Mebane

Positively Charming

City Council Meeting

October 2, 2023

Mebane
Positively Charming

Mayor Hooks

Call to Order

Mebane
Positively Charming

Pastor Sammy Ballard, FBC Mebane

Invocation

CONGRATULATIONS

Kris Kloepping

NCRPA

Athletic Director's Workshop

YOUNG PROFESSIONAL OF THE YEAR

Mebane
Positively Charming

Mayor Hooks

Public Comments

Mebane
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Mayor Hooks

Approval of Minutes-

September 5, 2023, Regular Meeting

Mebane

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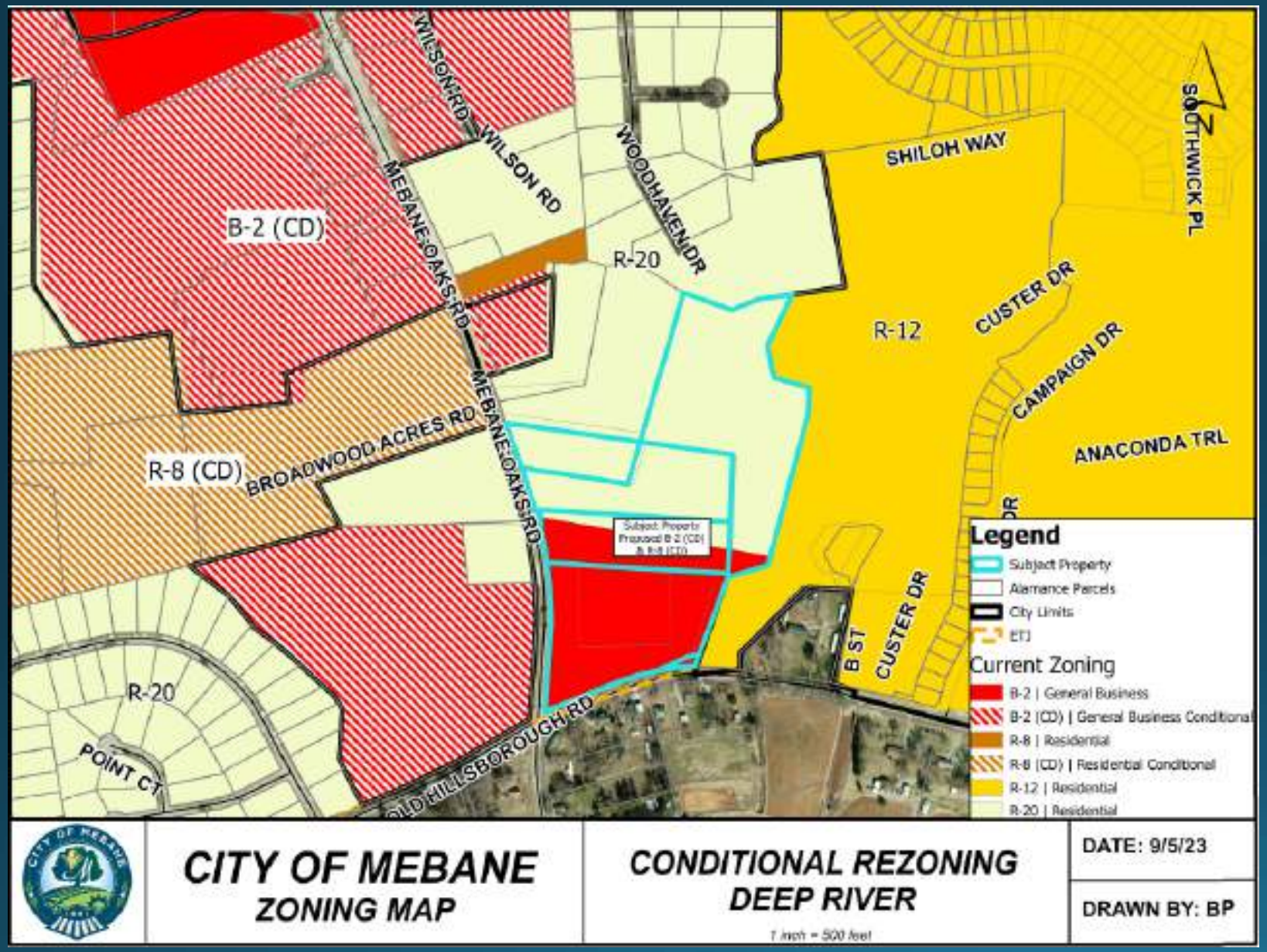
Ashley Ownbey, Development Director

Public Hearing: Rezoning Request: R-20 and B-2 to R-8 (CD) and B-2 (CD) by Deep River Partners



