



Council Meeting Agenda
November 7, 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-
- 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
4. Mebane McGee Associates, JV Rezoning
(*Request to be withdrawn per applicant*) Ms. Hadley
5. Mebane McGee Associates, JV Special Use Permit
(*Request to be withdrawn per applicant*) Ms. Hadley
6. Recommendation to the Alamance County Commissioners
for Appointment to the Alamance County Library Committee..... MJ Wilkerson
7. Public Hearings:
 - a. Economic Incentive Grant- GKN Expansion David Cheek, City Manager
 - b. Ashbury Crossing- Amendment to
Special Use Permit (*Quasi-Judicial*) Ms. Hadley
 - c. The Village at Lake Michael- Amendment to
Special Use Permit (*Quasi-Judicial*) Montrena Hadley, Planning Officer
 - d. Voluntary Non-Contiguous Annexation-
Ordinance to Extend the Corporate Limits-
Venn Hillsborough, LLC (Magnolia Glen).....Lawson Brown, City Attorney
 - e. Voluntary Non- Contiguous Annexation-
Ordinance to Extend the Corporate Limits-
ME II Holdings, LLC (Prescient) Mr. Brown
8. Petition for Voluntary Contiguous Annexation-
Love's Travel Stops Mr. Brown
9. Long Range Water and Sewer Plan..... Darrell Russell
10. CALEA PresentationAllen Byrd, Assistant Police Chief
11. Adjournment Mayor



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, September 19, 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.

Heather Walker, 5307 Mebane Oaks Road, spoke during the Public Comment period. She shared her concerns with the growth that Mebane is experiencing and fears Mebane may be losing what makes it charming. She expressed her concerns with the abundance of apartment complexes and high density neighborhoods.

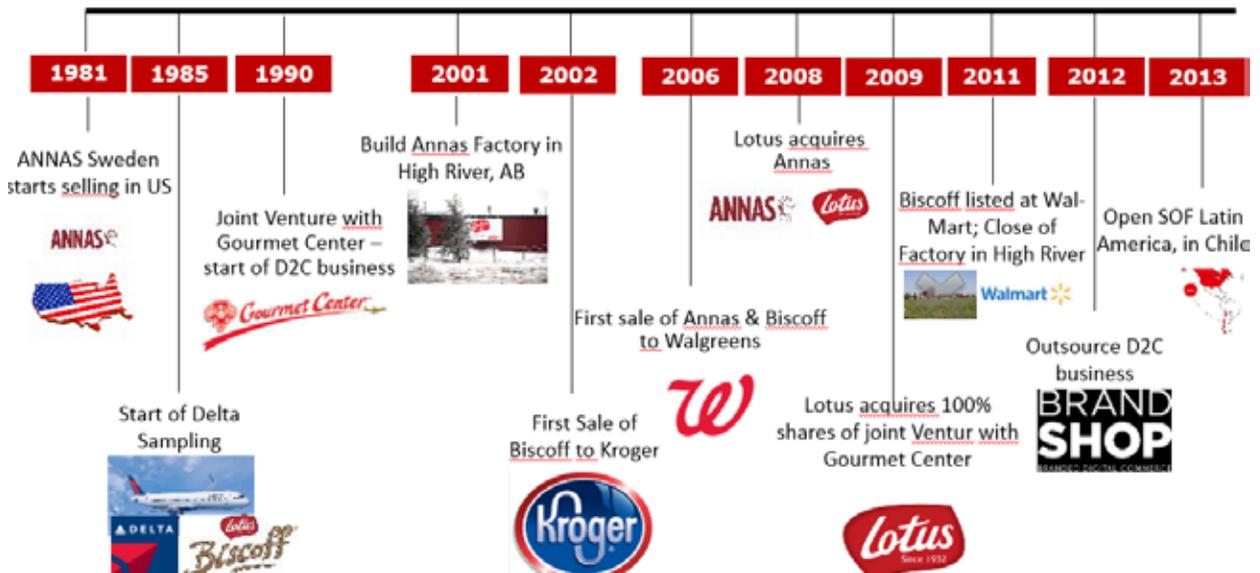
Ted Zeller, 514 N. Carr Street, also spoke during the Public Comment period. He shared his concerns in regard to the lack of emergency housing and food for people in the Mebane area that may be living in their cars. He shared a statement of support in regard to a YMCA in Mebane.

Mayor Stephenson presented the Consent Agenda as follows:

- a. Approval of Minutes-
 - Special Meeting- CLP Work Session- September 6, 2016
 - Regular Meeting- September 19, 2016

Mr. Hooks made a motion, seconded by Mr. Greene, to approve the consent agenda as presented.

A Public Hearing was held on a request for approval of an Economic Incentive Grant for Lotus Bakeries, NV. Mac Williams, President of the Alamance County Chamber of Commerce, stated this project has been a cooperative effort between the City of Mebane, the Alamance Chamber and Alamance County. He thanked Mebane City staff and the staff of Cushman and Wakefield, the site selection company, for working to make this project possible. He then introduced Bart Vanterwyngen, Director Manufacturing, Lotus Bakeries, NV. Mr. Vanterwyngen presented an overview of their company's history. The family company was founded in 1932. He reviewed the following timeline:



With the company's growth they began looking to expand into the United States. He spoke of their numerous products specifically about the products that would be manufactured in the Mebane facility, Biscoff cookies and Biscoff spread. He highlighted their strategy and shared their definition for sustainability, 'Care for today – respect for tomorrow' sustainability, the main ingredient. Their constant aim is to produce all Lotus Bakeries products in a more sustainable way. What's more, this sustainable approach extends far beyond our production process. We treat PEOPLE, the ENVIRONMENT, SOCIETY and every EMPLOYEE with care and respect. It is their way of ensuring that our company can thrive today and enjoy a successful future too, and to enable our consumers to continue to enjoy our delicious products both now and in the future. Mr. Vanterwyngen shared slides depicting their Executive Committee and Group Management team, as well as slides which showed their company's financial turnover for the last thirty years and their personnel headcount. He continued to reference the aforementioned timeline as he spoke more about their company. The items that drew them to Alamance County were good labor force, the cost of doing business, business friendliness of the area, suitable real estate, option for expandability and a match of DNA with the company and the community. Numerous occupations are expected for the manufacturing facility from baker to accountant. Should Mebane be selected as the site, that decision would be made before the end of 2016, construction of the facility would begin early 2017 and the start of operation early 2019. Mr. Vanterwyngen concluded his presentation by expressing the value he feels their company would bring to the Mebane community: A Company has been in business for over 80 years; an excellent corporate citizen in a Company that is globally recognized; a brand image that would contribute to the strength of the overall state and local business attraction initiatives; thus, resulting in a positive effect on location trends and patterns for other related businesses and suppliers; Long-term employment creation/retention which would result in increased local spending for the state and local communities; and strong company culture and mission that encourages team members and overall organization towards community engagement and charitable giving that would benefit community and state.

Mr. Cheek went over the details of the proposed incentive agreement. Lotus Bakeries will be constructing a 160,000 square foot facility behind the Ford Distribution building in the NCIC. The planned facility will result in added taxable investment of as much as \$55,300,000 and create 60 full-time equivalent jobs with an average wage of \$35,931. The City of Mebane's proposed incentive package for Lotus Bakeries amounts to \$1,557,250 including cash grants of \$1,461,250 and reimbursements of local impact, permit and inspection fees estimated at \$96,000. This economic development project is expected to generate \$2,486,566 in property taxes over the next 10 years. The city will also receive sales tax from construction along with the indirect benefits of creating 60 new jobs with an estimated annual payroll of over \$2.2 million. Total incentive grants are not to exceed 2.6% of annual taxable value and at least 60 full-time jobs. There are claw back provisions for failure to meet contract goals.

Tom Boney, Editor of Alamance News, questioned if the numbers Mr. Cheek shared were just Mebane's impact. Mr. Cheek replied yes. He also asked for the total acreage for the facility site. Mr. Cheek stated that item is still under negotiation. Mr. Vanterwyngen stated currently it is 16 acres but they have the option of expanding dependent upon future growth. Ms. Philipps asked Mr. Vanterwyngen to talk briefly about the impacts their facility might have on the environment. He discussed minimal impacts. Ted Zeller questioned if the company makes gluten free products. Mr. Vanterwyngen stated the cookies they would be manufacturing in Mebane are not gluten free but they have other products that are gluten free. Mr. Greene questioned if they would use any outside suppliers. Mr. Vanterwyngen said that would specifically be logistics. Mr. Bradley asked what kind of raw products to they use. Mr. Vanterwyngen replied flour, sugar and shortening. Ms. Auditori asked about odors. Mr. Vanterwyngen stated a sweet aroma, a cookie smell. Mary McFarland asked about their hours of operation. He replied twenty four hours a day operation. Mr. Greene made a motion, seconded by Ms. Philipps, to close the Public Hearing. The motion carried unanimously. Ms. Philipps made a motion, seconded by Mr. Hooks, to approve the incentives agreement based upon findings that the company will add \$55,300,000 to the City's tax base, create 60 new jobs in the City, and result in added value and benefits to the taxpayers of the City. The motion carried unanimously.

A Public Hearing was held on a petition of voluntary contiguous annexation from Cook Out-Mebane Oaks, Inc. The contiguous annexation contains approximately 5.281 acres is located at 3887 Brundage Lane. No one from the public spoke concerning the request. Ms. Philipps expressed

her concerns with traffic in this area. Mr. Rollins assured Ms. Philipps that NCDOT had approved the preliminary plans for the site. Mack Summey, engineer representing Cook Out, assured Council the same. Mr. Greene 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 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 Venn Hillsborough, LLC, Courtyards at Magnolia Glen, for voluntary non-contiguous annexation containing approximately 61.03 acres located on Old Hillsborough 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. Hooks made a motion, seconded by Mr. Bradley, to accept the petition and the Clerk's certificate of sufficiency and to adopt a resolution setting a date of public hearing for November 7, 2016. The motion carried unanimously.

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

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

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

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

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

Section 1. A public hearing on the question of annexation of the non-contiguous area described herein will be held at the Mebane Municipal Building at 6:00 p.m. on November 7, 2016.

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

Beginning at an EIP in the right of way of Old Hillsborough Road;

Thence S 13°10'27" E A Distance Of 2.54' to a computed point on the said right of way;

Thence S 13°10'27" E A Distance Of 112.84' to an EIP;

Thence S 13°12'36" E A Distance Of 201.43' to an EIP;

Thence S 13°21'32" E A Distance Of 298.00' to an EIP;

Thence S 00°40'35" E A Distance Of 726.96' to an EIP;

Thence S 00°56'55" E A Distance Of 610.49' to an EIP;

Thence S 89°14'43" W A Distance Of 227.15' to a computed point;

Thence N 71°04'37" W A Distance Of 75.82' to a computed point;

Thence N 49°49'23" W A Distance Of 78.81' to a computed point;

Thence N 28°34'09" W A Distance Of 78.81' to a computed point;

Thence N 07°18'56" W A Distance Of 51.44' to a computed point;

Thence N 00°45'17" W A Distance Of 42.04' to a computed point;

Thence S 89°14'43" W A Distance Of 44.69' to a computed point;

Thence S 81°49'48" W A Distance Of 358.69' to a computed point;

Thence N 08°10'12" W A Distance Of 14.97' to a computed point;

Thence S 78°00'08" W A Distance Of 359.69' to a computed point;

Thence N 11°59'52" W A Distance Of 23.54' to a computed point;

Thence S 78°29'37" W A Distance Of 180.40' to an EIP;

Thence S 78°49'32" W A Distance Of 388.56' to an EIP;

Thence S 68°46'23" W A Distance Of 197.67' to an EIP;

Thence S 87°32'08" W A Distance Of 104.00' to an EIP;

Thence N 62°07'57" W A Distance Of 151.80' to an EIP;

Thence N 70°10'09" W A Distance Of 98.85' to an EIP;

Thence N 64°12'28" W A Distance Of 74.58' to a computed point;

Thence N 39°21'38" E A Distance Of 29.77' to an EIP;

Thence N 39°18'09" E A Distance Of 998.88' to an EIP;

Thence N 03°06'54" W A Distance Of 435.29' to an EIP;

Thence N 03°06'54" W A Distance Of 2.53' to a computed point on the right of way of Old

Hillsborough Road;

Thence N 03°06'54" W A Distance Of 25.58' to a computed point in the centerline of Old Hillsborough Road;

Thence with said centerline the following courses and distances:

N 86°16'01" E A Distance Of 173.28' to a computed point;

N 85°22'21" E A Distance Of 95.91' to a computed point;

N 83°13'36" E A Distance Of 92.20' to a computed point;

N 78°36'21" E A Distance Of 97.66' to a computed point;

N 74°10'01" E A Distance Of 74.03' to a computed point;

N 68°08'26" E A Distance Of 100.86' to a computed point;

N 62°31'13" E A Distance Of 3.65' to a computed point;

Thence S 09°45'07" E A Distance Of 29.71' to an EIP;

Thence S 09°45'07" E A Distance Of 1.65' to a computed point on the right of way of Old Hillsborough Road;

Thence with said right of way:

S 62°31'13" W A Distance Of 1.73' to a computed point;

Thence with a Curve Turning To the Right with an Arc Length of 19.15', With A Radius Of 500.00', With A Chord Bearing Of S 63°37'04" W, With a Chord Length of 19.15', to an EIP;

Thence S 09°45'07" E A Distance Of 153.04' to an EIP;

Thence S 40°50'01" E A Distance Of 95.00' to an EIP;

Thence N 82°14'55" E A Distance Of 208.12' to an EIP;

Thence N 10°45'12" W A Distance Of 329.18' to an EIP on the right of way of Old Hillsborough Road;

Thence N 10°45'12" W A Distance Of 32.12' to a computed point in the centerline of Old Hillsborough Road;

Thence with said centerline the following courses and distances:

N 58°27'42" E A Distance Of 29.49' to a computed point;

N 57°42'21" E A Distance Of 54.92' to a computed point;

N 59°00'06" E A Distance Of 56.08' to a computed point;

N 58°30'03" E A Distance Of 55.93' to a computed point;

N 58°30'09" E A Distance Of 52.91' to a computed point;

N 57°56'17" E A Distance Of 54.00' to a computed point;

N 58°43'33" E A Distance Of 31.44' to a computed point;

N 58°28'22" E A Distance Of 50.99' to a computed point;

N 59°10'27" E A Distance Of 56.95' to a computed point;

N 59°46'08" E A Distance Of 51.10' to a computed point;

N 60°10'27" E A Distance Of 54.57' to a computed point;

N 61°20'01" E A Distance Of 46.70' to a computed point;

N 63°27'36" E A Distance Of 47.86' to a computed point;

N 65°12'42" E A Distance Of 44.29' to a computed point;

N 66°50'27" E A Distance Of 59.94' to a computed point;

N 69°30'24" E A Distance Of 26.57' to a computed point;

S 13°10'27" E A Distance Of 27.70' to an EIP;

Which Is the Point Of Beginning,

Having an Area of 2658459.9 Square Feet, 61.03 Acres

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

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

Mr. Brown presented a request on behalf of ME II Holdings, LLC (Prescient) for voluntary non-contiguous annexation containing 22.73 acres located at 2125 Senator Ralph Scott Parkway. This property also being located in the NCCP. He recommended acceptance of the petition and the Clerk's certificate of sufficiency and adoption of the resolution fixing a date of public hearing for the property requesting to be annexed. There was brief discussion among the Council and staff in regard to the allowable non-contiguous annexation acreage. Mr. Hooks made a motion, seconded by Ms. Philipps, to accept the petition and the Clerk's certificate of sufficiency and to adopt the resolution setting a date of public hearing for November 7, 2016. The motion carried unanimously.

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

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

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

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

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

Section 1. A public hearing on the question of annexation of the non-contiguous area described herein will be held at the Mebane Municipal Building at 6:00 p.m. on November 7, 2016.

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

That certain tract or parcel of land lying in Melville Township, Alamance County, North Carolina, and being more particularly described as follows:

BEGINNING at a new iron pipe set, being the NE corner of this tract herein described, said iron pipe lying in the southern right of way line of (NCSR 2657) Senator Ralph Scott Parkway, a newly constructed road and being located S55deg42'44"W, 1821.95' from a PK Nail set in the centerline intersection of (NCSR 2657) Senator Ralph Scott Parkway and (NCSR 1981) Trollingwood-Hawfields road, said iron pipe having NC State Plane Coordinates NAD83(NSRS2011) of N = 840,682.32 and E = 1,907,642.20 US survey feet,

THENCE along the southern right of way line of Senator Ralph Scott Parkway, S57deg 55'08"W, 159.47' to a new iron pipe set, thence along a curve to the right having a Radius of 660.00', an Arc distance of 804.75', a Chord Bearing of N87deg09'01"W, and a Chord distance of 755.82' to a new iron pipe set, thence leaving the southern right of way line of Senator Ralph Scott Parkway and continuing S23deg38'29"E, 1835.10' to a computed point in the centerline of NC Highway 119, passing through a new iron pipe set in the northern right of way line of NC Hwy 119 a distance of 30.15' from the said centerline of NC Hwy 119, thence along the centerline of NC Hwy 119 along a curve to the left having a Radius of 851.47', an Arc distance of 150.70', a Chord Bearing of N66deg57'54"E, and a Chord Distance of 150.50' to a computed point, thence N62deg00'16"E, 196.26' to a computed point in the centerline of NC Hwy 119, thence leaving the centerline of NC Hwy 119 and continuing N20deg31'02"W, 300.89' to an existing iron pipe passing through another existing iron pipe found witnessing the northern right of way of NC Hwy 119 at a distance of 30.89' from said centerline, thence N62deg03'35"E, 300.09' to an existing iron pipe, thence N20deg27'15"W, 1031.65' to an existing iron pipe at rock, thence N16deg33'33"E, 181.37' to an existing iron pipe at rock, thence N30deg42'09"W, 16.66' to the point and place of BEGINNING, containing a gross area inclusive of NC Hwy 119 right of way of 22.7265 acres or 989,968 square feet +/- as shown on survey by Sacks Surveying & Mapping titled "EXEMPT SUBDIVISION PLAT prepared for ME II HOLDINGS, LLC" dated 21 September 2016 and signed by Ronald G. Hobson, NC PLS L-3283, said map recorded in Plat Book _____Page _____, Alamance County Registry.

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

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

Mayor Stephenson announced that agenda Item 7 - Mebane McGee Associates, JV Rezoning and Item 8- Mebane McGee Associates, JV Special Use Permit were requested to be postponed, per the applicant, until November 7, 2016. Council unanimously approved the request to postpone a decision on Items 10 and 11 until the November 7, 2016 regular monthly meeting by motion of Mr. Hooks, seconded by Mr. Greene.

Mr. Cheek and Mr. Holt shared conceptual design renderings for the new Community Park including the playground and splash pad. Mr. Cheek added that the committee has been meeting with artificial turf vendors in efforts to choose the best option for the soccer fields at the new park. There was some discussion about the dog park and the walking trails. No action taken.

There being no further business, the meeting was adjourned at 7:26p.m.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk



AGENDA ITEM #3b

Records Retention and Disposition Schedule Amendments

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

Amendments to Records Retention and Disposition Schedule.

Background

The N.C. Department of Cultural Resources by regulation has mandated changes to the Municipal Records Retention and Disposition Schedule.

Financial Impact

None.

Recommendation

Staff recommends the changes to the Municipal Records Retention and Disposition Schedule.

Suggested Motion

I make a motion to approve the amendments to the Municipal Records Retention and Disposition Schedule as presented.

Attachments

1. Amendments

**Municipal
Records Retention Schedule Amendment**

Amending the Municipal Records Retention and Disposition Schedule published September 10, 2012.

STANDARD 9. LAW ENFORCEMENT RECORDS

Adding Item 136, Law Enforcement Audio and Video Recordings, as shown on substitute page 90.

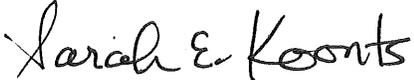
STANDARD 12. PERSONNEL RECORDS

Amending Item 19, Employee Eligibility Records, as shown on substitute page 105.

APPROVAL RECOMMENDED

City/Town Clerk

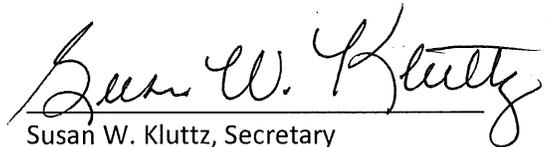
Chief Administrative Officer/
City Manager



Sarah E. Koonts, Director
Division of Archives and Records

APPROVED

Mayor



Susan W. Kluttz, Secretary
Department of Cultural Resources

January 5, 2015

ITEM #	STANDARD-9: LAW ENFORCEMENT RECORDS		
	RECORD SERIES TITLE	DISPOSITION INSTRUCTIONS	CITATION
134.	WORK RELEASE EARNINGS REPORTS Inmates' work release earnings reports submitted either to the N.C. Department of Corrections or the Clerk of Superior Court.	Destroy in office after 3 years.*	G.S. §148-32.1
135.	WRECKER SERVICE RECORDS Records concerning wrecker requests or calls. May include lists of wrecker company's towing and storage rates, rotation lists, notification records when vehicles are towed from private property, and other related records.	a) Destroy in office after 1 year if not made part of a case file. b) If record is made part of a case file follow disposition instructions for CASE HISTORY FILE: FELONIES item 17, page 64; or CASE HISTORY FILE: MISDEMEANORS item 18, page 64.	
136.	LAW ENFORCEMENT AUDIO AND VIDEO RECORDINGS Tapes and digital recordings generated by mobile and fixed audio and video recording devices. Does not include ELECTRONIC/VIDEO RECORDINGS OF INTERROGATIONS (HOMICIDE) item 44, page 71. See also MOBILE UNIT VIDEO TAPES item 81, page 80.	a) Destroy in office after 30 days if not made part of a case file. b) If record is made part of a case file follow disposition instructions for CASE HISTORY FILE: FELONIES item 17, page 64; or CASE HISTORY FILE: MISDEMEANORS item 18, page 64. c) If record is made part of a citizen complaint follow disposition instructions for CITIZEN COMPLAINTS/ ADMINISTRATIVE INVESTIGATION RECORDS item 21, page 65. d) If record is made part of an internal investigation follow disposition instructions for INTERNAL AFFAIRS CASE RECORDS item 76, page 78.	Comply with applicable provisions of G.S. § 132-1.4 regarding confidentiality of criminal investigation records and G.S. §160a-168 regarding confidentiality of personnel records.

*See *AUDITS, LITIGATION, AND OTHER OFFICIAL ACTIONS*, page vi.

† See signature page. The agency hereby agrees that it will establish and enforce internal policies setting minimum retention periods for the records that Cultural Resources has scheduled with the disposition instruction "destroy when administrative value ends." Please use the space provided.

ITEM #	STANDARD-12. PERSONNEL RECORDS		
	RECORD SERIES TITLE	DISPOSITION INSTRUCTIONS	CITATION
18.	<p>EMPLOYEE EDUCATIONAL ASSISTANCE PROGRAM RECORDS Includes records requesting tuition assistance, repayments, and other related records.</p> <p>See also PERSONNEL RECORDS (OFFICIAL COPY) item 47, page 112.</p>	Destroy in office 3 years after completion, denial, repayment, or removal from program.*	
19.	<p>EMPLOYEE ELIGIBILITY RECORDS Includes the United States Immigration and Naturalization Services, Employment Eligibility Verification (I-9) forms.</p>	Mandatory retention throughout the duration of an individual's employment. After separation, destroy records in office 3 years from date of hire or 1 year from separation, whichever occurs later.	8 USC 1324a(b)(3)
20.	<p>EMPLOYEE EXIT INTERVIEW RECORDS</p> <p>See also PERSONNEL RECORDS (OFFICIAL COPY) item 47, page 112.</p>	Destroy in office after 1 year.	
21.	<p>EMPLOYEE HEALTH CERTIFICATES Includes health or physical examination reports, or certificates created in accordance with Title VII and the Americans with Disabilities Act (ADA).</p>	<p>a) Transfer records as applicable to PERSONNEL RECORDS (OFFICIAL COPY) item 47, page 112.</p> <p>b) Destroy in office all other records 2 years after resolution of all actions.</p>	

*See *AUDITS, LITIGATION, AND OTHER OFFICIAL ACTIONS*, page vi.

† See signature page. The agency hereby agrees that it will establish and enforce internal policies setting minimum retention periods for the records that Cultural Resources has scheduled with the disposition instruction "destroy when administrative value ends." Please use the space provided.

**Municipal
Records Retention Schedule Amendment**

Amending the Municipal Records Retention and Disposition Schedule published September 10, 2012.

STANDARD 4. BUDGET, FISCAL AND PAYROLL RECORDS

Amending item 32 Escheat and Unclaimed Property File as shown on substitute page 29.

STANDARD 12. PERSONNEL RECORDS

Adding item 1-A Accreditation Records as shown on substitute page 101.

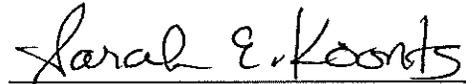
~~Amending item 19 Employee Eligibility Records as shown on substitute page 105.~~ **Superseded January 5, 2015**

Amending items 36 Family Medical Leave Act (FMLA) Records, 42 Leave File, and 43 Leave Without Pay File as shown on substitute pages 110-111.

APPROVAL RECOMMENDED

City/Town Clerk

Chief Administrative Officer/
City Manager



Sarah E. Koonts, Director
Division of Archives and Records

APPROVED

Mayor



Susan W. Kluttz, Secretary
Department of Cultural Resources

August 29, 2013

Municipality

ITEM #	STANDARD-4: BUDGET, FISCAL AND PAYROLL RECORDS		
	RECORD SERIES TITLE	DISPOSITION INSTRUCTIONS	CITATION
27.	DAILY DETAIL REPORTS	Destroy in office after 1 year.*	
28.	DEPOSITS	a) Destroy in office official/audit copies after 3 years.* b) Destroy in office remaining records after 1 year.	G.S. § 159-32
29.	DETAIL REPORT FILE (FINANCIAL RECORDS FOR GENERAL FUND OR GENERAL LEDGER)	a) Destroy in office annual reports after 3 years.* b) Destroy in office all other reports after 1 year.	
30.	DIRECT DEPOSIT APPLICATIONS/AUTHORIZATIONS Includes related records such as bank account numbers and routing numbers.	Destroy in office when superseded or obsolete.	Comply with applicable confidentiality provisions of G.S. §132-1.10(b)(5) regarding personal identifying information.
31.	DISTRICT INVESTMENT RECORDS	Destroy in office after 3 years.*	
32.	ESCHEAT AND UNCLAIMED PROPERTY FILE	a) Destroy in office after 10 years if report was filed prior to July 16, 2012.* b) Destroy in office after 5 years if report was filed after July 16, 2012.*	Comply with applicable provisions of G.S. §116B-60 and §116B-73.
33.	EXPENDITURE REPORTS	Destroy in office after 3 years.*	
34.	FACILITY SERVICE AND MAINTENANCE AGREEMENTS See also GRANTS: FINANCIAL item 36, page 30.	a) Destroy in office depreciation schedules 3 years after asset is fully depreciated or disposed. b) Destroy in office remaining records after 3 years.*	

*See AUDITS, LITIGATION, AND OTHER OFFICIAL ACTIONS, page vi.

† See signature page. The agency hereby agrees that it will establish and enforce internal policies setting minimum retention periods for the records that Cultural Resources has scheduled with the disposition instruction "destroy when administrative value ends." Please use the space provided.

ITEM #	STANDARD-12. PERSONNEL RECORDS		
	RECORD SERIES TITLE	DISPOSITION INSTRUCTIONS	CITATION
1.	ABOLISHED POSITION FILE	Destroy in office when administrative value ends.† Agency Policy: Destroy in office after _____	
1-A.	ACCREDITATION RECORDS Records concerning compliance with those standards outlined by professional accreditation programs.	Destroy in office 1 year after accreditation is obtained, renewed, or no longer valid.*	
2.	ADDRESS FILE	Destroy in office when superseded or obsolete.	
3.	ADS AND NOTICES OF OVERTIME, PROMOTION, AND TRAINING OPPORTUNITIES	Destroy in office 1 year from date record was made.	29 CFR 1627.3
4.	AFFIRMATIVE ACTION FILE	a) Destroy in office all reports, analyses, and statistical data after 5 years. b) Destroy in office affirmative action plans 5 years from date superseded.	29 CFR 30.8(b)(e) 29 CFR 1608.4
5.	APPRENTICESHIP PROGRAM RECORDS	Destroy in office 5 years from the date of enrollment.	29 CFR 30.8(e)
6.	APTITUDE AND SKILLS TESTING RECORDS Records concerning aptitude and skills tests required of job applicants or of current employees to qualify for promotion or transfer. May include civil service examinations. See also EMPLOYMENT SELECTION RECORDS item 32, page 109.	a) Destroy in office applicant and employee test papers 2 years from date record was created. b) Destroy in office validation studies and copies of tests 2 years after no longer in use. c) Destroy in office records relating to the planning and administration of tests in office after 2 years.	29 CFR 1602.31 29 CFR 1602.40 29 CFR 1602.49

*See *AUDITS, LITIGATION, AND OTHER OFFICIAL ACTIONS*, page vi.

† See signature page. The agency hereby agrees that it will establish and enforce internal policies setting minimum retention periods for the records that Cultural Resources has scheduled with the disposition instruction "destroy when administrative value ends." Please use the space provided.

ITEM #	STANDARD-12. PERSONNEL RECORDS		
	RECORD SERIES TITLE	DISPOSITION INSTRUCTIONS	CITATION
35.	EQUAL PAY RECORDS Includes reports, studies, aggregated or summarized data, and similar documentation compiled to comply with the Equal Pay Act.	Destroy in office after 2 years.	29 CFR 1620.32
36.	FAMILY MEDICAL LEAVE ACT (FMLA) RECORDS Records concerning leave taken, premium payments, employer notice, medical examinations considered in connection with personnel action, disputes with employees over FMLA and other related records.	Item discontinued. See LEAVE FILE , item 42, page 111.	
37.	FRINGE BENEFITS FILE	Destroy in office when administrative value ends.† Agency Policy: Destroy in office after _____	
38.	GRIEVANCE FILE Includes initial complaint, investigations, actions, summary, and disposition. May include disciplinary correspondence, including email. See also DISCIPLINARY FILE item 11, page 102 and PERSONNEL RECORDS (OFFICIAL COPY) item 47, page 112.	Destroy in office after 2 years.	
39.	HEALTH INSURANCE FILE Completed claim forms and other records concerning employees covered by health plans.	Destroy in office after 2 years.*	
40.	INCREMENTS FILE	Destroy in office when released from all audits.	
41.	INTERNSHIP PROGRAM FILE Records concerning interns and students.	Destroy in office after 3 years.	

*See **AUDITS, LITIGATION, AND OTHER OFFICIAL ACTIONS**, page vi.

† See signature page. The agency hereby agrees that it will establish and enforce internal policies setting minimum retention periods for the records that Cultural Resources has scheduled with the disposition instruction "destroy when administrative value ends." Please use the space provided.

ITEM #	STANDARD-12. PERSONNEL RECORDS		
	RECORD SERIES TITLE	DISPOSITION INSTRUCTIONS	CITATION
42.	LEAVE FILE Records concerning employee leave, including requests for and approval of sick, vacation, overtime, buy-back, shared, donated, military, etc. Includes premium payments, employer notice, medical examinations considered in connection with personnel action, disputes with employees over the Family Medical Leave Act (FMLA), and other related records.	Destroy in office 3 years after return of employee or termination of employment.*	29 CFR 825.110(b)(2)(i) 29 CFR 825.500(b)
43.	LEAVE WITHOUT PAY FILE	Item discontinued. See LEAVE FILE , item 42, page 111.	
44.	LONGEVITY PAY REQUESTS	Destroy in office when released from all audits.	
45.	MERIT AND SENIORITY SYSTEM RECORDS	a) Destroy in office employee-specific records after 3 years. b) Destroy in office system and plan records 1 year after no longer in effect.	29 CFR 1627.3
46.	PERSONNEL ACTION NOTICES Records used to create or change information in the personnel records of individual employees concerning such issues as hiring, termination, transfer, pay grade, position or job title, name change and leave.	a) Transfer records as applicable to PERSONNEL RECORDS (OFFICIAL COPY) item 47, page 112. b) Destroy in office all remaining records 2 years from date record was created, received, or the personnel action involved.	

*See **AUDITS, LITIGATION, AND OTHER OFFICIAL ACTIONS**, page vi.

† See signature page. The agency hereby agrees that it will establish and enforce internal policies setting minimum retention periods for the records that Cultural Resources has scheduled with the disposition instruction “destroy when administrative value ends.” Please use the space provided.



AGENDA ITEM #3c

Final Major Subdivision Plat- Hoover Property

Presenter

Montrena Hadley, Planning Officer

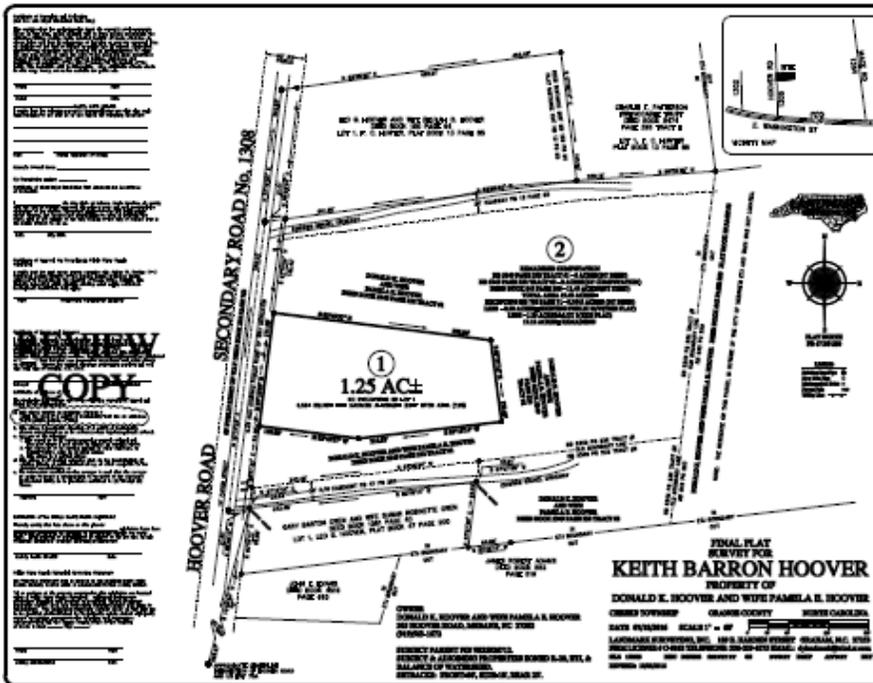
Applicant

Donald K. Hoover and Wife Pamela E. Hoover
305 Hoover Road
Mebane, NC 27302

Public Hearing

Yes No

Final Plat



Property

305 Hoover Road –Orange
County GPIN# 9825926712

Proposed Zoning

N/A

Current Zoning

R-20 Single Family Residential

Size

+/- 19.49 acres

Surrounding Zoning

R-20

Surrounding Land Uses

Residential

Utilities

Orange Alamance Water &
Septic

Sewer

Floodplain

No

Watershed

Yes

City Limits

No

Summary

Donald and Pamela Hoover are requesting approval of the Final Plat to subdivide property into two lots. The Final Plat will include a total area of 19.49 acres including 1.25 acres in lot 1, 17.18 acres in lot 2 with an existing residence while dedicating 0.3 acres to the public road right of way with this plat and excepting by deed 0.7645 acres, and 2 total lots. Keith Hoover, their son, plans to build a house on Lot 1. The newly

created lot 1 is located within the City of Mebane's ETJ and a portion of lot 2 is located within the City of Mebane's ETJ while the residence and remaining property is located within Orange County's Jurisdiction.

