



City Council Meeting December 2, 2024





Mayor Hooks

Call to Order





Pastor Bradon Delk, Summit Church
Invocation





Mayor Hooks

Public Comments



Consent Agenda





- a. Approval of Minutes- November 4, 2024 Regular Meeting
- b. Voluntary Non-Contiguous Annexation Petition- Evolve at Mebane Oaks
- c. Final Plat- Oakwood, Ph. 1B
- d. Final Plat Reapproval- North First Street Townhomes
- e. Budget Ordinance Amendment- American Rescue Plan (ARP) Asset Inventory Assessment (AIA) Grant
- f. Amended ABSS Joint Field Use Agreement



Annexation Petition- Evolve at Mebane Oaks

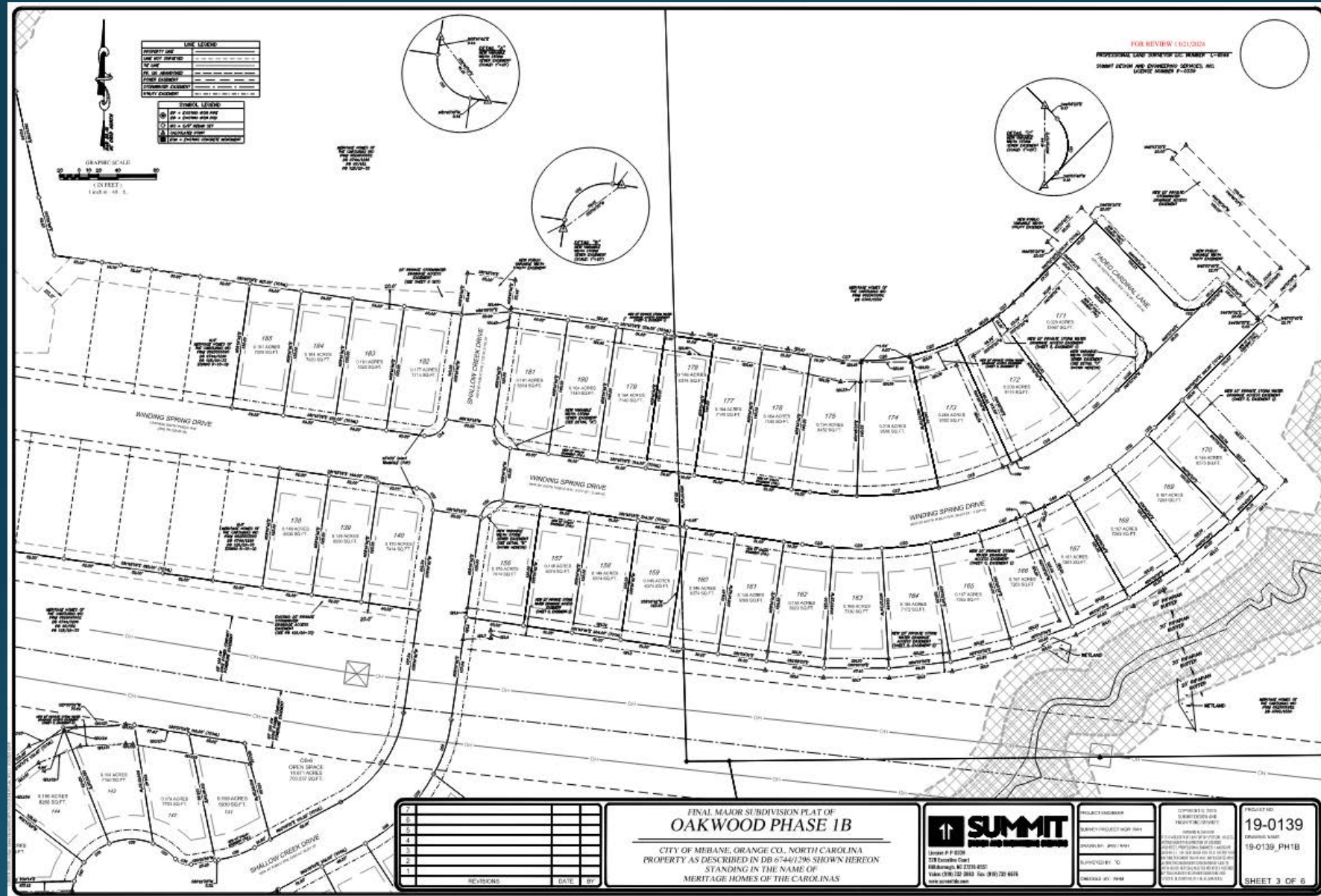
- Voluntary Contiguous
- +/- 61.830 acres located on Mebane Oaks Road in Alamance County. A Planned Unit Development featuring single-family homes, apartments, and commercial space is planned for this property.
- Accept the Petition and the Clerk's Certificate of Sufficiency
- Set a Date of Public Hearing for January 6, 2025



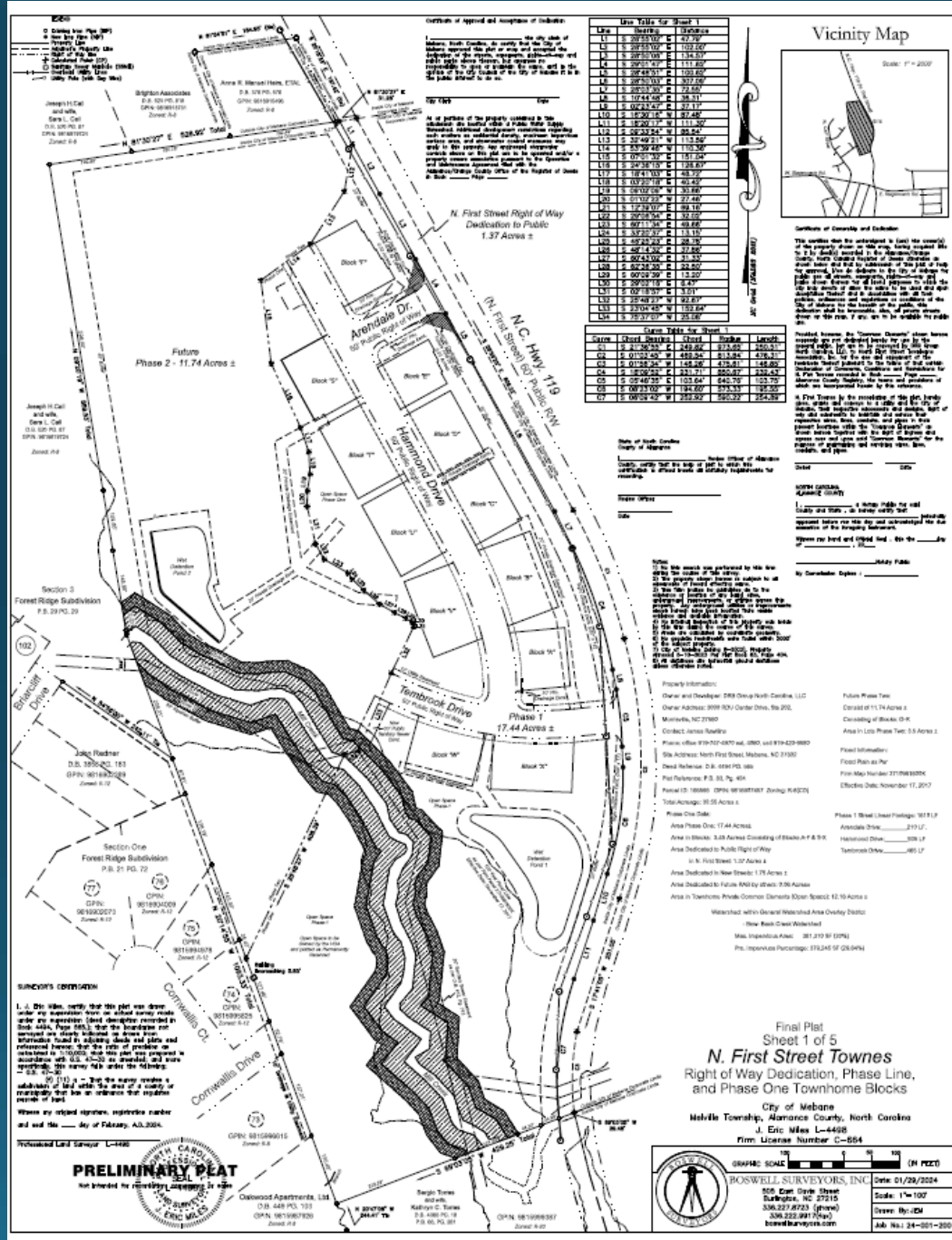
	 City Limits	 Property Lines	 Annexation Area- Mill Run	DATE: 11/26/2024
				DRAWN BY: AO
				SCALE: 1 IN = 400 FT



Final Plat Approval- Oakwood, Ph. 1B



Final Plat Reapproval- North First Street Townes, Ph. 1





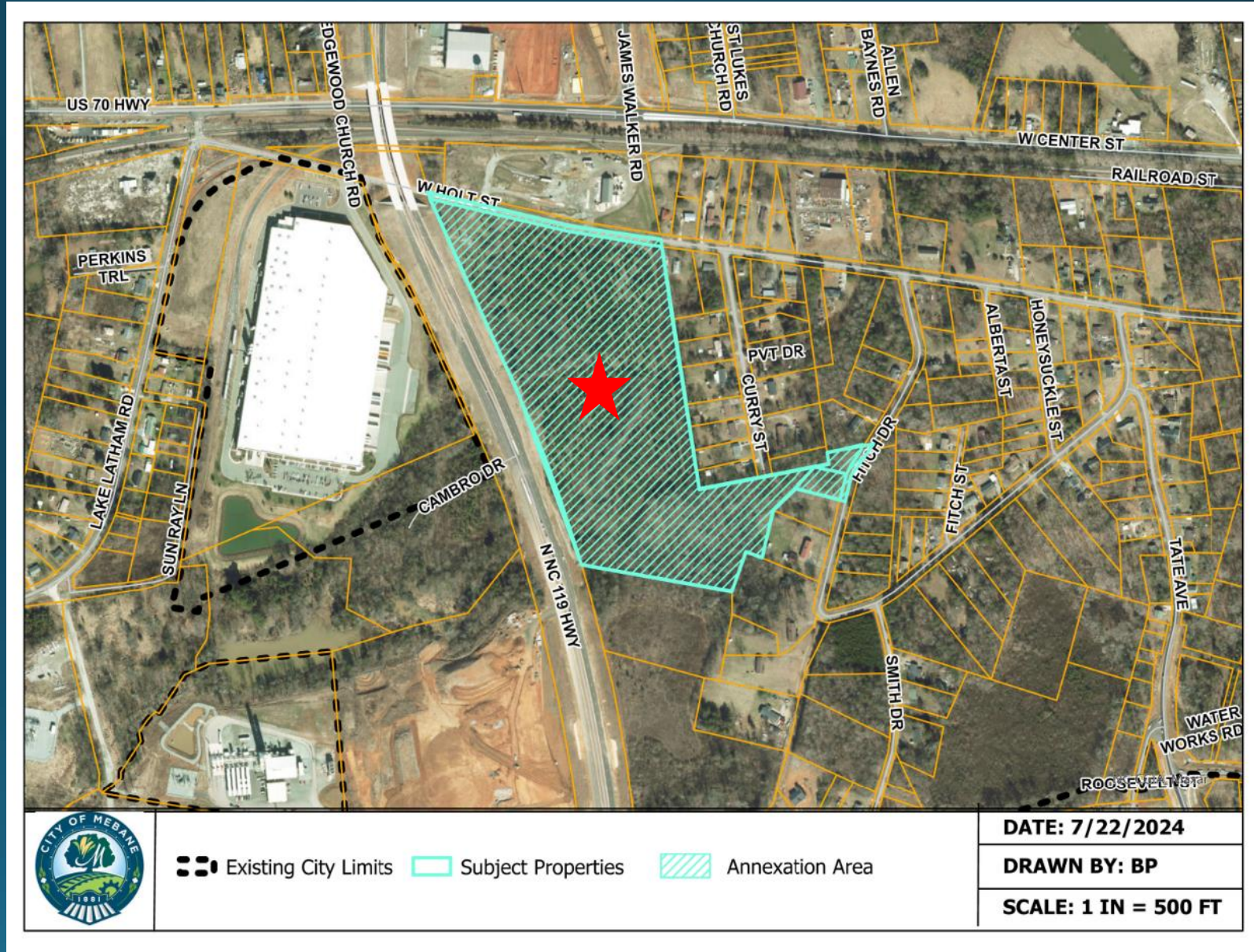
Lawson Brown, City Attorney

Public Hearing- Ordinance to Extend the Corporate Limits
A. Campbell Holdings, LLC- Cambro, Ph. 3



Ordinance to Extend the Corporate Limits- Voluntary Non-contiguous Annexation- A. Campbell Holdings, LLC- Cambro, Ph.3

- Voluntary Non-contiguous Annexation
- +/- 25.402 acres located off of NC Hwy 119 and W. Holt Street in Alamance County. Cambro plans to develop an additional building on this property.
- Council accepted the Petition and Certificate of Sufficiency last month and set the date of the Public Hearing for tonight.