Deep River

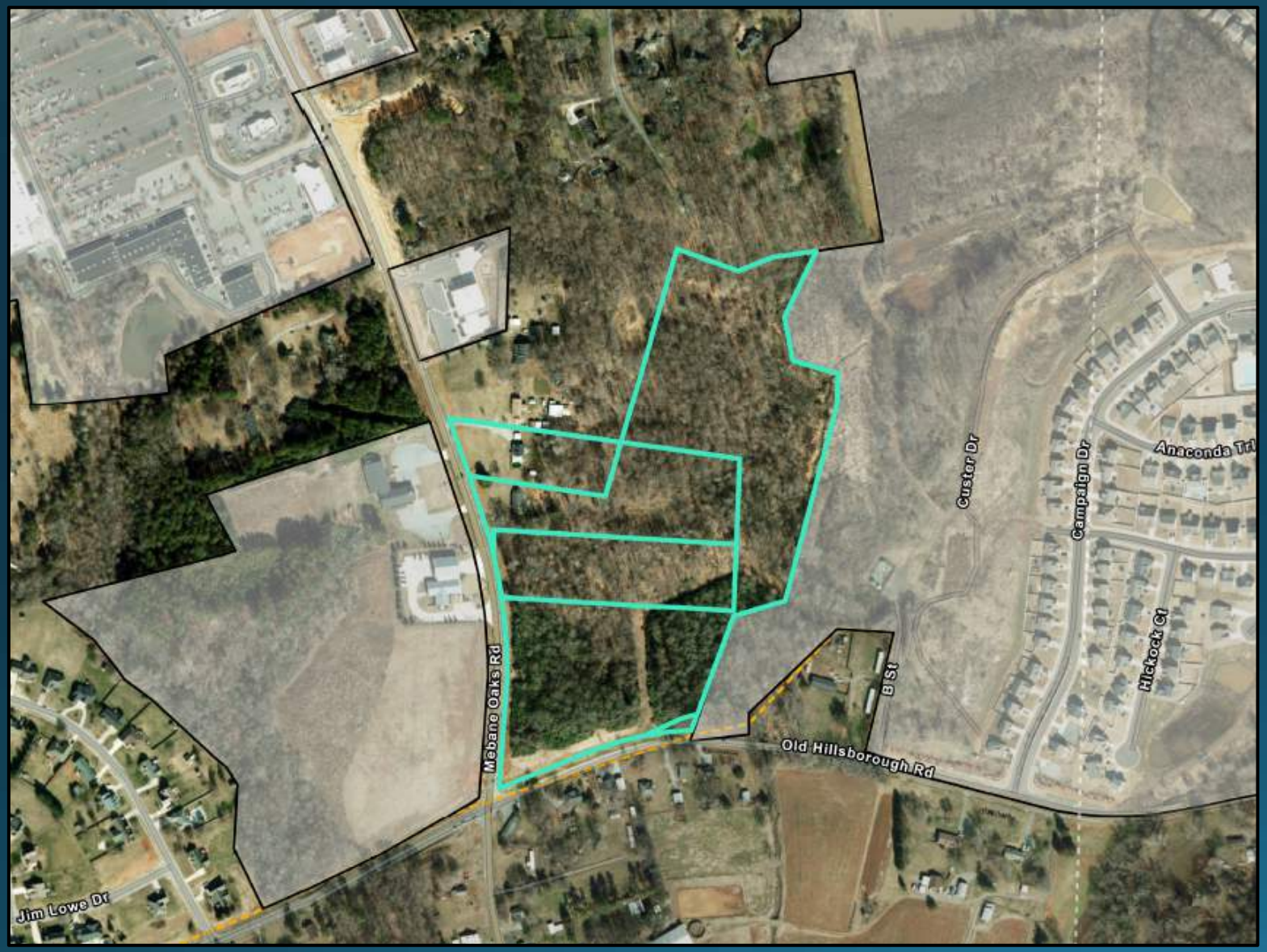
Conditional Rezoning Request

- Request by Deep River Partners
- +/- 27.16 Acres
- Existing zoning: R-20 and B-2
- Requested zoning: R-8 (CD) and B-2 (CD)

Deep River

Conditional Rezoning Request

- Alamance County, Mebane ETJ
- Petition for annexation is required before connection to City water and sewer



Deep River

Conditional Rezoning

- Single-Family Residential, Forested, Vacant
- Surrounding uses include:
  - Mebane Fire Station 3
  - Churches
  - Commercial
  - Single-family residential
  - The Meadows Subdivision

Deep River

Conditional Rezoning Request

- *Mebane By Design*: G-4 Secondary Growth Area; G-2 Jones Drive and South Mebane Oaks Residential Growth Area; Conservation Area

