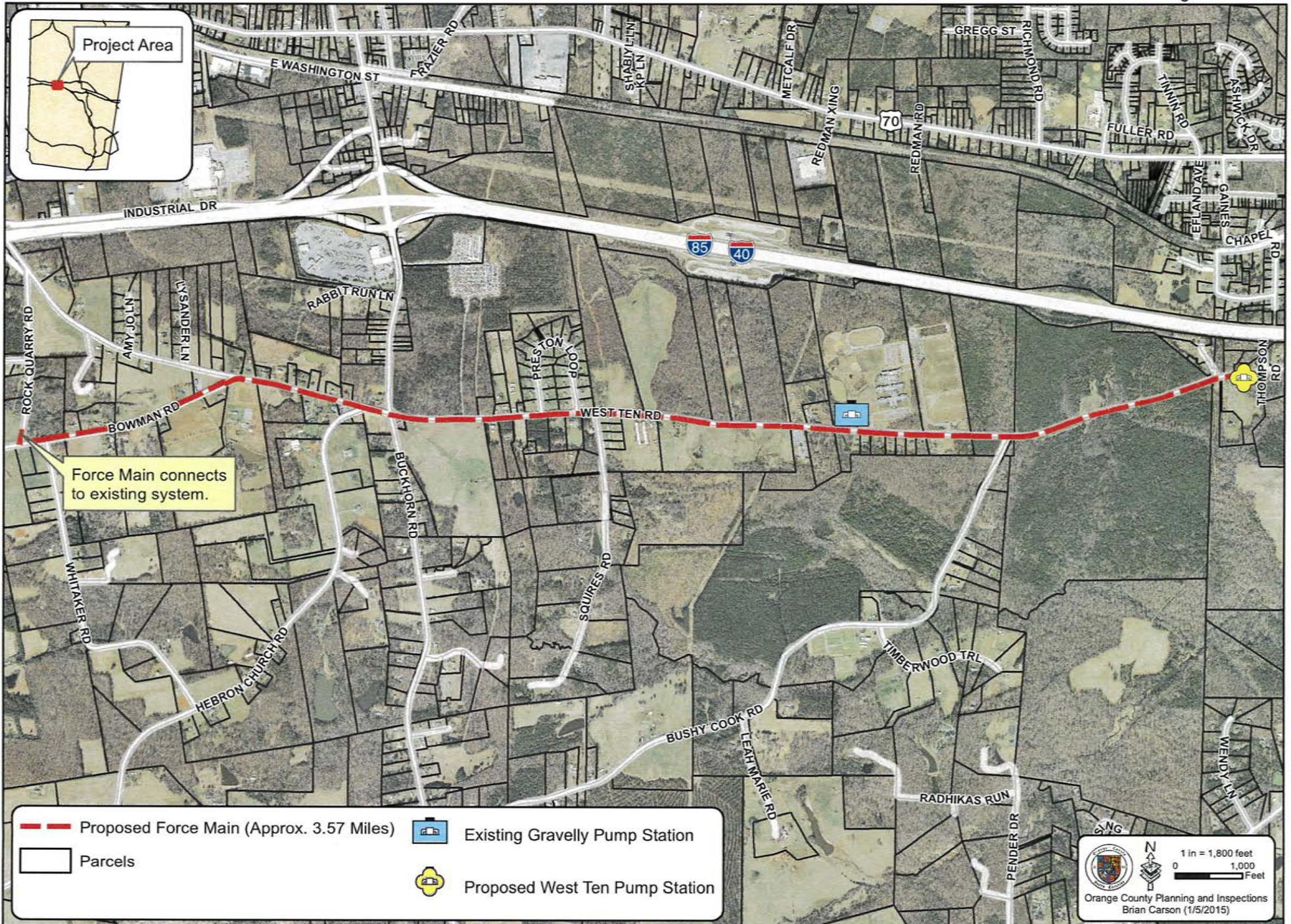
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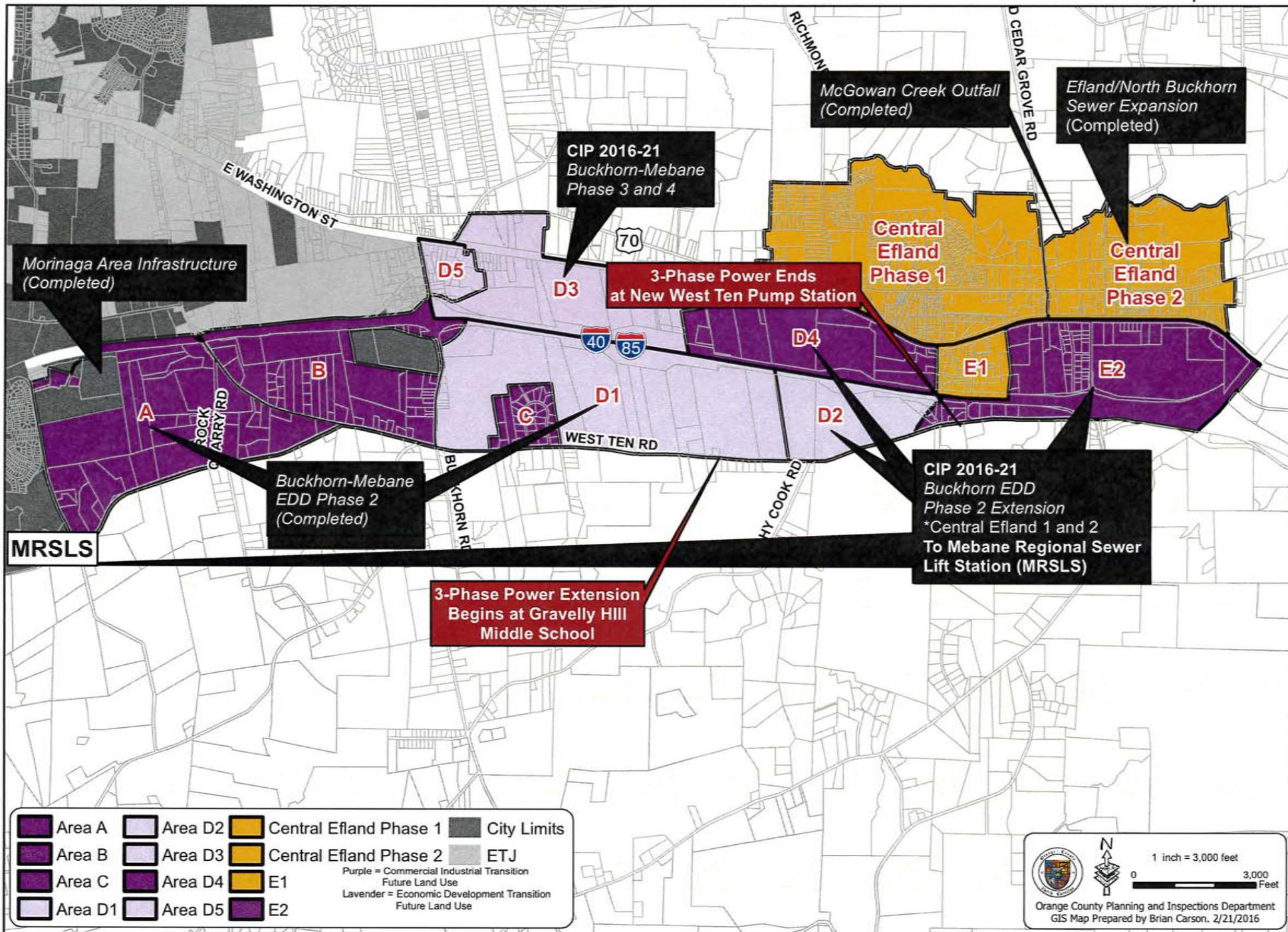
Stephanie W. Shaw, City Clerk

BOCC Exhibit - Buckhorn Mebane EDD, Efland Sewer to Mebane, Phase 2 Extension (Sheet 1 of 2)



BOCC Exhibit - Buckhorn Mebane EDD, Efland Sewer to Mebane, Phase 2 Extension (Sheet 2 of 2)





	Area A		Area D2		Central Efland Phase 1		City Limits
	Area B		Area D3		Central Efland Phase 2		ETJ
	Area C		Area D4		E1	Purple = Commercial Industrial Transition Future Land Use	
	Area D1		Area D5		E2	Lavender = Economic Development Transition Future Land Use	

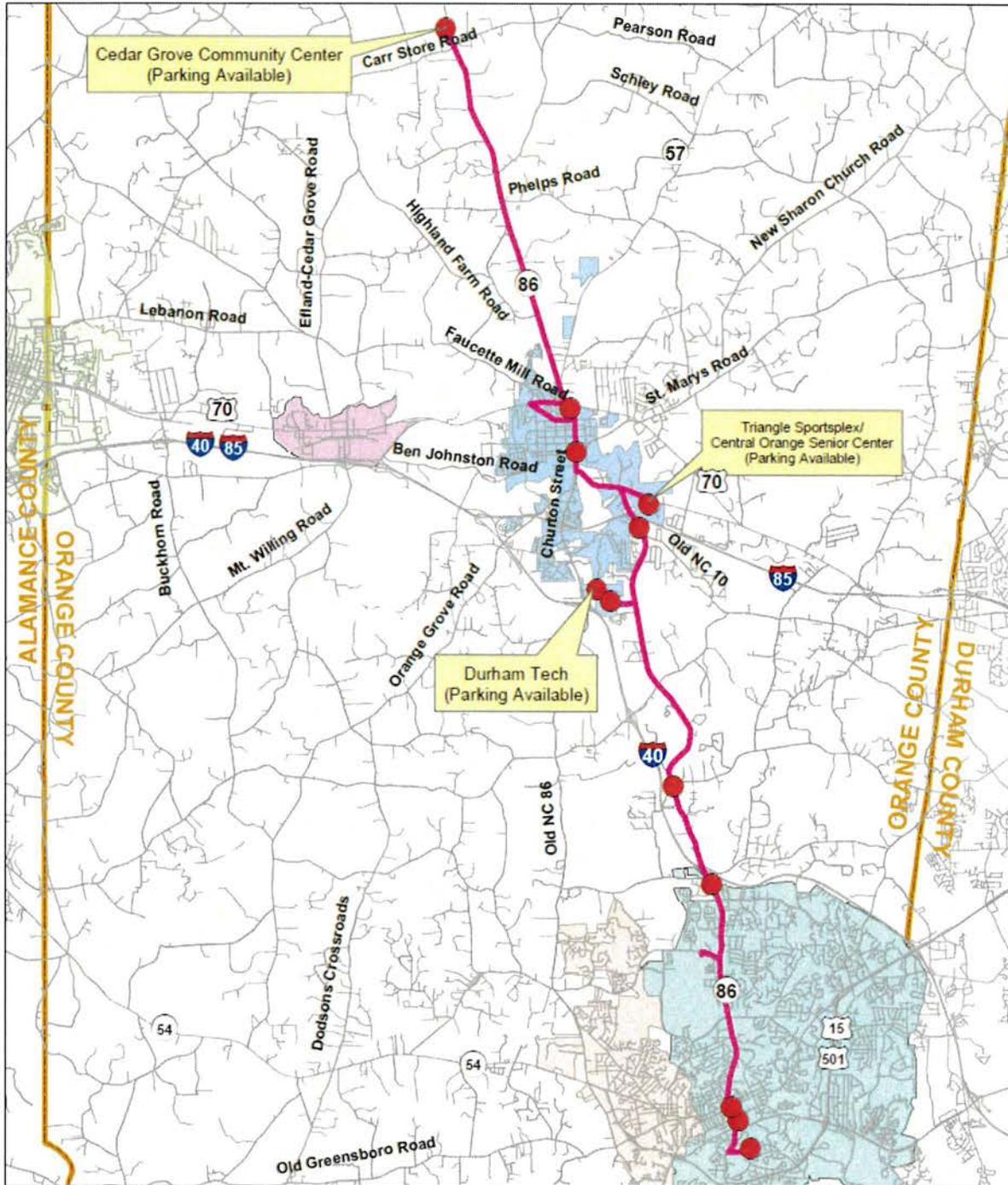
1 inch = 3,000 feet

 0 3,000 Feet

 Orange County Planning and Inspections Department

 GIS Map Prepared by Brian Carson. 2/21/2016

Current Service Orange-Chapel Hill Connector



LEGEND

-  Municipalities/CDPs
-  Route Location
-  Road/Street
-  Stop

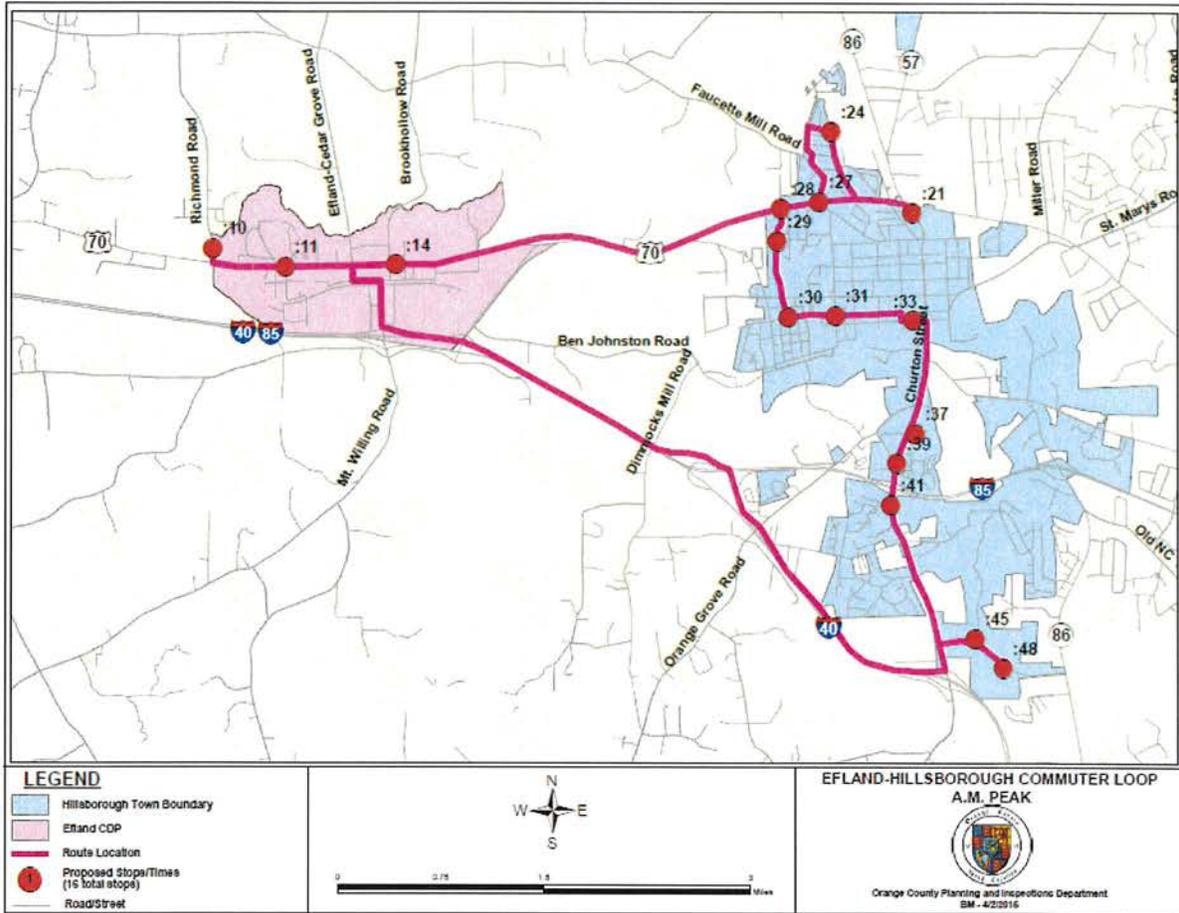


ORANGE - CHAPEL HILL CONNECTOR ROUTE AND STOP LOCATIONS

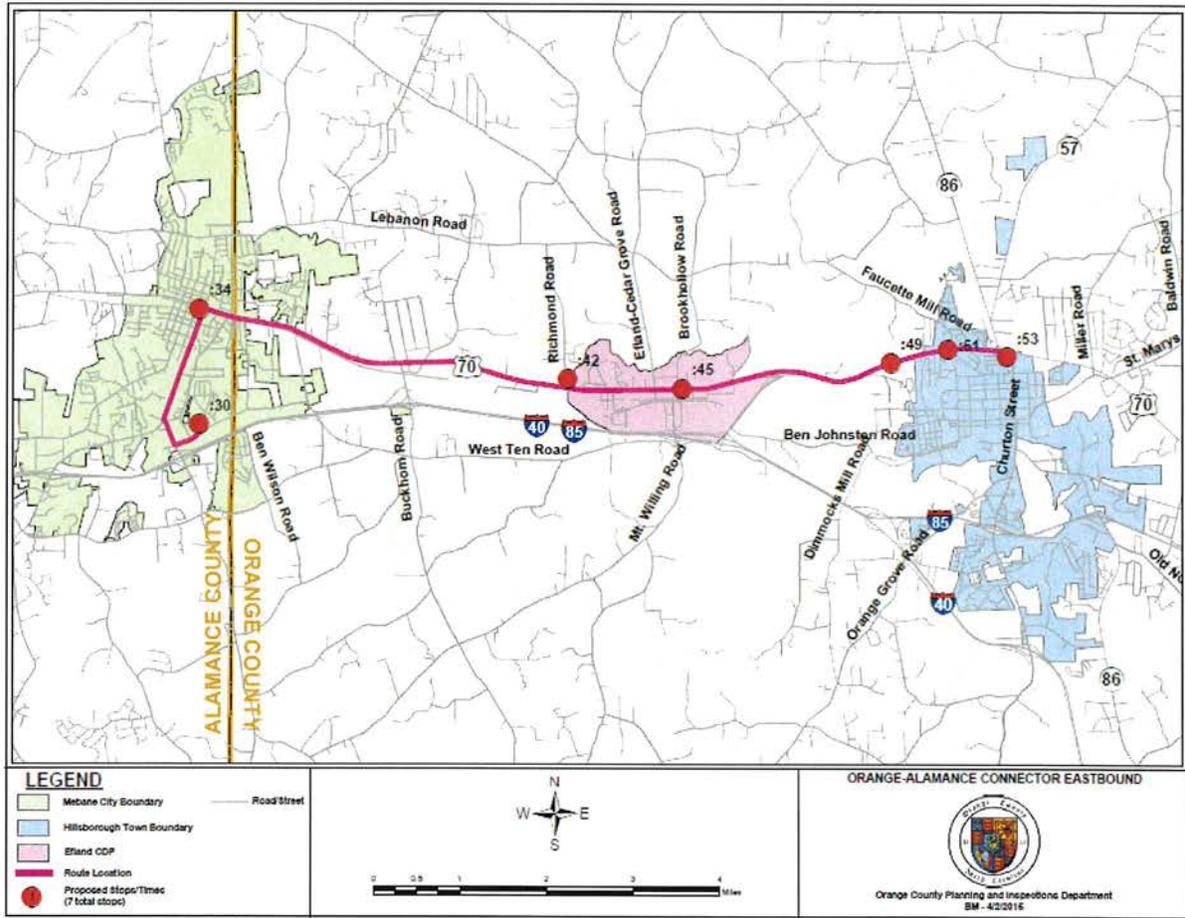


Orange County Planning and Inspections Department
B. Martin - 10/28/2015

Pending Service Efland-Hillsborough Commuter Loop



Pending Service Orange-Alamance Connector (US 70 midday)





The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, November 7, 2016 in the Council Chambers of the Municipal Building located at 106 East Washington Street.