Ashley Ownbey, Development Director

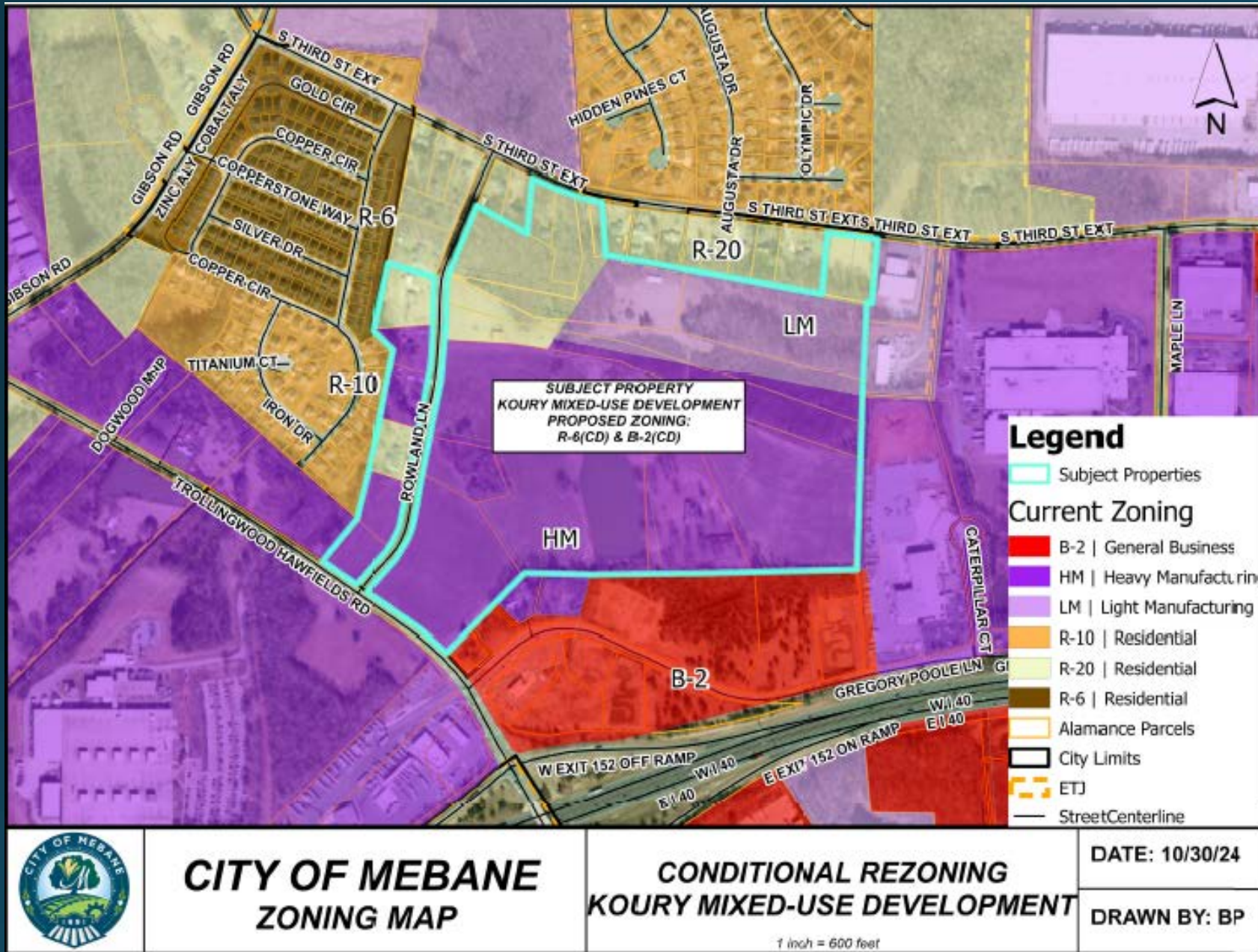
Request to Rezone: R-20, LM, HM to R-6(CD) & B-2 (CD)
by Koury Corporation

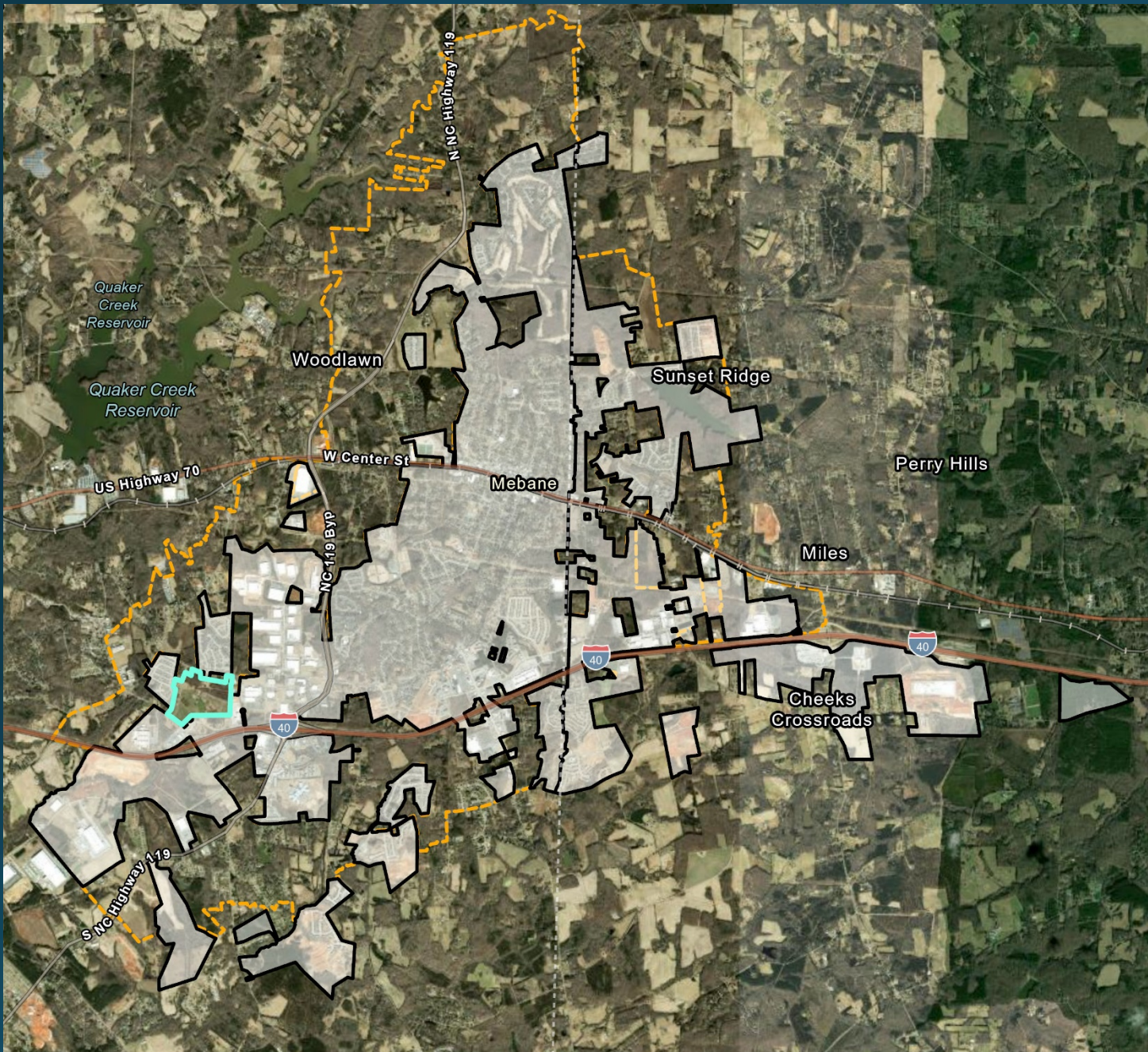


Koury Mixed-Use Development

Conditional Zoning Request

- Request by Koury Corporation
- Nineteen properties totaling +/- 82.92 acres
- Existing zoning: R-20, LM, and HM
- Requested zoning: R-6 (CD) and B-2 (CD)





Koury Mixed-Use Development

Conditional Zoning Request

- Mebane Extraterritorial Jurisdiction, Alamance County
- City utilities are available.
 - Water is available in Trollingwood-Hawfields Road and S. Third Street Extension.
 - Sewer is available in Trollingwood-Hawfields Road.



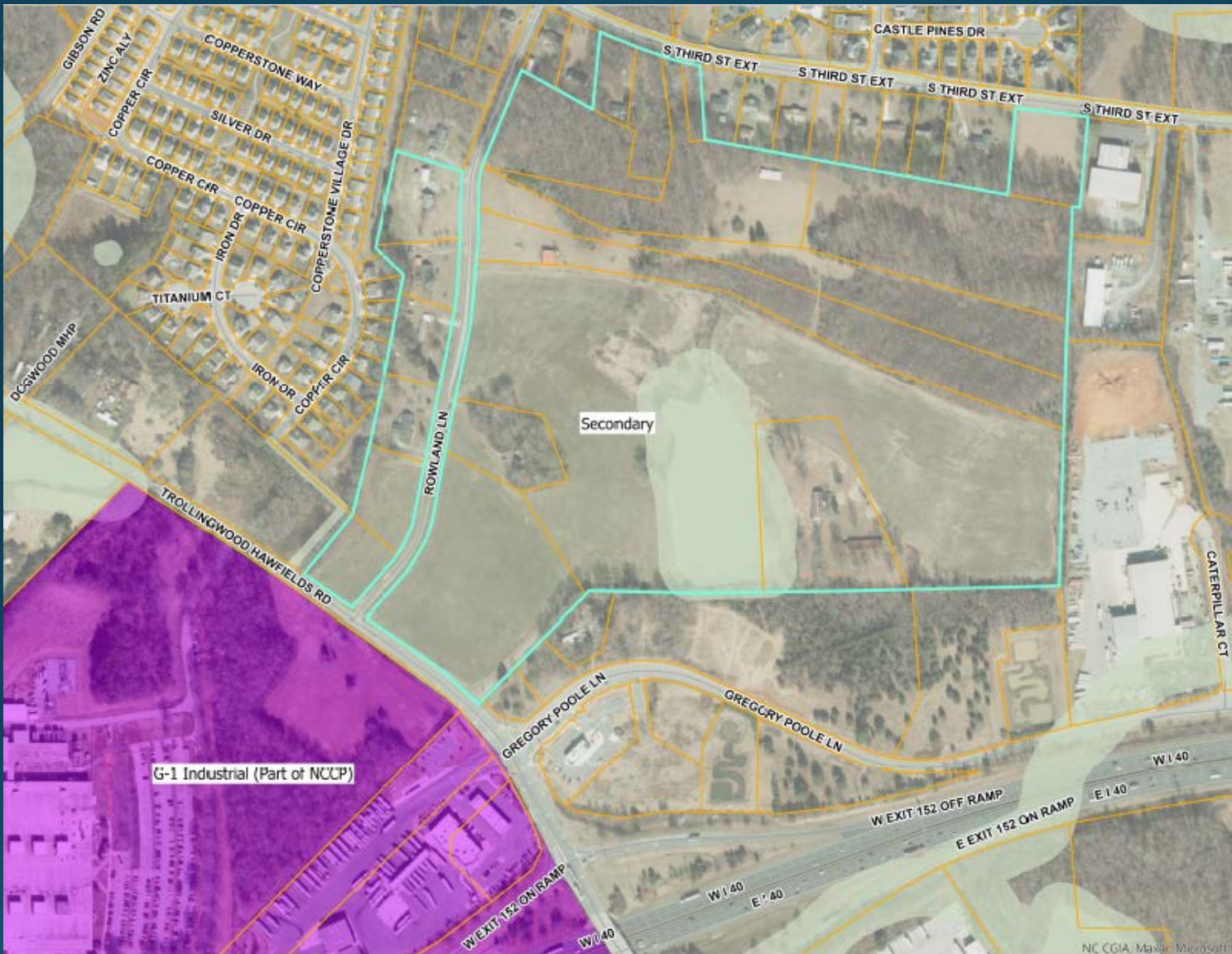


Koury Mixed-Use Development

Conditional Zoning Request

- Single-Family Residential, Vacant
- Surrounding uses include:
 - Single-Family Residential
 - Warehousing, Manufacturing, Equipment Rental
 - Planned Medical Office
 - Travel Stop, Restaurant