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plat to reflect its comments. The subdivision of this property meets the provisions of the Unified development Ordinance (UDO). The 2010 Land Development Plan shows this property within The Central Mebane Planning Area.

Financial Impact

N/A

Recommendation

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

The Planning Staff recommends approval of the Final Plat.

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat
2. Technical Memorandum – City Engineering Review

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

This certifies that the undersigned is (and) the owner(s) of the property shown on this map, hereby executed this to be by deed(s) recorded in the Alamance/Orange County North Carolina Register of Deeds otherwise as shown below and that by subdivision of this plat or map for approval, I/we do dedicate to the City of Mebane for public use of streets, easements, 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 from compliance therewith and in accordance with all laws, ordinances, resolutions and regulations or conditions of the City of Mebane for the benefit of the public, the dedication shall be irrevocable. Also, all private streets shown on this map, if any, are to be available for public use.

Owner _____ Date _____

Owner _____ Date _____

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

Date _____ Official Signature of Notary _____

Notary's Printed Name _____

My Commission Expires _____

Certificate of Final Major Subdivision Plat Approval and Acceptance of Dedication

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

Date _____ City Clerk _____

Certificate of Approval for Recording in Public Water Supply Watershed

I certify that the plat shown herein complies with Article 11, Section 11-3 Watershed Overlay Districts of the Mebane Zoning Ordinance and is approved for recording in the Register of Deeds Office. NOTICE: This property is located within a public drinking water supply watershed. Development restrictions may apply.

Date _____ Stormwater Management Engineer _____

Certificate of Survey and Accuracy

I, Douglas R. Yarnough, certify that this plat was drawn under my supervision from an actual survey made under my supervision (detailed description recorded in Book 5349, Page 232) that the boundaries not surveyed are clearly indicated as drawn from information used in Book _____ page _____ that the ratio of precision as indicated in 1: _____ that this plat was prepared in accordance with NCOS 47-30 as amended. Witness my original signature, registration number and seal this 03rd day of October, A.D., 2016.

Surveyor _____ Registration Number _____

Certificate of Purpose of Plat

The final plat shall contain one of the following statements, signed and sealed by the plat surveyor:

- a. This survey creates a subdivision of lands within the area of a county or municipality that has an ordinance that regulates parcels of land.
- b. This survey is limited to a particular county or municipality that is stipulated as to an ordinance that regulates parcels of land.
- c. Any one of the following:
 1. This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
 2. This survey is of an existing building or other structure, or natural feature, such as a water course;
 3. This survey is a corral survey;
- d. This survey is of another category such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision; or
- e. The information available to the surveyor is such that the surveyor is unable to make a determination to the level of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Surveyor _____ Date _____

Certificate of the Orange County Health Department

I hereby certify that lots shown on this plat for subdivision have been preliminarily determined as generally or probably suitable for septic tanks. Final approval of individual lots is subject to the lot size, septic installation and proper drainage and filling requirements.

County Health Director _____ Date _____

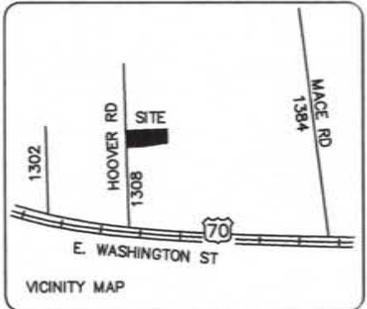
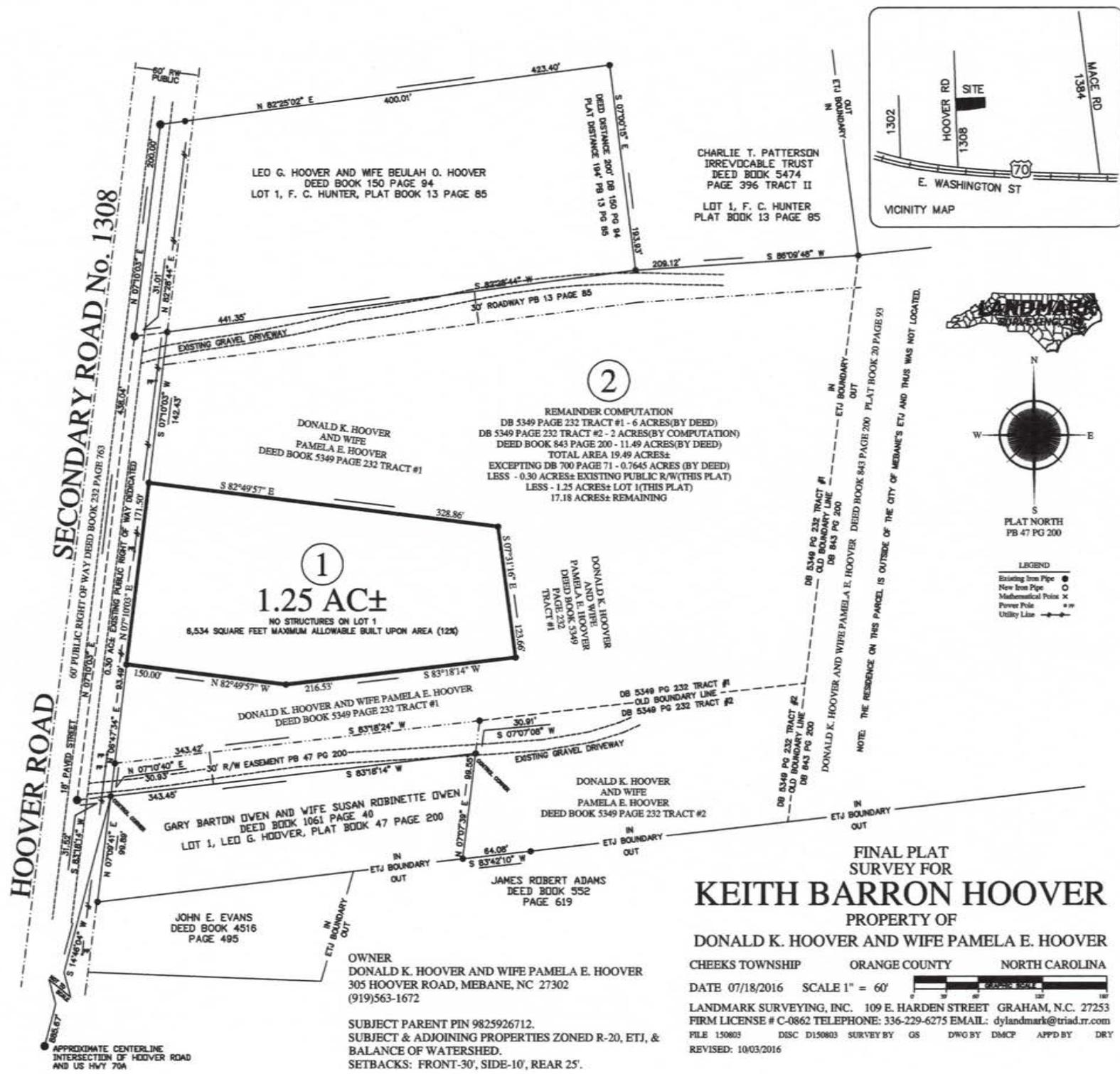
Public Water Supply Watershed Protection Statement

The following statement shall be placed on all subdivision plats which include property located within a watershed protection overlay district:

"All or portions of the property contained in this subdivision are located within a Public Water Supply Watershed. Additional development restrictions regarding such matters as residential density, maximum impervious surface area, and stormwater control measures may apply to this property. Any engineered stormwater controls shown on this plat are to be operated and maintained by the property owners and/or a property owner's maintenance personnel to the Operation and Maintenance Agreement filed with the Orange County Office of the Register of Deeds in Book _____ Page _____."

Owner _____ Date _____

Zoning Administrator _____ Date _____



PLAT NORTH
PB 47 PG 200

- LEGEND
- Existing Iron Pipe
 - New Iron Pipe
 - Mathematical Point
 - Power Pole
 - Utility Line

NOTE: THE RESIDENCE ON THIS PARCEL IS OUTSIDE OF THE CITY OF MEBANE'S ETJ AND THUS WAS NOT LOCATED.

FINAL PLAT SURVEY FOR KEITH BARRON HOOVER

PROPERTY OF DONALD K. HOOVER AND WIFE PAMELA E. HOOVER

CHEEKS TOWNSHIP ORANGE COUNTY NORTH CAROLINA

DATE 07/18/2016 SCALE 1" = 60'

LANDMARK SURVEYING, INC. 109 E. HARDEN STREET GRAHAM, N.C. 27253
FIRM LICENSE # C-0862 TELEPHONE: 336-229-6275 EMAIL: dylandmark@triad.rr.com
FILE 150803 DISC D150803 SURVEY BY GS DWG BY DMCP APPD BY DRY
REVISED: 10/03/2016

OWNER
DONALD K. HOOVER AND WIFE PAMELA E. HOOVER
305 HOOVER ROAD, MEBANE, NC 27302
(919)563-1672

SUBJECT PARENT PIN 982592612.
SUBJECT & ADJOINING PROPERTIES ZONED R-20, ETJ, & BALANCE OF WATERSHED.
SETBACKS: FRONT-30', SIDE-10', REAR 25'.



Technical Memorandum

To: Montrena Hadley, Planning Director

Subject: Hoover Subdivision (Final Plat)

City Engineering review

From: Franz Holt, P.E.

Date: October 7, 2016

A handwritten signature in black ink, appearing to read "Franz Holt", is written over the "From:" and "Date:" lines.

City Engineering has reviewed the Final Subdivision Plat for Keith Barron Hoover dated July 18, 2016 and revised October 3rd, 2016 by Landmark Surveying, Inc. and provides the following technical comments.

A. General

The Final Plat proposes to subdivide property currently owned by Donald K. Hoover and Wife Pamela E. Hoover into two lots from an existing 19.49 acre lot. Lot 1 being 1.25 acres and lot 2 being 17.18 acres with an existing residence while dedicating 0.3 acres to public road right of way with this plat and excepting by deed 0.7645 acres. The property is zoned R-20 so resulting lots are appropriately sized. Access is off of Hoover Road which is a NCDOT maintained road.

The newly created lot 1 is located in the City of Mebane's ETJ and lies within the general water supply watershed limiting impervious surface to 12% built upon area.

A portion of Lot 2 is in the City of Mebane's ETJ while the residence and remaining property is in Orange County's Jurisdiction.

B. Availability of city water and sewer

1. Mebane Public Water and Sewer are not available to this property.
2. Public Water is available via Orange Alamance Water System through a 3 inch water main.
3. Sewer has been approved by Orange County for on-site treatment with a conventional septic system.

C. Watershed Overlay District

1. Sec. 5.2 D.2 in the City of Mebane UDO limits development to one dwelling unit per acre or optionally 12% built upon area without permanent engineered stormwater controls.
2. Sec. 5.4 in the City of Mebane 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 may apply to this project if more than one acre of land is disturbed during construction. 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

None shown.

E. Traffic impacts

Negligible.

F. Construction Plan Submittal

None required.

G. Stream Buffers

No streams are located within the City of Mebane's ETJ on this property.

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



AGENDA ITEM #3d

Preliminary Major Subdivision Plat- Joel Miles

Presenter

Montrena Hadley, Planning Officer

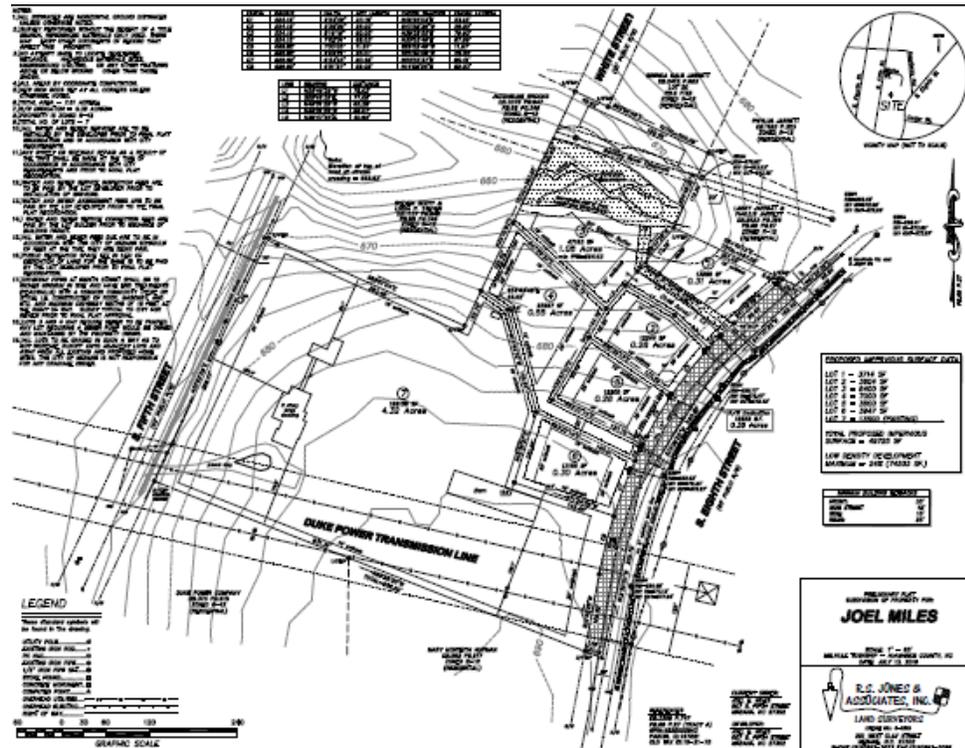
Applicant

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

Public Hearing

Yes No

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

Joel Miles is requesting approval of the Preliminary Plat for 7 lots. The Preliminary Plat includes a total area of 7.51 acres subdivided as follows:

- Lot 7 with 4.32 acres which includes the existing house as a double frontage lot with driveway access to S. Fifth Street
- Lots 1-6 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)
- Lots 3 and 4 are proposed flag lots meeting the requirements of the Mebane UDO, Article 7-6.4, F.3 (Items a-i). Item (i) states that flag lots shall be approved only where the configuration of the parcel or site features warrant such a lot design. Authorizing a flag lot design is intended to accommodate a particular extenuating circumstance which makes traditional lot design infeasible. Therefore, flag lots should be judiciously approved.
- The subdivision is being proposed as a low density development with less than 24% impervious surface, therefore, no storm water control measures are required.

The Technical Review Committee (TRC) has reviewed the 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 developer has asked to pay the fee in lieu of dedication option for the minimum required Public Recreation Space estimated at \$3,423.58 to be paid prior to the final plat recordation.

The developer is responsible for all site improvements. 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 of the Final Plat.

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 7 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

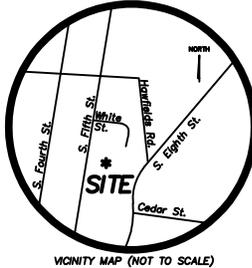
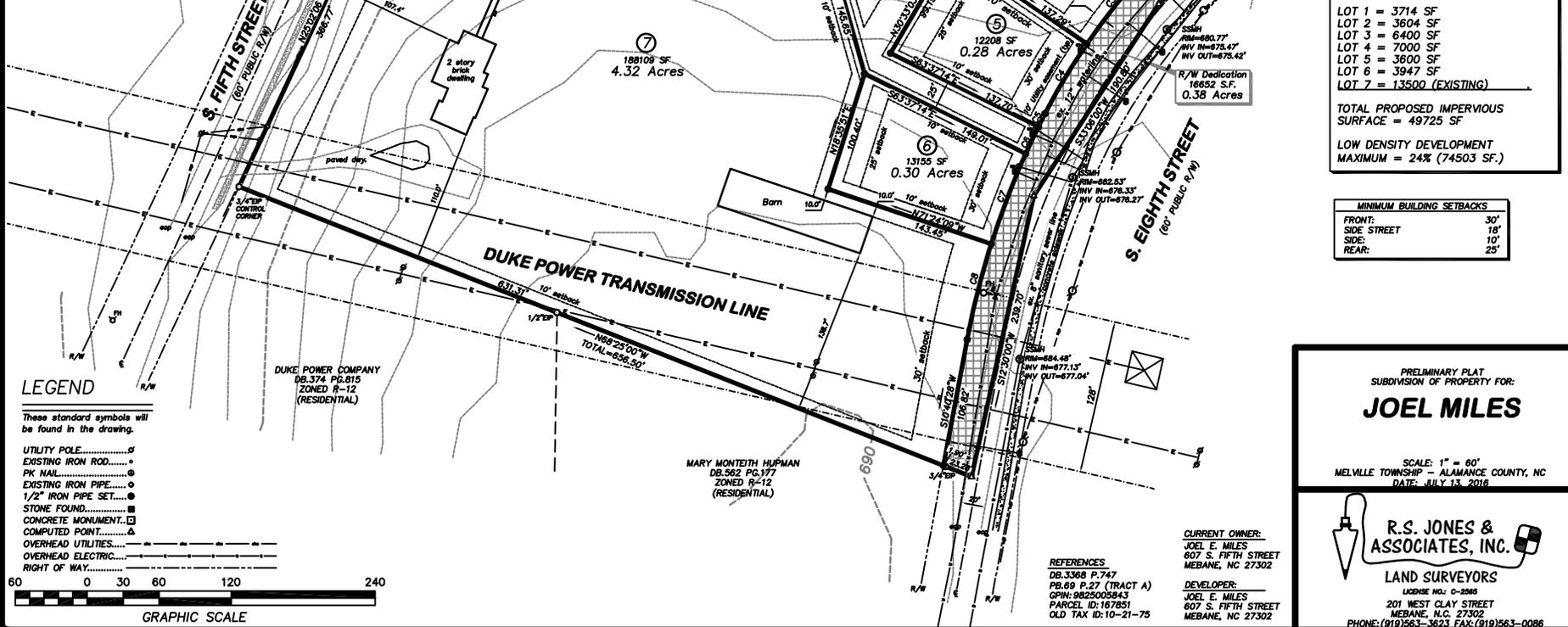
1. Preliminary Plat
2. Technical Memorandum – City Engineering Review
3. Public Recreational Space Letter
4. Subdivision Planning Board Letter

- 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"	25.01'	S23°20'08"W	25.00'
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"W	77.06'
L3	N48°01'25"W	65.28'
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'



PB.69 P.27



Technical Memorandum

To: Montrena Hadley, Planning Director

Subject: Joel Miles Subdivision (Preliminary Plat)

City Engineering review

From: Franz Holt, P.E. 

Date: October 7, 2016

City Engineering has reviewed the Preliminary Subdivision Plat for the Joel Miles Subdivision dated July 13, 2016 and revised October 7th, 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 7 lots with 4.32 acres being kept as Lot 7, which is also an existing residence. The property is zoned R-12 for which lots 1-6 are appropriately sized and dimensioned. Lot 7 is a double frontage lot with driveway access to S. Fifth Street. Lots 1-6 will access S. Eighth Street (20' wide paved City of Mebane Public Street).

Lots 3 and 4 are proposed flag lots meeting the requirements of the Mebane UDO, Article 7-6.4 F.3 (items a-h). Item (i) states that flag lots shall be approved only where the configuration of the parcel or site features warrant such a lot design. Authorizing a flag lot design is intended to accommodate a particular extenuating circumstance which makes traditional lot design infeasible. Therefore, flag lots should be judiciously approved.

Lots 1-6 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 being 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 1-6 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. Lots 3 and 4 may have to pump to a gravity sewer service at the right of way line. If pumps are required they will be the responsibility of the lot owner.



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 1,440 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 1,440 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 1-6 and existing impervious surface for lot 7 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 lots and provides for an open channel drainage easement on lot 3 covering the 100 year designated flood area. In addition, there is a cross drain under S. Eighth Street which will require extension through lot 1 and ending at lot 3 where it will discharge into a plunge pool device before entering the stream buffer (and not as shown on preliminary plat). 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 creek on lot 3.

G. Stream Buffers

A drainage way with 50' stream buffers is shown on lot 3 and a portion of lot 1. 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. An encroachment being shown in the stream buffer is the extension of a storm drain pipe across lots 1 and 3. This will require modification so that the discharge of the pipe on lot 3 is into a plunge pool device ahead of the stream buffer.

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.



Date: October 7, 2016

To: Mayor, Mebane City Council

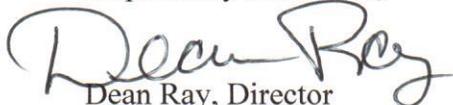
From: Dean Ray, Director, Recreation and Parks Dept.

Re: Joel Miles Preliminary Major Subdivision Plat – As revised & Received on October 7, 2016
Unified Development Ordinance (UDO) – Article 6, Public Recreational Space

The Joel Miles Preliminary Major Subdivision Plat has designated a site to be used as public recreational space. After review of the plat, it is my recommendation that the developer pay the public recreational space fee in lieu of dedication of land due to the limited size and continuous maintenance to the City. The fee will be calculated by the City of Mebane.

Please feel free to call me at 919.304.9225 if you have any questions.

Respectfully Submitted,


Dean Ray, Director
Recreation and Parks Department



Date: October 7, 2016

To: City of Mebane Planning Board

From: Montrena W. Hadley, Planning Officer

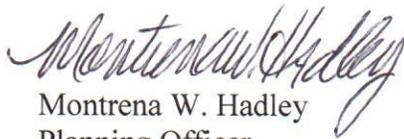
Re: Joel Miles Preliminary Major Subdivision Plat Dated July 13, 2016,
Revised and Received on October 7, 2016 by R.S. Jones & Associates -
Unified Development Ordinance (UDO) - Article 7, Sec 7-4.3, C. 2

The owner, Joel Miles, is proposing to subdivide and develop +/-7.51 acres into seven (7) lots located at 607 S. Fifth Street and South Eighth Street. I and the TRC have reviewed the preliminary plat and related information for completion and compliance.

Based on review of the referenced revised Preliminary Major Subdivision Plat dated July 13, 2016, revised and received on October 7, 2016, it is my interpretation that said plans are in substantial compliance with the UDO.

Please feel free to call me at (919) 563-9990 if you have questions.

Sincerely,


Montrena W. Hadley
Planning Officer

General Fund at Sept 30, 2016	Current YTD	Prior YTD	Change	% Change
Revenues				
Property Taxes	\$ 5,475,321	\$ 6,095,137	\$ (619,816)	(10%)
Privilege Licenses	45	30	15	50%
Unrestricted Intergovernmental*	733,031	658,530	74,501	11%
Restricted Intergovernmental	185,709	181,756	3,953	2%
Permits and Fees	268,073	189,958	78,115	41%
Sales and Services	23,488	23,875	(387)	(2%)
Investment Earnings	707	-	707	N/A
Miscellaneous	<u>128,949</u>	<u>131,950</u>	<u>(3,002)</u>	(2%)
Total Revenues	<u>6,815,322</u>	<u>7,281,236</u>	<u>(465,914)</u>	(6%)
Expenditures				
City Council	31,043	28,442	2,601	9%
Administration	222,430	240,817	(18,387)	(8%)
Economic Development	24,537	17,588	6,949	40%
Finance	121,796	114,902	6,895	6%
IT	64,507	51,029	13,479	26%
Public Facilities	124,887	110,020	14,867	14%
Police	734,795	587,502	147,293	25%
Fire	556,902	531,035	25,867	5%
Planning & Inspections	119,668	114,276	5,391	5%
Public Works	325,773	374,159	(48,386)	(13%)
Sanitation	177,984	162,646	15,338	9%
Recreation & Parks	291,929	776,176	(484,247)	(62%)
Debt Service	287,112	293,521	(6,408)	(2%)
Non-Departmental	<u>235,035</u>	<u>240,899</u>	<u>(5,864)</u>	(2%)
Total Expenditures	<u>3,318,397</u>	<u>3,643,010</u>	<u>(324,612)</u>	(9%)
Revenues Over (Under) Expenditures	<u>3,496,925</u>	<u>3,638,226</u>	<u>(141,301)</u>	(4%)
Other Financing Sources (Uses)				
Debt Proceeds	-	-	-	N/A
Transfers (To) From Other Funds	-	-	-	N/A
Total Other Financing Sources (Uses)	-	-	-	N/A
Net Change in Fund Balance, year to date	<u>3,496,925</u>	<u>3,638,226</u>	<u>(141,301)</u>	(4%)
Beginning Fund Balance, July 1	<u>10,714,148</u>	<u>11,092,848</u>	<u>(378,700)</u>	(3%)
Ending Fund Balance, Year to Date	<u>\$ 14,211,073</u>	<u>\$ 14,731,074</u>	<u>\$ (520,002)</u>	(4%)

*Sales taxes received in July – September are related to prior year sales, and are accrued back to FY16 for financial statements. Actual receipts for July - September are shown here and adjusted through fund balance for illustration purposes.

- Early tax receipts in FY17 are impacted by the reduction in discount from 2% to .5%, and by the time lag in receipt from the counties. We are paid at the beginning of the following month.

- Permits and inspections continue to demonstrate the growth the City is experiencing.
- Aside from the Wilson settlement/land purchase of about \$518,000 last year, expenses are about 5% over the prior year overall. New personnel and vehicles in Police account for the majority of that additional expense.
- In addition to the land/settlement, other one-time expenses in prior year include City Hall renovations, purchase of a dump truck and website development costs.

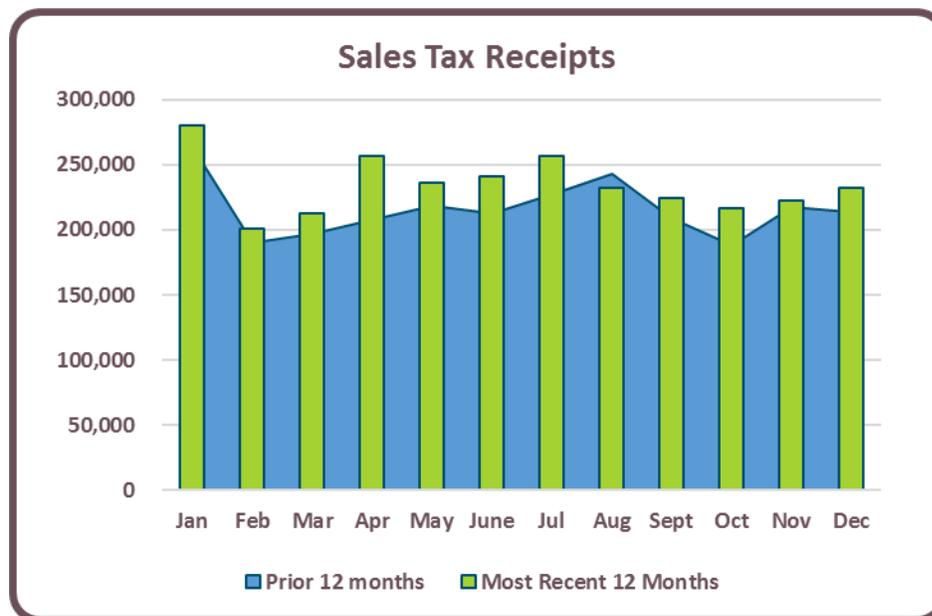
◆ Taxes

Tax values (net of exemptions and excluding motor vehicles) reflect continued growth in the City as shown below. Personal values reflected for FY16 include the full year, but FY17 shows only a partial year as the counties have additional billing to complete.

	2017	2016	\$ Change	% Change
Real	\$ 1,362,348,250	\$ 1,215,674,661	\$ 146,673,589	12.1%
Personal	418,007,179	510,519,198	(92,512,019)	-18.1%
Public Utility	<u>24,092,212</u>	<u>23,926,263</u>	<u>165,949</u>	<u>.07%</u>
Total Assessed Value	<u>\$ 1,804,447,641</u>	<u>\$ 1,750,120,122</u>	<u>\$ 54,327,519</u>	<u>3.1%</u>

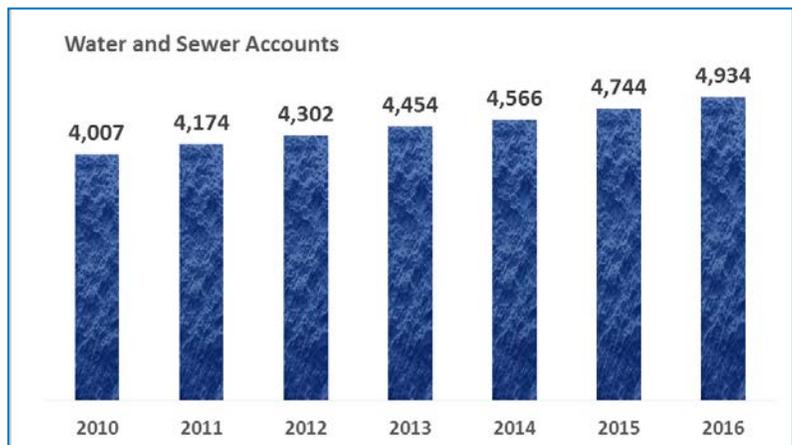
◆ Sales Tax

A rolling 12-month average of sales tax receipts shows continued growth of 8.84% over the prior 12 months. The past two rolling years of monthly sales tax receipts are depicted below.



Utility Fund at Sept 30, 2016	Current YTD	Prior YTD	Change	% Change
Revenues				
Sales and Services	\$ 1,407,596	\$ 1,387,286	20,309	1%
Connection fees	278,256	419,900	(141,644)	(34%)
Intergovernmental	-	-	-	N/A
Permits and Fees	20,870	20,111	759	4%
Investment Earnings	708	-	708	N/A
Miscellaneous	6,760	-	6,760	N/A
Total Revenues	<u>1,714,190</u>	<u>1,827,298</u>	<u>(113,108)</u>	(6%)
Expenditures				
Administration	67,476	75,805	(8,329)	(11%)
Utilities	213,775	391,827	(178,052)	(45%)
Wastewater Treatment Plant	214,732	227,177	(12,445)	(5%)
Debt Service	449,733	944,508	(494,775)	(52%)
Non-Departmental	-	-	-	N/A
Total Expenditures	<u>945,716</u>	<u>1,639,318</u>	<u>(693,601)</u>	(42%)
Revenues Over (Under) Expenditures	<u>768,473</u>	<u>187,980</u>	<u>580,494</u>	309%
Other Financing Sources/(Uses)				
Debt Proceeds	-	-	-	N/A
Transfers (To)/From Other Funds	-	-	-	N/A
Total Other Financing Sources/(Uses)	<u>-</u>	<u>-</u>	<u>-</u>	N/A
Net Change in Fund Balance, year to date	<u>\$ 768,473</u>	<u>\$ 187,980</u>	<u>\$ 580,494</u>	309%

- Connection fees in prior year included Alexander Pointe and Keystone at this point of the year. Current year connections include Manorfield, Lake Michael Village and new construction at Fair Oaks.
- One-time purchases in prior year include a stock of meters, sewer camera and pump station repairs. Sludge removal in FY16 also increased expenses.
- FY16 was the final year of a refunding debt payment related to the Walmart expansion, so debt payments will be substantially decreased in FY17 and forward.
- Water and sewer accounts continue to reflect the growth of the city.





AGENDA ITEM #4

Mebane McGee Associates, JV Rezoning

(Request to be withdrawn per Applicant)

Presenter

Montrena Hadley, Planning Officer

Applicant

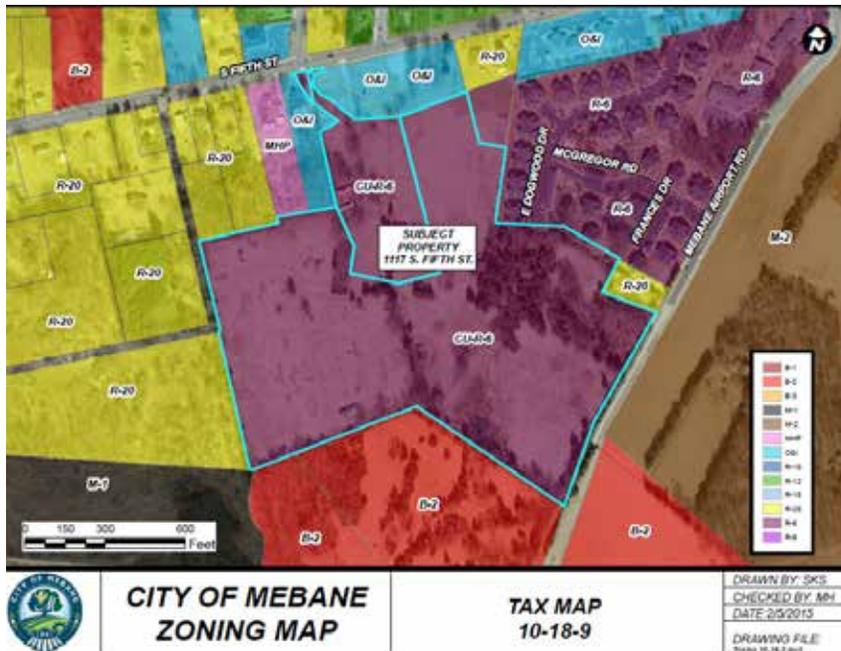
Mebane McGee Associates, JV
PO Box 254
Folly Beach, SC 29439

Public Hearing

Yes No

Closed at July meeting with decision continued

Zoning Map



Property

1117 S. Fifth Street; Alamance
County Tax Map 10-18-9;
9814543813

Proposed Zoning

R-6 Multi-Family/Two Family,
Single Family Residential on +/-
29.545 Acres, B-2 General
Business/Office on +/-4.94 Acres
as PUD to Allow a Mixed Use Plan

Current Zoning

R-6(CD) Residential Conditional
Zoning District to Allow 110 Single
Family Homes

Size

+/- 34.485 acres

Surrounding Zoning

R-20, O&I, R-6, B-2,
M-1 & M-2

Surrounding Land Uses

Residential, Business & Industrial

Utilities

To be extended at developer's
expense.

