



Council Meeting Agenda  
September 19, 2016  
6:00 p.m.

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1. Call to Order and Invocation ..... Mayor Glendel Stephenson
2. Public Comments..... Mayor
3. Consent Agenda..... Mayor
  - a. Approval of Minutes- Regular Meeting- August 1, 2016
  - b. Fixed Assets Disposals
  - c. Final Plat- Arrowhead, Phase 3 Amendment- Commercial Lot
  - d. Final Plat- Keystone at Mebane Oaks, Phase 1B
4. YMCA Discussion..... Walter Britt
5. Public Hearings:
  - a. Voluntary Annexation- Ordinance to Extend the Corporate Limits-  
SST Properties, LLC  
NCIC 2350 Park Center Drive, LLC  
Southern Season Warehouse Partners, LLC.....Lawson Brown, City Attorney
  - b. Euliss Properties, LLC Amendment to the  
M-1 Conditional Zoning District..... Montrena Hadley, Planning Officer
6. Petition for Voluntary Annexation-  
Cook Out Mebane Oaks, LLC..... Mr. Brown
7. Cemetery Ordinance Amendments..... Mr. Brown
8. Fee Schedule Amendment- Cemetery ..... Mr. Brown
9. NCDEQ Sanitary Sewer Asset Inventory  
and Assessment Grant..... Franz Holt, City Engineer
10. Mebane McGee Associates, JV Rezoning (Requested to be  
postponed until October 3, 2016 per Applicant)..... Ms. Hadley
11. Mebane McGee Associates, JV Special Use Permit (Requested to  
be postponed until October 3, 2016 per Applicant)..... Ms. Hadley
12. Adjournment..... Mayor



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, August 1, 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  
Darrell Russell, City Engineer  
Stephanie Shaw, City Clerk  
Terrence Caldwell, Police Chief  
Sandi Bagby, Beautification Coordinator

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

Ms. Philipps read aloud a statement in regard to National Night Out (NNO) which will be held on August 2, 2016. NNO is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, better places to live. Mebane's events will be held from 6pm-8pm in five different locations across the City.

Council voted unanimously by motion of Mr. Greene, seconded by Ms. Philipps, to move the September regular monthly Council meeting from Monday, September 5<sup>th</sup> to Monday, September 19<sup>th</sup> due to the Labor Day holiday and scheduling conflicts.

Mayor Stephenson announced City Engineer Darrell Russell's retirement effective August 31, 2016. Mr. Hooks read aloud the following Resolution honoring Mr. Russell.

**RESOLUTION HONORING DARRELL RUSSELL  
CITY ENGINEER FROM January 1973 TO August 2016**

**WHEREAS**, Mr. Darrell Russell has announced his intention to retire as City Engineer effective August 31, 2016 with his final Council meeting being August 1, 2016; and

**WHEREAS**, Darrell, having served under four Mayors, thirty-six Council members, four City Managers, and countless Department Heads and City staff; has provided critical design and engineering services and been instrumental in moving the City of Mebane forward in a progressive manner; and

**WHEREAS**, during his four decades as City Engineer, Darrell has been a key contributor to attracting numerous economic development projects and expanding the City's tax base including Tanger Outlets, Walmart Distribution Center, Lidl, Morinaga America Foods, 3C Alliance, Southern Seasons, Trivantage, Cambro and Ferraro Foods to name just a few; and

**WHEREAS**, Darrell was a trusted advisor and engineer in many community revitalization, restoration and construction projects, some of which include the Library, the City Hall, Mebane Mills Lofts, the Police Department, the Arts and Community Center, and three Fire Stations; and

**WHEREAS**, during four decades of service, Darrell saw the number of residents grow six-fold from 2,000 to 13,000, while the city boundaries swelled almost eight-fold from 650 acres to 5,744 acres; and

**WHEREAS**, much of this growth and expansion is directly attributable to Darrell's work on utility extensions, pump stations, new facilities, street planning, water treatment and wastewater treatment; and

**WHEREAS**, Darrell has provided input and guidance in the development of a Unified Development Ordinance that insures smart, orderly growth for residential, commercial, and industrial development while maintaining Mebane's brand as a charming, affordable small town where citizens enjoy an attractive quality of life; and

**WHEREAS**, along with being the City of Mebane's City Engineer, Darrell is recognized locally and throughout the region and State as a trusted advisor to elected and appointed officials on public projects of all types; and

**WHEREAS**, Darrell has demonstrated throughout his 43-year career in Mebane a sincere concern and commitment to quality government services and infrastructure, epitomizing public service at its best; and

**WHEREAS**, Darrell's years of service have contributed greatly to making the City of Mebane what it is today, and what it will be in the future,

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of Mebane, on behalf of the citizens and employees of Mebane, that the Mayor and City Councilmembers extend to Darrell Russell our sincere appreciation for his loyal and dedicated service in making Mebane a better place to live, work and play; and

**BE IT FURTHER RESOLVED** that the Mayor and Council members extend to Darrell our sincere best wishes for a happy, healthy, and well-deserved retirement with Gail and the family.

Adopted this 1<sup>st</sup> day of August, 2016

Mr. Russell received a standing ovation from Council, City staff and audience members. Mr. Russell spoke a few words, thanking Council and City staff for the opportunity to have such a long successful career with Alley, Williams, Carmen and King, Inc. and the City of Mebane.

Mayor Stephenson announced that the agenda item Item 9 - Mebane McGee Associates, JV Rezoning and Item 10- Mebane McGee Associates, JV Special Use Permit were requested to be postponed, per the applicant, until September 19, 2016. Council unanimously approved the request to postpone a decision on Items 9 and 10 until the September 19, 2016 regular monthly meeting by motion of Mr. Bradley, seconded by Ms. Philipps.

Mayor Stephenson presented the Consent Agenda as follows:

- a. Approval of Minutes- Regular Meeting- July 11, 2016
- b. Agreement for Entry with NCDOT- Hwy 119 Relocation
- c. Utility Agreement with NCDOT- Hwy 119 Relocation
- d. Tax Collector's Settlement
- e. Final Plat- Village at Lake Michael- Buildings #3 and #6
- f. Ordinance Amendment- Section 6, 151- Appeal
- g. Resolution Authorizing Application for an Interest-free Loan
- h. Final Plat- Arrowhead, Phase 2C

Mr. Cheek briefly highlighted the items on the consent agenda.

Item d. is as follows:

Tax Collector's Settlement 2015 and Prior Years June 30, 2016	
Levy 2015	\$ 7,977,259.20
Lien Advertising Cost	639.36
Nuisance Fees	589.59
Beg Balance Uncollected 2014 Taxes	47,942.70
Beg Balance Uncollected 2013 Taxes	19,104.96

Beg Balance Uncollected 2012 Taxes	18,548.51
Beg Balance Uncollected 2011 Taxes	14,659.28
Beg Balance Uncollected 2010 Taxes	10,294.22
Beg Balance Uncollected 2009 Taxes	8,549.86
Beg Balance Uncollected 2008 Taxes	10,789.24
Beg Balance Uncollected 2007 Taxes	6,702.11
Beg Balance Uncollected 2006 Taxes	3,846.17
Beg Balance Uncollected 2005 Taxes	6,028.58

Total Charges \$ 8,124,953.78

Tax Revenue Collected Including discounts allowed	\$ 7,966,028.21
Releases and Refunds	6,225.60
Nuisance Fees Collected	685.00
Advertising Cost Collected	552.45
Uncollected Advertising Cost	333.00
Uncollected Nuisance	250.00
Uncollected 2015 Taxes @ June 30, 2016	43,533.75
Uncollected 2014 Taxes @ June 30, 2016	23,396.19
Uncollected 2013 Taxes @ June 30, 2016	13,458.94
Uncollected 2012 Taxes @ June 30, 2016	15,602.03
Uncollected 2011 Taxes @ June 30, 2016	9,728.93
Uncollected 2010 Taxes @ June 30, 2016	10,041.03
Uncollected 2009 Taxes @ June 30, 2016	8,349.59
Uncollected 2008 Taxes @ June 30, 2016	10,664.62
Uncollected 2007 Taxes @ June 30, 2016	6,452.75
Uncollected 2006 Taxes @ June 30, 2016	3,623.11
Uncollected 2005 Taxes @ June 30, 2016	6,028.58

Total Credits \$ 8,124,953.78

TAX BALANCES UNCOLLECTED 06-30-16

Year	Levy	Balance Uncollected	% Uncollected	% Collected	Original % Collected	Net Change
2015	\$ 7,977,259.20	\$ 43,533.75	0.55%	99.45%	99.45%	
2014	7,746,314.57	23,396.19	0.30%	99.70%	99.12%	0.58%
2013	7,204,605.54	13,458.94	0.19%	99.81%	99.03%	0.78%
2012	6,957,936.83	15,602.03	0.22%	99.78%	98.63%	1.15%
2011	6,723,914.54	9,728.93	0.14%	99.86%	98.72%	1.14%
2010	6,232,002.49	10,041.03	0.16%	99.84%	97.67%	2.17%
2009	6,150,070.96	8,349.59	0.14%	99.86%	97.40%	2.46%
2008	5,870,546.61	10,664.62	0.18%	99.82%	99.22%	0.60%
2007	5,388,480.79	6,452.75	0.12%	99.88%	99.29%	0.59%
2006	5,038,365.74	3,623.11	0.07%	99.93%	99.51%	0.42%
2005	4,590,137.09	6,028.58	0.13%	99.87%	99.09%	0.78%

Item g. is as follows:

**RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR  
APPROVAL OF A FINANCING AGREEMENT  
AUTHORIZED BY NORTH CAROLINA GENERAL STATUTE 160A-20**

**WHEREAS**, the City of Mebane, North Carolina desires to purchase a front-line fire truck to provide Fire service to the citizens of the City; and

**WHEREAS**, the City of Mebane desires to finance the purchase by the use of an installment contract authorized under North Carolina General Statute 160A, Section 20; and

**WHEREAS**, Piedmont Electric Membership Corporation has applied for loan funds available through the USDA's Rural Economic Development Loan Program, and has determined that the City may submit an application for a loan up to \$490,000 for ten years at zero interest.

**NOW; THEREFORE, BE IT RESOLVED** that the City Council of the City of Mebane, North Carolina, meeting in a Regular Meeting on the 1st day of August, 2016, makes the following findings of fact:

1. The proposed financing agreement is necessary or expedient because the anticipated zero interest charged allows for the efficient purchase of the vehicle while maintaining the city's funds over the useful life of the vehicle.
2. General Statute 159-148 (b) 2 authorizes the City to undertake an installment financing agreement for the purchase of motor vehicles.
3. The City of Mebane's debt management procedures and policies comply in all respects with all requirements of the North Carolina General Statutes and the regulations of the North Carolina Local Government Commission. Debt management practices require the City to fully fund all debt service requirements. The City's independent auditors annually review the debt service requirements of the City and offer advice and counsel to the City in maintaining adequate balances and reserves for debt service purposes.
4. The City of Mebane is not in default in any of its debt service obligations.
5. The City's budget for 2016-17 includes funds sufficient to begin debt service payments for the purchase of the fire truck, and no tax rate increase is expected to meet the obligations under the loan.

**NOW; THEREFORE, BE IT FURTHER RESOLVED**, that David Cheek, City Manager (or successors so titled) is hereby authorized to act on behalf of the City of Mebane in filing an application with Piedmont Electric Membership Corporation and with the USDA in application or approval of the loan, or the proposed financing contract, and other related actions not inconsistent with this Resolution. Furthermore, the City of Mebane hereby declares its official intent to reimburse itself with the proceeds from the financing contract for any of the expenditures incurred prior to the issuance of any loan made under this financing contract.

This Resolution is effective upon its adoption this 1st day of August, 2016.

The motion to adopt this Resolution approving the filing of an application for a loan was made by Ed Hooks, seconded by Patty Philipps, and passed by a vote of 5 to 0.

\_\_\_\_\_  
Glendel Stephenson, Mayor

ATTEST:

\_\_\_\_\_  
Stephanie Shaw, City Clerk

Mr. Hooks made a motion, seconded by Ms. Philipps, to approve the consent agenda as presented. The motion carried unanimously.

A Public Hearing was held for Council to consider approval of a performance agreement with Prescient, a privately held company, to locate manufacturing facility in the N.C. Commerce Park (NCCP). Mac Williams, President of Alamance County Chamber of Commerce, took a moment to comment on Darrell Russell's retirement and spoke of Mr. Russell's invaluable guidance during the last twelve years that he has the pleasure of working with him.

Mr. Williams spoke briefly about Prescient and introduced Greg Pacchiana, vice president of Prescient, and Katie Culp, site selection consultant with KSM Location Advisors. Mr. Pacchiana spoke about Prescient, stating they are an engineering, architectural, manufacturing construction company that produces light gaged steel super structures for multi-story apartments, student housing, hotels, and senior living. The firm began in 2009 but really took off in 2013. The company will produce an estimated three million square feet of building this year out of the Arvada, Colorado operation. The proposed plant to be built in Mebane will be their second facility and a lot of their corporate staff will relocate to Mebane as well. He stated their plan is to be operational in the first quarter of 2017. Mr. Cheek went over the details of the proposed incentive agreement. He stated the economic development project has been a cooperative effort between Alamance County, the City of Mebane and the City of Graham as the NCCP partnership. Prescient will be constructing a 135,000 square foot manufacturing facility with offices in the NCCP to east of the Walmart Distribution Center and Lidl. The planned facility will result in added taxable investment of as much as \$15,300,000 and create approximately 205 full-time equivalent jobs with an average wage of \$46,322. The proposed incentive package for Prescient amounts to \$1,165,000 including cash grants of \$1,065,000 and reimbursements of local impact, permit and inspection fees estimated at \$100,000. As a one-third partner on the project, Mebane's share of the proposed incentive amounts to \$388,333. Mr. Cheek added that, as always with every incentive agreement, clawback provisions are included. If the company does not meet its goals, the City will not meet the incentive levels. This economic development project will generate \$1,737,100 in property taxes over the next 10 years with the City of Mebane's one-third share amounting to \$579,033. The city will also receive sales tax from construction along with the indirect benefits of creating 205 new jobs with an estimated annual payroll of over \$9.6 million per year. Staff recommends approval of the agreement.

Stephen Laughead, 624 Colington Drive, stated it is a great idea to attract businesses however he shared his concerns about pollutants. Mr. Pacchiana stated the steel is already premanufactured and comes in rolls. They will have some robotic welding but they will have hoods to handle that process.

Ms. Auditori questioned the noise. He stated everything is done inside so the facility will be quiet. Ms. Philipps questioned how many trucks would be routed in and out of the facility. Mr. Pacchiana replied 400 trucks annually.

Mr. Greene made a motion, seconded by Ms. Philipps, to close the Public Hearing. The motion carried unanimously.

Mr. Williams added a few more comments in regard to the collaborative efforts of Mebane, Graham and Alamance County and the NCCP. Council thanked Mr. Williams for his economic development work. Ms. Culp stated this project has been very competitive project and thanked everyone for their professionalism and hard work.

Patty Philipps made a motion, seconded by Ed Hooks, to approve the incentives agreement based upon findings that the company will add at least \$15,300,000 to the City's tax base, at least create

205 new jobs in the City, and result in added value and benefits to the taxpayers of the City. The motion carried unanimously.

Mr. Brown presented a request on behalf of three properties located in the North Carolina Industrial Center (NCIC): SST Properties, LLC, NCIC 2350 Park Center Dr., LLC and Southern Season Warehouse Partners, LLC for voluntary contiguous annexation containing approximately 50.61 acres located in the NCIC on Park Center Drive. He recommended approval of the petition, resolution and to accept the City Clerk's Certificate of Sufficiency for property requesting to be annexed. Mr. Bradley made a motion, seconded by Mr. Hooks, to accept the petition and to accept the certificate of sufficiency and Resolution setting a date of public hearing for September 19, 2016. The motion carried unanimously.

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

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Mebane Municipal Building at 6:00 p.m. on September 19, 2016.

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

Lying and being in the City of Mebane, Melville Township, Alamance County, North Carolina, and more particularly described as follows:

Beginning at a 1/2 Inch Iron Pipe Found in the northern right-of-way line of Park Center Drive (formerly International Drive) having NAD83(2011) coordinates of Northing 849,867.35 feet, Easting 1,911,897.41 feet, also being a 1/2 Inch Iron Pipe Found on the southern property line of now or formerly SST Properties LLC as recorded in Deed Book 3441, Page 697 in the Alamance County Register of Deeds and being Lot 14A of Plat Book 77, Page 171; thence along the southern property lines of Lot 14A and said northern right-of-way line of Park Center Drive, along the arc of a curve to the left having a radius of 2,030.00 feet with a chord bearing and distance of North 68°58'57" West 231.05 feet to a 1/2 Inch Iron Pipe Found at the southeastern corner of now or formerly NCIC 2350 Park Center Drive, LLC as recorded in Deed Book 3485, Page 854 and being Lot 14B of said Plat Book 77, Page 171; thence along the southern property lines of said Lot 14B and continuing along said northern right-of-way line of Park Center Drive, along the arc of a curve to the left having a radius of 2,030.00 feet with a chord bearing and distance of North 76°47'54" West 322.32 feet to a 1/2 Inch Iron Pipe Found; thence crossing Park Center Drive, South 08°38'53" West 60.00 feet to a 1/2 Inch Iron Pipe Found in the southern right-of-way line of said Park Center Drive and the northern property lines of now or formerly Exeter 1099 Corporate Park, LLC as recorded in Deed Book 3227, Page 430 and being Lot 7 of Plat Book 67, Page 82; thence along said southern right-of-way line of said Park Center Drive and said northern property lines of now or formerly Exeter 1099 Corporate Park, LLC, the flowing two (2) courses:

1) along the arc of a curve to the right having a radius of 1,060.00 feet with a chord bearing and distance of North 78°09'27" West 118.37 feet to a 1/2 Inch Iron Pipe Found;

2) North 75°14'10" West 498.73 feet to a 1/2 Inch Iron Pipe Found in a eastern property line of now or formerly SST Properties LLC as recorded in Deed Book 3441, Page 697 and being Lot 16 of Plat Book 77, Page 109; thence along the eastern property lines of said Lot 16 and the current western terminus line of said Park Center Drive, North 08°09'40" East 60.40 feet to a 1/2 Inch Iron

Pipe Found in the southern property line of now or formerly Southern Season Warehouse Partners, LLC as recorded in Deed Book 3423, Page 829 and being Lot 15 of Plat Book 77, Page 38; thence along the southern and western property lines of said Lot 15 and the eastern property lines of said Lot 16, the following four (4) courses:

- 1) North 75°14'10" West 261.15 feet to a 1/2 Inch Iron Pipe Found;
- 2) North 08°43'34" West 232.39 feet to a 1/2 Inch Iron Pipe Found;
- 3) North 19°19'48" West 141.50 feet to a 1/2 Inch Iron Pipe Found;
- 4) North 03°41'05" West 640.19 feet to a 1/2 Inch Iron Pipe Found in the southern property lines of now or formerly Town of Mebane as recorded in Deed Book 272, Page 88; thence along the southern property lines of said Town of Mebane and the northern property lines of said Lot 15, said Lot 14A and said Lot 14B, the following four (4) courses:

- 1) North 56°16'18" East 252.41 feet to a 1/2 Inch Iron Pipe Found;
- 2) North 52°46'18" East 300.30 feet to a 1/2 Inch Iron Pipe Found (crossing a 1/2 Inch Iron Pipe Found at 228.95 feet);
- 3) South 36°44'12" East 388.26 feet to a 1/2 Inch Iron Pipe Found;
- 4) North 85°16'26" East 433.00 feet to a Stone with a "X" Mark Found (crossing a 1/2 Inch Iron Pipe Found at 175.00 feet and at 422.97 feet) to a point at the northwestern corner of now or formerly SST Properties LLC as recorded in Deed Book 3441, Page 697 and being the remainder of Lot 14 of Plat Book 77, Pages 108 and 109; thence along the western property lines of said remainder of Lot 14 and the northern and eastern property lines of said Lot 14A, the following four (4) courses:

- 1) South 71°01'59" East 434.34 feet to a 1/2 Inch Iron Pipe Found;
- 2) South 60°34'18" East 428.82 feet to a point;
- 3) South 07°56'45" West 495.08 feet to a 1/2 Inch Iron Pipe Found (crossing a 1/2 Inch Iron Pipe Found at 115.00 feet);
- 4) South 20°14'57" West 668.09 feet to a 1/2 Inch Iron Pipe Found in said northern right-of-way line of Park Center Drive; thence along said northern right-of-way line of Park Center Drive, along the arc of a curve to the left having a radius of 2,017.76 feet with a chord bearing and distance of North 63°59'34" West 104.11 feet to the true point of beginning, containing 50.610 acres or 0.079078125 square miles.

Being all of Lot 14A (comprising 17.082 acres, more or less) and 14B (comprising 15.754 acres, more or less), as shown on the plat entitled "Final Plat, North Carolina Industrial Center, Phase 2, Lots 14A and 14B, Melville Township, Alamance County, Mebane, North Carolina" dated August 17, 2015 and recorded in Plat Book 77, Page 171; all of Lot 15 (comprising 16.924 acres, more or less) as shown on the plat entitled "Final Plat, North Carolina Industrial Center, Phase 2, Lot 15, Melville Township, City of Mebane, Alamance County, North Carolina" dated March 25, 2015 and recorded in Plat Book 77, Page 38 and the 60 foot Public Right-of-Way of Park Center Drive (comprising 0.850 acres, more or less) as shown on the plat entitled "Final Plat, North Carolina Industrial Center, Park Center Drive West, Melville Township, Alamance County, Mebane, North Carolina" dated March 24, 2014 and recorded in Plat Book 76, Page 192 in the Alamance County, North Carolina, Register of Deeds;

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.