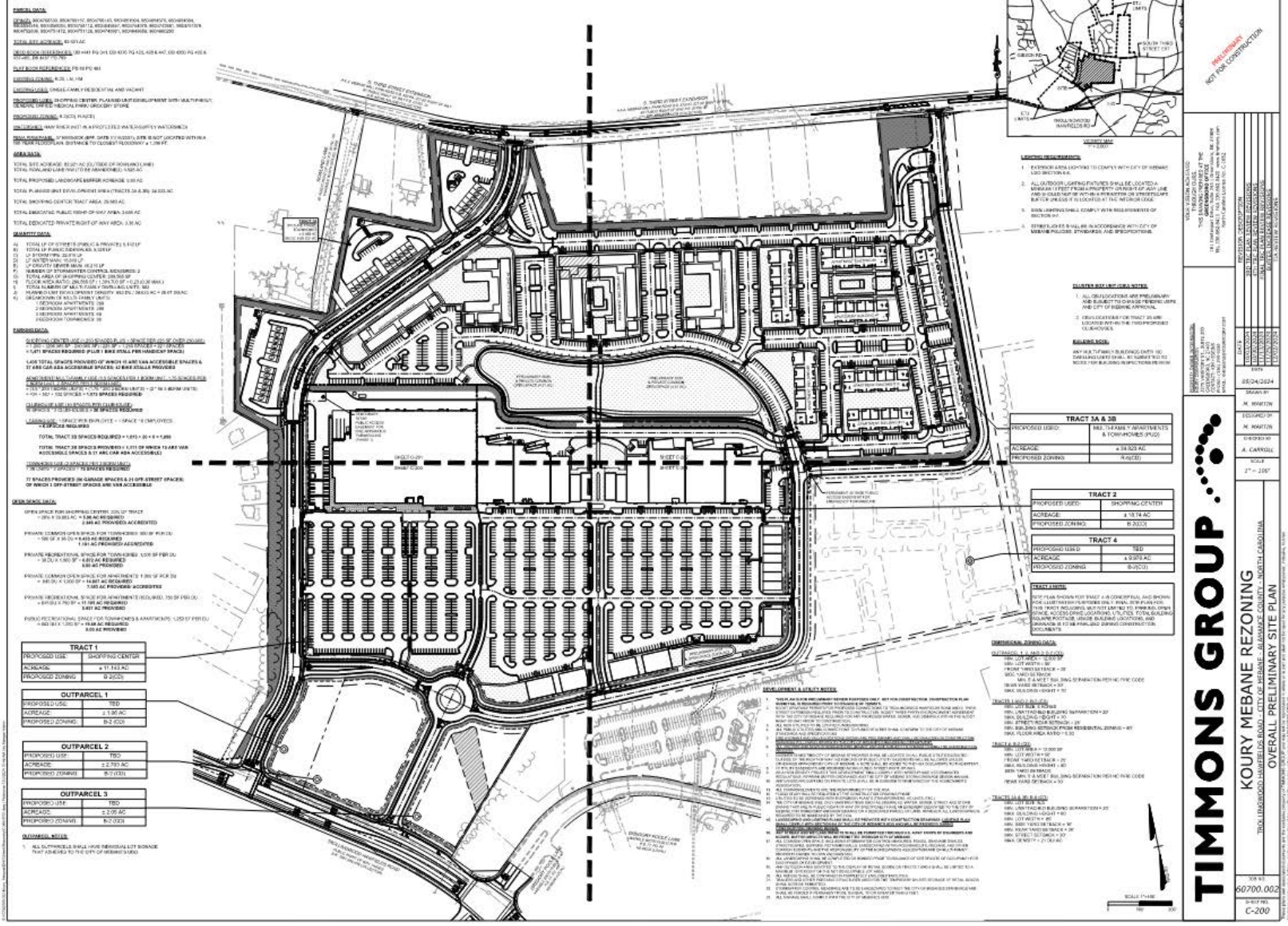


Koury Mixed-Use Development Conditional Zoning Request

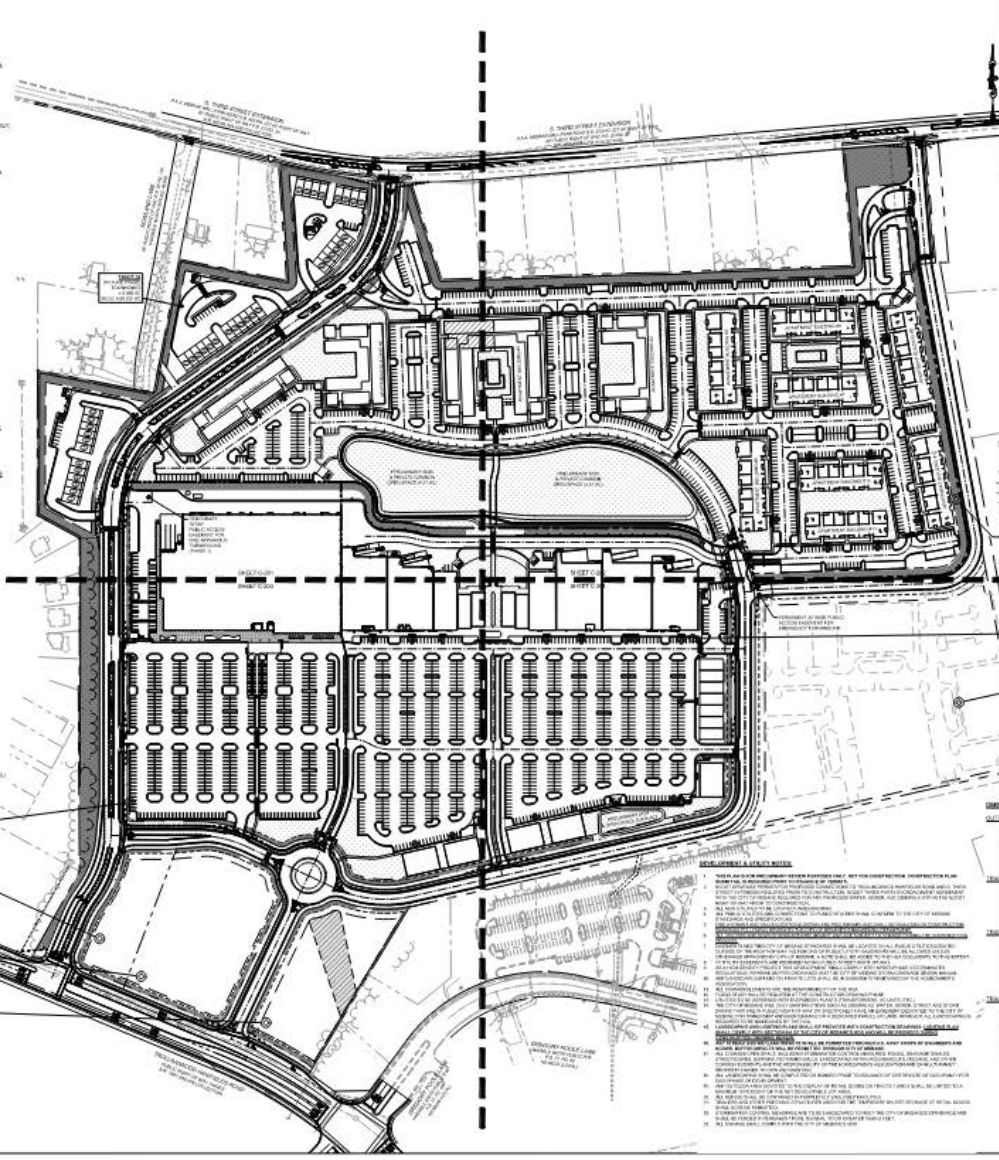
Mebane By Design, G-4 Secondary Growth Area Long-Range Utility Plan

- Addressing long-identified capacity concerns with GKN pump station





GENERAL NOTES:
 1. ALL OUTPARCELS SHALL HAVE REVERSIBLE LOT BOUNDARIES THAT CONFORM TO THE CITY OF MEMPHIS CODES.
 2. THE SHADING INDICATES THE PROPOSED ZONING FOR CONSTRUCTION.
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TRACT 1A & 1B
 PROPOSED USE: 888 THEAMEY APARTMENTS & TOWNHOMES (PLU)
 ACRES: 8.18 523 AC
 PROPOSED ZONING: R-2(CD)

TRACT 2
 PROPOSED USE: SHOPPING CENTER
 ACRES: 18.14 AC
 PROPOSED ZONING: B-2(CD)

TRACT 3
 PROPOSED USE: RES
 ACRES: 4.95 AC
 PROPOSED ZONING: R-2(CD)

TRACT 4
 PROPOSED USE: RES
 ACRES: 4.95 AC
 PROPOSED ZONING: R-2(CD)

TRACT 5A & 5B
 PROPOSED USE: 888 THEAMEY APARTMENTS & TOWNHOMES (PLU)
 ACRES: 8.18 523 AC
 PROPOSED ZONING: R-2(CD)

TIMMONS GROUP

KOURY MEBANE REZONING
 700 LINDBERGH PARKWAY, SUITE 200, MEMPHIS, TN 38119
 OVERALL PRELIMINARY SITE PLAN

DATE: 06/20/24
 DRAWN BY: M. WATSON
 CHECKED BY: M. WATSON
 APPROVED BY: A. CARROLL
 TITLE: 27-1107

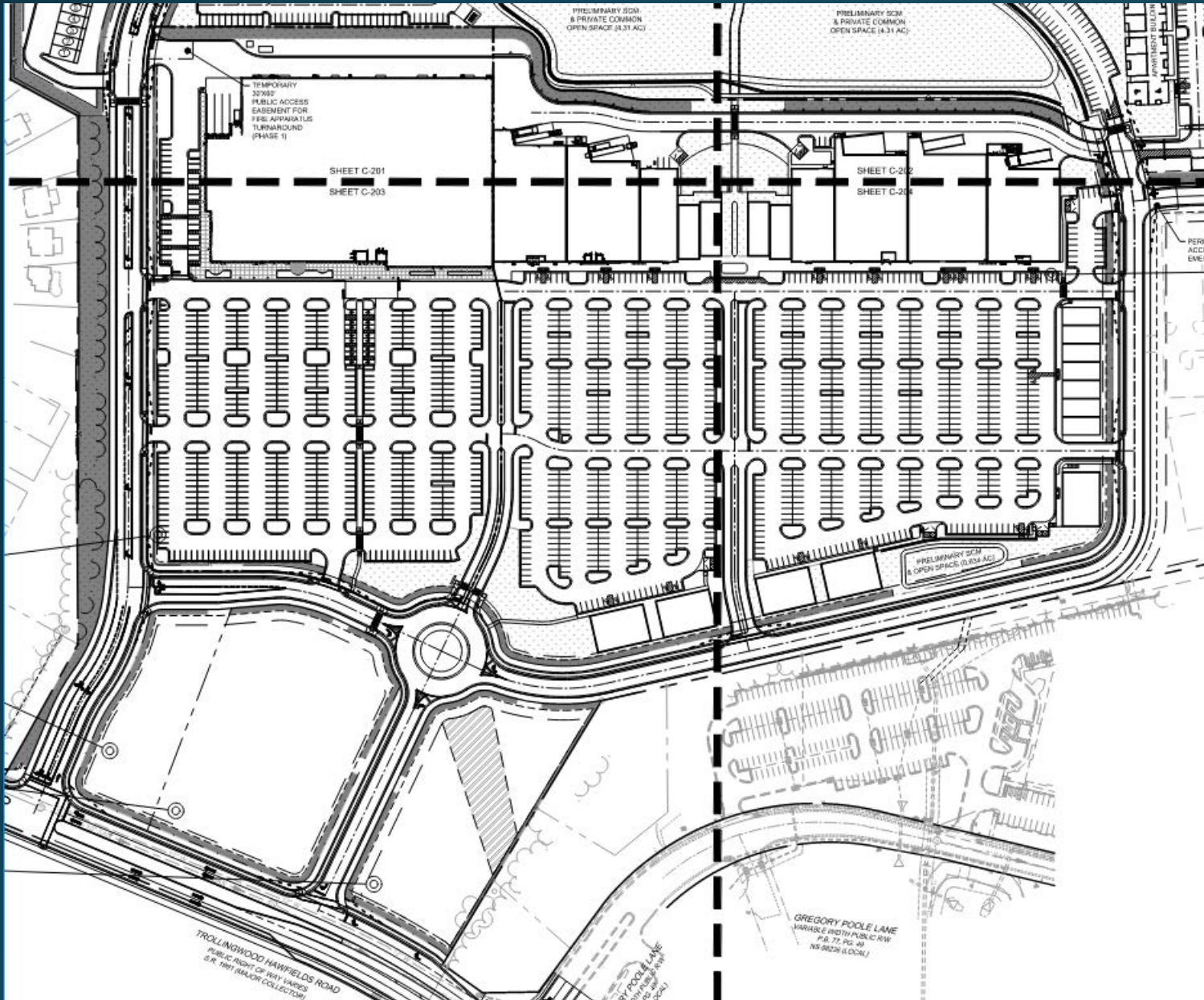
US 51
 60700.002
 SHEET NO.
 C-200

Koury Mixed-Use Development

Conditional Zoning Request : R-6(CD) and B-2(CD)

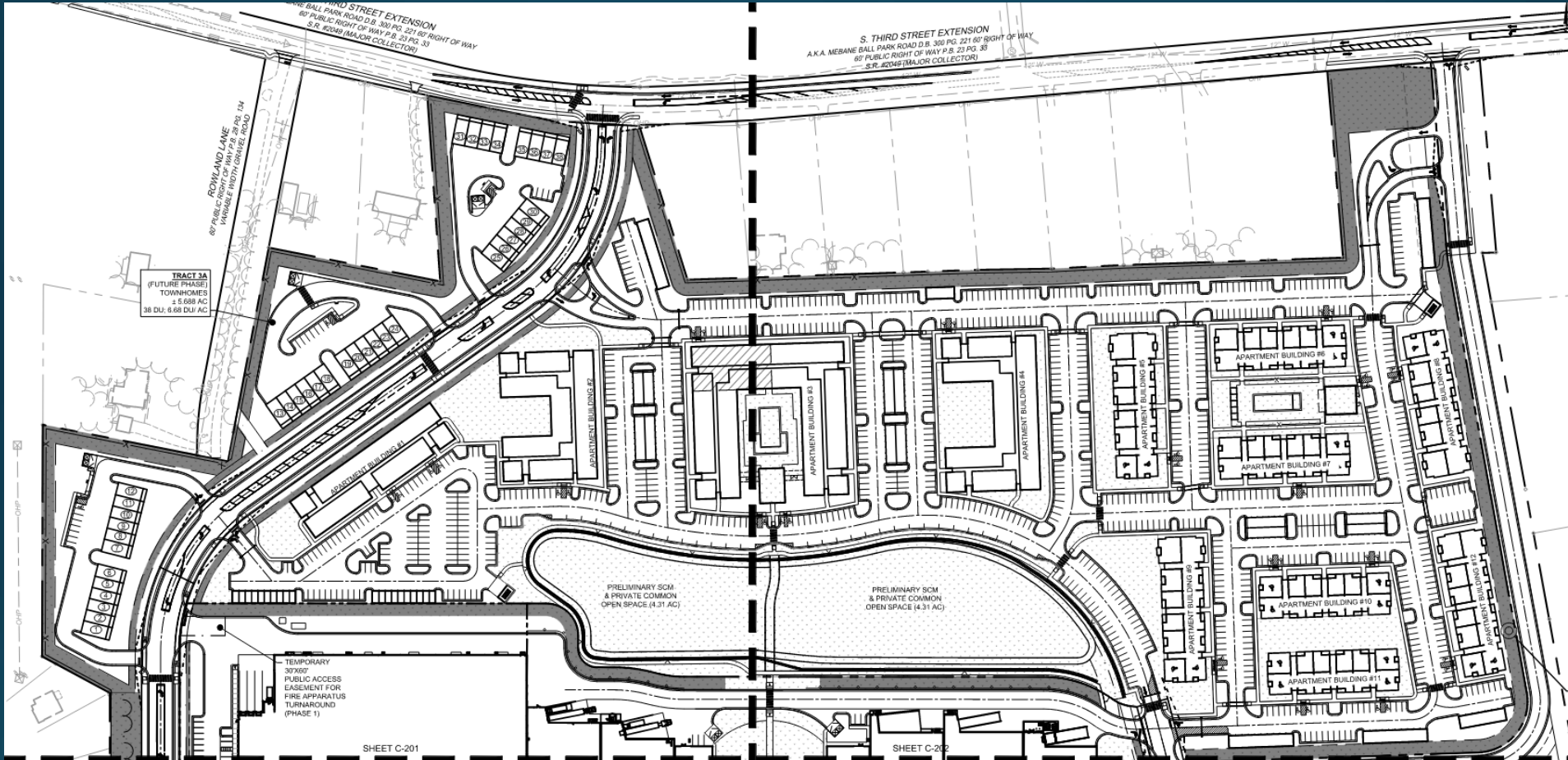


Koury Mixed-Use Development Conditional Zoning Request



- Phase 1 Shopping Center:
 - +/- 29.88 acres
 - +/- 299,565 square feet of commercial
 - 1,425 parking spaces with 42 bike stalls
- Phase 2 Outparcels:
 - +/- 5.85 acres
 - Restriction of uses.
- Network of public and private roads and sidewalks.