Deep River

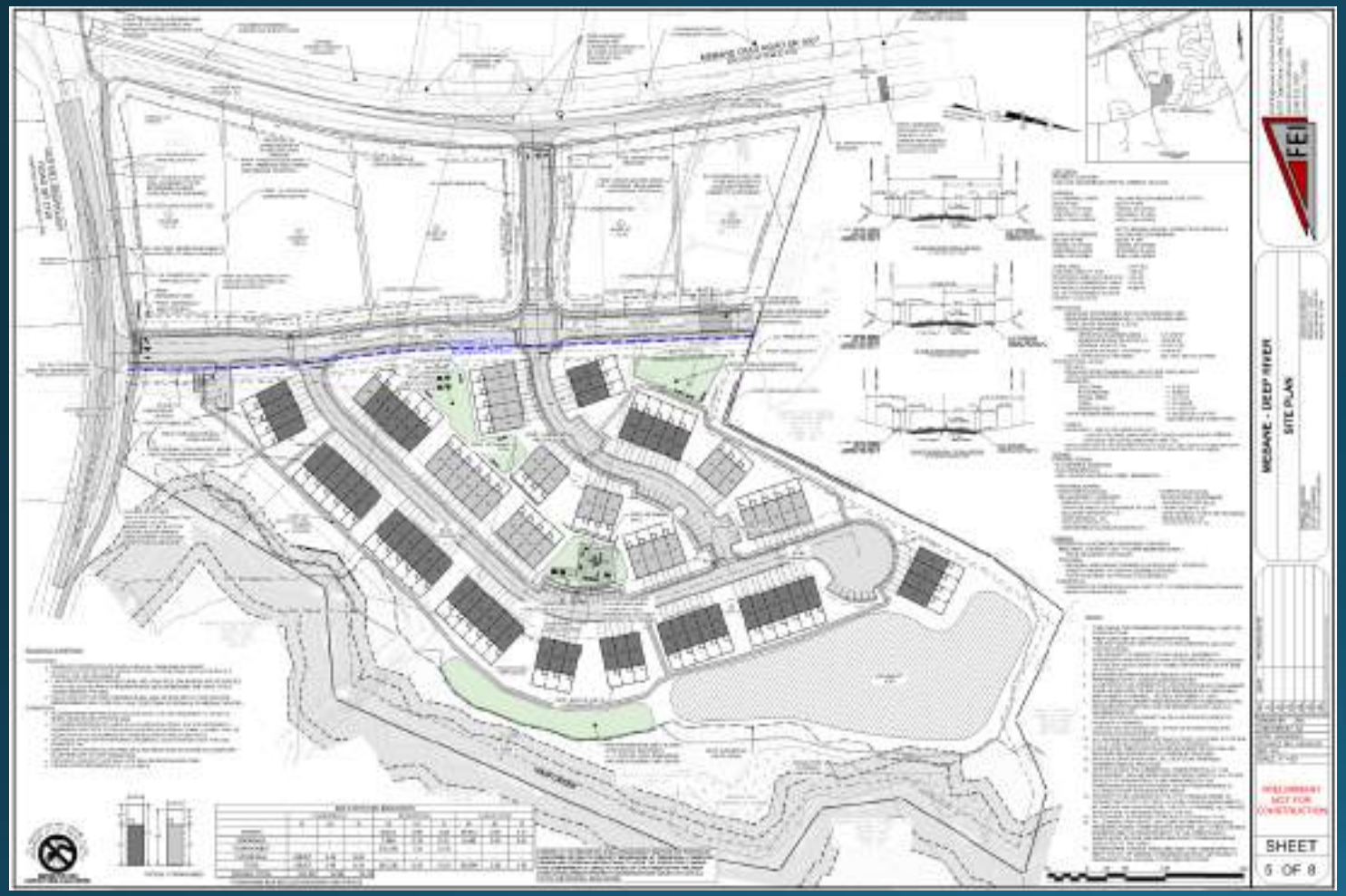
Conditional Rezoning Request

- Mebane Oaks Road Small Area Plan, 2007

Deep River

Conditional Zoning Request

- R-8 (CD) and B-2 (CD) zoning requested to allow for a development of five commercial parcels and 90 townhomes
- 5’ wide sidewalk along Mebane Oaks Road and a 10’ multi-use path along Old Hillsborough Road.
- Public and private streets
- Private playground area, picnic area, dog park, exercise area, and walking trail for townhome community



Deep River

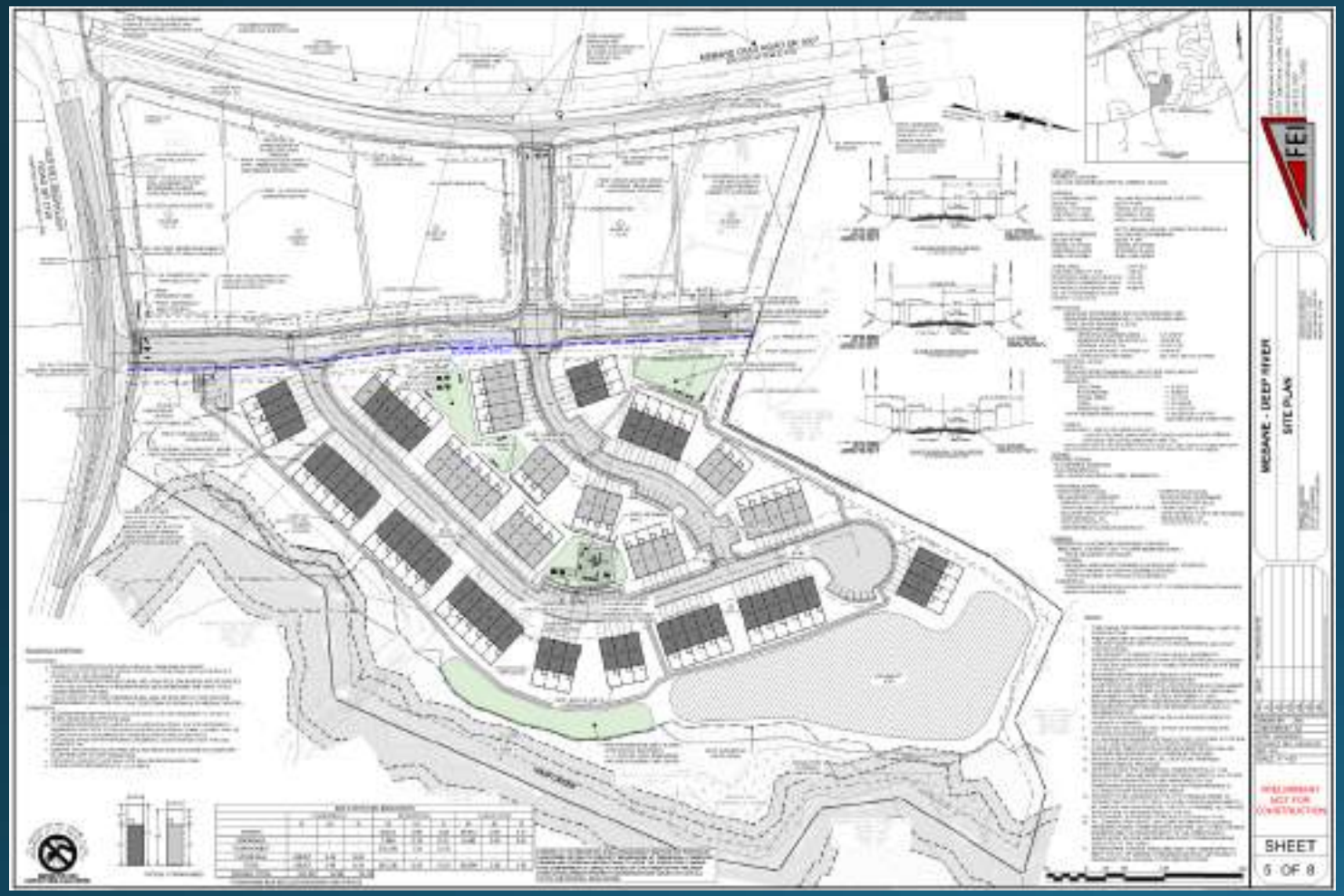
Conditional Zoning Request

Conditions Requested:

- Minimum 30' building separation between townhome buildings, with no side yards.
- Alternative landscaping plan
- +/- 1.06 acres of common private recreation
  - Request to consider individual townhome backyards towards required 2.07 acres
- Payment in lieu of public recreation area to be used for off-site pedestrian improvements.
- Commercial lots developed with:
  - Driveway access from Wilson Road
  - Cross-access between lots
  - Restriction of uses

Deep River

Conditional Zoning Request



Multi-modal Improvements

- 5’ sidewalk along Mebane Oaks Road and 10’ multi-use path along Old Hillsborough Road
- Internal sidewalk

Mebane Oaks Road (Site Access #1)

- Construct the full movement access, directly aligned with the existing northern fire station driveway, with one ingress lane and two egress lanes under stop control.
- Provide a minimum 100' internal protected stem.
- Provide an exclusive left-turn lane on Mebane Oaks Road with 100 feet of storage and appropriate transitions.