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Glendel Stephenson, Mayor

ATTEST:

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Stephanie W. Shaw, City Clerk

Police Chief Terrence Caldwell gave a presentation on the status of public safety in Mebane in light of recent events that have taken place across the nation, such as threats and violence against police officers, as well as the racial tensions that sometimes accompany those events. He spoke about the measures he and his department are taking to ensure they are managing public safety appropriately. Specific points he highlighted were:

- Building community relations
- Diverse workforce
- Teaching the concept on implicit biases
- Training on de-escalation
- Educating community members on interaction with law enforcement
  - Ø Listen, Explain, Comply and Complain

Chief Caldwell concluded his presentation with a YouTube video which serves as a reminder to his officers that an escalated event could be “only one call away” as well as a reminder to the community that his officers are “only one call away” and are ready to serve.

Jesse Day, ACIP with the Piedmont Triad Regional Council (PTRC), presented a Comprehensive Land Development update and Growth Strategy overview. He explained that the Comprehensive Land Plan (CLP) Advisory Committee had met five (5) times to discuss vision, policy, growth strategy and other issues around future land development in the City of Mebane and the study area that extends into the ETJ and unincorporated areas of Orange and Alamance Counties. A public meeting and survey was also employed to gather feedback on the planning effort. Vibrant community, safe, connected (via trails and sidewalks), open space and recreation were important themes that were heard through the planning process, which also supports top priority items identified at the City Council strategic planning retreats in January and February of this year. Facing a projected increase of over 19,000 people by 2035 and an increase of over 4,600 jobs over the same time period is a challenge for preserving key characteristics of present day Mebane. Developing land development regulations that best accommodates that growth, while also protecting and providing open space, supporting walkability, preserving small town charm, safety and security is a key outcome of the CLP implementation. Adopting the identified growth strategy areas will help staff and the PTRC to model future land use based upon expected population and job growth. This modeling effort will provide context and guidance to the City of Mebane in developing policies and ordinances that encourage well-planned, sustainable, and orderly growth. Mr. Day presented the following:

**COMPREHENSIVE LAND DEVELOPMENT PLAN**  
**MEBANE BY DESIGN**  
**GROWTH STRATEGY OVERVIEW**

A growth strategy map was developed to provide a broad planning context for the more specific land development vision, goals and policies. The map shows the location of expected growth areas. The growth area descriptions on pages 2 & 3 provide general policy goals for how growth may occur in these locations, what types of growth and uses and where there may be constraints to growth. The areas that are expected to have a higher intensity of growth over the next 5 years are listed as G-1, G-2 or G-3 (1 being highest) and the areas expected to have a lower intensity of growth are listed as G-4. Conservation areas are locations with high natural resource value.

**Primary Growth Area (G-1)** – The areas with prime access to existing City infrastructure and urban services. There are a mix of proposed uses with this expected intensity of growth depending on the location in Mebane. Suitable development sites within Primary Growth Areas should be given encouragement over the next 5 years. The following locations have been identified in this G-1 category.

- -1- Downtown Mixed Use
- -2- NC-119 Bypass/US-70 Mixed Use
- -3- Cameron Lane Area Mixed Use
- -4- NCCP Industrial

**Primary Growth Area (G-2)** – The areas with prime access to most existing City infrastructure and urban services. Additional roadway, sewer or other services may need to be built to fully utilize these areas. Suitable development sites within Primary Growth Areas should be given encouragement over the next 5 years. If additional public utilities or roads are required, adopt policies to fund the cost through the development process. The following locations have been identified in this G-2 category.

- -5- Part of BEDD Industrial
- -6- Jones Drive & S Mebane Oaks Rd

**Primary Growth Area (G-3)** - The areas with prime access to some existing City infrastructure and urban services. Additional roadway, sewer or other services may need to be built to fully utilize these areas. Suitable development sites within Primary Growth Areas should be given encouragement over the next 5 years. If additional public utilities or roads are required, adopt policies to fund the cost through the development process. The following locations have been identified in this G-3 category.

- -7- NC-119 & Bypass

**Secondary Growth Areas (G-4)** – Areas with access or potential access to City infrastructure and urban services or that are already developed. Suitable development sites within Secondary Growth Areas should be given a moderate level of encouragement for mid- to long-range development over the next 5 to 10 years. The cost of new infrastructure and services to these areas should be strongly considered before approving large scale development, redevelopment or rezoning in Secondary Growth Areas. The G-4 or secondary growth areas make up the balance of Mebane’s study area, once the G-1, G-2, G-3 and Conservation Corridors are removed.

**Conservation Area & Corridors** – Areas that should be given a high level of encouragement to remain in a natural state, open space, recreation, greenways or be maintained in very low-density, rural uses over the next 15 years. Cluster residential development should be strongly encouraged or required within Conservation Areas, and non-residential development should be encouraged in other locations. This also includes conservation areas along creeks, streams and rivers, and within areas containing floodplains, steep slopes, and/or severe soil limitations. Property owners should be encouraged to locate new land development outside of conservation areas and corridors as much as possible. Development credits should be provided for additional contiguous conservation areas protected.

### **Growth Strategy Area Descriptions**

Directions: See map on page 4 for the boundary of growth areas. The ID locates the corresponding growth area on the map.

#### **G-1 Downtown Mixed-Use (ID-I) Location: Downtown**

Summary: The downtown mixed-use area extends the opportunity for mixed use development beyond the existing CBD.

Uses: Allow current mix of uses and encourage live work units up to \_\_ stories. Allow vertical or horizontal mixed use and building reuse.

Lot sizes: Continue no minimum lot sizes.

Walkability/Natural Resources: Make sure to promote walkability and natural resource preservation where possible. The downtown should be safely connected via pedestrian crossings to historic neighborhoods, existing and planned parks. Wayfinding should be provided to help visitors locate the heart of the downtown area.

#### **G-1 Mixed-Use (ID-II) Location: NC 119 and US 70**

Summary: This area will be an entrance and gateway to Mebane when the NC 119 bypass is complete, insure that it is aesthetically pleasing and connected to other parts of Mebane.

Uses: Allow mix of uses north or US 70, south of US 70 will be a transitional zone between residential, mobile home park and industrial land uses.

Lot sizes: Instead of minimum lot size, create minimum density & encourage preservation of green space.

Walkability/Natural Resources: Make sure sidewalks connect to downtown along US 70 and the railroad corridor.

#### **G-1 Mixed-Use (ID-III) Location: Cameron Lane Area**

Summary: This area is receiving tremendous growth pressure and currently has several multi-family and commercial developments being proposed in the area.

Uses: Support neighborhood scale retail and commercial development, entertainment, all residential and office and medical uses. Discourage big box and industrial land uses.

Lot Sizes: Encourage vertical integration of land uses and allow density bonuses for providing amenities. Provide a plan for internal roadways and encourage park locations.

Walkability/Natural Resources: Provide carefully planned entrances and exits onto Mebane Oaks Road to encourage pedestrian safety. Provide transit stop amenities and bus shelters. A bridge or tunnel across Mebane Oaks Road may be needed to provide safe transportation alternatives. Look at enhancing the fee structure if amenities are not provided through the development process. Look at a multi-use trail connection along the NC 119 Bypass to connect to US 70 and then to downtown.

Other: Explore a stormwater facility that can serve the entire Cameron Lane area.

#### **G-1 Industrial (ID-IV) Location: Part of NCCP**

Summary: This area makes up a large part of the NCCP and is a quickly growing industrial area, surrounding by a growing residential area. Creating safe traffic flow, intersections and trail connections throughout the growth area will increase the attractiveness of the industrial park.

Uses: Support light industrial uses and a transitional zone where industrial meets residential land uses.

Lot sizes: Flexibility on lot sizes, but provide buffers where industrial meets residential.

Walkability/Natural Resources: Encourage trail connections and easement dedication along stream corridors and along lot lines to create a network of trails that support the developing light industrial land uses in the industrial park. Create a linear park around the industrial park to help serve the developing area south of I-40 with no publicly accessible open space.

### **G-2 Industrial (ID-V) Location: Part of BEDD and North of US 70 (Group 2)**

Summary: This area encompasses the western portion of the BEDD and also existing industrial uses and some existing residential areas.

Uses: Maximize for non-residential use and discourage single family development, but allow for some multi-family or workforce housing in close proximity to the current and future industrial land uses. Encourage clean industry and low water users.

Lot sizes: Provide flexibility on lot sizes depending on land use.

Walkability/Natural Resources: Where multi-family is proposed, encourage sidewalk construction and connectivity to industrial job locations or existing commercial development on US 70, where existing connections across the railroad are provided (e.g. near Mattress Factory Rd & E. Washington Street intersection). Provide greenway easement connections when new industrial development is proposed that support alternative transportation to and from work.

### **G-2 Residential (ID-VI) Location: Jones Drive and S. Mebane Oaks Rd**

Summary: This area includes some locations outside of the City of Mebane, but is seen as an area where future residential growth may be accommodated with water and sewer investment.

Uses: Encourage residential and light commercial, create a village concept here (e.g. Southern Village).

Lot sizes: Encourage conservation cluster and make water and sewer infrastructure investments wisely. Require conservation data with site plan.

Walkability/Natural Resources: Incentivize for larger stream buffers, build greenways in preserved open space and try to connect with the MST trail nearby in Orange County.

### **G-3 Mixed-Use (ID-VII) Location: NC-119 & Bypass**

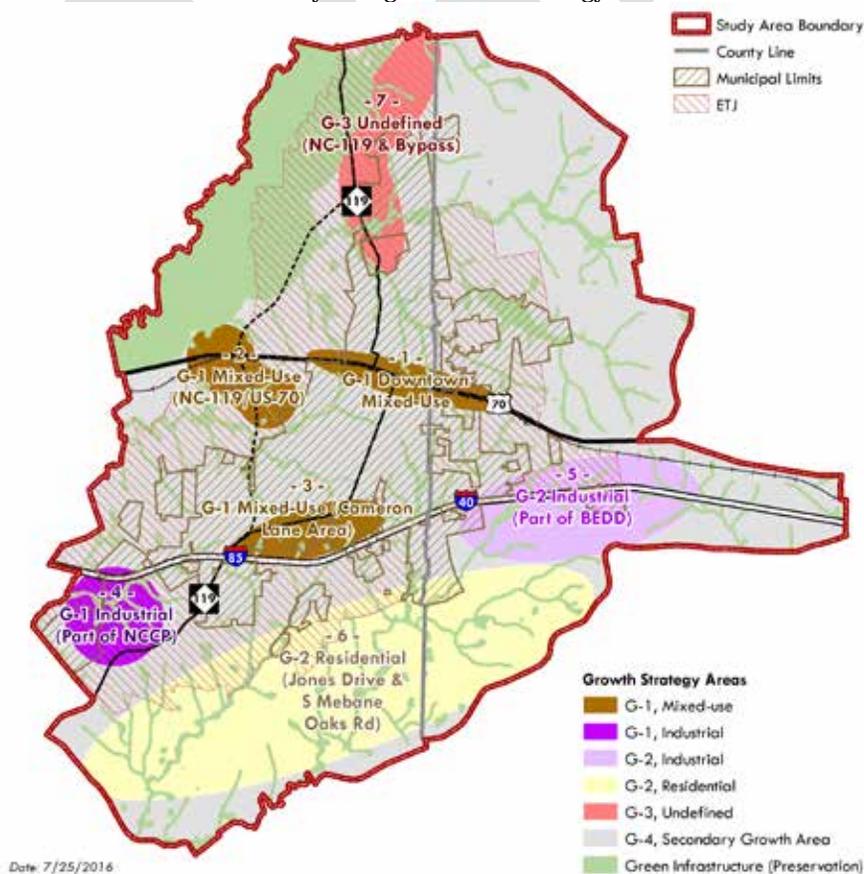
Summary: The NC 119 Bypass will intersect existing NC 119 at this location. Although not experience growth pressure now, the Bypass will allow shorter drive times to I-40 and other destinations south.

Uses: Encourage limited commercial growth south of Ms. Whites land and only residential or PUD developments north of Ms. Whites Lane. Discourage any industrial development.

Lot sizes: Encourage different lots sizes and densities as in Mill Creek.

Walkability/Natural Resources: Provide greenway easement dedication to make future trail connectivity to neighboring residential areas and schools. Encourage sidewalks, bike lanes and large stream buffer easements for wildlife corridors leading from the reservoir and the critical watershed areas that make the western boundary of this growth area.

Mebane By Design Growth Strategy Areas



Mr. Bradley stated if the study thus far has focused on where to put 19,000 additional people and not focusing on what the best use of the land is to maintain the atmosphere of the city, then the study is getting started off on a wrong philosophy. He stated he is looking for assurance that during this planning we are looking at a modeling that will determine what the best use is for a particular piece of land. Mr. Day stated they are looking at the data for projected growth vs. how the City can handle that growth. There was considerable discussion among Council and staff in regard to the best plan of action to take towards planning for the growth including best use of land, transportation, infrastructure and residential needs. It was suggested that a work session be scheduled so Council and staff can look at the overview in more detail and discussions can take place about what direction the CLP should take. Tom Boney, Editor of Alamance News, questioned what type of notification property owners have received during this process about the potential change of future land use to their property. Mr. Day stated areas on the map have been identified as areas of potential growth but the map is not a future land use map. Mr. Boney stated if projected land use is different than its existing land use and its existing zoning than property owners should be notified. Council stated that notification is a reasonable request but currently not necessary. Staff agreed to set up a date for a work session to discuss the CLP and Growth Strategy in greater detail.

Mr. Brown presented a request for adoption of a Solicitation Ordinance. He explained due to public and Council concerns regarding safety of the traveling public and for street solicitors, the Council requested an ordinance to address street solicitations. The drafted ordinance limits on-street solicitations to areas that are not high traffic streets. It also contains a "feeless" police department issued permit requirement that has appeal rights for permit denials. Mr. Bradley made a motion, seconded by Mr. Hooks, to adopt the Ordinance, Chapter 39 Sales and Solicitations in the Street Right-of-Way, with the correction of a typo and the addition of language in Chapter 38-12 stating that issued permits would be valid for 30 days from the date of issuance. The motion carried unanimously.

Staff presented a request for approval to recommend Rick Smith to the Alamance County Board of Commissioners for appointment for to Mebane's Board of Adjustment (Alamance County ETJ). Mr. Brown explained that this action is a recommendation only, Alamance County Commissioners will vote to appoint or not appoint Mr. Smith. Mr. Hooks made a motion, seconded by Ms. Philipps, to approve recommendation of Rick Smith for appointment. The motion carried unanimously.

Sandi Bagby reported to Council proposed locations for bike racks to be installed throughout the City. She also presented photos depicting different rack styles for the specific locations. She stated the purchase of the bike racks will be paid through a grant from Impact Alamance. In addition to the bike racks, the grant will provide for fit trail stations at the Mebane Arts and Community Center.

Mr. Cheek announced a joint meeting scheduled for September 15, 2016 with Orange County Commissioners. Additionally, he commended Planning Officer Montrena Hadley who was awarded 2016 Member of the Year by the NC Association of Zoning Officials. He concluded by announcing the launch of the City's new website and thanked Finance Officer Jeanne Tate and Clerk Stephanie Shaw for their diligent work throughout the entire website project.

There being no further business, the meeting was adjourned at 8:15p.m.

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Glendel Stephenson, Mayor

ATTEST:

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Stephanie W. Shaw, City Clerk



## AGENDA ITEM #3b

### Fixed Asset Disposals FY16

#### Presenter

Jeanne Tate, Finance Director

#### Public Hearing

Yes  No

#### Summary

In accordance with NC General Statute §160A-266, the City Council authorized the City Manager to dispose of city assets that are valued under \$30,000, with an annual report to Council on the results.

#### Background

In FY16, a thermal camera was lost during a fire call, and we were reimbursed by insurance for the majority of the purchase price. A Police dog was also lost in FY16. Beyond these two items, a number of assets and supplies were disposed of through the online site GovDeals. Disposals included six surplus vehicles, a 1968 motor grader, a few mowers and miscellaneous items from the wastewater lab and the MACC that were obsolete or replaced during their renovations. The full list of items that were sold is attached.

#### Financial Impact

The first year of using GovDeals was successful, with those transactions yielding an overall net gain of nearly \$26,000 for some of the City's older surplus items.

GovDeals gross sales totaled \$34,650 before deduction of their fees. Items sold through GovDeals are picked up by the buyers, so the City had no other delivery or disposal costs. Unaudited book value on the items sold is

\$6,422.59, with the majority being fully depreciated. The only item disposed at a loss was a 9-year old copier, which had seen heavy use and had begun to experience multiple breakdowns and repair bills.

Disposal of Fixed Assets and other items	FY16
Fire Department	\$ 9,014.78
Public Works	14,383.50
Administration	102.01
Water Resource Recovery Facility	3,741.50
Recreation and Parks	7,409.05
Total sales	\$ 34,650.84
GovDeals Fees	(2,309.53)
Book value of items sold	(6,422.59)
Net Gain on Sales	\$ 25,918.72

#### Recommendation

Staff recommends acceptance of the report.

#### Suggested Motion

I make a motion to accept the report as presented.

#### Attachments

1. List of disposals of City assets for FY16

## GOVDEALS.COM SALES LOG FY16

Fixed Assets	Item Description	Winning Bid	Location
	Nova Silo Units w/ Viewsonic Monitors	102.01	ADMIN
x	2005 Chevrolet Tahoe S/N 1GNEK13V85R14910	8,978.00	FIRE
x	Panasonic Copier	36.78	FIRE
	Stacking Chairs Qty=270	1,501.00	PARKS/REC
	Ricoh B/W Copier	51.00	PARKS/REC
	Sport Court Flooring	1,607.00	PARKS/REC
x	1996 Kubota Riding Lawn Mower	2,251.00	PUBLIC WORKS
x	1996 Kubota Riding Lawn Mower	4,250.05	PUBLIC WORKS
	2009 Husqvarna Riding Lawn Mower	1,152.00	PUBLIC WORKS
	2009 Husqvarna Riding Lawn Mower	1,245.00	PUBLIC WORKS
x	1990 Ford Garbage Truck	2,001.00	SANITATION
x	1993 Ford F-150 Truck	300.00	SEWER
x	1993 Ford F-150 Truck	659.00	SEWER
x	1968 Galion 118-b Motor Grader	4,420.00	STREET
x	1993 Ford F-150 XL Truck	1,102.00	WATER
x	1985 Ford Dump Truck	1,253.50	WATER
	Delta Band Saw	251.00	WRRF
	Scaleton Mechanical Cylinder Scale	52.00	WRRF
	Scotsman Ice Machine	227.00	WRRF
	Snapper Pro Zero Turn 61" Mower	1,891.00	WRRF
	Winsmith Speed Reducer	22.11	WRRF
	Poulan Pole Saw	21.00	WRRF
	ECHO Weed Eater	54.11	WRRF
	Troy-Bilt Push Mower	127.00	WRRF
	Dodge D Series Motor Brake/Reliance Motor	6.00	WRRF
	Teco Westingtonhouse Electric Motor	53.00	WRRF
	Laboratory Petri Dishes	18.17	WRRF
	BOD Bottles	9.00	WRRF
	Thermo Orion pH Meter	26.00	WRRF
	Hach LDO Probe w/ 10m Cable	5.00	WRRF
	Cabisco Microscope	51.00	WRRF
	Echo SRM-3100 Weed Eater	23.00	WRRF
	Teco Westinghouse Motor	6.00	WRRF
	Echo SRM-260 Weed Eater	23.00	WRRF
	Lincoln Motor	6.00	WRRF
	GE Breakers	21.00	WRRF
	1/4 HP Reliance Motor	6.00	WRRF
	1/2 HP Reliance Motor	21.00	WRRF
	Husqvarna Chainsaw	112.11	WRRF
	Diesel Tank/500 Gallon	276.00	WRRF
	Dishwasher	21.00	WRRF
	Refrigerated Incubator	34.00	WRRF
	North Star Honda Powered Generator	303.00	WRRF
	Stainles Steel Tank w/ 1/2 hp Motor (Neptune Mixer)	76.00	WRRF
		<b>Total</b>	
		<b>\$ 34,650.84</b>	



# AGENDA ITEM #3c

## Final Plat, Arrowhead Phase 3 Amendment – Commercial Lot

### Presenter

Montrena Hadley, Planning Officer

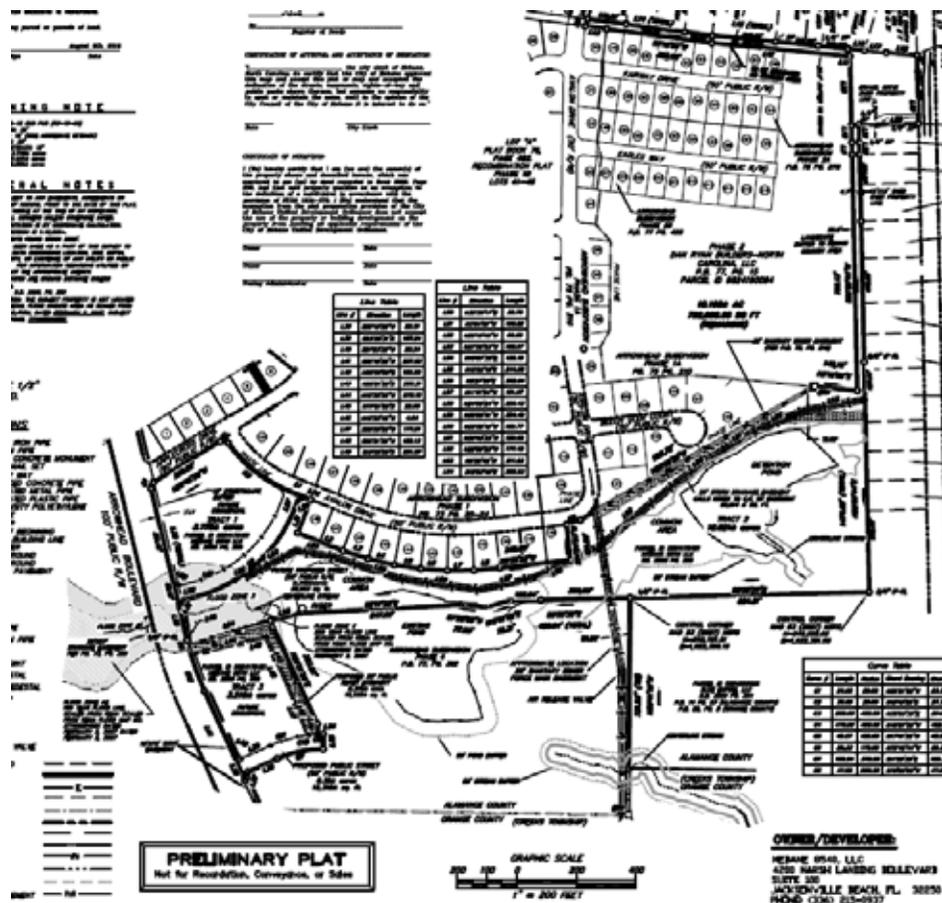
### Applicant

Mebane 8540, LLC  
4200 Marsh Landing Blvd, Suite 100  
Jacksonville Beach, FL 32250

### Public Hearing

Yes  No

### Final Plat



### Property

Arrowhead Blvd,  
Applecross Drive, and  
Avalon Drive Alamance  
County Tax Map 10-23-  
21K; GPIN#9824175451

### Proposed Zoning

N/A

### Current Zoning

CU-R-12 – Conditional  
Use Single Family  
Residential as a PUD

### Size

+/- 25.606 acres

### Surrounding Zoning

CU-R-12 and R-20

### Surrounding Land Uses

Residential

### Utilities

Extended at developer's  
expense.