Floodplain

No

Watershed

No

City Limits

Yes

Summary

The City Council continued the request at its July, August, September, and October meetings to allow the developer to discuss the request with staff and adjoining property owners. The developer has revised the master plan with some additional changes.

Mebane McGee Associates, JV owns the property and has requested approval to rezone property from R-6(CD) Residential Conditional Zoning District to build 110 single family homes that was approved by the City Council on March 2, 2015 to R-6, Multi-Family/Two Family Residential, Single Family Residential on +/- 29.545 acres & B-2, General Business/ Office on +/-4.94 acres as a Planned Unit Development (PUD) to allow a mixed use plan.

The 2010 Land Development Plan shows this property within The Central Mebane Planning Area and recommends designating the majority of existing residential uses, and areas deemed most appropriate for future residential development as Neighborhood Residential uses.

Financial Impact

The developer will extend utilities at his own expense.

Recommendation

The Planning Staff recommends approval of the request to withdraw.

Suggested Motion

Motion to approve the request to withdraw.

Attachments

1. Request to Withdraw

Mebane McGee Associates
P.O. Box 254
Folly Beach, SC 29439

October 28, 2016

Chris Rollins
106 E. Washington St
Mebane, NC 27302

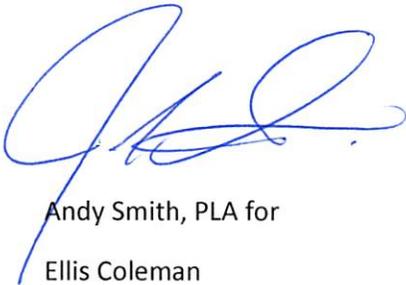
RE: Rezoning from conditional use R-6 to PUD

Dear Chris,

I am writing to formally withdraw our request to rezone the subject property from Conditional Use R-6 to Planned Unit Development (PUD).

Thank you for your assistance in this matter and your help throughout the process.

Sincerely,



Andy Smith, PLA for
Ellis Coleman

Mebane McGee Associates



AGENDA ITEM # 5

Mebane McGee Associates,
JV Special Use Permit- PUD
(Request to be withdrawn per Applicant)

Presenter

Montrena Hadley, Planning Officer

Applicant

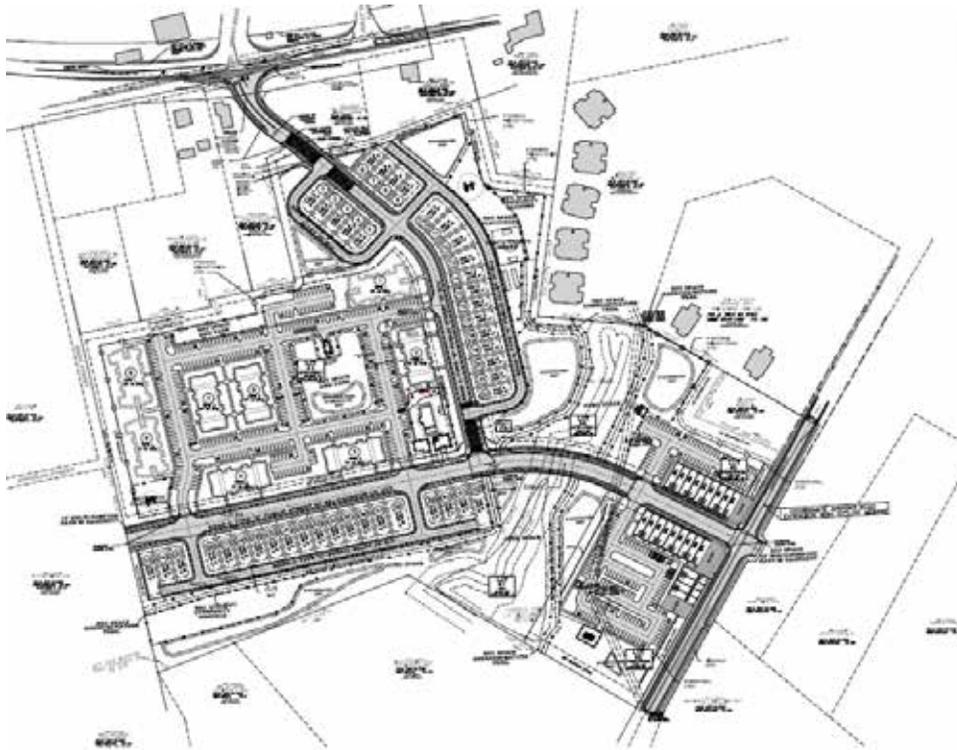
Mebane McGee Associates, JV
PO Box 254
Folly Beach, SC 29439

Public Hearing

Yes No (Quasi-Judicial)

Closed at July meeting with decision continued

Site Map



Property

1117 S. Fifth Street;
Alamance Co. Tax Map
10-18-9; 9814543813

Proposed Zoning

PUD to Allow a Mixed
Use Plan which includes
R-6 Multi-Family/ Single
Family on +/-29.545
Acres, B-2 General
Business on +/-4.94 acres

Current Zoning

R-6(CD) Residential
Conditional Zoning
District to Allow 110
Single Family Homes

Size

Total +/-34.485 acres

Surrounding Zoning

R-20, O&I, R-6, B-2,
M-1 & M-2

Surrounding Land Uses

Residential, Business &
Industrial

Utilities

To be extended at
developer's expense.

Floodplain

No

Watershed

No

City Limits

Yes

Summary

The City Council continued the request at their July, August, September, and October meetings to allow the developer to discuss the request with staff and adjoining property owner. The developer has revised the master plan with some additional changes as follows:

Mebane McGee Associates, JV owns the property and has requested approval of the revised site plans with the proposed use standards and conditions to build 42 single family homes and 180 apartments on +/-29.545 and commercial/office on +/-4.94 acres as a Planned Unit Development (PUD) to allow a mixed use plan on +/-34.485. The owner has requested to realign and build the approved Cameron Lane Extension thoroughfare through their property as shown on the submitted site plan. They will be extending City water, sewer, streets and sidewalks throughout the project. The major elements of the plan include:

- Construction of 42 single family homes (Increased from 34 single family homes)
- Construction of 180 apartments (Reduced from 224 apartments)
- Total construction of 222 units (Reduced from 258 units)
- Amenities include an amenity center/pool, Dog Park, Sports Park, community gardens, playground/picnic areas, exercise/fitness trails, 10-foot multi-purpose path along Cameron Lane, green and open space.
- Provision for ponds for compliance with storm water management rules.
- Construction of turn lanes on Fifth St. per NCDOT requirements.
- Project Phasing
 - Phase 1 – 180 MF Units
 - Phase 2 – 42 SF Lots
 - Phase 3 - Town Center
- The project will provide a 6-foot privacy fence along the rear of lots 56-63.

The Technical Review Committee (TRC) has reviewed the site plan and the applicant has revised the plan to reflect its comments. The developer will be required to make all of the improvements shown on the site plan including road improvements required by NCDOT and the Traffic Impact Analysis.

The 2010 Land Development Plans shows this property within The Central Mebane Planning Area and recommends designating the majority of existing residential uses, and areas deemed most appropriate for future residential development as Neighborhood Residential uses and it promotes the Village Center concept approved in the 2010 Land Development Plan by providing a convenient and complementary mix of commercial, office, institutional, residential, and open space uses, with both the pedestrians and vehicles in mind.

Financial Impact

The developer will extend utilities at his expense for this project. The project utilizes our existing water and sewer lines. The developer will build to city specifications all of the shown City streets including of a portion of the three lane Cameron Lane Extension and extend Airport Road. The residential portion of the project will provide \$559,440 in connection fees to expand/improve future

	New Revenue	One Time	Annually
Property Taxes			109,074
Water/Sewer			102,924
Connection Fees		559,440	
Total		\$559,440	\$211,998

City infrastructure. The project provides approximately \$109,074 in annual tax revenue and \$102,924 per year in water and sewer revenue.

Recommendation

The Planning Staff recommends approval of the request to withdraw.

Suggested Motion

Motion to accept the request to withdraw.

Attachments

1. Request to Withdraw

Mebane McGee Associates
P.O. Box 254
Folly Beach, SC 29439

October 28, 2016

Chris Rollins
106 E. Washington St
Mebane, NC 27302

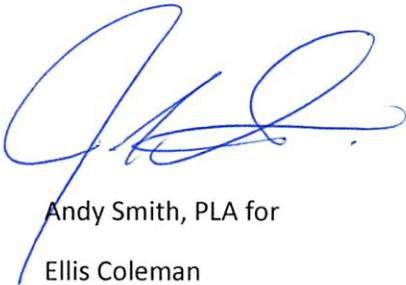
RE: Rezoning from conditional use R-6 to PUD

Dear Chris,

I am writing to formally withdraw our request to rezone the subject property from Conditional Use R-6 to Planned Unit Development (PUD).

Thank you for your assistance in this matter and your help throughout the process.

Sincerely,



Andy Smith, PLA for
Ellis Coleman

Mebane McGee Associates



AGENDA ITEM #6

Recommendation to the Alamance County Commissioners for Appointment to the Alamance County Library Committee

Presenter

MJ Wilkerson, Director of Alamance
County Public Libraries

Public Hearing

Yes No

Summary

Request for the Mebane City Council to approve a change in how representation to the Library Committee is appointed. This change involves having an interested person fill out an application to be approved by the Municipality. Currently, a process like this is not in place since the Library Committee is not considered a City Committee. This will ensure that all members serving on the Library Committee will have the stamp of approval from both their City Council and from the County Commissioners. In addition to the previous request, City Council will need to make a recommendation for one of the applicants to serve on the committee which will be sent to the County Commissioners for final approval.

Background

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.

This revision involves having an interested person fill out an application approved by the municipality. The City Clerk and the Library Director would work together to ensure that the applicant meets the requirements for serving on the committee. Once vetted, the name would go before the City Council for recommendation. Once recommended by the City Council, the applicant would need to submit a county application and the Library Director would place it on the County Commissioners' agenda for final approval.

Terms of service start November 1, just prior to the annual committee meeting, and run for two years. Appointment recommendations may be made by each municipality in June or July, allowing for enough time to get on the County Commissioners agenda for final approval by November 1.

Currently there is one (1) Mebane resident serving as trustee on the committee, with one (1) Mebane trustee vacancy. Mebane City Council will need to make a recommendation for that vacancy at the November 7th meeting.

Financial Impact

N/A

Recommendation

Staff recommends approval of the revised bylaws as presented and makes a recommendation that Council choose one of the four applicants to serve on the committee. Ms. Wilkerson recommends 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.

Suggested Motion

I make a motion to approve the revisions to the bylaws as presented and recommend _____ to the Alamance County Commissioners to serve as a Mebane representative.

Attachments

1. Revised Bylaws
2. Applications (4)

Approved September 19, 2016

ALAMANCE COUNTY LIBRARY COMMITTEE

BYLAWS

ARTICLE I

Composition and Meetings of Committee

Section 1.

Membership

In accordance with the General Statutes of North Carolina, the Alamance County Library Committee (previously known as the Alamance County Library Board and hereinafter referred to as "the Committee") shall consist of ten (10) persons who may also be referred to as "Trustees". As provided in the resolution dated May 16, 1988 and January 21, 1992, and signed by the Alamance County Commissioners, this Committee is hereby created to advise the Board of County Commissioners on certain matters relating to the operation of the library. Alamance County Commissioners shall have final approval of trustees. The trustees shall be recommended in the following manner:

- 1) Two (2) trustees from the City of Burlington and recommended by the City of Burlington
- 2) Two (2) trustees from the City of Graham and recommended by the City of Graham.
- 3) Two (2) trustees from the City of Mebane and recommended by the City of Mebane.
- 4) Three (3) trustees at large from the County of Alamance and appointed by the Board of County Commissioners
- 5) One (1) County Commissioner serving as a liaison in a non-voting capacity

Criteria:

Trustees must be in good standing regarding any use of library services.

Trustees should be committed to representing members of their community.

Trustees should have an understanding of the role and basic tenets of Public Libraries.

Trustees should be committed to serving as active stewards for the Library's growth and success.

Terms shall be for two years. Trustees shall be appointed for no more than two consecutive terms. Terms will begin at the start of the annual Library Committee meeting held each year in November. Four (4) of the members shall initially be appointed to a one (1) year term in order to provide for staggering of the terms.

Section 2.

Meetings

The regular meetings of the Committee shall be held during the months of August, November, February and May of each fiscal year. The meeting will be held at an

the chairman and vice-chairman from a meeting, the trustees present may select a temporary chairman for that meeting.

Section 3.

The secretary of the Committee shall be the Library Director unless otherwise determined by the Committee. He/she shall keep a true and accurate account of all proceedings of the committee meetings and shall see that copies of the minutes of each meeting are distributed to all Committee members no later than five (5) days prior to the day of the next regularly scheduled meeting. The secretary shall have custody of the minutes and other records of the Committee. He/she shall notify the Alamance County Commissioners of all vacancies on the Committee.

ARTICLE III

Special Committees

Special committees for the study and investigation of special problems may be appointed by the chairman. Such committees will serve until the completion of the work for which they were appointed.

ARTICLE IV

Quorum

A quorum for the transaction of business shall consist of five (5) members of the Committee.

ARTICLE V

Duties of the Committee

The functions and responsibilities of the Committee shall be as follows:

1. To recommend programs, policies, and regulations for the operation of the library.
2. To recommend a schedule of fines and charges for the late return of, failure to return, damage to, or loss of library materials.
3. To recommend measures to protect and regulate the use of library materials.
4. To advise the Board of Commissioners on library matters.

The Committee shall also keep abreast of the needs and desires of the users of all the public libraries in the county, and endeavor to fulfill these needs by recommending policies to the Alamance County Commissioners for the operation of these public libraries which are consistent with those needs.

ARTICLE VI

Limitations On Members of the Committee

Section 1.

No member of the Committee or immediate relative shall be considered for staff employment.

Section 2.

No member of the Committee shall use the business, finance, or contracts of the library for personal gain or profit.

ARTICLE VII

Order of Business

The order of business of the regular meetings shall be as follows:

- Call to Order
- Public Comment
- Approval of Minutes (either read or previously received)
- Report of the Director
- Unfinished Business
- New Business
- Adjournment

ARTICLE VIII

Amendments

The bylaws may be amended at any meeting of the Committee with a quorum present and by a two thirds (2/3) vote of the members of the Committee, provided that the amendment was stated in the call for the meeting.

MJ Wilkerson

From: Janice Jarvies <noreply@jotform.com>
Sent: Friday, June 24, 2016 12:17 AM
To: MJ Wilkerson
Subject: New submission: Application for Committee Membership

Application to Serve on Board

***Alamance County does not discriminate on the basis of race, color, religion, sex, age, national origin, handicap or disability. Information given on this application is a matter of public record and can be disclosed to third parties.**

Date of Application:	June 24, 2016		
Name of Applicant:	Janice Jarvies		
18 Years or Older?	Yes		
Mailing Address:	1245 Skyview Drive, Mebane NC 27302		
Home Address:	1245 Skyview Drive		
City:	Mebane		
ZIP Code:	27302		
Home Phone:	919-563-0690		
Employer:	Retired		
Employer Address:			
Work Phone:			
E-mail:	Fax:	Race:	Gender:
jmj5948@aol.com			Female
Ever Been Convicted of a Felony:	No		
Please Explain:			
Are you a registered voter?	Yes		
Educational Background:	MS Biomathmatics, certificate Fashion Design		
Currently Serving on Other Boards?	No		
<u>If Yes, Please List</u>			
<u>Please List Qualifications</u>			
<u>Volunteer or Civic Activities</u>			
Head of church finance team. Various other church activities.			
<u>Impact</u>			
help keep the library relevant to the communities in Alamance County.			
Number of Years as an Alamance County resident:	8		

MJ Wilkerson

From: Sarah Bailey <noreply@jotform.com>
Sent: Thursday, June 23, 2016 4:24 PM
To: MJ Wilkerson
Subject: New submission: Application for Committee Membership

Application to Serve on Board

*Alamance County does not discriminate on the basis of race, color, religion, sex, age, national origin, handicap or disability. Information given on this application is a matter of public record and can be disclosed to third parties.

Date of Application:	06232016		
Name of Applicant:	Sarah Bailey		
18 Years or Older?	Yes		
Mailing Address:			
Home Address:	1153 Newberry Drive		
City:	Mebane		
ZIP Code:	27302		
Home Phone:	9196724375		
Employer:	Elon University		
Employer Address:			
Work Phone:			
E-mail:	Fax:	Race:	Gender:
			Female
Ever Been Convicted of a Felony:	No		
Please Explain:			
Are you a registered voter?	Yes		
Educational Background:	College Degree		
Currently Serving on Other Boards?	No		
<u>If Yes, Please List</u>			
<u>Please List Qualifications</u>			
<u>Volunteer or Civic Activities</u>			
<u>Impact</u>			
Number of Years as an Alamance County resident:	5		

MJ Wilkerson

From: Courtney Doi <noreply@jotform.com>
Sent: Thursday, June 23, 2016 5:12 PM
To: MJ Wilkerson
Subject: New submission: Application for Committee Membership

Application to Serve on Board

*Alamance County does not discriminate on the basis of race, color, religion, sex, age, national origin, handicap or disability. Information given on this application is a matter of public record and can be disclosed to third parties.

Date of Application:	06/23/16		
Name of Applicant:	Courtney Doi		
18 Years or Older?	Yes		
Mailing Address:			
Home Address:	204 Redberry Ct.		
City:	Mebane		
ZIP Code:	27302		
Home Phone:	919-423-9186		
Employer:	Alamance Community College		
Employer Address:	PO Box 8000, Graham, NC 27253		
Work Phone:	336-506-4294		
E-mail:	Fax:	Race:	Gender:
courtneydoi@yahoo.com		White	Female
Ever Been Convicted of a Felony:	No		
Please Explain:			
Are you a registered voter?	Yes		
Educational Background:	BA Journalism, MA English		
Currently Serving on Other Boards?	No		
<u>If Yes, Please List</u>			
<u>Please List Qualifications</u>			
I am an English Instructor at Alamance Community College and I have two children who regularly utilize the children's department in Mebane. I am very passionate about writing, reading, educating and public outreach.			
<u>Volunteer or Civic Activities</u>			
<u>Impact</u>			
I'd love to provide both a parent and educator perspective to this board.			

MJ Wilkerson

From: Nan Derner <noreply@jotform.com>
Sent: Friday, June 24, 2016 9:31 AM
To: MJ Wilkerson
Subject: New submission: Application for Committee Membership

Application to Serve on Board

*Alamance County does not discriminate on the basis of race, color, religion, sex, age, national origin, handicap or disability. Information given on this application is a matter of public record and can be disclosed to third parties.

Date of Application:	06/24/2016		
Name of Applicant:	Nan Derner		
18 Years or Older?	Yes		
Mailing Address:	1220 Copperstone Drive		
Home Address:	1220 Copperstone Drive		
City:	Mebane		
ZIP Code:	27302		
Home Phone:	919 641-0394		
Employer:	Retired		
Employer Address:			
Work Phone:			
E-mail:	Fax:	Race:	Gender:
nan.derner@gmail.vom		White	Female
Ever Been Convicted of a Felony:	No		
Please Explain:			
Are you a registered voter?	Yes		
Educational Background:	M.A. Education (counseling)		
Currently Serving on Other Boards?	No		
<u>If Yes, Please List</u>			
<u>Please List Qualifications</u>			
I have served on non profits boards for many years, but mainly as paid staff. Very familiar with Roberts Rules as in my last position I was advisor to student government at a community college and state level.			
<u>Volunteer or Civic Activities</u>			
Sparkle Cat Rescue			
<u>Impact</u>			
Libraries through my life have shaped my life. One of the first things we did upon retiring and moving back to Alamance County was to get a library card.			
I hope to help the community become more involved with our library by helping the staff with			



AGENDA ITEM #7a

Economic Incentive for GKN, Inc.

Presenter

David Cheek, City Manager

Public Hearing

Yes No

Summary

The City Council will consider a performance agreement with GKN, LLC to locate a freight services/logistics facility in the N.C. Industrial Center. GKN is the City's largest taxpayer and was founded in 1759.

Background

The economic development project has been a cooperative effort between Alamance County, the City of Mebane and GKN. The planned facility 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.

Financial Impact

This economic development project will generate \$1,302,224 in property taxes over the next 10 years. With \$216,000 in incentive payments, the long-term direct financial impact to the City is net additional revenue of \$1,086,224. The city will also receive sales tax from construction along with the indirect benefits of creating 36 new jobs.

Recommendation

Staff recommends approval of the agreement.

Suggested Motion

I move for approval of 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.

Attachments

1. Incentive Agreement

STATE OF NORTH CAROLINA

CITY OF MEBANE

AGREEMENT

This AGREEMENT, made and entered into this ____day of November, 2016 by and between GKN, INC. (hereinafter sometimes referred to as the “Company”), and the CITY OF MEBANE, a North Carolina municipal Corporation (hereinafter sometimes referred to as “City”).

WITNESSETH THAT:

WHEREAS, the Company which is presently located in Mebane, North Carolina and other cities in the U.S.A. is considering expanding its manufacturing facility and an upgrade to the existing facility in the City, and will construct a new building addition and install machinery and equipment with said facility to be in service not later than December 31, 2017, and to be located within the corporate limits of the City, Alamance County, North Carolina; and

WHEREAS, said facility will involve new capital investment (including, building, machinery and equipment) of approximately \$28,800,000; and

WHEREAS, said facility will create thirty-six (36) full time employment positions at an annual average wage of fifty-five thousand dollars (\$55,000.00); and

WHEREAS, some elements of said investment may be made by an affiliated entity which for the purposes of this Agreement shall be treated as if made by Company; and

WHEREAS, the City finds that in order to aid and encourage the facility expansion and installation of the machinery and equipment in Mebane, Alamance County, North Carolina, it is necessary and desirable to assist and reimburse the Company for a portion of its construction costs and new equipment costs; and

WHEREAS, pursuant to North Carolina General Statutes Section 160A-20.1, 158-7.1, and 158- 7.2, as construed by the North Carolina Supreme Court in its opinion in Maready v. The City of Winston-Salem, et al, 342 N.C.708 (1996), the City may enter into an agreement with the Company in connection therewith; and

WHEREAS, the City finds that reimbursing the Company for a portion of its construction and equipment costs will increase the taxable property base for the City of Mebane and help create not less than thirty-six (36) new jobs at an annual average wage of fifty-five thousand dollars (\$55,000.00) in the City by the end of 2017, all of which will result in an added and valued benefit to the taxpayers of Mebane;

NOW, THEREFORE, for valuable considerable and the mutual covenants exchanged between the parties hereto, it is agreed as follows:

1. To assist the Company, facility expansion, machinery and equipment installations, and subject to the requirements hereinafter set forth, the City agrees to award a grant to reimburse the Company for a portion of said construction and installation costs in the amount of Two Hundred Sixteen Thousand

Dollars (\$216,000.00). In the performance of all activities involved in the and facility expansion, as well as in the machinery installation, the Company shall have full discretion to make all decisions regarding such improvements and contracting and purchasing without the joinder or approval of the City except for the requirements set forth in Paragraph 7 below.

2. During the performance of the Agreement, the Company agrees to allow the City to enter upon its property during normal business hours upon forty-eight hours prior notice for the purpose of evaluating the new construction and the purchase of new equipment. City agrees to protect, and not use or disclose, any of the Company's confidential and proprietary information.

3. If for any reason whatsoever the Company chooses not to make the above referenced investments and to cancel this Agreement, it may do so by providing written notice to the City. Upon such notification, this Agreement shall be cancelled and all of its terms and conditions shall become void.

4. Payments from the City to the Company shall be made as follows:

(a) The sum of Forty Three Thousand Two Hundred Dollars (\$43,200.00) shall be paid on the first annual anniversary date of the issuance of the certificate of occupancy and the Company has certified to the City that thirty-six (36) full time positions at an annual average wage of fifty-five thousand dollars (\$55,000.00) have been filled in Mebane (the "First Payment Date") and the New Capital Taxable value of \$28,800,000 has been met; and

(b) The sum of Forty Three Thousand Two Hundred Dollars (\$43,200.00) payable annually, on the first, second, third, and fourth anniversary of the First Payment Date and shall be paid to the Company at such time as the County Tax Administrator confirms that property tax liabilities on the above referenced facility and machinery and equipment for the taxable period ending June 30th of the preceding fiscal year have been paid in full; and

(c) In addition to the foregoing City that Company has maintained the New Capital Taxable value "New Capital Taxable Value" means a net increase in the personal and capital taxable values of the Company on the Alamance County Tax Assessors records from January 1, 2016 compared to the same on January 1, 2018.

5. All payments provided for in the preceding paragraph shall be made no later than thirty (30) calendar days after satisfaction of the requirements set forth in the preceding paragraph. All payments due hereunder shall be adjusted so that the total payments to the Company shall not exceed .75% of the average annual taxable value of the property (excluding land) maintained by the Company for ad valorem tax purposes during the five year period beginning at the issuance of Certificate of Occupancy. All payments are subject to the requirement that not less than thirty-six (36) full time jobs shall be maintained by the Company at the Mebane facility at an annual average wage of fifty-five thousand dollars (\$55,000.00).

6. The Company agrees to make full and accurate accounting to the City of all expenditures and construction and acquisition of equipment referenced above as required by this Agreement during the period of construction and investment and until the completion of total investment. The Company shall make such accountings as are necessary to verify construction and purchase of equipment and after such construction and purchase of equipment has been verified, the Company shall have no further obligations to account to the City for any other expenses incurred.

7. The Company shall not discriminate against any person on the grounds of race, color, national origin, sex, age, or disability in the administration of this Agreement nor shall any person be excluded from participation in, or be denied the benefits of, any project constructed under this Agreement on the grounds of race, color, national origin, sex, age, or disability. The Company agrees to place a clause in each of its contracts regarding the construction covered under this Agreement prohibiting discrimination on these grounds.

8. The laws of the State of North Carolina shall control and govern this Agreement.

9. The City and Company respectively bind themselves, their successors, assigns, and legal representatives to the other parties hereto and those parties' successors, assigns, and legal representatives, in respect to covenants, agreements, and obligations contained herein. No party to this Agreement shall assign the Agreement or any of the obligations or rights described herein without written consent of the other. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Agreement provided, however, that the Company may, without the consent of the City, assign this Agreement to a subsidiary, parent or affiliated company.

10. This contract may be modified only by a written agreement executed by both parties hereto. The contractual commitments provided for herein and made by the parties hereto shall be deemed to continue into the future, survive and remain binding upon future elected and appointed officials to the full extent permitted under applicable law.

As used in this Agreement, "*Capital Expenditures*" means all expenditures at the values assigned to such expenditures for ad valorem tax purposes and as listed with the Alamance County Tax Administrator and shall not include land values or values of any structures in place as of the date of this Agreement.

11. In the event of such cancellation of the Agreement described in Paragraph 3 hereof, the City shall have no further obligations to make any further payments as called for in this Agreement. Upon the Company not investing the Twenty Eight Million Eight Hundred Thousand Dollars (\$28,800,000) or not paying the City taxes, the Company shall be obligated to refund to the City any such grant amounts received by the Company under paragraph 4 with the dollar amount of the refund calculated by using Twenty Eight Million Eight Hundred Thousand Dollars (\$28,800,000) as the denominator and the numerator equaling the actual cash expenditures times the grant amount received. Also if the number of jobs does not equal thirty-six (36) at the agreed average annual wage the incentives will be reduced correspondingly using the actual number of jobs as the numerator as the 36 as the denominator multiplied times the total incentives. If the Company ceases operations during the incentive period the Company shall repay all incentives.

12. The provisions of this Agreement shall inure to the benefit of and is binding upon the City and the Company and their respective successors and assigns, notwithstanding changes in corporate or other governance. The parties and each person executing this Agreement on behalf thereof represent and warrant that they have the full right and authority to enter into this Agreement, which is binding, and to sign on behalf of the party indicated, and are acting on behalf of themselves, the constituent members and the successors and assigns of each of them. The parties agree to reasonably assist one another and cooperate in the defense (should any defense ever be necessary) of this Agreement and/or

the incentives granted hereunder, so as to support and in no way undercut the same. In the event that any of the incentives or other assignments of the City are determined to be invalid, the City agrees that it will, to the fullest extent permitted by law, provide the Company with any permitted incentives of substantial equal value pursuant to one more or more replacement incentive grant programs.

13. No provision of this Agreement may be invalidated, except by the Superior Court of Alamance County which shall have sole jurisdiction over any disputes which arise under this Agreement or otherwise regarding the parties hereto, and further, venue shall be proper and shall lie exclusively in the Superior Court of Alamance County, North Carolina.

If any such court holds any provision of this Agreement, invalid or unenforceable, then:

- (a) Such holdings shall not invalidate or render unenforceable any other provision of this Agreement;
- (b) Such provision shall be construed as closely as possible to the Parties' original intent in order to render such provision valid or enforceable, as applicable; and
- (c) The remaining terms hereof; together with such reconstructive provision, shall constitute the parties' entire agreement hereof.

14. This Agreement sets forth the entire agreement between the City and the Company and supersedes any and all other agreements on this subject between the parties.

15. Company acknowledges that the City is a governmental entity, and the validity of this Agreement is based upon the availability of public funding under the authority of its statutory mandate. In the event that public funds are unavailable and not appropriated for the performance of the City's obligations under this Agreement, then this Agreement shall automatically expire without penalty to the City immediately upon written notice to Company of the unavailability and non-appropriation of public funds. It is expressly agreed that the City shall not activate this non-appropriation provision for its convenience or to circumvent the requirements of this Agreement, but only as an emergency fiscal measure during a substantial financial crisis. In the event of a change in the City's statutory authority, mandate and/or mandated functions by State and/or federal legislative or regulatory action, which adversely affects the City's authority to continue its obligations under this Agreement, then this Agreement shall automatically terminate without penalty to the City upon written notice to Company of such limitations or change in the City's legal authority.

16. In the event that, prior to completion of the Facility, the City expends cash grant funds for any of the incentives provided for in this Agreement and the Company elects to cancel the Agreement or does not comply with its obligations to construct the Facility, the Company agrees to fully reimburse the City for any amounts expended by it through the date of such cancellation. The Company shall reimburse the City within thirty (30) days of written demand. In the event that Company fails to repay such amounts, the City may recover the funds advanced under this Agreement plus all the costs of collection, including without limitation reasonable attorney fees.

17. It is agreed that a portion of the initial incentive grant payment provided for herein may be used as matching funds for grants or loans under any State of North Carolina incentives grants, loans or payments, including without limitation those through North Carolina Department of Commerce. This payment to the Company may be paid as matching funds to the Company during expansion of the facility and will reduce the initial grant fund payment.

18. At or prior to the execution of this Agreement, Company shall provide to the City a current certificate of incumbency, a resolution of the Company evidencing the Company's authority to execute this Agreement, Certificates of Good Standing from the appropriate government offices and such other documents as City may reasonably request.

19. As required by G.S. Section 158-7.1 (d2) (2), if the Company elects to assign its rights in whole or in part, to a third party purchaser of the real or personal property which is the basis of this Agreement, the third party shall be bound by this Agreement and shall execute an assignment confirming that it is bound by the terms of this Agreement, including without limitation, the obligations if a default occurs. No such assignment shall relieve Company of any of its obligations hereunder.

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

GKN, INC.
By: _____
Print Name: _____
Title: _____

ATTESTED TO

Stephanie Shaw, City Clerk

CITY OF MEBANE

by: _____
Glendel Stephenson, Mayor

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

Jeanne Tate, City Finance Officer

Approved as to Form:

Lawson Brown, City Attorney



AGENDA ITEM #7b

Ashbury Crossing – Amendment to the Special Use Permit

Presenter

Montrena Hadley, Planning Officer
Paul Koonts, Attorney

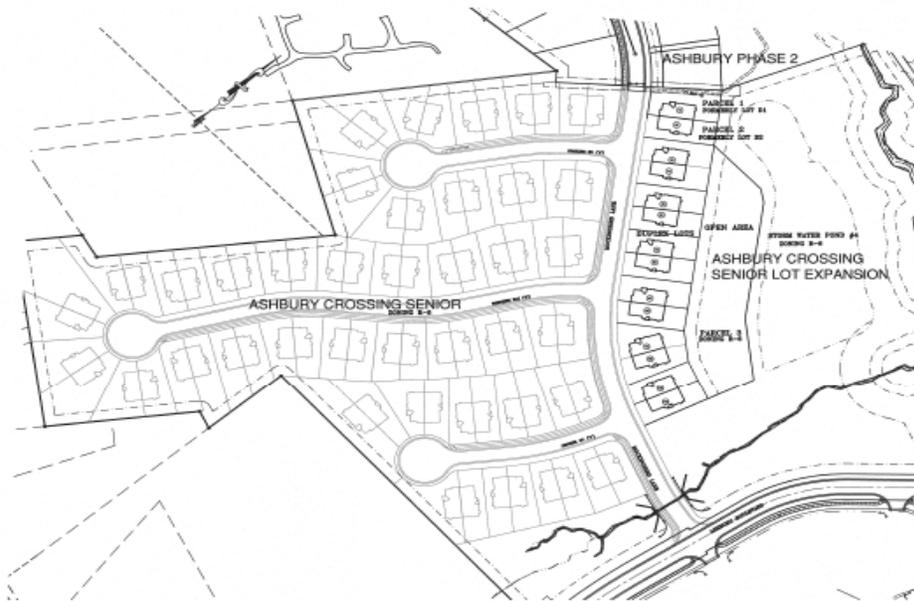
Applicant

Siena Limited Partnership, a NC Partnership
2840 Plaza Place, Suite 100
Raleigh, NC 27612

Public Hearing

Yes No (Quasi-Judicial)

Site Plan



ASHBURY CROSSING SENIOR LOT EXPANSION MEBANE, NORTH CAROLINA

GRAPHIC SCALE

Property

Mockingbird Lane;
Orange County GPIN
9825640076,
9825548228, and
9825548254

Proposed Zoning

n/a

Current Zoning

R-6

Size

+/-2.73 acres

Surrounding Zoning

R-8, R-10, R-20, B-2,
B-3, M-1

Surrounding Land Uses

Residential, Business,
Manufacturing

Utilities

To be extended at
developer's expense

Floodplain

No

Watershed

Yes

City Limits

Yes

Summary

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 applicant has hired Attorney Paul Koonts to present the request. 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) 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.