Old Hillsborough Road (Site Access #2)

- Construct the full movement access with one ingress lane and two egress lanes under stop control.
- Provide a minimum 100' internal protected stem.
- Provide an exclusive left-turn lane on Old Hillsborough Road with 100 feet of storage and appropriate transitions.

Applicant Presentation

Mebane Oaks at Old Hillsborough Road Project

City of Mebane City Council

October 2, 2023

Michael S. Fox
Tuggle Duggins P.A.

400 Bellemeade Street, Suite 800
Greensboro, NC 27401

The Project

- Promotes a High-Quality Mixed-Use Development
- Five Commercial Lots with Frontage on Mebane Oaks Road
- Complimented by a Moderate Density Residential Community Behind
- Pedestrian Friendly

Neighborhood Input

- Deep River representatives have had extensive conversations with neighbors.
- Met individually with particular neighbors
- Held a neighborhood meeting on August 30th
- As a result, Deep River has committed to addressing the concerns raised by neighbors.

DEEP RIVER
PARTNERS

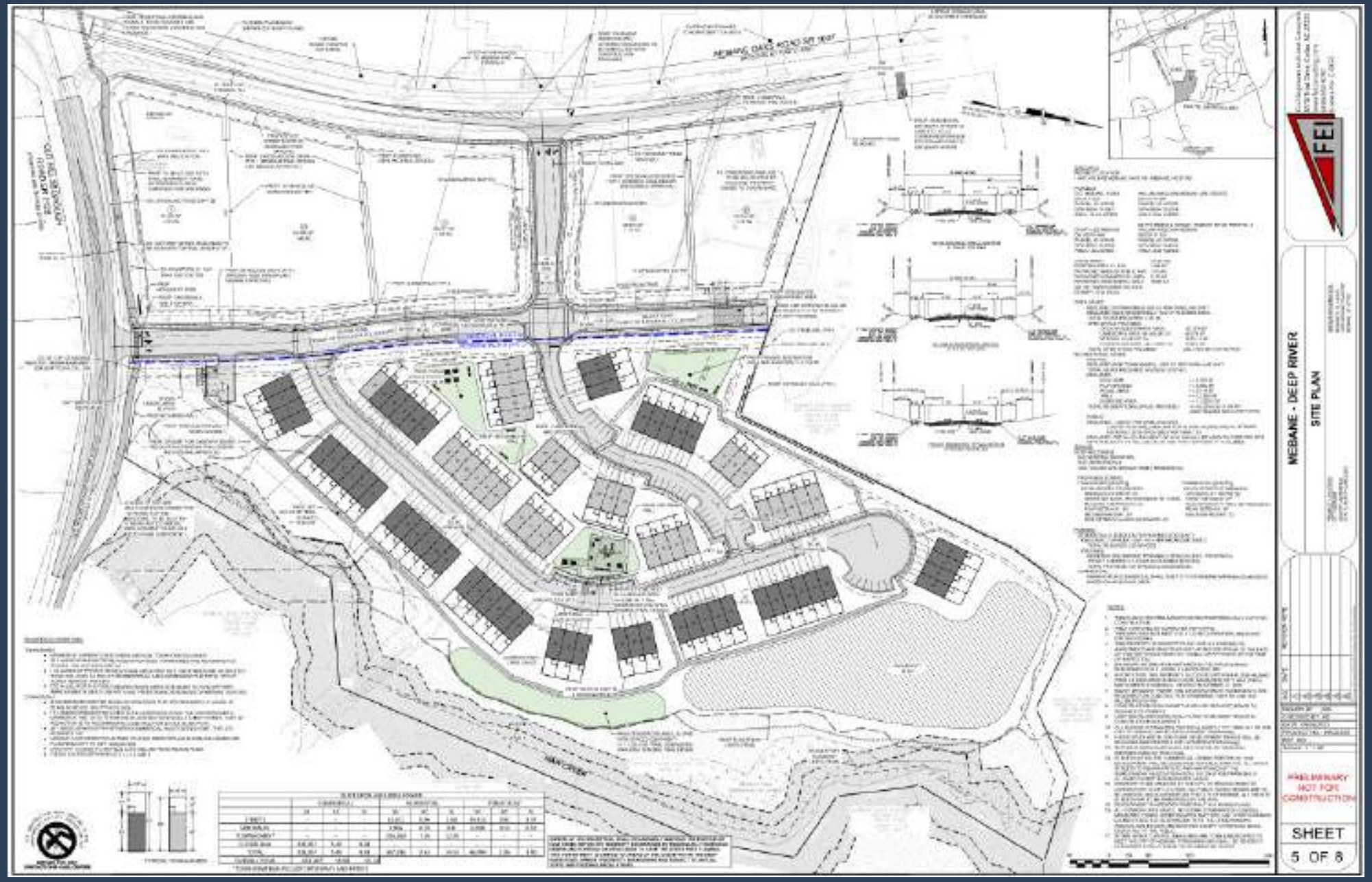
ABOUT OUR COMPANY

- Founded in 1985.
- Long term presence with property ownership throughout Triad
- Consistently develop high quality projects in the Triad and throughout Southeast
- Experienced commercial developers with extensive client and contact base
- Previous residential development in Alamance County

Representative Commercial Development

Representative Residential Development

Site Plan


MEBANE - DEEP RIVER
SITE PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
SHEET
5 OF 8

Development & Design Considerations

- Thoughtful Placement of Proposed Commercial Development
- Encourages Walkability & Access to Neighborhood-Scale Retail & Commercial Businesses
- Provides Access from Wilson Road to Old Hillsborough Road Consistent with the Mebane Oaks Road Small Area Plan
- Increase Pedestrian & Traffic Safety
- Multi-Use Trail Connection
- Accommodate Housing for the Workforce & Young Families
- Private Recreation Amenities Including a Playground, Dog Park, Picnic Shelter, & Exercise Area
- Assistance with Flood Prevention, Stream Preservation & Wildlife Management

Illustrative Townhomes

Architectural Commitments

- Facade elevations feature 25% or more stone or brick
- Slab on grade construction
- Single car garages on all units
- 30-year architectural shingles
- Projected Eaves (side, back & front)
- Minimum 1,400 square feet
- Where Vinyl Siding is used, there will be elevation differentiation and variety of textures and muted colors.