Councilmembers Present:

Mayor Glendel Stephenson
Mayor Pro-Tem Ed Hooks
Councilmember Patty Philipps
Councilmember Jill Auditori
Councilmember Everette Greene
Councilmember Tim Bradley

Also Present:

David Cheek, City Manager
Chris Rollins, Assistant City Manager
Lawson Brown, City Attorney
Montrena Hadley, Planning Officer
Franz Holt, City Engineer
Stephanie Shaw, City Clerk

Mayor Stephenson called the meeting to order. Mr. Bradley gave the invocation. No one spoke during the Public Comment period.

Mayor Stephenson announced that agenda Item 4 - Mebane McGee Associates, JV Rezoning and Item 5- Mebane McGee Associates, JV Special Use Permit were requested to be withdrawn, per the applicant. Council unanimously approved the request for withdrawal by motion of Ms. Philipps, seconded by Mr. Hooks.

Mayor Stephenson presented the Consent Agenda as follows:

- a. Approval of Minutes-
-Regular Meeting- October 3, 2016
- b. Record Retention Schedule Amendments
- c. Final Major Subdivision Plat- Hoover Property
- d. Preliminary Major Subdivision Plat- Joel Miles
- e. Quarterly Financial Report, July – September 2016

Mr. Cheek provided an overview of the consent agenda items. Ms. Philipps stated she has questions about Item 3d. Preliminary Major Subdivision Plat- Joel Miles. She expressed concerns with the layout of the property, particularly the remoteness of lots #3 and #4 off of Eighth Street. Mr. Cheek recommended that Council pull Item 3d. from the consent agenda for more discussion and, if Council is agreeable to the other consent agenda items, make a motion to approve those. Mr. Bradley made a motion, seconded by Mr. Greene, to approve consent agenda Items, 3a, 3b, 3c and 3e and to pull Item 3d for more discussion. The motion carried unanimously.

Ms. Auditori addressed concerns with Item 3d. Preliminary Major Subdivision Plat- Joel Miles. She said she is afraid that, if this request is approved, Council would be setting a precedent for flag lots along Third and Fifth Streets. Council asked about the sewer pumps. Mr. Rollins said several of the lots sit lower than the sewer and the road, therefore sewer taps would be installed at the road and would pump from the house into the sewer. Mr. Bradley questioned if the pumps would be individually maintained. Mr. Rollins, replied yes and including the flag lots, if needed.

Bobby Jones, Surveyor with R.S. Jones & Associates, spoke on behalf of the applicant. He stated with the floodplain and creek along the backside, the property is inaccessible from White Street, therefore lots 3 and 4 were submitted as proposed flag lots which meet the requirements of the Mebane UDO, Article 7-6.4, F.3 (Items a-i). He added that if the two flag lots are an issue they can combine them into one lot which would give them an 80' frontage which also meets the ordinance. Council stated they would prefer to see that approach. Mr. Miles, the applicant, stated he is trying to get max value out of the land. After further discussion, Mr. Brown suggested that the applicant resubmit a sketch plan showing no flag lots and a sketch plan showing one access point to three lots which would give Council options to consider. Mr. Greene made a motion, seconded by Ms. Philipps to table the item until the December 5, 2016 meeting. The motion carried unanimously.

MJ Wilkerson, Director of Alamance County Public Libraries, presented a request for approval of revised bylaws and for Council to make a recommendation, choosing one of the four applicants to serve on the Library Committee. She explained when recruiting people to serve on the Library Committee for Alamance County Public Libraries, the County discovered that the way members were chosen differed among the municipalities. In an effort to make it consistent, the by-laws were revised and approved by the Alamance County Commissioners. Ms. Wilkerson recommended Courtney Doi to serve as a Mebane representative on the Alamance County Library Committee as she is actively involved in literacy programs in the county. Mr. Bradley made a motion, seconded by Ms. Auditori, to approve the revisions to the bylaws as presented and recommend Courtney Doi to the Alamance County Commissioners to serve as a Mebane representative. The motion carried unanimously.

A Public Hearing was held on a request for approval of Economic Development Incentive for GKN, Inc. GKN is Mebane's largest taxpayer and was founded in 1759. Mac Williams, President of the Alamance County Chamber of Commerce, introduced Chet Roslanowick, Vice President of GKN. Mr. Roslanowick presented a PowerPoint overviewing GKN. He stated they are a Global engineering group with sales of \$11.4 billion in 2015 and employs 56,000 people in more than 30 countries, 3,300 in North Carolina. GKN Driveline is the world's leading supplier of automotive driveline systems and solutions. As a global business serving the leading vehicle manufacturers, it develops, builds and supplies an extensive range of automotive driveline products and systems – for use in everything from the smallest low-cost car to the most sophisticated premium vehicle demanding complex driving dynamics. Mr. Roslanowick explained that they are looking to expand their facility in Mebane by 14,500 square feet.

Mr. Cheek gave an overview of the proposed incentive agreement, stating the planned facility expansion will result in added taxable investment of as much as \$28,800,000 and create approximately 36 full-time equivalent jobs with an average wage of \$55,000. The proposed incentive package for GKN includes cash grants over a five-year period totaling \$216,000. Included in the agreement are clawback provisions which would be based on percent of assessed value. Tom Boney, Editor of Alamance New, asked how the city confirms that companies have met agreement requirements before paying out incentive funds. Mr. Cheek replied that the city works with the state to ensure requirements are met. The companies must submit a certain report the state on an annual basis. Mr. Greene made a motion, seconded by Mr. Hooks, to close the Public Hearing. Ms. Philipps made a motion, seconded by Mr. Hooks, to approve the incentives agreement based upon findings that the same will encourage the addition of \$28,800,000 to the City's tax base, will result in an additional 36 jobs in the City, and will result in added value and benefits to the taxpayers of the City, which incentives agreement is contingent upon the stated investment and jobs. The motion carried unanimously.

A Quasi-judicial Public Hearing was held on a request from Siena Limited Partnership, a NC Partnership, for an amendment to the Ashbury Crossing Special Use Permit. Mr. Brown stated anyone wishing to speak on the item needed to be sworn in by the City Clerk. Ms. Shaw swore in the following:

Montrena Hadley, Mebane Planning Officer
Chris Rollins, Mebane Assistant City Manager
Paul Koonts, Attorney representing the applicant
Marv McWherter, President of the Ashbury Homeowners Association (the "Master HOA") and Board Member of the Crossings HOA
Rita Berman- President of the Ashbury Crossing Cottages Homeowners Association
Franz Holt, Mebane City Engineer
Keith Gettle, P.E. with Civil Consultants
David Massey, Real Estate Appraiser
Neil Rudolph, Developer and Executive Vice President of Plaza Associates, Inc.

Ms. Hadley presented the request. She explained that Siena Limited Partnership is requesting to amend the Special Use Permit for a Planned Unit Development previously approved by the City Council on January 5, 2004 and amended on June 14, 2010 for Ashbury Crossing to allow 7

duplexes (14 units) instead of 48 condos, recreation center and pool. The request is based on the following:

- The applicant prefers to develop the property as an extension or continuation of the existing Ashbury Crossing duplexes that was originally approved for 80 units.
- The applicant met with the Ashbury neighborhood and had a very good and well attended meeting with approximately 50 people who supported the new plan.
- The applicant states that the current residents agree that they do not want the expense of having to maintain a pool and recreation center.

The Technical Review Committee (TRC) reviewed the site plan and the applicant has revised the plan to reflect its comments. The 2010 Land Development shows this property within the North Mebane Planning Area and is generally in compliance with the proposed Land Use Map for this area. The developer will be required to make all of the improvements shown on the site plan at his own expense. The Planning Staff recommended approval of the request.

Mr. Koonts spoke reiterating the information Ms. Hadley presented. He stated the project is an over 55 community so there would be no impact on the schools and the construction style of the homes and the lots would be consistent with the existing homes. Mr. Rudolph stated the new homes would be equivalent to the existing homes. He said the intended condos will face Mockingbird Lane and the driveways will come off of the same, because it is an entrance street, no visitors will be allowed to park on that road. Mr. Bradley questioned if the land behind the homes would be committed to green space. Mr. Rudolph said the land behind the units is a low lying storm water area and when the project is complete that will give it over to the HOA as green space.

David Massey, President and Real Estate Appraiser with Massey Real Estate, stated he reviewed the former plans and the current proposed plan, along with investigating the surrounding area and it is his professional opinion that the proposed development's Special Use Permit will not injure the adjoining property values. The development will be visually and functionally compatible with the surrounding area and a responsible harmonious use of the property.

Ms. Berman spoke on behalf of residents of Ashbury Crossing Cottages. She shared concerns with whether or not the proposed 14 new units will join their HOA or they will form an HOA of their own. She questioned what assurance they will have that the new units will be built to exactly like the existing cottages. She brought up an issue with mailboxes that are in violation of the HOA requirements.

Mr. Koonts assured Ms. Berman that the developer and the builder would not want to maintain and manage their own separate HOA for 14 units. He also assured her that the homes would be the same plan, same layout and same exterior. The question of the HOA will fall back on the existing HOA to get 75% votes agreeing to allow the new unit residents to join. Mr. Koonts said any legal expenses incurred by the HOA to amend the restricted covenants would be paid by the developer. Ms. Auditori questioned if the Special Use Permit approval assures that the product proposed is the product built and Mr. Brown replied yes.

Mr. McWherter stated due to the location of the new units, known as the "retirement tract", those residents would automatically become members of the "Master HOA" and would pay the dues to reflect such. He stated as far as the Cottages HOA those members are very receptive to the idea of including the new unit residents into their HOA as long as the legal fees are paid by the developer. He added that assuming the new units would become members of The Crossings HOA, it is critical that the new units look identical to the existing homes because there is a unique provision in their covenants that the HOA maintains certain elements of the home so in order for them to have the same commitment to the new homes they would need to be built exactly alike. Also they think it may be necessary to enter into a Memorandum of Understanding with the developer to make sure as the timeline passes there is a smooth transition during the construction phase and to ensure things are being taken care of. He shared a statement of support for the development. He concluded by clarifying that the previously mentioned land behind the proposed 14 units, the storm water pond is currently designated in the master covenants as the other storm

water ponds in Ashbury have been to be completed, brought up to code and then turned over to the master HOA. Mr. Koonts confirmed that last point. He stated he feels the applicant has proven the four findings of fact and ask that Council approve the request.

Mr. Bradley made a motion, seconded by Ms. Philipps, to close the Public Hearing. The motion carried unanimously. Mr. Bradley made a motion, seconded by Mr. Hooks to approve the Special Use Permit as presented. The application is generally consistent with the objectives and policies for growth and development in the City's 2010 Land Development Plan, and is both reasonable and in the public interest because it:

1. Will not materially endanger the public health or safety;
2. Will not substantially injure the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located ; and
4. Will be in conformity with the land development plan, thoroughfare plan, or other plans officially adopted by the City Council

The motion carried unanimously.

A Quasi-judicial Public Hearing was held on a request from Mebane Town Homes, LLC (The Village at Lake Michael Town Homes) for amendment to the Lake Michael Special Use Permit. Mr. Greene requested to be recused. Mr. Bradley made a motion, seconded by Ms. Auditiori, to recuse Mr. Greene. The motion carried unanimously. Mr. Brown stated anyone wishing to speak on the item needed to be sworn in by the City Clerk. Ms. Shaw swore in the following:

Montrena Hadley, Mebane Planning Officer
Chris Rollins, Mebane Asst. City Manager
Jeff Lee, Property owner adjacent to project
Franz Holt, Mebane City Engineer
Jim Galyon, Partner Mebane Townhomes, LLC and Contractor with Collins & Galyon General Contractors, Inc.
Gene Mustin, P.E. with Borum, Wade and Associates, PA
Tony Collins, Partner Mebane Townhomes, LLC and Collins & Galyon General Contractors, Inc.
Tom Carver, President of the Village at Lake Michael Townhome Association, Inc.
Mike Cox, Property owner across the street from the entrance to the project

Ms. Hadley presented the request. Mebane Town Homes, LLC is requesting to amend the Special Use Permit and the Preliminary Subdivision Plat for "The Village at Lake Michael", Phase 1 and Phase 2 previously approved by the City Council on May 3, 2004 for 187 town homes to 159 townhomes. Mebane Town Homes, LLC could not acquire all of the land as shown on the original Special Use Permit from May 3, 2004 and states that the existing home owners in Phase 1 do not want the second entrance at the northeast corner of the property. Due to this revision, the total will be only 159 townhomes. The request is based on the following:

- The requested amendment will increase the total town home units within Phase 1 from 100 to 103
- Site Plan to be approved for 159 town homes (Phase 1 - 103 town homes; Phase 2 - 56 town homes).
- The developer cannot construct a joint entrance with the park during the construction of Phase 2 as shown on the original approval. Since the original approval the first developer went into bankruptcy and bank foreclosure. The new owners were not able to purchase the property that allowed the connection to the park driveway making the connection impossible. In order to control vehicular pass-through traffic within the development, The Village at Lake Michaels Homeowner's Association has provided a letter indicating their desire to not have this second entrance. Instead, the developer has requested to construct a cul-de-sac near the northeast corner of the site.
- Cul-de-sac Length Waiver: Meadowspring Court will have a maximum length of 980 feet and will be stubbed out to the adjoining property on the opposite end of the Court. This Waiver will still allow for the street system within the development to provide adequate

turn-around area for vehicular traffic, including emergency vehicles that may access the site. The developer is requesting a waiver for the length of the cul-de-sac since it exceeds 800 feet. Based on the above, Staff and TRC recommended that a waiver to the cul-de-sac length be approved by the City Council.

The Technical Review Committee (TRC) has reviewed the site plan and the applicant revised the plan to reflect its comments. The 2010 Land Development shows this property within the North Mebane Planning Area and is generally in compliance with the proposed Land Use Map for this area. The developer will be required to make all of the improvements shown on the site plan at his own expense. The Planning Staff recommended approval of the request.

Mr. Galyon presented a PowerPoint depicting an overview of the proposed townhomes project. He spoke concerning the 1.4 acre piece of property that they were not able to acquire in a timely manner and it was very doubtful that they will ever be able to get a clear title. That land was left out of the transaction when the bank transferred it to people from whom they purchased the land from. He stated they are anxious to get started and they have demand for the product.

Ms. Philipps asked if there is a sidewalk or pedestrian access that would go from the cul-de-sac over to the park. Mr. Galyon stated in the site plan there is a natural walking trail, because of the proximity of the walking trail there is connectivity over to the park property. Ms. Philipps asked if they anticipate leaving as much as they can of the trees and vegetation around the wetlands. Mr. Mustin stated there was a path shown on the original site plan that they will try to mimic and there are buffers associated with the pond. Upstream from the pond there are pockets of wetlands and they will acquire permits to cross the wetlands for the street access but they do not anticipate impacting the pond and the perennial stream below the pond going under Lebanon Road. They will comply with all ordinance required buffers.

Ms. Auditori has concerns with the cul-de-sac and the street not connecting with Lebanon Road. Mr. Mustin said there were several factors that led them to the decision to make the street into a cul-de-sac, one being that they were unable to acquire that 1.4 acres which made the joint entrance impossible. Also the VLM HOA expressed a desire to not have the second entrance because of the potential for pass through traffic within the development. There was considerable discussion about the disappointment of not being able to provide connectivity as that is the Council's intent with all developments. The developer stated they were disappointed was well because they were unable to obtain the 1.4 acres.

Mayor Stephenson questioned if there are multiple liens on the 1.4 acres. Mr. Galyon stated based on his memory the parcel was not included in the foreclosure and remained in the hands of the original developer with a 1.2 million dollar lien against it. He has been told that the bank would release their lien but there would be no clear title and it would be difficult for them to develop the parcel without a clear title.

Jeff Lee, adjacent property owner, stated he obtained his property the same way as the developers, from the bank and there is a 1.67 acre deed overlap so he nor the developers have a clear title to that property either. He expressed his desire to for the developers to give him a quitclaim deed so before anything proceeds, he would like a clear title to the 1.67 acres. Mr. Brown stated the Council is not in the position to resolve a boundary dispute on this specific request.

Mike Cox, owner of property across from project entrance, shared his concerns with keeping a single entrance, he feels there should be two entrances. He had another concern with the mailboxes being so close to that entrance. He also shared concerns with potential traffic issues with future development in the same area, specifically at the stubbed out street on Meadowspring Court.

Mr. Bradley asked if during the TRC review was there a change in the traffic design or recommendation by NCDOT in regard to the developer changing the plan from two entrances to the one. Mr. Rollins stated NCDOT did not have any comments on this project with TRC.

Council stated they would like to hear from staff that the developers have provided ample documentation proving that there is no way to get that road into the plan and that they have done everything within their power to keep the plan as close to the original plan as possible as there was a lot of consideration that went into the decision for approval when this project first came about. Mr. Brown said he has only had assurance from Mr. Galyon and his partners that they have made their best efforts but staff has not looked at the title in the process, however staff can certainly do so if Council would like to defer their decision. Mr. Brown recommended that Council not close the Public Hearing, to continue it to allow comments on the subject matter at the next meeting. The guidance to the applicant would be for them to provide staff and Council information on the title issue. Ms. Philipps made a motion, seconded by Ms. Auditori, to continue the Public Hearing until the December 5, 2016 meeting. Mr. Bradley asked if deferring the decision would keep the developers from proceeding with portions of Phase 2, as the only area of concern is down near the cul-de-sac, the road and infrastructure. Ms. Philipps and Ms. Auditori withdrew their previous motions. The motion carried unanimously.

Mr. Rollins said as part of the applicants Special Use Permit application, they asked for four (4) things, the first being a modification to increase total town home units within Phase 1 from 100 to 103 and Council could take action on that tonight and continue the Public Hearing for the other three (3) items until the next meeting. The applicant stated they would be willing to amend their application to reflect such. Mr. Bradley made a motion, seconded by Ms. Auditori, to approve the modification to increase total town home units within Phase 1 from 100 to 103 per the request. The application is generally consistent with the objectives and policies for growth and development in the City's 2010 Land Development Plan, and is both reasonable and in the public interest because it:

1. Will not materially endanger the public health or safety;
2. Will not substantially injure the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located ; and
4. Will be in conformity with the land development plan, thoroughfare plan, or other plans officially adopted by the City Council

Included in the motion was a continuation of the Public Hearing until the December 5, 2016 meeting for consideration of the remaining three (3) request. The motion carried unanimously.

Mr. Hooks made a motion, seconded by Ms. Philipps to have Mr. Greene rejoin the meeting. The motion carried unanimously.

A Public Hearing was held on a petition of voluntary non-contiguous annexation from Venn Hillsborough, LLC (Magnolia Glen). The non-contiguous annexation contains approximately 61.03 acres located on Old Hillsborough Road. No one from the public spoke concerning the request. Mr. Hooks made a motion, seconded by Ms. Philipps to close the Public Hearing. The motion carried unanimously. Ms. Philipps made a motion, seconded by Mr. Bradley, to enact an Ordinance to Extend the Corporate Limits of the City of Mebane. The motion carried unanimously.

A Public Hearing was held on a petition of voluntary non-contiguous annexation from ME II Holdings, LLC. The non-contiguous annexation contains approximately 22.73 acres located at 2125 Senator Ralph Scott Parkway. This property also being located in the NCCP. No one from the public spoke concerning the request. Mr. Greene made a motion, seconded by Ms. Auditori, to close the Public Hearing. The motion carried unanimously. Mr. Bradley made a motion, seconded by Ms. Philipps, to enact an Ordinance to Extend the Corporate Limits of the City of Mebane. The motion carried unanimously.

Mr. Brown presented a request on behalf of Love's Travel Stops, for voluntary contiguous annexation containing approximately 2.29 acres located on Trollingwood Hawfields Road. He recommended acceptance of the petition and the Clerk's certificate of sufficiency and to adopt the resolution fixing a date of public hearing for the property requesting to be annexed. Mr. Bradley made a motion, seconded by Ms. Auditori, to accept the petition and the Clerk's certificate of sufficiency and to adopt a resolution setting a date of public hearing for December 5, 2016. The

motion carried unanimously.