Suggested Motion

Motion 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

Attachments

1. Special Use Permit
2. Site Plans
3. Technical Memorandum – City Engineering Review
4. Original Approval Letter
5. Zoning Map



APPLICATION FOR A SPECIAL USE PERMIT

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

Name of Applicant: Siena Limited Partnership, a North Carolina Partnership

Address of Applicant: 2840 Plaza Place, Suite 100, Raleigh, NC 27612

Address and brief description of property: Parcel ID's (1) #9825640076 - 2.45 acres, Lot D81, Ashbury Crossing; (2) #9825548228, Lot D1 Ashbury Crossing & (3) #9825548254, Lot D2 Ashbury Crossing

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

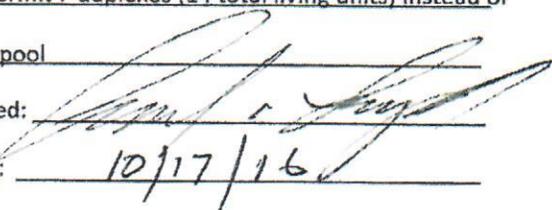
*Do you have any conflicts of interest with: Elected/Appointed Officials, Staff, etc.?

Yes X Explain: Everette Green intends to recuse himself due to No
potential financial interest.

Type of request: Amendment to existing special use permit

Sketch attached: Yes X No

Reason for the request: Modify Permit to permit 7 duplexes (14 total living units) instead of
approved 48 condos, recreation center and pool

Signed: 

Date: 10/17/16

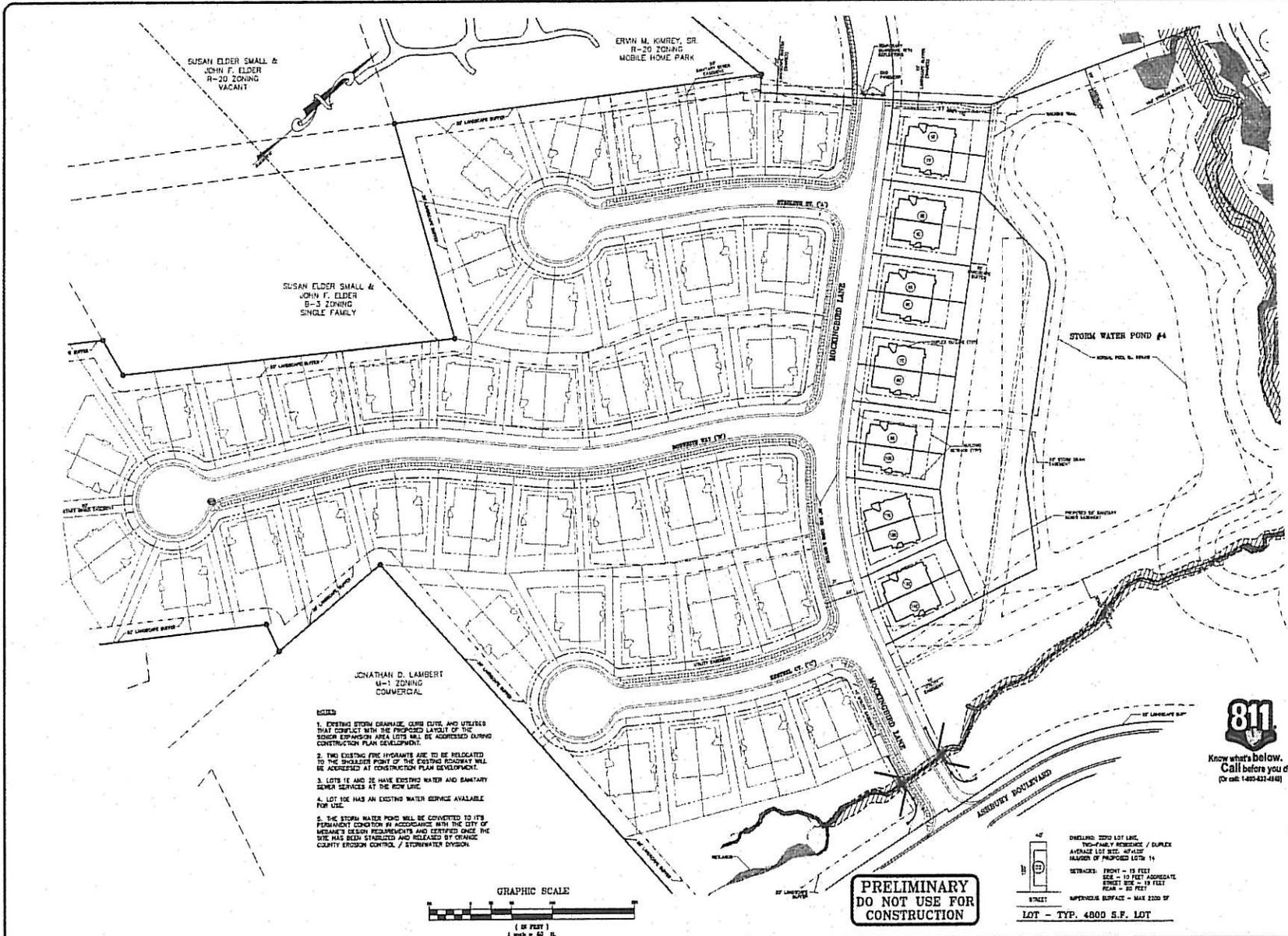
Action by Planning Board: Not required

Public Hearing Date: November 7, 2016 Action: Amend existing special use permit

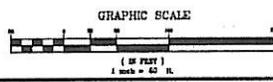
Zoning Map Corrected:

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

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



- NOTES**
- EXISTING STORM DRAINAGE, CURB CUTS, AND UTILITIES THAT CONFLICT WITH THE PROPOSED LAYOUT OF THE SENIOR EXPANSION AREA LOTS WILL BE ADDRESSED DURING CONSTRUCTION PLAN DEVELOPMENT.
 - TWO EXISTING FIRE HYDRANTS ARE TO BE RELOCATED TO THE SOUTHWEST CORNER OF THE EXISTING ROADWAY WILL BE ADDRESSED AT CONSTRUCTION PLAN DEVELOPMENT.
 - LOTS 1E AND 2E HAVE EXISTING WATER AND SANITARY SERVICE SERVICES AT THE FRONT.
 - LOT 1D HAS AN EXISTING WATER SERVICE AVAILABLE FOR USE.
 - THE STORM WATER POND WILL BE CONNECTED TO ITS PERMANENT CONDUIT IN ACCORDANCE WITH THE CITY OF MEHARR'S DESIGN REQUIREMENTS AND CERTIFIED ONCE THE SITE HAS BEEN STABILIZED AND RELEASED BY ORANGE COUNTY EROSION CONTROL / STORMWATER DIVISION.



**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**

40' DWELLING 2000 SQ. LOT LINE, TWO-FAMILY RESIDENCE / DUPLEX AVERAGE LOT SIZE, AVERAGE DENSITY OF PROPOSED LOTS 14

setbacks FRONT - 10 FEET
 SIDE - 10 FEET ADEQUATE
 REAR - 10 FEET
 MAX 2000 SF

STREET SUPERELEVATION SURFACE - MAX 2000 SF

LOT - TYP. 4800 S.F. LOT

811
Know what's below.
Call before you dig.
(Or call 1-800-421-4343)

civil consultants
LAND PLANNING & CIVIL ENGINEERING
2775 LITTLE PATRICK BLVD., SUITE 201 • MEHARR, NC 27527
TEL: 919-487-1100



**ASHBURY CROSSING
SENIOR AREA EXPANSION**
MEHARR, NORTH CAROLINA
SITE CONCEPT
PLAN

NO.	DATE	DESCRIPTION	BY
1	08-28-2014	REVISED TO COMMENT	DL

AUG 27 10 2014

SHEET NO.
C2



Technical Memorandum

To: Montrena Hadley, Planning Director

Subject: Ashbury Crossing Senior Area Expansion - City Engineering review

From: Franz K. Holt, P.E. *Franz K. Holt*

Date: November 1, 2016

City Engineering has reviewed the Site Plans for the Ashbury Crossing Senior Area Expansion dated October 28, 2016 by Keith Gettle, P.E. with Civil Consultants and provides the following technical comments.

A. General

The Ashbury Crossing Senior Area Expansion includes 7 new duplexes (14 total living units) all accessing Mockingbird Lane (a public City of Mebane Street). These replace the 48 previously planned residential condominium units, recreation center and pool.

The property is located in the Graham-Mebane Lake public water supply watershed and is in the Balance of Watershed area GWA non-critical. The project is being developed under the allowed high density option with previously approved and existing engineered stormwater control facilities intended to receive stormwater runoff from the new development.

City of Mebane public water and sewer lines are in and along Mockingbird Lane; however, a new 8 inch public sewer extension is proposed at the rear of 12 of the residential units to avoid open cutting Mockingbird Lane for individual sewer service taps. Upon its completion, the sewer extension will be transferred to the City of Mebane for ownership, operation, and maintenance. There are two existing fire hydrants that will be relocated to roadway shoulder. Previously installed water and sewer service connections and storm drainage piping that conflict with the proposed new development will be terminated or relocated in accordance with City of Mebane requirements. In addition, two existing driveway curb turnouts (installed for access to a parking lot serving the previously planned condominiums) will be removed and replaced with roll curb.

There is an existing City of Mebane public sidewalk on the opposite side of Mockingbird Lane and a walking trail shown connecting to Mockingbird Lane and running behind the proposed lots to the adjacent phase of development (to be constructed). It is planned that additional existing recreation facilities at Ashbury will also serve the proposed project.



B. Availability of city water and sewer

In regard to the Ashbury Crossing Senior Area Expansion plans and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this memo is provided to indicate that I have reviewed the water and sewer system layout and find it acceptable and meets City standards based on the following:

1. Water system- An existing 8 inch ductile iron water line with fire hydrants exists along Mockingbird Lane which will serve the proposed 14 residential lots. The existing water line is planned to be extended (completing a loop connection at Blue Lake Drive) with the construction of the planned Ashbury Phase 2 improvements. The anticipated domestic use is 3,360 gallons per day. The City has adequate water capacity to meet this additional demand and to provide adequate fire flow to the new development.
2. Sanitary Sewer system- The proposed new public sanitary sewer extension serving 12 of the proposed 14 residential lots will be by gravity and 8 inch in size. The new sewer line will connect to an existing 8 inch sanitary sewer outfall which connects to a series of larger gravity sewer lines to the Northeast Regional Sewer Pump Station where it is then pumped to the City of Mebane Water Resource Recovery Facility (WRRF) and treated. When designed and installed to City and State standards, this will be a part of the City's sanitary sewer system and maintained by the City. The estimated daily sewer use for this project is 3,650 gallons per day. The City has adequate sewer capacity in its sewer collection lines, regional pump station and at the WRRF to meet this demand from the new development.

C. Watershed Overlay District and Phase II Storm water Requirements

1. Watershed Overlay District requirements are provided under Sec. 5.2 of the UDO. These requirements in the UDO are for the Back Creek Watershed, which includes the Graham-Mebane Lake. This project lies in the GWA non-critical allowing up to 30% built upon area with engineered storm water controls. The storm water pond shown on the plans is intended to receive storm water runoff from the proposed new development and was previously designed to meet the requirements of the Water Supply Watershed Rules. The pond has not been converted to its permanent state and is currently serving as an erosion control device. Upon the completion and stabilization of all properties draining to it, the stormwater pond will be converted to a permanent facility and will be owned, operated, and maintained by the appropriately established homeowners association.
2. Phase II Stormwater Post Construction Ordinance
Sec. 5.4 in the UDO provides standards for Stormwater Management and 5.4.F requires compliance with the Mebane Post Construction Runoff Ordinance (which is a



stand-alone ordinance titled the Phase II Stormwater Post Construction Ordinance (SPCO). The standards in the UDO are general standards as the Ordinance itself provides detailed standards. The SPCO does not apply to this project as it is part of an ongoing previously approved project with less impervious surface being proposed for a previously approved designated area of development.

D. Storm Drainage System

Sec. 5-4.D. in the UDO provides requirements for storm drainage systems. The preliminary site plans includes a preliminary piping layout that indicates certain pipe locations, inlets, and discharge points. Stormwater flows from these pipes will be transported to the existing stormwater pond.

A local flood study for the development will be provided with construction plan submittal as required in the Mebane Storm Sewer Design Manual for smaller drainage ways not currently mapped on FEMA maps.

E. Street Access

Mockingbird Lane is a previously constructed City of Mebane Public Street with 50 ft. of right-of-way and 31 ft. back to back roll curb. The currently constructed roadway is adequate to serve the 14 additional residential lots. Mockingbird Lane connects to Ashbury Boulevard to the south and will be extended to the north to Blue Lake Drive with the planned construction of the adjacent Ashbury single family development.

F. Construction Plan Submittal

Sec. 7-6.7.A. in the UDO indicates that construction plans for all street facilities, including water and sewer facilities, shall be submitted following preliminary plat or site plan approval; therefore, construction plans are not required as a part of the site plan review. Construction plans will be required showing final site grading, storm drainage, close off of curb cuts, relocation of existing fire hydrants, termination of existing water and sewer services, the proposed new 8 inch sanitary sewer extension, and new water and sewer services. Appendix E which is included in the UDO is a Construction Document checklist which is to be provided at such time as construction plans are submitted after Site Plan approval.

Based on city engineering review of the referenced site plans, it is my opinion that said site plans are in substantial compliance with the UDO.

Robert L. Wilson
City Manager

Glendel Stephenson
Mayor

Council
Ed Hooks, *Mayor Pro Tem*
Tim Bradley
Bob Hupman
Henry Johns
Patty Philipps

City of Mebane

106 E. Washington Street
Mebane, N.C. 27302
(919) 563-5901

Elaine J. Hicks
Asst. Mgr./City Clerk/Finance Officer
Marilyn Carter
Tax Collector
Gary Bumgarner
Chief of Police
Jimmy Jobe
Public Works Director
Mike Hite
Waste Treatment Director
Dean Ray
Recreation & Parks Director
Bob Louis
Fire Chief
Montrena Hadley
Planning Director

January 27, 2004

EYC Companies & Spang Development
111 Cloister Court, Suite 102
Chapel Hill, NC 25416

Re: RZ-03-08 and SU-03-04 (Rezoning and Special Use Request)

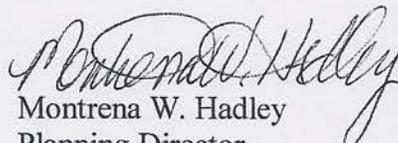
Attention: Ellis Coleman & William F. Spang

At their January 5, 2004 meeting the Mebane City Council voted (4-0) to approve your request for rezoning of property located on US Hwy 70 East (Mebane Lumber Mill) & York Loop Road. The property is also known as being Orange County Tax Map 3-11- Lots 37 & 41 and Orange County Tax Map 3-18- Lots 1A & 11. The +/-141.00 acres previously zoned Single Family Residential (R-20), MHP (Mobile Home Park), M-1 (Heavy Manufacturing) was rezoned to a Planned Unit Development B-2 (General Business), R-6 (Multi-Family), R-8 (Multi-Family/Two Family), O & I (Office & Institutional), and R-10 (Single Family Residential).

Also, the Mebane City Council voted (4-0) to approve your request for a Special Use Permit to allow a Planned Unit Development with the following Special Conditions (See attachment Items #1- 10).

Please feel free to call me at (919) 563-5901 if you have any questions.

Sincerely,


Montrena W. Hadley
Planning Director

**EYC COMPANIES & SPANG DEVELOPMENT
SPECIAL CONDITIONS INCLUDED IN SPECIAL USE PERMIT
- PLANNED UNIT DEVELOPMENT**

Property Description: 141 acres adjacent to US 70 East, Mebane, Orange County, NC and as shown on Orange County Tax Maps 3-11, Lots 37 and 41, Maps 3-18, Lots 1A and 11

Special Conditions:

1. **Construction Site Plan:** Site plan entitled "Mebane Lumber Mill" drawn by Civil Consultants, Inc. dated December 8, 2003 is hereby approved except as hereinafter modified.
2. **Traffic/Turning Lanes:** US 70 shall be widened as required by the North Carolina Department of Transportation to provide for turning lanes. Traffic signalization shall be provided if and when required by the NC Department of Transportation.
3. **Landscaping:** Developer shall comply fully with the City of Mebane Landscape Ordinance. Project shall meet 2005 drainage requirements recommended by the NC Department of Environmental and Natural Resources. All retention ponds shall include approved aeration devices. Developers shall fully comply with the Mebane Watershed Ordinance.
4. **General Conditions:** The Developer shall comply with all applicable North Carolina and City of Mebane Ordinances, laws and regulations in the construction and operation of the premises.
5. **Site Approval for Single Family Lots:** Site is approved for 255 single family lots:
 - (a) 70 9000 square foot lots
 - (b) ~~99~~ 84 7000 square foot lots
 - (c) ~~86~~ 101 6000 square foot lots

Said lots shall be a part of the planned unit development and shall be controlled with Homeowner's Association and approved covenants and declarations.

6. **Site Approval for Townhomes:** Site is approved for 112 townhomes, 48 condominium units, 100 duplex residential units, and a 96 bed assisted living facility.

7. **Streets:** All streets shall be public streets and shall be 31' wide, curb to curb except on cul-de-sacs, which may be 27' wide back to back. All streets shall have sidewalks on one side. Sidewalks shall also be required along US 70.
8. **Homeowners Association:** Homeowners Association documents shall be approved by City before any plats are recorded.
9. **Water/Sewer:** All water, sewer, storm drainage and street construction to be at the expense of Developer.
10. **Annexation:** Petition for voluntary annexation shall be required prior to recording of plats.

Robert L. Wilson
City Manager

Glendel Stephenson
Mayor



Council
Patty Philipps, *Mayor Pro Tem*
Tim Bradley
Everette Greene
Ed Hooks
Jill Auditori
Planning Director
Montrena W. Hadley

106 East Washington Street
Mebane, North Carolina 27302
(919) 563-5901

June 15, 2010

Mebane Senior Housing Associates, JV
PO Box 254
36 Center Street
Folly Beach, SC 29439

Re: CU-Amendment 10-02 (Special Use Permit Amendment)

Attention: Mebane Senior Housing Associates, JV

At their June 14, 2010 meeting, the Mebane City Council held a Public Hearing and voted (5-0) unanimously to approve your request to amend the Special Use Permit previously approved by the City Council on January 5, 2004 for property located on Mockingbird Lane in "Ashbury Crossing", Section 10, Area 3, zoned R-8 (Multi-Family/Two Family Residential) as a Planned Unit Development (PUD) to add a pool and recreation building to the site plan on Lots D1 & D2 based on the City Council's decision, due to your absence to present evidence, that the public opinion of the adjacent property owners offered in support of the request did establish the following **four** items as listed in **Article 2, Section 2-20 - Additional Requirements on Special Use Permits, p. 18, 19 in the Unified Development Ordinance (UDO)**:

1. Will not endanger the public health or safety
2. Will not 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 plan officially adopted by the City Council

The property is also known as being Orange County Tax Map 3.11D..33, 34 – GPIN#9825548228 & 9825548254 respectively.

Please feel free to call me at (919) 563-9990 if you have any questions.

Sincerely,

Montrena W. Hadley
Planning Director
Chartered in 1881

CC approved 06/14/10 (5-0)
Applicant no show - Ellis Coleman
Added to SUP for future development
based on "resident opinion" that
adjoining properties property values
will not be injured or decreased
Can redesign at a later date

ITEM XIII. PUBLIC HEARINGS:

1) REQUEST FROM MEBANE SENIOR HOUSING ASSOCIATES, JV TO AMEND THE SPECIAL USE PERMIT PREVIOUSLY APPROVED BY THE CITY COUNCIL ON JANUARY 5, 2004 FOR "ASHBURY CROSSING" AS A PLANNED UNIT DEVELOPMENT (PUD) TO ADD A POOL AND RECREATION BUILDING

Request From Mebane Senior Housing Associates, JV to Amend the SUP Previously Approved By The City Council on January 5, 2004

Attached is an amendment application/tax map/site plan/SUP Special Conditions from Mebane Senior Housing Associates, JV, PO Box 254, 36 Center Street, Folly Beach, SC 29439 requesting approval to amend the Special Use Permit previously approved by the City Council on January 5, 2004 for "Ashbury Crossing" as a Planned Unit Development (PUD) to add a pool and recreation building to the site plan on lots D1 and D2.

At their January 5, 2004 meeting, the City Council voted (4-0) unanimously to rezone the property & to approve the SUP with 10 Special Conditions.

* A pool and recreation building was not included in the original approval.

The current owner is requesting to modify the site plan and PUD in the Senior section of Ashbury Crossing (Area 3) for future development. Building plans will be submitted for approval once the developer decides to submit for construction.

The property is located within the Balance of Watershed and within the City of Mebane's Corporate Limits. The property is also known as being Orange County Tax Map 3.11D..33, 34 - GPIN#9825548228 & 9825548254 respectively.

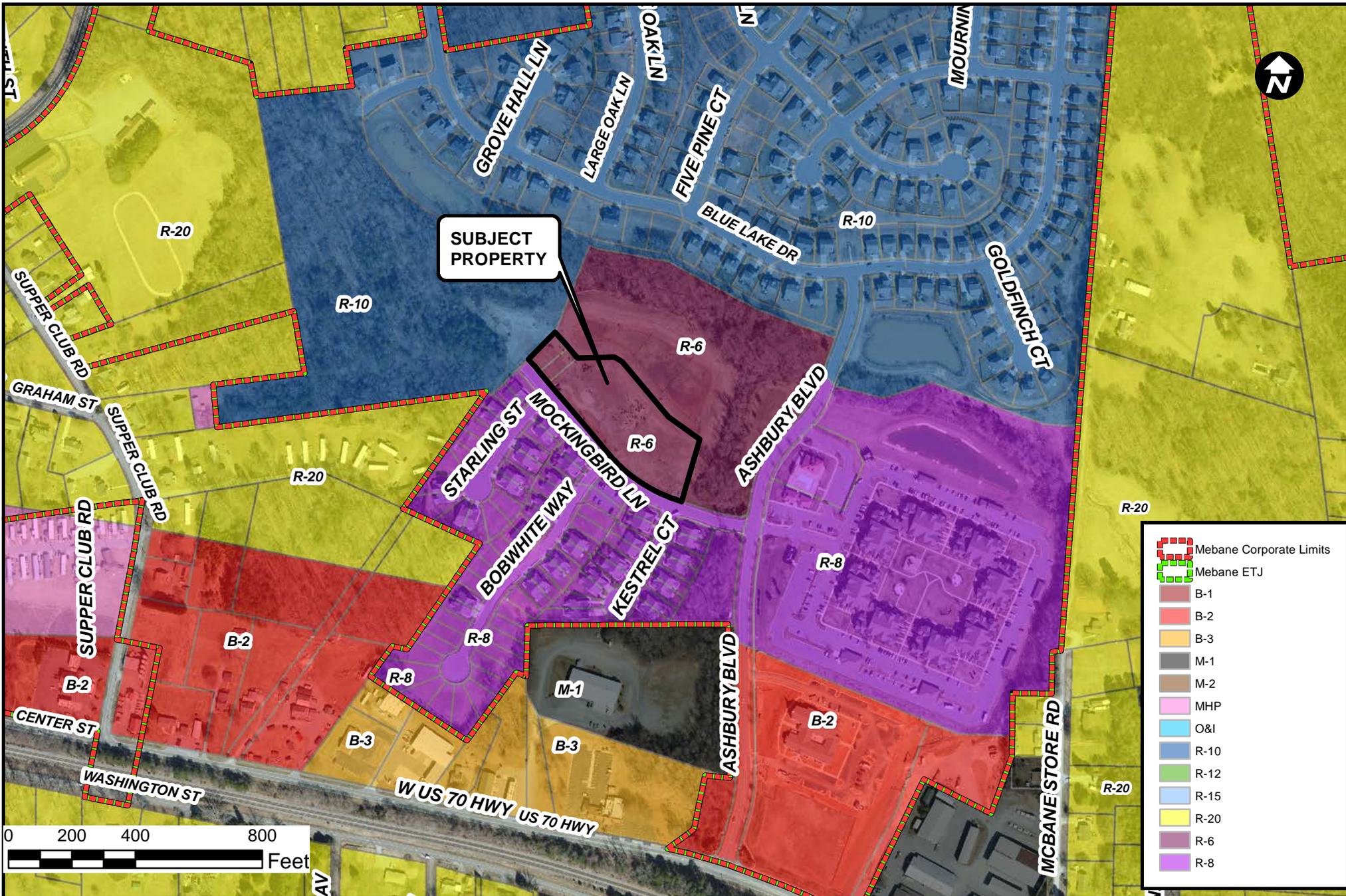
The applicant will attend the City Council meeting to answer any questions pertaining to the property.

CIVIL CONSULTANTS INC.
Civil Engineers
Land Development Consultants
3708 Lyndon Parkway Suite 201 Durham, NC 27707
Tel: (919) 286-0253 Fax: (919) 463-0326 www.civiconsultants.com



ASHBURY DEVELOPMENT
MEBANE N.C.





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



CITY OF MEBANE ZONING MAP

ASHBURY SENIOR LOT EXPANSION ZONING

DRAWN BY: SBM
 CHECKED BY: MH
 DATE: 11/01/2016
 DRAWING FILE:
 Zoning - Ashbury Senior Lot



AGENDA ITEM #7C

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

Presenter

Montrena Hadley, Planning Officer

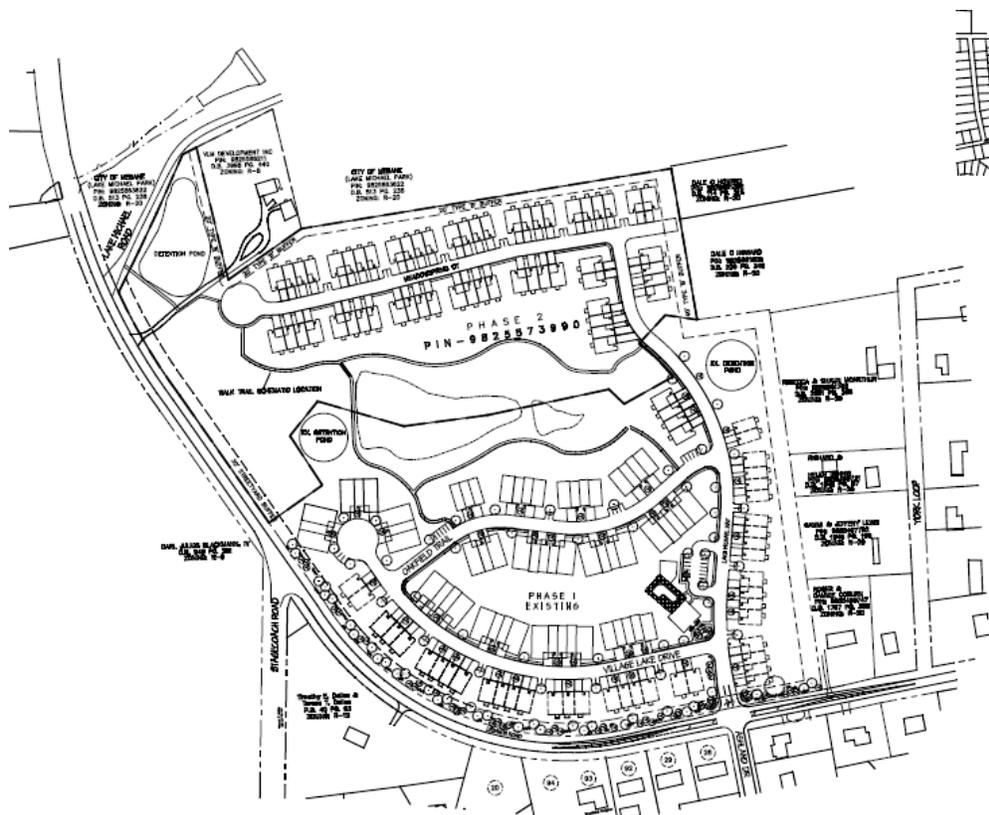
Applicant

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

Public Hearing

Yes No (Quasi-Judicial)

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 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 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.

Suggested Motion

Motion 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

Attachments

1. Special Use Permit Application
2. Site Plans
3. Technical Memorandum – City Engineering Review
4. Original Site Plan
5. Original Approval Letter
6. Zoning Map



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: _____

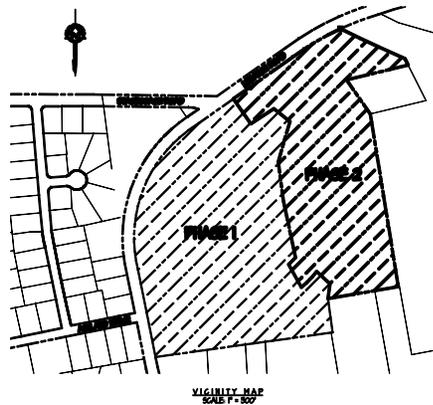
Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

THE VILLAGE AT LAKE MICHAEL TOWNHOMES - PHASE 2

PRELIMINARY SUBDIVISION AND SITE PLAN

LEBANON ROAD / LAKE MICHAEL ROAD
CHEEKS TOWNSHIP, ORANGE COUNTY
MEBANE, NORTH CAROLINA



DATE:

OCTOBER 14, 2016

OWNER / DEVELOPER:

MEBANE TOWN HOMES, LLC
1118 GRECADE STREET
GREENSBORO, NORTH CAROLINA 27408
PHONE: (336) 817-5311
E-MAIL: JGALYON@COLLINSGALYON.COM
CONTACT: JIM GALYON

ENGINEER:

BWA | Engineers
Planners
Surveyors
Borum, Wade and Associates, P.A.
611 Tugues Court, Suite 100, Greensboro, NC 27403-3711
PO Box 21882 Greensboro, NC 27402-1882
Phone: 336-276-0471 Fax: 336-276-3719
Web: www.borum-wade.com
N.C. License #: C-0369



Know what's below.
Call before you dig.

SHEET INDEX

PLAN SHEETS:

G-1:	EXISTING CONDITIONS & DEMO PLAN
G-2:	OVERALL SITE PLAN
G-3:	SITE PLAN
G-4:	UTILITY PLAN
G-5:	GRADING AND DRAINAGE PLAN
G-6:	STORMWATER MANAGEMENT PLAN
G-7:	SITE DETAILS
G-8:	LANDSCAPE PLAN

**NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE
WITH CITY OF MEBANE STANDARDS
AND SPECIFICATIONS.**

MISCELLANEOUS SURVEY NOTES:

AREA DETERMINED BY COORDINATE METHOD
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN
U.S. SURVEY FEET

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BROOK HASE & ASSOCIATES P.A. AND RECORDED INFORMATION
DATE BEARING - NAD 83 COORDINATE ROTATION
REFERENCE MASS NAD 83 T.M.P.
ELEVATION = 862.735
GPS COORDINATES
N = 1034548.9771
E = 1425262.25 0971

BOUNDARY INFORMATION TAKEN FROM FIELD DATA BY
BROOK HASE & ASSOCIATES P.A. AND RECORDED INFORMATION
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ELEVATION = 862.735
GPS COORDINATES
N = 1034548.9771
E = 1425262.25 0971

GENERAL NOTES

1. THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE TAKEN FROM FIELD SURVEY DATA AND OTHER INFORMATION. OTHER UNDERGROUND UTILITIES MAY EXIST ON THE PROPERTY. THE CONTRACTOR SHALL INSPECT THE SITE PRIOR TO BEGINNING WORK TO REVIEW EXISTING CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRE-CAUTIONS TO ENSURE THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN ON THE MAP. IF THE CONTRACTOR DETERMINES THAT THESE ARE CONFLICTS BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE DATA SHOWN ON THIS MAP, THE CONTRACTOR SHALL NOTIFY THE OTHER NEARBY ENGINEERS TO OBTAIN A REGULATOR PRIOR TO PROCEEDING.
2. CONTRACTOR TO INSPECT THE SITE AND HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR TO TAKE ALL NECESSARY PRE-CAUTIONS TO PROTECT AND PRESERVE ANY EXISTING TREES OR IMPROVEMENTS THAT ARE NOT TO BE REMOVED OR RELIANTLY DAMAGED DURING CONSTRUCTION.
4. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF HEBANE, ORANGE COUNTY, N.C. AND LOCAL STANDARDS AND SPECIFICATIONS.
5. MINIMUM PAVEMENT ACCESSIBLE SPACES TO MEET REQUIREMENTS OF 2012 ICC/IBC TABLE 1001.
6. AUTOCAD DRAWING FILE TO BE PROVIDED TO CONTRACTOR FOR STARTUP PURPOSES.