THANK YOU

QUESTIONS?

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Greg Payne

Informational Item- Mebane Community Fund

Mebane Community Fund

managed by the

Alamance Community Foundation

What will funds be used for?

Physical, tangible improvements visible to the public – outdoors or in a public building

Examples:

- Public art
- Improvements to parks & recreation areas
- Improvements to trails & greenways
- Making the downtown more attractive
- Amenities for new facilities like a permanent farmers' market structure

Who will be eligible to receive a grant?

Governments and non-profit organizations

Who will make grant decisions?

A Mebane Advisory Board will be created to make recommendations on grant requests, with the final decision made by the Alamance Community Foundation's board.

What is the amount required to establish the Mebane Community Fund?

An initial amount of $25,000 has been raised to start the fund at the ACF.

The next step will be for individuals and businesses to make pledges for donations to grow the fund to $100,000, then $250,000 and beyond.

Mebane
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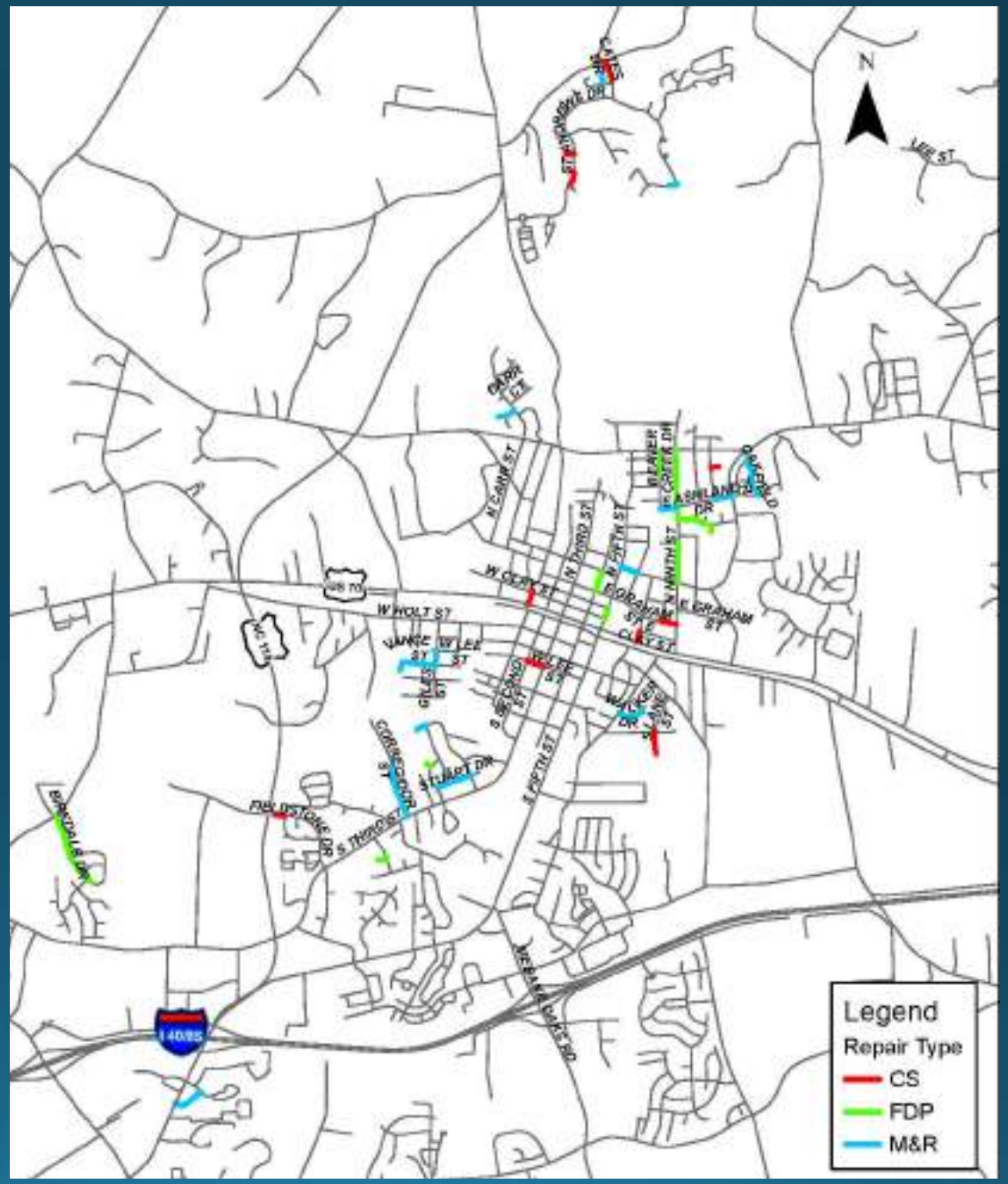
Mark Reich, AWCK, Inc.

Charles Smith, Public Works Director

FY 2023-24 Street Repair Contract

Change Order for 2023-24 Street Repair and Resurfacing

- Street Repair and Resurfacing $675,000
  - Patching and Resurfacing 2.26 miles of 20 streets.
  - Crack Sealing 0.58 miles of 7 streets
  - Milling and Resurfacing Recreation Museum Parking Lot.
  - Crack Sealing City Hall and Inspection Dept. Parking Lots.
- Public Works Parking Lot $50,000
  - Patching and Resurfacing 2,380 sy of pavement at Public Works parking lot.