Residential Planned Unit Development:

- +/- 34.02 acres
- 645 apartment units and 38 townhomes

Site Features & Amenities:

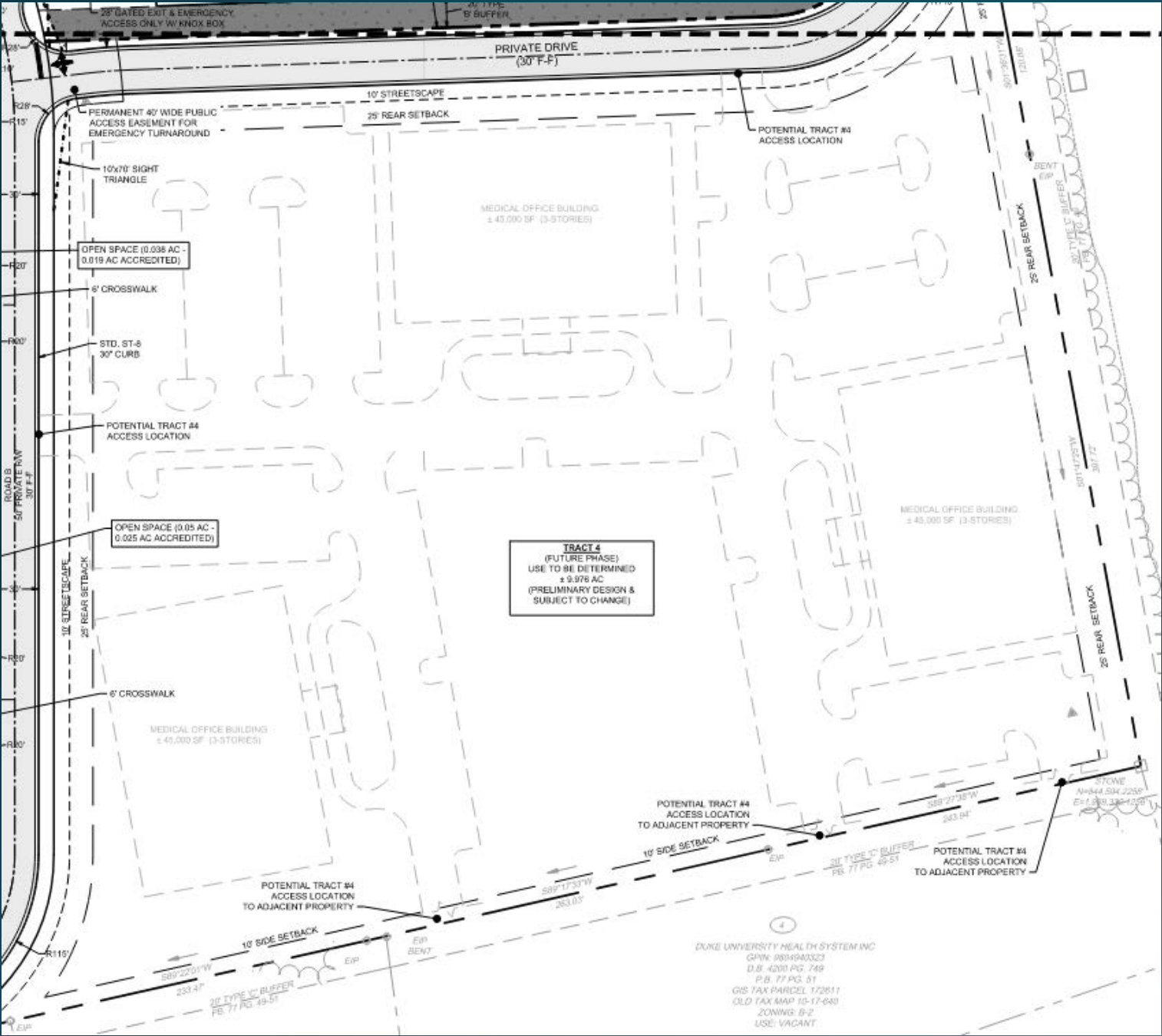
- Two community pools with clubhouses
- A bridge over and 6' walking trail around the primary SCM
- Gated apartment developments



Koury Mixed-Use Development Conditional Zoning Request

Tract 4:

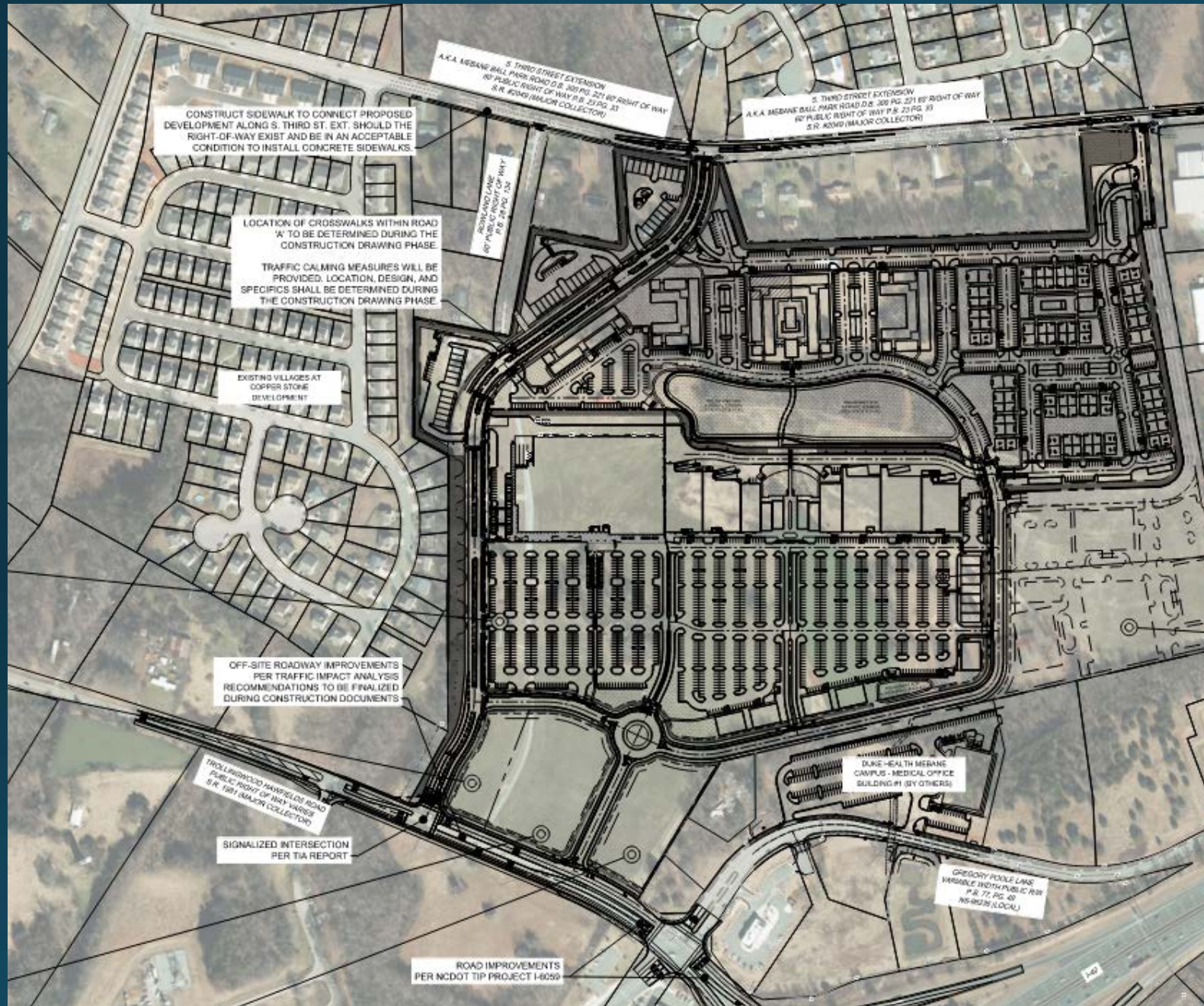
- +/- 9.976 acres
- Conceptual design to show an example of the maximum intensity of the site.



Koury Mixed-Use Development Conditional Zoning Request

Conditions Requested for B-2 (CD):

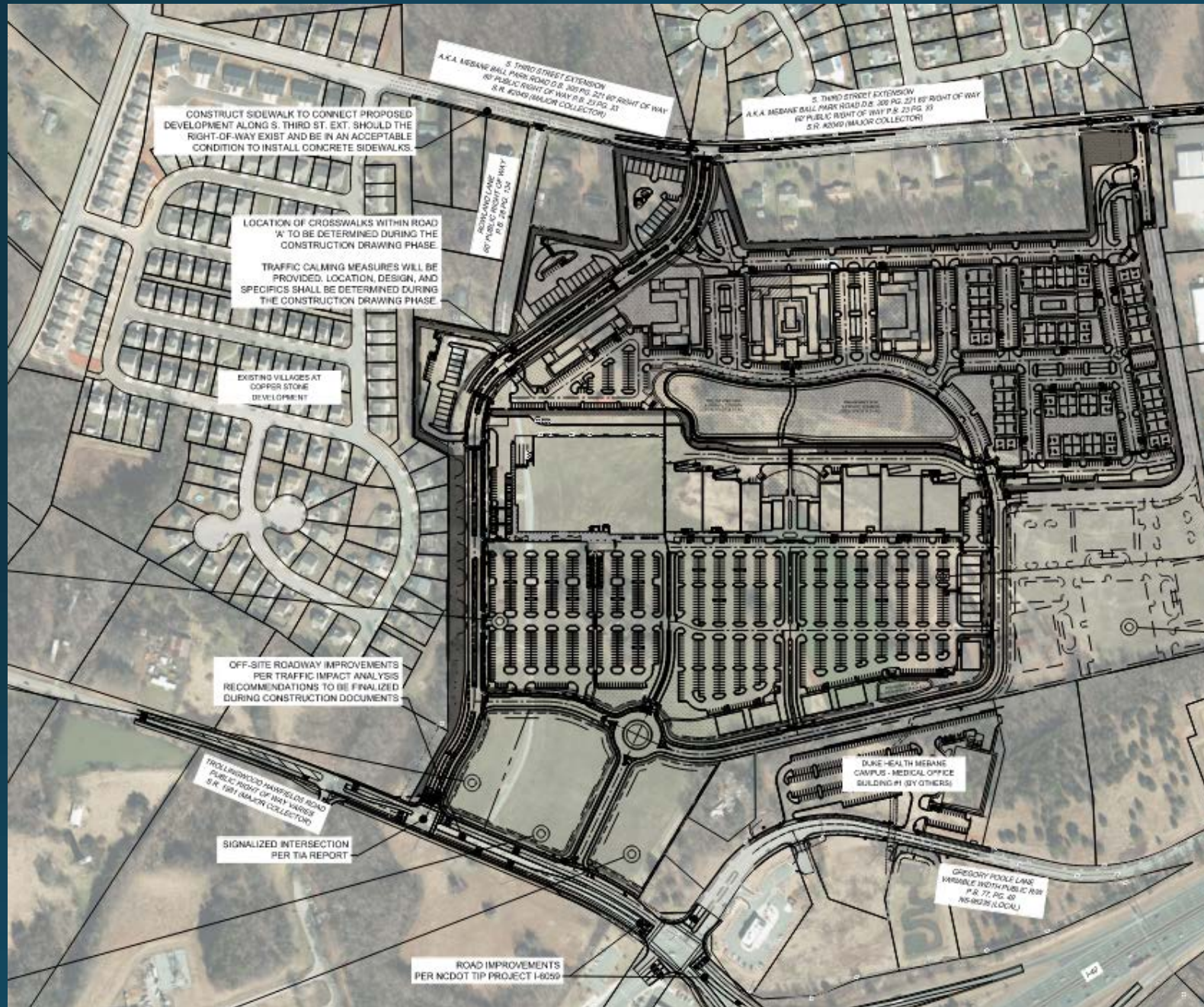
- Open Space: 7% or +/-2.11 acres
- Minimal reduction in required parking
- Alternative landscaping plan
 - 50' streetscape now provided between Public Road A and adjacent neighborhood.
- Outparcels:
 - Restriction of uses
 - Reduction in streetscape and perimeter buffers
- Tract 4:
 - Rear setback reduced to 25'
 - Maximum building height increased to 80'



Koury Mixed-Use Development Conditional Zoning Request

Conditions Requested for R-6 (CD):

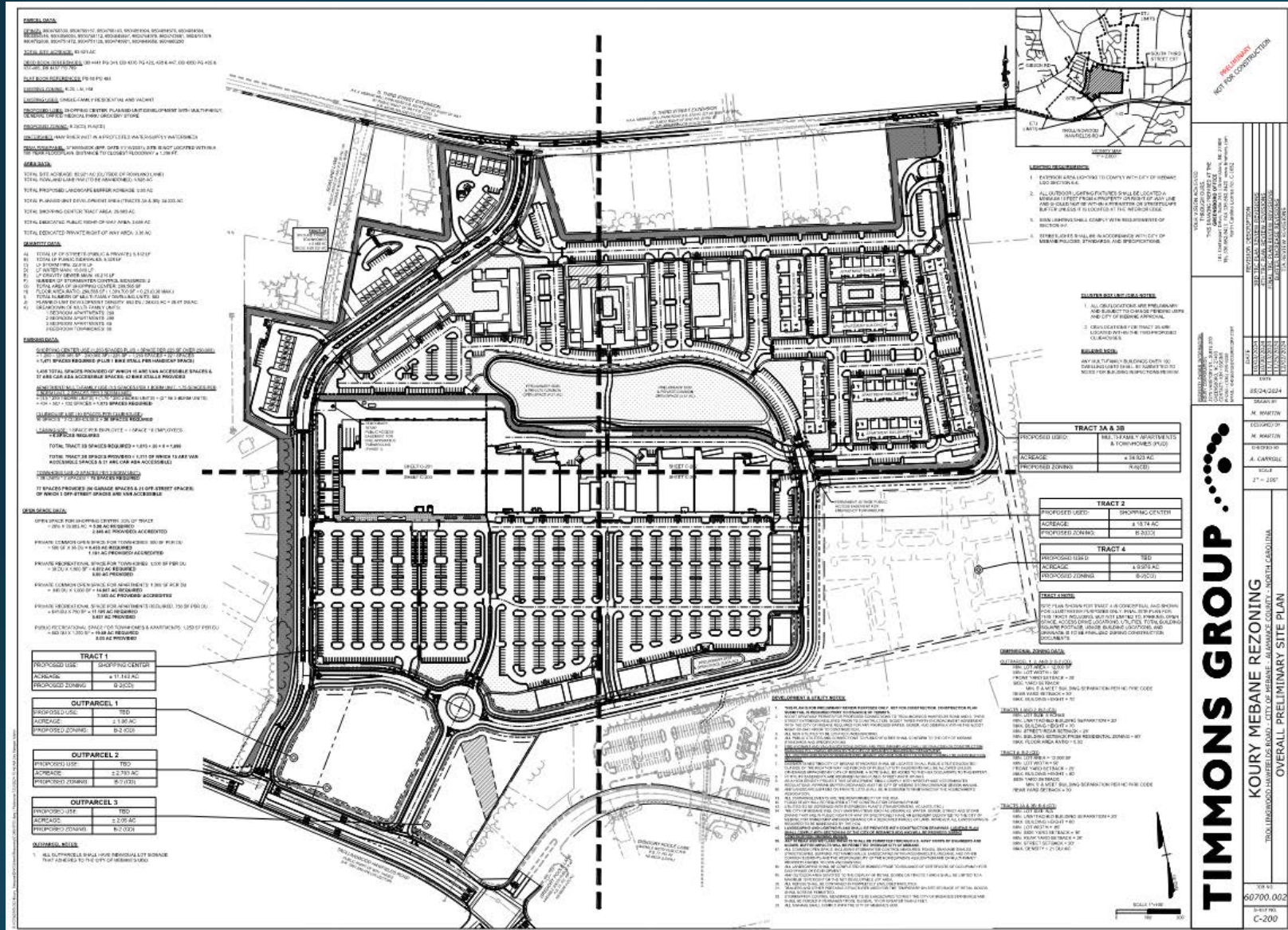
- Maximum Density: 21 units/acre
- Maximum Building Height: 60'
- Alternative landscaping plan
- Private Recreation Area: +/- 0.937 acre
- Private Open Space: +/- 8.68 acres
 - 100% credit for stormwater pond
- Public Recreation Payment in Lieu
 - \$446,000 contribution being reduced by the value of the cost of sidewalk connectivity along S. Third Street Extension which will connect to existing sidewalk at The Villages at Copperstone



Koury Mixed-Use Development Conditional Zoning Request

Additional Conditions:

- Design and construction of a new pump station to replace a pump station that has identified capacity constraints.
- Wastewater permitting for apartment units
- Revisions to utility easement and sidewalk along Public Road A.