1. NO WORK TO BE PERFORMED WITHIN THE PUBLIC ROAD RIGHT-OF-WAY UNTIL APPROPRIATE PERMITS HAVE BEEN ISSUED.

SITE DATA

PARCEL AREA
TAX PIN REFERENCE
DEED REFERENCE
PLAN REFERENCE
ZONING
CURRENT USE
PROPOSED USE
BUILDING SETBACKS
PROPOSED NUMBER OF UNITS

15.8 ± ACRES
80257410
D20 2060 P6 515
PL 11, PG. 45
R8
UNDEVELOPED
TOWNHOMES
FRONT SETBACK SIDEWALKS 10.5'
FRONT 10TH SIDEWALKS 20'
54



VICINITY MAP
SCALE: 1" = 500'

DALE C HOWARD
P.N.: 982561392
D.B.: 230 P6: 348
ZONING: R-20

DALE C HOWARD
P.N.: 982561392
D.B.: 230 P6: 348
ZONING: R-20

LEGEND

PDA	PROTECTED DRAINAGE AREA
G 4	GREN & UTTER
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.S.	PAGE
ESMT.	EASEMENT
HYD.	HYDRAULIC
CONC.	CONCRETE
RM	RIGHT OF WAY
PLC-FIC	FACE TO FACE
PP	POWER POLE
CP	CONCRETE POINT
LP	LIGHT POLE
EP	EXISTING IRON PIPE
E-REBAR	EXISTING REBAR
NP	NEW IRON PIPE
CH/TH/R	CORNER POWER
HM	HAND HOLE
CO	CONCRETE
HW	WATER METER
WV	WATER VALVE
RCP	REINFORCED CONCRETE PIPE
DI	DRAINAGE INLET
GI	GAS INLET
GM	GAS METER
EM	ELECTRICAL METER
PM	POWER METER

SYMBOLS LEGEND

— —	HYDRAULIC VALVE
— P	LIGHT POLE
— PPH	POWER POLE HAND HOLE
— PP	POWER POLE
— Y	YARD INLET
— G	GAS INLET
— H	HAND HOLE
— W	WATER VALVE
— H	UNDERGROUND WATERLINE
— S	UNDERGROUND SEWER
— G	UNDERGROUND GAS
— X	FENCE LINE
— T	TREE LINE
— C	CITY LIMITS LINE



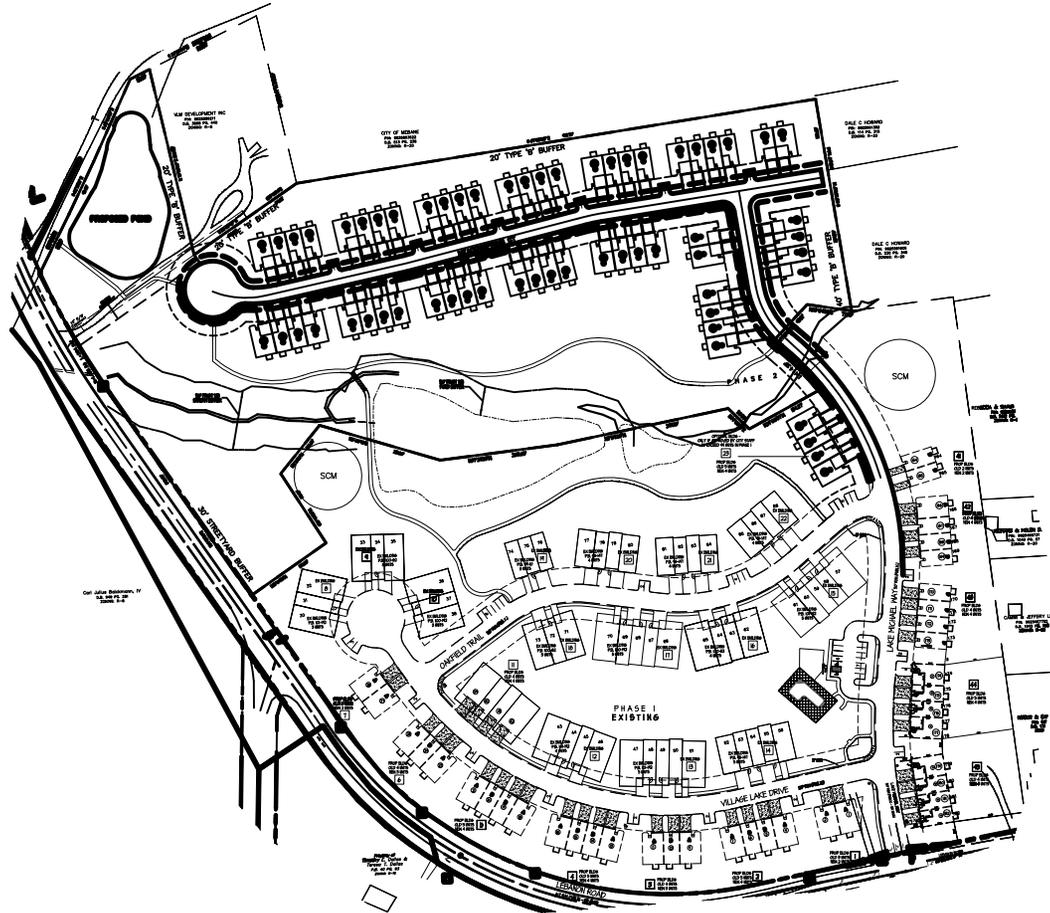
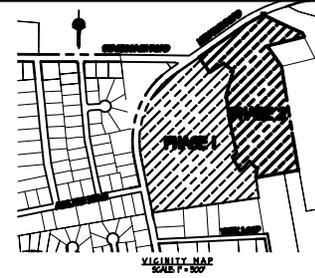
BWA Engineers
Planners
Surveyors
Borum, Wade and Associates, P.A.
631 Sages Court, Suite 100, Greensboro, NC 27409-2711
PO Box 21842 Greensboro, NC 27402-1842
Phone: 336 733-2711 Fax: 336 733-2712
Web: www.bwainc.com
P.O. Box 10000
P.O. Box 10000

**PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION**

PROJECT:
**THE VILLAGE AT LAKE MICHAEL
TOWNHOMES - PHASE 2**
LEBANON ROAD / LAKE MICHAEL ROAD
ORANGE COUNTY
HEBANE, NORTH CAROLINA

CONVEYOR:
HEBANE TOWN HOMES, LLC
180 GREACE STREET
GREENSBORO, NORTH CAROLINA 27406
PHONE: (336) 617-5811
CONTACT: BOB GALLIHER
DRAWN BY: STEVE SCALFELLOTT
CHECKED BY: BOB GALLIHER
DATE: OCTOBER 8, 2016
REVISIONS:
10/12/16 - CITY OF HEBANE INC. COMMENTS

**EXIST. CONDITIONS
& DEMO PLAN**
FILE NO. 17103/COLLASURFOR/HEBANE/EX-COND & DEMO
DRAWING SCALE: 1"=50'
PLAN SHEET NO.
C-1



BWA Engineers
Planners
Surveyors
Borum, Wade and Associates, P.A.
631 Hargett Court, Suite 100, Greensboro, NC 27405-3711
PO Box 21882 Greensboro, NC 27402-1882
Phone: 336.733.2727 Fax: 336.733.2723
WWW.BWA-PA.COM
P.O. Box 10000
C/O. GREENSBORO, NC 27402

**PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION**

**THE VILLAGE AT LAKE MICHAEL
TOWNHOMES - PHASE 2**
LEBANON ROAD / LAKE MICHAEL ROAD
ORANGE COUNTY
MEBAHE, NORTH CAROLINA

CONTRACT NO. _____
DEVELOPER:
MEBAHE TOWN HOMES, LLC
189 GREYACE STREET
GREENSBORO, NORTH CAROLINA 27408
PHONE: (336) 487-8081
CONTACT: BEN GILYON
DRAWN BY: _____
CHECKED BY: _____
DATE: OCTOBER 6, 2016
REVISIONS:
10/06/2016 - CITY OF MEBAHE REC COMMENTS

SHEET TITLE:
OVERALL SITE PLAN

FILE NO. P:\PROJECTS\2016\10\16\10160001\10160001.dwg
DRAWING SCALE: 1"=100'
PLAN SHEET NO. _____



Technical Memorandum

To: Montrena Hadley, Planning Director

Subject: Village at Lake Michael Phase 2 - City Engineering review

From: Franz K. Holt, P.E. *Franz K. Holt*

Date: November 1, 2016

City Engineering has reviewed the Preliminary Subdivision and Site Plans for the Village at Lake Michael Phase 2 dated October 19, 2016 by Gene Mustin, P.E. with Borum, Wade and Associates, P.A. and provides the following technical comments.

A. General

The Village at Lake Michael Phase 2 includes proposed townhouse dwellings accessing a proposed extension of Lake Michael Way and proposed Meadowspring Court, both to be City of Mebane public streets when completed. The plans also propose that the number of townhouse dwellings in Phase 1 be increased from 100 to 103 and for Phase 2 to include 56 townhouse dwellings for a total of 159 (a reduction from 187 previously approved townhouse dwellings).

The property is located in the Graham-Mebane Lake public water supply watershed and is in the Balance of Watershed area GWA non-critical. The project is being developed under the allowed high density option with new engineered stormwater control facilities receiving stormwater runoff from proposed new development.

Existing City of Mebane 8 inch public water and sewer lines are proposed to be extended to serve the project. Upon their completion, these public extensions will be transferred to the City of Mebane for ownership, operation, and maintenance.

Public sidewalks are proposed to be installed on one side of the proposed roads. Proposed trails are shown throughout the development and connecting to Phase 1 and Lake Michael Road. It is planned that the Phase 1 recreation facilities will also serve Phase 2 townhouse dwellings.

B. Availability of city water and sewer

In regard to the Village at Lake Michael Phase 2 preliminary subdivision and site plans and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this memo is provided to indicate that I have reviewed the water and sewer system layout and find it acceptable and meets City standards based on the following:



1. Water system- The Utility Plans show an 8 inch ductile iron water line extension with appropriate fire hydrant spacing to serve the proposed townhouse dwellings. Each townhouse will have its individual water service as shown. Also shown is a proposed water line easement for the possible future extension of the 8 inch water main at the end of the proposed cul-de-sac to Lebanon Road. In addition, the street stub to the adjacent property also includes an 8 inch water main with the opportunity for future extension to York Loop residents. When designed and installed to City and State standards, the water lines will be a part of the City's water distribution system owned, operated and maintained by the City. The estimated daily use from this project is 14,400 gallons per day based on 240 gallons per day per dwelling (60). The City has adequate water capacity to meet this additional demand and to provide adequate fire flow to the new development.
2. Sanitary Sewer system- The Utility Plans show proposed 8 inch gravity sanitary sewer extensions serving dwellings 89-92 from the rear and dwellings 93-148 from the proposed roads. Each townhouse will have its individual sewer service as shown. The new sewer lines will connect to existing 8 inch sanitary sewers installed in Phase 1. These sewer lines are public City of Mebane lines that connect to a series of larger gravity sewer lines to the Northeast Regional Sewer Pump Station where flow is then pumped to the City of Mebane Water Resource Recovery Facility (WRRF) and treated. When designed and installed to City and State standards, the sewer lines will be a part of the City's sanitary sewer system owned, operated and maintained by the City. The estimated daily sewer use for this project is 14,400 gallons per day based on 240 gallons per day per dwelling (60). The City has adequate sewer capacity in its sewer collection lines, regional pump station and at the WRRF to meet this demand from the new development. The possibility of extending public sewer to adjacent property exists at the proposed street stub. In addition, there may be other location(s) where a dedicated sewer easement may be appropriate for possible sewer extension to the adjacent property. This can be determined at the construction design phase.

C. Watershed Overlay District and Phase II Storm water Requirements

1. Watershed Overlay District requirements are provided under Sec. 5.2 of the UDO. These requirements in the UDO are for the Back Creek Watershed, which includes the Graham-Mebane Lake. This project lies in the GWA non-critical allowing up to 30% built upon area with engineered storm water controls. The proposed storm water pond shown on the plans is intended to receive storm water runoff from the proposed new development and will meet the requirements of the Water Supply Watershed Rules. The stormwater pond is likely to serve initially as an erosion control device. Upon the completion and stabilization of all properties draining to it,



the stormwater pond will be converted to a permanent facility and will be owned, operated, and maintained by the appropriately established homeowners association.

2. Phase II Stormwater Post Construction Ordinance

Sec. 5.4 in the UDO provides standards for Stormwater Management and 5.4.F requires compliance with the Mebane Post Construction Runoff Ordinance (which is a stand-alone ordinance titled the Phase II Stormwater Post Construction Ordinance (SPCO). The standards in the UDO are general standards as the Ordinance itself provides detailed standards. The SPCO does not apply to this project as it is part of an ongoing previously approved project with less impervious surface being proposed for a previously approved designated area of development.

D. Storm Drainage System

Sec. 5-4.D. in the UDO provides requirements for storm drainage systems. The preliminary site plans includes a preliminary piping layout that indicates certain pipe locations, inlets, and discharge points. Stormwater flows from these pipes will be transported to the proposed stormwater treatment devices. A local flood study for the development will be provided with construction plans submittal as required in the Mebane Storm Sewer Design Manual for smaller drainage ways not currently mapped on FEMA maps.

E. Street Access

Proposed roads shown on plans are to be public and constructed to City of Mebane Street Standards at 31' B-B with rolled curb. The original approval included a joint entrance that would connect the currently proposed cul-de-sac to the entrance at Lake Michael with the improvements also being made to the entrance. Since the original project approval, the property went into bankruptcy and certain parcels of land in the original project were not reacquired. The inability to purchase the property that lies between the Lake Michael property and the new Village at Lake Michael property makes the street connection option no longer viable as previously shown. It is also noted that the City has made improvements on their own to the driveway entrance at Lake Michael with recent Park improvements. While it is possible that a connection could be made directly to Lebanon Road, it is not desired by the developer. In order to address the possible need for future access, the plans show stubbing a street to the adjacent property near York Loop, which has been found acceptable by the Fire Chief and TRC. In addition, the developer is requesting a cul-de-sac length waiver from the 800 ft. requirement with a maximum cul-de-sac length of 980 feet.



F. Construction Plan Submittal

Sec. 7-6.7.A. in the UDO indicates that construction plans for all street facilities, including water and sewer facilities, shall be submitted following preliminary plat or site plan approval; therefore, construction plans are not required as a part of the site plan review. Construction plans of all proposed site improvements will be required in accordance with Appendix E of the UDO. Appendix E is a Construction Document checklist which is to be provided at such time as construction plans are submitted after Site Plan approval.

Based on city engineering review of the referenced site plans, it is my opinion that said site plans are in substantial compliance with the UDO.

SURVEYOR'S CERTIFICATION
 I, Jeffrey S. Smith, certify that this plot was drawn under my supervision from an actual survey made under my supervision (read description recorded in [See Tract Reference]) that the ratio of precision as calculated is 1:10,000; that the plot was prepared in accordance with G.S. 47-30 as amended; that the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

Witness my original signature, registration number and seal this 22nd day of March, A.D., 2005.
 Professional Land Surveyor L-4484

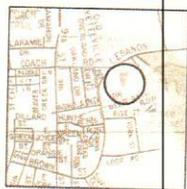


Certificate of Examination
 I hereby certify that this plot is exempt from the subdivision ordinance under the definitions of subdivision contained in N.C. Gen. Stat. 206 and the City of Mebane Subdivision Ordinance for the following reasons:
 The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards set forth in this Ordinance;

The division of land into parcels larger than ten acres where no street right-of-way dedication is involved;
 The public purchase of strips of land for the widening or opening of streets and
 The division of a tract of land in single ownership where the entire area is not greater than two acres into three or fewer lots, where no street right-of-way dedication is involved and where the resulting lots are equal to or exceed the standards set forth in this Ordinance.
 Mitchell Morris Development
 D.B. 3479 PG. 338
 Authorized City Staff
 Date

Certificate of Approval for Recording (continued)
 I certify that the plot shown herein complies with Article 11, Section 11-3 Waterford Overlay Districts of the Mebane Zoning Ordinance and is approved for recording in the Register of Deeds Office. Notice: This property is located within a public drinking water supply watershed. Development restrictions may apply.
 Mendenhall Walker
 Planning Director
 Date

State of North Carolina
 County of Orange
 Review Officer of Orange County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Review Officer
 Date

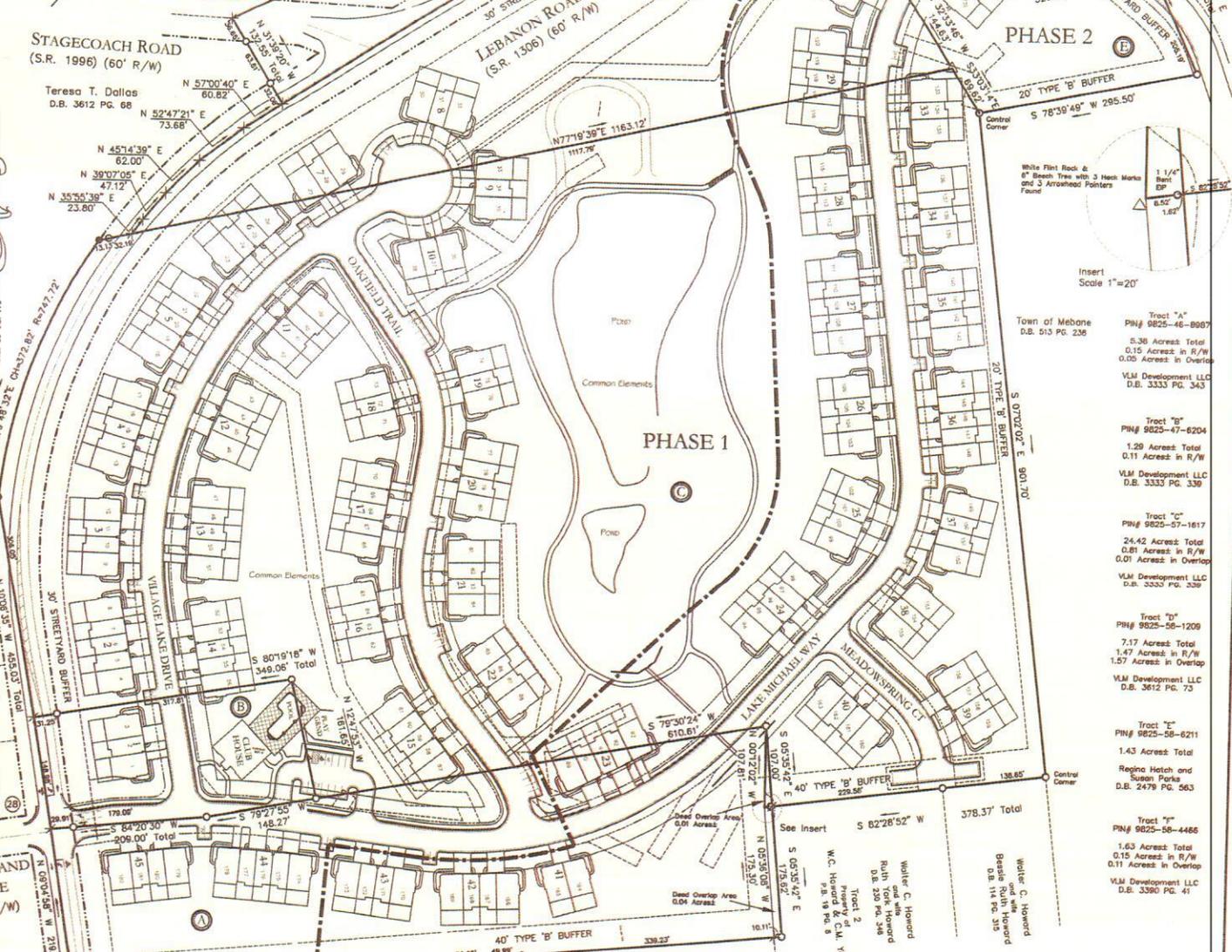


Certificate of Ownership and Dedication
 This certifies that the undersigned is (are) the owner(s) of the property shown on this map, having acquired the same by deed(s) recorded in the Alamance/Orange County, North Carolina Register of Deeds offices as shown below and that by submission of this plat or map for approval, I/we do dedicate to the City of Mebane for public use all streets, easements, rights-of-way and poles shown thereon for all local purposes to which the city may devote or allow the same to be used and upon acceptance hereof and in accordance with all local 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.
 (See Tract Descriptions for Deed References)

Certificate of Approval for Recording (continued)
 Mendenhall Walker
 Planning Director
 Date

Teressa T. Dellos
 D.B. 3612 PG. 68
 N 52°47'21" E 60.82'
 N 45°14'39" E 62.00'
 N 39°07'05" E 67.12'
 N 35°55'39" E 23.80'

30' STREETYARD BUFFER
 N 57°00'40" E 67.717'
 N 32°42'59" W 324.97' Total
 Possible Dead Overlay Area 0.11 Acre(s)



Roger Lee Coburn and Commie S. Coburn
 D.B. 1787 PG. 388
 Sybil B. Walker and Ronnie L. Walker
 D.B. 1945 PG. 180
 Richard L. Demaris and Helen G. Demaris
 D.B. 1948 PG. 97
 Rebecca & Shaun McArthur
 D.B. 2981 PG. 308

Site Data
 Existing Zoning: R20
 Proposed Zoning: R8
 Current Use: Undeveloped
 Proposed Use: Townhomes
 Building Setbacks:
 Front (Without Sidewalk): 18.5'
 Front (With Sidewalk): 20'
 Proposed Number of Units: 182

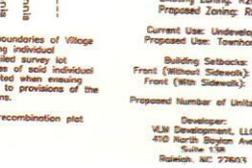
Developers:
 VLM Development, LLC
 410 North Boyton Ave
 Suite 108
 Raleigh, NC 27603

Drawing For
Village at Lake Michael
 Cheeks Township, Orange County, North Carolina
 DATE: 05/21/05 SCALE: 1" = 100'
 Jeffrey S. Smith L-4484

Boswell Surveyors, Inc.
 505 East Davis Street 336.227.8723 (phone)
 Burlington, NC 27215 336.222.9911(fax)
 surveyor@netpath.net

- Notes:**
- 1) No title search was performed by this firm during the course of this survey.
 - 2) The property shown herein is subject to all easements of record affecting same.
 - 3) This firm makes no guarantee as to the existence or location of any buried sites, underground improvements, or utilities across the property. Any underground utilities or improvements shown herein have been located from visible evidence and available information.
 - 4) Areas are calculated by coordinates.
 - 5) The horizontal control geodetic monuments were found within 2000' of the subject property.
 - 6) 100 year flood line elevation varies from 612.00' to 609.00' as it crosses Lebanon Road.
 - 7) The purpose of this drawing is to depict the boundaries of Village at Lake Michael. It is not to be used for conveying individual townhouse lots. Plots of sections establishing detailed survey lot boundaries are to be recorded prior to conveyances of said individual townhouse lots. Common Elements shall be dedicated when issuing Declaration of Covenants, Conditions and Restrictions.
 - 8) Prior to conveying individual townhouse lots a recombination plat shall be provided for all affected parcels.

Legend
 Existing Iron Pipe (EIP)
 New Iron Pipe (NIP)
 Calculated Points
 Street Center



Tract "A"
 PIN# 9825-46-8987
 8.38 Acre(s) Total
 0.15 Acre(s) in R/W
 0.05 Acre(s) in Overlay
 VLM Development LLC
 D.B. 3333 PG. 343

Tract "B"
 PIN# 9825-47-6204
 1.29 Acre(s) Total
 0.11 Acre(s) in R/W
 VLM Development LLC
 D.B. 3333 PG. 339

Tract "C"
 PIN# 9825-07-1617
 24.42 Acre(s) Total
 0.81 Acre(s) in R/W
 0.01 Acre(s) in Overlay
 VLM Development LLC
 D.B. 3333 PG. 338

Tract "D"
 PIN# 9825-56-1209
 7.17 Acre(s) Total
 1.47 Acre(s) in R/W
 1.57 Acre(s) in Overlay
 VLM Development LLC
 D.B. 3612 PG. 73

Tract "E"
 PIN# 9825-56-6211
 1.43 Acre(s) Total
 Regina Hotel and Susan Park
 D.B. 2479 PG. 563

Tract "F"
 PIN# 9825-56-4486
 1.63 Acre(s) Total
 0.15 Acre(s) in R/W
 0.11 Acre(s) in Overlay
 VLM Development LLC
 D.B. 3360 PG. 41

White Flint Rock & 6" Green Tree with 3 Hand Marks and 3 Arrowhead Pointers Found
 1 1/4" Iron Pipe
 8.52'
 1.60'

Insert Scale 1"=20'

Robert L. Wilson
City Manager

Glendel Stephenson
Mayor

Council
Ed Hooks, *Mayor Pro Tem*
Tim Bradley
Bob Hupman
Henry Johns
Patty Philipps

City of Mebane

106 E. Washington Street
Mebane, N.C. 27302
(919) 563-5901

Elaine J. Hicks
Asst. Mgr./City Clerk/Finance Officer
Marilyn Carter
Tax Collector
Gary Bumgarner
Chief of Police
Jimmy Jobe
Public Works Director
Mike Hite
Waste Treatment Director
Dean Ray
Recreation & Parks Director
Amy Pendergraph
Arts/Community Center Director
Bob Louis
Fire Chief
Montrena Hadley
Planning Director

June 4, 2004

The Design Response, Inc.
1014 High House Road
Cary, NC 27513

Re: RZ-04-05 and SU-04-02 (Rezoning and Special Use Request)

Attention: The Design Response, Inc.

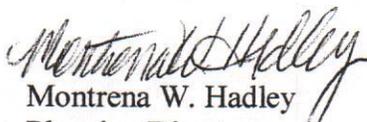
At their May 3, 2004 meeting, the Mebane City Council voted (5-0) unanimously to approve your request for rezoning of property located on Lebanon Road adjacent to Lake Michael. The property is also known as being Orange County Tax Map 3.6. Lot 40, 3.6. Lot 40A, 3.6. Lot 41. The +/- 9.56 acres (3 parcels) previously zoned R-20 (Single Family Residential) was rezoned to R-8 (Multi-Family/Two Family Residential).

Also, the Mebane City Council voted (5-0) unanimously to approve your request for a Special Use Permit to allow a Townhouse Development with the following Special Conditions (See attachment Items #1- 12) on Lebanon Road adjacent to Lake Michael. The property is also known as being Orange County Tax Map 3.6. Lot 40, 3.6. Lot 40A, 3.6. Lot 41, 3.6. Lot B.1, 3.6. Lot 42, and 3.6. Lot 42A.

Also, the Mebane City Council voted (5-0) unanimously to approve your request for a Preliminary Subdivision Plat for "The Village at Lake Michael".

Please feel free to call me at (919) 563-5901 if you have any questions.

Sincerely,


Montrena W. Hadley
Planning Director

**THE DESIGN RESPONSE, INC. – “THE VILLAGE AT LAKE MICHAEL”
SPECIAL CONDITIONS INCLUDED IN THE SPECIAL USE PERMIT –
TOWNHOUSE DEVELOPMENT**

Property Description: 39.59 acres adjacent to Lake Michael located on Lebanon Road, Mebane, NC, Orange County and as shown on Orange County Tax Maps 3-16-B-Lot 1, Maps 3-6-Lots 40, 40A, 41, 42 and 42B.

Special Conditions:

1. **Construction Site Plan:** Site plan entitled “The Village At Lake Michael” drawn by The Design Response, Inc. dated March 30, 2004 and revised on April 21, 2004 is hereby approved except as hereinafter modified.
2. **Traffic/Turning Lanes:** Lebanon Road shall be widened as required by the North Carolina Department of Transportation to provide for turning lanes. Traffic signalization shall be provided if and when required by the NC Department of Transportation.
3. **Landscaping:** Developer shall comply fully with the City of Mebane Landscape Ordinance.
4. **Stormwater:** Project shall meet 2005 drainage requirements recommended by the NC Department of Environmental and Natural Resources. All retention ponds shall include approved aeration devices. Developers shall fully comply with the City of Mebane Watershed Ordinance.
5. **General Conditions:** The Developer shall comply with all applicable North Carolina and City of Mebane Ordinances, laws and regulations in the construction and operation of the premises.
6. **Site Approval for Townhomes:** Site is approved for 187 townhomes.
7. **Streets:** All streets shall be public streets and shall be 31’ wide, curb to curb. All streets shall have sidewalks on one side. A vegetative or landscaped berm shall be required along Lebanon Road in lieu of sidewalks.
8. **Homeowners Association:** Homeowners Association documents shall be approved by the City before any plats are recorded.

9. **Water/Sewer:** All water, sewer, storm drainage and street construction to be at the expense of the Developer.

10. **Phasing:** The Developer shall construct Option B: Joint Entrance with Park in Phase 2 that shall include the construction and opening of the second point of ingress and egress in the northeast corner of the site. The development shall have a second entrance open prior to reaching the 100-unit threshold. City Staff is authorized to administratively handle the details associated with this joint effort in addition to the following terms and conditions that indicate the responsibilities that the developer and the City each share to make this joint entrance happen listed as follows:

Mutual Agreement – Developer

- Developer would dedicate right-of-way on Village at Lake Michael
- Developer would construct a new park entrance road built to City standards, up to the development entrance
- Developer would grade and put down gravel for remainder of entrance road (to tie into existing park entrance road)

Mutual Conditions – City

- City would get approval from NCDOT
- City would provide impervious surface budget from park site for new entrance road
- City would dedicate corresponding portion of public right-of-way
- Authorize Staff to work out details as part of construction plan review

11. **Setbacks:** The Developer shall construct the townhome community according to the “Conceptual Road Width and Setback Plan” illustrating the modified front setbacks representing a minimum total of 88 ½ feet between building facades (18 ½-foot setback + 50-foot right-of-way + 20-foot setback). This modification represents a front setback of 18 ½ feet on the non-sidewalk side of the street and a front setback of 20 feet on the sidewalk side of the street.

12. **Annexation:** Petition for voluntary annexation shall be required prior to recording of plats.



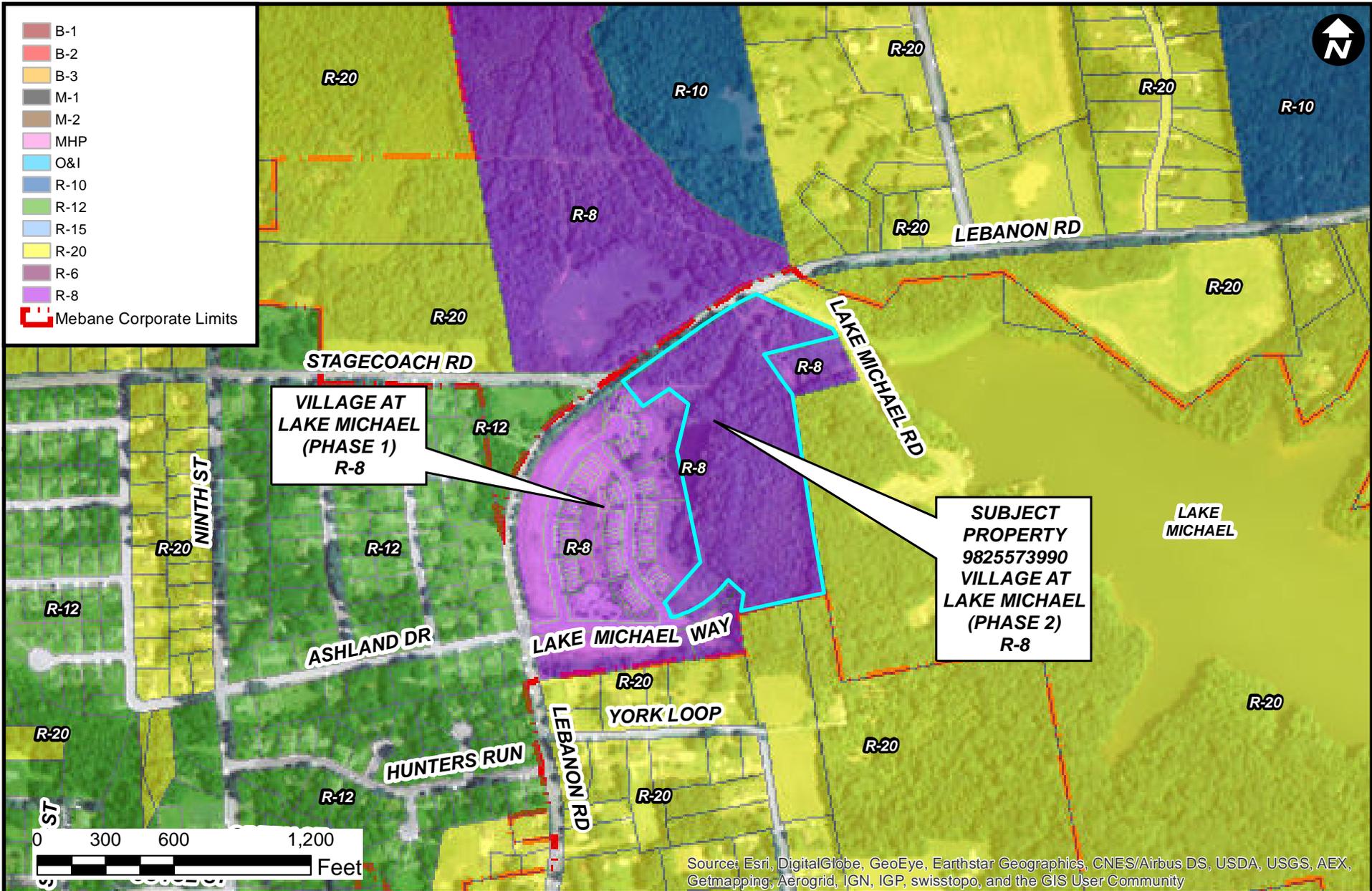
SITE DATA
 Plan No. 0825-07-0710, 0825-07-0214, 0825-09-0907, 0825-08-0408,
 0825-08-0111, 0825-08-0209
 Ten Map Pk. 3, 142 B, 1, 3, 6, 40, 43A, 41, 42, and 42A
 Gross Acreage: 202.17 Acres
 Proposed PUD to be developed to NCCOT: 1.07 AC
 Total Acreage: 27.04 Acres (Bare Land) 182.01 AC
 Existing Zoning: Residential 8 (R-8), Residential 20 (R-20)
 Planning Jurisdiction: City of Mebane
 County: Orange County
 Located in Orange-Mebane Lake "Recreation of Wetland"
 Sub-Lake Area Landmark: 30.0% (162,600 SF)
 Proposed Multi-Build Area: 25.90% (132,151 SF)
 Total Units: 141 DU
 2 Bedroom Units: 102 (86%)
 3 Bedroom Units: 22 (12%)
 Density: 4.8 DU/AC
 Building Type: 08 (14) @ 9 DU, 22 @ 4 DU, 0 @ 1 DU, & Club House
 Parking: 277 (2.77 DU @ 1.00) @ Garage, 0 @ In-Driv
 Automobile Parking Provided: 47 Spaces @ 1.11"
 Recreation Area: Club House, Pool, Playground, Play Place and Nature Trail
 Sand Shovel Collection: City of Mebane, Curb Side
 Site Lighting: Per Zoning Ordinance of the City of Mebane, NC
 Landscape Buffer: Per Zoning Ordinance of the City of Mebane, NC

THE VILLAGE AT LAKE MICHAEL
 Mebane, North Carolina
SITE PLAN



The Design Response, Inc.
 1014 High House Road, Suite 100
 Cary, NC 27513
 (919) 489-2100 Fax (919) 489-6217

DATE:	3/20/04
SCALE:	1"=40'
DESIGN BY:	ELK
JOB NO.:	082-001
SHEET NO.:	1
DATE:	
REVISION:	



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



AGENDA ITEM #7d

Voluntary Non-Contiguous Annexation - Ordinance to Extend the Corporate Limits – Venn Hillsborough LLC –Courtyards at Magnolia Glen

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 non-contiguous annexation containing approximately 61.03 acres located on Old Hillsborough Road.