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 Mebane Municipal Building at 6:00 p.m. on December 5, 2016.

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

BEGINNING AT AN EXISTING PK NAIL, SAID PK NAIL BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF TROLLINGWOOD HAWFIELDS ROAD (RIGHT-OF-WAY WIDTH VARIES) AND BEING THE NORTHEAST CORNER OF BENNIE S. ROWLAND CIRCLE K. STORES, INC., PARCEL NO: 160315 (DEED BOOK 57, PAGE 358) AND AN EASTERN CORNER OF BENNIE S. ROWLAND CIRCLE K. STORES, INC., PARCEL NO: 160193 (DEED BOOK 57, PAGE 358); THENCE LEAVING SAID CIRCLE K. STORES, INC., (PARCEL NO: 160193) AND WITH SAID RIGHT-OF-WAY, WITH A CURVE TO THE RIGHT; S 29° 20' 10" E 60.63 FEET, HAVING A RADIUS OF 1,095.92 FEET AND A LENGTH OF 60.64 FEET TO A NEW PK NAIL SET; THENCE LEAVING AND CROSSING SAID TROLLINGWOOD HAWFIELDS ROAD WESTERN RIGHT-OF-WAY AND ALONG THE EXISTING ANNEXATION LINE, PLAT BOOK 65, PAGE 9; N 66° 35' 29" E 108.53 FEET TO A COMPUTED POINT; THENCE LEAVING SAID ANNEXATION LINE (PLAT BOOK 65, PAGE 9) AND ALONG THE ANNEXATION LINE, PLAT BOOK 58, PAGE 109; S 32° 15' 50" E 198.50 FEET TO A COMPUTED POINT; THENCE LEAVING SAID ANNEXATION LINE (PLAT BOOK 58, PAGE 109) AND CROSSING SAID TROLLINGWOOD HAWFIELDS ROAD; S 52° 09' 06" W 202.21 FEET TO A RIGHT-OF-WAY DISK, SAID DISK BEING LOCATED ON THE RIGHT-OF-WAY OF INTERSTATE 40, WEST EXIT 152 ON RAMP (DEPARTMENT OF TRANSPORTATION (TRACT 1 – DEED BOOK 834, PAGE 175)). THENCE WITH SAID INTERSTATE 40 ON RAMP RIGHT-OF-WAY; S° 52' 09' 06" W 171.63 FEET TO AN EXISTING ½" IRON PIPE, SAID IRON PIPE BEING THE SOUTHWEST CORNER OF SAID BENNIE S. ROWLAND CIRCLE K. STORES, INC. (PARCEL NO: 160315) AND THE SOUTHEAST CORNER OF SAID BENNIE S. ROWLAND CIRCLE K. STORES, INC. (PARCEL NO: 160193); THENCE LEAVING INTERSTATE 40 ON AND ALONG THE EASTERN LINE OF SAID CIRCLE K. STORES, INC. (PARCEL NO: 160193) THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1) N 44° 19' 59" W 199.35 FEET TO AN EXISTING RAIL ROAD SPIKE, THENCE 2) N 00° 39' 39" E 70.72 FEET TO AN EXISTING RAIL ROAD SPIKE; THENCE N 45° 41' 38" E 277.27 FEET TO THE POINT AND PLACE OF THE BEGINNING. CONTAINING 2.29 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.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

Darrell Russell presented a Long Range Water and Sewer Plan. He stated the purpose of the Long Range Utility Plan (LRUP) is to assess the potential of the City's existing infrastructure to serve the projected population, while recommending utility improvements that may be needed to accommodate the estimated growth. The City currently has four (4) utility facilities including the Graham-Mebane Lake and Treatment Plant, the Water Distribution System, the Sewer Collection System and the Water Resource Recovery Facility. He continued by highlighting the short term

and long term needs. No formal action was taken.

Assistant Police Chief Allen Byrd presented a Commission on Accreditation for Law Enforcement (CALEA) Update. Accreditation is a voluntary process used to identify an agency's level of professionalism as measured by standards established by experts and practitioners in the law enforcement field. The goals of accreditation are as follows:

- Increase law enforcement agency capabilities to prevent and control crime;
- Increase agency effectiveness and efficiency in the delivery of law enforcement services;
- Increase cooperation and coordination with other law enforcement agencies and with other agencies of the criminal justice system; and
- Increase citizen and employee confidence in goals, objectives, policies, and practices of the agency.

The process is as follows:

- Application with Agency Profile Questionnaire; (Completed)
- Self-Assessment / Mock Assessment; (Completed)
- On-Site assessment; (Process) Tentatively May 2017
- Commission Review; and (Tentatively November 2017)
- Maintaining Compliance and Reaccreditations.

During the onsite assessment the following will take place:

- Meet with agency CEO, accreditation team, and selected staff;
- Tour the agency's facilities which may include a city tour;
- Conduct a public hearing;
- Evaluate files for proofs of compliance with standards;
- Conduct interviews and observe the day to day routine of the agency;
- Conduct exit interview with the CEO and selected staff.

Benefits of an accredited agency:

- It enhances the reputation of the Department and helps in the recruitment of the most qualified applicants;
- It helps to diminish the Department's vulnerability to civil suits and costly settlements;
- It requires the Department to commit policies and procedures in writing. The review and updating of those policies.
- It enhances the Department's reputation with other components of the criminal justice system and facilitates interaction with those components;
- It provides a norm by which the performance of the Police Department can be evaluated.

Assistant Chief Byrd continued by describing the standards that address six major law enforcement areas:

- role, responsibilities, and relationships with other agencies;
- organization, management, and administration;
- personnel administration;
- law enforcement operations, operational support, and traffic law enforcement;
- detainee and court-related services; and
- auxiliary and technical services.

He stated there are two (2) tiers to the law enforcement accreditation through CALEA, tier one which Mebane Police Department joined and must meet 189 standards and tier two which is an advanced law enforcement accreditation program with 484 standards. Mebane's current status is 245 standards, 105 polices. Once accredited in November 2017, it is their goal to move on to tier two. He concluded by thanking Council and administration for their support.

Mr. Bradley said he noticed in Burlington's newspaper that the City of Graham is asking NCDOT to consider naming the overpass on Jimmie Kerr Road after Jim Covington. He expressed a desire to see the City of Mebane send a letter of support for the same. Mr. Bradley made a motion, seconded by Mr. Greene, to send a letter of support to NCDOT. The motion carried unanimously.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

DRAFT

City of Mebane
2017 Regular Meetings and FY 2017-18 Budget Calendar

Monday, January 9, 2017	Regular Meeting
Monday, February 6, 2017	Regular Meeting
Monday, February 27, 2017	Budget Workshop - Prioritization, Goal-setting, 5-year Projections
Monday, March 6, 2017	Regular Meeting
Tuesday, March 14, 2017	Budget Workshop CIP, Personnel, and Major Initiatives
Monday, April 3, 2017	Regular Meeting
Tuesday, April 11, 2017	Budget Workshop Departmental Requests, Preliminary Budget
Monday, May 1, 2017	Regular Meeting
Monday, May 1, 2017	Manager's Recommended Budget
Monday, June 5, 2017	Regular Meeting
Monday, June 05, 2017	Public Hearing for Budget
Monday, July 3, 2017	Regular Meeting
Monday, August 7, 2017	Regular Meeting
Monday, September 11, 2017	Regular Meeting
Thursday, September 14, 2017	Joint Meeting w/BOCC Hosted by Mebane (NOTE: meeting starts tentatively at 5:30pm)
Monday, October 2, 2017	Regular Meeting
Monday, November 6, 2017	Regular Meeting
Monday, December 4, 2017	Regular Meeting



AGENDA ITEM #3c

Final Plat- Arrowhead Villas- Phase 3, Units 9-10

Presenter

Montrena Hadley, Planning Officer

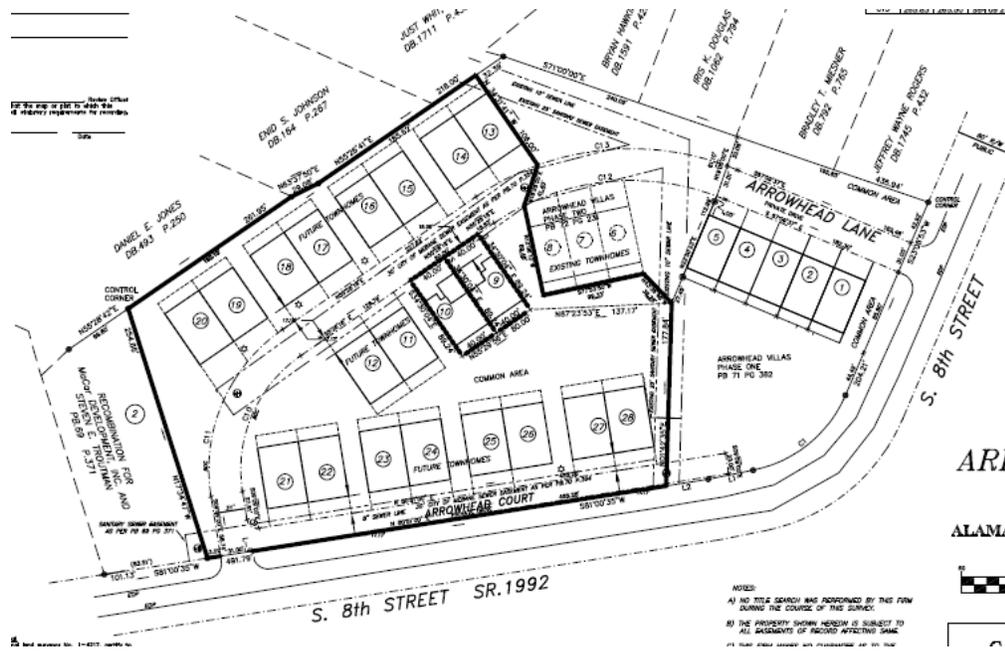
Applicant

Braco of Mebane, LLC
3637 Bason Road
Mebane, NC 27302

Public Hearing

Yes No X

Final Plat



Property

Arrowhead Lane,
Alamance County
Tax Map 10-23-73
GPIN#9814972353

Proposed Zoning

N/A

Current Zoning

CU-R-8 – Conditional
Use Residential to
Allow Townhomes

Size

+/- 3.53 acres

Surrounding Zoning

R-20, B-3, and B-2

Surrounding Land Uses

Residential,
Commercial

Utilities

Extended at
developer's expense.

Floodplain

No

Watershed

No

City Limits

Yes

Summary

Braco of Mebane, LLC is requesting approval of the Final Plat for Arrowhead Villas Subdivision, Phase 3, Units 9-10. The Final Plat will include a total area of 3.53 acres including 0.16 acres with 2 townhome units. The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plan to reflect its comments. The subdivision of this property meets the City of Mebane's old Zoning, Subdivision, and Landscape Ordinances and was approved prior to the adoption of the Unified Development Ordinance (UDO) on February 4, 2008. All infrastructure must be completed and approved to meet the City of Mebane Specifications. All infrastructure not completed shall be bonded or a letter of credit provided prior to recordation.

Financial Impact

The developer has extended utilities at his own expense.

Recommendation

Staff recommends approval of the Final Plat.

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat

Certificate of Approval for Recording

I hereby certify that the subdivision plot shown hereon has been found to comply with the subdivision regulations of the City of Mebane with the exception of such variances, if any, and conditions approved as are noted in the minutes of the City Council and/or the Board of Adjustment and that this subdivision has been approved for recording in the office of the Alamance/Orange County Register of Deeds.

Date _____ Authorized City Staff, City of Mebane

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 deeds recorded in the Alamance/Orange County, North Carolina Register of Deeds otherwise as shown below and that by submission of this plat or map for approval, I/we do dedicate to the City of Mebane for public use of streets, sidewalks, rights of way, and parts shown thereon for all lawful purposes to which the city may devote or allow the same to be used and upon acceptance thereof and in accordance with all town policies, ordinances and regulations or conditions of the City of Mebane for the benefit of the public, this dedication shall be irrevocable. Also, all private streets shown on this map, if any, are to be available for public use.

Book No. 3689 , Page No. 187

Owner(s) _____

Attest _____

Notary Officer, Certification
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 _____

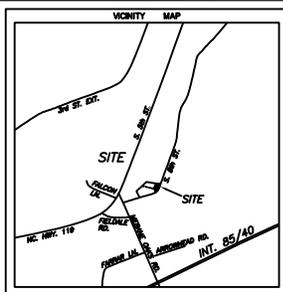
SITE DATA:
TOTAL ACREAGE PHASE THREE: 3.53 AC=
TOTAL ACREAGE IN LOTS 9-10: 0.16 AC=
TOTAL ACREAGE IN COMMON AREA: 1.31 AC=
PARCEL ID# 9814972355
THIS PROPERTY IS NOT WITHIN A WATERSHED
THIS PROPERTY IS WITHIN THE MEBANE CITY LIMITS.

MINIMUM BUILDING SETBACKS

FRONT	30'	(FROM PUBLIC R/W)
SIDE	10'	
REAR	20'	

LEGEND

Existing Iron Pipe	⊙
New Iron Pipe	⊙
Mathematical Point	×
Existing Man Hole	⊕
New Man Hole	⊕



CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	ARC
C1	S50°52'43"W	115.56'	124.17'	120.19'
C2-C7 HAVE BEEN OMITTED				
CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C9	15.71'	10.00'	S54°09'00"E	14.14'
C10	151.70'	134.50'	S23°09'39"W	143.75'
C11	117.41'	155.50'	S11°02'23"W	114.56'
C12	234.80'	234.50'	S84°09'21"W	225.11'
C13	285.83'	285.50'	S84°09'21"W	254.67'

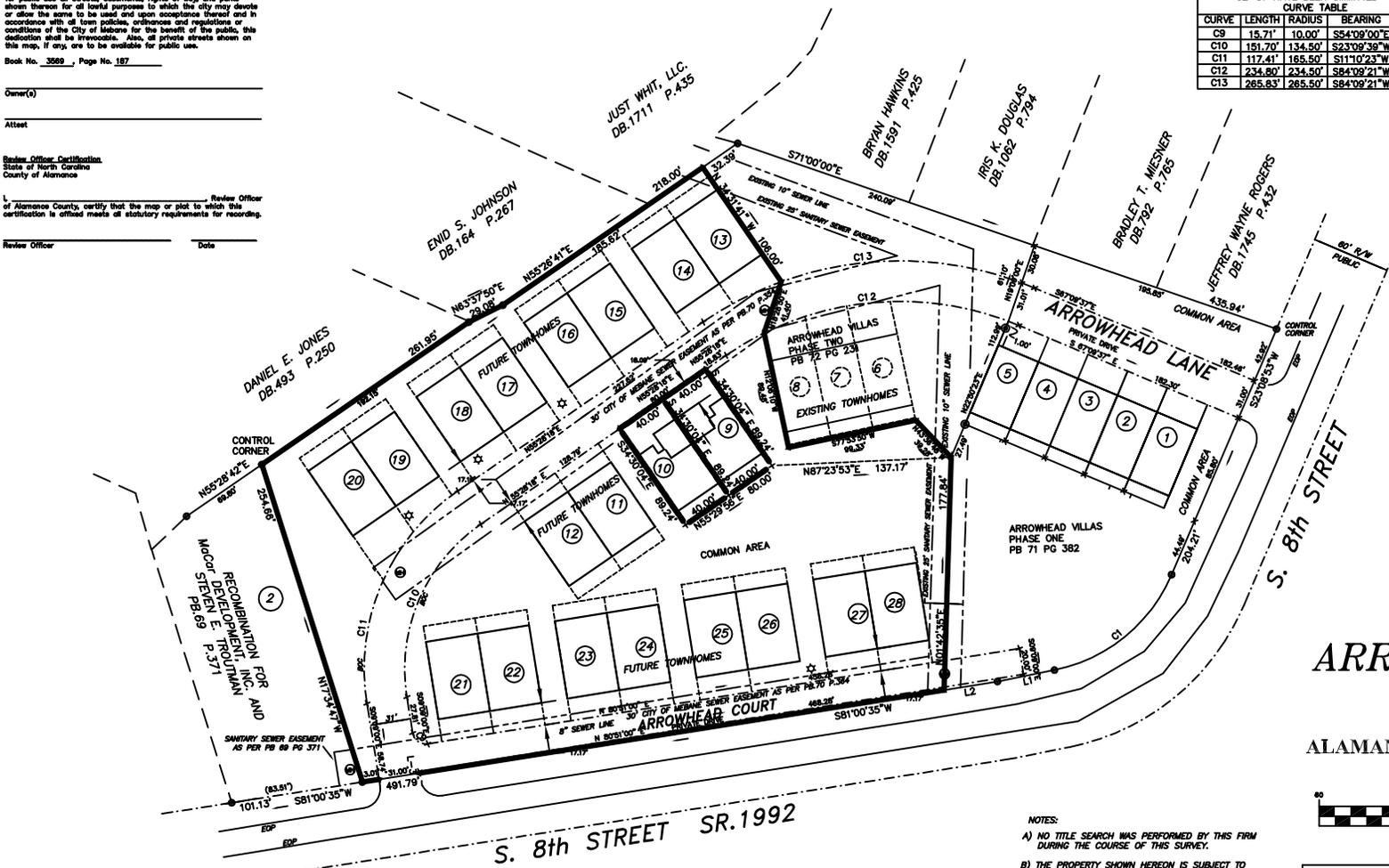
NOTE: COMMON AREAS TO BE MAINTAINED BY ARROWHEAD VILLAS' PROPERTY OWNER'S ASSOCIATION. COMMON AREAS ARE DEFINED AS ALL AREAS OUTSIDE TOWNHOME LOT LINES, INCLUDING PRIVATE ROAD.

LOT DATA

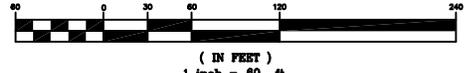
LOT	AC	S.F.
9	0.08 AC±	3569 S.F.±
10	0.08 AC±	3569 S.F.±

LINE TABLE

LINE	BEARING	LENGTH
L1	S78°36'33"W	44.35'
L2	S81°00'34"W	41.31'
L3	S09°09'00"E	1.02'



**FINAL PLAT
PHASE THREE
ARROWHEAD VILLAS
UNITS 9-10**
MELVILLE TOWNSHIP
ALAMANCE COUNTY, NORTH CAROLINA
GRAPHIC SCALE



Certificate of Purpose of Plat

I, James H. Lowe, Professional Land Surveyor No. L-4217, certify to one or more of the following as indicated thus, :

- a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
- b. That the survey is located in a portion of a county or municipality that is unincorporated as to an ordinance that regulates parcels of land;
- c. Any one of the following:
 1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
 2. That the survey is of an existing building or other structure, or natural feature, such as a water course;
 3. That the survey is a control corner;
 4. That the survey is of another corner, such as the reestablishment of existing parcels, a court ordered survey, or another exception to the definition of subdivision;
- d. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (c) above.

Certificate of Accuracy
I, James H. Lowe, hereby certify that the plan shown and described hereon is a true and correct survey of the accuracy required by the Subdivision Ordinance of the City of Mebane, Alamance/Orange County, and that the monuments have been placed as shown hereon in accordance with the requirements of the Subdivision Ordinance.



- NOTES:**
- A) NO TITLE SEARCH WAS PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
 - B) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
 - C) THIS FIRM MAKES NO GUARANTEE AS TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS ON OR ACROSS THIS PROPERTY. ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE AND AVAILABLE INFORMATION.
 - D) NO NORTH CAROLINA GEODETIC CONTROL MONUMENTS WERE FOUND WITHIN 2,000 FEET OF THIS PROPERTY.
 - E) NO INTERNAL INSPECTION OF THIS PROPERTY WAS PERFORMED DURING THE COURSE OF THIS SURVEY.