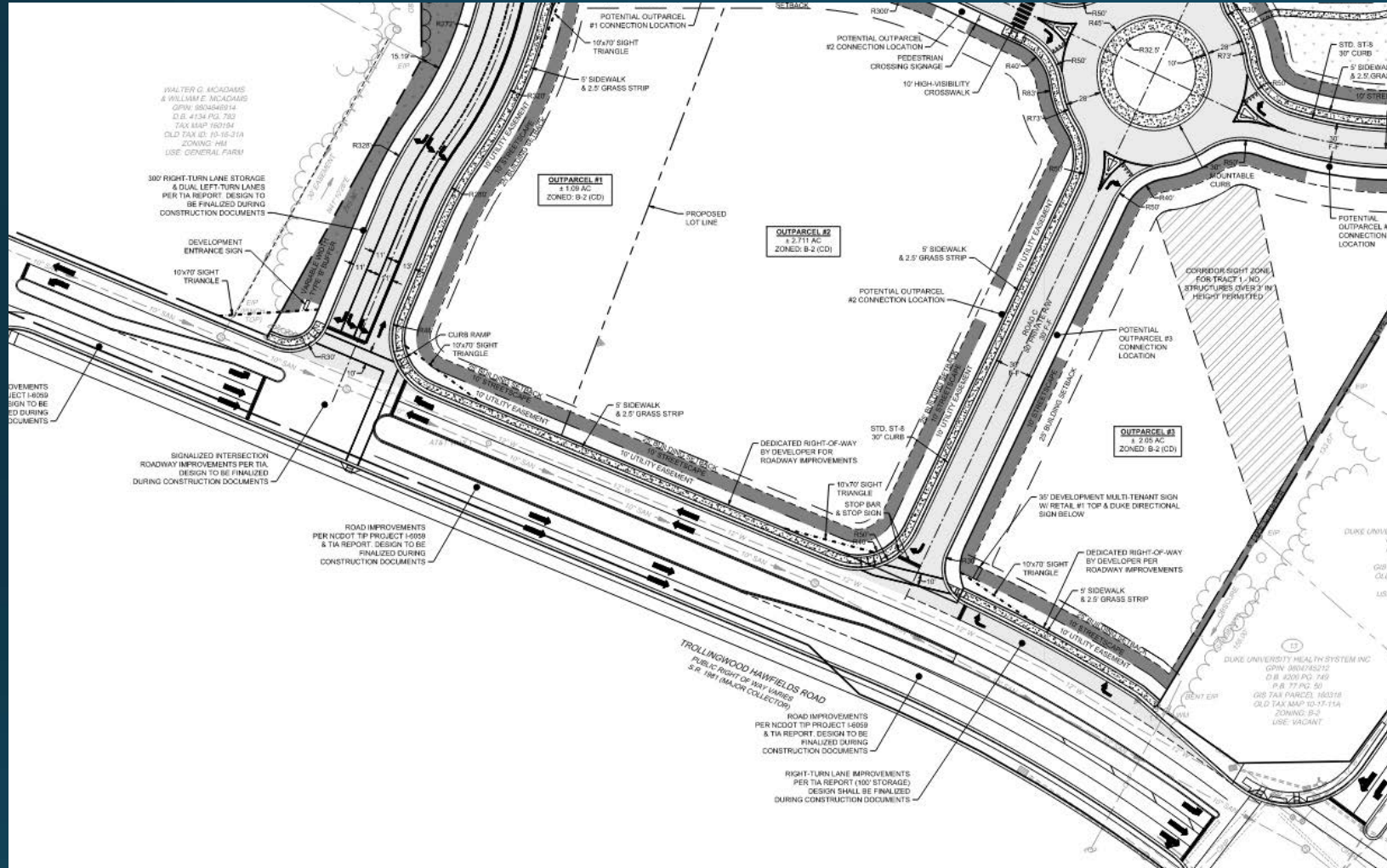


Koury Mixed-Use Development Conditional Zoning Request

Off-site Transportation Improvements:

The applicant is required to provide additional turn lanes on the eastbound and westbound ramps of the interchange and modify traffic signals to accommodate the additional lanes.

At the primary access on Trollingwood-Hawfields Road, the applicant must provide a traffic signal, with pedestrian signals and crosswalks. The NCDOT is requiring the second access to be a free-flow right-in only. Trollingwood-Hawfields Road must be widened to accommodate additional lanes



Koury Mixed-Use Development Conditional Zoning Request

Off-site Transportation Improvements:

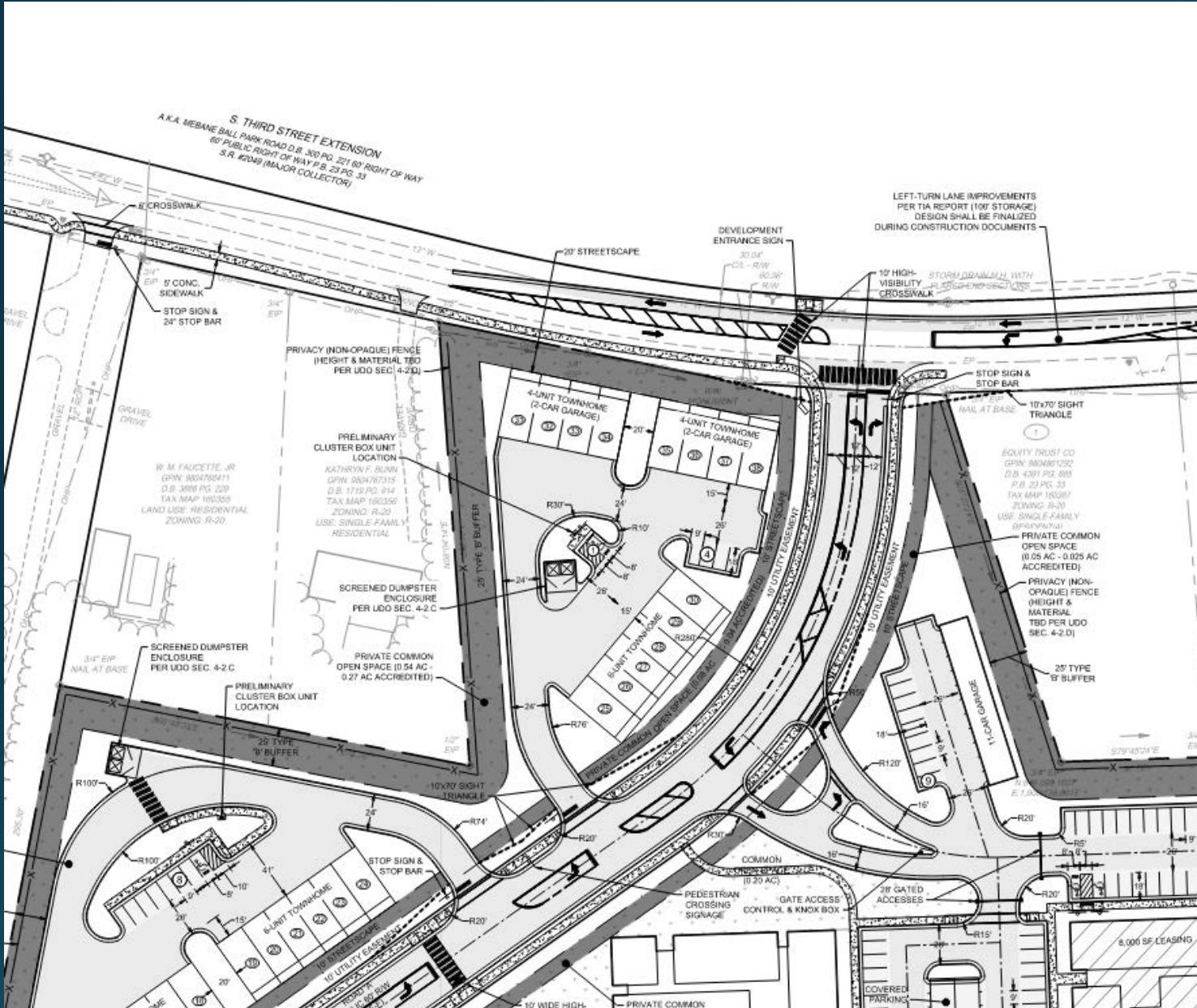
S. Third Street Extension must also be widened to accommodate additional lanes, including westbound exclusive left turn lanes at each entrance and eastbound exclusive right turn lanes at each entrance.

Construction of sidewalk beyond the development to existing sidewalk to connect to the Copperstone development and high-visibility crosswalk to connect to sidewalk north of site.

Internal Public Road:

Multimodal improvements:

- Crosswalks
- Traffic Calming



Koury Mixed-Use Development Conditional Zoning Request

Cross-Access Connectivity:

Private road to be designed to stub to adjoining properties to allow for future connection and access to Gregory Poole Lane.

Private road to be extended from shopping center to connect to eastern driveway on S. Third Street Extension.

Internal Intersections:

Loss of one driveway connection and the addition of turn lanes to Private Road B at Public Road A to reduce overall queuing and delay.



KOURY CORPORATION
MEBANE COMMERCIAL DEVELOPMENT

MASTER PLAN - November 25, 2024

TIMMONS GROUP
ARCHITECTS & ENGINEERS
1000 WILSON AVENUE, SUITE 1000
SPRINGFIELD, MASSACHUSETTS 01103
TEL: 413.232.2100 FAX: 413.232.2102 WWW.TIMMONSGROUP.COM

KOURY
CORPORATION
BUILDER & DEVELOPER





Applicant Presentation



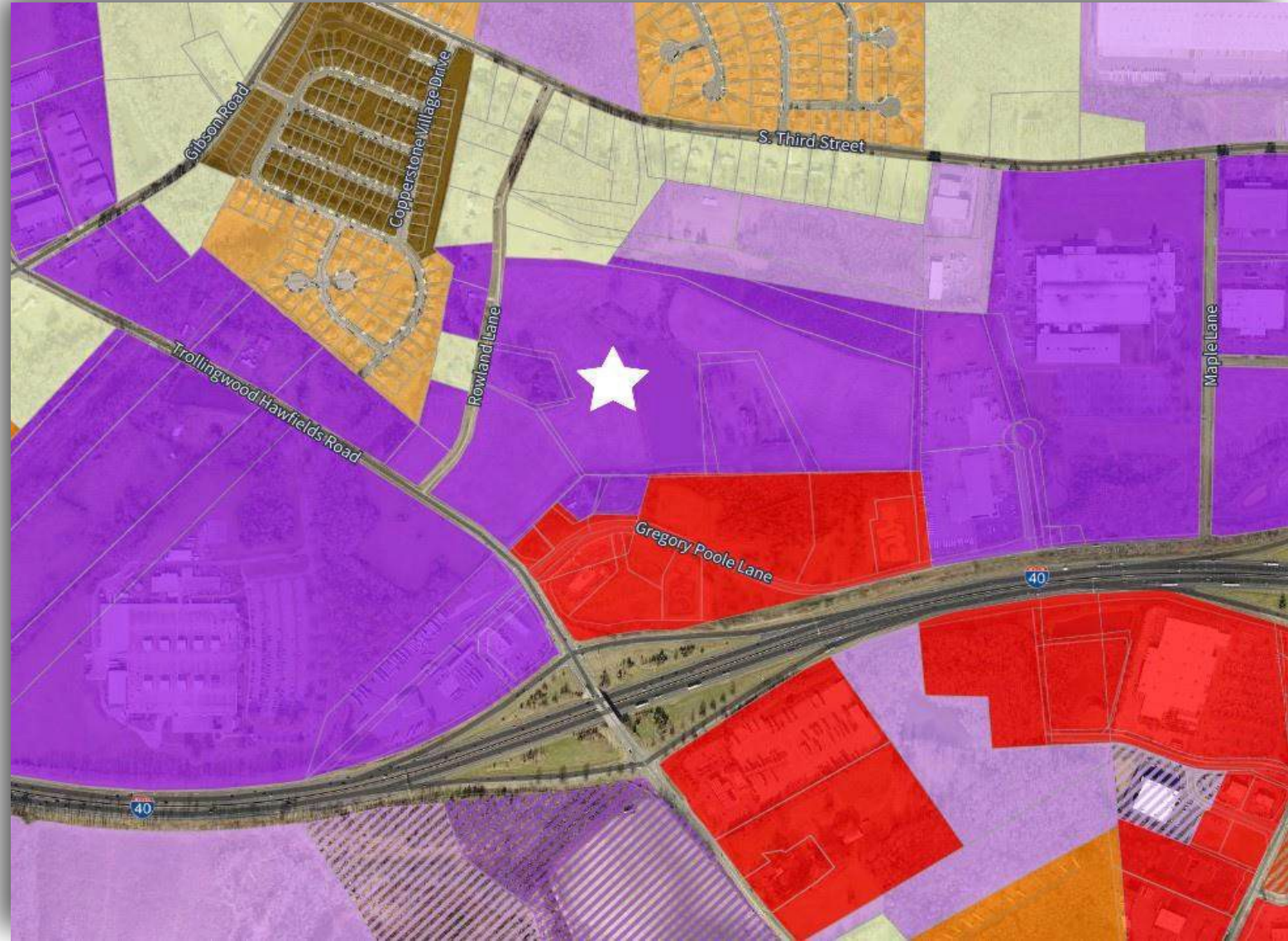
KOURY MEBANE MIXED USE DEVELOPMENT

RZ-24-12
Conditional Rezoning

City of Mebane
City Council
December 2, 2024

KOURY
CORPORATION
BUILDER & DEVELOPER

Existing Zoning



- Primarily Zoned Industrial

Best Use For Property

Koury has extensive experience in premier mixed-use development, including Grandover Resort and Village at North Elm.

- An opportunity to bring dining and shopping options that are not currently in Mebane.
- Duke Health's current project on adjacent property presents an opportunity for a truly unique and special mixed-use development.
- Koury's has a well establish, long standing relationship with retail tenants.

Koury saw an opportunity for a signature mixed use development in Mebane . . .