### Floodplain

No

### Watershed

No

### City Limits

Yes

---

### Summary

Mebane 8540, LLC is requesting approval of this Final Plat for the amended Arrowhead, Phase 3 plat. Originally, Phase 3 was approved by Council on July 11, 2016 as 2 tracts containing a common open space area and a commercial lot, planning to subdivide a third lot for commercial development along Arrowhead Blvd. The amended Final Plat will create the third commercial lot as Tract 3. The Final Plat includes 3.775 acres in the original Tract 1 for commercial development, 0.349 acres for a future street, 18.621 acres of common open space in Tract 2, and 3.210 acres in the new Tract 3 commercial lot. The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plan to reflect its comments. The subdivision of this property meets the City of Mebane's old Zoning, Subdivision, and Landscape Ordinances, and was approved prior to the adoption of the Unified Development Ordinance (UDO). All infrastructure must be completed and approved to meet the City of Mebane Specifications. All infrastructure not completed shall be bonded or a letter of credit provided prior to recordation.

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### Financial Impact

The developer has extended utilities at his own expense.

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### Recommendation

Staff recommends approval of the Final Plat.

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### Suggested Motion

Motion to approve the final plat as presented.

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### Attachments

1. Final Plat





# AGENDA ITEM #3d

## Final Plat- Keystone at Mebane Oaks, Phase 1B

### Presenter

Montrena Hadley, Planning Officer

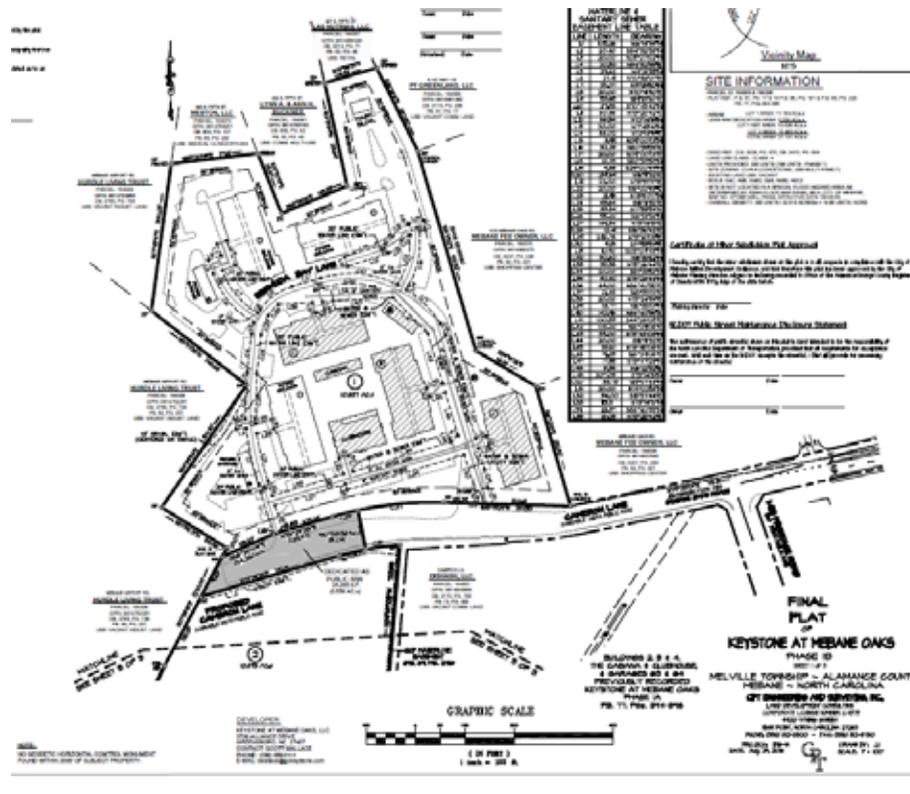
### Applicant

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

### Public Hearing

Yes  No

### Final Plat



### Property

Bermuda Bay Lane;  
Alamance Co. Tax Map 10-22-49, 10-23-23;  
GPIN#9814851716 and  
GPIN#9814749876

### Proposed Zoning

N/A

### Current Zoning

CU-R-6 – Conditional Use - Multi- Family

### Size

+/- 21.131 acres

### Surrounding Zoning

B-2 and M-2

### Surrounding Land Uses

Commercial and Light Manufacturing

### Utilities

Extended at developer's expense.

### Floodplain

No

### Watershed

No

### City Limits

Yes

---

### Summary

Keystone at Mebane Oaks, LLC is requesting approval of the Final Plat for Keystone at Mebane Oaks, Phase 1B. The Final Plat includes 11.194 acres in Lot 1, 10.495 acres in Lot 2, 0.558 acres dedicated to public right-of-way of the proposed Cameron Lane, 198 apartments, waterline & sanitary sewer easements, and private storm drain easements. The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plan to reflect its comments. The final plat for this property meets the City of Mebane's Unified Development Ordinance (UDO). All infrastructure must be completed and approved to meet the City of Mebane Specifications. All infrastructure not completed shall be bonded or a letter of credit provided prior to recordation.

---

### Financial Impact

The developer has extended utilities at his own expense.

---

### Recommendation

Staff recommends approval of the final plat.

---

### Suggested Motion

Motion to approve the final plat as presented.

---

### Attachments

1. Final Plat



**Certificate of Accuracy**

I, Jeffrey L. Gibson, certify that this plat was drawn under my supervision from an actual survey made under my supervision (detailed description recorded in Book \_\_\_\_\_ page \_\_\_\_\_ etc.) (other) that the boundaries not surveyed are clearly indicated as drawn from information found in Book \_\_\_\_\_ page \_\_\_\_\_ that the ratio of precision as calculated is 1/10,000; that this plat was prepared in accordance with NC65-41-50 as amended. Witness my original signature, registration number and seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2016.

**Certificate of Purpose of Plat**

- The final plat shall contain one of the following statements, signed and sealed by the plat preparer:
- a. The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
  - b. The survey is located in a portion of a county or municipality that is unincorporated as to an ordinance that regulates parcels of land.

**Jeffrey L. Gibson**  
Surveyor  
License  
Registration Number

Stamp or Seal

**Review Officer Certification**  
State of North Carolina, County of Alamance

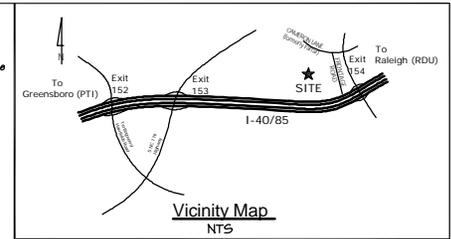
I, \_\_\_\_\_ Review Officer of Alamance County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer Date

**Certificate of Ownership and Dedication**

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

Owner Date  
Owner Date  
(Historical) Date



**SITE INFORMATION**

- PARCEL ID: 164556 & 164336
- PLAT REF.: P.B. 61, PG. 17 & 18 P.B. 66, PG. 191 & P.B. 66, PG. 220
- P.B. 77, PG. 394-398
- AREAS: LOT 1 AREA: 11.194 AC±
- LESS RW DEDICATION AREA: 0.558 AC±
- LOT 1 NET AREA: 10.636 AC±
- LOT 2 AREA: 10.489 AC±
- TOTAL AREA: 21.131 AC±
- DEED REF.: D.B. 3206, PG. 670, D.B. 3410, PG. 638
- LAND USE CLASS: CLASS 4
- UNITS PROVIDED: 330 UNITS (198 UNITS - PHASE 1)
- SITE ZONING: CU-R4 (CONDITIONAL USE/MULTI-FAMILY)
- EXISTING LAND USE: VACANT
- SOILS: G-1c, H-1b, G-2c, G-3b, H-2c, H-2c
- SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD MAP PANEL 9814, CITY OF MEBANE, MAP NO. 3710981400, PANEL EFFECTIVE DATE: 09-06-06
- OVERALL DENSITY: 330 UNITS / 22.515 ACRES± = 14.66 UNITS / ACRE

**Certificate of Minor Subdivision Plat Approval**

I hereby certify that the minor subdivision shown on this plat is in all respects in compliance with the City of Mebane Unified Development Ordinance, and that therefore this plat has been approved by the City of Mebane Planning Director, subject to its being recorded in Office of the Alamance/Orange County Register of Deeds within thirty days of the date below.

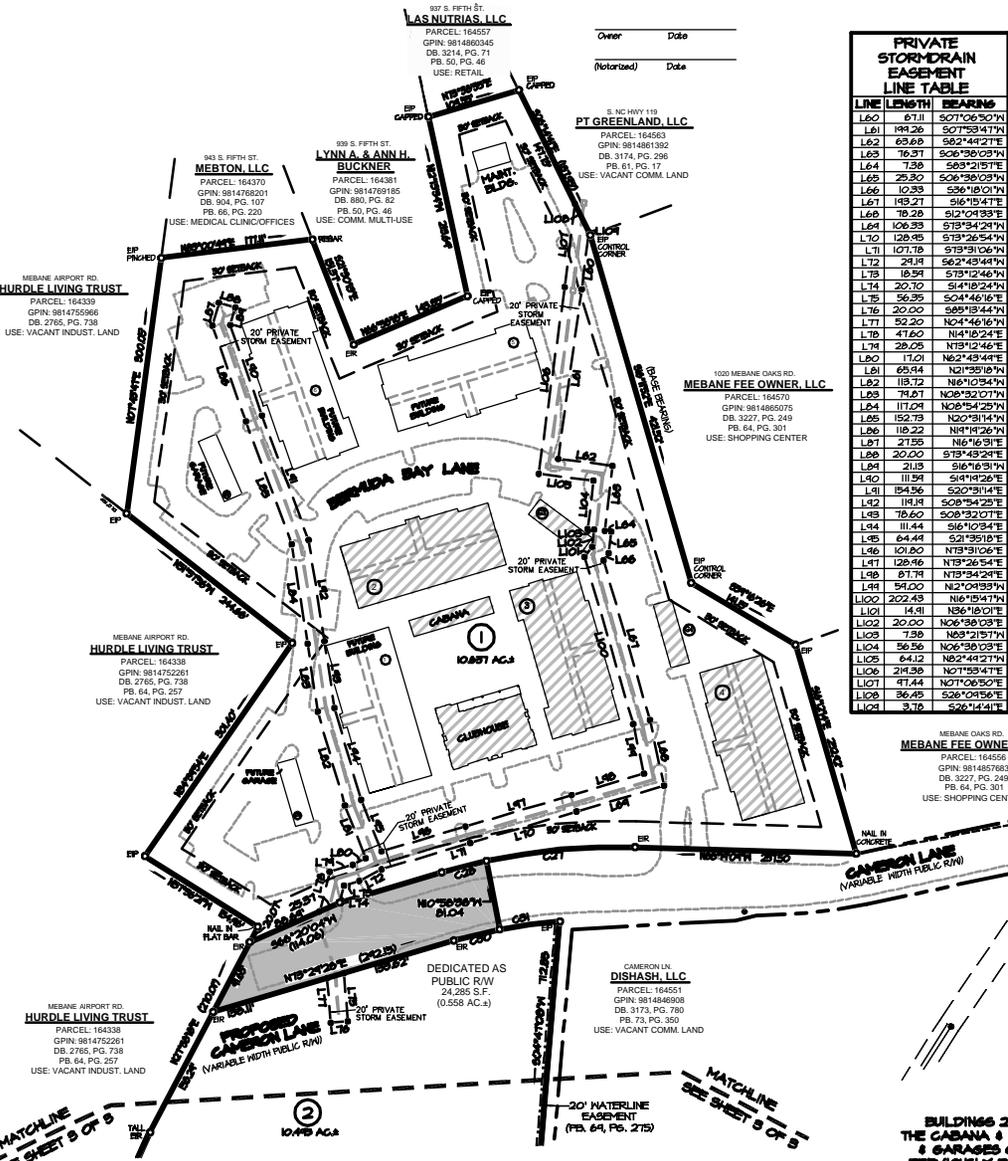
Planning Director Date

**NCDOT Public Street Maintenance Disclosure Statement**

The maintenance of public street(s) shown on this plat is (are) intended to be the responsibility of the North Carolina Department of Transportation, provided that all requirements for acceptance are met. Until such time as the NCDOT accepts the street(s), I (we) will provide for necessary maintenance of the street(s).

Owner Date

Owner Date



**PRIVATE STORMDRAIN EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
L60	67.11	S07°06'30"W
L61	198.20	S07°35'47"W
L62	63.69	S62°44'21"E
L63	76.37	S06°38'03"W
L64	7.38	S69°21'51"E
L65	29.30	S06°38'03"W
L66	10.33	S56°18'01"W
L67	148.21	S16°18'47"E
L68	78.28	S12°04'33"E
L69	106.33	S12°04'33"E
L70	128.45	S19°26'54"W
L71	107.78	S19°31'06"W
L72	24.14	S62°43'44"W
L73	18.94	S73°27'42"W
L74	20.70	S14°18'24"W
L75	56.35	S04°46'16"E
L76	20.00	S69°18'44"W
L77	52.20	N04°46'16"W
L78	47.60	N14°18'24"E
L79	28.05	N18°12'46"E
L80	17.01	N62°43'44"E
L81	68.44	N2°31'18"W
L82	118.72	N6°10'34"W
L83	74.81	N08°32'07"W
L84	117.04	N08°54'29"W
L85	52.75	N02°31'14"W
L86	118.22	N14°18'24"W
L87	21.55	N16°18'31"E
L88	20.00	S19°43'24"E
L89	21.13	S18°12'46"W
L90	111.99	S14°18'24"E
L91	154.36	S20°31'14"E
L92	14.14	S08°54'29"E
L93	78.60	S08°52'07"E
L94	111.44	S04°10'24"E
L95	64.44	S21°35'18"E
L96	101.20	N19°31'06"E
L97	128.46	N19°26'54"E
L98	67.11	N19°34'24"E
L99	54.00	N2°08'33"W
L100	202.43	N16°18'47"W
L101	44.41	N56°18'01"E
L102	20.00	N06°38'03"E
L103	7.38	N03°21'51"W
L104	56.36	N06°38'03"E
L105	64.12	N62°44'21"W
L106	10.33	N07°18'47"E
L107	47.44	N07°06'30"E
L108	26.45	S26°04'36"E
L109	3.78	S26°14'41"E

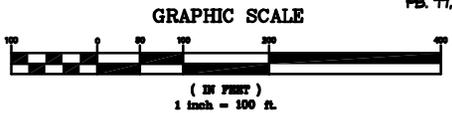
**STREET DEDICATION CURVE TABLE**

CURVE	BEARING	CHORD	LENGTH	RADIUS
C27	S54°41'22"W	173.75	174.18	720.00
C28	N75°15'02"E	53.62	53.65	720.00
C30	S76°15'44"W	54.87	54.40	570.00
C31	S62°38'02"W	70.81	70.85	570.00
C32	S75°10'56"E	211.65	212.55	667.44
C33	S68°21'10"E	272.47	274.81	667.44

**LEGEND:**  
D.B. .... DEED BOOK  
E.R. .... EXISTING IRON ROD  
I.R.S. .... IRON ROD SET  
N.P. .... NEW IRON PIN  
E.P. .... EXISTING IRON PIN  
E.I.P. .... EXISTING IRON PIPE (ONLINE)  
C.P. .... COMPUTED POINT  
R/W .... RIGHT-OF-WAY  
G. .... CENTERLINE  
T.C.A. .... TREE CONSERVATION AREA  
MON. .... MONUMENT  
CONC. .... CONCRETE

**NOTE:**  
NO GEODETIC HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.

**DEVELOPER:**  
KEYSTONE AT MEBANE OAKS, LLC  
3708 ALLIANCE DRIVE  
GREENSBORO, NC 27407  
CONTACT: SCOTT WALLACE  
PHONE: (336) 856-0111  
E-MAIL: swallace@gokkeystone.com



**FINAL PLAT OF KEYSTONE AT MEBANE OAKS PHASE IB**  
SHEET 2 of 3  
MELVILLE TOWNSHIP ~ ALAMANCE COUNTY  
MEBANE ~ NORTH CAROLINA  
CPT ENGINEERING AND SURVEYING, INC.  
LAND DEVELOPMENT CONSULTING  
CORPORATE LICENSE NUMBER C-1375  
4400 TYNING STREET  
HIGH POINT, NORTH CAROLINA 27265  
PHONE: (336) 812-8800 ~ FAX: (336) 812-8780  
PROJECT: 816-14  
DATE: Aug. 24, 2016  
DRAWN BY: JJ  
SCALE: P = 100'

F:\Projects\1316-14\RECORD\1316-14\_PLAT-PHIB\_9-14-16.dwg, 9/14/2016 10:35:07 AM, 1:2.22326

**Certificate of Accuracy**

I, Jeffrey L. Colson, certify that this plot was drawn under my supervision from an actual survey made under my supervision (as described recorded in Book \_\_\_\_\_ page \_\_\_\_\_ etc.) (other) that the boundaries not surveyed are clearly indicated as drawn from information found in Book \_\_\_\_\_ page \_\_\_\_\_ that the ratio of precision as calculated is 1/10,000, that this plot was prepared in accordance with N.C.S. 17-30 as amended. Witness my original signature, registration number and seal this \_\_\_\_\_ day of \_\_\_\_\_, AD, 2016.

**Certificate of Purpose of Plot**

The final plot shall contain one of the following statements, signed and sealed by the plot preparer:

- a. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
- b. This survey is located in a portion of a county or municipality that is legislated as to an ordinance that regulates parcels of land;

**Jeffrey L. Colson**  
Surveyor  
**L-4408**  
Registration Number

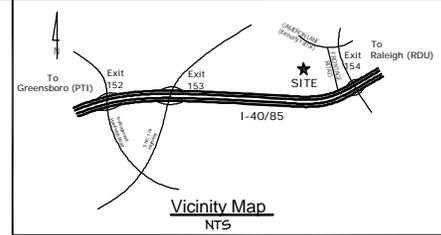
Stamp or Seal

**NC DOT Public Street Maintenance Disclosure Statement**

The maintenance of public street(s) shown on this plot is (are) intended to be the responsibility of the North Carolina Department of Transportation, provided that all requirements for acceptance are met. Until such time as the NC DOT accepts the street(s), I (we) will provide for necessary maintenance of the street(s).