DEVELOPERS: BRACO OF MEBANE LLC
3637 BASON RD
MEBANE, NC 27302
DEED BOOK 3569 PG 197

CAROLINA CORNERSTONE
SURVEYING & LAND DESIGN
3028-D ROCK HILL ROAD
BURLINGTON, NORTH CAROLINA
(336) 222-1856 (336) 215-2539
BUSINESS LLC P-0975 WWW.CAROLINACORNERSTONE.COM

SCALE: 1" = 60'	DATE: 08/10/16	
SURVEY BY: JHL	DWG BY: JHL	APPD BY: JHL
JOB# 160314UNITS9-10		



AGENDA ITEM #3d

Ordinance Amendment- Section 6-164(C)- Recoupment charge for false alarms

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

Technical correction to municipal fire and police excessive false alarm charges or fees.

Background

Section 6-164 sets forth a charge for excessive false alarm responses for the fire and police departments. The annual fee schedule adoption by the Council did not modify the wording of Section 6-164(c).

Financial Impact

None because the annual fees were previously adopted.

Recommendation

Staff recommends approval of the ordinance amendment.

Suggested Motion

I make a motion to amend Section 6-164(c) of the ordinance to reflect that excessive response charges or fees for fire and police be set forth in the annually adopted fee schedule.

Attachments

1. Ordinance 6-164

Sec. 6-164. - Recoupment charge for false alarms.

- (a) *Excessive false alarms.* Five (5) or more false alarms within a calendar year are excessive.
- (b) *Failure to respond.* If a key holder does not respond within 30 minutes of the alarm, this failure to respond will be considered a false alarm.
- (c) *Recoupment of response costs.* Excessive false alarms for any alarm system within a permit year shall subject the alarm user to a charge designed to partially recoup the costs of response, said charges shall be assessed in accordance with the following schedule annually adopted fee schedule.

Number of False Alarms	Fire Excess Response Charge	Police Excess Response Charge
Five or more in one year	\$100.00	\$100.00
Two in a 24 hour period	\$100.00	\$100.00
More than 2 in a 7 day period	\$100.00	\$100.00

Upon determination that a alarm user has exceeded any of the above number of false alarms, the alarm systems coordinator, or his designee, shall issue and deliver, by mail, a notification invoice of the response cost recoupment charge to the alarm user. Each invoice, which is not paid, when due, may be recovered by the city in a civil action in the nature of debt.

- (d) *Discountenance of alarm.* In addition to any and all legal remedies, including the costs associated with an action for collection, if the alarm user fails to pay response recoupment charges imposed under this section within 30 days of notification the police department will cease to respond to any alarm signal from the delinquent premises with the exception of robbery, hold-up alarms and panic alarms.

(Ord. of 6-6-2005)



AGENDA ITEM #4

Preliminary Major Subdivision Plat - Joel Miles

Presenter

Montrena Hadley, Planning Officer

Applicant

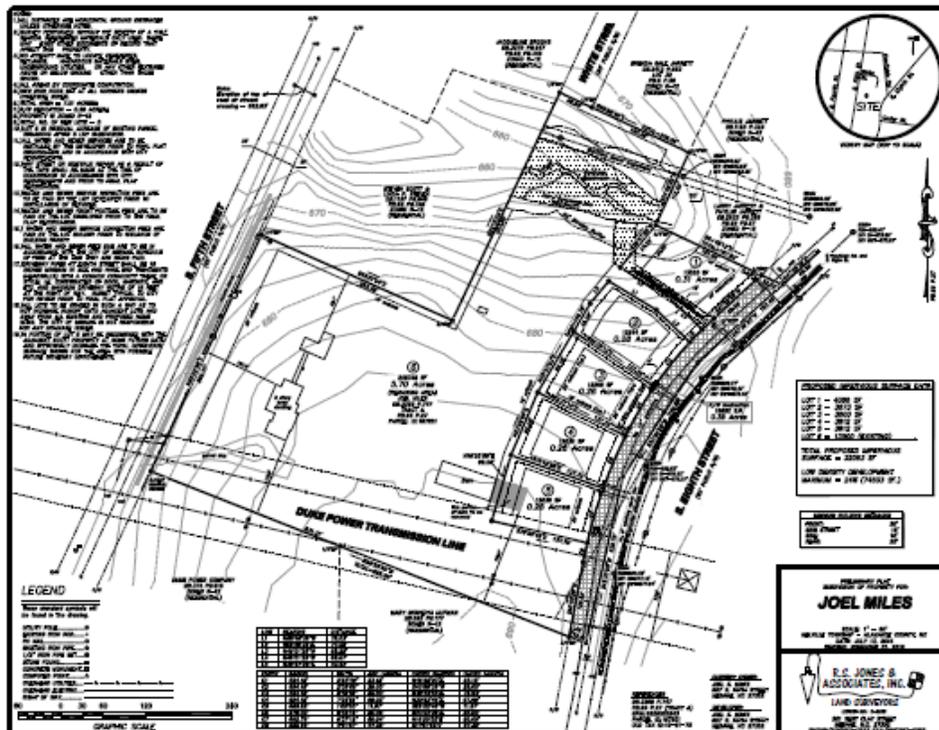
Joel E. Miles
607 S. Fifth Street
Mebane, NC 27302

Public Hearing

Yes No

Continued from November 7, 2016 Meeting

Final Plat



Property

607 S. Fifth Street, S.
Eighth Street, Alamance
County Tax Map 10-21-75;
GPIN#9825005843

Proposed Zoning

N/A

Current Zoning

R-12

Size

+/- 7.51 acres

Surrounding Zoning

R-12

Surrounding Land Uses

Residential

Utilities

To be extended at developer's expense. City water & sewer.

Floodplain

Yes

Watershed

No

City Limits

Yes

Summary

At their November 7, 2016 meeting, the Mebane City Council voted unanimously to continue the request to December 5, 2016 to allow the applicant to revise the plat by eliminating the two proposed flag lots.

Joel Miles is requesting approval of the revised Preliminary Plat for 5 lots. The Preliminary Plat includes a total area of 7.51 acres subdivided as follows:

- A portion of Lot 6 may be recombined with the adjacent Scott property at some future date and effectively increase the total impervious surface shown for the area with possible future driveway improvements.
- Lot 6 is remaining with 5.70 acres and includes the existing house as a double frontage lot with driveway access to S. Fifth Street
- Lots 1-5 are to be served with public water and sewer by tapping the existing City of Mebane 12 inch water line and 8 inch sewer line in S. Eighth Street. These lots will access S. Eighth Street (20' wide paved City of Mebane Public Street)
- Total proposed impervious surface area of 32,063 sq. ft. in lot size and 0.38 acres in new right-of-way.
- The subdivision is being proposed as a low density development with less than 24% impervious surface, therefore, requiring no permanent storm water control measures.

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

The subdivision of the property meets the provisions of the Unified Development Ordinance (UDO).

The fee in lieu of dedication option for the minimum required Public Recreation Space has been resolved since the revised plat creates 5 new lots.

All infrastructure must be completed to meet the City specifications, and if not completed shall be bonded or a letter of credit provided prior to recordation. The developer is responsible for all site improvements.

The 2010 Land Development Plan shows this property within The Central Mebane Planning Area and is shown on the Proposed Land Use map as Neighborhood Residential.

Financial Impact

The developer will extend utilities at his expense and will create 5 subdivision lots.

Recommendation

The Planning Board recommended approval of the preliminary plat at their October 10, 2016 meeting.

The Planning Staff recommends approval of the preliminary plat.

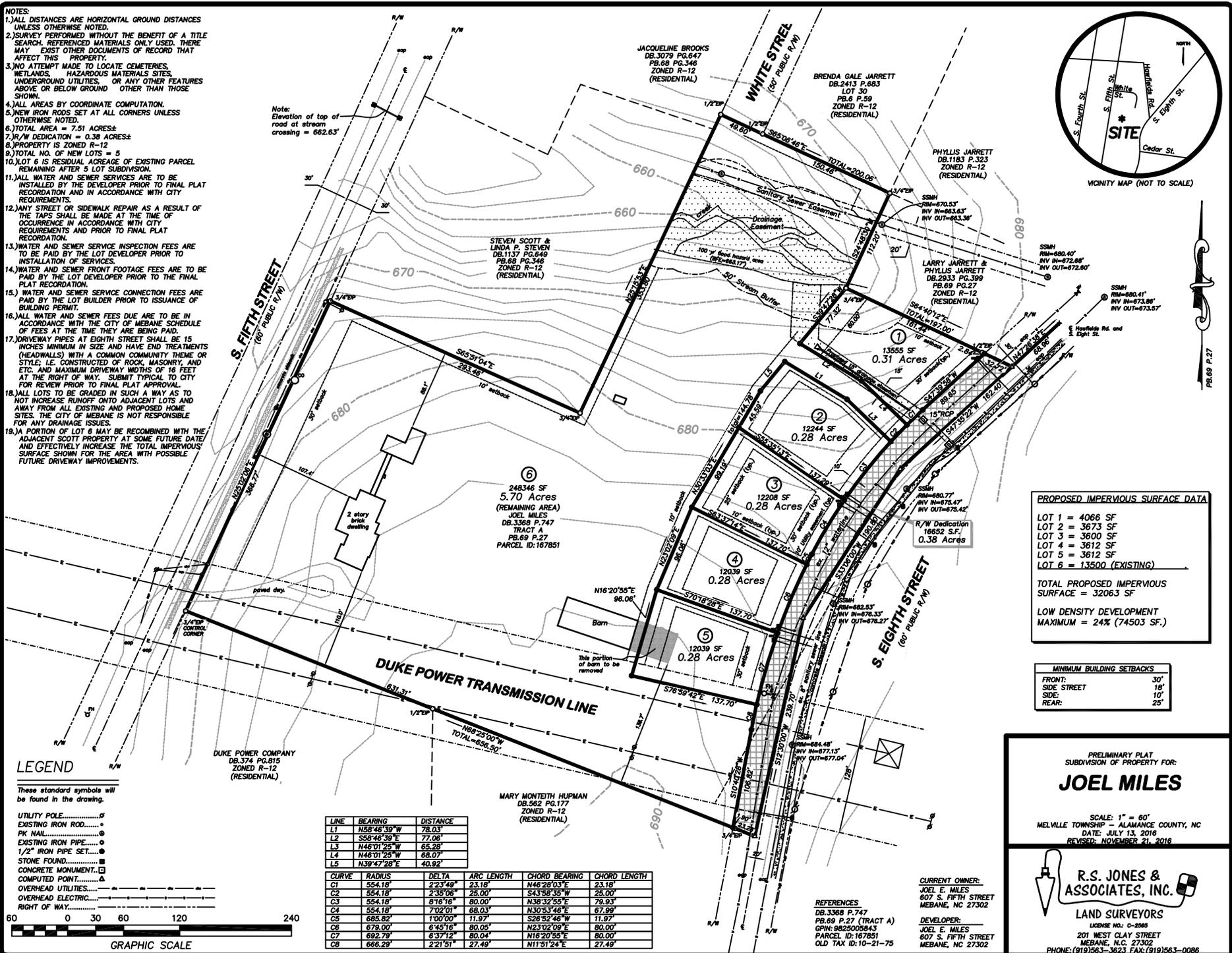
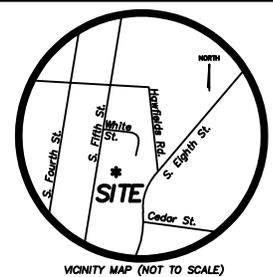
Suggested Motion

Motion to approve the preliminary plat as presented.

Attachments

1. Revised Plat
2. Original Plat
3. Revised Technical Memorandum – City Engineering Review

- NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 2. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. REFERENCED MATERIALS ONLY USED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT AFFECT THIS PROPERTY.
 3. NO ATTEMPT MADE TO LOCATE CEMETERIES, WETLANDS, HAZARDOUS MATERIALS SITES, UNDERGROUND UTILITIES, OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.
 4. ALL AREAS BY COORDINATE COMPUTATION.
 5. NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 6. TOTAL AREA = 7.51 ACRES±
 7. R/W DEDICATION = 0.38 ACRES±
 8. PROPERTY IS ZONED R-12
 9. TOTAL NO. OF NEW LOTS = 5
 10. LOT 6 IS RESIDUAL ACREAGE OF EXISTING PARCEL REMAINING AFTER 5 LOT SUBDIVISION.
 11. ALL WATER AND SEWER SERVICES ARE TO BE INSTALLED BY THE DEVELOPER PRIOR TO FINAL PLAT RECORDATION AND IN ACCORDANCE WITH CITY REQUIREMENTS.
 12. ANY STREET OR SIDEWALK REPAIR AS A RESULT OF THE TAPS SHALL BE MADE AT THE TIME OF OCCURRENCE IN ACCORDANCE WITH CITY REQUIREMENTS AND PRIOR TO FINAL PLAT RECORDATION.
 13. WATER AND SEWER SERVICE INSPECTION FEES ARE TO BE PAID BY THE LOT DEVELOPER PRIOR TO INSTALLATION OF SERVICES.
 14. WATER AND SEWER FRONT FOOTAGE FEES ARE TO BE PAID BY THE LOT DEVELOPER PRIOR TO THE FINAL PLAT RECORDATION.
 15. WATER AND SEWER SERVICE CONNECTION FEES ARE PAID BY THE LOT BUILDER PRIOR TO ISSUANCE OF BUILDING PERMIT.
 16. ALL WATER AND SEWER FEES DUE ARE TO BE IN ACCORDANCE WITH THE CITY OF MEBANE SCHEDULE OF FEES AT THE TIME THEY ARE BEING PAID.
 17. DRIVEWAY PIPES AT EIGHTH STREET SHALL BE 15 INCHES MINIMUM IN SIZE AND HAVE END TREATMENTS (HEADWALLS) WITH A COMMON COMMUNITY THEME OR STYLE, I.E. CONSTRUCTED OF ROCK, MASONRY, AND ETC. AND MAXIMUM DRIVEWAY WIDTHS OF 16 FEET AT THE RIGHT OF WAY. SUBMIT TYPICAL TO CITY FOR REVIEW PRIOR TO FINAL PLAT APPROVAL.
 18. ALL LOTS TO BE GRADED IN SUCH A WAY AS TO NOT INCREASE RUNOFF ONTO ADJACENT LOTS AND AWAY FROM ALL EXISTING AND PROPOSED HOME SITES. THE CITY OF MEBANE IS NOT RESPONSIBLE FOR ANY DRAINAGE ISSUES.
 19. A PORTION OF LOT 6 MAY BE RECOMBINED WITH THE ADJACENT SCOTT PROPERTY AT SOME FUTURE DATE AND EFFECTIVELY INCREASE THE TOTAL IMPERVIOUS SURFACE SHOWN FOR THE AREA WITH POSSIBLE FUTURE DRIVEWAY IMPROVEMENTS.



PROPOSED IMPERVIOUS SURFACE DATA

LOT 1 =	4066 SF
LOT 2 =	3673 SF
LOT 3 =	3600 SF
LOT 4 =	3612 SF
LOT 5 =	3612 SF
LOT 6 =	13500 (EXISTING)

TOTAL PROPOSED IMPERVIOUS SURFACE = 32063 SF

LOW DENSITY DEVELOPMENT MAXIMUM = 24% (74503 SF.)

MINIMUM BUILDING SETBACKS

FRONT:	30'
SIDE STREET:	16'
SIDE:	10'
REAR:	25'

PRELIMINARY PLAT
SUBDIVISION OF PROPERTY FOR:
JOEL MILES

SCALE: 1" = 60'
MELVILLE TOWNSHIP - ALAMANCE COUNTY, NC
DATE: JULY 13, 2016
REVISED: NOVEMBER 21, 2016

R.S. JONES & ASSOCIATES, INC.
LAND SURVEYORS
LICENSE NO: 0-2585
201 WEST CLAY STREET
MEBANE, N.C. 27302
PHONE: (919) 663-3623 FAX: (919) 663-0086

LEGEND

- These standard symbols will be found in the drawing.
- UTILITY POLE.....
 - EXISTING IRON ROD.....
 - PK NAIL.....
 - EXISTING IRON PIPE.....
 - 1/2" IRON PIPE SET.....
 - STONE FOUND.....
 - CONCRETE MONUMENT.....
 - COMPUTED POINT.....
 - OVERHEAD UTILITIES.....
 - OVERHEAD ELECTRIC.....
 - RIGHT OF WAY.....

LINE	BEARING	DISTANCE
L1	N58°46'39"W	78.03'
L2	S58°46'39"E	77.06'
L3	N46°01'25"W	65.28'
L4	N46°01'25"W	65.07'
L5	N39°47'29"E	43.92'

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	554.18'	2°27'49"	23.18'	N46°29'03"E	23.18'
C2	554.18'	2°35'06"	25.00'	S43°58'35"W	25.00'
C3	554.18'	8°16'16"	80.00'	N38°32'55"E	79.93'
C4	554.18'	7°02'01"	68.03'	N30°53'46"E	67.99'
C5	685.62'	1°00'00"	11.97'	S26°52'46"W	11.97'
C6	679.00'	6°45'16"	80.05'	N23°22'09"E	80.00'
C7	692.79'	6°37'12"	80.04'	N16°20'55"E	80.00'
C8	686.29'	2°21'51"	27.49'	N11°51'24"E	27.49'



REFERENCES
DB.3368 P.747
PB.89 P.27 (TRACT A)
CPIN:9825005843
PARCEL ID:167851
OLD TAX ID:10-21-75

CURRENT OWNER:
JOEL E. MILES
807 S. FIFTH STREET
MEBANE, NC 27302

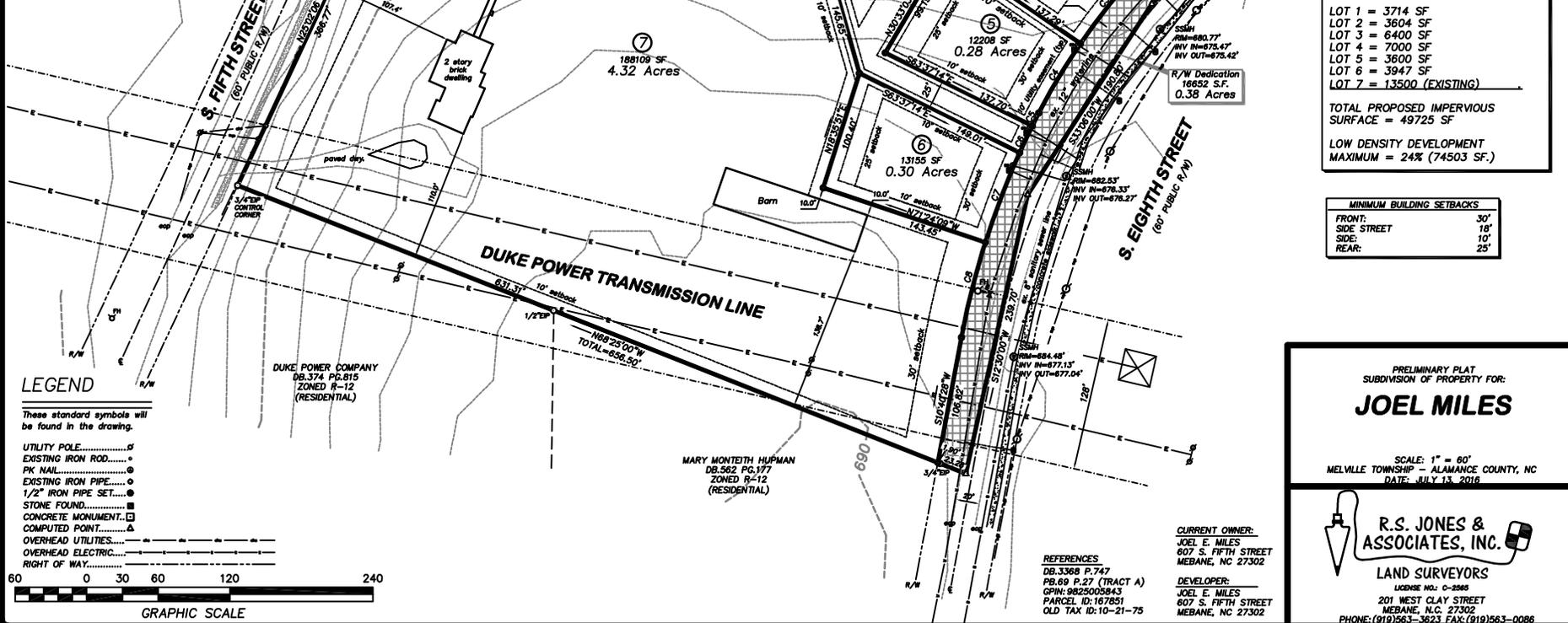
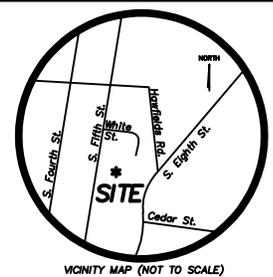
DEVELOPER:
JOEL E. MILES
807 S. FIFTH STREET
MEBANE, NC 27302