Proposed Street Resurfacing List FY 2023-24		
Street Name	From	To
Forestwood Dr. (1)	N. Carr St.	Dead End
Great Smokey Mountain Dr.	Everglades Dr.	Mt. Rainer Dr.
E. Ashland Dr.	N. Ninth St.	Overland Dr.
Mt. Rainer Dr.	Great Smokey Mountain Dr.	Everglades Dr.
St. Andrews Dr.	Great Smokey Mountain Dr.	Bay Hill Ct.
Harbour Town Ct.	St. Andrews Dr.	Cul-De-Sac
Buckingham Dr.	Eighth St.	Dead End
Everglades Dr.	Mt. Rainer Dr.	Cul-De-Sac
S. Second St.	Austin St.	Roosevelt St.
W. Mckinley St.	S. Third St.	S. Fourth St.
Sawgrass Ct.	St. Andrews Dr.	Cul-De-Sac
Welsford Ct.	New Castle Rd.	Cul-De-Sac
N. Wilba Rd.	Crawford St.	Vine St.
S. Fourth St.	Roosevelt St.	Pavement Change
Cornwallis Dr. (1)	N. Carr St.	Dead End
S. First St.	Lee St.	Mckinley St.
Madison St.	Holt St.	Jackson St.
McPherson Dr.	Fifth St.	Eighth St.
Roosevelt St.	Giles St.	NCDOT maintenance

Proposed Street Patching and Crack Sealing List FY 2023-24		
Street Name	From	To
W. Mckinley St.	Giles St.	Dead End
Deerfield Trace	NC 119	Millstead Dr.
Gregory Poole Ln.	Maple Ln.	Pavement Change
W. Brown St.	N. Third St.	N. Fourth St.
E. Graham St.	S. Fifth St.	S. Sixth St.

Proposed Street Crack Sealing List FY 2023-24		
Street Name	From	To
St. Andrews Dr.	Winged Foot Ct.	Clubhouse Drive
S. Fourth	Jackson St.	Lee St.
Drake Ln.	N. Fifth St.	Beaver Creek Dr.
Edwards Ct.	N. Third St.	Cul-De-Sac
Lowes Blvd.	Compass Dr.	Dead End
Big Bend Dr.	Great Smokey Mountain Dr.	Redwood Ct.
Redwood Ct.	Big Bend Dr.	Cul-De-Sac

Mebane
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Daphna Schwartz, Finance Director

Revenue Bonds for Elevated Water Tank-

Bond Order and Series Resolution

Capital Project Ordinance Amendment

Mebane

Positively Charming

ELEVATED WATER STORAGE TANK REVENUE BONDS

October 2, 2023

BACKGROUND

- Current water tank meets regulatory requirements but is too small to equalize projected water demands and sustain fire flows.
- The City purchased property at 1500 S. Third Street to build a new water storage tank.
- On August 1, 2022, the City Council awarded Hazen & Sawyer the engineering contract for the project and approved the creation of a capital project ordinance.
- On August 7, 2023, the City Council adopted a resolution stating the intention to issue revenue bonds to provide funding for the elevated water tank project and to use Capital One to finance the debt for 20 years at a rate of 4.46% with average annual payments of approximately $348,195.
- Construction bids were received on August 29, 2023.
- The current estimated cost of the project is $8,425,000.
- The City was awarded $2,652,990 in grant funding.
- The estimated amount to finance is $5,772,010.

BOND ORDER AND SERIES RESOLUTION

Once approved, the Bond Order and Series Resolution will formally authorize the issuance of City revenue bonds for the elevated water tank project, approve substantially final financing documents and other financing details, and authorize City staff to complete the bond closing.

This is dependent on Local Government Commission approval which is expected on October 3. If approved, the closing will take place on October 12.

CAPITAL PROJECT ORDINANCE AMENDMENT 1

- The Capital Project Ordinance requires an amendment due to the increase in the budget for the project.

SECOND SUPPLEMENTAL TRUST AGREEMENT

- This document sets out the details of the bond issue. By approving the Bond Order and Series Resolution, the Council approves this document.

QUESTIONS?

Mebane
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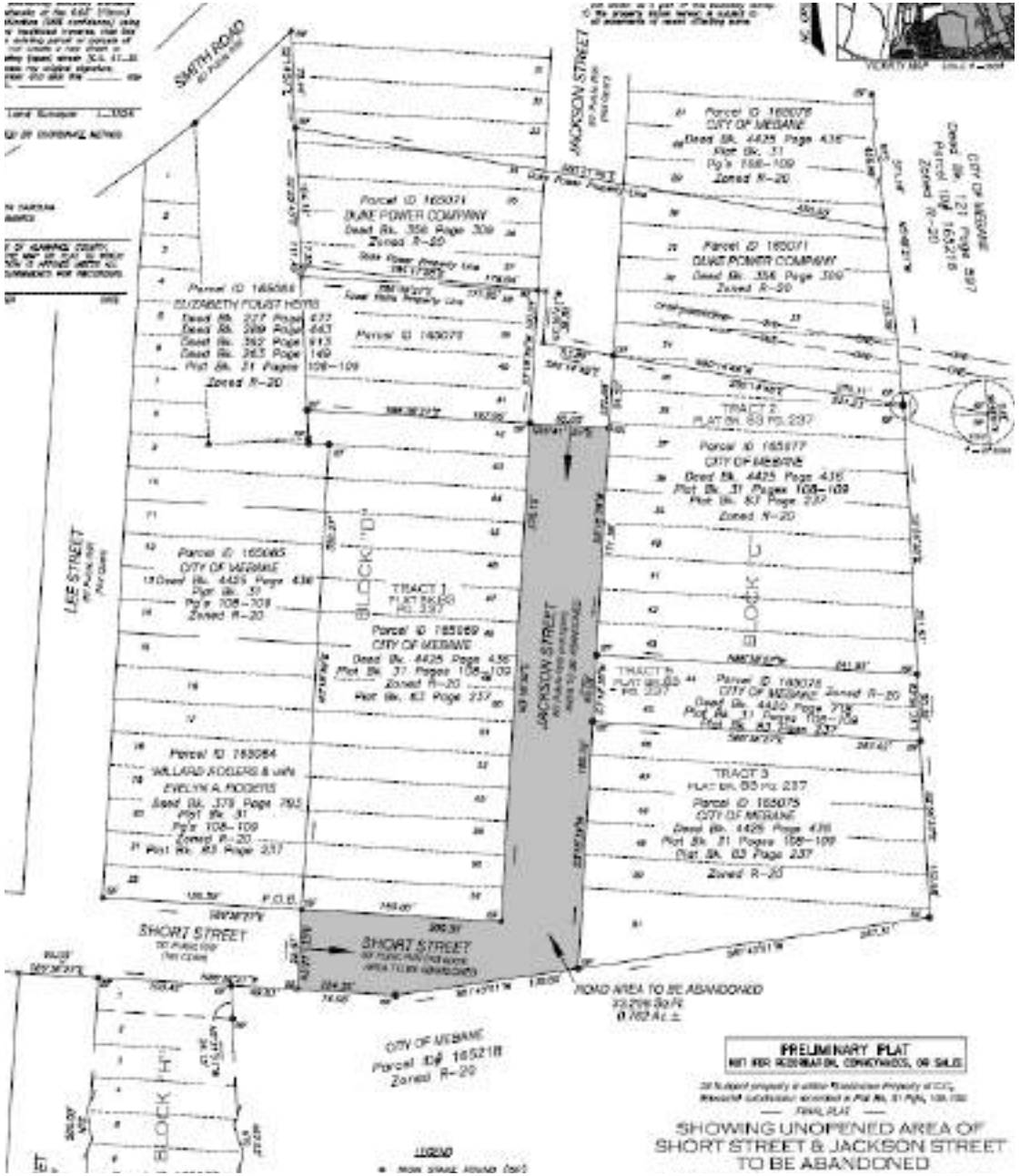
Lawson Brown, City Attorney