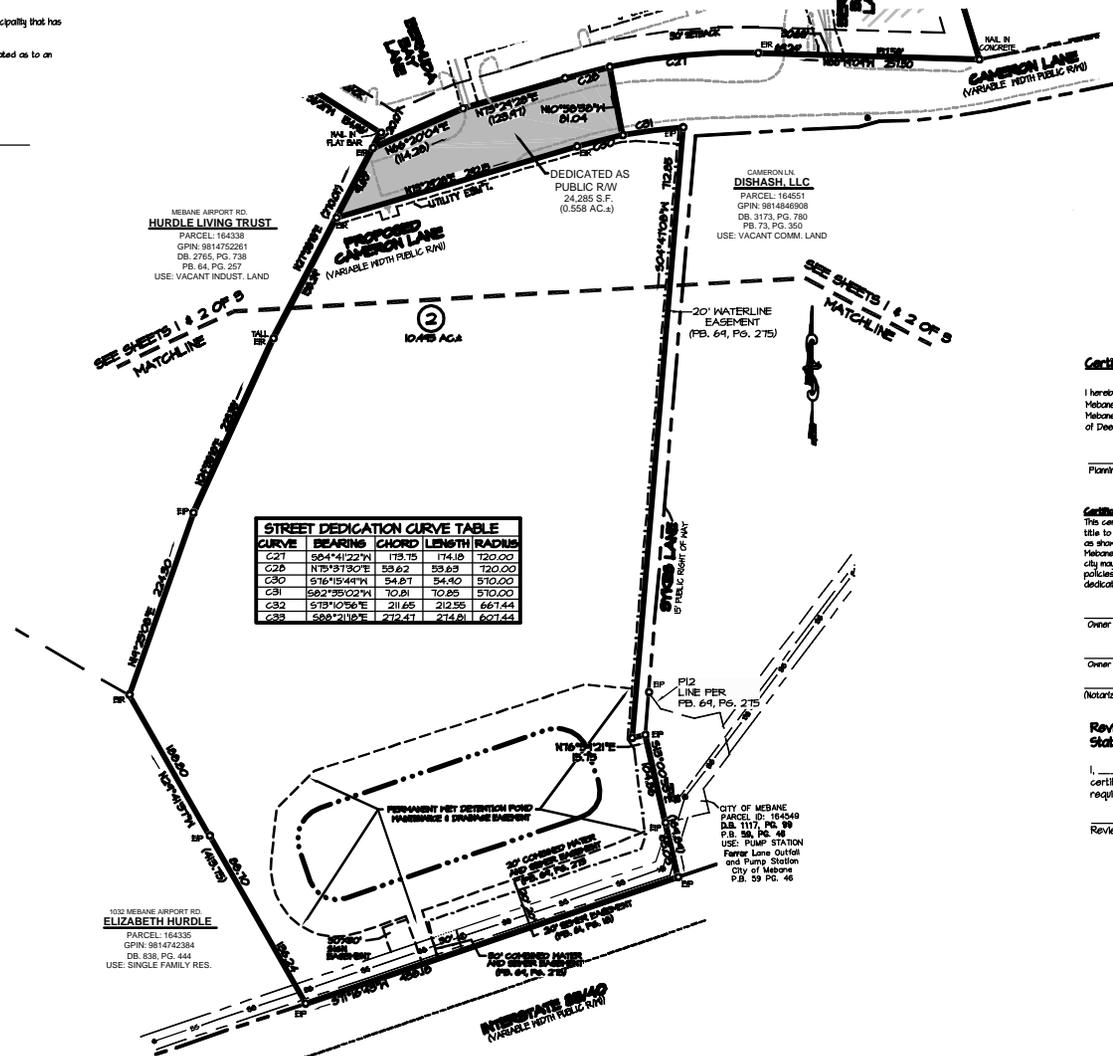
Owner \_\_\_\_\_ Date \_\_\_\_\_  
Owner \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:**  
NO GEODETIC HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.



**SITE INFORMATION**

- PARCEL ID: 164556 & 164536
- PLAT REF: P.B. 61, PG. 17 & 18 P.B. 66, PG. 191 & P.B. 66, PG. 220 P.B. 77, PGS. 384-388
- AREAS: LOT 1 AREA: 11.194 AC±  
LESS R/W DEDICATION AREA: 0.558 AC±  
LOT 2 AREA: 10.885 AC±  
TOTAL AREA: 21.131 AC±
- DEED REF.: D.B. 3326, PG. 670, DB. 3410, PG. 638
- LAND USE CLASS.: CLASS 4
- UNITS PROVIDED: 330 UNITS (198 UNITS - PHASE 1)
- SITE ZONING: CLUR-6 (CONDITIONAL USE-MULTI-FAMILY)
- EXISTING LAND USE: VACANT
- SOILS: G4C, H8B, G4B2, G4B, H8B2, H8C2
- SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD MAP PANEL 9814, CITY OF MEBANE, MAP NO. 971081401L, PANEL EFFECTIVE DATE: 09-06-08
- OVERALL DENSITY: 330 UNITS / 22.515 ACRES = 14.66 UNITS / ACRE



CURVE	BEARING	CHORD	LENGTH	RADIUS
C21	S84°44'22" W	173.75	174.16	120.00
C20	N75°31'30" E	53.92	53.65	120.00
C30	S76°15'44" W	54.87	54.40	510.00
C31	S82°35'02" W	10.81	10.85	510.00
C32	S75°10'56" E	211.65	212.55	667.44
C33	S89°21'19" E	212.47	214.81	667.44

**Certificate of Minor Subdivision Plat Approval**

I hereby certify that the minor subdivision shown on this plot is in all respects in compliance with the City of Mebane Unified Development Ordinance, and that therefore this plot has been approved by the City of Mebane Planning Director, subject to its being recorded in Office of the Alameda/Orange County Register of Deeds within thirty days of the date below.

Planning Director \_\_\_\_\_ 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 title to it by deed(s) recorded in the Alameda/Orange County, North Carolina Register of Deeds otherwise as shown below and that by submission of this plot or map for approval, use do dedicate to the City of Mebane for public use easements, rights-of-way and parks shown thereon for all lawful purposes to which the city may devote or allow the same to be used and upon acceptance thereof and in accordance with all city policies, ordinances and regulations or conditions of the City of Mebane for the benefit of the public, this dedication shall be irrevocable.

Owner \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

(Notarized) \_\_\_\_\_ Date \_\_\_\_\_

**Review Officer Certification**  
State of North Carolina, County of Alameda

I, \_\_\_\_\_ Review Officer of Alameda County, certify that the map or plot to which this certification is affixed meets all statutory requirements for recording.

Review Officer Date \_\_\_\_\_

**FINAL PLAT**  
OF  
**KEYSTONE AT MEBANE OAKS**  
PHASE 1B  
SHEET 3 of 3

MELVILLE TOWNSHIP ~ ALAMANCE COUNTY  
MEBANE ~ NORTH CAROLINA  
**CPT ENGINEERING AND SURVEYING, INC.**  
LAND DEVELOPMENT CONSULTING  
CORPORATE LICENSE NUMBER C-1575  
4400 TYNING STREET  
HIGH POINT, NORTH CAROLINA 27265  
PHONE: (828) 812-9800 ~ FAX: (828) 812-9780  
PROJECT: 1516-14  
DATE: Aug. 24, 2016  
DRAWN BY: JJ  
SCALE: 1"=100'

- LEGEND:**
- DB ..... DEED BOOK
  - ER ..... EXISTING IRON ROD
  - IRS ..... IRON ROD SET
  - NI ..... NEW IRON PIN
  - EIP ..... EXISTING IRON PIN
  - ICIP ..... EXISTING IRON PIPE (ONLINE)
  - CP ..... CORNER POINT
  - RM ..... RIGHT-OF-WAY
  - ☉ ..... CENTERLINE
  - TCA ..... TREE CONSERVATION AREA
  - MON ..... MONUMENT
  - CONC. .... CONCRETE



**DEVELOPER:**  
KEYSTONE AT MEBANE OAKS, LLC  
3708 ALLIANCE DRIVE  
GREENSBORO, NC 27407  
CONTACT: SCOTT WALLACE  
PHONE: (336) 856-0111  
E-MAIL: swallace@okeystone.com

F:\Projects\1316-14\RECORD\1316-14\_PLAT-PHIB\_9-14-16.dwg, 9/14/2016 10:33:29 AM, 1:2.22326



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## AGENDA ITEM #4

### YMCA Discussion

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#### Presenter

Walter Britt, YMCA Executive Director

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#### Public Hearing

Yes  No

---

#### Summary

The YMCA will make a presentation to the City Council regarding the benefits and feasibility of a YMCA in Mebane.

---

#### Background

The YMCA Board of Directors voted to contribute up to \$15,000 on a dollar-for-dollar match with City funds for a feasibility and programming study to locate a YMCA in Mebane. Several years ago, the City Council was considering the possibility of a YMCA in Mebane, and this item would begin the discussion of revisiting that idea.

---

#### Financial Impact

If the City matches the YMCA contribution, the total expected maximum cost of the study is \$30,000, with funding by the City and the YMCA on a 50/50 basis.

---

#### Recommendation

Staff recommends the City Council discuss this topic and provide appropriate direction including considering the possibility of proceeding with the feasibility study.

---

#### Suggested Motion

Motion to proceed with study at a not-to-exceed cost of \$30,000.

---

#### Attachments

1. YMCA – Areas of Focus
2. YMCA – Why the Y?



## YOUTH DEVELOPMENT

Children are like sponges – they watch and absorb knowledge, skills and values from everything and everyone around them. That’s why child care and early learning programs at the Y focus on holistically nurturing child development by providing a safe and healthy place to learn foundational skills, develop healthy, trusting relationships and build self-reliance through the Y values of caring, honesty, respect and responsibility.

## SIGNATURE PROGRAMS

### AFTERSCHOOL PROGRAM

Serving students in Kindergarten through 8th grade, Y afterschool programs offer a variety of activity options to explore and develop interest and talents. Youth participate in activities such as arts and crafts, physically activity through organized games and dedicated homework time.

### SUMMER CAMP

Summer Camp at the Y is all about discovery. Kids have the opportunity to explore nature, find new talents, try new activities, gain independence, and make lasting friendships and memories.

### YOUTH SPORTS

Youth Sports are allow kids to have fun while learning new skills. With opportunities for preschoolers through high school seniors, the Y creates an environment of friendly competition where everyone is a winner.

### ADVENTURE GUIDES

Adventure Guides programs launch parents and their children on a journey of discovery, with the child as the explorer and the parent as the guide. Parents are encouraged to get to know their kids through group activities such as games, songs, skits and excursions. This special environment builds important bonds through shared experiences.

**FOR YOUTH DEVELOPMENT®**  
**FOR HEALTHY LIVING**  
**FOR SOCIAL RESPONSIBILITY**



## IN MEBANE.....



**5 SCHOOLS**

to be included in the YMCA afterschool program.

**OVER  
750  
YOUTH**



could enjoy Youth Programming at the Y. \*1



**1500+ HOURS**

of potential mentorship per year through youth activities such as Afterschool, Summer Camp and Youth Sports. \*2

\*1 Twenty-Five percent of members at the AC YMCA are youth (under 18). We estimate that the same will be true of a Mebane Y consisting of 3,000 members.

\*2 Based upon current hours spent on youth activities at the AC YMCA. Estimating that Mebane YMCA will offer an After School Program and Summer Day Camp.



## SOCIAL RESPONSIBILITY

To bring about meaningful change, individuals need ongoing encouragement and tools. The Y is here to provide resources our communities need to address the most pressing social issues. We work to make sure that every child, family and community has what they need to achieve their best.

## SIGNATURE PROGRAMS

### VOLUNTERISM AND GIVING

The generosity of others is at the core of our existence. It is only through the support of hundreds of public and private donors, volunteers and members that we are able to give back to the communities we serve. When you are involved with the Y, you help bring about lasting personal and social change. Whether you want to nurture the potential of children and teens, improve your or your family's health and well-being, or give back and support your neighbors, your involvement with the Y will positively impact those in your community.

### SCHOLARSHIPS

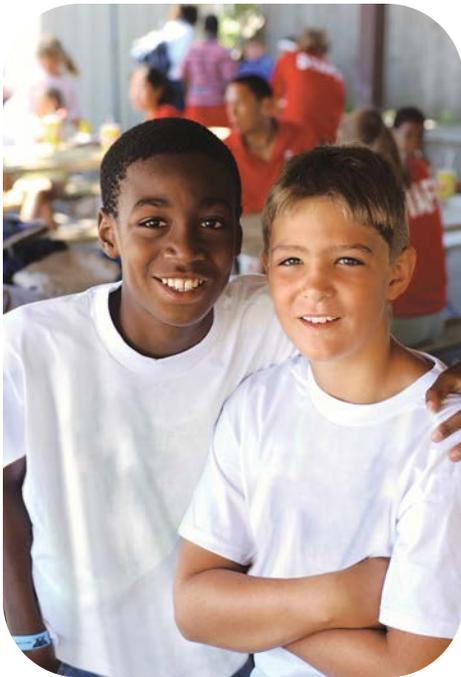
The Y works side-by-side with our neighbors every day to make sure that everyone, regardless of age, income or background, has the opportunity to take advantage of the Y's programs and services. The Y never turns anyone away regardless of their ability to pay.

### MILITARY OUTREACH

The Y understands that military families are under enormous strain. The Y proudly offers membership to eligible military families and personnel to provide extra support. It's our way of giving back to those who dedicate themselves to serving our country.

**"The Y offers us so much more than a place to exercise. It gives me the opportunity to take care of myself and my Children."** – Parent, Group Exercise Participant, Swim Team Mom and YMCA Scholarship Recipient

FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

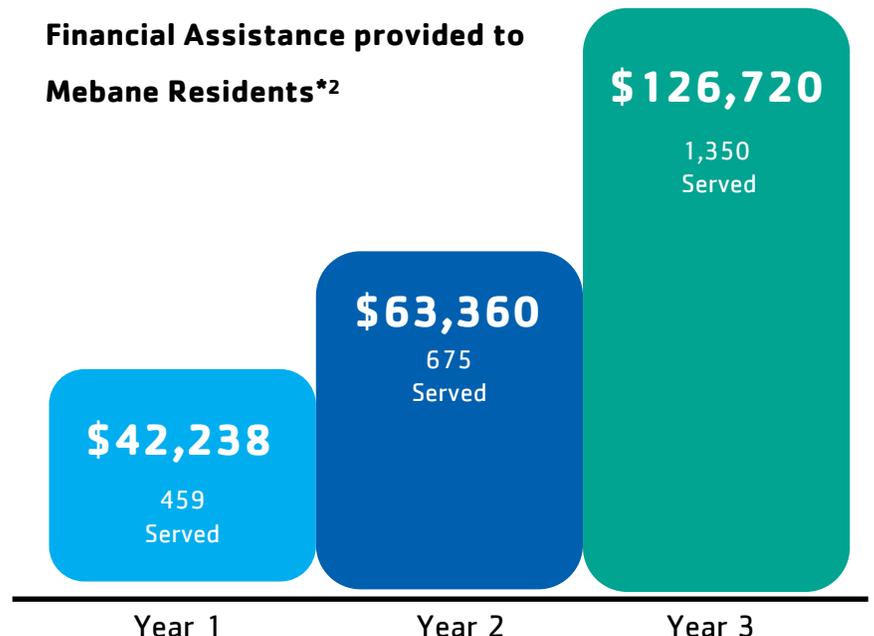


## IN MEBANE...

**13%** of residents need access to financial assistance at the Y. The Y can help by giving people access to programs to develop a healthy sprit, mind and body regardless of their ability to pay.\*1



### Financial Assistance provided to Mebane Residents\*2



\*1 Based on census reporting that 13% of Mebane residents live in poverty. [www.census.gov](http://www.census.gov)

\*2 Based upon current amounts of Financial Assistance provided at the AC YMCA. FA amounts determined by income.



## HEALTHY LIVING

The Y aims to improve the health and well-being by providing programs and activities that promote wellness, reduce risk for disease and help others reclaim their health. These programs and everything else the Y does are in service of making us—our Ys and our communities—better. Because we know that healthy lifestyles are achieved through nurturing mind, body and spirit, well-being and fitness at the Y goes beyond just working out. In addition to fitness facilities, we provide educational programs to promote healthier decisions, and offer a variety of programs that support physical, intellectual and spiritual strength.

## SIGNATURE PROGRAMS

### LAND AND WATER GROUP EXERCISE

The Y offers classes for all ages, all levels and all interests. From low-impact exercise and chair classes, stretching and strength training to indoor cycling, water exercise, and yoga, members can find a group class that's fun, supportive and keeps them moving.

### Personal Wellness Training

We all need the advice of an expert sometimes, as well as the personal attention that comes with a trainer or coach. Ys offer personal training and coaching to help members set and meet specific goals in order to live healthier.

### ACTIVE OLDER ADULTS

The Y offers fun and energizing programs that help older adults take greater control of their health by encouraging physical activity and offering frequent social events. Whether it's a Young at Heart Class, Line Dancing or Aqua Yoga there is something for fitness level. Some older adults may even enjoy the Y at little or no charge by being a part of Silver Sneakers or Silver and Fit.

### Aquatics

Swimming is a life skill as well as great exercise and a challenging sport. Ys offer swim lessons (for all ages), family swim, competitive swimming and water fitness, so we can all enjoy safely enjoy the pleasures of an aquatic environment.

**"A new YMCA in Mebane would be packed."** - An area resident



## IN MEBANE...



**3,240 HOURS**

Dedicated to teaching group land and water fitness classes per year. <sup>\*1</sup>

**540 SENIOR ADULTS**

Who would access to programs specifically for the wellbeing of active older adults. <sup>\*2</sup>



**5,800+ Hours**

Of instruction to teach children and adults the life saving skill of swimming and water safety. <sup>\*3</sup>



<sup>\*1</sup> & <sup>\*3</sup> Based upon current hours spent on group exercise and swim instruction at the AC YMCA. Estimate reflects Mebane Y providing 1/3 of classes offered at AC YMCA due to membership totals of first year and physical space.

<sup>\*2</sup> Eighteen percent of members at the AC YMCA are Seniors (65+). We estimate that the same will be true of a Mebane Y consisting of 3,000 members.



# WHY THE Y?

## OUR CAUSE

At the Y, strengthening community is our cause. Each day we strive to be an organization where everyone has the opportunity to learn, grow and thrive.

## OUR MISSION

To put Christian principles into practice through programs that build healthy spirit, mind and body for all.



## OUR AREAS OF FOCUS:

**Healthy Living:** Healthy lifestyles are achieved through maintaining a balanced spirit, mind and body. The Y is a place where you can work towards that balance by challenging yourself to learn a new skill or reach a goal, fostering connections through programs, or strengthening community through family-centered activities. At the Y, it's not about the activity you choose as much as it is about the benefits of living healthier on the inside as well as the outside.

**Youth Development:** With so many demands on today's families and the increased focus on child development, families need all the support they can get to nurture the potential of youth. At the Y, we believe the values and skills learned early on are vital building blocks for quality of life and future success. In our programs children make new friends, learn new skills and grow to be their best selves. That makes for confident kids today, and contributing and engaged adults tomorrow.

**Social Responsibility:** As a leading nonprofit committed to strengthening community, the Y was created in response to social challenges and remains to this day a lifeline in communities around the world. The Y understands the challenges that keep individuals from reaching their full potential and strives to provide programs and services to help them reach their goals.



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## AGENDA ITEM #5a

### Voluntary Contiguous Annexation - Ordinance to Extend the Corporate Limits –

SST Properties, LLC  
NCIC 2350 Park Center Dr., LLC  
Southern Season Warehouse Partners, LLC

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#### Presenter

Lawson Brown, City Attorney

---

#### Public Hearing

Yes  No

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#### Summary

Approval of an Ordinance to Extend the Corporate Limits is the next step in the annexation process. This is a contiguous annexation containing approximately 50.61 acres located in the NCIC on Park Center Drive.

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#### Background

At the August 1, 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 September 19, 2016 to consider approval of extending Mebane's corporate limits.

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#### Financial Impact

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

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#### 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 50.61 acres.

---

#### Attachments

1. Ordinance
2. Map

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

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

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

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Mebane Municipal Building at 6:00 p.m. on September 19, 2016, after due notice by the Mebane Enterprise on September 7, 2016; and

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

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

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Mebane as of September 19, 2016:

Lying and being in the City of Mebane, Melville Township, Alamance County, North Carolina, and more particularly described as follows:

Beginning at a 1/2 Inch Iron Pipe Found in the northern right-of-way line of Park Center Drive (formerly International Drive) having NAD83(2011) coordinates of Northing 849,867.35 feet, Easting 1,911,897.41 feet, also being a 1/2 Inch Iron Pipe Found on the southern property line of now or formerly SST Properties LLC as recorded in Deed Book 3441, Page 697 in the Alamance County Register of Deeds and being Lot 14A of Plat Book 77, Page 171; thence along the southern property lines of Lot 14A and said northern right-of-way line of Park Center Drive, along the arc of a curve to the left having a radius of 2,030.00 feet with a chord bearing and distance of North 68°58'57" West 231.05 feet to a 1/2 Inch Iron Pipe Found at the southeastern corner of now or formerly NCIC 2350 Park Center Drive, LLC as recorded in Deed Book 3485, Page 854 and being Lot 14B of said Plat Book 77, Page 171; thence along the southern property lines of said Lot 14B and continuing along said northern right-of-way line of Park Center Drive, along the arc of a curve to the left having a radius of 2,030.00 feet with a chord bearing and distance of North 76°47'54" West 322.32 feet to a 1/2 Inch Iron Pipe Found; thence crossing Park Center Drive, South 08°38'53" West 60.00 feet to a 1/2 Inch Iron Pipe Found in the southern right-of-way line of said Park Center Drive and the northern property lines of now or formerly Exeter 1099 Corporate Park, LLC as recorded in Deed Book 3227, Page 430 and being Lot 7 of Plat Book 67, Page 82; thence along said southern right-of-way line of said Park Center Drive and said northern property lines of now or formerly Exeter 1099 Corporate Park, LLC, the flowing two (2) courses:

1) along the arc of a curve to the right having a radius of 1,060.00 feet with a chord bearing and distance of North 78°09'27" West 118.37 feet to a 1/2 Inch Iron Pipe Found;

2) North 75°14'10" West 498.73 feet to a 1/2 Inch Iron Pipe Found in a eastern property line of now or formerly SST Properties LLC as recorded in Deed Book 3441, Page 697 and being Lot 16 of Plat Book 77, Page 109; thence along the eastern property lines of said Lot 16 and the current western terminus line of said Park Center Drive, North 08°09'40" East 60.40 feet to a 1/2 Inch Iron Pipe Found in the southern property line of now or formerly Southern Season Warehouse Partners, LLC as recorded in Deed Book 3423, Page 829 and being Lot 15 of Plat Book 77, Page 38; thence along the southern and western property lines of said Lot 15 and the eastern property lines of said Lot 16, the following four (4) courses:

- 1) North 75°14'10" West 261.15 feet to a 1/2 Inch Iron Pipe Found;
- 2) North 08°43'34" West 232.39 feet to a 1/2 Inch Iron Pipe Found;
- 3) North 19°19'48" West 141.50 feet to a 1/2 Inch Iron Pipe Found;
- 4) North 03°41'05" West 640.19 feet to a 1/2 Inch Iron Pipe Found in the southern property lines of now or formerly Town of Mebane as recorded in Deed Book 272, Page 88; thence along the southern property lines of said Town of Mebane and the northern property lines of said Lot 15, said Lot 14A and said Lot 14B, the following four (4) courses:
  - 1) North 56°16'18" East 252.41 feet to a 1/2 Inch Iron Pipe Found;
  - 2) North 52°46'18" East 300.30 feet to a 1/2 Inch Iron Pipe Found (crossing a 1/2 Inch Iron Pipe Found at 228.95 feet);
  - 3) South 36°44'12" East 388.26 feet to a 1/2 Inch Iron Pipe Found;
  - 4) North 85°16'26" East 433.00 feet to a Stone with a "X" Mark Found (crossing a 1/2 Inch Iron Pipe Found at 175.00 feet and at 422.97 feet) to a point at the northwestern corner of now or formerly SST Properties LLC as recorded in Deed Book 3441, Page 697 and being the remainder of Lot 14 of Plat Book 77, Pages 108 and 109; thence along the western property lines of said remainder of Lot 14 and the northern and eastern property lines of said Lot 14A, the following four (4) courses:
    - 1) South 71°01'59" East 434.34 feet to a 1/2 Inch Iron Pipe Found;
    - 2) South 60°34'18" East 428.82 feet to a point;
    - 3) South 07°56'45" West 495.08 feet to a 1/2 Inch Iron Pipe Found (crossing a 1/2 Inch Iron Pipe Found at 115.00 feet);
    - 4) South 20°14'57" West 668.09 feet to a 1/2 Inch Iron Pipe Found in said northern right-of-way line of Park Center Drive; thence along said northern right-of-way line of Park Center Drive, along the arc of a curve to the left having a radius of 2,017.76 feet with a chord bearing and distance of North 63°59'34" West 104.11 feet to the true point of beginning, containing 50.610 acres or 0.079078125 square miles.