- NOTES:**
- 1.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - 2.) SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. REFERENCED MATERIALS ONLY USED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT AFFECT THIS PROPERTY.
 - 3.) NO ATTEMPT MADE TO LOCATE CEMETERIES, WETLANDS, HAZARDOUS MATERIALS SITES, UNDERGROUND UTILITIES, OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.
 - 4.) ALL AREAS BY COORDINATE COMPUTATION.
 - 5.) NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 6.) TOTAL AREA = 7.51 ACRES±
 - 7.) R/W DEDICATION = 0.38 ACRES±
 - 8.) PROPERTY IS ZONED R-12
 - 9.) TOTAL NO. OF LOTS = 7
 - 10.) ALL WATER AND SEWER SERVICES ARE TO BE INSTALLED BY THE DEVELOPER PRIOR TO FINAL PLAT RECORDATION AND IN ACCORDANCE WITH CITY REQUIREMENTS.
 - 11.) ANY STREET OR SIDEWALK REPAIR AS A RESULT OF THE TAPS SHALL BE MADE AT THE TIME OF OCCURRENCE IN ACCORDANCE WITH CITY REQUIREMENTS AND PRIOR TO FINAL PLAT RECORDATION.
 - 12.) WATER AND SEWER SERVICE INSPECTION FEES ARE TO BE PAID BY THE LOT DEVELOPER PRIOR TO INSTALLATION OF SERVICES.
 - 13.) WATER AND SEWER ASSESSMENT FEES ARE TO BE PAID BY THE LOT DEVELOPER PRIOR TO THE FINAL PLAT RECORDATION.
 - 14.) WATER AND SEWER SERVICE CONNECTION FEES ARE PAID BY THE LOT BUILDER PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - 15.) ALL WATER AND SEWER FEES DUE ARE TO BE IN ACCORDANCE WITH THE CITY OF MEBANE SCHEDULE OF FEES AT THE TIME THEY ARE BEING PAID.
 - 16.) PUBLIC RECREATION SPACE FEE IN LIEU OF DEDICATION OF LAND FOR THE SAME IS TO BE PAID BY THE LOT DEVELOPER PRIOR TO FINAL PLAT RECORDATION.
 - 17.) DRIVEWAY PIPES AT EIGHTH STREET SHALL BE 15 INCHES MINIMUM IN SIZE AND HAVE END TREATMENTS (HEADWALLS) WITH A COMMON COMMUNITY THEME OR STYLE, I.E. CONSTRUCTED OF ROCK, MASONRY, AND ETC. AND MAXIMUM DRIVEWAY WIDTHS OF 16 FEET AT THE RIGHT OF WAY. SUBMIT TYPICAL TO CITY FOR REVIEW PRIOR TO FINAL PLAT APPROVAL.
 - 18.) LOTS 3 AND 4 MAY REQUIRE SEWER TO BE PUMPED. ANY LOT REQUIRING A SEWER PUMP WOULD BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 - 19.) ALL LOTS TO BE GRADED IN SUCH A WAY AS TO NOT INCREASE RUNOFF ONTO ADJACENT LOTS AND AWAY FROM ALL EXISTING AND PROPOSED HOME SITES. THE CITY OF MEBANE IS NOT RESPONSIBLE FOR ANY DRAINAGE ISSUES.

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	554.18'	2°23'49"	23.18'	N48°28'03"E	23.18'
C2	554.18'	2°33'06"	25.00'	S43°58'35"W	25.00'
C3	554.18'	8°16'16"	80.00'	N38°32'55"E	79.93'
C4	554.18'	7°02'01"	68.03'	N30°53'46"E	67.99'
C5	685.82'	1°00'00"	11.97'	S26°52'40"W	11.97'
C6	685.82'	2°05'21"	23.01'	S23°20'08"W	23.00'
C7	685.82'	6°43'18"	80.46'	N20°55'47"E	80.41'
C8	685.82'	6°51'27"	82.08'	N14°08'25"E	82.03'

LINE	BEARING	DISTANCE
L1	N58°46'39"W	78.03'
L2	S58°46'39"E	77.06'
L3	N48°01'25"W	63.28'
L4	N46°01'25"W	68.07'
L5	N39°47'28"E	40.92'

Note: Elevation of top of road at stream crossing = 662.63'



PROPOSED IMPERVIOUS SURFACE DATA

LOT 1 =	3714 SF
LOT 2 =	3604 SF
LOT 3 =	6400 SF
LOT 4 =	7000 SF
LOT 5 =	3600 SF
LOT 6 =	3947 SF
LOT 7 =	13500 (EXISTING)

TOTAL PROPOSED IMPERVIOUS SURFACE = 49725 SF

LOW DENSITY DEVELOPMENT MAXIMUM = 24% (74503 SF.)

MINIMUM BUILDING SETBACKS

FRONT:	30'
SIDE STREET:	10'
SIDE:	10'
REAR:	25'

LEGEND

- These standard symbols will be found in the drawing.
- UTILITY POLE.....
 - EXISTING IRON ROD.....
 - PK NAIL.....
 - EXISTING IRON PIPE.....
 - 1/2" IRON PIPE SET.....
 - STONE FOUND.....
 - CONCRETE MONUMENT.....
 - COMPUTED POINT.....
 - OVERHEAD UTILITIES.....
 - OVERHEAD ELECTRIC.....
 - RIGHT OF WAY.....



REFERENCES
 DB.3368 P.747
 PB.69 P.27 (TRACT A)
 GPN:982500843
 PARCEL ID:167851
 OLD TAX ID:10-21-75

CURRENT OWNER:
 JOEL E. MILES
 607 S. FIFTH STREET
 MEBANE, NC 27302

DEVELOPER:
 JOEL E. MILES
 607 S. FIFTH STREET
 MEBANE, NC 27302

PRELIMINARY PLAT
 SUBDIVISION OF PROPERTY FOR:
JOEL MILES

SCALE: 1" = 60'
 MELVILLE TOWNSHIP - ALAMANCE COUNTY, NC
 DATE: JULY 13, 2016

R.S. JONES & ASSOCIATES, INC.

LAND SURVEYORS

201 WEST CLAY STREET
 MEBANE, N.C. 27302
 PHONE: (919) 663-3623 FAX: (919) 663-0086



Technical Memorandum

To: Montrena Hadley, Planning Director

Subject: Joel Miles Subdivision (Preliminary Plat)

City Engineering review

A handwritten signature in black ink that reads "Franz K. Holt".

From: Franz Holt, P.E.

Date: November 29, 2016

City Engineering has reviewed the Preliminary Subdivision Plat for the Joel Miles Subdivision dated July 13, 2016 and revised November 21st, 2016 by R.S. Jones & Associates and provides the following technical comments.

A. General

The Preliminary Plat proposes to subdivide property currently owned by Joel E. Miles from an existing 7.51 acre lot into 6 lots with 5.70 acres being kept as Lot 6, which is also an existing residence. The property is zoned R-12 for which lots 1-5 are appropriately sized and dimensioned. Lot 6 is a double frontage lot with driveway access to S. Fifth Street. Lots 1-5 will access S. Eighth Street (20' wide paved City of Mebane Public Street). Additional road right-of-way along the S. Eighth Street frontage of the property is proposed to be dedicated to provide a 60 ft. right-of-way.

As noted on the preliminary plat, a portion of Lot 6 may be recombined with adjacent Scott property at some future date. While the total impervious surface calculations shown would increase with possible new drive way improvements to S. Eighth Street as a result of the recombination, this action (if pursued) should not affect the low density option proposed for development due to expected limited increase in impervious surface.

Lots 1-5 are to be served with public water and sewer by tapping the existing City of Mebane 12 inch water line and 8 inch sewer line in S. Eighth Street.

The subdivision is proposed as a low density development with less than 24% impervious surface thus requiring no permanent storm water control measures.

B. Availability of City Water and Sewer

Lots 1-5 are to be served with public water and sewer by tapping the existing City of Mebane 12 inch water line and 8 inch sewer line in S. Eighth Street.



In regard to the Preliminary Subdivision Plat and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this memo is provided to indicate that I have reviewed the preliminary subdivision plat for water and sewer service and find it acceptable and meets City standards based on the following:

1. Water system- The City has adequate water capacity available to meet the demand of approximately 1,200 gpd and to provide adequate fire flow as an existing adequate water line is in place.
2. Sanitary Sewer system- The City has adequate sewer capacity available to meet the demand of approximately 1,200 gpd as an existing adequate sewer line is in place.

C. Phase II Storm water Requirements

The Preliminary Subdivision Plat proposes a low density type development with less than 24% built upon impervious surface. A table is provided on the preliminary plat showing the proposed impervious surface for lots 1-5 and existing impervious surface for lot 6 which are below the 24% impervious surface threshold.

Phase II storm water requirement is reviewed as follows:

1. Phase II Storm water Post Construction Ordinance
Sec. 5.4 in the UDO provides standards for Storm water Management and 5.4.F requires compliance with the Mebane Post Construction Runoff Ordinance (which is a stand-alone ordinance titled the Phase II Storm water Post Construction Ordinance (SPCO). The standards in the UDO are general standards as the Ordinance itself provides detailed standards.

The SPCO does apply to this project as it will disturb more than one acre of land and a Stormwater Permit would need to be approved at time of construction and prior to final plat recordation. As this project is considered a low density development (i.e. less than 24% built upon) no permanent storm water control measures will be required.

D. Storm Drainage System

Sec. 5-4.D. in the UDO provides requirements for storm drainage systems. The preliminary subdivision plat addresses general site drainage across lot 6 for an open channel drainage easement covering the 100 year designated flood area. In addition, there is a cross drain under S. Eighth Street which will require extension along the side line for lot 1 and ending near the rear of lot 1 where it will discharge into a plunge pool device before entering the stream buffer. A 30' wide drainage easement will be required at the end of the pipe through the plunge pool to the drainage easement covering the 100 year designated flood area. The drain pipe extension will require further construction drawings.



E. Traffic Impacts

1. It appears that there will be limited traffic impacts due to the limited number of proposed lots.
2. Sight distance appears to be adequate.

F. Construction Plan Submittal

Sec. 7-6.7.A. in the UDO indicates that construction plans for all street facilities, including water and sewer facilities, shall be submitted following plat approval; therefore, construction plans are not required as a part of the preliminary plat review. The preliminary plat, however, does serve as a utility plan indicating necessary easement for proposed utilities, showing the location of water and sewer services proposed to be tapped onto existing water and sewer lines and the extension of a cross storm drain pipe at Eighth Street near lot 1. A construction drawing with appropriate calculations will be required for the extension of the cross storm drain pipe across lot 1 and discharging to the drainage way on lot 6.

G. Stream Buffers

A drainage way with 50' stream buffers is shown on the northern portion of Lot 6. The 50' stream buffer is compliant with NC state law as revised in the 2015 NC General Assembly and the City's revised Riparian Buffer Protection Ordinance and Water Supply Watershed Protection Rules.

Based on city engineering review of the referenced Preliminary Subdivision Plat, it is my opinion that said plat is in substantial compliance with the UDO.



AGENDA ITEM #5a

The Village at Lake Michael – Amendment to the Special Use Permit

(Request to continue this matter to
January 9, 2017 per Applicant)

Presenter

Montrena Hadley, Planning Officer

Applicant

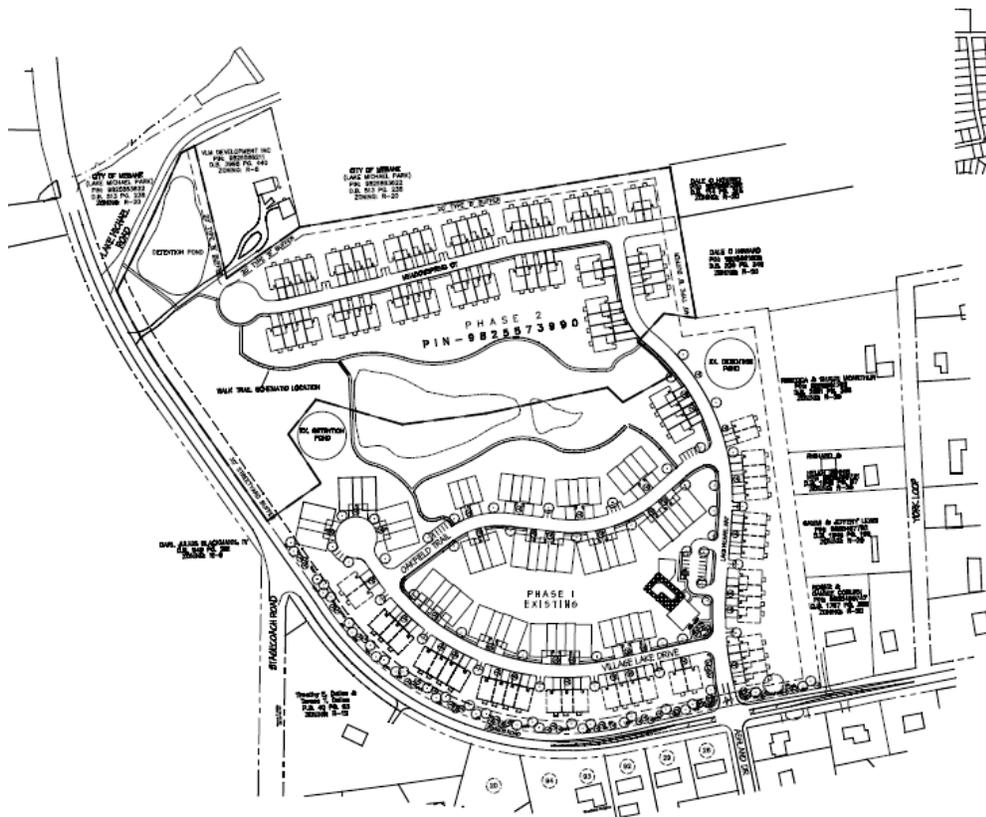
Mebane Town Homes LLC (The Village at Lake
Michael Town Homes)
1118 Greccade Street, Suite 102
Greensboro, NC 27408

Public Hearing

Yes X No (Quasi-Judicial)

Continued from November 7, 2016 Meeting

Site Plan



Property

Lake Michael Way &
Meadowspring Court;
Orange County GPIN
#9825573990

Proposed Zoning

n/a

Current Zoning

R-8

Size

+/-15.8 acres

Surrounding Zoning

R-8, R-10, R-12, R-20

Surrounding Land

Uses

Residential

Utilities

To be extended at
developer's expense

Floodplain

No

Watershed

Yes

City Limits

Yes

Summary

Mebane Town Homes, LLC is requesting to amend the Special Use Permit and the Preliminary Subdivision Plat for "The Village at Lake Michael", Phase 1 and Phase 2 previously approved by the City Council on May 3, 2004 for 187 town homes to 159 townhomes. Mebane Town Homes, LLC did not acquire all of the land as shown on the original Special Use Permit from May 3, 2004 and states that the existing home owners in Phase 1 do not want the second entrance at the northeast corner of the property. Due to this revision, the total will be only 159 townhomes.

At their November 7, 2016 meeting, the Mebane City Council held a Public Hearing and voted unanimously to approve Item 1 of the 4 requested amendments and to continue the Public Hearing, for the remaining 3 items, to Monday, December 5, 2016 at 6pm. The limited approval was approved to increase the unit count from 100 to 103 in Phase I and the City Council left the hearing open for further evidence on the remaining three requests as follows:

- Site Plan to be approved for 159 town homes (Phase 1 - 103 town homes; Phase 2 - 56 town homes).
- The Developer shall NOT construct a Joint Entrance with Park during the construction of Phase 2. In order to control vehicular pass-through traffic within the development, The Village at Lake Michaels Homeowner's Association has provided a letter indicating their desire to NOT have this second entrance. Instead, the Developer will be required to construct a public cul-de-sac near the northeast corner of the site as approved by the City of Mebane Technical Review Committee.
- Cul-de-sac Length Waiver: "The Village at Lake Michael Town Homes – Phase 2 – Preliminary Subdivision and Site Plan" notes that Meadowspring Court will have a maximum length of 980 feet. This is a Request for Waiver of "City of Mebane Unified Development Ordinance, Article 7, Section 7.6-5 F.11 – Cul-de-sacs". This Waiver will still allow for the street system within the development to provide adequate turn-around area for vehicular traffic, including emergency vehicles that may access the site. The subdivision of the property meets the provisions of the Unified Development Ordinance (UDO) in all areas except for the maximum length of the cul-de-sac. The developer is requesting a waiver for the length of the cul-de-sac. The UDO reads as follows: Article 7, Section 7.6-5 F. Public Street Design Standards, 11. Cul-de-sac Streets (a) Cul-de-sacs shall not exceed 800 feet in length. The developer is proposing a cul-de-sac of 980 feet in length. Staff and TRC agree that a cul-de-sac would be a better design. Based on the above, it is recommended that a waiver to the cul-de-sac length be approved by the City Council.

The Technical Review Committee (TRC) has reviewed the site plan and the applicant has revised the plan to reflect its comments. The 2010 Land Development shows this property within the North Mebane Planning Area and is generally in compliance with the proposed Land Use Map for this area.

Financial Impact

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

Recommendation

The Planning Staff recommends approval of the request to continue this matter to the January 9, 2017 Council Meeting while the owners discuss the status of the adjoining property.

Suggested Motion

Motion to approve the applicants request to continue this matter to the January 9, 2017 Council Meeting.