Resolution of Intent for Street Closings- Jackson Street and Short Street


SMITH ROAD
JACKSON STREET
LEE STREET
SHORT STREET
SHORT STREET
JACKSON STREET
BLOCK "D"
BLOCK "H"
TRACT 1
TRACT 2
TRACT 3
ROAD AREA TO BE ABANDONED
CITY OF MEBANE
Parcel ID 165218
Zoned R-20
PRELIMINARY PLAT
SHOWING UNOPENED AREA OF
SHORT STREET & JACKSON STREET
TO BE ABANDONED

Planning to provide map

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Ms. Ownbey

Informational Item-
US 70 Multimodal Corridor Plan Study

ORANGE COUNTY
NORTH CAROLINA

US 70
Multimodal Corridor Plan

Mebane

US 70 Study Overview

- In-depth review of US 70 Corridor
  - NC 119 in Mebane to Orange/Durham County line (NC 751)
  - US 70 Business from NC 86 (Churton Street) to US 70
- Develop long-term vision for:
  - US 70 roadway itself
  - Surrounding communities and natural areas
- Focus is on preserving/enhancing:
  - Safety
  - Multi-modal options (access & connectivity)
  - Environmental features
  - Economic opportunities
- Project Study Team
  - City of Mebane & Town of Hillsborough
  - BGMPO & DCHC MPO
  - Alamance and Orange Counties
  - NCDOT
  - Consultant Team (VHB and Rose & Associates)