Background

At the October 3, 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 November 7, 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 61.03 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-58.1 to annex the area described below; and

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

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Mebane Municipal Building at 6:00 p.m. on November 7, 2016 after due notice by the Mebane Enterprise on October 26, 2016; and

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

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

- e. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, does not exceed ten percent (10%) of the area within the primary corporate limits of the City; and

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

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

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

Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous territory is hereby annexed and made part of the City of Mebane, as of November 7, 2016:

Thence S 13°10'27" E A Distance Of 2.54' to a computed point on the said right of way;
Thence S 13°10'27" E A Distance Of 112.84' to an EIP;
Thence S 13°12'36" E A Distance Of 201.43' to an EIP;
Thence S 13°21'32" E A Distance Of 298.00' to an EIP;
Thence S 00°40'35" E A Distance Of 726.96' to an EIP;
Thence S 00°56'55" E A Distance Of 610.49' to an EIP;
Thence S 89°14'43" W A Distance Of 227.15' to a computed point;
Thence N 71°04'37" W A Distance Of 75.82' to a computed point;
Thence N 49°49'23" W A Distance Of 78.81' to a computed point;
Thence N 28°34'09" W A Distance Of 78.81' to a computed point;
Thence N 07°18'56" W A Distance Of 51.44' to a computed point;
Thence N 00°45'17" W A Distance Of 42.04' to a computed point;
Thence S 89°14'43" W A Distance Of 44.69' to a computed point;
Thence S 81°49'48" W A Distance Of 358.69' to a computed point;
Thence N 08°10'12" W A Distance Of 14.97' to a computed point;
Thence S 78°00'08" W A Distance Of 359.69' to a computed point;
Thence N 11°59'52" W A Distance Of 23.54' to a computed point;
Thence S 78°29'37" W A Distance Of 180.40' to an EIP;
Thence S 78°49'32" W A Distance Of 388.56' to an EIP;
Thence S 68°46'23" W A Distance Of 197.67' to an EIP;
Thence S 87°32'08" W A Distance Of 104.00' to an EIP;
Thence N 62°07'57" W A Distance Of 151.80' to an EIP;
Thence N 70°10'09" W A Distance Of 98.85' to an EIP;
Thence N 64°12'28" W A Distance Of 74.58' to a computed point;
Thence N 39°21'38" E A Distance Of 29.77' to an EIP;
Thence N 39°18'09" E A Distance Of 998.88' to an EIP;

Thence N 03°06'54" W A Distance Of 435.29' to an EIP;
Thence N 03°06'54" W A Distance Of 2.53' to a computed point on the right of way of Old Hillsborough Road;
Thence N 03°06'54" W A Distance Of 25.58' to a computed point in the centerline of Old Hillsborough Road;
Thence with said centerline the following courses and distances:
N 86°16'01" E A Distance Of 173.28' to a computed point;
N 85°22'21" E A Distance Of 95.91' to a computed point;
N 83°13'36" E A Distance Of 92.20' to a computed point;
N 78°36'21" E A Distance Of 97.66' to a computed point;
N 74°10'01" E A Distance Of 74.03' to a computed point;
N 68°08'26" E A Distance Of 100.86' to a computed point;
N 62°31'13" E A Distance Of 3.65' to a computed point;
Thence S 09°45'07" E A Distance Of 29.71' to an EIP;
Thence S 09°45'07" E A Distance Of 1.65' to a computed point on the right of way of Old Hillsborough Road;
Thence with said right of way:
S 62°31'13" W A Distance Of 1.73' to a computed point;
Thence with a Curve Turning To the Right with an Arc Length of 19.15', With A Radius Of 500.00',
With A Chord Bearing Of S 63°37'04" W, With a Chord Length of 19.15', to an EIP;
Thence S 09°45'07" E A Distance Of 153.04' to an EIP;
Thence S 40°50'01" E A Distance Of 95.00' to an EIP;
Thence N 82°14'55" E A Distance Of 208.12' to an EIP;
Thence N 10°45'12" W A Distance Of 329.18' to an EIP on the right of way of Old Hillsborough Road;
Thence N 10°45'12" W A Distance Of 32.12' to a computed point in the centerline of Old Hillsborough Road;
Thence with said centerline the following courses and distances:
N 58°27'42" E A Distance Of 29.49' to a computed point;
N 57°42'21" E A Distance Of 54.92' to a computed point;
N 59°00'06" E A Distance Of 56.08' to a computed point;
N 58°30'03" E A Distance Of 55.93' to a computed point;
N 58°30'09" E A Distance Of 52.91' to a computed point;
N 57°56'17" E A Distance Of 54.00' to a computed point;
N 58°43'33" E A Distance Of 31.44' to a computed point;
N 58°28'22" E A Distance Of 50.99' to a computed point;
N 59°10'27" E A Distance Of 56.95' to a computed point;
N 59°46'08" E A Distance Of 51.10' to a computed point;
N 60°10'27" E A Distance Of 54.57' to a computed point;
N 61°20'01" E A Distance Of 46.70' to a computed point;
N 63°27'36" E A Distance Of 47.86' to a computed point;
N 65°12'42" E A Distance Of 44.29' to a computed point;
N 66°50'27" E A Distance Of 59.94' to a computed point;

N 69°30'24" E A Distance Of 26.57' to a computed point;
S 13°10'27" E A Distance Of 27.70' to an EIP;
Which Is the Point Of Beginning,
Having an Area of 2658459.9 Square Feet, 61.03 Acres

Section 2. Upon and after November 7, 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 a 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 7th day of November, 2016.

Glendel Stephenson, Mayor

ATTEST:

APPROVED AS TO FORM:

Stephanie W. Shaw, City Clerk

Lawson Brown, City Attorney



AGENDA ITEM #7e

Voluntary Non-Contiguous Annexation - Ordinance to Extend the Corporate Limits – ME II Holdings, LLC (Prescient)

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 non-contiguous annexation containing approximately 22.73 acres located at 2125 Senator Ralph Scott Parkway. This property also being located in the NCCP.

Background

At the October 3, 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 November 7, 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 22.73 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-58.1 to annex the area described below; and

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

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Mebane Municipal Building at 6:00 p.m. on November 7, 2016 after due notice by the Mebane Enterprise on October 26, 2016; and

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

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

- e. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, does not exceed ten percent (10%) of the area within the primary corporate limits of the City; and

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

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

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

Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous territory is hereby annexed and made part of the City of Mebane, as of November 7, 2016:

BEGINNING at a new iron pipe set, being the NE corner of this tract herein described, said iron pipe lying in the southern right of way line of (NCSR 2657) Senator Ralph Scott Parkway, a newly constructed road and being located S55deg42'44"W, 1821.95' from a PK Nail set in the centerline intersection of (NCSR 2657) Senator Ralph Scott Parkway and (NCSR 1981) Trollingwood-Hawfields road, said iron pipe having NC State Plane Coordinates NAD83(NSRS2011) of N = 840,682.32 and E = 1,907,642.20 US survey feet, THENCE along the southern right of way line of Senator Ralph Scott Parkway, S57deg 55'08"W, 159.47' to a new iron pipe set, thence along a curve to the right having a Radius of 660.00', an Arc distance of 804.75', a Chord Bearing of N87deg09'01"W, and a Chord distance of 755.82' to a new iron pipe set, thence leaving the southern right of way line of Senator Ralph Scott Parkway and continuing S23deg38'29"E, 1835.10' to a computed point in the centerline of NC Highway 119, passing through a new iron pipe set in the northern right of way line of NC Hwy 119 a distance of 30.15' from the said centerline of NC Hwy 119, thence along the centerline of NC Hwy 119 along a curve to the left having a Radius of 851.47', an Arc distance of 150.70', a Chord Bearing of N66deg57'54"E, and a Chord Distance of 150.50' to a computed point, thence N62deg00'16"E, 196.26' to a computed point in the centerline of NC Hwy 119, thence leaving the centerline of NC Hwy 119 and continuing N20deg31'02"W, 300.89' to an existing iron pipe passing through another existing iron pipe found witnessing the northern right of way of NC Hwy 119 at a distance of 30.89' from said centerline, thence N62deg03'35"E, 300.09' to an existing iron pipe, thence N20deg27'15"W, 1031.65' to an existing iron pipe at rock, thence N16deg33'33"E, 181.37' to an existing iron pipe at rock, thence N30deg42'09"W, 16.66' to the point and place of BEGINNING, containing a gross area inclusive of NC Hwy 119 right of way of 22.7265 acres or 989,968 square feet +/- as shown on survey by Sacks Surveying & Mapping titled "EXEMPT SUBDIVISION PLAT prepared for ME II HOLDINGS,

LLC" dated 21 September 2016 and signed by Ronald G. Hobson, NC PLS L-3283, said map recorded in Plat Book _____Page _____, Alamance County Registry.

Section 2. Upon and after November 7, 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 a 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 7th day of November, 2016.

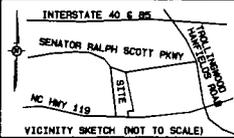
Glendel Stephenson, Mayor

ATTEST:

APPROVED AS TO FORM:

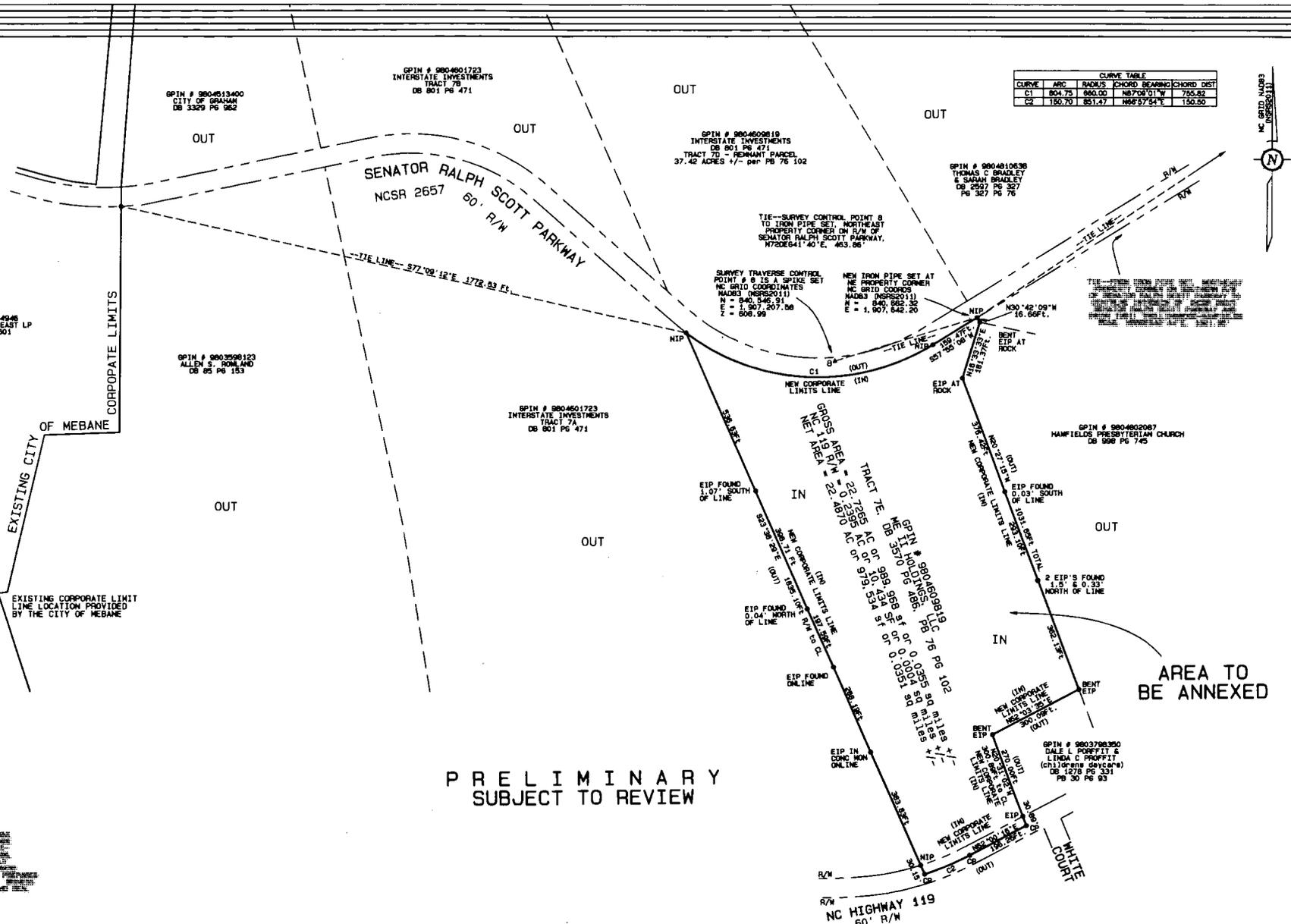
Stephanie W. Shaw, City Clerk

Lawson Brown, City Attorney



- LEGEND**
- IFP IRON PIPE FOUND
 - MNF MAGNETIC NAIL FOUND
 - PNF PK NAIL FOUND
 - RBF REBAR FOUND
 - NIP NEW IRON PIPE SET
 - P/L PROPERTY LINE
 - CL CENTERLINE
 - AW AVERAGE WIDTH
 - R/W RIGHT-OF-WAY
 - N/F NON OR FORMERLY
 - CP COMPUTED POINT

CURVE TABLE				
CURVE	ARC	RADIUS	CHORD BEARING	CHORD DIST
C1	804.75	680.00	N87°08'01"W	755.82
C2	150.70	851.47	N85°57'54"E	150.50



**P R E L I M I N A R Y
S U B J E C T T O R E V I E W**

SURVEYORS CERTIFICATE

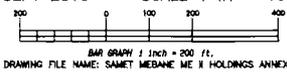
I, RONALD G. HOBSON, a duly Licensed Professional Land Surveyor in the State of North Carolina, do hereby certify that the foregoing is a true and correct copy of the original survey plat as the same appears in my office.

(Signed)
RONALD G. HOBSON
(Name of Surveyor)
L-3283
(Professional Land Surveyor No.)
SEPT 28, 2016
(Date)
(Date of Last Revision)

- NOTES--**
- THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE THE AREA PROPOSED FOR ANNEXATION TO THE CITY OF MEBANE, N.C. THIS SURVEY IS NOT INTENDED FOR USE IN SALES, CONSTRUCTION OR ANY OTHER USE BEYOND ANNEXATION PURPOSES.
 - THE BOUNDARY INFORMATION SHOWN HEREON HAS BEEN DETERMINED FROM THE FOLLOWING SOURCES: ACTUAL FIELD SURVEY LOCATIONS, DB 3570 PG 488, DB 501 PG 471, BOM 75 PG 450, BOM 75 PAGES 102 & 103, ALAMANCE COUNTY REGISTRY.
 - THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH PERFORMED BY A LICENSED NC ATTORNEY AT LAW.
 - THERE MAY BE EASEMENTS THAT ENCOMBER THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.
 - THE NC GRID COORDINATES SHOWN WERE DERIVED FROM VRS POSITIONING USING LOCAL CORNS STATIONS BASED ON NAD83 (NRSR2011). THE GPS DATA WAS OBTAINED FROM OBSERVATIONS ON JUNE 8, 2016.
 - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS, UNLESS NOTED OTHERWISE.

**FINAL PLAT FOR
CITY OF MEBANE
CORPORATE LIMITS EXTENSION
ME II HOLDINGS, LLC - NON CONTIGUOUS
(SATELLITE) VOLUNTARY ANNEXATION**

MELVILLE TOWNSHIP, ALAMANCE COUNTY, NC
28 SEPT 2016 SCALE 1 IN = 100 FT



Sacks Surveying & Mapping, P.C.
3308-B Edgefield Road (336) 931-0556
Greensboro, NC 27409 FAX 931-0558
www.sackssurveying.com FIRM LIC # C-2741





AGENDA ITEM #8

Petition for Voluntary Contiguous Annexation- Love's Travel Stops

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

Staff received a petition requesting voluntary non-contiguous annexation from Love's Travel Stops.

Background

The applicant is requesting to be annexed into Mebane's corporate limits. This is a contiguous annexation containing approximately 2.29 acres located on Trollingwood Hawfields Road.

Financial Impact

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

Recommendation

Staff recommends Council's acceptance of the petition, the Clerk's Certificate of Sufficiency and adoption of a resolution setting a date of public hearing for December 5, 2016.

Suggested Motion

I make a motion to accept the petition, the Clerk's Certificate of Sufficiency and to adopt of a resolution setting a date of public hearing for December 5, 2016.

Attachments

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



PETITION REQUESTING A CONTIGUOUS ANNEXATION

Annexation Process – Approximately a 2 Month Process

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

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

Date: 9/27/2016

To the City Council of the City of Mebane:

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

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

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

Name	Address	Do you declare vested rights (Yes or No)	Signature
1. Bennie S. Rowland	909 Trollingwood Hawfields Road Mebane NC 27302	Yes	<i>Bennie S Rowland</i>
2.			
3.			

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

CERTIFICATE OF SUFFICIENCY

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

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

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Mebane, this 7th day of November, 2016.



Stephanie W. Shaw
Stephanie W. Shaw, City Clerk

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 REQUIREMENTS THAT THE PRECISION AND ACCURACY OF THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING 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-2280

I, CHARLES A. MARRIOTT, PROFESSIONAL LAND SURVEYOR L-2280, 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:

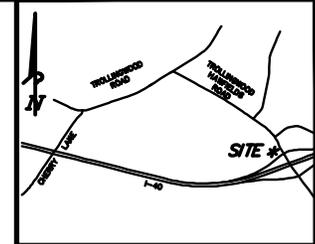
- (1) CLASS OF SURVEY: A
- (2) POSITIONAL ACCURACY: 0.07"
- (3) TYPE OF GPS FIELD PROCEDURE: RTK
- (4) DATES OF SURVEY: 6-15-2015
- (5) DATUM/EPOCH: NAD 83 (2011)
- (6) PUBLISHED/FIXED-CONTROL USED: NCVRS
- (7) GEOID MODEL: IGA
- (8) COMBINED GRID FACTOR(S): 0.99997300
- (9) UNITS: U.S. FEET

PRELIMINARY PLAT
Not for Recordation, Conveyance, or Sales

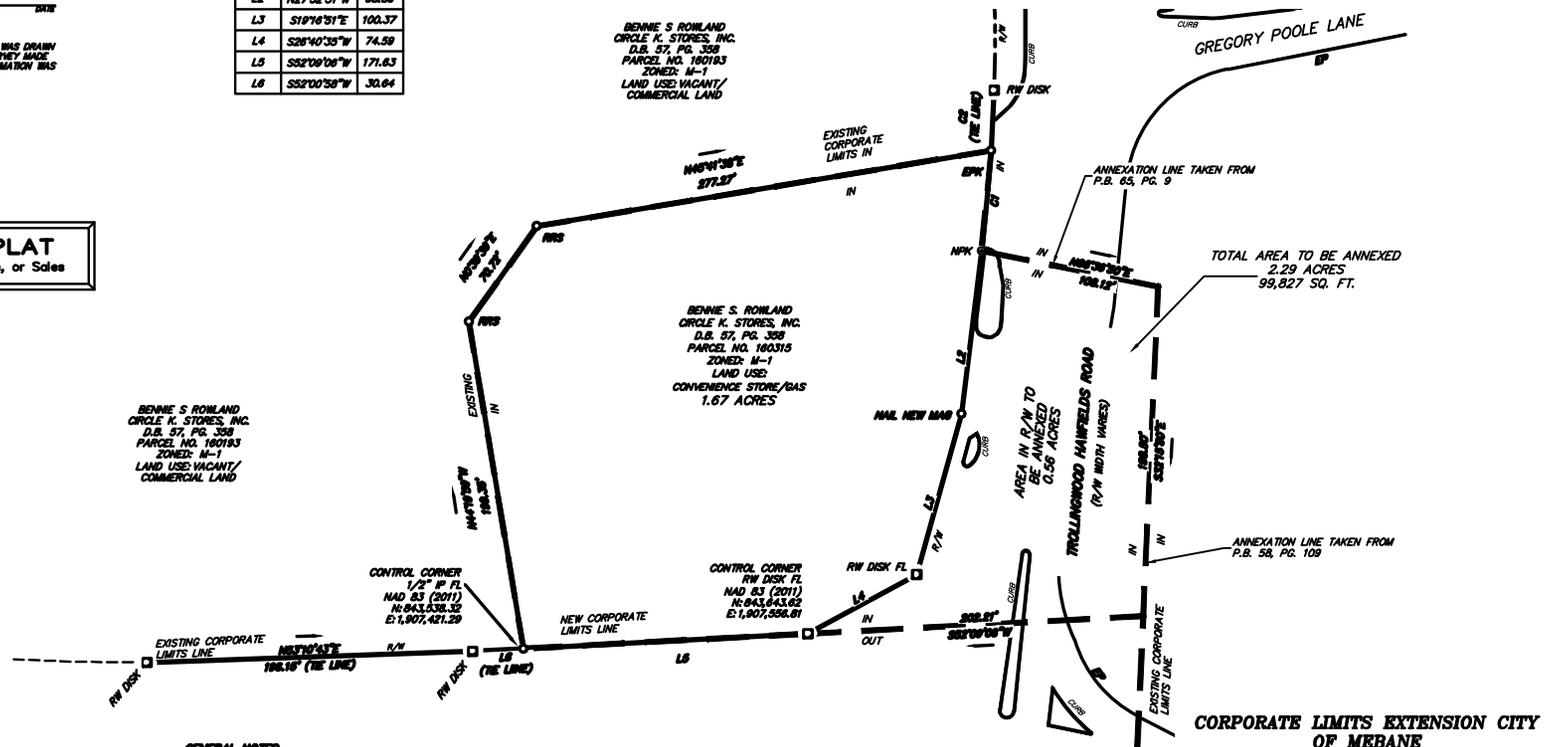
THE PURPOSE OF THIS MAP IS TO
ANNEX BENNIE S. ROWLAND
CIRCLE K STORES, INC.
PARCEL NO: 160315
DEED BOOK 57, PAGE 358

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.

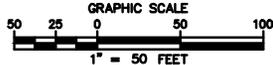
- ABBREVIATIONS**
- IP = EXISTING IRON PIPE
 - IP = NEW IRON PIPE
 - ECM = EXISTING CONCRETE MONUMENT
 - EPK = EXISTING PL. MARK
 - R/W = RIGHT OF WAY
 - CONG. = CONCRETE
 - ASL = ABOVE SLABING LINE
 - AG = ABOVE GROUND
 - BL = BELOW GROUND
 - FL = FLUSH WITH GROUND
 - TSB = TYPICAL SURFACE BENCHMARK
 - 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.

OWNER
BENNIE S. ROWLAND
CIRCLE K STORES, INC.
809 TROLLINGWOOD HAWFIELD RD
MEBANE, NC 27302



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 11:23:50 AM

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



November 1, 2016

City of Mebane
106 East Washington Street
Mebane, North Carolina 27302

Subject: City of Mebane
Long Range Utility Plan

Honorable Mayor and City Council,

We are pleased to provide this Long Range Utility Plan for the City of Mebane. The City has experienced good growth over the past 10-15 years with Council support in keeping its water and sewer infrastructure in good operating condition and making improvements when needed. Recent population projections indicate that the City is expected to continue to grow at a good rate over the next 20 years. This plan was prepared to review the existing water and sewer facilities to determine their capability to meet projected needs and to provide a guide for future improvements to adequately serve the existing residents and future growth.

Having served as the City Engineering firm for almost 40 years, we are now seeing certain facilities reach their original design conditions and will need replacement or upgrading in the near future due to capacity limitations, new treatment standards, or age considerations. This can be seen with the recent upgrades of the Graham-Mebane Water Plant, the Forest Ridge pump station, the G.E. Pump station, the GKN pump station, and the Farrar Lane pump station. All water and sewer facilities have certain capabilities and this plan has identified those facilities for near term improvements. Certain long term facilities are included in the plan; however, these are primarily dependent on future development activity should such be approved by the city and are included to show how certain areas in and around the city could be served with water and sewer.

The costs in the long range plan are significant and indicate that future rate increases will likely be needed to fund replacement and upgrades to existing infrastructure due to age and capacity limitations.

We appreciate the opportunity to assist the City in planning for its future water and sewer infrastructure needs.

Sincerely,

A handwritten signature in blue ink that reads "Darrell L. Russell".

Darrell L. Russell, P.E.

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1. Executive Summary

The City of Mebane is working with the Piedmont Triad Regional Council to develop a Comprehensive Land Development Plan (CLP) through the year 2035. The initial findings indicate that Mebane's population will be 32,672 by the year 2035. 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 LRUP provides current design and supporting information of the City's utility supply, distribution, collection and treatment infrastructure, and evaluates each part of the system's ability to serve the CLP's projected population. Short term (within five years) and long term (greater than five years) system improvements are recommended. Some of the recommendations are not directly related to projected growth, but will replace aging infrastructure, improve fire flows and pressures in the water system, and reduce infiltration and inflow in the sanitary sewer system. This executive summary provides a brief overview of the detailed report.

The City's current utility facilities include the Graham-Mebane Lake and Treatment Plant, the Water Distribution System, the Sewer Collection System and the Water Resource Recovery Facility as summarized below:

- a. The City owns a 50% interest in the twelve million gallon per day (12.0 MGD) **Graham-Mebane Lake and Treatment Plant**. Current usage by the City is 1.5 MGD of its 6.0 MGD capacity with peak usage of 2.7 MGD. Projected demand for the year 2035 is 3.6 MGD with peak usage at 5.0 MGD. The City has adequate water capacity to meet anticipated 2035 water demand.
- b. The City operates a **Water Distribution System** of 111 miles of water lines ranging from 2 inches to 24 inches in diameter, with one 300,000 gallon elevated water storage tank.
- c. The City has an extensive **Sewer Collection System** that includes 95 miles of gravity sewer lines and 19 miles of force mains with sizes varying from 6 inches to 18 inches in diameter.
- d. Fifteen (15) pumping stations located throughout the city vary in size from 90 gallons per minute (GPM) to 1,750 GPM.
- e. The City has a 2.5 MGD **Water Resource Recovery Facility** (WRRF) with existing sewer flows of 1.3 MGD leaving 1.2 MGD available for future projects and population growth. The City is currently evaluating the facility to expand the design capacity to 3.0 MGD. At 3.0 MGD, the facility is projected to meet demand until 2028, when plans for additional expansion will need to be initiated.

The LRUP evaluates the current utility system’s ability to serve the CLP’s projected population growth through the year 2035. The following summary list provides the LRUP’s assessment of the current system and an overview of utility improvements that will likely be needed through the year 2035:

- a. Water line improvements are proposed to complete water loops that will improve system reliability, expand fire flows, and enhance water quality. Water extensions will serve new areas as they may develop. A new 500,000 gallon elevated tank will be needed within five (5) years.
- b. With a planned short term upgrade to the WRRF to 3.0 MGD, the City will have adequate capacity until 2028 when the population is projected at just below 26,000. At that point, the City will need to initiate plans for expanding facility capacity to at least 3.5 MGD.
- c. Current developments planned or under construction will accommodate growth of 4,000 residents. Undeveloped properties near the existing city limits where utilities can be reasonably extended will accommodate an additional 10,000 residents. With 14,000 current residents, the LRUP provides for utility improvements (mostly by developers) that will accommodate a City population of 28,000. To serve the projected 2035 population of 32,672, new utility extensions is expected to be needed in the CLP Study Area.
- d. Several pump stations are approaching their design capacity on the south side of the interstate. This area is one of the CLP’s strategic growth areas because of its proximity to the interstate, current and likely future commercial development, and most importantly, the availability of property. Continued development activity in this area will bring the Arbor Creek and Walmart pump stations to their capacity.

Based on these assessments, the LRUP proposes the following plan of action for short term utility improvements over the next five years:

- a. Water improvements including:
 1. New 500,000 gallon elevated water tank \$ 2,000,000
 2. Old Hillsborough Road water line..... 525,000
- b. Sewer improvement including:
 1. Infiltration/inflow program and repairs 2,000,000
 2. Abandon Walmart pump station..... 500,000
 3. Replace Byrd’s pump station 100,000
 4. Abandon Third Street pump station 638,000
- c. Upgrade Water Resource Recovery Facility to 3MGD..... 9,500,000

Total Short Term Utility Improvements..... \$ 15,263,000

The City should consider using fund balance and loan financing to complete the recommended short term improvements. Utility Fund debt payments are declining significantly over the next few years, a bank loan is a feasible option to complete these improvements, and will assist in keeping utility rate increases reasonable.

Long term improvements indicate how certain areas might be served with utilities for developments approved by the City. Some areas may qualify for grant funding or low interest, long term loan programs to assist in completing sewer improvements. For instance, the Perry Hills area and the West End area north of Highway 70 might qualify for some federal funding programs although no particular funding is identified at this time. Most of the proposed utility extensions will be developer initiated, but will likely involve city participation for such things as oversizing and right of way acquisition. Cost estimates of the long term improvements are provided to emphasize the magnitude of the cost of such extensions; however, City funding of such improvements will be determined on a case by case basis as new developments are proposed.

2. Comprehensive Land Development Plan

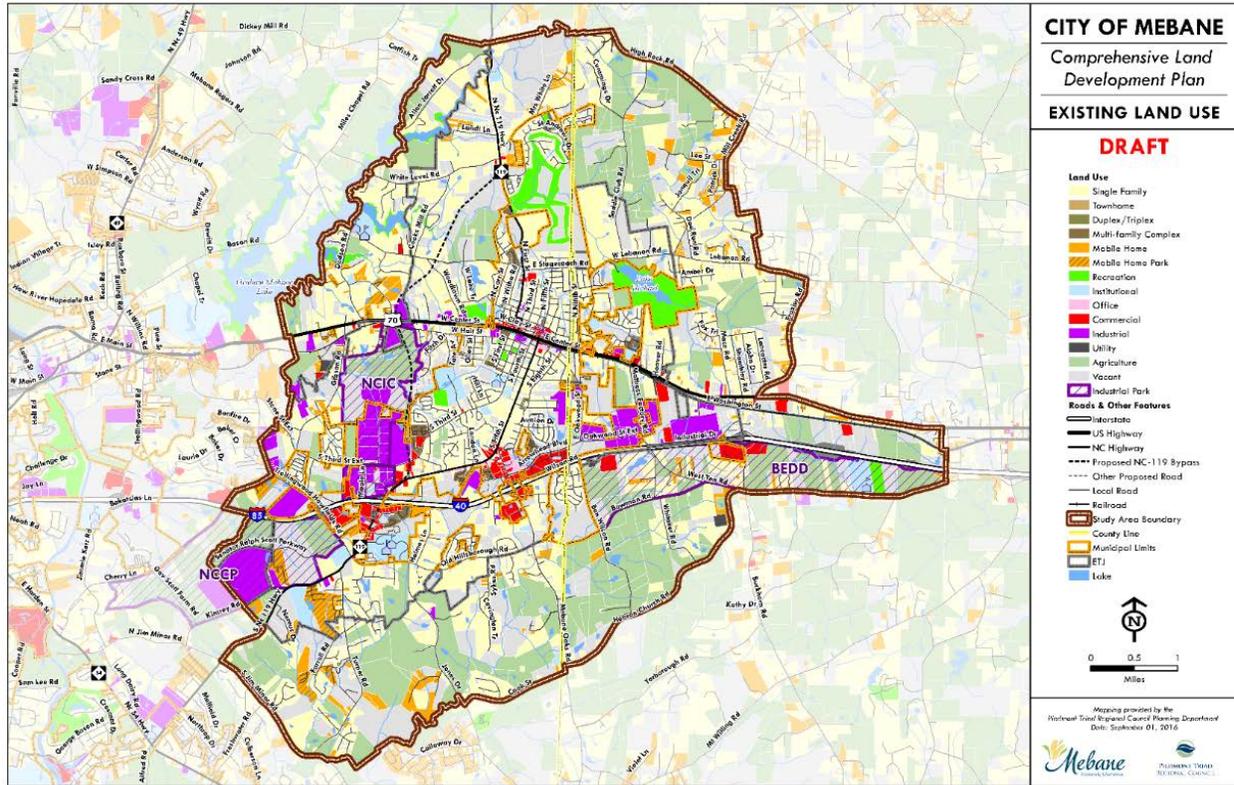
2.1 Mebane Study Area

The City of Mebane is located on the Alamance County and Orange County lines along interstates 85 and 40. The City contains 8.5 square miles within the city limits and 11.8 square miles in the extraterritorial jurisdiction (ETJ). The Piedmont Triad Regional Council (PTRC) is currently developing a Comprehensive Land Development Plan (CLP) for the year 2035 that includes evaluating planned utility improvements for this 20-year period. While the CLP is not yet finalized, the LRUP is developed based on assumptions for strategic growth areas identified during preliminary meetings of the CLP process. These residential and commercial strategic growth areas, along with current or likely zoning in these areas, are the basis of the LRUP's estimates of needed infrastructure improvements.

The PTRC has proposed a Study Area for the CLP that includes the current ETJ plus some areas outside the ETJ where future development may occur if municipal utilities are extended. The study area generally includes the new North Carolina Commerce Park (NCCP) on the west to a point near Turner Road and Jim Minor Road, then a line generally to Buckhorn Road, then including the Efland area to Mace Road, then generally north including Mill Creek Road and then to the existing ETJ line to the west of the City. The map also identifies the City's three (3) business development parks. The NCCP is located in the western part of the study area, and with our cooperative economic

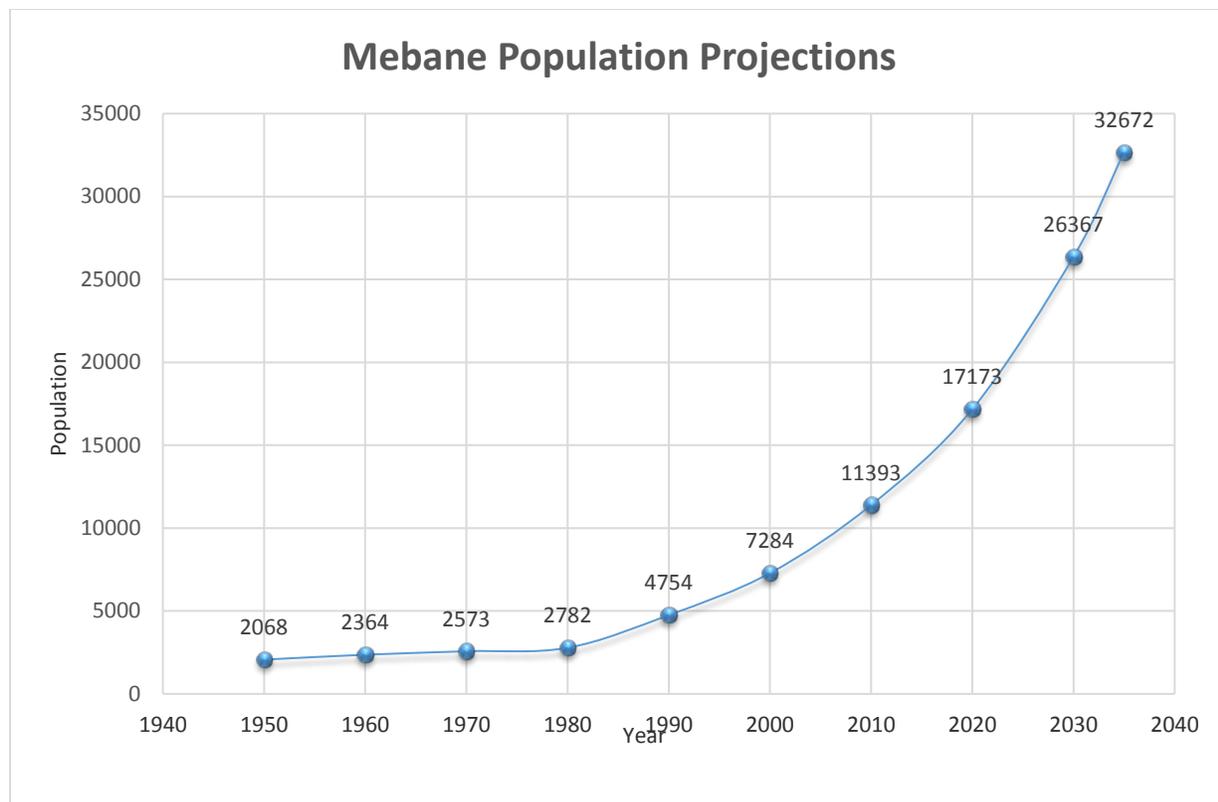
development partnership with Alamance County and the City of Graham, sewer flows from this park go to the Graham wastewater treatment plant.