Attachments

1. Amendment Application
2. Zoning Map
3. Request to Continue



APPLICATION FOR A SPECIAL USE PERMIT

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

Name of Applicant: Mebane Town Homes, LLC (The Village at Lake Michael Town Homes)

Address of Applicant: 1118 Greccade St, Suite 102, Greensboro, NC 27408

Address and brief description of property: property near Lake Michael Way and Lebanon Road which includes all of land within The Village at Lake Michael Town Homes Phase 1, plus all of the land within GPIN 9825573990 which will encompass Phase 2

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

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

Yes Explain: Everette Greene - Vendor No

Type of request: Amendment to an existing SUP previously approved by City Council on May 3, 2004 for a Town House Development

Sketch attached: Yes No

Reason for the request: Mebane Town Homes, LLC did not acquire all of the land as shown on the original SUP from May 3, 2004, and the existing home owners in The Village at Lake Michael, Phase 1 do not want the second entrance at the northeast corner of the property; therefore, Mebane Town Homes, LLC requests the following amendments:

1. *Modification requested to increase the total town home units within Phase 1 from 100 to 103.*
2. *Site Plan to be approved for 159 town homes (Phase 1 – 103 town homes; Phase 2 - 56 town homes).*
3. *The Developer shall NOT construct a Joint Entrance with Park during the construction of Phase 2. In order to control vehicular pass-through traffic within the development, The Village at Lake Michaels Homeowner's Association has provided a letter indicating their desire to NOT have this second entrance. Instead, the Developer will be required to construct a public cul-de-sac near the northeast corner of the site as approved by the City of Mebane Technical Review Committee.*
4. *Cul-de-sac Length Waiver: "The Village at Lake Michael Town Homes – Phase 2 – Preliminary Subdivision and Site Plan" notes that Meadowspring Court will have a maximum length of 980 feet. This is a Request for Waiver of "City of Mebane Unified Development Ordinance, Article 8, Section 7.6-5 F.11 – Cul-de-sacs". This Waiver will still allow for the street system within the development to provide adequate turn-around area for vehicular traffic, including emergency vehicles that may access the site.*

to the original SUP from May 3, 2004 for The Village at Lake Michael, Phase 1 and Phase 2 (the original approval allowed for 187 town homes; and due to this revision the total will be only 159 town homes)

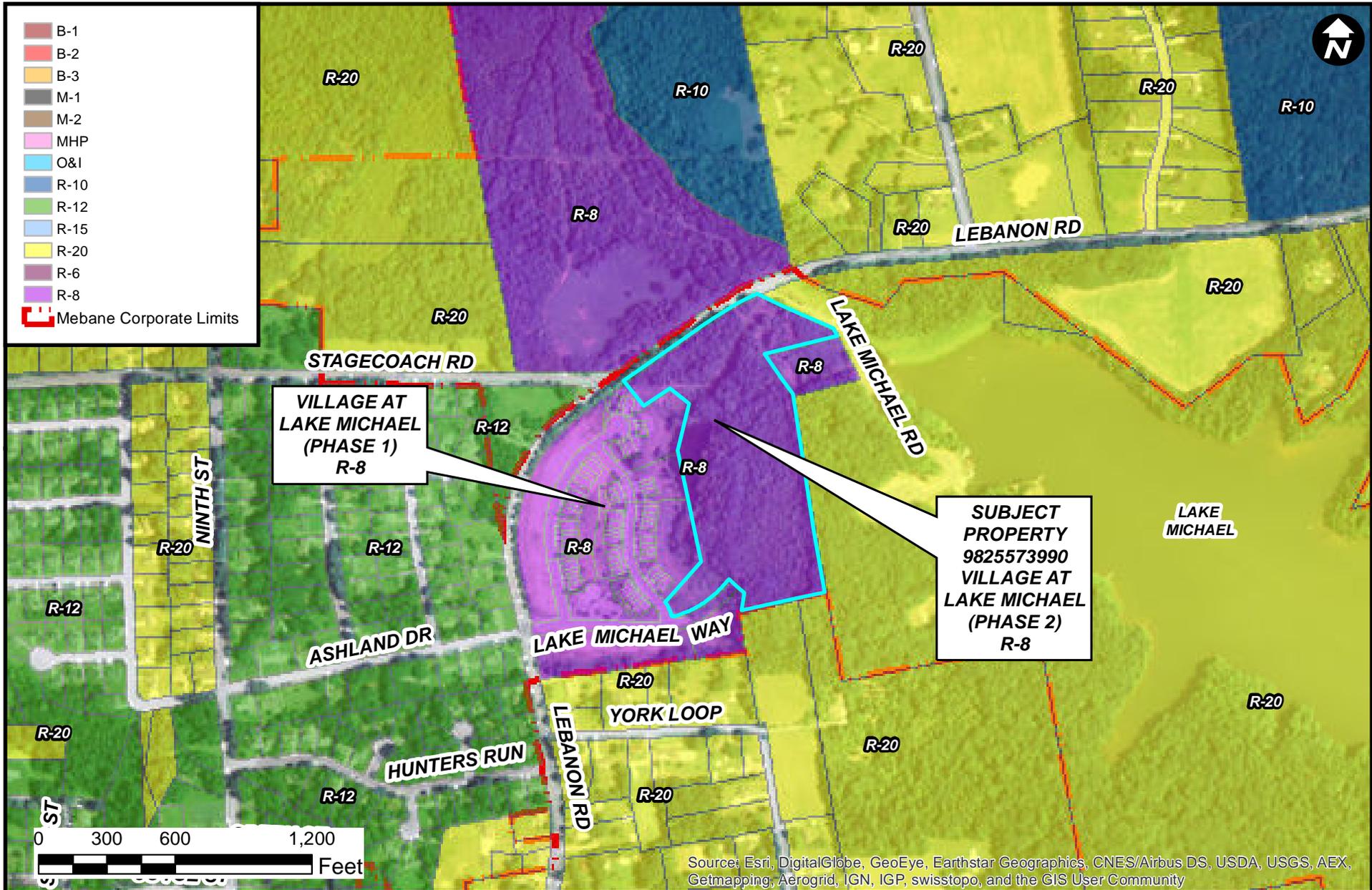
Signed: James D. Galyon, Jr. JAMES D. GALYON, JR.
PARTNER

Date: October 27, 2016

Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



CITY OF MEBANE ZONING MAP

VILLAGE AT LAKE MICHAEL VICINITY MAP

DRAWN BY: SKS
 CHECKED BY: MH
 DATE: 10/11/2016
 DRAWING FILE:
 Village at Lake Micahel.mxd

From: [Jim Galyon](#)
To: [Montrena W. Hadley](#)
Cc: [Tony Collins](#); [Joe Weiss](#); [Gene Mustin](#); [Randy Buchanan](#); ["Everette Greene"](#)
Subject: SU-16-05
Date: Tuesday, November 22, 2016 2:42:36 PM
Attachments: [image001.jpg](#)

Mrs. Hadley,

We respectfully request our Special Use Amendment (SU-16-05), scheduled for the December 5th Mebane City Council, be continued until the January 9th, 2017 meeting.

Thank you.

Regards.

Mebane Town Homes, LLC

Jim Galyon

Collins & Galyon General Contractors, Inc.

1118 Grecade Street

PO Box 4205

Greensboro, NC 27404

Phone 336-617-5311 x13

Mobile 336-383-0121

Fax 336-617-5315

www.collinsgalyon.com

jgalyon@collinsgalyon.com

CG Logo





AGENDA ITEM #5b

Arrowhead North Development Amendment

Presenter

Montrena Hadley, Planning Officer

Applicant

Tap the Potential Land Holdings, LLC
PO Box 2958
Burlington, NC 27216

Public Hearing

Yes No

Zoning Map



**CITY OF MEBANE
ZONING MAP**

**PARCEL
10-23-21K**

DRAWN BY: SKS
CHECKED BY: MH
DATE: 11/23/2016
DRAWING FILE:
Zoning - GPIN 982417451

Property

Arrowhead North Dev,
Alamance County Tax
Map 10-23-21K
GPIN#9824175451

Proposed Zoning

Amendment to existing
approved PUD. CU-R-8
Conditional Use – Multi-
Family – 162 apartments
as a PUD

Current Zoning

CU-R-8 Conditional Use –
Multi-Family – 180
apartments as a PUD

Size

+/- 18.46 acres

Surrounding Zoning

CU-R-12, CU-B-2, and M-1

Surrounding Land Uses

Residential, Commercial,
and Manufacturing

Utilities

To be extended at
developer's expense.

Floodplain

No

Watershed

No

City Limits

Yes

Summary

Tap the Potential Land Holdings, LLC is requesting an amendment to allow development of 162 apartments as part of the PUD. The current zoning for apartments was approved by City Council on August 3, 2015 as CU-R-8 to allow 180 apartments. The amended PUD was originally approved by City Council on July 11, 2011 under the old zoning ordinance. This current request complies with the old zoning ordinance based on the ongoing development of the overall plan.

Plan to plan detailed comparisons are listed below, however subject to final architectural drawings, construction plans and permitting:

- Construction of 162 apartments from 180.
- An increase in maximum building height from 50' to 55' to accommodate the four-story apartment buildings.
- To reduce the number of buildings from 6 to 5.
- A total of five (5) buildings that include 2 (3 story buildings) and 3 (4 story buildings). The previous plan had 6 (3 story buildings).
- 54 – 1 bedroom units, from 60.
- 72 – 2 bedroom units, from 108.
- 36 – 3 bedroom units, from 12.
- Amenities – clubhouse, pool, BBQ grill areas, fenced dog park, fenced playground, aerator/fountain within the existing pond, and carwash.
- Pool +/- 1,500 SF.
- Clubhouse +/-3,095 SF.
- Clubhouse and pool to be installed in Phase 1.
- Provisions for stormwater control ponds for compliance with storm water management rules
- This proposed plan is an approximate representation of the buildings, building square footage, street & parking configuration to be constructed.
- Building exteriors to be a combination of materials such as brick, stone and hardi-plank. They will have power point pictures of building exteriors that they have constructed and typical amenities.

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

Financial Impact

The developer will extend utilities at his expense for this project.

Recommendation

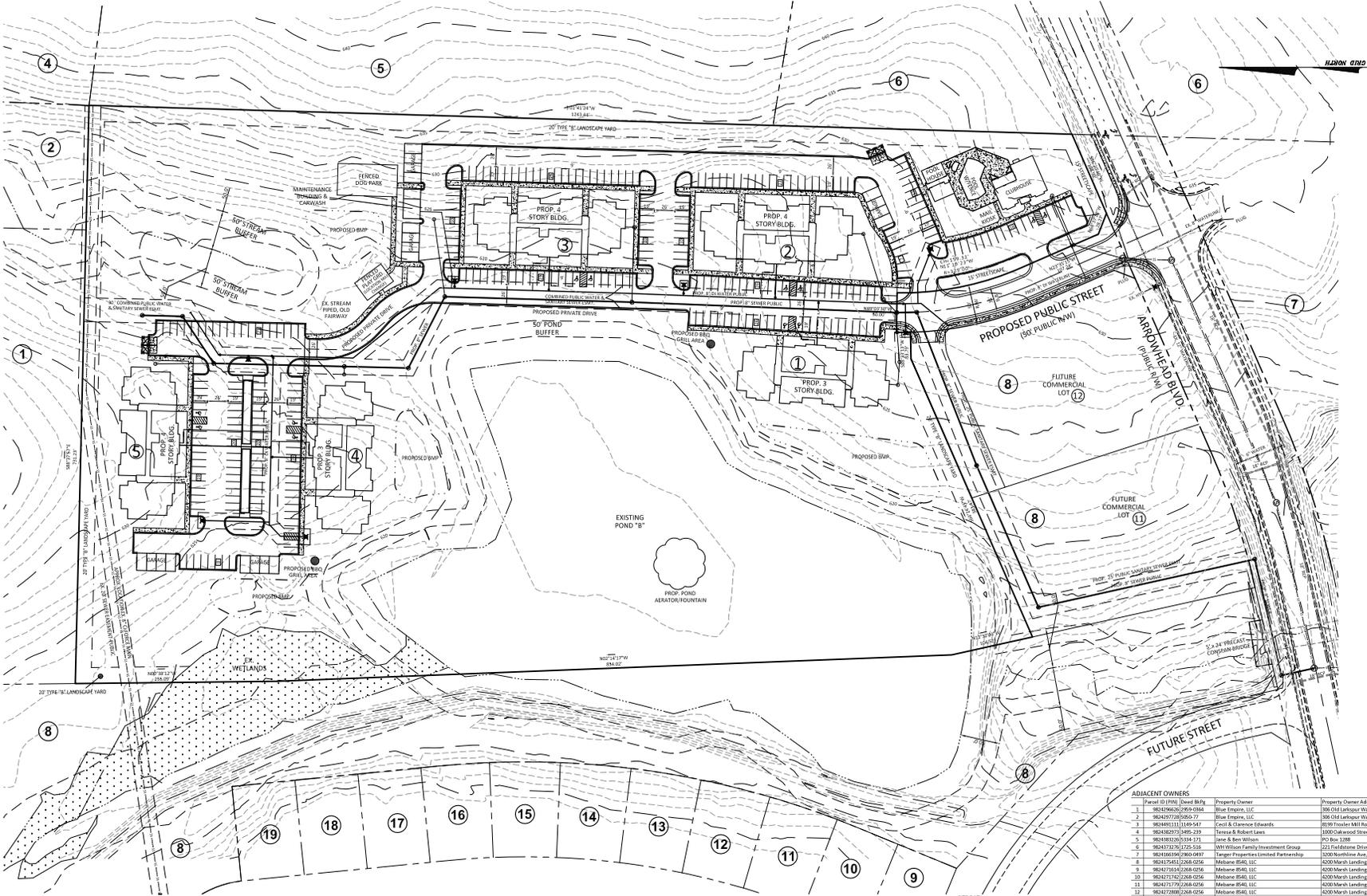
Staff recommends approval.

Suggested Motion

Motion to approve the amendment as presented for Conditional Use-R-8, Multi-Family Apartments as a PUD. The application is generally consistent with the objectives and policies for growth and development in the City's 2010 Land Development Plan, and is both reasonable and in the public interest because it promotes the recommendations of the South-East Mebane (Hebron) Planning Area with the Village Activity Center concept approved in the 2010 Land Development Plan by providing a medium-scale, mixed-use activity center, serving multiple neighborhoods to create pedestrian-friendly, community focal points containing a mixture of commercial, office & institutional, entertainment, open space, and residential uses & housing types.

Attachments

1. Site Plan
2. Amendment Application
3. Zoning Map
4. Technical Memorandum – City Engineering Review
5. Aerial Site Plan



NOTES:

THIS MAP DOES NOT MEET G.S. 47-30 AND IS NOT FOR RECORDING.

THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS MAP AND WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THIS PROPERTY.

THIS PLAN SUBJECT TO LOCAL, STATE AND FEDERAL REVIEW AND IS FOR PLANNING PURPOSES ONLY. BOUNDARY AND TOPOGRAPHIC TAKEN FROM SURVEY BY OTHERS. NO BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY STOLTZBUS ENGINEERING, INC.

THIS PLAN IS UNDER COPYRIGHT PROTECTION OF STOLTZBUS ENGINEERING, INC.

CONSTRUCTION OF THE BUILDINGS MAY OCCUR IN PHASES. CLUBHOUSE AND POOL TO BE INSTALLED IN PHASE 1

ALL STORM WATER CONTROL TO BE IN ACCORDANCE WITH THE CITY OF MEBANE POST-CONSTRUCTION STORMWATER ORDINANCE.

RE-ZONING NOTES:

1. THE REQUESTED ZONING PLAN AMENDMENT DECREASES THE PROPOSED UNIT COUNT FROM 180 TO 162 AND NUMBER OF BUILDINGS FROM 6 TO 5. THE APPLICANT IS REQUESTING AN INCREASE IN THE MAXIMUM BUILDING HEIGHT OF 50' TO 55' TO ACCOMMODATE THE PROPOSED FOUR STORY BUILDINGS.

2. THIS PROPOSED PLAN IS AN APPROXIMATE REPRESENTATION OF THE BUILDINGS, BUILDING SQUARE FOOTAGE, STREET & PARKING CONFIGURATION TO BE CONSTRUCTED. THE NUMBER OF UNITS, BUILDINGS, BUILDING SQUARE FOOTAGE, SITE AND STREET CONFIGURATION WILL BE DETERMINED BASED ON FINAL ARCHITECTURAL DRAWINGS AND CONSTRUCTION PLAN REVIEW AND PERMITTING.

CURVE TABLE			
CURVE	CHORD	BEARING	RADIUS
C-1	17.71	N00°15'09"W	425.00

SITE DATA:

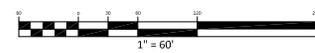
GPIN#: 9824287582
 SITE ACREAGE: 18.46 ACRES
 D.S. 1827 PLS. 684
 P.L. 77 PG. 362
 TOTAL BUILDINGS: 5
 TOTAL 1 BEDROOM UNITS: 64
 TOTAL 2 BEDROOM UNITS: 72
 TOTAL 3 BEDROOM UNITS: 36
 TOTAL NUMBER OF UNITS: 162
 DENSITY: 162/18.46 = 8.78 UNITS/AC
 EX. ZONING: C2-B-8

PARKING DATA:

REQUIRED PARKING: 1.5 SPACES/1 BEDROOM + 84 x 1.5 = 81 SPACES
 1.75 SPACES/2 BEDROOM + 72 x 1.75 = 126 SPACES
 2.0 SPACES/3 BEDROOM + 36 x 2.0 = 72 SPACES
 TOTAL SPACES REQUIRED = 279 SPACES
 PROVIDED PARKING: 304 SPACES (INCLUDING 12 HANDICAP)
 GARAGES: 20 SPACES

ADJACENT OWNERS

Parcel ID (PIN)	Deed Bk/Pg	Property Owner	Property Owner Address	City/County, NC
1	982428626	Blue Empire, LLC	386 Old Lenoir Way	Chapel Hill, NC 27516
2	982427228	Blue Empire, LLC	386 Old Lenoir Way	Chapel Hill, NC 27516
3	982440311	Carl & Clarence Edwards	1020 Tractor Hill Road	Gibsonville, NC 27049
4	982482973	Theresa & Robert Laws	100 Oakwood Street	Mebane, NC 27050
5	982489126	Jane & Ben Wilson	PO Box 1268	Hillsborough, NC 27278
6	982481276	Van Wilson Family Investment Group	221 Cliffside Drive	Bedford, NC 27815
7	982481649	Tranger Properties Limited Partnership	1000 Northline Ave, Suite 300	Greensboro, NC 27409
8	982475451	Mebane #540, LLC	4000 March Landing Blvd	Jacksonville, FL 32224
9	982475451	Mebane #540, LLC	4000 March Landing Blvd	Jacksonville, FL 32224
10	982471742	Mebane #540, LLC	4000 March Landing Blvd	Jacksonville, FL 32224
11	982471742	Mebane #540, LLC	4000 March Landing Blvd	Jacksonville, FL 32224
12	982472089	Mebane #540, LLC	4000 March Landing Blvd	Jacksonville, FL 32224
13	982472089	Mebane #540, LLC	4000 March Landing Blvd	Jacksonville, FL 32224
14	982472089	Mebane #540, LLC	4000 March Landing Blvd	Jacksonville, FL 32224
15	982472089	Mebane #540, LLC	4000 March Landing Blvd	Jacksonville, FL 32224
16	982472089	Mebane #540, LLC	4000 March Landing Blvd	Jacksonville, FL 32224
17	982472089	Mebane #540, LLC	4000 March Landing Blvd	Jacksonville, FL 32224
18	982472089	Mebane #540, LLC	4000 March Landing Blvd	Jacksonville, FL 32224
19	982472089	Mebane #540, LLC	4000 March Landing Blvd	Jacksonville, FL 32224



Aden B. Stolzfus, PE, C-2612
 aden@stolzbusengineering.com
 336-904-0207
 747 Park Lawn Court
 Kernersville, NC 27284

SEM
 STOLTZBUS ENGINEERING, INC.
 Civil Engineering Consultants

ARROWHEAD NORTH DEV.
 CONDITIONAL REZONING PLAN

PROJECT LOCATION: STATE TERRITORY/ADJACENT TO WETLANDS/PROPOSED LOT
 DEVELOPER INFORMATION: STOLTZBUS ENGINEERING, INC.
 PROPERTY OWNER INFORMATION: STOLTZBUS ENGINEERING, INC.
 BURLINGTON, NC 27215

PROJECT NO.: 302-04
 DATE: 11/16/2016
 SCALE: 1"=60'

C2
 2 OF 2

**APPLICATION FOR A ZONING AMENDMENT
MEBANE, NORTH CAROLINA**

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

Name of Applicant: Tap the Potential Land Holdings, LLC

Address of Applicant: PO Box 2958, Burlington, NC 27216

Address and brief description of property to be rezoned: _____

Portion of Parcel ID # 167642, Arrowhead Blvd., see attached plans

TM# 10-23-21K

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

Owned

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

Yes Explain: _____ No

Type of re-zoning requested: Zoning amendment of the existing CU-R-8 Plan (Conditional Use - Multi-Family/

Single Family Patio Home Section) see attached plans for Arrowhead North Property.