MIXED USE VILLAGE





SMALL SHOP RETAIL

DINING PLAZA

“Blending small town charm with modern conveniences”





Amenities

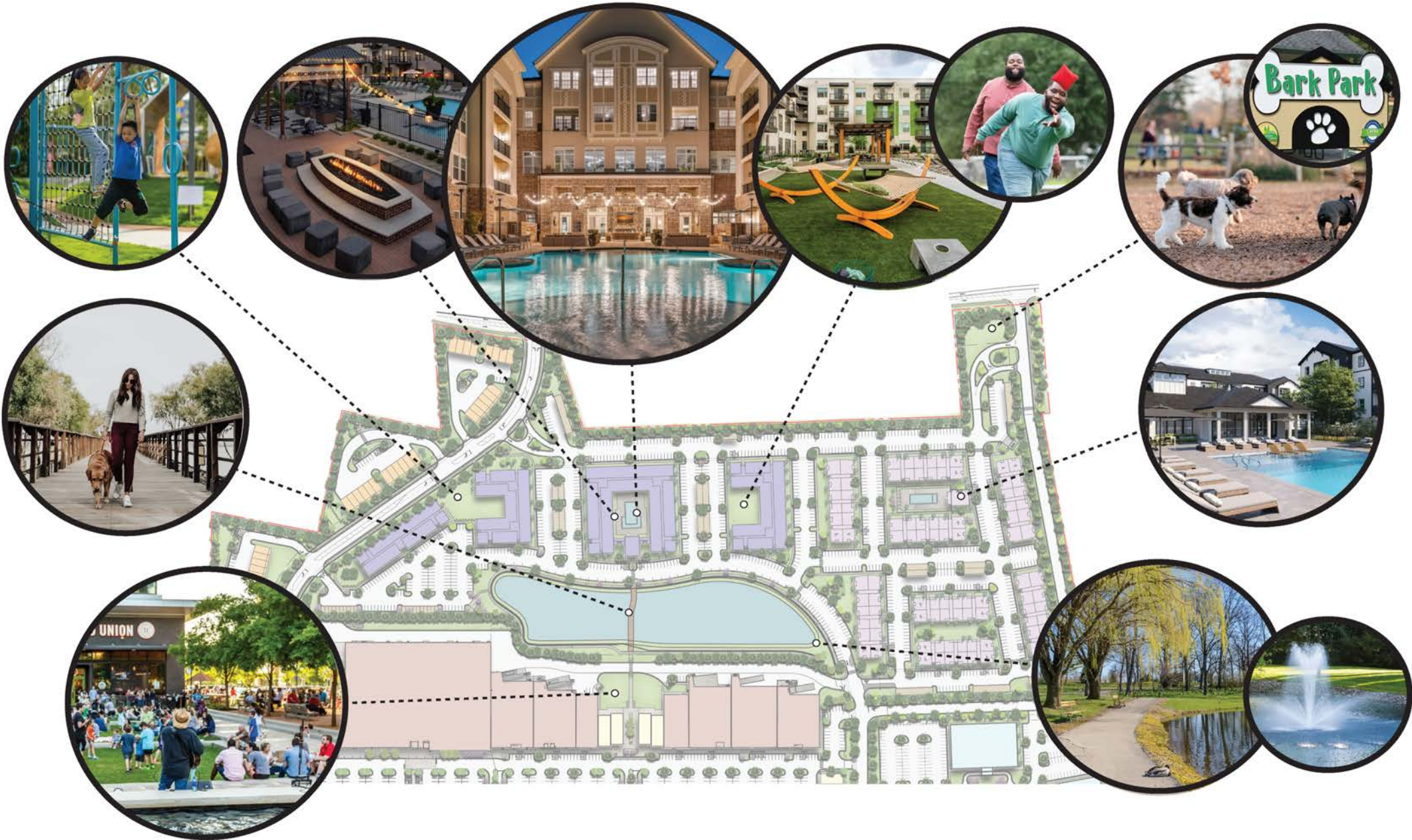
- Clubhouse with Fully Equipped Kitchen
- Complimentary Starbucks Coffee Bar & Bevi Water Cooler
- Resident Lounge & Game Room furnished with Scrabble, Shuffleboard, Pool & Card Tables
- Virtual Golf Simulator
- Business Center with Private Conference Rooms
- Comprehensive Fitness Center
- Yoga Studio with On-Demand Fitness Resort-Style
- Swimming Pool with Expansive Sundeck
- Outdoor Kitchen with Grilling Pavilions
- Fire Pit Lounge
- Walking Distance to Retail, Restaurants, & Services.
- Dog Park & Pet Spa
- Walking Trail
- Cornhole & Bocce Ball Court
- Secure Package Delivery Room with Luxer Self-Assist Technology & Cold Storage for Grocery or Flower Deliveries.
- Garage And Covered Parking
- Electric Car Charging Station
- Controlled Access/Gated Community
- On-Site Professional Management
- 24- Hour Emergency Maintenance Services
- Storage Units
- Monthly Resident Social Events

Indoor Amenities



Outdoor Amenities







Townhome Design

Mebane by Design

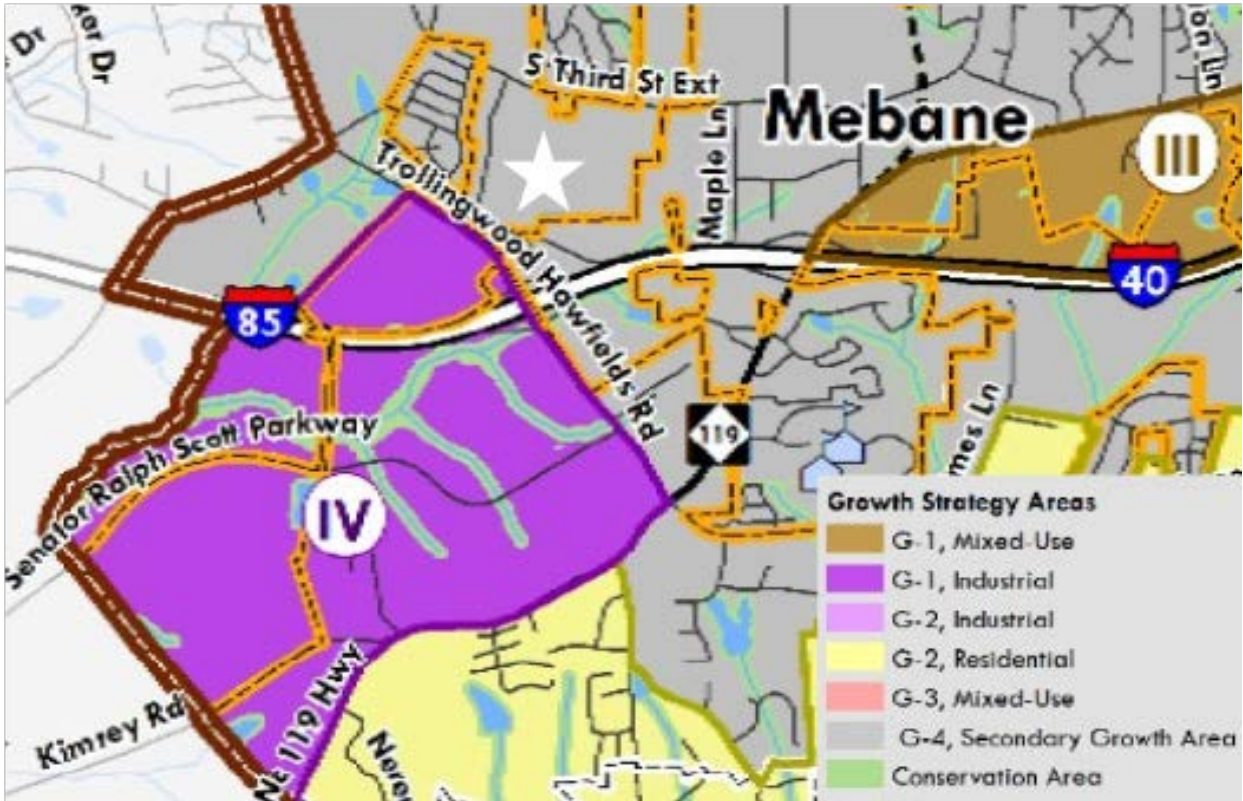
MEBANE BY DESIGN

Comprehensive Land Development Plan
City of Mebane



FINAL REPORT

Adopted by Mebane City Council
May 1, 2017



Located in the G-4 Secondary Growth Area. Identified as an area where the City is interested in supporting growth.

City of Mebane

2024 Bicycle & Pedestrian Transportation Plan

#6 PROJECT NAME: Third Street Extension PROJECT #: S-1



DESCRIPTION: This project will install additional sidewalk on S Third Street Extension to connect existing facilities. Sidewalk currently existing adjacent to the Copperstone and Governor's Green subdivision, as well as in front of several commercial buildings at Corporate Park Drive and Holmes Road intersection.

PURPOSE & NEED: The purpose of this project is to connection sections of existing sidewalk and to improve pedestrian safety and mobility along S Third Steet Extension for those currently using the paved shoulder.

Goal #3: Improve pedestrian connectivity by filling sidewalk gaps and providing crosswalks at intersections.

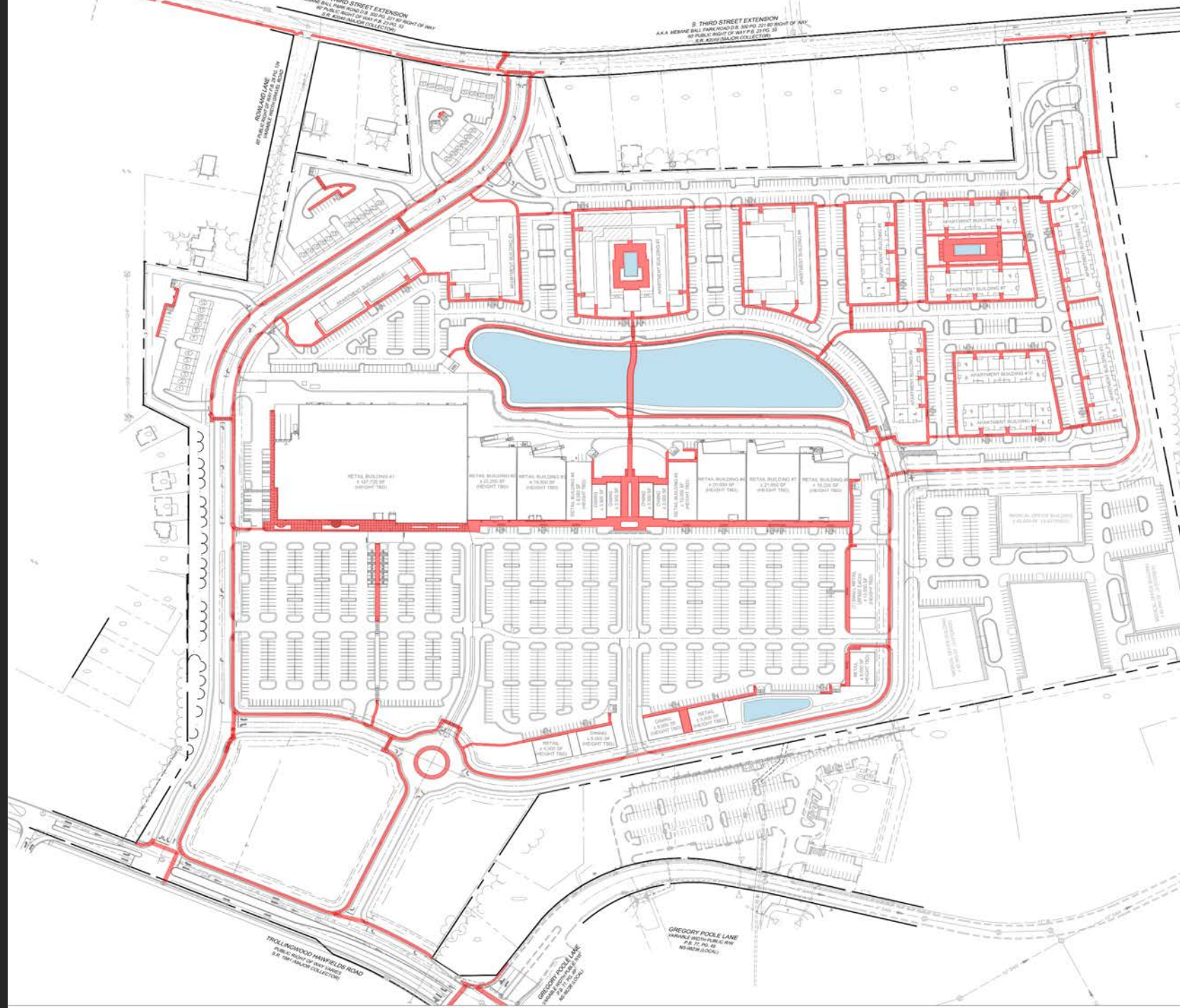
Significant Connectivity, Common Area, and Buffers

- The proposed site plan creates a walkable, interconnected pattern of streets & pedestrian connectivity to retail & residential uses.
- Approximately 21.5 acres (26%) of the 83-acre site will be landscape, common space, and buffers.
- Careful consideration to privacy, connections, hedge rows, visual impacts, fencing and other conditions.
- Gathering spaces and plazas will be found throughout the development as well as sidewalk and landscaped streetscapes. Green space and recreation amenities will be available to the multi-family residents & mixed-use residential residents as well.

CONNECTIVITY

The proposed site plan creates a walkable, interconnected pattern of streets & pedestrian connectivity to retail & residential uses.

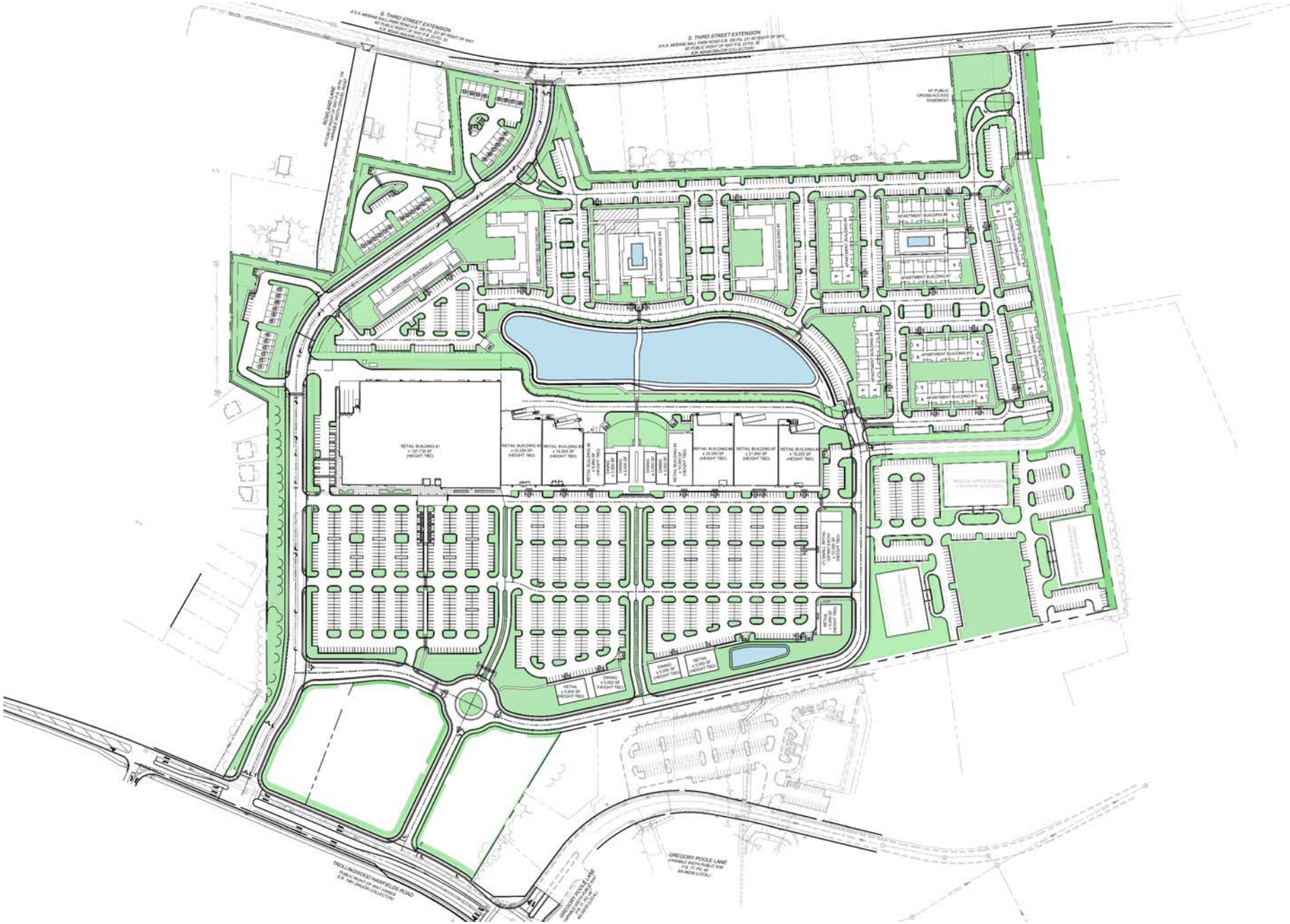
- Approximately 24,926 (4.72 mi) lineal feet of sidewalk.
- Of the total lineal feet described only 10, 611 lineal feet is required.
- Shopping and restaurants for neighbors in Copperstone Village and Glen at Governor Greens within walking distance.