MEBANE COMPREHENSIVE DEVELOPMENT PLAN- STUDY AREA



2.2 Growth Areas and Population Trends

The City of Mebane has experienced a varied pattern of population growth since 1960, with the population growing from 2,364 in 1960 to 11,393 in 2010. Most of this growth is attributed to new residential and business development. Many factors impact population growth including annexations, new development, availability of utilities, employment opportunities, new industrial growth, schools, parks, recreation facilities, shopping and restaurant destinations, to name just a few. The PTRC population projections are indicated in the chart below.



Since 1980, the City of Mebane has expanded its utility capacity and extended utilities into previously unserved areas, especially with the location of new industries and businesses to the City. The City is positioned to continue its strong growth provided that adequate utility infrastructure is readily available.

3. Current Utility Infrastructure

This section provides detailed information on the existing utility facilities currently being operated in the City of Mebane.

3.1 Water Facilities

3.1.1 Water Supply and Treatment

The Graham-Mebane Lake and Treatment Plant is sized for an average daily flow of up to 12.0 MGD. Mebane owns a 50% interest in these facilities yielding a 6.0 MGD capacity for the residents of Mebane. The 2015 average daily usage to the Mebane water system was 1.5 MGD with a peak day usage of 2.7 MGD in June 2015. With peak usage considered, the City has 3.3 MGD of available water capacity for future use.

The plant has been recently upgraded to improve Trihalomethane (TTHM) removal and disinfection operations. These improvements went online in May 2016 and have provided good

performance in improving the plant's ability to meet THM standards. An aerial photo of the Graham-Mebane Water Plant is below.



3.1.2 Water Distribution System

Mebane has a water distribution network of 111 miles of water lines ranging in size from 2 inches to 24 inches in diameter. Some of the oldest lines were installed in the early 1900's and are over 100 years old. The distribution system provides good pressure and fire flows throughout the city. The Mebane Water System Map is attached to this report.

As part of an economic development project to attract a Walmart Distribution Center, the City completed a joint water project with the City of Graham to interconnect the two distribution systems in the North Carolina Commerce Park in 2015. This joint venture provides a redundant interconnection that provides water flows automatically at any time there is a pressure drop in either system. This interconnection also improves the fire flows and pressures in that area. Mebane and Graham also have an interconnection at the water treatment plant that allows flows from Graham to fill the water storage tanks on site and then, as part of normal operations, pump the flows to Mebane.

3.1.3 Water Storage

The City has one (1) 300,000 gallon elevated storage tank located on Eleventh Street in Mebane. The Graham-Mebane Water Treatment Plant also has 6 million gallons of ground storage tanks available for pumping into the water distribution system. In 2014, the elevated tank was repainted inside and outside as a part of a new maintenance program.

3.2 Sewer Facilities

The City of Mebane operates a wastewater collection system and wastewater treatment facility consisting of the following major items:

3.2.1 Collection System

The City's sewer collection system includes 95 miles of gravity sewer lines and 19 miles of force mains of sizes varying from 6 inches to 18 inches in diameter. In addition, there are fifteen (15) pumping stations located throughout the city varying in size from 90 gallons per minute (GPM) to 1,750 GPM. The following list indicates the design capacity, existing flows, approved flows and the capacity available to serve new projects for all the City's pump stations. The location of the City's pump stations are show on the attached Exhibit 4.

LIST OF CITY WASTEWATER PUMPING STATIONS (ALL VALUES IN GALLONS PER DAY)

Pump Station Capacity (GPD)	Design Total	Current Usage	Current Available	Allotted		% Unallotted
				to Future Projects	Unallotted	
Third Street.....	316,800	162,910	153,890	81,400	72,490	23%
Fieldstone.....	633,600	312,180	321,420	142,760	178,660	28%
Governor's Green.....	115,200	24,000	91,200	-	91,200	79%
GKN.....	288,000	213,926	74,074	24,400	49,674	17%
Terrell Street.....	230,400	93,360	137,040	114,200	22,840	10%
Farrar Lane.....	126,720	36,124	90,596	70,200	20,396	16%
Walmart.....	51,840	21,294	30,546	15,000	15,546	30%
Arbor Creek.....	144,000	17,700	126,300	71,960	54,340	38%
Southeast Regional...	1,002,240	105,792	896,448	405,640	490,808	49%
Gravelly Hill.....	115,200	13,120	102,080	-	102,080	89%
G.E.....	288,000	96,300	191,700	-	191,700	67%
L.J. Rogers.....	56,448	1,160	55,288	-	55,288	98%
Byrd's.....	57,600	3,920	53,680	-	53,680	93%
Fifth Street.....	259,200	540	258,660	-	258,660	100%
North Regional.....	1,005,120	257,562	747,558	86,920	660,638	66%

The largest pump stations are the Southeast Regional and the North Regional pump stations, both of which are designed to initially accommodate an average daily flow of 1.0 MGD. These are

relatively new stations with the Southeast Regional station being completed in 2008 and the North Regional station being completed in 2014. Both of these stations can be increased in capacity by pump changes if needed.

3.2.2 Water Resource Recovery Facility

The City has a 2.5 MGD Water Resource Recovery Facility (WRRF) located at the end of Corregidor Drive that discharges into Moadams Creek. Existing flows average 1.3 MGD leaving available capacity of 1.2 MGD for future usage. The treatment facility is an activated sludge type plant that provides efficient performance. The City has approved developments with allocations totaling 0.76 MGD, leaving 0.44 MGD of available capacity for future development. The City is currently working with an engineering firm to evaluate the existing treatment process to expand the facility to a 3.0 MGD design capacity. An aerial photo of the WRRF is depicted below.



The existing plant consists of the following major items:

1. Influent screening through a mechanically cleaned bar screen
2. Manually cleaned grit chamber
3. Influent Flow Measurement (Parshall Flume)
4. Aeration Basin Distribution Box

5. Two (2) Aeration Basins with a volume of 1,170,000 gallons each made of concrete lined sides, an earthen bottom, and floating aerators
6. Three (3) Final Clarifiers including two (2) with 45 foot diameters and one (1) with a 70 foot diameter, all with surface skimmers
7. Three (3) 875 GPM Sludge Recirculation Pumps
8. Final Filters with 3.0 MGD Aqua Aerobic cloth filters
9. Chlorine Disinfection Chamber and Sodium Bisulfite Feed Equipment
10. Chemical Storage of Pumping (Alum) for Phosphorus Reduction
11. Post Aeration and Effluent Flow Measurement
12. Aerobic Sludge Digesters with suction lift pumps with jet diffusion, one (1) 50 foot diameter x 11.5 feet SWD and one (1) 60 foot diameter x 15' SWD
13. Rotary sludge thickener with contract thickening and disposal
14. Laboratory & Administrative Building with related furniture and equipment. The City contracts out certain tests to a State certified lab.

The City tracks approved development projects, and their related flows by establishing a Master Project List that includes existing, approved, and available sewer flows at the WRRF. As projects and developments are completed, the completed project is removed from the list. The current approved Master Project List with related estimate of sewer flows is included below as Exhibit 5.

CITY OF MEBANE
LONG RANGE UTILITY PLAN

MASTER PROJECT LIST
(ALL FLOWS IN GALLONS PER DAY)

Approved Project	Units	Units		Future Flows	Non-residential	Projected Flows
		Unbuilt	Future Flows		Future Flows	
Arbor Creek (Single Family).....	154	40	9,600	-	9,600	
Landings at Fair Oaks (Sec. 5).....	30	20	4,800	-	4,800	
Mill Creek (Existing Plats).....	400	60	14,400	-	14,400	
Oak Manor Market.....	-	-	-	2,000	2,000	
Garrett Crossing.....	-	-	-	5,000	5,000	
Fieldstone Farms (Phase 2).....	80	28	6,720	-	6,720	
McKinley Place Towns.....	32	16	3,840	-	3,840	
Ashbury.....	611	30	7,200	5,000	12,200	
Copperstone.....	202	60	14,400	-	14,400	
North Village.....	103	103	24,720	-	24,720	
Village at Lake Michael.....	182	124	29,760	-	29,760	
Manorfield (Arbor Creek Townhomes).....	72	10	2,400	-	2,400	
Old Arrowhead Golf	528	90	21,600	15,000	36,600	
Forest Lake.....	16	4	960	-	960	
Macar Townhomes (2BR).....	39	20	3,200	-	3,200	
Spears - Mebane Oaks.....	-	-	-	10,000	10,000	
White Furniture Lofts (2BR).....	132	10	1,600	-	1,600	
Gregory Poole.....	-	-	-	10,000	10,000	
Mebane Apartments (Post Office).....	24	4	960	-	960	
Mebane Apartments (1-2 BR).....	96	20	3,200	-	3,200	
Enclave Townhomes.....	8	8	1,280	-	1,280	
Morinaga (Orange Co. allocation).....	-	-	-	30,000	30,000	
Efland & Orange County Allocation.....	400	400	40,000	180,000	220,000	
<u>Keystone Homes (Multifamily)</u>						
2 BR apts.....	300	200	32,000	-	32,000	
3 BR apts.....	30	20	4,800	-	4,800	
<u>Arrowhead North (Multifamily)</u>						
1-2 BR apts.....	108	108	25,920	-	25,920	
3 BR apts.....	36	36	8,640	-	8,640	
McGee Single Family.....	110	110	26,400	-	26,400	
Signature Apartments.....	264	264	42,240	-	42,240	
Magnolia Greens (Old Hillsborough Rd.)...	244	244	58,560	-	58,560	
Crosslink Community Church.....	-	-	-	1,400	1,400	
<u>The Meadows</u>						
3 BR Homes.....	318	318	76,320	-	76,320	
2 BR Townhomes.....	51	51	8,160	-	8,160	
Total	4,570	2,398	473,680	258,400	732,080	

3.2.2 Condition of Facilities

a. Wastewater Collection System

The City has 95 miles of gravity sewer lines constructed with various materials and ranging significantly in age. The original square mile of the city limits, primarily historic downtown, is served with vitrified clay pipe that is approaching 100 years in age. Subsequent extensions of the city limits were accomplished primarily with ABS and PVC pipe materials. The city has replaced some of these older clay lines over the years, primarily outfall lines along streams that were experiencing infiltration and inflow. The newer PVC materials provide a more water tight joint compared to the older clay pipes and have reduced levels of infiltration. While the vitrified clay pipe is a very resilient material, the older clay pipe joints deteriorate over time increasing infiltration. The city will need to initiate a pipe replacement program for these older sections of clay pipe. Recent methods of pipe bursting and pipe lining provide reasonable options to accomplish this without the need to replace entire sections of the streets, which increases associated repaving costs.

The City experiences high peak sewer flows during high intensity rainfall events, many times approaching five (5) times the average daily flow (ADF) at the Water Resource Recovery Facility. With a current ADF of 1.3 MGD, a fivefold peak flow amounts to 6.5 MGD (1.3 ADF x 5). Since these peak flows decrease quickly after a rainfall event, they appear to be more of an inflow issue rather than infiltration. The City has performed routine smoke testing over the past several years to identify and correct any issues discovered. That said, more extensive testing is needed to fully investigate and address this issue.

b. Wastewater Pumping Stations

The City has 15 wastewater pumping stations of varying ages and capacities. The City has been proactive in maintaining its stations in good physical condition, and each station has a standby generator and SCADA. Chemical addition is also provided at many stations to address odor and corrosion control. Many of these stations were located based on development project approvals. In some cases, the City has participated in these projects and moved the stations to accommodate future flows in the same drainage area. In years past, several stations were located north of the interstate, a dividing line for service due to the cost of crossing the interstate. Within the last ten (10) years, four (4) pump stations were constructed on the south side of the interstate to serve limited areas.

The following table summarizes the existing condition of these stations in terms of existing flows, capacity available (assuming approved projects are built) and the age of the stations.

Pump Station Capacity (GPD)	Design Total	Current Usage	Current Available	Allotted	Unallotted	% Unallotted	Age
				to Future Projects			
Third Street.....	316,800	162,910	153,890	81,400	72,490	23%	40
Fieldstone.....	633,600	312,180	321,420	142,760	178,660	28%	18
Governor's Green.....	115,200	24,000	91,200	-	91,200	79%	10
GKN.....	288,000	213,926	74,074	24,400	49,674	17%	37
Terrell Street.....	230,400	93,360	137,040	114,200	22,840	10%	26
Farrar Lane.....	126,720	36,124	90,596	70,200	20,396	16%	19
Walmart.....	51,840	21,294	30,546	15,000	15,546	30%	10
Arbor Creek.....	144,000	17,700	126,300	71,960	54,340	38%	11
Southeast Regional...	1,002,240	105,792	896,448	405,640	490,808	49%	8
Gravelly Hill.....	115,200	13,120	102,080	-	102,080	89%	9
G.E.....	288,000	96,300	191,700	-	191,700	67%	47
L.J. Rogers.....	56,448	1,160	55,288	-	55,288	98%	15
Byrd's.....	57,600	3,920	53,680	-	53,680	93%	42
Fifth Street.....	259,200	540	258,660	-	258,660	100%	50
North Regional.....	1,005,120	257,562	747,558	86,920	660,638	66%	2

The Fifth Street pump station is currently offline as flows have been diverted to the North Regional Pump Station. The Fifth Street pump station will be decommissioned in the near future. The Terrell Street, Farrar Lane and Walmart stations have limited capacity available to accept accommodate new development projects assuming current approved projects are built. The GE station was upgraded with new pumps, valves, and a generator about 9 years ago. The GKN station was upgraded from 250 GPM to 500 GPM about 5 years ago, including the addition of a new generator.

4. Proposed Utility Improvements

Proposed future utility improvements are needed to replace aging infrastructure, improve fire flows and system reliability, reduce infiltration and inflow, and increase WRRF capacity. In addition, these proposed improvements will provide necessary expansion into new areas adjacent to the City to provide utility services to the growing Mebane population. The improvements are summarized in the following section:

- a. **Short Term Utility Improvements** should be initiated by the City within five (5) years and are needed to replace or upgrade aging and near capacity infrastructure, eliminate dead end water lines, improve fire flows, and reduce infiltration and inflow in the sewer collection system. These improvements will be funded by the City from the Utility Fund.
- b. **Long Term Utility Improvements** will most likely be constructed as new development projects are approved by the city that are outside the existing service limits. These utilities are anticipated to be funded by developers as the City grows. While the City will likely not

initiate these improvements, it is probable that the City could fund a portion of the costs for line or pump station oversizing and easement acquisitions.

- c. The **Water Resource Recovery Facility (WRRF)** is proposed for an expansion in capacity within the next five (5) years. The improvements will expand the WRRF from 2.5 MGD to 3.0 MGD. Future expansions may be likely if growth of the City continues, but they will be determined over the long term taking into account the best practice technology at that time.

New developments will house the majority of Mebane's expected growth of 32,000 people by 2035. While redevelopment may contain some of this growth, current and projected markets point toward brand new development for most of this growth. To estimate how this growth might be accommodated, undeveloped areas in and adjacent to the city were identified and development densities were applied based on projected zoning of the areas. While these areas may not be developed, this evaluation indicates how the City could grow in proximity to its existing utilities. The following table shows the areas evaluated with their assumed densities, and the resulting population increase produced by such a development. According to this analysis, available, undeveloped areas in proximity to existing utility lines could accommodate growth of 14,000 people. With current approved development projects in design or construction accommodating only 4,000 new people, new service areas will need to be provided to allow for the City to grow to 32,000. However, if new development densities are at higher levels than used in these projections, the need for new service areas could decrease. The areas are identified on the attached Long Range Sewer Plan map.

The Bowman Road drainage basin is an area where new gravity flow sewer service can be extended from the planned Meadows subdivision. This area is also convenient to the interstate, existing business and commercial areas, making it attractive for development. The area could serve up to 8,000 people if fully developed. Other potential service areas include sewer extensions in the Mill Creek area, the Turner Road, area and the Jones Road area. These population increases are speculative at best, and are dependent upon the City providing utilities to approved projects in these areas; therefore, these assumptions are not projections and the assumed densities will be based on specific site plans at that time.

CITY OF MEBANE
LONG RANGE UTILITY PLAN

Area #	Location	Size (Acres)	Density per Acre	Units	Residents	Population Projection	Planned Projects
Sewer Available within 1,000 Feet							
1	West of Terrell St. & North of I85/40.....	30	10	300	2.0	600	
2	McGee Property.....	34	7	238	2.0	476	
3	Airport Road.....	30	7	210	2.0	420	
4	Keystone Homes.....		Planned	330	2.0	660	660
5	Arrowhead Phase 2.....		Planned	80	2.5	200	200
6	Arrowhead Apartments.....		Planned	180	2.0	360	360
7	Oakwood/Mattress Factory.....	200	4	800	2.5	2,000	
8	E. Washington.....	20	4	80	2.5	200	
9	The Meadows.....		Planned	369	2.5	923	923
10	Magnolia Glen.....		Planned	253	2.5	633	633
11	Signature Apartments.....		Planned	264	2.0	528	528
12	S.3rd Street at Gibson Road.....	30	4	120	2.5	300	
13	S. 3rd Street.....	40	4	160	2.5	400	
14	Alexander Pointe.....		Planned	120	2.0	240	240
15	West of Holly Ridge.....	20	4	80	2.5	200	
16	Smith Drive Area.....	20	4	80	2.5	200	
17	NC 119 North.....	80	4	320	2.5	800	
18	Mill Creek Golf Club.....		3	600	2.5	1,500	
19	Landings at Lake Michael.....	120	2	240	2.5	600	
20	Lebanon Road.....	60	Planned	180	2.5	450	450
21	East of Ashbury.....	30	3	90	2.5	225	-
22	Northeast Arbor Creek.....	200	4	800	2.5	2,000	-
		<u>914</u>		<u>5,894</u>		<u>13,915</u>	<u>3,994</u>
Sewer Available to Other Areas							
23	Bowman Rd.....	800	4	3,200	2.5	8,000	
24	Mill Creek East.....	1,000	2	2,000	2.5	5,000	
25	Turner Rd.-Jones Rd.....	700	3	2,100	2.5	5,250	
26	NC 119 S/Turner Rd.....	350	4	1,400	2.5	3,500	
27	Gibson Rd. area.....	200	3	600	2.5	1,500	
		<u>3,050</u>		<u>9,300</u>		<u>23,250</u>	

4.1 Short Term Utility Improvements

4.1.1 Water Supply System

As the City develops, water use will increase. Based on current projections, the City will need a **second 500,000 gallon elevated water tank**. As average daily water use nears the 2.0 MGD range (currently 1.5 MGD), the City will need to construct this new water tank. A preliminary tank site has been identified near the North Carolina Industrial Center (NCIC). The second elevated tank will improve system reliability by providing redundancy in the event that one tank is out of service. The estimated cost of the new 500,000 gallon tank is \$2,000,000.

Several water line extensions are proposed to complete loops that will improve water quality, fire flows, pressures, and reliability of service. These improvements will also open up these areas for

new development. These distribution systems improvements are identified as follows and are shown on the attached map.

a. Elevated Water Tank	\$ 2,000,000
b. Complete 12-inch loop in Old Hillsborough Road	525,000
<p>This line will connect to an existing 12-inch water line at Sweet Gum Way at the Manorfield development and extend to Mebane Oaks Road. It is anticipated that a new 12-inch line will be installed to this location under a planned "The Meadows" project recently approved. This line will complete a water line loop on the south side of the interstate and improve reliability and fire flows in that area. It will also allow for future extensions to be made in the Mebane Oaks Road south and Jones Road areas when needed.</p>	
c. Complete 12-inch Loop in US 70 from Allen Baynes Road to end of existing water line near Grillworx	710,000
<p>This water line will complete a loop in US 70 serving the western side of the City. This line will also include a short 8-inch line in Woodlawn Road to loop to an existing 8-inch water line in Forest Lake Dr. This loop will improve reliability and fire flows in that area.</p>	
d. Complete 12-inch Loop in Lebanon Road and Saddleclub Road to Street Andrews Drive	1,425,000
<p>This line will complete a loop to Street Andrews Dr. and will improve Water quality, reliability and fire flows in that area. The entire Mill Creek Subdivision is served by a single feed water line and any water main break on that line would put the area without water service.</p>	
Total Short term Water Improvements	\$ 4,660,000

4.1.2 Sewer Collection System

Mebane’s sewer collection system has 95 miles of gravity sewer lines and 15 pumping stations of varying ages and capacities. The sewer system experiences high flows from infiltration and inflow and it is recommended that investigative measures be provided to locate and correct these sources to reduce the impact of infiltration and inflow. Typically this is done by metering various

lines, smoke testing, videoing, and correcting major problems identified. The ongoing repairs to correct infiltration and inflow are estimated to cost \$2,000,000 over the next five years.

In addition, some pumping stations pump to other pumping stations resulting in a significant increase in flow to the first pump station. This may lead to needed upgrades of all downstream stations. For example, the Arbor Creek pump station pumps to the Terrell Street station which pumps to the Fieldstone station, which in turn, pumps to the WRRF.

Taking into consideration age, available capacity, and projected increases in flow over time, the following pump stations are recommended for capacity upgrades, relocations, or abandonment by installation of new gravity sewers. With the infiltration and inflow repairs included, the short term sewer improvements proposed are summarized below:

a. Infiltration and Inflow Improvements	\$ 2,000,000
b. Farrar Lane Pump Station	-
<p>This station is currently being upgraded to a 500 GPM pump station that will serve projected development in the service area. The upgrade will reduce flows from the Third Street pump station and thereby extend the capacity of that station that would allow future infill development to occur. Funds have been appropriated in the current budget for this upgrade.</p>	
c. Walmart Pump Station Abandonment	500,000
<p>This station has been experiencing commercial growth in a relatively small service area and it is near its design capacity. This station was envisioned to ultimately be abandoned and a new gravity line be installed to an existing 12-inch line at Mebane Oaks Road/Old Hillsborough Road</p>	
d. Terrell Street Pump Station-	-
<p>This station is approaching its design capacity and is located in an area where future infill development along the interstate is expected to result in additional load to this station. This station also accepts flows from the Arbor Creek pump station and that station is expected to see additional development activity in the Old Hillsborough Road area. In this case, if the Arbor Creek pump station is increased in capacity, then</p>	

the Terrell Street station would also need to be upgraded. Due to the unavailability of sufficient sized gravity lines between the Terrell Street station and the WRRF, a new force main would be required all the way to the WRRF. Considering the foregoing, it is recommended that the Arbor Creek pump station be upgraded and flows diverted and pumped to the Southeast Regional station that has available capacity. With this change, the flows removed from the Terrell Street station would provide additional capacity for future infill to the Terrell Street pump station and to the Fieldstone pump station.

e. **Arbor Creek Pump Station-** 1,700,000

The Arbor Creek pump station has about 40,000 GPD of available capacity; however, significant undeveloped properties in that area will result in the need to provide upgrades. It is recommended that this station be upgraded to 500 GPM with an 8-inch force main installed to pump to the existing 12-inch sewer line at Mebane Oaks Road and Old Hillsborough Road. From there, flows will be transported to the Southeast Regional Pump Station.

f. **Third Street Pump Station-** 638,000

The Third Street pump station is over 40 years old. The capacity was upgraded to 550 GPM over 20 years ago and a generator was added about 5 years ago. A more concerning issue is that this area was designated to be in a FEMA flood plain about 5 years ago. During high intensity rainfall events, this station floods.

Because of its age, the flooding and related sewer overflows, this station should be eliminated by extending a 12-inch gravity sewer line to Briarwood Drive (about 2300 feet downstream) to connect to an existing sewer line. Since the Briarwood line is an 8-inch line, the existing 8-inch sewer line from Huckleberry Loop to Fieldstone Drive should be increased to a 12-inch line using pipe bursting to reduce disruption concerns. This new 12-inch line will connect to a 15-inch line in Fieldstone Drive which is tributary to the Fieldstone pump station. If the Arbor Creek pump station flows are diverted from the Terrell Street pump station, the Fieldstone pump station will have additional capacity for this change. In addition, it is possible to increase the

Fieldstone pump station capacity with new impellers if required. Another option that was considered, but not recommended, was to replace the existing station on Third Street; however, the site does not have sufficient space for construction.

g. **Byrd's Pump Station Replacement** 100,000

This 100 GPM station is located on Washington Street near the former Byrd's Food Store. It has a small service area but it is now 42 years old and uses old air ejector type technology that is no longer in general use. Replacement parts are difficult to obtain and Public Works staff is concerned with maintenance issues for this station. This station should be replaced with a submersible pump station with a small footprint. Some additional land may be required for this replacement.

Total Short Term Sewer Improvements \$ 4,938,000

4.1.3 Water Resource Recovery Facility Upgrade

CH2M-Hill is currently evaluating the existing treatment process at the WRRF to determine the reliability in meeting the phosphorus and nitrogen limits under the Jordan Lake rules. Performance has been good to date and it appears the plant capacity can be upgraded to 3.0 MGD at an estimated cost of \$9,500,000. The upgrade will also include the installation of new headworks (bar screen and grit removal facilities) to handle a design flow of 4.0 MGD. The 20 year design flow is 3.5 MGD. Plans are moving forward with the headworks design, permitting and construction beginning in 2018. This work will result in the plant having a design capacity of 3.0 MGD.

The existing WRRF is a 2.5 MGD design capacity with existing flows averaging approximately 1.3 MGD. The current population is estimated at 14,000, so the average flow at the plant is 100 GPD per capita. The flow level also includes existing business and commercial usage, so the 100 GPD per capita is a blended value that considers all uses including infiltration and inflow.

Based on a 2035 population of 32,672 and an average flow of 100 GPD per capita, the estimated average daily flow for 2035 is 3,267,000 GPD from inside the City limits. In addition, the City will be servicing the Efland area in eighteen (18) months along with an agreed upon capacity reservation for the Buckhorn Economic Development Zone (BEDZ) for 250,000 GPD. Combining this capacity reservation with inside city flows results in total estimated flows of 3,517,000 GPD, or 3.5 MGD. Peak flows will likely be in the 9.0 to 10.0 MGD range. Any estimate of usage can be significantly impacted by high volume water users that may locate in the city or BEDZ. However,

the City has typically sought to attract business and industry that do not use significant amounts of water.

4.2 Long Term Utility Improvements

4.2.1 Water Supply System

Possible new service areas have been identified generally south of Old Hillsborough Road and Bowman Road as part of the CLP Study Area. These areas are considered viable for new development due to being larger tracts of land and their proximity to the interstate. In both Alamance and Orange Counties, this area will become more feasible for development as other properties closer to utilities are developed. Development activity will likely be the impetus for extending utilities into this area, but City Council has the final decision as to any future utility infrastructure being extended.

The following roads are identified for long term water line installation as developer driven projects occur in this area. As properties are identified for development potential, water line extensions may be completed using public, private or combined funding options for the installation of 12-inch lines that provide adequate pressures and fire flows in the area. The proposed water lines are shown in the attached Water Map and included in the following list. Estimated costs are based on \$120 per linear foot for the installation of 12-inch lines.

	<u>Linear Feet</u>	<u>Cost</u>
Jones Road from Old Hillsborough Road to Cook Street.....	10,000	\$ 1,200,000
Cook Street from Jones Road to Mebane Oaks Road.....	7,500	900,000
Mebane Oaks Road from Old Hillsborough to Cook	8,000	960,000
Hebron Church Road from Mebane Oaks to West Ten	16,000	1,920,000
Bowman Road from Ben Wilson to West Ten to Buckhorn	10,000	1,200,000
Gibson Road from South Third Street to Lake Latham Road	<u>8,500</u>	<u>1,020,000</u>
Total	<u>60,000</u>	<u>\$ 7,200,000</u>

4.2.2 Sewer Collection System

As properties closest to existing utility infrastructure are developed, land costs will likely increase as a result of supply and demand. Real estate developers and brokers will begin to market land with no utility infrastructure available to it. This happened with the development of Collington Farms and The Meadows and is currently happening in other areas. When such development proposals are presented, sewer extensions will need to be considered in order to provide service. Depending on the location, the cost of providing service can be significant, even deterring development activities. However, if a project seems appealing for City consideration, then the

extension of service may be considered using both private and public funding. The following areas have been identified as potential development-driven sewer extensions; however, no timeline is established for such improvements. They serve as a guide as to how such areas might be served should they be considered by the City in the future. The inclusion of these costs are intended to convey the magnitude of the investment, and are not intended to represent an investment by the City. All cost estimates in the LRUP are quoted in current dollars and subject to inflation and other factors affecting cost.

The LRUP also includes sewer service to the Perry Hills area located on the eastern side of the Study Area. This community has individual subsurface septic systems and there have been anecdotal reports that some systems are not functioning adequately; however, no formal reports have been issued by the County Health Department to our knowledge. While no funding plan is currently established to provide service to Perry Hills, the area could qualify for various federal and State grants. The community is serviced with public water by the Orange-Alamance Water System, and the City does not know if the residents want sewer service from Mebane. Further study and evaluation of this area are needed to document the need and determine the community's interest.

The areas considered for future sewer service include the following:

a. [Mill Creek Outfall Extension](#)

With the completion of the NC Hwy 119 Bypass, a more direct and quicker route to the north side of the City from Interstate 85/40 will result. This may spur new development activity in the Mill Creek drainage basin. The City recently completed upgrading the North Regional pump station to increase capacity to over 600,000 GPD that will accommodate this growth. A review of land use to the east of Mill Creek Golf Course indicates that much of the land is undeveloped, larger tracts. As development occurs in this area, the 16-inch Mill Creek outfall could be extended in an easterly direction to Mill Creek Road to serve this area. The estimated cost is presented as follows:

Construction 11,000 ft. 16-inch gravity sewer with road crossings, seeding and erosion control @ \$130/ft.	\$	1,430,000
37 Manholes@ \$4,300/ea.		159,100
16-inch pipe on piers, 200 ft. @\$400/ft.		80,000
Rock Excavation.....		<u>270,000</u>
Sub-total		<u>1,939,100</u>
Design, Construction Administration, Permits, and contingencies		581,900

Easements, land, and legal	179,000
Total	<u>\$ 2,700,000</u>

b. Jones Road and Mebane Oaks Road Pump Station and Force Main

The area south of Old Hillsborough Road between Jones Road and Mebane Oaks Road to Cook Street is mainly undeveloped and will likely be considered for future development. Less than two miles south of the interstate, this area is considered favorable for new development if utility service is available. A pump station site has been identified close to Jones Road at the end of Eastwood Lane. This location is on Haw Creek and future gravity sewer line extensions could be considered to provide service in the Study Area.

A 12-inch force main is proposed to be installed along Cook Street to Mebane Oaks Road, then along Hebron Road to Ben Wilson Road, discharging to a proposed 18-inch gravity line. The 18-inch gravity line would connect to the existing 18-inch gravity line near Bowman Road in The Meadows subdivision and flow to the Southeast Regional pump station with a capacity of almost 550,000 GPD. This station can be permitted for an additional 800,000 GPD if needed. The proposed 18-inch gravity sewer from Ben Wilson Road to Bowman Road would also provide for future sewer extensions in that drainage basin.

The estimated cost is presented as follows:

Construction 4,000 ft. 18-inch gravity sewer with road crossings, seeding and erosion control @ \$150/ft.	\$ 600,000
9,000 ft. 15-inch SS @ \$120/ ft.	1,080,000
45 Manholes@ \$4,300/ea.	193,500
1000 GPM pump station with generator	1,000,000
14,000 ft. 12-inch force main@ \$80/ft.	1,120,000
Rock Excavation	<u>200,000</u>
Sub-total	<u>4,193,500</u>
Design, Construction Administration, Permits, and contingencies	1,256,500
Easements, land, and legal	<u>200,000</u>
Total	<u>\$ 5,650,000</u>

Developers do not have legal standing to acquire necessary utility easements in order to service an area this large, so it will likely require City participation to open such areas. This is not unprecedented. For instance, the City took the lead in providing sewer service to larger areas when the Southeast Regional pump station was built. The Southeast Regional

pump station project also included funds from developers involved in prospective projects. Such private funding will also be needed for future utility extensions. Should the City take the lead in installing such facilities, and in order to recoup its initial investment, it may consider implementing an acreage fee or have specific developer agreements to be applied to new development in the service area.

c. **Perry Hills Area**

The Perry Hills area is an existing community to the east of the City and is included in the CLP Study Area. The community has individual subsurface septic systems and there have been reports that some systems are not functioning adequately. While no funding plan is established to provide service to this area, it is likely that the area could qualify for possible grants for sewer service. The area is at the headwaters of Lake Michael and a pump station and force main is proposed to serve this area. The sewer would flow to the North Regional pump station with available capacity to serve this area. The plan also shows two gravity sewer outfalls required to serve street lines if installed.

The estimated cost to serve this area is presented as follows:

Construction 15,000 ft. 10-inch gravity sewer with road crossings, seeding and erosion control @ \$100/ft.....	\$ 1,500,000
18,000 ft. 8-inch SS @ \$80/ ft.....	1,080,000
110 Manholes@ \$3,500/ea.	385,000
200 GPM pump station with generator	500,000
5,000 ft. 8-inch force main@ \$70/ft.	350,000
Rock Excavation.....	100,000
Sewer service connections-140@\$3000.....	<u>420,000</u>
Sub-total	<u>4,335,000</u>
Design, Construction Administration, Permits, and contingencies	1,515,000
Easements, land, and legal	<u>150,000</u>
Total	<u>\$ 6,000,000</u>

d. **N.C. Hwy 119 South and Turner Road Area**

South of NC Hwy 119 in vicinity of the Hawfields Presbyterian Home, and including undeveloped properties to Farrell Road is an area of interest. Some of this area is already developed for residential purposes, but no sewer service is currently being considered for the developed areas.

When the Arbor Creek pump station is “redirected,” there will be more available capacity in the Terrell Street pump station, allowing it to accept the rather small flows from this area. Once redirection occurs, flows from this area could be pumped to the existing 8-inch sewer line in Old Hillsborough Road.