Sketch attached: Yes No (See Instructions)

Reason for the requested re-zoning: Modify existing plan for a portion of the development.

Signed: Dennis H. Eubank, Agent

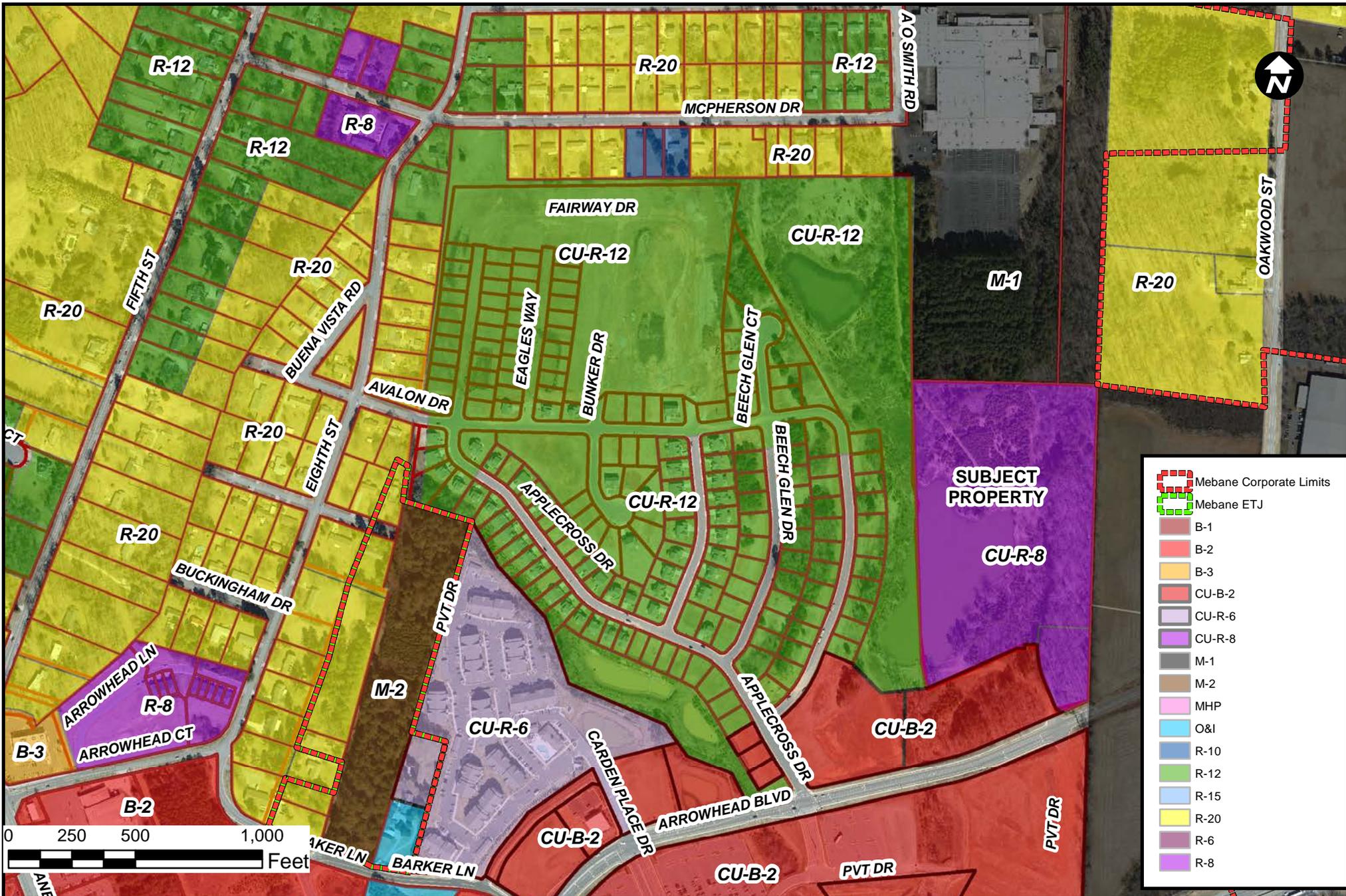
Date: 11/18/16

See the other side for information and instructions.

Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____



	Mebane Corporate Limits
	Mebane ETJ
	B-1
	B-2
	B-3
	CU-B-2
	CU-R-6
	CU-R-8
	M-1
	M-2
	MHP
	O&I
	R-10
	R-12
	R-15
	R-20
	R-6
	R-8



CITY OF MEBANE ZONING MAP

**PARCEL
10-23-21K**

DRAWN BY: SKS
 CHECKED BY: MH
 DATE: 11/23/2016
 DRAWING FILE:
 Zoning - GPIN 982417451



Technical Memorandum

To: Montrena Hadley, Planning Director

Subject: Arrowhead North Dev. (Conditional Rezoning Plan)

City Engineering review

A handwritten signature in black ink that reads "Franz K. Holt".

From: Franz Holt, P.E.

Date: November 29, 2016

City Engineering has reviewed the Conditional Rezoning Plan for the Arrowhead North Dev. dated November 16, 2016 by Stoltzfus Engineering, Inc. and provides the following technical comments.

A. General

The Conditional Rezoning Plan proposes 5 multi-family apartment buildings on 18.46 acres and housing 162 residential units (a reduction of 18 units from the currently approved plan proposed to be amended). The existing zoning is CU-R-8. Access is proposed at an existing driveway cut on Arrowhead Blvd. (a 3 lane curb and gutter city road with a striped center turn lane).

The development includes a club house and pool amenities to be constructed with Phase 1. Also shown is as a fenced dog park.

A portion of the entrance driveway is proposed to be public with access being provided to future commercial lot 12 and possibly Lot 11.

Other driveway access improvements are private.

Public City of Mebane water and sewer is proposed to be extended from Arrowhead Blvd to serve the project.

The proposed development will require permanent engineered storm water control measures per the UDO.

B. Availability of City Water and Sewer

The development is proposed to be served with City of Mebane public water and sewer by tapping the existing 12 inch water line and 8 inch sewer line in Arrowhead Blvd and extending 8 inch public water and sewer lines throughout the site serving the proposed buildings and providing for their possible future extension to the adjacent rear property (Lot 1).



In regard to the Conditional Rezoning Plan and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this memo is provided to indicate that I have reviewed the plan for water and sewer service and find it acceptable and meets City standards based on the following:

1. Water system- The City has adequate water capacity available to meet the demand of approximately 28,800 gpd and to provide adequate fire flow as an existing adequate water line is in place. The proposed water sytem will require hydraulic water modeling to show that the proposed line sizes are adequate to meet the fire flows of 1,500 gpm at peak demand.
2. Sanitary Sewer system- The City has adequate sewer capacity available to meet the demand of approximately 28,800 gpd as an existing adequate sewer line is in place.

C. Phase II Storm water Requirements

The Conditional Rezoning Plan proposes a high density type development with greater than 24% built upon impervious surface thus requiring permanent engineered storm water controls.

Phase II storm water requirement is reviewed as follows:

1. Phase II Storm water Post Construction Ordinance
Sec. 5.4 in the UDO provides standards for Storm water Management and 5.4.F requires compliance with the Mebane Post Construction Runoff Ordinance (which is a stand-alone ordinance titled the Phase II Storm water Post Construction Ordinance (SPCO). The standards in the UDO are general standards as the Ordinance itself provides detailed standards.

The SPCO does apply to this project as it will disturb more than one acre of land and a Stormwater Permit would need to be approved at time of construction and prior to final plat recordation. As this project is considered a high density development (i.e. greater than 24% built upon) permanent engineered storm water control measures will be required.

D. Storm Drainage System

Sec. 5-4.D. in the UDO provides requirements for storm drainage systems. The storm drainage system will be designed to handle off-site and on-site storm drainage with appropriately sized pipes and drainage easements also in accordance with the City of Mebane's Storm Sewer Design Manual. The storm drainage system will require further construction drawings. A 100 year flood study will also be required for the main drainage way and pond and other drainage areas of 5 acres or more. Appropriate drainage easements will be required to cover the limits of the 100 year storm as determined from the study.



E. Traffic Impacts

1. While the size development being proposed will produce significant trips the existing roadway infrastructure appears to be adequate to serve the proposed project.
2. Sight distance also appears to be adequate.

F. Construction Plan Submittal

Sec. 7-6.7.A. in the UDO indicates that construction plans for all street facilities, including water and sewer facilities, shall be submitted following plan approval; therefore, construction plans are not required as a part of the Conditional Rezoning Plan. The Conditional Rezoning Plan, however, does serve as a utility plan indicating necessary easements for proposed extensions of public water and sewer lines to serve the proposed buildings and possible future extension to the adjacent rear property Lot 1.

G. Stream Buffers

The 50' stream buffers shown are compliant with NC state law as revised in the 2015 NC General Assembly and the City's revised Riparian Buffer Protection Ordinance and Water Supply Watershed Protection Rules. Additional stream buffers will be required for the stream entering existing pond "B".

Based on city engineering review of the referenced Conditional Rezoning Plan, it is my opinion that said plan is in substantial compliance with the UDO.



EXHIBIT "A"

Aden B. Spahr, PE, C-3532
 aden@seengineering.com
 336-904-0207
 747 Park Lawn Court
 Kernersville, NC 27284



SENIOR ENGINEERING CONSULTANTS
 SCHULZ Engineering, Inc.
 Cof Engineering Consultants

ARROWHEAD NORTH DEV.
 CONDITIONAL REZONING PLAN

PROJECT LOCATION:
 STATE: NORTH CAROLINA
 COUNTY: GRANVILLE
 TOWNSHIP: ARBANA

DEVELOPER INFORMATION:
 2ND WIND PROPERTIES, LLC
 GRANVILLE, NC 27233

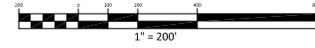
PROPERTY OWNER INFORMATION:
 2ND WIND PROPERTIES, LLC
 GRANVILLE, NC 27233

NO.	DATE	REVISION NOTE

DRAWN BY: SDT
 CHECKED BY: AHS
 DATE: 11/16/2016
 PROJECT NO.: 302-04
 RES. NO.:
 SCALE: 1"=200'



C1
1 OF 2





AGENDA ITEM #5c

John Carney Variance

Presenter

Montrena Hadley, Planning Officer

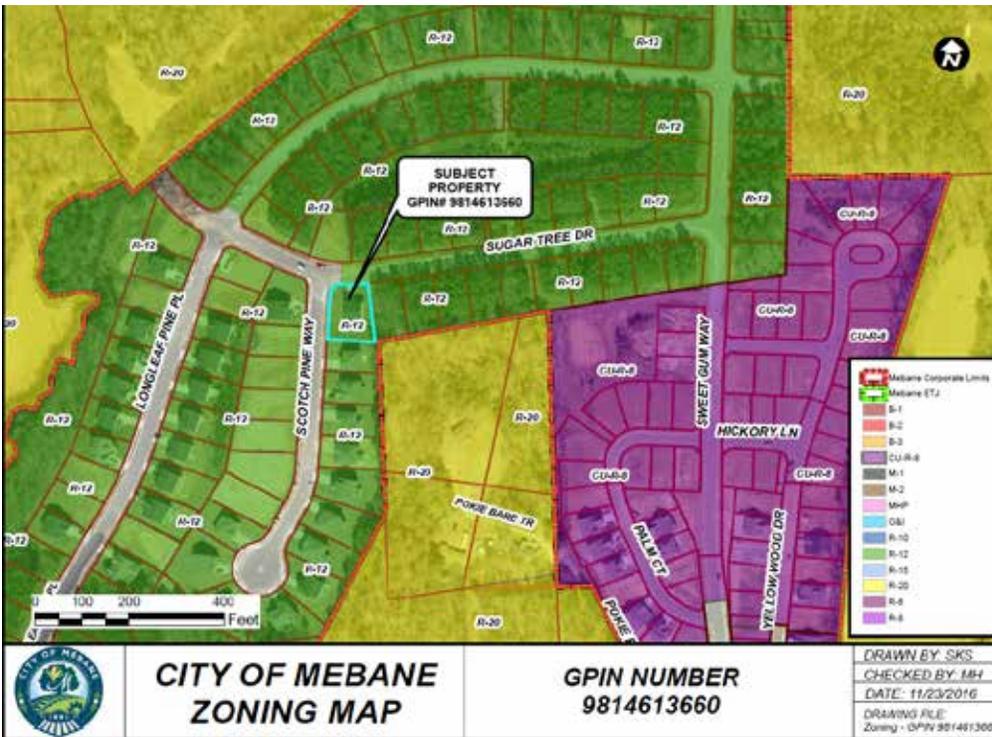
Applicant

John Carney
921 Sugar Tree Drive
Mebane, NC 27302

Public Hearing

Yes X No (Board of Adjustment - Quasi-Judicial)

Zoning Map



Property

921 Sugar Tree Drive
Alamance County Tax Map 10-17-521
GPIN#9814613660

Proposed Zoning

n/a

Current Zoning

R-12 Single Family Residential

Size

+/-0.251 acres

Surrounding Zoning

CU-R-8, R-20

Surrounding Land Uses

Residential

Utilities

N/A

Floodplain

No

Watershed

No

City Limits

Yes

Summary

John Carney is requesting a variance from the rear and side setback requirement for permanent swimming pools, fences, and fence height requirement as prescribed under the Unified Development Ordinance (UDO). The variance request is as follows:

- The UDO allows permanent swimming pools in the rear yard only and Mr. Carney is requesting a variance to allow the construction of a 14'x32' in ground pool on the right side yard of his corner lot. The request is due to the city's 20' storm drainage easement in his rear yard and the slope of the land located along the rear of his property. The slope causes his rear yard is much lower in elevation than his surrounding neighbor's home.
- The UDO has a maximum fence height of 4' within 15' of any public or private street right-of-way. Mr. Carney is requesting a variance to increase the fence height from 4' to 6' transitioning to 8' along the right side yard of Scotch Pine Way right-of-way.

Mr. Carney states that he has HOA approval for the location of the swimming pool, fence, and fence height.

The property is located within the South West Mebane Planning Area and is generally in compliance with the proposed Land Use Map for this area.

Financial Impact

N/A

Recommendation

N/A

Suggested Motion

Motion to approve the variance as presented. The application is generally consistent with the objectives and policies for growth and development in the City's 2010 Land Development Plan, and is both reasonable and in the public interest because it finds that:

- a) An unnecessary hardship would result from the strict application of the ordinance. (It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property).
- (b) The hardship results from conditions that are peculiar to the property, the location in relation to the Preliminary Plat approved years ago, the size of the lots, and the slope.
- (c) The hardship did not result from actions taken by the applicant or the property owner in that the property's existing conditions were and are present.
- (d) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Attachments

1. Variance Application
2. Site Plan
3. Zoning Map
4. Site Photos



Application for Zoning Variance/Appeal
City of Mebane

VARIANCE/APPEAL

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

NOTICE

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

A variance petition is hereby made to the Mebane Board of Adjustment as follows:

Name of Applicant: John Carney

Address of Applicant: 921 Sugar Tree Drive
Mebane N.C. 27302

Phone Number(s): 919-695-2334

Address and brief description of the property involved in the request: 921 Sugar Tree Drive
Lot 104 of the Arbor Creek subdivision (Private Home)

Applicant's interest in the property (Owned, Leased, etc.): Owned

Type of Variance or Appeal and reason: Pool, side yard/back
Six foot fence transitioning to eight feet in the back of the property.

White vinyl privacy fence the same as our neighbors. Our property is much lower in elevation than our surrounding neighbors home and we have a large dog.

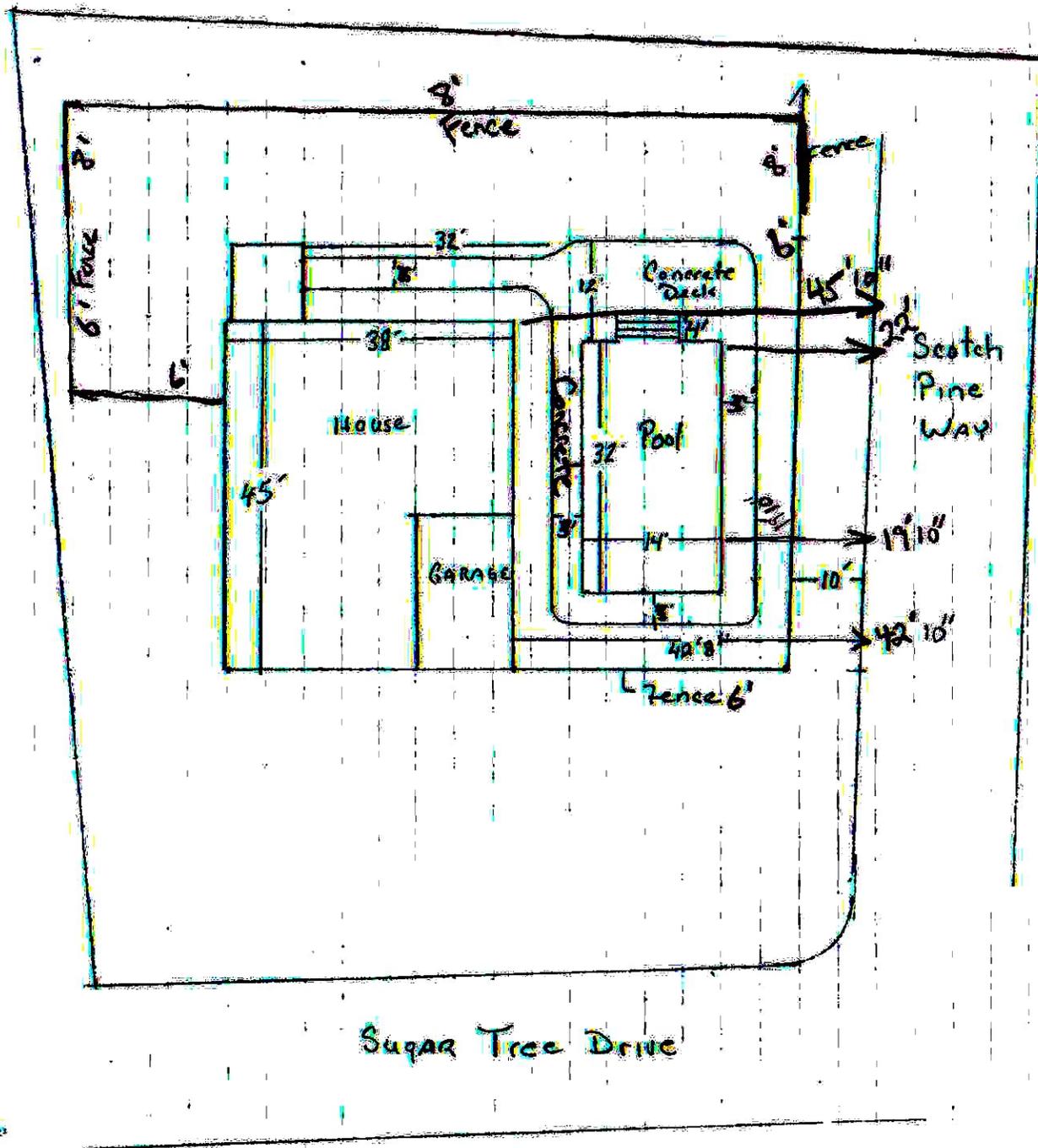
All applications should include:

(Photos available at hearing.)

1. A sketch or map of the property clearly illustrating the request
2. The current names and mailing addresses of anyone owning property within 300 feet of the subject property.
3. A fee of \$200 to cover administrative costs.