LANDSCAPE, COMMON AREA, AND BUFFER

Dedicated to collaborating with the surrounding community to ensure that buffers are attractive and effective.

Buildings will largely be separated by high density vegetative buffers, streetscape, parking fields, or internal streets to further provide separation between uses.



Shopping Center Conditions

- Incorporate an alternative landscaping plan with the following perimeter and streetscape buffers for the shopping center:
 - 50' buffer with increased vegetation density, and opaque screening between Public Road "A" and the adjacent residential neighborhood
 - 5' streetscape along Public Road A and Private Road B
 - 20' Type B buffer between the shopping center and multi-family development.
- \pm 150 linear feet of required 40' type 'B' buffer removed between tracts 2 and 3b to provide visual connection between the public plaza, water feature, bridge, and multi-family clubhouse in order to enhance connectivity.
- Minimal reduction to required parking to accommodate cart corrals and fire apparatus turning movement.
- The first \pm 1,100 feet of road 'A' shall not have a 10' utility easement on the west side due to required turn lane improvements per TIA and to accommodate 50' type 'B' buffer.
- Reduce required open space from to 7% due to enhanced open space areas, additional feature, and amenities to create a heightened user experience.
- To enhance connectivity, reduce \pm 150 linear feet of required 40' type 'B' buffer between tracts 2 and 3b.
- Reduce \pm 210 lf of streetscape along proposed private road 'B' to allow for an integrated SCM bio-cell, aesthetically planted for visual interest.

Residential Conditions

- An alternative landscaping plan with the following perimeter and streetscape buffers:
 - 10' streetscape along Public Road A
 - 25' semi-opaque buffer, with increased vegetation, and
 - 20' streetscape along Rowland Lane
- An additional 10' of height be permitted for apartment building, to allow for ornamental roof structures and architectural features.
- Maximum density of 21 dwelling units per acre.
- Provide +/- 8.30 acres of private common open space. The acreage includes 100% accreditation of the main stormwater control measure.
- Provide .937 acres of private recreational space for the townhomes and apartments, in addition to the proposed clubhouses and pool facilities with enhanced and luxurious features.
- Pay an amount of \$446,000, reduced by in-kind contributions, to the City of Mebane to go towards Public Recreation for the benefit of the residents of the development and the surrounding community.
- Allowance for the apartments, wastewater for 357 apartment units to be allowed in a single calendar year expected no earlier than 2027. In addition, wastewater for the remaining 288 apartment units may be allowed in a single calendar year expected no earlier than 2029.

Outparcels & Tract 4 Conditions

- Reduction in the required 20' streetscape along proposed collector road 'A' and Trollingwood Hawfields road to 10' for to allow for visual consistency.
- Allow for access drive locations and number of parking spaces to be tailored to the use of the tenant during construction plan review.
- Reduce required 20' type 'C' perimeter buffer between Outparcel 3 and Adjacent Duke Medical Property, to a 5' Type 'C' perimeter buffer.
- Exclude uses such as, hotel or motel, police station, post office, car wash/ auto detailing, laundromat, tattoo parlor & body piercing, indoor and outdoor theater, boat sales, motor vehicle sales, and pawnshop.
- Design shown for tract 4 is conceptual and shown for illustrative purposes only. Final site plan for this tract including, but not limited to, parking, open space locations, access drive locations, utilities, total building square footage, usage, building locations, and drainage is to be finalized during construction documents.
- Reduction of required 15' type 'B' streetscape along proposed road B and private drive to 10' type 'B' streetscape regardless of use so long as it is an allowable use per the city's udo for B-2 zoning.
- Reduction in required 30' rear buffer to 25' rear buffer.
- Increase in maximum building height from 70' to 80'.

Neighborhood Outreach

- Koury met with individual neighbors prior to submission of plans.
- Koury sent out 300 invitations to neighbors to join our November 7 meeting, of which approximately 35 neighbors attended
- Koury engaged with neighbors one-on-one and collectively to listen and understand their concerns.
- These meetings resulted in productive conversations.
- Koury has modified their draft plans to address neighbor's concerns.

Concerns by Neighbors

Neighbor Concerns

- Buffers
- Security
- Light and Noise Pollution
- Increased Traffic
- Schools

Koury Response

- Increased vegetative density in buffer and greater building separation.
- Gated Multi-Family Community
- Security Cameras and Surveillance
- All outdoor lighting will be designed and located to minimize light trespass on to adjacent properties.
- Project design isolates and insulates noise producing activities towards the core of the development, away from neighbors.
- The project's traffic design in conjunction with NCDOT interchange project will improve the flow of traffic.



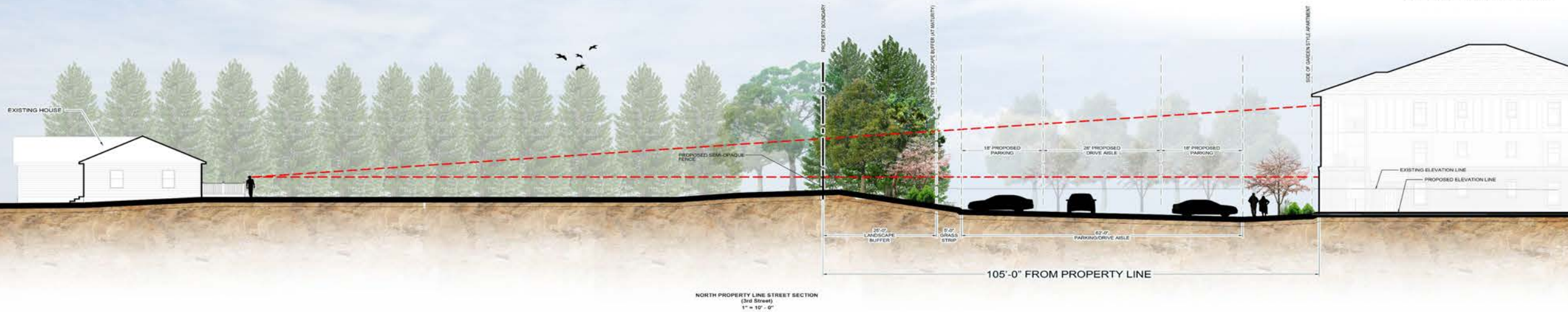
Site Reference Map
Red Section Cut Line Along Road 'A'



Proposed Buffer Along Road "A"



Site Reference Map
Red Section Cut Line Along 3rd Street



Proposed Buffer Along S Third Street Ext.



Proposed Fence Locations

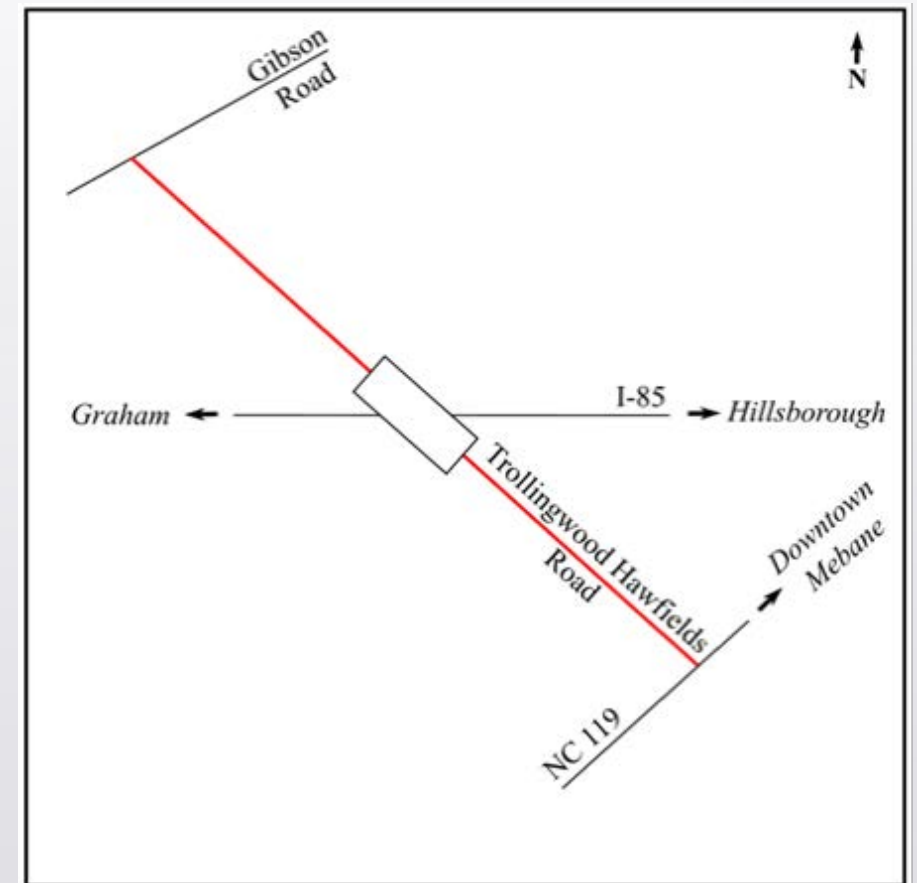


Buffer Example

Traffic & Transportation Improvements

- Davenport prepared a traffic impact analysis
- Significant traffic improvements will be made, that will support the goals of Mebane's Comprehensive Transportation Plan.
- In addition to the traffic and transportation improvements to be constructed by the developer. The NCDOT Project I-6059 will provide a diverging diamond interchange and widen Trollingwood-Hawfields Road at the interchange approaches extending northward to Gregory Poole Lane.
- The proposed traffic improvements have been reviewed by NCDOT and the City of Mebane Traffic Consultant to ensure all traffic and transportation impacts will be consistent with nearby improvements and will mitigate any concerns.

Mebane 2040 Comprehensive Transportation Plan Project #3 Trollingwood Hawfields Road Widening



Level of Service Comparison (2028 Full Build Scenario)

Intersection	AM Peak Hour		PM Peak Hour	
	Before	After	Before	After
Trollingwood-Hawfields Road at Site Access 1 (signalized)	C	C	C	C
Access at Cross-Connector Road	B	B	D	C
Access at Anchor Middle Access	B	B	D	C
Access at Anchor Front Access	B	B	C	B
Access at Multi-Family South Access	B	B	B	B

LOS (delay in seconds)

Note for two-way stop-controlled conditions, LOS and delay indicates only minor street approach with longest delay

Mebane Tax Benefits

- Estimated Sales Tax Generation from Development Construction \$15,052,500
- Annual Sales Tax to the City of Mebane for Commercial Development Conservatively Estimated at \$126,000 (based on 72% of the population of Mebane being within Alamance County)
- Initial Investment of \$255,000,000 is estimated to generate an Annual Property Tax of \$943,500 to the City of Mebane and \$1,195,950 to Alamance County
- A Minimum Annual Total of \$1,118,932 to the City of Mebane

Other Mebane Benefits

- 1,232 New Jobs (1,200 Retail Employees; 32 Residential Employees)
- Addressing capacity concern with the GKN Pump Station by designing and constructing a new pump station to service the development and adjacent properties.
- Assisting Alamance County with a new Fire Station location.

THE KOURY DIFFERENCE

Over seven decades of experience developing Commercial and residential properties throughout North Carolina.

Koury Corporation has built a reputation as an early pioneer and modern-day innovator.

Focusing on customer service, we've chosen to develop, lease and manage only our own properties, doing so with the highest level of integrity and a long-term view.