Being all of Lot 14A (comprising 17.082 acres, more or less) and 14B (comprising 15.754 acres, more or less), as shown on the plat entitled "Final Plat, North Carolina Industrial Center, Phase 2, Lots 14A and 14B, Melville Township, Alamance County, Mebane, North Carolina" dated August 17, 2015 and recorded in Plat Book 77, Page 171; all of Lot 15 (comprising 16.924 acres, more or less) as shown on the plat entitled "Final Plat, North Carolina Industrial Center, Phase 2, Lot 15, Melville Township, City of Mebane, Alamance County, North Carolina" dated March 25, 2015 and recorded in Plat Book 77, Page 38 and the 60 foot Public Right-of-Way of Park Center Drive (comprising 0.850 acres, more or less) as shown on the plat entitled "Final Plat, North Carolina Industrial Center, Park Center Drive West, Melville Township, Alamance County, Mebane, North Carolina" dated March 24, 2014 and recorded in Plat Book 76, Page 192 in the Alamance County, North Carolina, Register of Deeds;

Section 2. Upon and after September 19, 2016 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Mebane and shall be entitled to the same privileges and benefits as other parts of the City of Mebane. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted this 19<sup>th</sup> day of September, 2016.

\_\_\_\_\_  
Glendel Stephenson, Mayor

ATTEST:

\_\_\_\_\_  
Stephanie W. Shaw, City Clerk

Approved as to form:

\_\_\_\_\_  
Lawson Brown, City Attorney

**SURVEYOR'S CERTIFICATE**

I, KIM R. LILLY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED DESCRIPTION RECORDED IN DEED BOOK 3423, PAGE 829; DEED BOOK 3441, PAGE 697; DEED BOOK 3485, PAGE 854; PLAT BOOK 77, PAGE 38 AND PLAT BOOK 77, PAGE 171; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 2793, PAGE 569; DEED BOOK 3227, PAGE 430; DEED BOOK 3441, PAGE 697; DEED BOOK 2812, PAGE 109; PLAT BOOK 67, PAGE 62; PLAT BOOK 73, PAGE 182; PLAT BOOK 77, PAGE 188 AND PLAT BOOK 77, PAGE 189; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:53,257; THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 11TH DAY OF JULY, A.D. 2016.

**PURPOSE OF THIS PLAT:**

(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.

SURVEYOR  
L-3612  
LICENSE NUMBER



PIN: 9805090183  
N/F: SST PROPERTIES LLC  
DB 3441 PG 697  
16  
PB 77 PG 109

PIN: 9815007753  
N/F: SOUTHERN SEASON  
WAREHOUSE PARTNERS, LLC  
DB 3423 PG 829  
15  
PB 77 PG 38  
16.924 ACRES

PIN: 9815102792  
N/F: NCIC 2350 PARK  
CENTER DRIVE, LLC  
DB 3465 PG 854  
14B  
PB 77 PG 171  
15.754 ACRES

PIN: 9815108589  
N/F: SST PROPERTIES LLC  
DB 3441 PG 697  
14A  
PB 77 PG 171  
17.082 ACRES

PIN: 9815215333  
N/F: SST PROPERTIES LLC  
DB 3441 PG 697  
14  
PB 77 PGS 108 & 109  
REMAINDER

**ALAMANCE COUNTY  
NORTH CAROLINA  
REVIEW OFFICER CERTIFICATION**

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

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**PLANNING DIRECTOR**

THIS TRACT OF LAND IS WITHIN THE CITY OF MEBANE'S  
JURISDICTION. NO APPROVAL IS REQUIRED OF THE PLANNING  
BOARD OR CITY COUNCIL UNDER SECTION 50.2 (C) OF THE  
CODE OF ORDINANCES.

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES:**

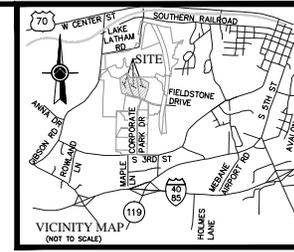
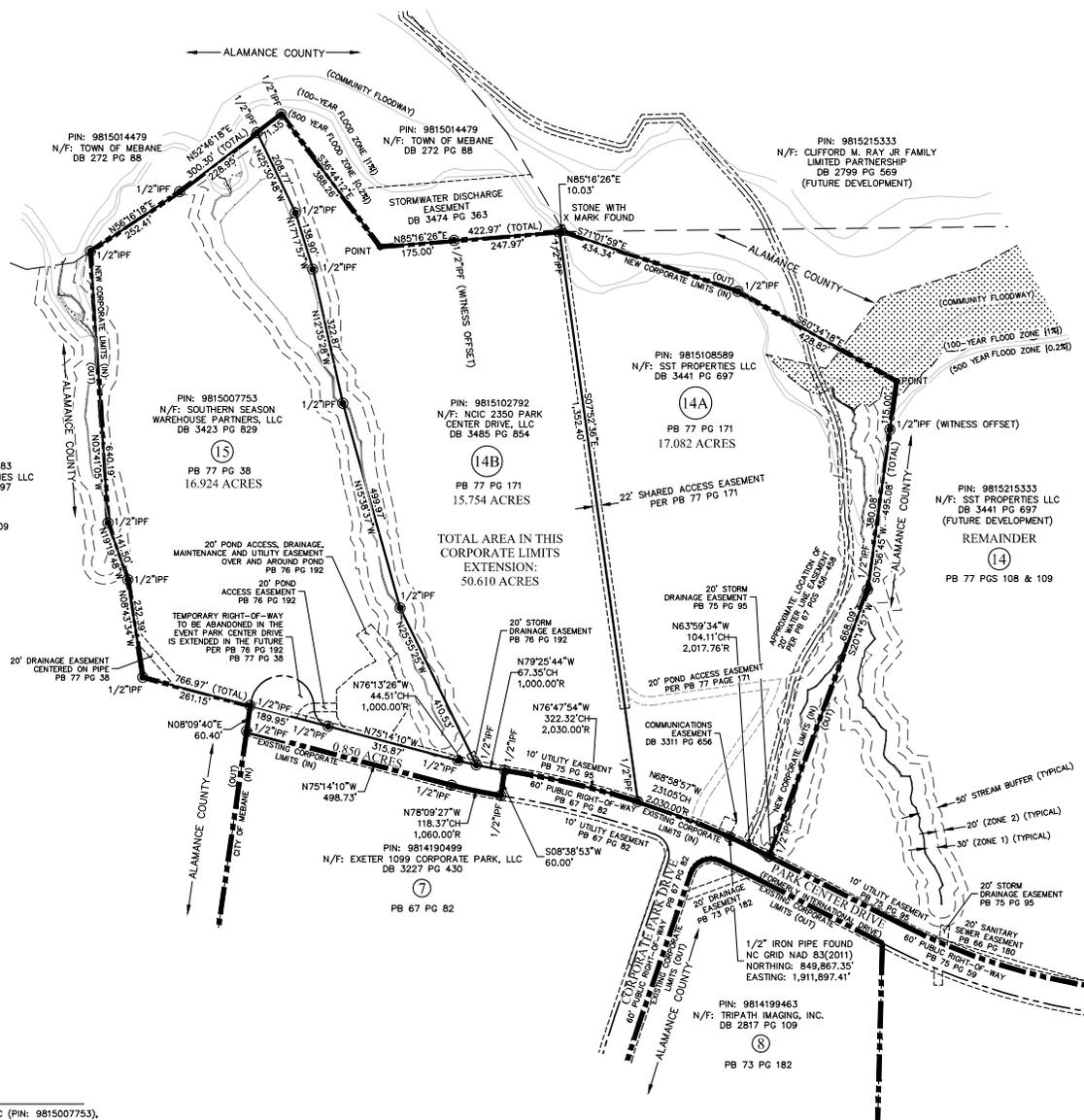
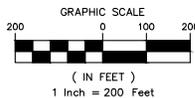
- SITES ARE N/F: SOUTHERN SEASON WAREHOUSE PARTNERS, LLC (PIN: 9815007753), DEED BOOK 3423, PAGE 829 AND LOT 15, PLAT BOOK 77, PAGE 38; N/F: NCIC 2350 PARK CENTER DRIVE, LLC (PIN: 9815102792), DEED BOOK 3485, PAGE 854 AND LOT 14B, PLAT BOOK 77, PAGE 171; AND N/F: SST PROPERTIES LLC (PIN: 9815108589), DEED BOOK 3441, PAGE 697 AND LOT 14A, PLAT BOOK 77, PAGE 171 AS RECORDED IN THE ALAMANCE COUNTY REGISTER OF DEEDS.
- ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED.
- ANNEXATION AREA: 50.610 ACRES +/- OR 0.979078125 SQUARE MILES +/-
- NORTH CAROLINA GRID COORDINATES AS SHOWN HEREIN WERE DERIVED FROM DIRECT GPS OBSERVATIONS UTILIZING THE NORTH CAROLINA GEODETIC SURVEY'S NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NC GRID NAD 83(2011) DATUM. GPS OBSERVATION PERFORMED ON MARCH 16, 2015.
- SITE IS PARTIALLY LOCATED IN A KNOWN FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (NORTH CAROLINA FLOOD MAPPING) AS ILLUSTRATED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 3710981400J, DATED: SEPTEMBER 6, 2006 AND COMMUNITY PANEL NUMBER: 3710981500J, DATED: SEPTEMBER 6, 2006.

**LEGEND**

- POINT (WITH WITNESS OFFSET)
- IRON PIPE FOUND (SIZE AS NOTED)
- ▲ STONE FOUND
- ▨ WETLAND AREA
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE

**LINE LEGEND**

- ADJOURNING LINE
- - - - - BOUNDARY PROPERTY LINE
- - - - - RIGHT-OF-WAY LINE
- - - - - FEMA LINE
- - - - - STREAM BUFFER
- - - - - EASEMENT
- ==== CORPORATE LIMITS



**FINAL PLAT  
CORPORATE LIMITS EXTENSION  
NORTH CAROLINA INDUSTRIAL CENTER  
PHASE 2  
LOTS 14A AND 14B, PLAT BOOK 77, PAGE 171  
LOT 15, PLAT BOOK 77, PAGE 38  
MELVILLE TOWNSHIP, ALAMANCE COUNTY  
MEBANE, NORTH CAROLINA**

**OWNERS' INFORMATION**  
SST PROPERTIES LLC  
C/O SAMET CORPORATION  
309 GALLINORE DAIRY ROAD  
SUITE 102  
GREENSBORO, NC 27409  
(336) 544-2600

NC License No. C-1362  
**Regional Land Surveyors, Inc.**  
8642 WEST MARKET STREET, SUITE 100  
GREENSBORO, NORTH CAROLINA 27409  
TELEPHONE (336) 665-8155  
3/26/2016 4:21:01 [DRAWN BY: HAD] [DATE: 07-11-2016] [TITLE: CHIEF: DGC]



# AGENDA ITEM #5b

Euliss Properties, LLC  
Amendment to the M-1  
Conditional Zoning District

### Presenter

Montrena Hadley, Planning Officer

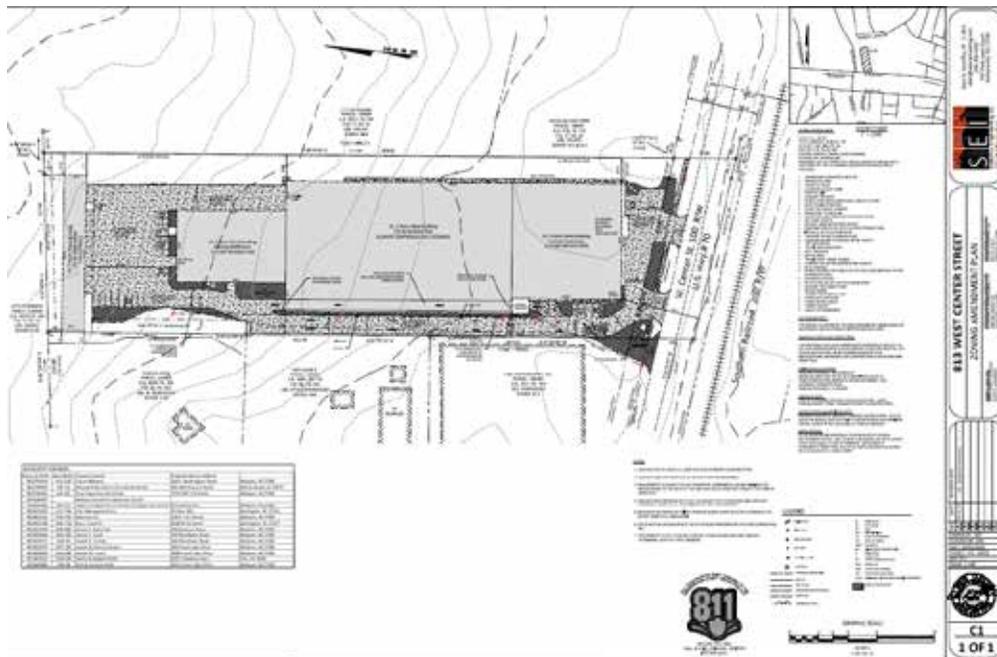
### Applicant

Euliss Properties, LLC  
524 W. Elm Street  
Graham, NC 27253

### Public Hearing

Yes  No

## Site Plan



### Property

813 W. Center Street;  
Alamance Co. Tax Map  
10-6-3  
GPIN#9815657239

### Proposed Zoning

N/A

### Current Zoning

M-1(CD) Heavy  
Manufacturing  
Conditional Zoning  
District

### Size

Total +/- 5.26 acres

### Surrounding Zoning

R-20, M-1, M-2, B-2

### Surrounding Land Uses

Residential,  
Commercial, and  
Manufacturing

### Utilities

Septic System and  
Orange Alamance  
Water System

### Floodplain

No

### Watershed

Yes

### City Limits

No

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### Summary

Euliss Properties, LLC is requesting approval for an amendment to the M-1(CD) Heavy Manufacturing Conditional Zoning District previously approved by the City Council on June 6, 2016. Since the original approval they have purchased the property and started renovating the building. The following changes are proposed to the conditional use:

1. The rear/northern existing building was listed for demolition on the prior plan. After further investigation the building was found to be salvageable with improvements proposed to the exterior and roof. This building is proposed to be converted to self-storage.
2. The eastern drive-thru for the climate self-storage was deleted and moved to the western portion of the building.
3. Parking/sidewalk modifications were made to the site with additional parking added to account for the rear building square footage.

The original approval included the following:

- Renovate the inside of the building into climate controlled self-storage in the middle space
- Future renovations to the existing warehouse space in the front and back
- Remove the existing dilapidated building located behind the existing building

Staff recommends adding more landscaping along the east side of the property adjoining the new park.

The developer will be required to make all of the improvements shown on the site plan. 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 Plan shows this property within The North Mebane Planning Area and recommends designating limited Commercial, Office & Institutional, Industrial, and Urban Residential uses to accommodate existing such uses and is shown on the Land Development Plan as Industrial and is generally in compliance with the proposed Land Use Map for this area.

Because the development is designed with no increase of built-upon area proposed, no stormwater management devices are required.

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### Financial Impact

The property is serviced by Orange Alamance Water System and a septic system.

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### Recommendation

The Planning Staff recommends approval of the request.

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### Suggested Motion

Motion to approve the amendment 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 to zone the property as shown on the Proposed Land Use Plan because

it promotes the recommendations of the North Mebane Planning Area to designate limited Commercial, Office & Institutional, Industrial, and Urban Residential uses to accommodate existing such uses and is shown as Industrial.

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### Attachments

1. Amendment Application
2. Site Plan

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

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

Name of Applicant: Euliss Properties, LLC

Address of Applicant: 524 W. Elm St, Graham, NC 27253

Address and brief description of property to be rezoned: \_\_\_\_\_

Parcel ID # 165436, 813 W. Center St., Mebane, NC

GPIN #9815657239; TM# 10-6-3  
Applicant's interest in property: (Owned, leased or otherwise) \_\_\_\_\_

Owned

\*Do you have any conflicts of interest with: Elected/Appointed Officials, Staff, etc?  
Yes \_\_\_ Explain: \_\_\_\_\_ No

Type of re-zoning requested: Zoning amendment of the existing CU M-1 site plan

Sketch attached: Yes  No \_\_\_\_\_ (See Instructions)

Reason for the requested re-zoning: Site plan modifications to retain an existing building

Signed: Dennis H. Euliss

Date: 8/30/16

See the other side for information and instructions.

Action by Planning Board: \_\_\_\_\_

Public Hearing Date: \_\_\_\_\_ Action: \_\_\_\_\_

Zoning Map Corrected: \_\_\_\_\_





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## AGENDA ITEM #6

### Petition for Voluntary Annexation Cook Out- Mebane Oaks, Inc.

#### Presenter

Lawson Brown, City Attorney

#### Public Hearing

Yes  No

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#### Summary

Staff received a petition requesting voluntary contiguous annexation from Cook Out- Mebane Oaks, Inc.

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#### Background

The applicant is requesting to be annexed into Mebane's corporate limits. This is a contiguous annexation containing approximately 4.789 acres located at 3887 Brundage Lane.

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#### Financial Impact

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

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#### Recommendation

Staff recommends Council's acceptance of the petition, the Clerks Certificate of Sufficiency and adoption of a resolution setting a date of public hearing for October 3, 2016.

---

#### Suggested Motion

I make a motion to accept the petition, the Clerks Certificate of Sufficiency and to adopt of a resolution setting a date of public hearing for October 3, 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**

1<sup>st</sup> 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

2<sup>nd</sup> 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: 8/29/2016

To the City Council of the City of Mebane:

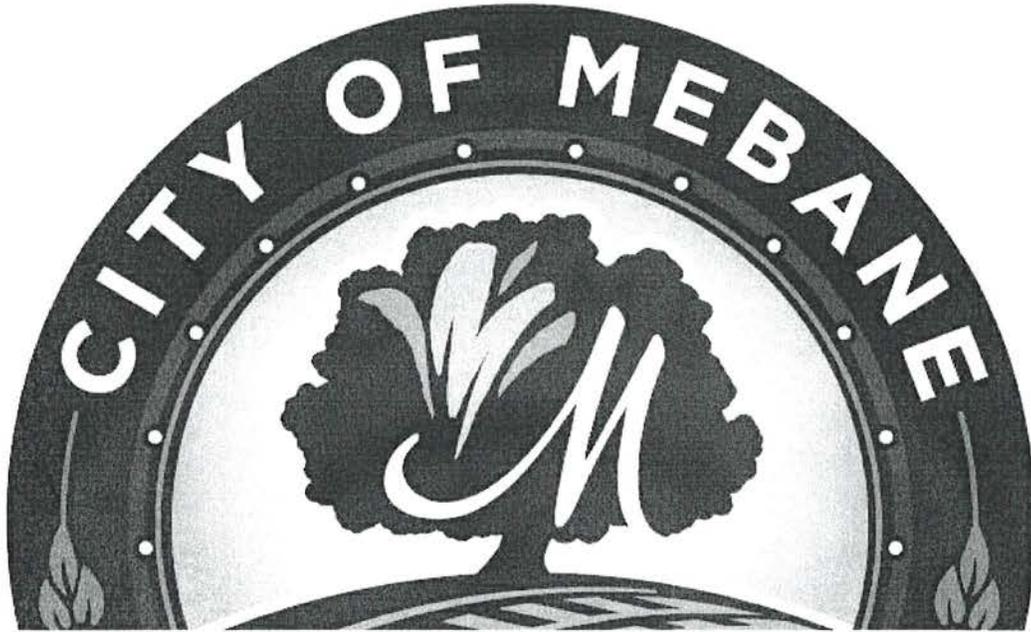
1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Mebane.
2. The area to be annexed is contiguous to the City of Mebane and the boundaries of such territory are as follows:

*\*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 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,



**PETITION REQUESTING A CONTIGUOUS  
ANNEXATION**



indicate below and attach proof.)