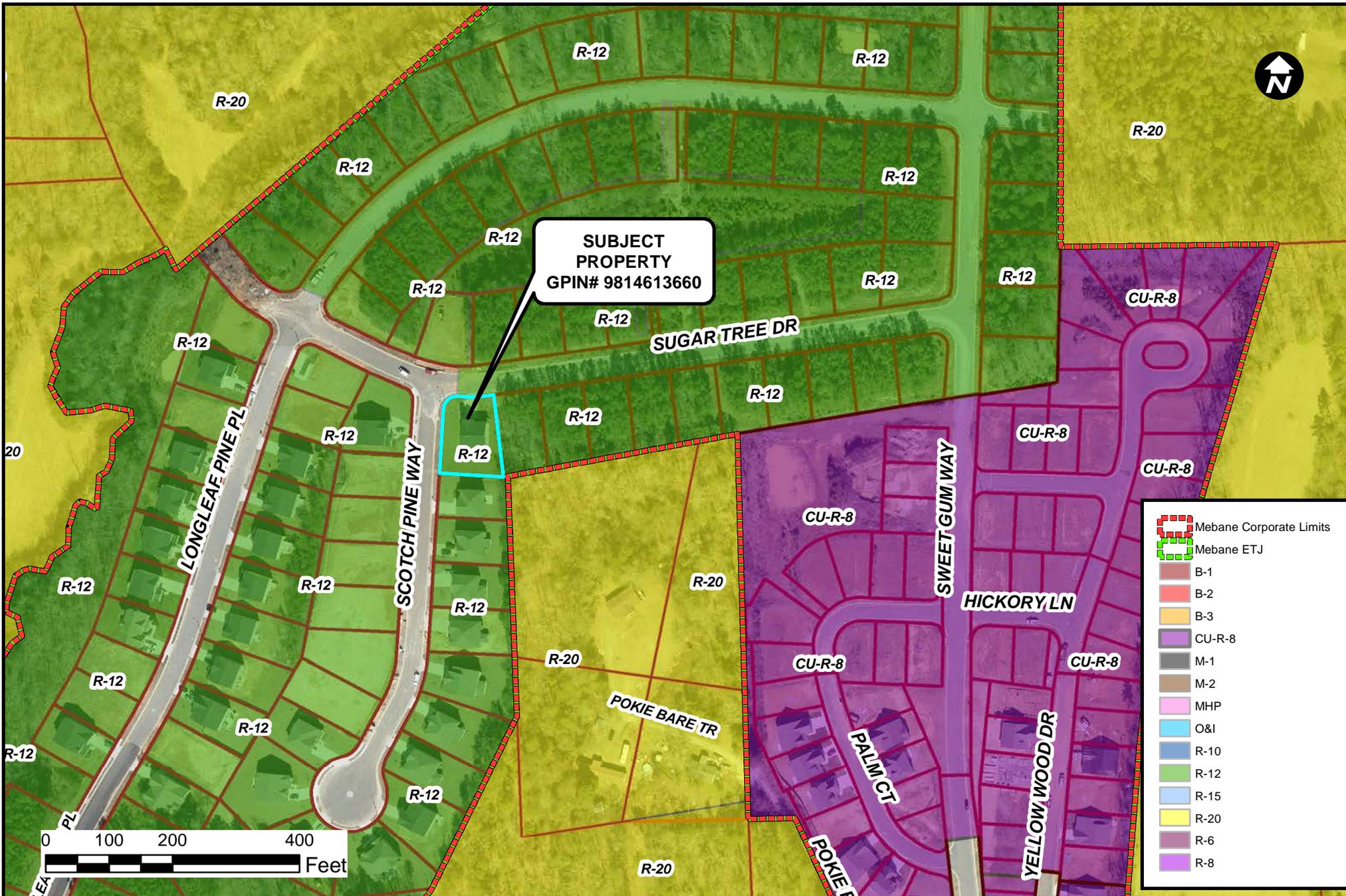
Signed: [Signature]

Date: 11/21/16



John Carney
 921 Sugar Tree Drive
 Mebane NC.
 27302
 919-695-2339

Pool Contractor.
David Faust
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~



CITY OF MEBANE ZONING MAP

GPIN NUMBER
9814613660

DRAWN BY: SKS
 CHECKED BY: MH
 DATE: 11/23/2016
 DRAWING FILE:
 Zoning - GPIN 9814613660



Front View



Rear Yard to Neighbors House



Rear Yard



Side Yard



AGENDA ITEM #5d

Voluntary Contiguous Annexation - Ordinance to Extend the Corporate Limits – Love's Travel Stops

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

Approval of an Ordinance to Extend the Corporate Limits is the next step in the annexation process. This is a contiguous annexation containing approximately 2.29 acres on Trollingwood Hawfields Road.

Background

At the November 7, 2016 Council Meeting, Council accepted the petition for annexation and the clerk's certificate of sufficiency and adopted a Resolution setting a date of Public Hearing for December 5, 2016 to consider approval of extending Mebane's corporate limits.

Financial Impact

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

Recommendation

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

Suggested Motion

I make a motion to adopt of an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 2.29 acres.

Attachments

1. Ordinance
2. Map

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

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

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

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Mebane Municipal Building at 6:00 p.m. on December 5, 2016, after due notice by the Mebane Enterprise on November 23, 2016; and

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

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

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Mebane as of December 5, 2016:

BEGINNING AT AN EXISTING PK NAIL, SAID PK NAIL BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF TROLLINGWOOD HAWFIELDS ROAD (RIGHT-OF-WAY WIDTH VARIES) AND BEING THE NORTHEAST CORNER OF BENNIE S. ROWLAND CIRCLE K. STORES, INC., PARCEL NO: 160315 (DEED BOOK 57, PAGE 358) AND AN EASTERN CORNER OF BENNIE S. ROWLAND CIRCLE K. STORES, INC., PARCEL NO: 160193 (DEED BOOK 57, PAGE 358); THENCE LEAVING SAID CIRCLE K. STORES, INC., (PARCEL NO: 160193) AND WITH SAID RIGHT-OF-WAY, WITH A CURVE TO THE RIGHT; S 29° 20' 10" E 60.63 FEET, HAVING A RADIUS OF 1,095.92 FEET AND A LENGTH OF 60.64 FEET TO A NEW PK NAIL SET; THENCE LEAVING AND CROSSING SAID TROLLINGWOOD HAWFIELDS ROAD WESTERN RIGHT-OF-WAY AND ALONG THE EXISTING ANNEXATION LINE, PLAT BOOK 65, PAGE 9; N 66° 35' 29" E 108.53 FEET TO A COMPUTED POINT; THENCE LEAVING SAID ANNEXATION LINE (PLAT BOOK 65, PAGE 9) AND ALONG THE ANNEXATION LINE, PLAT BOOK 58, PAGE 109; S 32° 15' 50" E 198.50 FEET TO A COMPUTED POINT; THENCE LEAVING SAID ANNEXATION LINE (PLAT BOOK 58, PAGE 109) AND CROSSING SAID TROLLINGWOOD HAWFIELDS ROAD; S 52° 09' 06" W 202.21 FEET TO A RIGHT-OF-WAY DISK, SAID DISK BEING LOCATED ON THE RIGHT-OF-WAY OF INTERSTATE 40, WEST EXIT 152 ON RAMP (DEPARTMENT OF TRANSPORTATION (TRACT 1 – DEED BOOK 834, PAGE 175)). THENCE WITH SAID INTERSTATE 40 ON RAMP RIGHT-OF-WAY; S° 52' 09' 06" W 171.63 FEET TO AN EXISTING ½" IRON PIPE, SAID IRON PIPE BEING THE SOUTHWEST CORNER OF SAID BENNIE S. ROWLAND CIRCLE K. STORES, INC. (PARCEL NO: 160315) AND THE SOUTHEAST CORNER OF SAID BENNIE S. ROWLAND CIRCLE K. STORES, INC. (PARCEL NO: 160193); THENCE LEAVING INTERSTATE 40 ON AND ALONG THE EASTERN LINE OF SAID CIRCLE K. STORES, INC. (PARCEL NO: 160193) THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1) N 44° 19' 59" W 199.35 FEET TO AN EXISTING RAIL ROAD SPIKE, THENCE 2) N 00° 39' 39" E 70.72 FEET TO AN EXISTING RAIL ROAD SPIKE; THENCE N 45° 41' 38" E 277.27 FEET TO THE POINT AND PLACE OF THE BEGINNING. CONTAINING 2.29 ACRES, MORE OR LESS

Section 2. Upon and after December 5, 2016 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Mebane and shall be entitled to the same privileges and benefits as other parts of the City of Mebane. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Mebane shall cause to be recorded in the office of the Register of Deeds of Alamance County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with duly certified copy of

this ordinance. Such a map shall also be delivered to the Alamance County Board of Elections, as required by G.S. 163-288.1.

Adopted this 5th day of December, 2016.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

Approved as to form:

Lawson Brown, City Attorney

SURVEY AND ACCURACY

I, CHARLES A. MARRIOTT, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE DESCRIPTION HEREON) IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACTS OF 1942 AND 1965, AND THAT THE DIMENSIONS AND BEARINGS ARE INDICATED AS SHOWN; THAT THE DATE OF PRECISION IS 1/1/2011; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STATUTES OF NORTH CAROLINA FOR LAND SURVEYS IN NORTH CAROLINA (21 NC 28-30); THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

THIS _____ DAY OF _____, 2016.

PROFESSIONAL LAND SURVEYOR L-2820

I, CHARLES A. MARRIOTT, PROFESSIONAL LAND SURVEYOR L-2820, CERTIFY THAT THIS IS A SURVEY MADE

(1) CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

(2) IS OF ANOTHER CATEGORY, SUCH AS THE RECOMMENDATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF SUBDIVISION.

(3) IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR DATE

I, CHARLES A. MARRIOTT, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

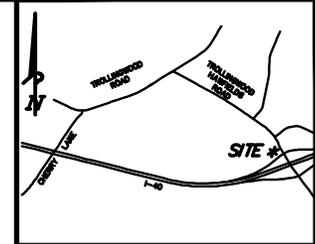
- (1) CLASS OF SURVEY: A
- (2) POSITIONAL ACCURACY: 0.07"
- (3) TYPE OF GPS FIELD PROCEDURE: RTK
- (4) DATES OF SURVEY: 6-15-2015
- (5) DATUM/EPOCH: NAD 83 (2011)
- (6) PUBLISHED/FIXED-CONTROL USED: NCVRS
- (7) GEOID MODEL: IGA
- (8) COMBINED GRID FACTOR(S): 0.99997300
- (9) UNITS: U.S. FEET

PRELIMINARY PLAT
Not for Recordation, Conveyance, or Sales

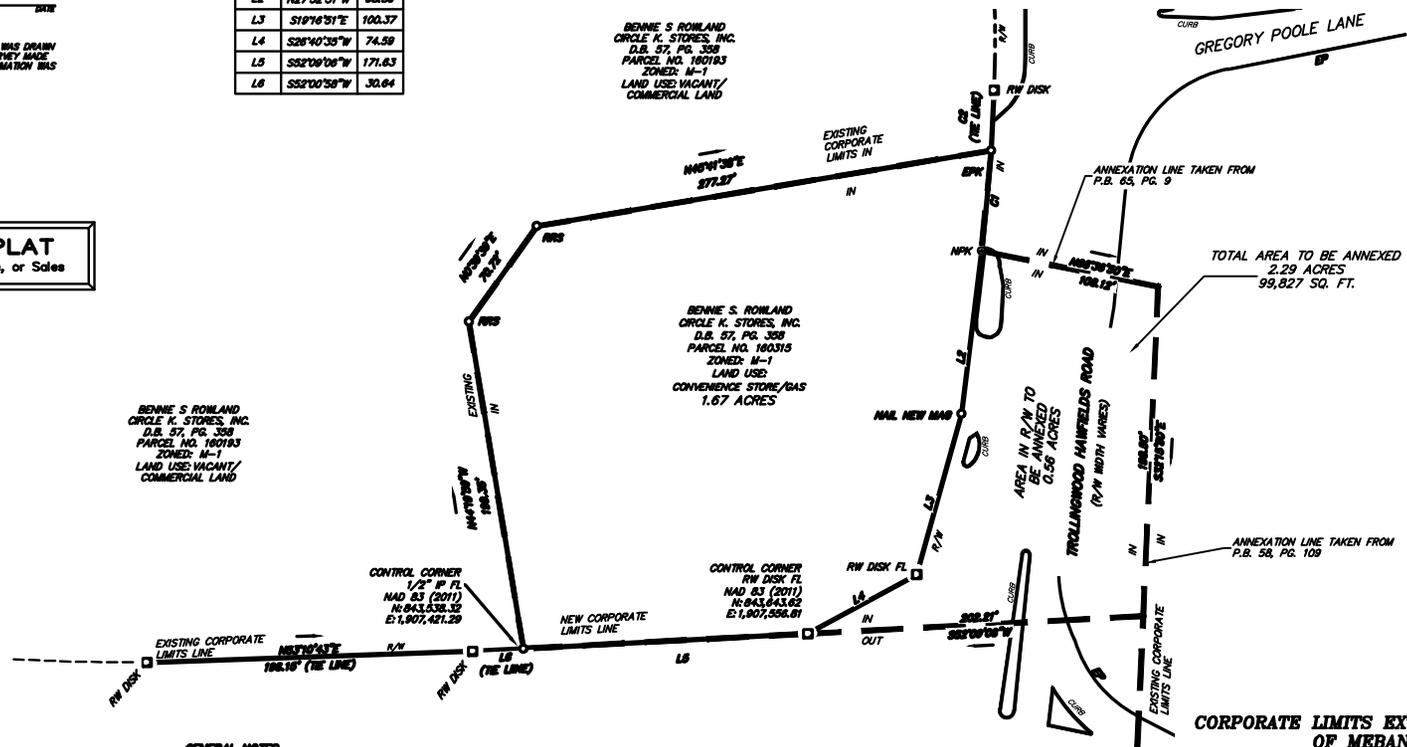
THE PURPOSE OF THIS MAP IS TO
ANNEX BENNIE S. ROWLAND
CIRCLE K STORES, INC.
PARCEL NO: 160315
DEED BOOK 57, PAGE 358

Line #	Direction	Length
L2	N27°52'31"W	98.89
L3	S19°18'51"E	100.37
L4	S26°40'35"W	74.59
L5	S82°09'08"W	171.63
L6	S52°00'59"W	30.64

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	60.10	1076.44	N29°19'34"W	60.09
C2	36.32	1085.82	N31°52'15"W	36.32



VICINITY MAP
1" = 2000'



BENNIE S. ROWLAND
CIRCLE K STORES, INC.
D.B. 57, PG. 358
PARCEL NO. 160183
ZONED: M-1
LAND USE: VACANT/
COMMERCIAL LAND

BENNIE S. ROWLAND
CIRCLE K STORES, INC.
D.B. 57, PG. 358
PARCEL NO. 160183
ZONED: M-1
LAND USE: VACANT/
COMMERCIAL LAND

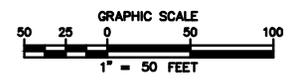
BENNIE S. ROWLAND
CIRCLE K STORES, INC.
D.B. 57, PG. 358
PARCEL NO. 160315
ZONED: M-1
LAND USE:
CONVENIENCE STORE/GAS
1.67 ACRES

TOTAL AREA TO BE ANNEXED
2.29 ACRES
99,827 SQ. FT.

- ABBREVIATIONS**
- IP = EXISTING IRON PIPE
 - IP = NEW IRON PIPE
 - ECM = EXISTING CONCRETE MONUMENT
 - EPK = EXISTING PL. MARK
 - R/W = RIGHT OF WAY
 - CONG. = CONCRETE
 - ASL = ABOVE SLABING LINE
 - AG = ABOVE GROUND
 - BL = BELOW GROUND
 - FL = FURNISH WITH GROUND
 - TSB = TEMPORARY SURVEY MARK
 - SP = SIDE OF PAVEMENT

- LEGEND**
- EXISTING IRON PIPE
 - MONUMENT
 - NEW IRON PIPE/ROD SET
 - COMPUTED POINT
- ADJOINER LINE -----
- UTILITY EASEMENT ----- E ----- E -----
- FENCE LINE ----- X ----- X -----
- LINE SURVEYED -----
- OVERHEAD POWER ----- OH ----- OH -----
- RIGHT OF WAY -----

- GENERAL NOTES**
- 1) THE PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT APPARENT AT THE TIME OF MY INSPECTION AND WHICH OTHERWISE BE DISCLOSED BY AN ATTORNEY'S TITLE OPINION WHICH AS OF DATE SHOWN HEREON HAS NOT BEEN SUPPLIED TO DAVIS-MARTIN-POWELL ENGINEERS & SURVEYORS. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY NOT SHOWN HEREON.
 - 2) IRON PIPES AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 3) METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
 - 4) THE RATIO OF PRECISION IS 1:10,000+.
 - 5) NO MONUMENTS FOUND WITHIN 2000'.
 - 6) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING LOCATION, SIZE, DEPTH, CONDITION, CAPACITY, OR EXISTENCE OF ANY UTILITY OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCY.
 - 7) THIS SURVEY IS OF AN EXISTING PARCEL(S) OF LAND AND IS BASED ON EXISTING CORNERS FOUND ON SITE.
 - 8) FLOOD CERTIFICATION: THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS FURNISHED BY NORTH CAROLINA FLOOD PLAN MAPPING PROGRAM DATED SEPTEMBER 8, 2005, SUBJECT TO REVISIONS BY DETAILED FLOOD MAP STUDY. SEE COMMUNITY PANEL No. 1720665604.
 - 9) SOUTHERN BOUNDARY LINE IS THE CORPORATE LIMIT LINE.
 - 10) COORDINATES SHOWN ARE BASED ON THE NORTH CAROLINA GRID SYSTEM (NC8300), NAD 83 (2011) AND WERE OBTAINED USING THE NCVRS SYSTEM.



CORPORATE LIMITS EXTENSION CITY OF MEBANE

LOVE'S TRAVEL STOPS
PROPERTY OF
BENNIE S. ROWLAND
CIRCLE K STORES, INC.
PORTION OF
DEED BOOK 57, PAGE 358
PARCEL NO: 160315

1217 TROLLINGWOOD HAWFIELDS RD.
MEBANE, NORTH CAROLINA
MELVILLE TOWNSHIP, ALAMANCE COUNTY

PREPARED BY
DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS
6415 OLD PLANK RD., HIGH POINT, NC 27855
(336) 886-4821 | WWW.DMP-INC.COM | LICENSE: F-0245
DATE: 7/21/2016 SCALE: 1" = 100'
SURVEYED BY: SK DRAWN BY: SKM PROJECT: 140273
CHECKED BY: BDP

DRAWING NAME: P:\2014\140273\Survey\140273_ANNEXATION_160315.dwg - extension - 10/27/2016 11:25:50 AM

Mebane Fire Dept. Monthly Report

	October	Year to Date	% Change from 2015
Structural Response			
Totals	32	227	6%
Average Personnel Per Response	9	10	
Average Volunteer Response	3	2	
Non Structural Responses			
Totals	55	480	3%
Total Fire Response	87	707	4%
Location (Year to Date)	North	South	
Total Number/Percentage	324/46%	383/54%	
	North	South	
Average Fire Response Time	5:26	6:17	
Percentage of Calls Inside City	47%	54%	
Percentage of Calls Outside City	40%	34%	
Percentage of Calls for Mutual Aid	13%	12%	
EMT Response	157	1351	11%
Location (Year to Date)	North	South	
Total Number/ Percentage	720/53%	631/47%	
CPS Seats Checked	12	167	
Seats Distributed	1	1	
Station Tours/Programs	48	70	
# of Participants	1051	2257	
Events Conducted/Attended	8	46	

City of Mebane Code Violations November 2016

	Date	Address	Code Violation	Contact name	Contact No.	Status	Comments:
1	11/8/16	603 West Holt Street	Letter Comdemnation	Mrs. Butler		open	Sent letter on 11/1/16
2	11/23/16	709 West McKindley Street	floor falling			open	Call in from home owner
2	11/28/16	City of Mebane	Signs			closed	we have remvoed 45 signs
3							
4							
5							
6							
7							

Code Enforcement Officer
Richard Allred