THANK YOU

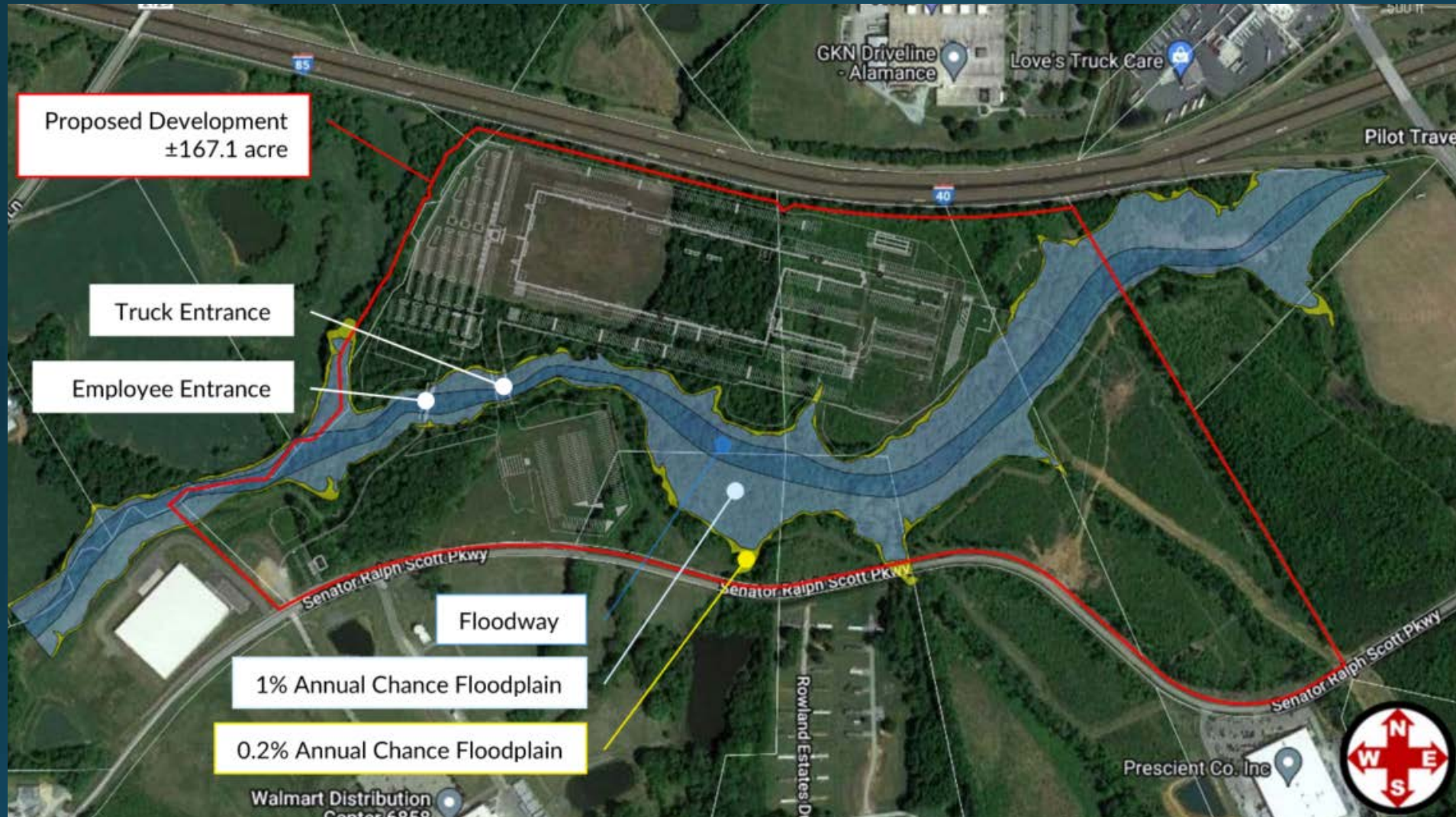


Ashley Ownbey, Development Director

Proposed amendment to the Flood Hazard

Overlay District (FHO) per FEMA Letter of Map Revision

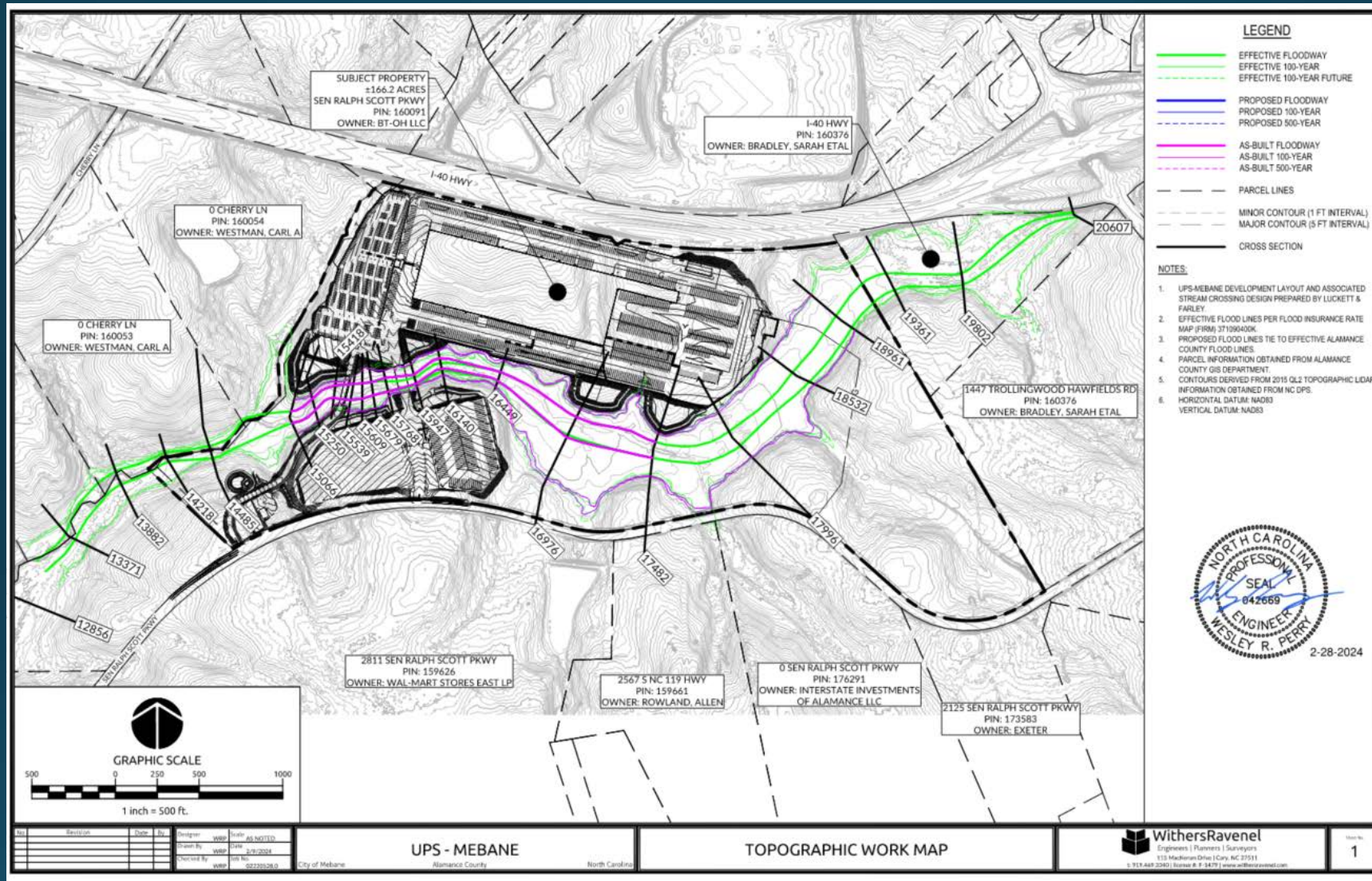




FHO Amendment

Unnamed tributary to East Back Creek





FHO Amendment

Unnamed tributary to East Back Creek



FHO Amendment

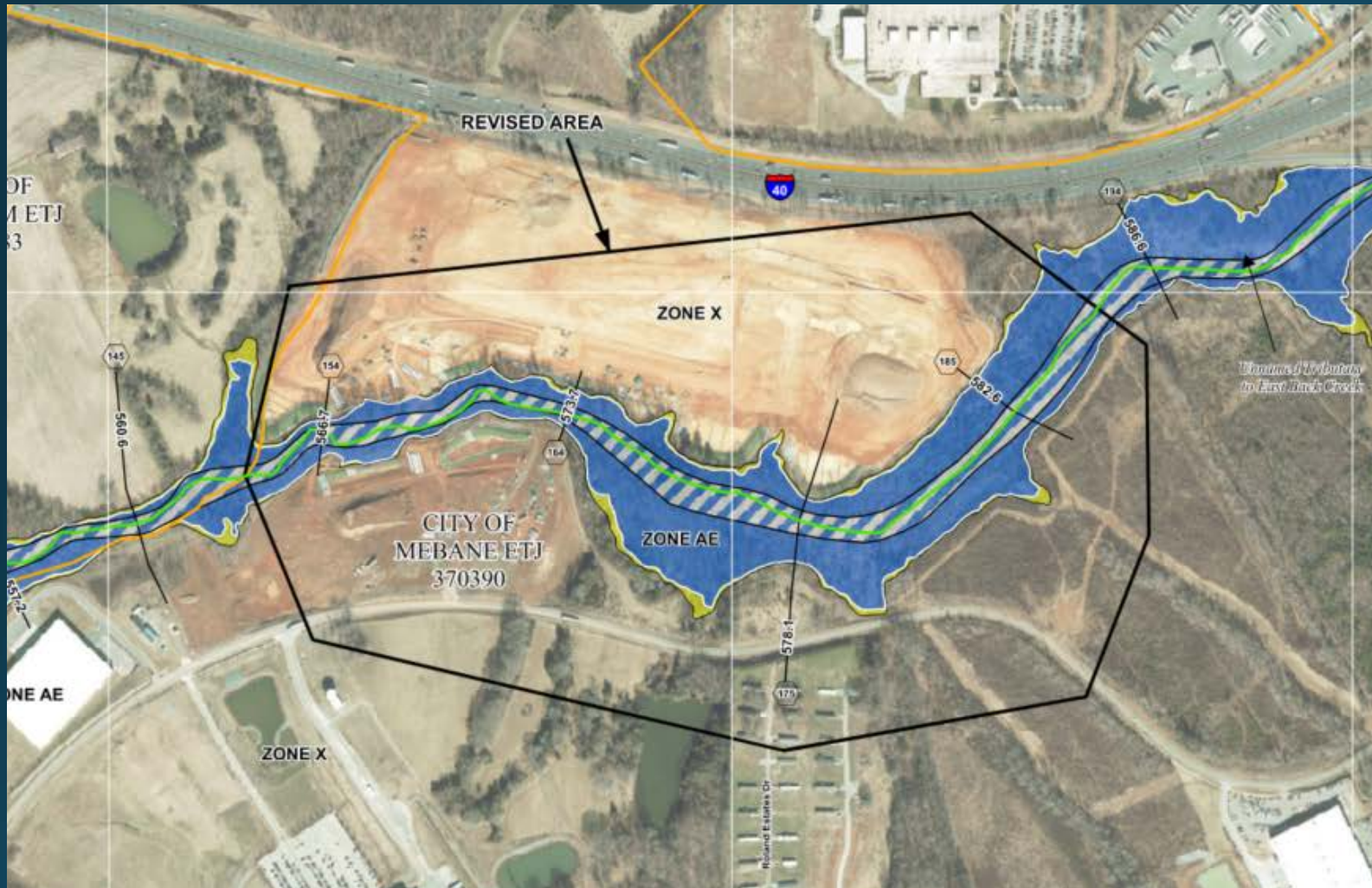
Unnamed tributary to East Back Creek

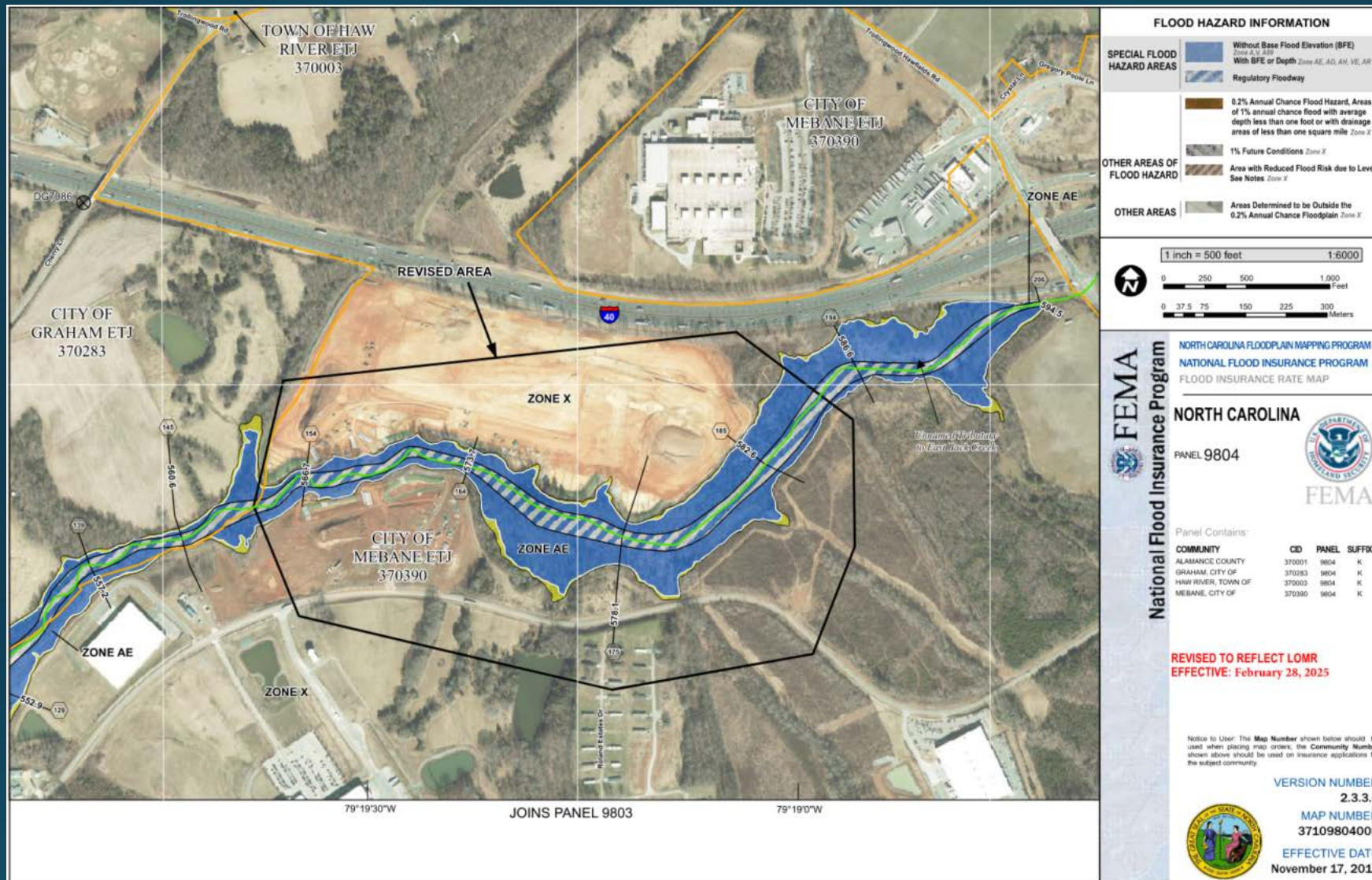
Two bridges constructed as part of the UPS development.

Revised floodplain affects two properties across Sen. Ralph Scott Parkway.

Overview of review process:

- CLOMR process in 2022.
- LOMR submitted March 16, 2024.
- Notice sent to affected properties July 24, 2024.
- City received notice of revision to the Flood Insurance Rate Map and Flood Insurance Study report on October 21, 2024.
- Effective February 28, 2025, provided no changes during 90-day period.





FHO Amendment

Unnamed tributary to East Back Creek





Kyle Smith, Utilities Director

Daphna Schwartz, Finance Director

2022 FEMA BRIC Grant- Sewer Rehabilitation Project





Mayor Hooks

Recreation and Parks Advocacy Commission
Subcommittee Discussion





LINK Transit Board Discussion



 Now until December 9th- Letters to Santa- multiple drop-off locations:

MACC, Mebane City Hall, and the Mebane Community Park

 December 6th Mebane Christmas Parade- 7 pm

 Snowing in Mebane- Downtown- Wooden Nickel

Dec. 6th- 4-7 pm

Dec. 14th- 11 am- 2 pm

Dec. 20th- 5-8 pm

Dec. 21st- 4-7 pm

Announcements-

- City offices will be closed Tuesday-Thursday, December 24-26th in observance of Christmas
- City offices will be also be closed on Wednesday, January 1st in observance of New Years Day





Mayor Hooks
Adjournment