Name	Address	Do you declare vested rights (Yes or No)	Signature
1. Cook Out-Mebane Oaks, Inc	15 Laura Lane, Suite 300		 Jeremy A. Reaves, President
2.			
3.			

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

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

CERTIFICATE OF SUFFICIENCY

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

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

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Mebane, this 19<sup>th</sup> day of September, 2016.



Stephanie W. Shaw  
Stephanie W. Shaw, City Clerk

**CERTIFICATE OF PRELIMINARY MAJOR SUBDIVISION PLAT APPROVAL**

I HEREBY CERTIFY THAT THE CITY OF MEBANE PLANNING BOARD APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ THE PRELIMINARY PLAT OF SUBDIVISION AS SHOWN ON THIS PLAT. PRELIMINARY PLAT APPROVAL IS VALID FOR A PERIOD OF 12 MONTHS FROM THE ABOVE DATE OR AS ESTABLISHED UNDER THE VESTED RIGHTS PROCEDURES, IF APPLICABLE.

**CERTIFICATE OF OWNERSHIP AND DEDICATION (FOR USE WITH MINOR SUBDIVISION PLATS ONLY)**

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

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

(NOTARIZED) \_\_\_\_\_ DATE \_\_\_\_\_

BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

PL \_\_\_\_\_

I, JOHN W. WILLIS, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 543, PAGE 975 AND DEED BOOK 2859 PAGE 628); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DASHED LINES AND DRAWN FROM INFORMATION SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); AND THAT IT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ L-4622

I, JOHN W. WILLIS, JR., PROFESSIONAL LAND SURVEYOR, L-4622 CERTIFY THAT THIS IS OF A SURVEY THAT:

- (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 RECOMBINATION 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.

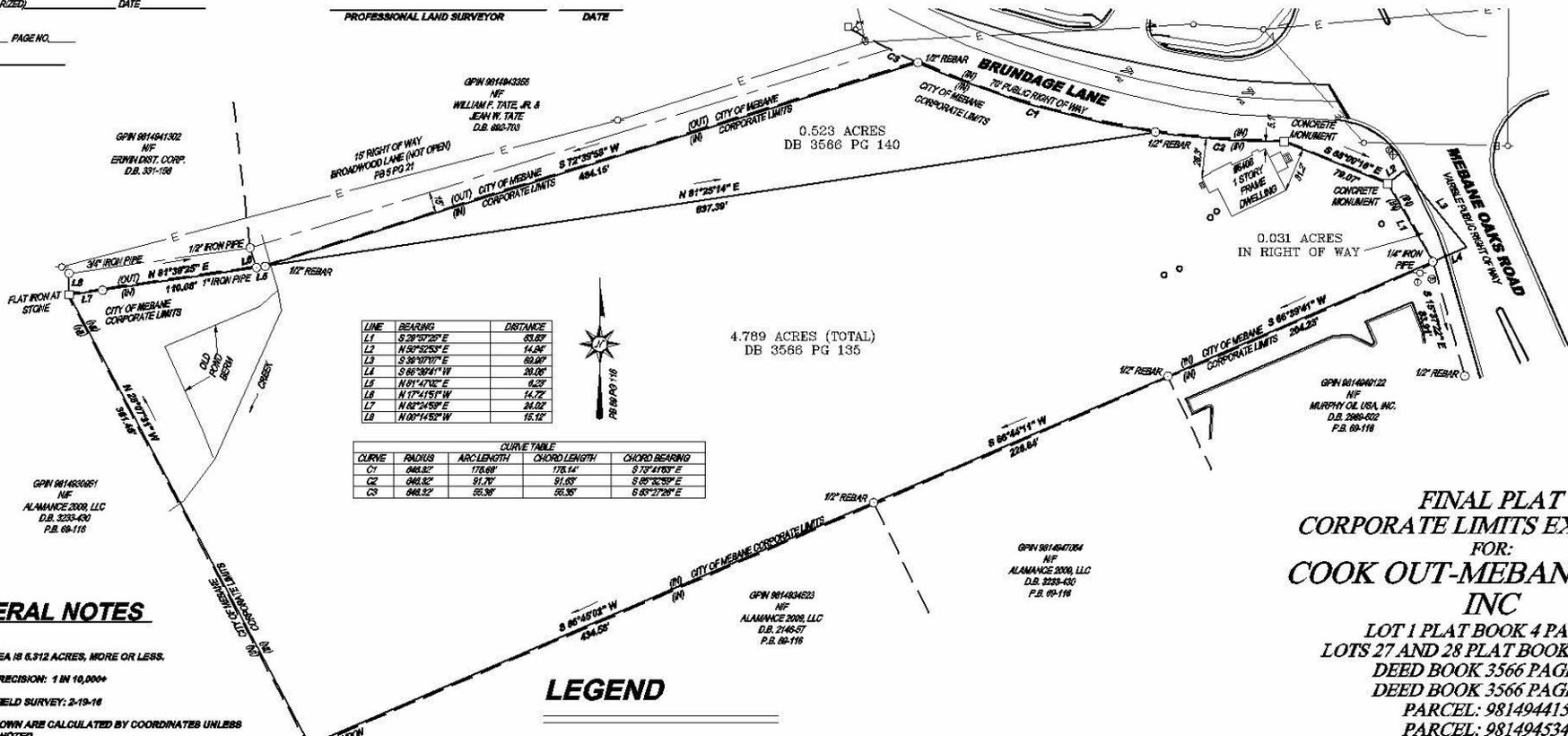
PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**FLOOD CERTIFICATION**

THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 370390 0814 J, EFFECTIVE 09/08/06.



VICINITY MAP NOT TO SCALE



**GENERAL NOTES**

- TOTAL AREA IS 6.512 ACRES, MORE OR LESS.
- SURVEY PRECISION: 1 IN 10,000+
- DATE OF FIELD SURVEY: 2-19-16
- AREAS SHOWN ARE CALCULATED BY COORDINATES UNLESS OTHERWISE NOTED.
- SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE CORRELATED WITH EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- CURRENT OWNERS: COOK OUT-MEBANE OAKS, INC.
- DEED REFERENCE: DEED BOOK 3566 PAGE 135 AND DEED BOOK 3566 PAGE 140.
- THIS PLAT SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS MAP AND, WHICH WERE NOT VISIBLE AT THE TIME OF MY INSPECTION.
- THIS PLAT IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

**LEGEND**

- PROPERTY LINE SURVEYED
- - - ADJOINER'S PROPERTY SURVEYED
- - - ADJOINER'S PROPERTY NOT SURVEYED
- STORM WATER PIPE
- UNDERGROUND FIBER OPTIC/TELEPHONE
- UNDERGROUND NATURAL GAS
- SANITARY SEWER PIPE
- UNDERGROUND WATER LINE
- OVERHEAD POWER
- PK NAIL
- EXISTING PROPERTY MONUMENTATION
- CONCRETE MONUMENT
- NEW PROPERTY MONUMENTATION
- POWER POLE
- LIGHT POLE
- FIBER OPTIC VAULT
- TRAFFIC SIGNAL VAULT
- MAIL BOX
- EM ELECTRIC METER
- SANITARY SEWER MANHOLE
- MONITORING WELL
- STORM DRAINAGE MANHOLE
- YARD INLET
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- IRRIGATION VALVE
- FIRE DEPARTMENT CONNECTION
- COMMUNICATION PEDESTAL / VAULT
- FIBER OPTIC MARKER
- CONC CONCRETE
- R/W RIGHT OF WAY
- CMU CONCRETE MASONRY UNIT (BLOCK)
- BLDG BUILDING

**FINAL PLAT**  
**CORPORATE LIMITS EXTENSION**  
**FOR:**  
**COOK OUT-MEBANE OAKS,**  
**INC**  
 LOT 1 PLAT BOOK 4 PAGE 56  
 LOTS 27 AND 28 PLAT BOOK 5 PAGE 21  
 DEED BOOK 3566 PAGE 135  
 DEED BOOK 3566 PAGE 140  
 PARCEL: 9814944152  
 PARCEL: 9814945340  
 1255 MEBANE OAKS ROAD  
 MEBANE, NORTH CAROLINA  
 MELVILLE TOWNSHIP, ALAMANCE COUNTY

**PRELIMINARY PLAT**

NOT FOR RECORDATION, CONVEYANCES, OR SALES.



**GEO**  
**PROFESSIONALS, PLLC**  
 LAND SURVEYORS  
 8016 HIGHLAND GROVE DRIVE  
 SLAMMERFIELD, NC 27588  
 336-885-0295  
 WWW.GEO-PROFESSIONALS.COM  
 FIRM # 01032  
 DATE: 05-25-16  
 JOB # 15000

SCALE: 1" = 60'

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 October 3, 2016.

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

BEGINNING at a 1/4" iron pipe in the Western margin of the right-of-way of Mebane Oaks Road, the Northeast corner of the property of Murphy Oil USA, Inc. (Deed Book 2989, Page 602), also being located North 15° 37' 22" West 83.91 feet from a 1/2" rebar in the Western margin of the right-of-way of Mebane Oaks Road in the property of Murphy Oil USA, Inc.; running thence from said point of Beginning along the Northern line of Murphy Oil USA, Inc. South 66° 39' 41" West 204.23 feet to a 1/2" rebar, the Northeast corner of the property of Alamance 2009, LLC (Deed Book 3233, Page 430); thence with the line of Alamance 2009, LLC South 66° 44' 11" West 226.84 feet to a 1/2" rebar, the Northeast corner of the property of Alamance2009, LLC (Deed Book 2146, Page 57); thence with the line of Alamance 2009 LLC South 66° 45' 02" West 434.58 feet to a flat iron, the Southeast corner of the property of Alamance 2009, LLC (Deed Book 3233, Page 430); thence with the line of Alamance 2009 LLC North 28° 07' 31" West 361.46 feet to a flat iron at stone, the Southern margin of the 15 foot unopened right-of-way of Broadwood Lane (Plat Book 5, Page 21); thence with the Southern margin of the right-of-way of Broadway Lane the following three (3) courses and distances: (i) North 82° 24' 59" East 24.02 feet to a point; (ii) North 81° 39' 25" East 110.08 feet to a 1" iron pipe; and (iii) North 81° 47' 02" East 6.23 feet to a 1/2" rebar; thence with the line of William F. Tate, Jr. and Jean W. Tate (Deed Book 892, Page 703) North 72°39'58" East 484.15 feet to a 1/2" rebar in the southern right of way of Brundage Lane; thence with the right of way of Brundage Road along a curve to the left with a radius of 646.32 feet and a chord bearing and distance of South 73° 41' 53" East 175.14 feet to a 1/2" rebar; thence with the right-of-way of Brundage Lane along a curve to the left with a radius of 646.32 feet and a chord bearing and distance of South 85° 32' 59" East 91.63 feet to a concrete monument at the intersection with the right-of-way of Mebane Oaks Road; thence with the intersection of the rights-of-way of Brundage Lane and Mebane Oaks Road South 68° 00' 16" East 79.07 feet to a concrete monument; thence the following three (3) courses and distances located within the right-of-way of Mebane Oaks Road: (i)

North 50° 52' 53" East 14.94 feet to a point; (ii) South 39°07' 07" East 69.90 feet to a point; and (iii) South 66° 39' 41" West 26.05 feet to a 1/4" iron pipe, the point and place of Beginning, containing 5.281 acres, in accordance with a Boundary Survey for Cook Out Inc., dated May 22, 2016, as prepared by GEO Professionals, PLLC, Job #150040.

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.

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Glendel Stephenson, Mayor

ATTEST:

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Stephanie W. Shaw, City Clerk



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## AGENDA ITEM #7

### Mebane Code of Ordinances Amendments- Chapter 10- Cemeteries

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**Presenter**

Lawson Brown, City Attorney

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**Public Hearing**

Yes  No

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**Summary**

Technical Amendments to Mebane's Code of Ordinances- Chapter 10- Cemeteries.

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**Background**

Since the adoption of the Cemetery Ordinance in 2010, several practical issues have arisen that staff feels need addressing: name of the Mebane Memorial Gardens, placement of two urns in one cemetery plot and decoration of graves.

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**Financial Impact**

These technical amendments have no financial impact.

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**Recommendation**

Staff recommends approval of the Cemetery Ordinance amendments.

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**Suggested Motion**

I make a motion to approve the amendments as presented.

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**Attachments**

1. Proposed Ordinance revisions

## Chapter 10 - CEMETERIES<sup>1</sup>

Footnotes:

--- (1) ---

**Editor's note**—An Ordinance of May 3, 2010 amended former ch. 10, §§ 10-1—10-6, in its entirety to read as herein set out. Former ch. 10 pertained to similar subject matter and derived from the Code of 1952, ch. E, art. III.

**Cross reference**— Streets, sidewalks and other public places, ch. 28.

**State Law reference**— North Carolina Cemetery Act, G.S. 65-46 et seq.; municipal cemeteries, G.S. 160A-341 et seq.

### ARTICLE I. - IN GENERAL

#### Sec. 10-1. - Definitions.

For the purposes of this article:

*Cemetery* shall mean any burial park for earth interments, owned or operated by the City of Mebane.

*Certificate of ownership* shall apply to the original conveyance (deed) given by the City of Mebane to the original purchaser.

*Cremated remains* as used herein shall refer to the pulverized ashes returned after a deceased person has been cremated by a state certified crematorium.

*Grave* shall apply to a space of sufficient size to accommodate one adult interment.

*Interment* shall mean the permanent disposition of the remains of a deceased person by cremation, entombment or burial.

*Lot* shall apply to numbered divisions as shown on the recorded plat, each of which consists of one or more graves.

*Lot marker* means a concrete marker or marker of other suitable material used by the city to locate corners of the lot.

*Management* means the properly designated agents and employees of the City of Mebane.

*Marker* shall mean a memorial flush with the ground.

*Memorial* shall include a monument, marker, tablet, headstone, private mausoleum or tomb for a family or individual use, tombstone, coping, lot enclosure, surface burial vault, urn and crypt and niche plates.

*Monument* shall include a tombstone or memorial of granite or other materials, which shall extend above the surface of the ground.

*Owner* (or *owners*) shall include only the person or persons named ~~on the original purchase contract and, upon full payment of said contract,~~ on the original deed.

*Owner's declaration of reservation* shall apply to the document executed by the owner in the presence of the management, designating and specifying the person or persons entitled to burial in the lot or grave for which a ~~certificate of ownership~~deed is held.

*Resident* (or *residents*) shall mean any person or persons whose permanent home address is within the Mebane city limits.

*Section* shall mean the major divided areas within the cemetery(s).

Urn lot- shall mean a lot in the portion of the Mebane Memorial Gardens intended and designated for the interment of an urn containing cremated remains.

~~Washington Street Cemetery shall mean the cemetery located on Washington Street which was opened by the City in 2010.~~

(Ord. of 5-3-2010)

Sec. 10-2. - Damage—Cemeteries.

No person shall in any way disturb any grave; deface, pull up or remove anything put or placed to mark a grave or for the ornamentation thereof, or any paling or wall around a grave; or shall remove any plant, post or timbers in any cemetery, except by order or with the permission of the person in charge of said cemetery.

(Ord. of 5-3-2010)

Sec. 10-3. - Same—Graves; shrubs; trees.

No person shall destroy, mutilate, deface, injure or remove any tomb, monument, gravestone or other structure or thing placed in the cemeteries or any fence, railing or other work, for the protection of or ornamentation of any tomb, monument, gravestone or other structure aforesaid, or for the ornamentation or protection of any cemetery, or shall unlawfully and willfully destroy, cut, break, remove or injure any tree, shrub or plant that may have been planted or that may be growing in any cemetery, or commit any other depredation within the limits of any cemetery, unless authorized in writing by the management.

(Ord. of 5-3-2010)

Sec. 10-4. - Same—Flowers.

No person shall wantonly or willfully injure or destroy any flowers, either wild or cultivated, in any cemetery.

(Ord. of 5-3-2010)

Sec. 10-5. - Disturbing fixtures.

No person shall unlawfully and willfully disturb or remove any vase, jardinière or other receptacle for flowers or shrubs, or other thing placed on or by any grave for the ornamentation thereof except for City employees.

(Ord. of 5-3-2010)

Sec. 10-6. - Discharge of firearms.

No firearms shall be permitted within the cemetery except when in the possession of law enforcement or military personnel or on special permit.)

(Ord. of 5-3-2010)

Sec. 10-7. - Sale of merchandise.

No person shall sell, or offer for sale, any article of merchandise, or any fruit, drink or beverage, or any thing of value within the limits of any cemetery.

(Ord. of 5-3-2010)

Sec. 10-8. - Use as playground.

No person shall use any part of any cemetery as a playground.

(Ord. of 5-3-2010)

Sec. 10-9. - Use as thoroughfare.

No person shall use any cemetery as a common thoroughfare or public [thoroughfare].

Sec. 10-10. - Automobiles generally.

Automobiles shall not be driven through the grounds of any cemetery at a greater rate of speed than fifteen (15) miles per hour and must always be kept on the right-hand side of the cemetery roadway. Automobiles are not allowed to park or to come to a stop in front of an open grave unless such automobiles are in attendance at a funeral. Automobiles are not permitted to drive or park except on paved areas.

(Ord. of 5-3-2010)

Sec. 10-11. - Driving over walks or drives.

No person shall drive any carriage, wagon or other vehicle over any walks or drives of any cemetery, or allow any such vehicle to stand thereon, unless authorized by the cemetery management.

(Ord. of 5-3-2010)

Sec. 10-12. - Where interments made.

No person shall bury or inter a human corpse except in a cemetery regulated by this article or in a licensed private cemetery.

(Ord. of 5-3-2010)

Sec. 10-13. - Size and price of lots.

The classification, sizes and prices of lots in cemeteries shall be fixed from time to time by the city council. A current schedule thereof shall be kept on file in the office of the city clerk and is hereby referred to and incorporated in this section by reference as fully as though set forth herein in full.

Sec. 10-14. - Work on lots—Permission of owner.

No person shall do any work of any kind in any cemetery on any lot or lots without first notifying the person in charge thereof, and presenting to him an order in writing, authorizing the bearer thereof to do such work.

(Ord. of 5-3-2010)

Sec. 10-15. - Same—Changing general plan.

No person authorized to do the work mentioned in the next preceding section shall do the same in such manner as to interfere with the walks, decoration or general arrangement of a cemetery, except with the permission of the person in charge thereof and under his supervision.

(Ord. of 5-3-2010)

Sec. 10-16. - Fences.

No person shall be allowed to put up any fence or other enclosure around any grave in any cemetery.

(Ord. of 5-3-2010)

Sec. 10-17. - Interments and disinterments generally.

All interments, disinterments and removals of graves shall be subject to the general laws of the state in addition to the rules and regulations established by this chapter.

(Ord. of 5-3-2010)

Sec. 10-18. - Disinterment; permit.

No person shall disinter the remains of any human body without first having obtained written permission from the Alamance or Orange County Health Department for such disinterment.

(Ord. of 5-3-2010)

Sec. 10-19. - Interment orders.

The ~~cemetery superintendent~~Management shall issue an interment order before any grave is dug or burial made in any cemetery. The interment order shall show grave ownership, grave number, name of the interred, funeral service used (if any) and date issued.

(Ord. of 5-3-2010)

Sec. 10-20. - Additional regulations.

The management is hereby authorized to establish additional cemetery regulations. The regulations shall be filed in the office of the city clerk and shall be considered as a part of this chapter.

(Ord. of 5-3-2010)

Sec. 10-21. - Agreement between city and lot owners.

The ~~cemetery purchase contract, certificate of ownership (deed) deed~~, if any, this chapter and any amendments thereto constitute the entire agreement between the city and the owner of any lot or grave in the cemetery.

(Ord. of 5-3-2010)

Sec. 10-22. - Modifications; amendments.

- (a) Special cases may arise in which the literal enforcement of any rule in this article may impose unnecessary hardship. The management, therefore, reserves the right, without notice, to make exceptions, suspensions or modifications in any of these rules and regulations when, in its judgment, the same appear advisable; and such temporary exceptions, suspensions or modifications shall in no way be construed as affecting the general application of such rule.
- (b) The city council may and it hereby reserves, expressly, the right at any time or times, to adopt new rules and regulations or to amend, alter and/or repeal any rule, regulation and/or article, section, paragraph and/or sentence in these rules and regulations

(Ord. of 5-3-2010)

Sec. 10-23. - Admission to cemetery.

- (a) The management may compel all persons driving motor vehicles into any cemetery to bring such vehicles to a full stop at the intersection next to the park entrance.
- (b) No person shall enter the cemetery grounds or use any of the cemetery facilities if the management may reasonably deem said person to be acting in a disorderly manner.

(Ord. of 5-3-2010)

Sec. 10-24. - Transfer; assignment.