The estimated cost to serve this area is presented as follows:

Construction 5,000 ft. 8-inch gravity sewer with road crossings, seeding and erosion control @ \$80/ft.	\$	400,000
20 Manholes@ \$3,500/ea.		70,000
200 GPM pump station with generator		500,000
9,000 ft. 8-inch force main@ \$70/ft.		630,000
Rock Excavation.....		<u>50,000</u>
Sub-total		<u>1,650,000</u>
Design, Construction Administration, Permits, and contingencies		495,000
Easements, land, and legal		<u>55,000</u>
Total	\$	<u>2,200,000</u>

e. [Gibson Road Area](#)

The Gibson Road area is generally along the western section of the Study Area and includes areas on both sides of Gibson Road. There are limited undeveloped parcels in that area that may be considered for future development activities. A small pump station is proposed to serve this area and pump to the existing Governors Green pump station which currently has almost 90,000 GPD (equivalent of a 375 unit residential development) of available capacity. The estimated cost to serve this area is presented as follows:

Construction 6,500 ft. 15” gravity sewer, seeding and erosion control @ \$120/ft.....	\$	780,000
25 Manholes@ \$4,300/ea.		107,500
5,600 ft. 6” force main @ \$50/ft.....		280,000
1-200 GPM pump station.....		500,000
Upgrade Governors Green P.S.....		300,000
Access Road to pump station		150,000
Road bores- 2 ea. @ 15,000		30,000
Rock Excavation.....		<u>50,000</u>
Sub-total		<u>2,197,500</u>
Design, Construction Administration, Permits, and contingencies		659,500

Easements, land, and legal	143,000
Total	<u>\$ 3,000,000</u>

f. **In Fill Gravity Sewer Line Extensions**

There may be other “in fill” gravity sewer line extensions from the existing collection system to serve undeveloped properties. These include the (1) Mebane Business Park area to Mattress Factory Road, (2) Area south of interstate and north of Arbor Creek, (3) Area south of L.J. Rogers pump station, and (4) Area east of Mebane Oaks Road north of Bowman Road.

Sewer to these and other possible areas will likely be driven by development projects; however, the City may be requested to participate in the costs, especially if a new sewer line would cross multiple properties and could serve a larger area. As these possible future line extensions and city participation would be determined on a case by case basis, costs would be determined at such time that a particular project is considered. It is also noted that these extensions could be done at any time and not necessarily be considered a long term improvement.

The following summary provides the total estimated cost for mostly development driven utility improvements over the long term:

Mill Creek Outfall Extension	\$ 2,700,000
Jones Road/Mebane Oaks Rd	5,650,000
Perry Hills Area	6,000,000
N.C. Highway 119 South/Turner Rd.....	2,200,000
Gibson Road Area	<u>3,000,000</u>
Total	<u>\$ 19,550,000</u>

4.2.3 Water Resource Recovery Facility

When flows to the WRRF approach 80% of the facility’s design capacity, plans need to be initiated to expand capacity beyond 3.0 MGD. For Mebane’s WRRF, this happens when flows reach 2.4 MGD. This equates to a population of about 24,000 people which according to the projections in the CLP, this will occur in 2028. Such an expansion of the WRRF will be an expensive undertaking since the discharge will be subject to meet more stringent limits. In the meantime, there may be new and improved treatment technologies developed that will cost effectively provide additional capacity at the current plant site.

It is recommended that the planning efforts at that time review the available options for continued treatment, including non-discharge options like reuse via a separate reclaimed water system. In

addition, the City should consider possible connections with neighboring cities to accept a portion of sewer flows from Mebane, like the agreement with Haw River that provides for up to 0.50 MGD of sewer flow from Mebane to the Haw River system. Graham and Mebane also have such an agreement serving the North Carolina Commerce Park (NCCP) and this area has available capacity based on the users actually locating in the park. The existing sewer line in the NCCP has a design flow capacity of 1.0 MGD and the current users in the Park are not high volume users, so this may be a viable option.

During the latter part of the 20 year planning period, the City will have an expense relating to providing additional treatment plant capacity or possible interconnections. At this time, that cost is not known; however, for future planning purposes, a value of \$10,000,000 is included for that purpose.

The following summary provides the estimated long term utility costs detailed above:

Water Supply System.....	\$ 7,200,000
Sewer Collection System	19,550,000
Water Resource Recovery Facility	<u>10,000,000</u>
Total.....	<u>\$ 36,750,000</u>

5.0 Recommended Action Plan

The Utility Improvements proposed in this long range plan are anticipated to be funded by several methods as summarized below.

5.1 Annual Budget Process

Some of the recommended improvements relate to normal system operations and maintenance; including infiltration and inflow identification and correction, completing water loops that benefit the entire system, and improvements to the Water Resource Recovery Facility that are maintenance or replacement related. These activities should be funded through the annual budget process and utility rates adjusted to reflect capital project outlays or any debt service payments that relate to such improvements.

5.2 Fund Balance

The City has accumulated a fund balance in the Utility Fund, a portion of which can be used for proposed utility improvements. The amount of fund balance to be used should be informed or guided by an established fund balance policy.

5.3 Acreage Service Fees

Should the City install utility services to unserved areas on its own or in a public/private partnership, the City may consider an Acreage Service Fee Policy that would charge new users in the area a fee based on the cost of improvements for the area to be served. The fee would be charged at such time as new users apply for service.

5.4 Recommended Short Term Action Plan

It is recommended that the City starting planning and budgeting for the following Short term improvements starting in the next fiscal year:

5.4.1 Water Improvements

It is recommended that the City locate and acquire a site for the new elevated water tank within the next 2 years and initiate design thereafter to complete construction within 5 years..... \$ 2,000,000

It is recommended that the City complete the water loop on Old Hillsborough Road to improve water quality, fire flows, and system reliability in this area within the next 2 years..... 525,000

Total Water Improvements \$ 2,525,000

Some of the remaining short term water improvements may be funded or partially funded through possible development projects. As such projects may occur in these areas, it is recommended that the city review such projects when considered for options to complete these improvements.

5.4.2 Sewer Improvements

It is recommended that the City initiate a program to identify and correct sources of infiltration and inflow into the sewer collection system..... \$ 2,000,000

Due to anticipated growth in the area south of I85/40 and in proximity to Mebane Oaks Road, it is recommended that the Walmart pump station be abandoned and a gravity sewer line extended to the existing 12-inch line in Old Hillsborough Road 500,000

It is recommended that the 42 year old Byrd's pump station be replaced..... 100,000

It is recommended that the 40+ year old Third Street pump station be abandoned (in a floodplain) and a new gravity sewer be extended to Huckleberry Loop..... 638,000

Total Sewer Improvements \$ 3,238,000

Should new development consider the area tributary to the Arbor Creek pump station, the city will need to evaluate the potential at that time to install the Arbor Creek redirect project to transport flows to the Southeast Regional pump station.

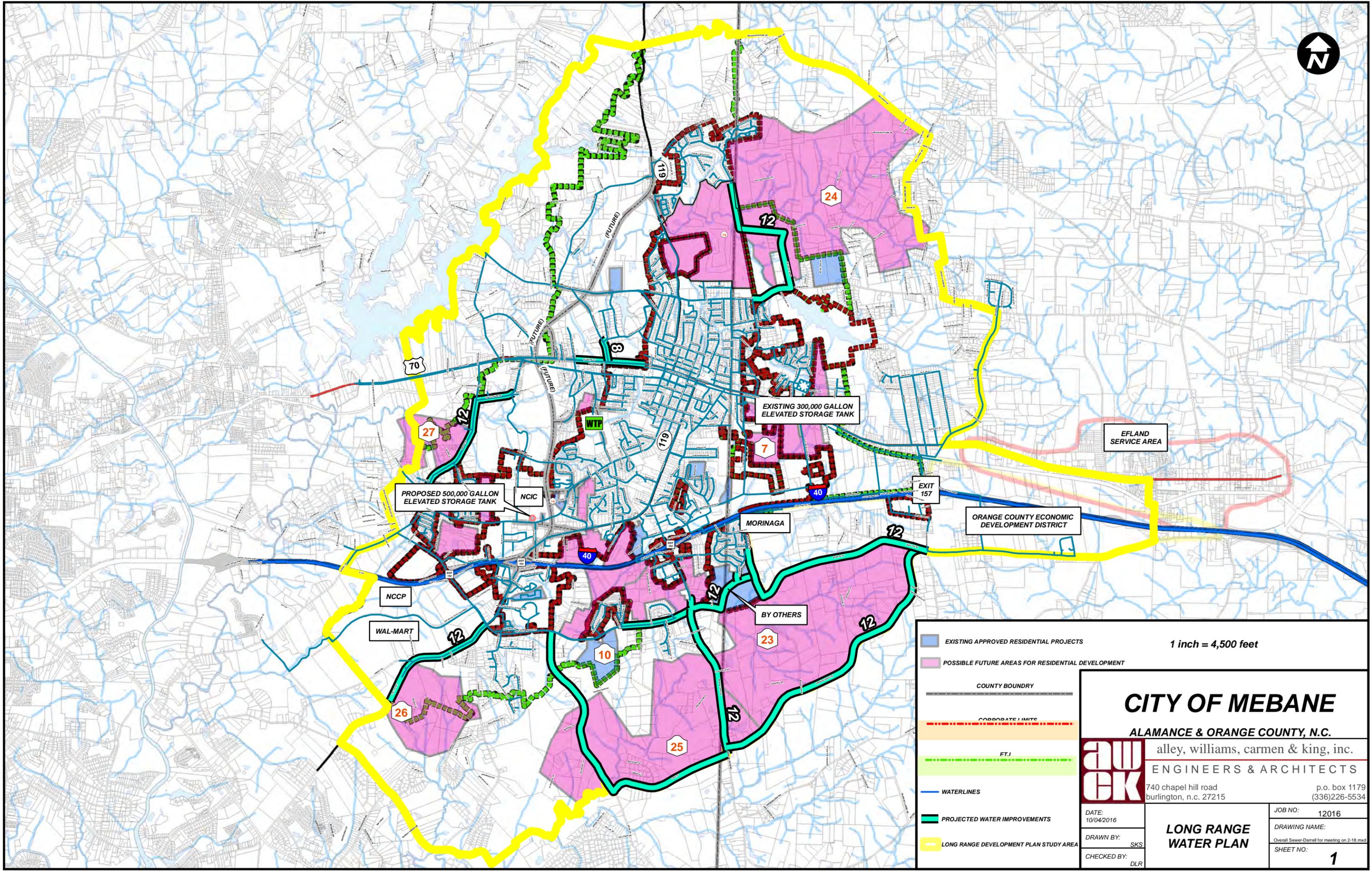
5.4.3 Water Resource Recovery Facility Improvements

It is recommended that the City continue with planning efforts underway to increase the design capacity of the Facility to 3.0 MGD. A capital budget has already been established for this work; however, the funding means has not been finalized..... \$ 9,500,000

In summary, the Short Term Action Plan will require the City to plan for \$15,263,000 in expenditures over the next five years through 2023. The City should consider using funds from the Utility Fund balance, as well as bank financing to complete the recommended short term improvements. With declining debt service payments and the final payment of certain large debt issues, a bank loan appears to be a feasible option to complete these improvements while having a minimal impact on utility rates. It is also recommended that the City apply for possible grant and loans related to these proposed improvements.

SUMMARY OF SHORT TERM ACTION PLAN

Water Improvements	\$ 2,525,000
Sewer Improvements	3,238,000
Water Resource Recovery Facility Improvements	<u>9,500,000</u>
Total Short Term Action Plan Improvements	<u>\$ 15,263,000</u>



-  EXISTING APPROVED RESIDENTIAL PROJECTS
-  POSSIBLE FUTURE AREAS FOR RESIDENTIAL DEVELOPMENT
-  COUNTY BOUNDARY
-  CORPORATE LIMITS
-  E.T.J.
-  WATERLINES
-  PROJECTED WATER IMPROVEMENTS
-  LONG RANGE DEVELOPMENT PLAN STUDY AREA

1 inch = 4,500 feet

CITY OF MEBANE

ALAMANCE & ORANGE COUNTY, N.C.

aw
ck

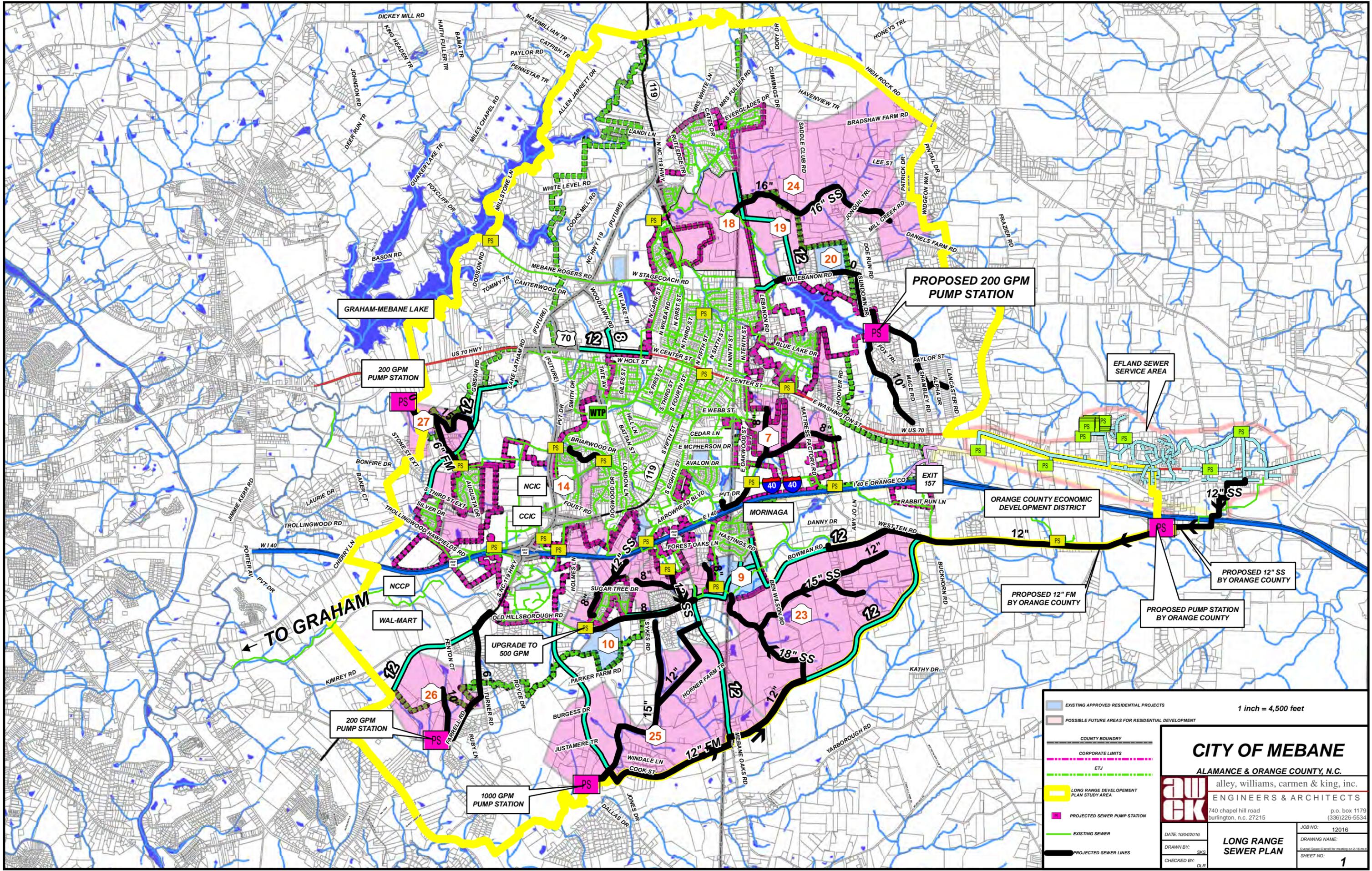
alley, williams, carmen & king, inc.

ENGINEERS & ARCHITECTS

740 chapel hill road
burlington, n.c. 27215

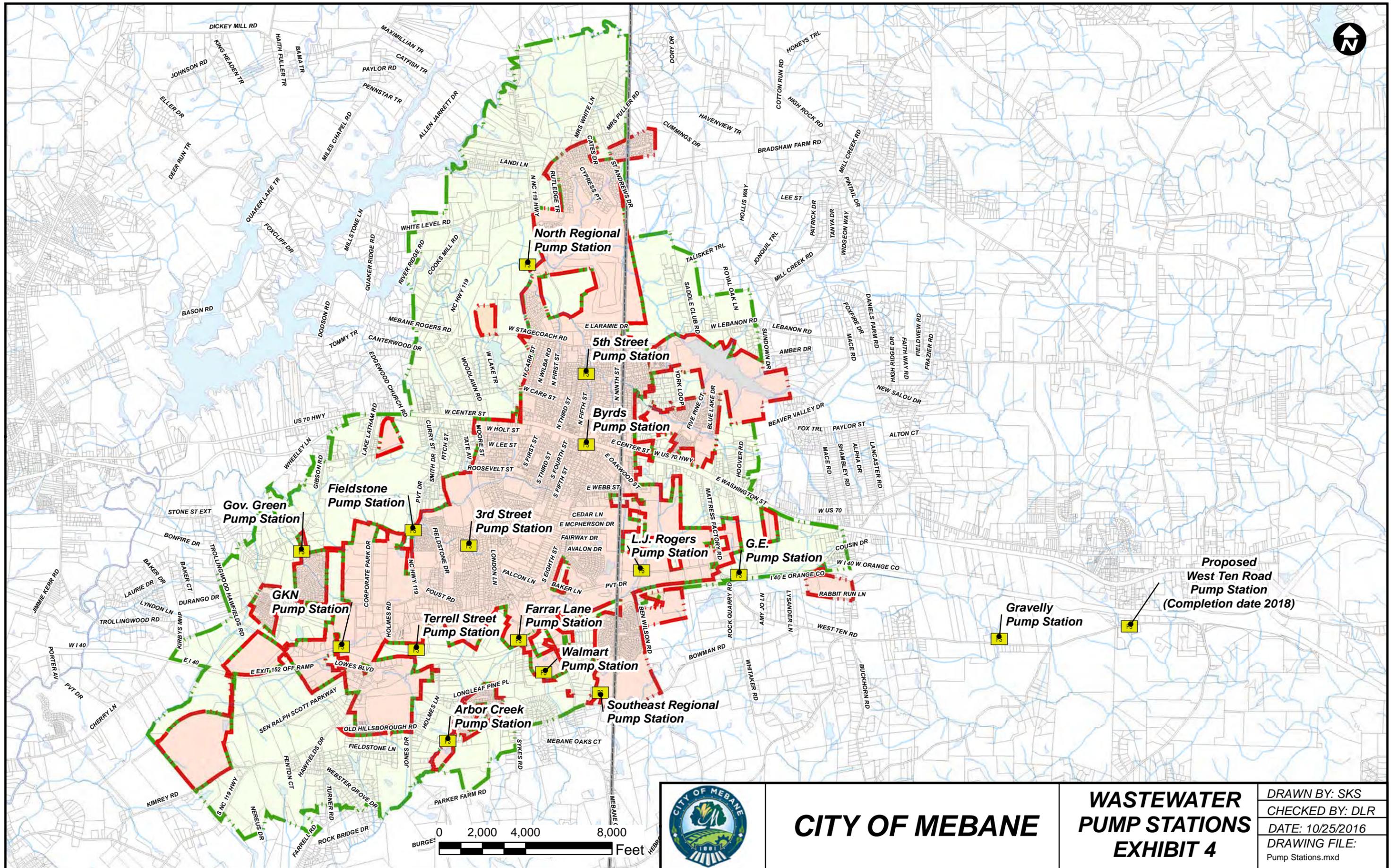
p.o. box 1179
(336)226-5534

DATE: 10/04/2016	LONG RANGE WATER PLAN	JOB NO: 12016
DRAWN BY: SKS		DRAWING NAME: Overall Sewer-Darrell for meeting on 2-18.mxd
CHECKED BY: DLR		SHEET NO: 1



1 inch = 4,500 feet

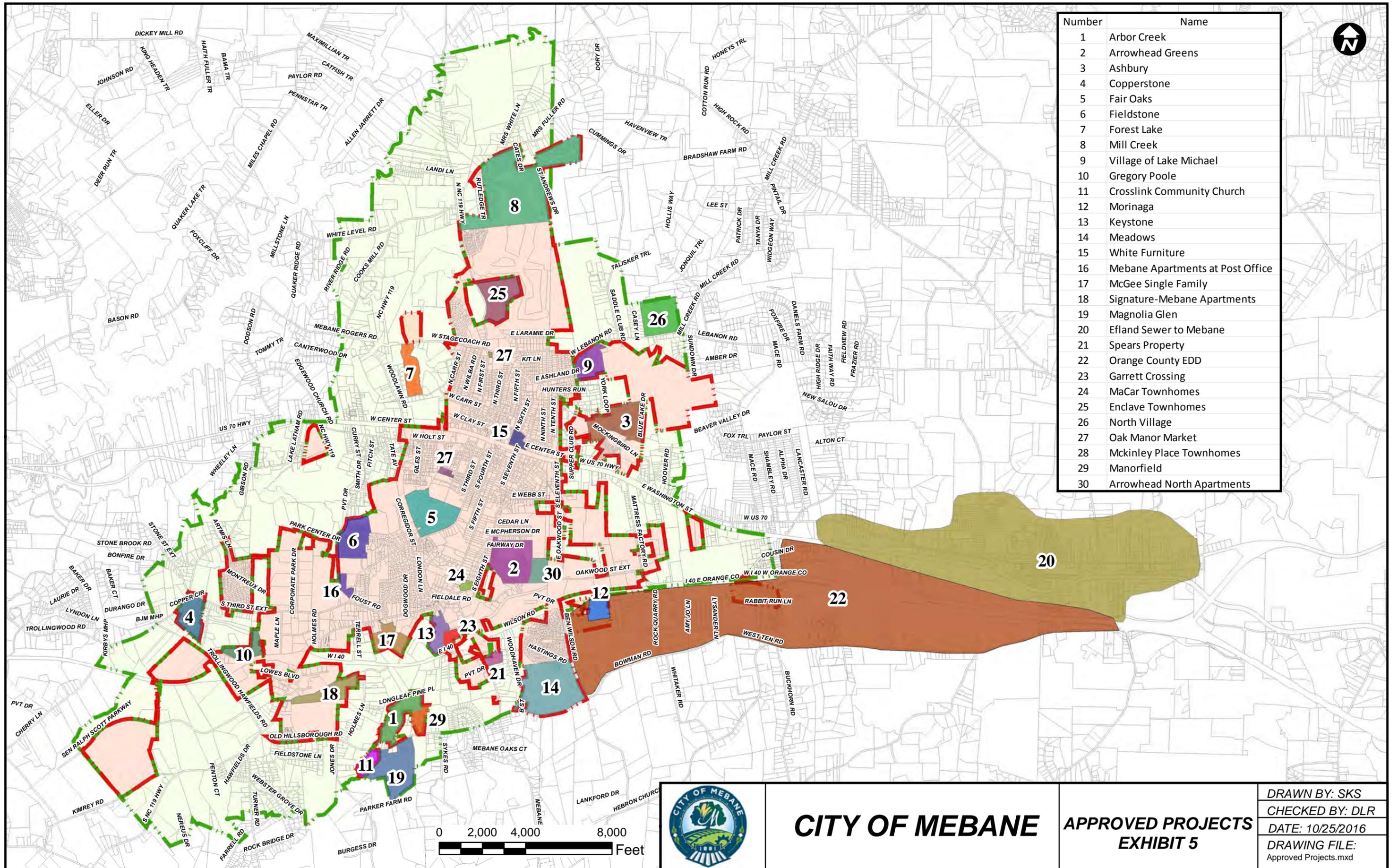
<ul style="list-style-type: none"> EXISTING APPROVED RESIDENTIAL PROJECTS POSSIBLE FUTURE AREAS FOR RESIDENTIAL DEVELOPMENT COUNTY BOUNDARY CORPORATE LIMITS ETJ LONG RANGE DEVELOPMENT PLAN STUDY AREA PROJECTED SEWER PUMP STATION EXISTING SEWER PROJECTED SEWER LINES 	<p>CITY OF MEBANE ALAMANCE & ORANGE COUNTY, N.C.</p> <p>awck alley, williams, carmen & king, inc. ENGINEERS & ARCHITECTS 740 chapel hill road burlington, n.c. 27215</p> <p>DATE: 10/04/2016 DRAWN BY: SKS CHECKED BY: DLR</p> <p>JOB NO: 12016 DRAWING NAME: LONG RANGE SEWER PLAN SHEET NO: 1</p>
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CITY OF MEBANE

WASTEWATER PUMP STATIONS EXHIBIT 4

DRAWN BY: SKS
 CHECKED BY: DLR
 DATE: 10/25/2016
 DRAWING FILE:
 Pump Stations.mxd

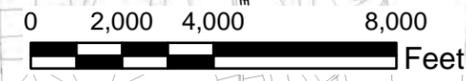


Number	Name
1	Arbor Creek
2	Arrowhead Greens
3	Ashbury
4	Copperstone
5	Fair Oaks
6	Fieldstone
7	Forest Lake
8	Mill Creek
9	Village of Lake Michael
10	Gregory Poole
11	Crosslink Community Church
12	Morinaga
13	Keystone
14	Meadows
15	White Furniture
16	Mebane Apartments at Post Office
17	McGee Single Family
18	Signature-Mebane Apartments
19	Magnolia Glen
20	Efland Sewer to Mebane
21	Spears Property
22	Orange County EDD
23	Garrett Crossing
24	MaCar Townhomes
25	Enclave Townhomes
26	North Village
27	Oak Manor Market
28	Mckinley Place Townhomes
29	Manorfield
30	Arrowhead North Apartments



CITY OF MEBANE

APPROVED PROJECTS EXHIBIT 5



DRAWN BY: SKS
 CHECKED BY: DLR
 DATE: 10/25/2016
 DRAWING FILE:
 Approved Projects.mxd



AGENDA ITEM # 10

Commission on Accreditation for Law Enforcement (CALEA) Update

Presenter

Assistant Chief Allen Byrd

Public Hearing

Yes No

Summary

The police department would like to update council and the public in regards to our accreditation status.

Background

The police department has been revising policies and procedures in order to comply with CALEA standards. The accreditation process consist of multiple steps; 1) Application with Agency Profile Questionnaire (Completed), 2) Self-Assessment / Mock Assessment (Completed), 3) On-Site Assessment (Process), 4) Commission Review, and 5) Maintaining Compliance and Reaccreditations.

Financial Impact

Accreditation Fees - \$10,100 (Paid – April 2015 with Federal Equitable Sharing Funds)

Accreditation Fees – Starting in 2018 - \$4,065 Annually

Power DMS - \$4,34.70 Annually (\$132.42 per user)

Recommendation

N/A

Suggested Motion

N/A

Attachments

1. None

Mebane Fire Dept. Monthly Report

	September	Year to Date	% Change from 2015
Structural Response			
Totals	23	195	5%
Average Personnel Per Response	11	10	
Average Volunteer Response	2	2	
Non Structural Responses			
Totals	51	425	5%
Total Fire Response	74	620	5%
Location (Year to Date)	North	South	
Total Number/Percentage	291/47%	329/53%	
	North	South	
Average Fire Response Time	5:32	6:19	
Percentage of Calls Inside City	56%	55%	
Percentage of Calls Outside City	22%	33%	
Percentage of Calls for Mutual Aid	22%	12%	
EMT Response	131	1194	10%
Location (Year to Date)	North	South	
Total Number/ Percentage	640/54%	554/46%	
CPS Seats Checked	17	155	
Seats Distributed	0	0	
Station Tours/Programs	1	22	
# of Participants	15	1206	
Events Conducted/Attended	6	38	



Members Present: Twila Buffington, Peter Cannell, Thomas Fenske, Kurt Pearson, Chairman Alan Stephenson, Judy Taylor, Vice Chairman Edward Tulauskas, and Thomas Vinson

Members Absent: Gale Pettiford

Also Present: Montrena Hadley, Planning Officer, and Franz Holt, City Engineer

1. Call to Order

At 6:30 p.m. Chairman Alan Stephenson called the meeting to order.

2. Election of Officers

Staff informed the Board that, in accordance with the boards' Bylaws and Rules of Procedure, it is time for the annual Election of Officers.

Staff informed the Planning Board that the new officers will serve until July 2017 when the board will conduct its next annual Election of Officers.

Chairman Alan Stephenson opened the election of officers for nominations for Chairman.

Twila Buffington nominated Chairman Alan Stephenson to continue to serve as Chairman of the Planning Board.

There were no other nominations.

Twila Buffington made a motion to re-elect Alan Stephenson to serve as Chairman to the Planning Board. Thomas Fenske seconded the motion, which passed unanimously (6-0). Alan Stephenson abstained from voting. (Thomas Vinson arrived after the vote.)

Chairman Alan Stephenson opened the election of officers for nominations for Vice Chairman.

Twila Buffington nominated Vice Chairman Edward Tulauskas to continue to serve as Vice Chairman of the Planning Board.

There were no other nominations.

Twila Buffington made a motion to re-elect Edward Tulauskas to serve as Vice Chairman to the Planning Board. Thomas Fenske seconded the motion, which passed unanimously (6-0). Edward Tulauskas abstained from voting. (Thomas Vinson arrived after the vote.)



Staff, Montrena W. Hadley, Planning Officer, serves as the Planning Board Secretary as stated in the Bylaws and Rules of Procedure.

Chairman Alan Stephenson closed the election of officers.

3. Approval of Minutes

Judy Taylor made a motion to approve the minutes from the June 13, 2016 meeting. Peter Cannell seconded the motion which passed unanimously (7-0). (Thomas Vinson arrived after the vote).

4. Major Subdivision Plat – Request From Keith B. Hoover, Donald K. Hoover, and Pamela E. Hoover to Subdivide Property +/-19.49 Acres Located at 305 Hoover Road (Orange County – ETJ) into Two Lots

Staff presented a Final Major Subdivision Plat from Donald and Pamela Hoover, 305 Hoover Road, Mebane, NC 27302 requesting approval of the Final Plat to subdivide property into two lots. The Final Plat will include a total area of 19.49 acres including 1.25 acres in lot 1, 17.18 acres in lot 2 with an existing residence while dedicating 0.3 acres to the public road right of way with this plat and excepting by deed 0.7645 acres, and 2 total lots. Keith Hoover, their son, plans to build a house on Lot 1. The newly created lot 1 is located within the City of Mebane's ETJ and a portion of lot 2 is located within the City of Mebane's ETJ while the residence and remaining property is located within Orange County's Jurisdiction. The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plat to reflect its comments. The subdivision of this property meets the provisions of the Unified development Ordinance (UDO). The 2010 Land Development Plan shows this property within The Central Mebane Planning Area. The property is located within the City of Mebane's Extra-Territorial Jurisdiction (ETJ) and is within the Balance of Watershed. The property is also identified as Orange County GPIN#9825926712. The applicant attended the Planning Board meeting to answer any question in regards to this application.

David McPherson, with Landmark Surveying, Inc., 109 E. Harden Street, Graham, NC 27253 provided a brief overview of the request. He explained that Keith Hoover, their son, plans to build a house on Lot 1 and that the Orange County Health Dept. has approved the septic system for the lot. He concluded that no more than one acre would be disturbed during the construction process for the house and driveway.

Chairman Alan Stephenson asked if there were any questions or comments concerning this request from the public and there were none.

Chairman Alan Stephenson asked if there were any questions or comments concerning this request from the Planning Board.



Twila Buffington inquired about the location of the property.

David McPherson clarified the location off Hwy 70 East.

Thomas Fenske made a motion to recommend approval of the final plat as presented. Kurt Pearson seconded the motion, which passed unanimously (7-0). (Thomas Vinson arrived after the vote.)

5. Preliminary Major Subdivision Plat – Request From Joel Miles to Subdivide Property +/-7.51 Acres Located at 607 S. Fifth Street and South Eighth Street into Seven Lots

SUB-16-01

Staff presented a Preliminary Major Subdivision Plat from Joel Miles, 607 S. Fifth Street, Mebane, NC 27302 requesting approval of the Preliminary Plat for 7 lots. The Preliminary Plat includes a total area of 7.51 acres subdivided as follows:

- Lot 7 with 4.32 acres which includes the existing house as a double frontage lot with driveway access to S. Fifth Street
- Lots 1-6 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)
- Lots 3 and 4 are proposed flag lots meeting the requirements of the Mebane UDO, Article 7-6.4, F.3 (Items a-i). Item (i) states that flag lots shall be approved only where the configuration of the parcel or site features warrant such a lot design. Authorizing a flag lot design is intended to accommodate a particular extenuating circumstance which makes traditional lot design infeasible. Therefore, flag lots should be judiciously approved.
- Total proposed impervious surface area of 49,725 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 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 developer has asked to use a fee in lieu of dedication option for the minimum required Public Recreation Space estimated at \$3,423.58 to be paid prior to the final plat recordation. 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. The property is located within the City of Mebane's Corporate Limits and is not within the Watershed. The property is also identified as Alamance County GPIN#9825005843-Tax Map #10-21-75. The applicant attended the Planning Board meeting to answer any question in regards to this application.

Joel Miles, owner of the property, provided a brief overview of the request. He explained his request to subdivide his property into 7 lots and to sale lots 1-6 to a developer but keep Lot 7 for his current residence.

Chairman Alan Stephenson asked if there were any questions or comments concerning this request from the public and there were none.

Chairman Alan Stephenson asked if there were any questions or comments concerning this request from the Planning Board.

Kurt Pearson inquired and expressed concerns about the flag lot and asked staff for comments.

Joel Miles explained the lay of the land with the FEMA floodplain and 50' stream buffer running through Lot 3 and his desire to maximize the use of his property with as many lots as he can.

Montrena Hadley, Planning Officer, and Franz Holt, City Engineer, explained that Lots 3 and 4 are proposed flag lots meeting the requirements of the Mebane UDO, Article 7-6.4, F.3 (Items a-i). Item (i) states that flag lots shall be approved only where the configuration of the parcel or site features warrant such a lot design. Authorizing a flag lot design is intended to accommodate a particular extenuating circumstance which makes traditional lot design infeasible. Therefore, flag lots should be judiciously approved.

Thomas Vinson inquired about the minimum required Public Recreation Space.

Joel Miles explained that he's asking to use a fee in lieu of dedication option for the minimum required Public Recreation Space estimated at \$3,423.58 to be paid prior to the final plat recordation since there isn't a lot of area for adequate recreational space and the city's position due to the limited size and continuous maintenance to accept the fee in lieu of dedication.

Thomas Vinson made a motion to recommend approval of the preliminary plat as presented. Thomas Fenske seconded the motion, which passed unanimously (8-0).

6. **Adjournment** - There being no further business, the meeting was adjourned at 7:00 p.m.