- (a) *Bequest of lot or grave.* No cemetery lot or grave may be bequeathed or devised by will as is other property or real estate, nor shall same descend according to the laws of descent and distribution.
- (b) *Consent of city.* No transfer or assignment of any lot or grave or interest therein shall be valid without the consent in writing of the management, and such transfer or assignment must be filed in the office of the city clerk upon forms provided by the city. The original certificate of ownership must be presented at the time application for transfer is made.
- (c) ~~Transfer charges. All transfers of ownership in lots or graves shall be subject to a charge to be paid to the city when the transfer is recorded.~~

(Ord. of 5-3-2010)

Sec. 10-25. - Interments, etc.

- (a) *Time; charges; procedure.* All interments, disinterments and removals must be made at the time and in the manner and upon payment of such charges as may be determined by the city council.
- (b) *Application for interment.* The management shall have the right to refuse interment in any grave and to refuse to open any burial space for any purpose, except upon written application by the grave owner of record or a representative or relative of such grave owner made out on forms provided by the management and duly filed in the office of the management.

- (c) *Location of interment space.* When instructions regarding the location of an interment space in a lot cannot be obtained, or when such instructions are indefinite, or when, for any reason, the interment space cannot be opened where specified, the management may, in its discretion, open such interment space in such part of the lot as the management may deem best under the circumstances, so as to avoid delaying the funeral; and in such case, neither the city or any of its employees shall be liable for any error in failing to open the interment space in the proper location.
- (d) *Orders given by telephone.* The management shall not be held responsible for any order given by telephone or for any mistake resulting from want of precise and proper instructions as to the particular space, size and location in a lot where interment is desired.
- (e) *Correction of errors.* The city shall have the right to correct any error which may be made by it either in making interment, disinterment or removal, or in the description, transfer or conveyance of any interment property, either by canceling such conveyance and conveying in lieu thereof other interment property of equal value and similar location insofar as may be possible, or by refunding the amount of money paid on account of the purchase of the property. In the event such error shall involve the interment of the remains of any person in a different location, the management shall have the right to remove or transfer such remains so interred to such other property of equal value and similar location as may be conveyed in lieu thereof.
- (f) *Delays in interments caused by protests.* Neither the city nor any of its employees shall be liable for any delay in the interment or where there has been a failure to comply with the rules and regulations. The management shall be under no duty to recognize any protests of interments unless such protests shall be in writing and shall have been filed in the office of the management.
- (g) *Responsibility for identity or embalming.* The management shall not be liable for interment permit nor for the identity of any body sought to be interred or cremated, nor shall the management be liable in any way for the embalming of any body.
- (h) *Property paid for.* No interment shall be permitted in any lot or grave in any cemetery, nor shall any memorial be placed thereon, where the purchase price of the lot or grave shall not have been paid in full.
- (i) *Interment of more than one body.* Not more than one body, or the remains of more than one body, shall be interred in one grave or vault, except in the case of a mother and her newborn infant, nor shall interment be permitted unless proper identification shall be made of such interment or interments on one regulation memorial or marker. No grave shall be reopened for the interment therein of an additional body, or the remains of an additional body provided however that up to two urns containing cremated remains may be placed in a lot not designated as an urn lot.
- (j) *Interment in vaults, grave liners or cremation containers.* All interments must be made in vaults, grave liners or cremation containers of cave-resistant, non-deteriorating material. Should a grave sink or settle, the city has the right to remove the sod and refill the grave without asking or receiving permission of the lot owner.

(Ord. of 5-3-2010)

Sec. 10-26. - Disinterments, removals generally.

- (a) *Removal for profit.* Removal of a body by the heirs of an original grave or lot owner, to the end that such lot or grave may be sold for profit, or removal contrary to the expressed or implied wishes of the original owner of such lot or grave is forbidden.
- (b) *Authorized removal.* A body or the remains thereof may be removed from its original lot or grave to a larger or better lot or grave in the cemetery in cases in which there has been an exchange or purchase for that purpose.

- (c) *Care in removal.* The management shall exercise reasonable care in making a removal; but it shall assume no responsibility or liability for damage to any casket or burial case sustained in making such removal.
- (d) *Payment of service charges.* All charges for services in connection with any interment, disinterment or removal must be paid at the time of the issuance of the order for interment, disinterment or removal.

(Ord. of 5-3-2010)

Sec. 10-27. - Control of work.

- (a) *Work done by city.* All grading, landscape work and improvement of any kind; shall be made by the city.
- (b) *Improvements.* All improvements or alterations of lots or graves in the cemetery shall be under the direction of, and subject to, the consent, satisfaction and approval of the management; should same be made without written consent, the city shall have the right to remove, alter or change such improvements or alterations at the expense of the grave owner, or in any event, at any time, when, in management's judgment, they become unsightly.

(Ord. of 5-3-2010)

Sec. 10-28. - Decoration of graves.

- (a) *Floral arrangements and receptacles.* Only one floral arrangement or decoration shall be allowed per grave unless the marker has provisions for additional vase or vases. Arrangements shall be securely clipped on a marker or placed in a receptacle which meets the requirements described hereinbelow and shall be placed on or beside the grave marker or monument so as to not hinder the maintenance of the grounds.
  - (1) *Approved receptacles for cemeteries.* All receptacles must be of sufficient weight and of substantial construction to be ~~self-self~~-supporting as no bricks, wire, rocks, metal rods or stakes for additional support will be allowed. Receptacles must be constructed of cast bronze, precast concrete, stamped or extruded aluminum, granite, marble or other rock and shall not be constructed of grass, wire, wood or ferrous metals. Receptacles should be set on the marker not exceeding 12 inches in height and nine inches in width.
  - (2) *Approved receptacles for memorial parks.* Approved receptacle shall be limited to cast bronze vase and ring units not exceeding 12 inches in height or nine inches in width set on granite or a precast concrete base set flush with the ground. The vase may be incorporated into the design of an approved individual or family marker. In circumstances where a vase was not incorporated into the original design of the marker, a vase in compliance with the provisions above with supporting granite or precast concrete base not exceeding 12 inches on any side set flush with the back of the original marker may be added.
- (b) *Prohibited ornaments.* The placing of solar lights, boxes, shells, toys, metal designs, ornaments, chairs, settees, glass cases, wood cases, balloons, banners, Christmas trees, upright and free standing floral arrangements except at the time of interment shall not be permitted and the city shall have the right to remove and dispose of such items. An authentic United States flag not exceeding 8½ x 11 inches may be placed in the receptacle.
- (c) *Removal of decorations.* All grave decorations shall become the property of the city at the time of placement. All arrangements placed on the grave at the time of interment, except for one arrangement meeting the specifications for floral arrangements and receptacles as contained herein, shall be removed and discarded on the eighth day following burial. The city shall have authority to remove all floral arrangements, flowers, weeds, trees, shrubs, plants or herbage of any kind from a cemetery or memorial park when, in the opinion of the city such becomes unsightly, dangerous, detrimental or

diseased or otherwise does not conform to standards herein. The city shall not be responsible or liable for arrangements or decorations placed on a grave.

(Ord. of 5-3-2010)

Sec. 10-29. - Roadways; replatting.

The right to enlarge, reduce, replat and/or change the boundaries or grading of the cemetery, or of a section or sections not already developed, from time to time, including the right to modify and/or change the locations of or remove or re-grade roads, drives and/or walks or any parts thereof, is hereby expressly reserved. The right to lay, maintain and operate or alter or change, pipelines and/or gutters for sprinkling systems, drainage, etc. is also expressly reserved, as well as is the right to use cemetery property not sold to individual lot owners for cemetery purposes, including the interring and preparing for interment of dead human bodies, or for anything necessary, incidental or convenient thereto. The city reserves to itself, and to those lawfully entitled thereto, a perpetual right of ingress and egress over graves for the purpose of passage to and from other graves.

(Ord. of 5-3-2010)

Sec. 10-30. - Conduct of persons.

- (a) *Walkways, etc.* Persons within the cemetery grounds shall use only the avenues, walks, alleys and roads; and any person injured while walking on the grass, or while on any portion of the cemetery other than the avenues, walks, alleys or roads, shall in no way hold the city liable for any injuries sustained.
- (b) *Trespassers on graves.* Only the grave owner and relatives shall be permitted on the cemetery grave. Any other person thereon shall be considered as a trespasser, and the city shall owe no duty to said trespasser to keep the property or memorial thereon in a reasonably safe condition.
- (c) *Children.* Children under 15 years of age shall not be permitted within the cemetery, or its buildings, unless accompanied by adult or proper persons to take care of them.
- (d) *Flowers, etc.* All persons are prohibited from gathering flowers, either wild or cultivated, or breaking trees, shrubbery or plants, or feeding or disturbing the birds or animal life within the cemetery.
- (e) *Refreshments.* No person shall be permitted to bring food or refreshments within the cemetery.
- (f) *Lounging on grounds.* Unauthorized persons shall not be permitted to sit or to lounge on any of the grounds, graves or markers in the cemetery.
- (g) *Loud talking.* No loud talking shall be permitted on the cemetery grounds within hearing distance of funeral services.
- (h) *Rubbish.* The throwing of rubbish on the drives and paths, or on any part of the grounds, is prohibited, except in receptacles for waste material located in the cemetery.
- (i) *Bicycles; motorcycles.* No bicycles or motorcycles shall be admitted to the cemetery except such as may be in attendance at funerals or on business.
- (j) *Peddling; soliciting.* Peddling of flowers or plants or soliciting the sale of any commodity, other than by the city, is prohibited within the confines of the cemetery.
- (k) *Notices; advertisements.* No signs, notices or advertisements of any kind shall be allowed in the cemetery unless placed by the management.
- (l) *Dogs.* Dogs shall not be allowed on the cemetery grounds.

- (m) *Decorum.* There should be strict decorum observed at all times within the cemetery grounds, whether embraced in these rules or not, as no improprieties shall be allowed, and the manager shall have power to prevent improper assemblages.
- (n) *Management to enforce rules.* Management is hereby empowered to enforce all rules and regulations, and to exclude from any cemetery any person violating the same. The management shall have charge of the grounds and buildings, including the conduct of funerals, traffic, employees, lot owners and all visitors and at all times shall have supervision and control of all persons in the cemetery.

(Ord. of 5-3-2010)

Sec. 10-31. - Fees; gratuities; commissions.

No persons, while employed by the city, shall receive any fee, gratuity or commission in regard to the cemetery, except from the city, either directly or indirectly, under penalty of immediate dismissal.

(Ord. of 5-3-2010)

Sec. 10-32. - Protection against loss.

The city shall take reasonable precaution to protect grave owners and the burial rights of grave owners within the cemetery from loss or damage, but it distinctly disclaims all responsibility for loss or damage from causes beyond its control and, especially, from damage caused by the elements, an act of God, common enemy, thieves, vandals, malicious mischief makers, explosions, unavoidable accidents, invasions, insurrections, riots or order of any military or civil authority, whether the damage is direct or collateral, other than as provided in this chapter.

(Ord. of 5-3-2010)

Sec. 10-33. - Change of grave owner's address.

It shall be the duty of the grave owner to notify the management of any change in the post office address. Notice sent to a grave owner at the last address on file in the office of the cemetery shall be considered sufficient and proper legal notification.

(Ord. of 5-3-2010)

ARTICLE II. - ~~WASHINGTON STREET CEMETERY~~ Mebane Memorial Gardens

Sec. 10-34. - Memorial work.

- (a) *General.* Monuments or stones of any kind, or enclosures, shall not be permitted. Only bronze tablets or markers shall be allowed, and they must be set level with the ground, at the end closest to, and with the written text facing, the driveway or walkway on which the lot is located. The foundation must be placed by a reputable company approved by the city. Only family markers may be set to embrace two or more graves. Unless otherwise specified, the head of a grave shall be at the drive or path. No memorial of any kind shall be placed on any grave or portion of grave that is not paid for in full.
- (b) *Bronze markers.* All bronze markers are to be placed by a reputable company approved by the city. No marker shall be placed without the prior issuance of a marker permit and receipt of applicable

permit fees, if any, by the city. Any marker will be removed which does not comply with the standard rules and regulations of the cemetery.

- (c) *Bronze memorials.* To preserve uniformity, style, grade and workmanship of bronze memorials, all such memorials shall be of the manufacture of such bronze material as is approved by the city, and such standard design and material prescribed by the city, specifications of which are available for inspection in the office of the management. The fee for installation of memorials by the city, or by any other reputable company approved by the city, shall be kept on file in the office of the city clerk.
- (d) *Metal generally.* No metal other than standard bronze as prescribed by the management shall be permitted in any lot.
- (e) *Standard specifications.* The following standard specifications are directed to the notice of manufacturers of bronze grave markers intended for placement in the cemetery (all markers or tablets are subject to the approval of the management prior to placement and acceptance, or rejection shall be based upon the specifications contained herein):

(1) *Dimensions.*

a. Overall outside dimensions.

1. Family memorial:

- (i) Width, not less than 12 nor more than 24 inches.
- (ii) Length, not less than 24 nor more than 60 inches.

2. Individual markers:

- (i) Width, not less than 12 nor more than 18 inches.
- (ii) Length, 24 inches.

3. Baby memorials:

- (i) Width, not less than six nor more than ten inches.
- (ii) Length, not less than 12 nor more than 20 inches.

4. Cremation section memorials only:

- (i) Width, six inches.
- (ii) Length, 12 inches.

5. Approved bronze memorial vases may be substituted for any individual, baby or cremation marker if the vase does not exceed the maximum dimensions of the marker it is replacing. Vases must be of the same material, craftsmanship and finish as other acceptable memorial work.

b. *Reserved.*

(2) *Materials.*

a. Standard of quality. Bulletin No. 172-A of the United States Bureau of Standards on the subject of statuary bronze.

- 1. Proportions of materials as follows: Eighty-eight percent copper, ten percent tin, two (2) percent zinc (a variation not exceeding three percent is permissible on each above material providing a minimum of two percent zinc must be used); all virgin metals must be used and mixed to a uniform alloy at proper temperature.
- 2. No other alloys of metals or combinations of materials are acceptable.

b. *Reserved.*

(3) *Craftsmanship.*

- a. General requirements.
    - 1. Markers shall be free from sand holes, pits and/or other imperfections which mar the appearance of and/or impair the usefulness and stability of the finished markers.
    - 2. All ornaments shall be clean and sharp, and all edges shall be true and accurate to the standard dimensions defined herein.
  - b. Lettering.
    - 1. Lettering shall be carefully spaced and accurately set in line, both vertically and horizontally.
    - 2. Names, dates, inscriptions and emblems shall be arranged so as to result in an artistic and neat appearing plate.
    - 3. The style of lettering should be preferably round-faced classic, V-shaped classic or flat-faced classic. Other types of lettering are subject to approval.
- (4) *Finish.*
- a. General requirements.
    - 1. All castings shall be free from seals, sand, pinholes and pits.
    - 2. All ornamentation, face of letters and background shall be hand-chased, hand-tooled and burnished appropriately for a memorial tablet.
    - 3. Matching of approved color and texture as per sample.
    - 4. No colored lacquer or lacquer-carrying pigment shall be used.
  - b. Reserved.
- (5) *Base.* Markers must be placed upon a base that is not more than four inches longer, and not more than four inches wider than the marker, and a minimum of four inches in thickness. In cases where a vase is mounted through the granite base, the width of that base may extend enough to accommodate that vase and its mounting base plus two inches.
- a. Base must be set in a bed of no less than two inches of granite screenings, concrete mix or other compactable material.
  - b. Base may be concrete "poured in place" as long as the overall outside dimensions of the base are the same as the overall outside dimensions of the marker placed upon it (with no visible border).

(Ord. of 5-3-2010)

Sec. 10-35. - Burial rights of lot and grave owners.

- (a) *Certificate of ownership.* Upon receipt of payment in full for any lot, the city shall execute and deliver to the purchaser (or purchasers) a certificate of ownership (deed), granting to such purchaser or purchasers and his, her or their heirs and assigns, the exclusive right of interment in said lot, subject to the rules and regulations contained in this chapter and in any amendments hereto which may hereafter be made by the city council.
- (b) *Right of interment under owner's declaration of reservation.* At the time of the purchase of a lot or grave, or at any time thereafter during the lifetime of the purchaser or transferee, and in accordance with these rules and regulations, the owner or owners of any such lot or grave may present his, her or their ~~certificate of ownership deed~~ and may file in the office of the management a declaration of reservation, therein specifically designating the persons entitled to be buried in any or all of the graves in the lot. No other person may be buried in any grave designated by the owner or owners in the declaration of reservation except by an amended declaration of reservation executed by the owner or

owners and filed in the office of the management. The owner or owners of any lot may in the declaration of reservation limit the persons entitled to be buried in said lot to those persons designated in the declaration of reservation. In the event that the owner or owners shall fail to designate burial rights as to each grave in said lot, or shall fail to limit burials in said grave to those designated in the declaration of reservation, then, as to the graves not designated, the right of burial shall be as provided in subsection (c) of this section. Upon application by any person for interment of a body in a given grave, the burden of proof as to the identity of the person to be interred rests upon the applicant; and no liability shall be incurred by the management or the city as the result of a false statement in the application; but the management shall make reasonable effort to see that only persons entitled to be buried in a given grave are so interred.

- (c) *Interment in absence declaration.* In the absence of a declaration of reservation by the registered owner of a lot, the right of interment shall be in the following order:
  - (1) One grave shall be reserved for the owner and one for the owner's surviving spouse, if any.
  - (2) The remaining graves in said lot shall be held in trust by the city for burial of the following persons in the order of their death, and a request for burial, to wit:
    - a. Children of owner or owners and their respective spouses.
    - b. Lineal descendants of owner or owners and their respective spouses.
    - c. Parents of the owner or owners.
- (d) *Vested rights of lot owners.* The burial rights in all lots and graves conveyed shall be presumed to be the sole and separate property of the person or persons named as grantees in the certificate of ownership, in accordance with these rules and regulations; provided, however, that the husband or wife shall have a vested right of interment of his or her body in any burial grave conveyed to the other, which shall continue as long as he or she shall remain the husband or wife of the grave owner, or shall be his or her wife or husband at the time of such grave owner's demise. No conveyance or transfer shall divest the husband or wife of any owner of his or her vested right of interment without the joinder therein executed by the spouse and filed in the office of the management.
- (e) *Alienability of cemetery grave.* All lots, the use of which has been conveyed in a ~~certificate of ownership deed~~, are indivisible. Whenever an interment of the remains of a member, or of a relative of a member, of the family of the recorded owner, or of the recorded owner, is made in a lot, the lot thereby becomes inalienable and shall be held as the family lot of the owner, except as otherwise provided by owner's declaration of reservation.
- (f) *Residency as related to ~~Washington Street Cemetery~~ Mebane Memorial Gardens.* Graves are sold based on the permanent residency of the purchaser(s) and the permanent residency of the person(s) designated in the declaration of reservation as having rights of interment. Any grave or graves not designated under the declaration of reservation shall be considered purchased for the interment of a non-resident, and the prices will be reflected as such in accordance with the current cemetery fee schedule at the time of purchase. Graves purchased by and/or designated to residents, but later designated for use by a non-resident shall be subject to a transfer from resident to non-resident fee and a document transfer fee as reflected on the cemetery fee schedule current at the time of the transfer. Graves purchased at non-resident rates shall not qualify for any refund should a decision be made to inter the remains of a resident at a later date. Graves shall be sold to individual persons only and not to businesses. Registered funeral services may purchase graves at-need or pre-need as an agent of the person or persons intended for interment therein, but the cemetery purchase contract shall be made out in the name of that person or persons, and the cost of said graves shall reflect that or those person's residency status.

(Ord. of 5-3-2010)

Sec. 10-36. - Cremation section.

- (a) Interments made in this section shall be only for cremated remains.
- (b) All graves sold in this section shall be sold in numerical sequence, beginning with number one in the section and continuing thus.

(Ord. of 5-3-2010)



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## AGENDA ITEM #8

### Fee Schedule Amendment- Cemetery

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#### Presenter

Lawson Brown, City Attorney

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#### Public Hearing

Yes  No

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#### Summary

Establishing a fee for urn section in cemetery.

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#### Background

Historically the fees for deeds to the urn lots in the Mebane Memorial Gardens have been the same as the traditional lots. The urn lots are normally 5 feet square as opposed to 12 feet by 5 feet. Staff believes fees for the urn lots should be at a new lesser rate.

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#### Financial Impact

Currently no urn spaces have been sold, decreasing the cost of these spaces may increase sales.

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#### Recommendation

Staff recommends a separate fee for urn spaces in accordance with the attached.

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#### Suggested Motion

I make a motion to adopt the resolution amending the fee schedule to reflect the establishment of urn lot fees as presented.

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#### Attachments

1. Resolution
2. Fee Schedule- Cemetery



**A RESOLUTION TO AMEND THE FEE SCHEDULE  
ADOPTED FOR FISCAL YEAR 2016-17**

BE IT RESOLVED by the City Council of the City of Mebane that the Council hereby adopts, effective September 19, 2016, the amendment to the fee schedule as adopted on June 6, 2016, as follows:

Cremation/Urn Section per Grave- Inside City	\$500
Cremation/Urn Section per Grave- Outside City	\$750

This the 19th day of September, 2016.

By: \_\_\_\_\_  
City Clerk  
City of Mebane, North Carolina

By: \_\_\_\_\_  
Mayor  
City of Mebane, North Carolina

Mebane Memorial Garden		Oakwood Cemetery	
Cost per Grave - Inside City	\$1,000	Cost per Grave - Inside City	\$200
Cost per Grave - Outside City	\$1,500	Cost per Grave - Outside City	\$400
Cremation/Urn Section per Grave- Inside City	\$500	Transfer of Ownership	No Charge
Cremation/Urn Section per Grave- Outside City	\$750	Internment, disinternment, and removal charge	No Charge
Transfer of Ownership	No Charge	Grave Marker Permit Fees	No Charge
Internment, disinternment, and removal charge	No Charge	Marker Installation Fees	No Charge
Grave Marker Permit Fees	No Charge	Street Washing	\$75hr/2hr min
Marker Installation Fees	No Charge		
Street Washing	\$75hr./2hr. min		



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## AGENDA ITEM #9

### NC Department of Environmental Quality Sanitary Sewer Asset Inventory and Assessment Grant

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#### Presenter

Franz Holt, City Engineer

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#### Public Hearing

Yes  No

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#### Summary

The North Carolina Department of Environmental Quality (NCDEQ) is making grant funds available to municipalities for the purpose of the inventory and assessment of existing sewer infrastructure. The grant funding is intended to assist Cities with assessing the current condition, maintaining an inventory and establishing rehabilitation/replacement costs of sewer infrastructure. If approved by NCDEQ, the City can receive up to \$150,000 over a three year period through the Asset Inventory and Assessment (AIA) grant program. The City must provide matching funds of 20% of the grant value, as well as a 1.5% grant fee.

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#### Background

Aging infrastructure and cross connections are two of the largest contributors to Inflow and Infiltration (I/I) within a sewer system. I/I is one of the main contributors in sanitary sewer overflows and elevated treatment costs during wet weather conditions. The Asset Inventory and Assessment Grant provides funding to explore the City's existing system and identify potential sources of I/I and earmark them for rehabilitation or replacement to reduce the likelihood of sanitary sewer overflows.

Source Identification can include sewer metering studies, smoke testing, videoing sewer line, etc. Once sources of I/I or aging infrastructure are identified, grant funding can also be used to establish costs for rehabilitation, replacement, repairs or necessary upgrades to system components and prioritize these items to prepare a Capital Improvement Plan to begin addressing issues throughout the system.

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#### Financial Impact

The total value of the grant is up to \$150,000.00. The City's match would be up to \$30,000.00 (20%) with a grant fee of up to \$2,250.00 (1.5%) for a total of \$32,250.

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#### Recommendation

It is recommended that Council approve the resolution to allow David Cheek, the authorized official, to make application for an Asset and Inventory and Assessment Grant to NCDEQ on behalf of the City of Mebane.

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#### Suggested Motion

Motion to approve the resolution and submittal of an application for an Asset Inventory and Assessment Grant.

**Attachments**

1. Letter from AWCK, Inc.
2. Resolution



# alley, williams, carmen & king, inc.

*Engineering • Architecture • Land Surveying*

September 12, 2016

David Cheek, City Manager  
City of Mebane  
106 E. Washington Street  
Mebane, NC 27302

Re: City of Mebane  
Asset Inventory and Assessment (AIA) Grant Application  
North Carolina State Project Reserve Grants

Dear Mr. Cheek:

The North Carolina Department of Environmental Quality (DEQ) is making grant funds available to municipalities for the purpose of the inventory and assessment of existing water and sewer systems. We understand that the City of Mebane is interested in applying for a grant to assist in an assessment of the existing sanitary sewer system.

The grant funding is in place to assist Cities with keeping an up to date inventory and documented condition of its infrastructure. The City can receive up to \$150,000 over a three year period through the AIA grant program. A fund match in the amount of 20% and 1.5% grant fee are required if the grant is approved by DEQ.

Based on our previous discussions and experience with the City's sewer system, inflow and infiltration (I/I) is one of the major challenges facing the existing system. Grant funds could be used to perform metering studies, smoke testing analysis, videoing sewer lines, etc., all of which are an important part of identifying potential sources of I/I. Once the studies have been completed, funds can be used to establish costs associated with line repairs, as well as establishing a capital improvement plan to prioritize the planned improvements.

We would be happy to assist you with completing an AIA Grant Application to the Department of Environmental Quality.

If you should decide to seek these aforementioned grant funds, the City will need to adopt the attached resolution and certification at your September 19<sup>th</sup> council meeting.

Should you or the City Council have any questions or comments, please let me know.

Sincerely,  
Alley, Williams, Carmen & King, Inc.

A handwritten signature in blue ink, appearing to read 'TK', is written over the typed name of Troy King.

Troy King, P.E.

## RESOLUTION BY GOVERNING BODY OF MEBANE

- WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in the assessment of their wastewater collection systems and
- WHEREAS, The City of Mebane has need for and intends to perform an inventory and assessment of the City's wastewater collection system. The inventory and assessment is meant to locate, identify and inventory the condition of the existing wastewater collection system and
- WHEREAS, The City of Mebane intends to request state grant assistance for the project,

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

That the City of Mebane will submit an application for grant assistance from the State of North Carolina for the asset and inventory assessment of the existing wastewater collection system.

That the City of Mebane will provide a 20% match of the funds requested in the application toward the asset and inventory assessment. The grant request can be made in an amount up to \$150,000.

That City Manager David Cheek, the Authorized Official, and successors so titled, is hereby authorized to execute and file an application on behalf of the City of Mebane with the State of North Carolina for a grant to aid in the implementation of the project described above.

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

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

Adopted this the 19<sup>th</sup> day of September, 2016 at the Municipal Building in Mebane, North Carolina.

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Glendel Stephenson, Mayor

**CERTIFICATION BY RECORDING OFFICER**

The undersigned duly qualified and acting City Manager of the City of Mebane does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the City Council duly held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

---

Stephanie Shaw, City Clerk



# AGENDA ITEM #10

## Mebane McGee Associates, JV Rezoning

(Requested to be postponed until  
October 3, 2016 per Applicant)

### Presenter

Montrena Hadley, Planning Officer

### Applicant

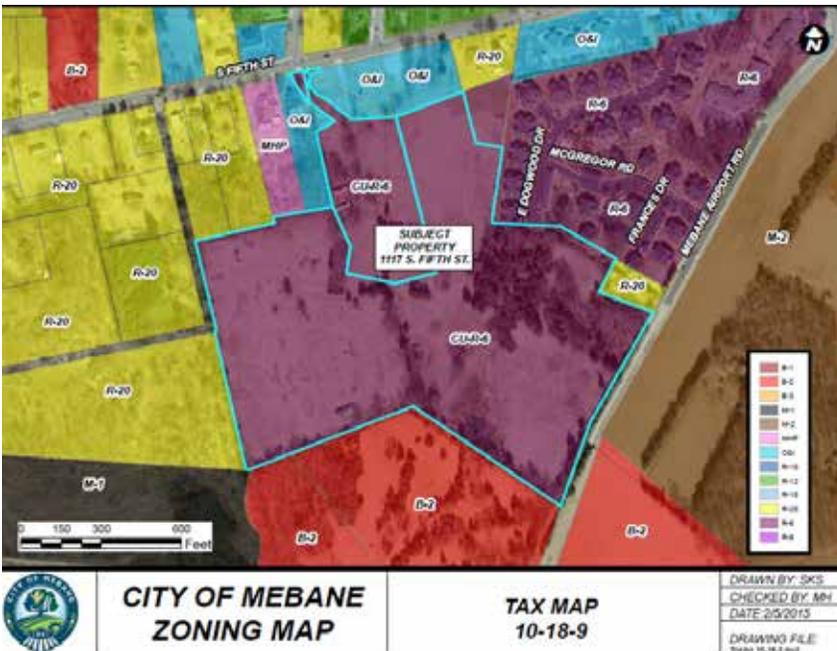
Mebane McGee Associates, JV  
PO Box 254  
Folly Beach, SC 29439

### 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 and August 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.

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### Financial Impact

The developer will extend utilities at his own expense.

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### Recommendation

The Planning Board recommended approval of the rezoning at their May 9, 2016 meeting.

The request meets the required standards of a General Rezoning and Planned Unit Development.

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### Suggested Motion

Motion to approve the rezoning 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 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.

---

### Attachments

1. Rezoning Application McGee Farm
2. Zoning Map McGee Farm
3. Request to Postpone

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

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

Name of Applicant: MEBANE MCGEE ASSOCIATES, JV

Address of Applicant: PO BOX 254, FOLLY BEACH, SC 294139

Address and brief description of property to be rezoned: +/- 34.485AC  
OF VACANT LAND @ 1117 South Fifth St.

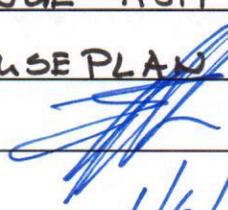
Applicant's interest in property: (Owned, leased or otherwise) OWNER

\*Do you have any conflicts of interest with: Elected/Appointed Officials, Staff, etc?  
Yes  Explain: EVERRET GREEN (BUSINESS) No

Type of re-zoning requested: PUD

Sketch attached: Yes  No  (See Instructions)

Reason for the requested re-zoning: CHANGE FROM R-6 TO  
PUD TO ALLOW MIXED USE PLAN PER ATTACHED

Signed: 

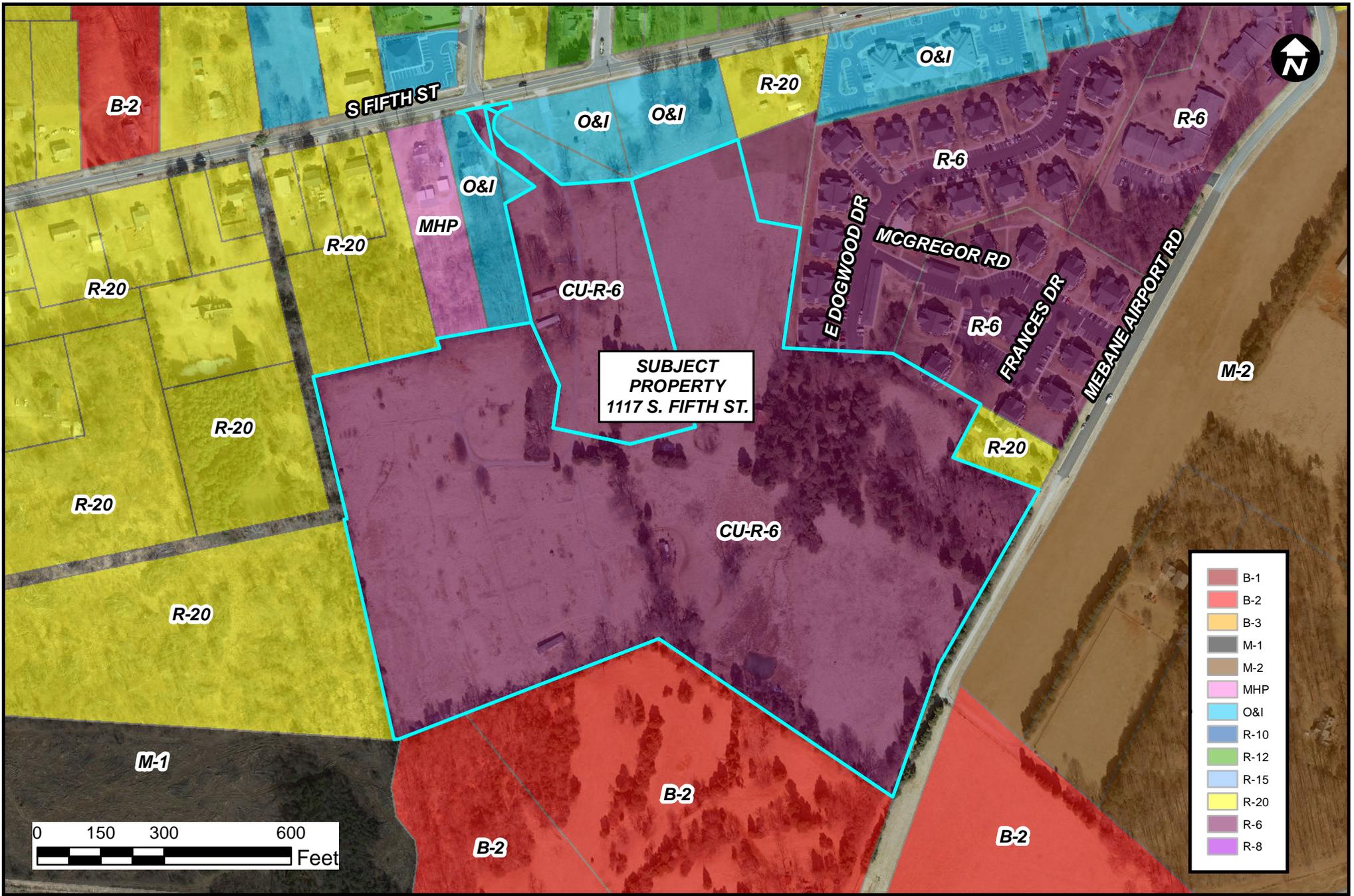
Date: 1/6/2016

See the other side for information and instructions.

Action by Planning Board: \_\_\_\_\_

Public Hearing Date: \_\_\_\_\_ Action: \_\_\_\_\_

Zoning Map Corrected: \_\_\_\_\_



**SUBJECT  
PROPERTY  
1117 S. FIFTH ST.**

- 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

**TAX MAP  
10-18-9**

DRAWN BY: SKS  
 CHECKED BY: MH  
 DATE: 2/5/2015  
 DRAWING FILE:  
 Zoning 10-18-9.mxd

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

August 30, 2016

Chris Rollins  
106 E. Washington St  
Mebane, NC 27302

RE: Rezoning from conditional use R-6 to PUD

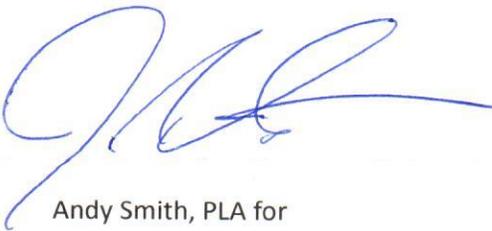
Dear Chris,

I am writing to request that this case be postponed for an additional 30 days to allow us more time to negotiate an agreement with the owners of the airport road property.

We continue to think that the road extension is vital to our development as well as this critical area of the town.

Thank you for your assistance in this matter, we will be in touch as we make progress.

Sincerely,



Andy Smith, PLA for

Ellis Coleman

Mebane McGee Associates



# AGENDA ITEM #11

## Mebane McGee Associates, JV Special Use Permit- PUD

(Request to be postponed until October 3,  
2016 per Applicant)

### Presenter

Montrena Hadley, Planning Officer

### Applicant

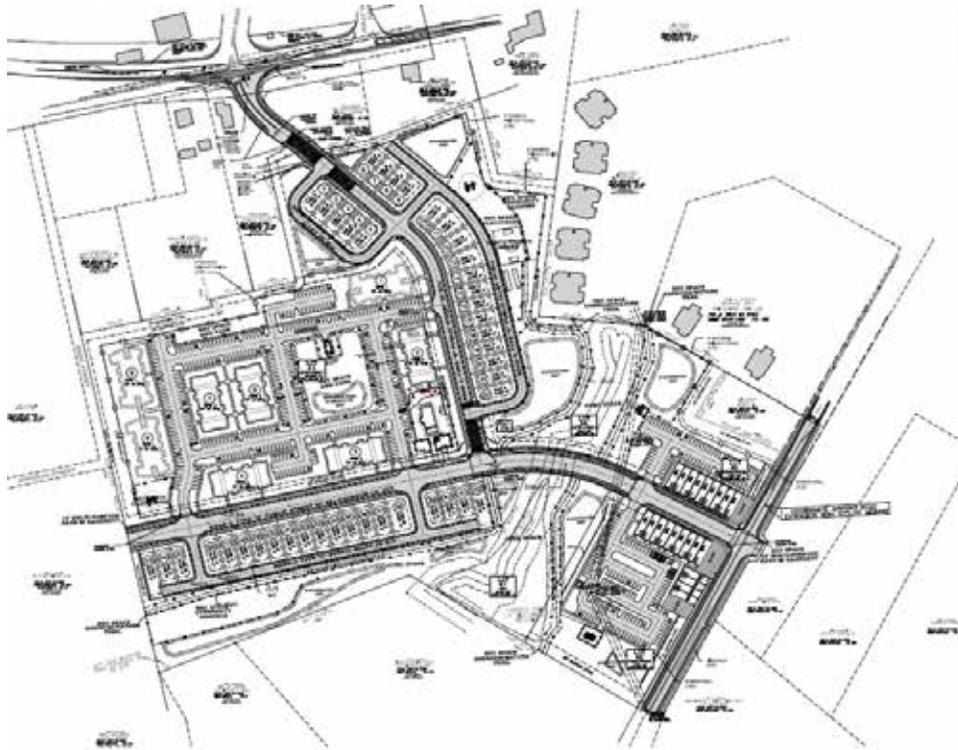
Mebane McGee Associates, JV  
PO Box 254  
Folly Beach, SC 29439

### 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 and August 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

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

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

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### Recommendation

The Planning Board recommended approval of the special use permit at their May 9, 2016 meeting.

The request meets the required standards of a Planned Unit Development.

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### 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

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### Attachments

1. Refer to June packet for additional items
2. Request to Postpone

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

August 30, 2016

Chris Rollins  
106 E. Washington St  
Mebane, NC 27302

RE: Rezoning from conditional use R-6 to PUD

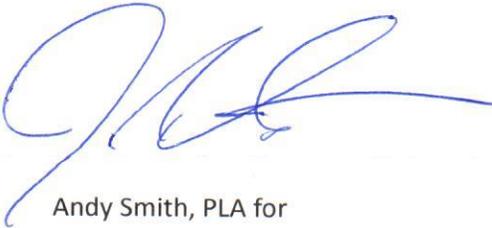
Dear Chris,

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We continue to think that the road extension is vital to our development as well as this critical area of the town.

Thank you for your assistance in this matter, we will be in touch as we make progress.

Sincerely,



Andy Smith, PLA for

Ellis Coleman

Mebane McGee Associates

## Mebane Fire Dept. Monthly Report

	July	Year to Date	% Change from 2015
<b>Structural Response</b>			
<b>Totals</b>	<b>19</b>	<b>153</b>	<b>11%</b>
<b>Average Personnel Per Response</b>	<b>10</b>	<b>10</b>	
<b>Average Volunteer Response</b>	<b>2</b>	<b>2</b>	
<b>Non Structural Responses</b>			
<b>Totals</b>	<b>44</b>	<b>316</b>	<b>0%</b>
<b>Total Fire Response</b>	<b>63</b>	<b>469</b>	<b>3%</b>
<b>Location (Year to Date)</b>	<b>North</b>	<b>South</b>	
<b>Total Number/Percentage</b>	<b>234/50%</b>	<b>235/50%</b>	
<b>Average Fire Response Time</b>	<b>5:35</b>	<b>6:25</b>	
<b>Percentage of Calls Inside City</b>	<b>53%</b>	<b>56%</b>	
<b>Percentage of Calls Outside City</b>	<b>37%</b>	<b>35%</b>	
<b>Percentage of Calls for Mutual Aid</b>	<b>10%</b>	<b>9%</b>	
<b>EMT Response</b>	<b>126</b>	<b>941</b>	<b>12%</b>
<b>Location (Year to Date)</b>	<b>North</b>	<b>South</b>	
<b>Total Number/ Percentage</b>	<b>493/52%</b>	<b>448/48%</b>	
<b>CPS Seats Checked</b>	<b>18</b>	<b>116</b>	
<b>Seats Distributed</b>	<b>0</b>	<b>0</b>	
<b>Station Tours/Programs</b>	<b>4</b>	<b>18</b>	
<b># of Participants</b>	<b>50</b>	<b>1114</b>	
<b>Events Conducted/Attended</b>	<b>4</b>	<b>26</b>	

# City of Mebane Code Violation report

## July 2016

	Date	Address	Code Violation	Contact name	Contact No.	Status	Comments:
1	6/29/16	3rd street	high grass/ debris				sent letter 29th
2	6/29/16	3rd street	high grass/ debris				sent letter 29th
3	6/29/16	behind Wendys ( pond )	high grass				sent letter 29th
4	7/18/16	Dales old house					Sent letter 18th
5	7/18/16	613 South Third Street	high grass			open	call in about high grass from neighbor
6	7/20/16	NC 119 (981418582)	HIGH GRASS	REX OIL CO.		open	
7	7/20/16	1310 SOUTH FIFTH ST.	HIGH GRASS	CAROLYN LONG		open	
8	7/20/16	SOUTH FIFTH ST. (9814243904)	HIGH GRASS	PT GREENLAND		open	
6	7/20/16	1300 SOUTH FIFTH ST	HIGH GRASS	UNITED DEVE. SONIC		open	

# City of Mebane Code Violation report

## July 2016

7	7/22/15	City of Mebane	Signs			open	55 Remove and discarded of signs 6/30-7/30
8							
9							
10							
11							
12							

Code Enforcement Officer  
Keith O. Williams

## City of Mebane Code Violations August 2016

	Date	Address	Code Violation	Contact name	Contact No.	Status	Comments:
1	8/11/16	302 West Lee Street	high grass			open	high grass/ sent letter
2	8/5/16	S NC NWY 119 (9814861392)	high grass			open	sent letter
3	8/5/16	Fieldale Rd	high grass			open	sent letter
4	8/5/16	S NC HWY 119 (9814862583)	high grass			open	sent letter
5	8/18/16	307 West McKinley	working without permit			close	permit applied for 8/22, saw work without permit 8/18
6	8/18/16	507 South 2nd Street	working without permit			close	permit applied for 8/22, saw work without permit 8/18
7	8/23/16	Wilba road	pool			open	call in about pool being abandoned / sent letter
6	8/29/15	City of Mebane	Signs			closed	47 Remove and discarded of signs 7/30-8/29

Code Enforcement Officer  
Keith O. Williams