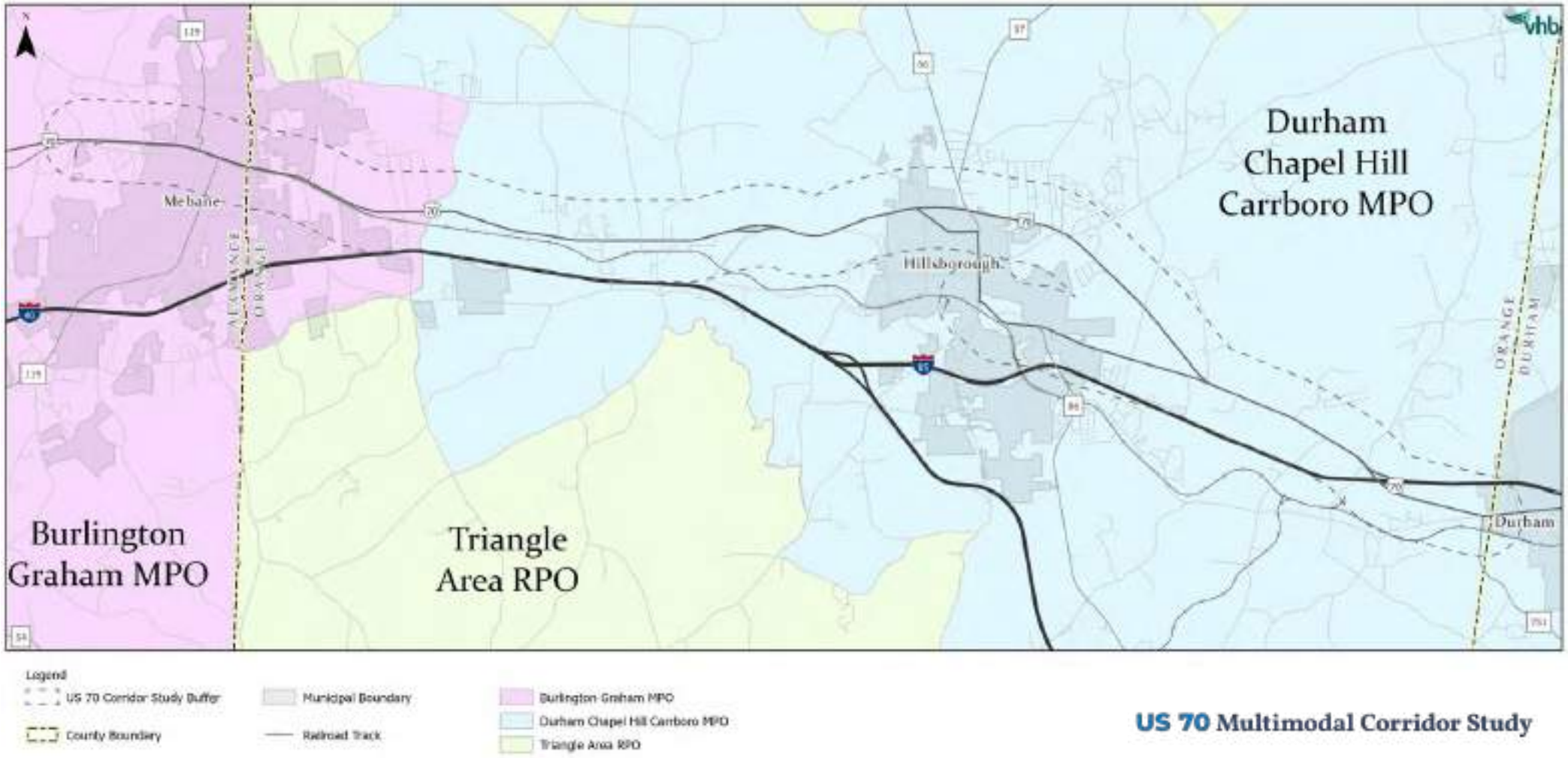
US 70 Study Background

- US 70 Corridor
  - ~19 miles: US 70 (minor arterial)
    - 3 miles: US 70 Bus (major collector/other arterial)
  - Links Durham, Hillsborough & Mebane
    - I-85 and I-40 handle bulk of traffic
    - Alternate route during I-85 incidents
  - Crucial northern access via NC 86 & NC 57
- Land Use Context
  - Significant natural & cultural constraints
  - Rural/Suburban/Urban: Varies by segment
  - Economic potential

US 70 Study Background

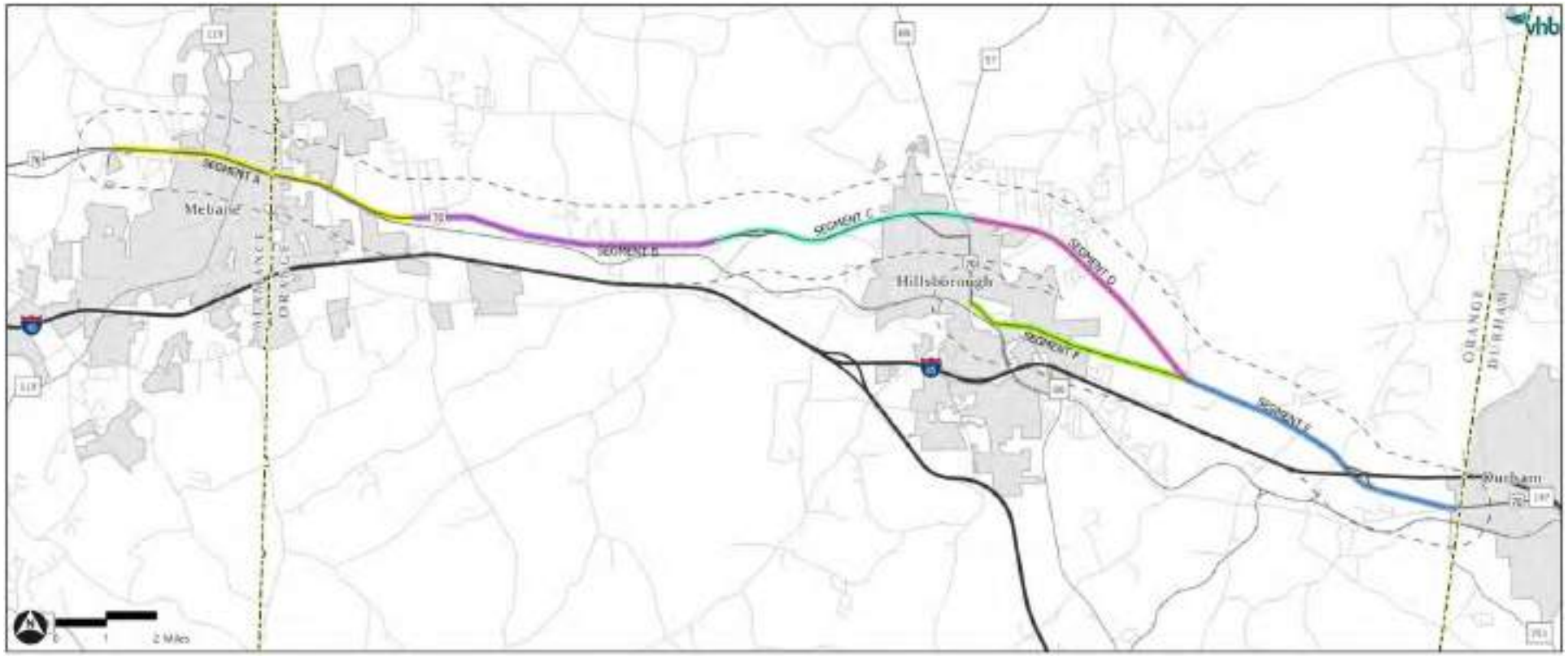
- Roadway Characteristics
  - Primarily 2-lane with 4’ paved shoulders
  - 120’ ROW (RR constraints in Mebane)
  - 13 traffic signals
  - Primarily 45-mph speed limit
  - Rolling terrain & curvature in segments; limited passing
  - No bicycle facilities; limited pedestrian facilities
- Need better multi-modal access & functionality
  - ***Safety!***
  - Transit options and access
  - Preserve & enhance environment
  - Provide economic opportunities
  - Balance desired improvements with long-term maintenance
    - Municipal/County/State

Corridor Location & Planning Jurisdictions



US 70 Multimodal Corridor Study

Corridor Segments



Legend

- Segment A
- Segment B
- Segment C
- Segment D
- Segment E
- Segment F
- US 70 Corridor Study Buffer
- Railroad Track
- County Boundary
- Municipal Boundary

Segment A - US 70 from NC 119 to Mace Road

Segment B - US 70 from Mace Road to Lloyds Dairy Road

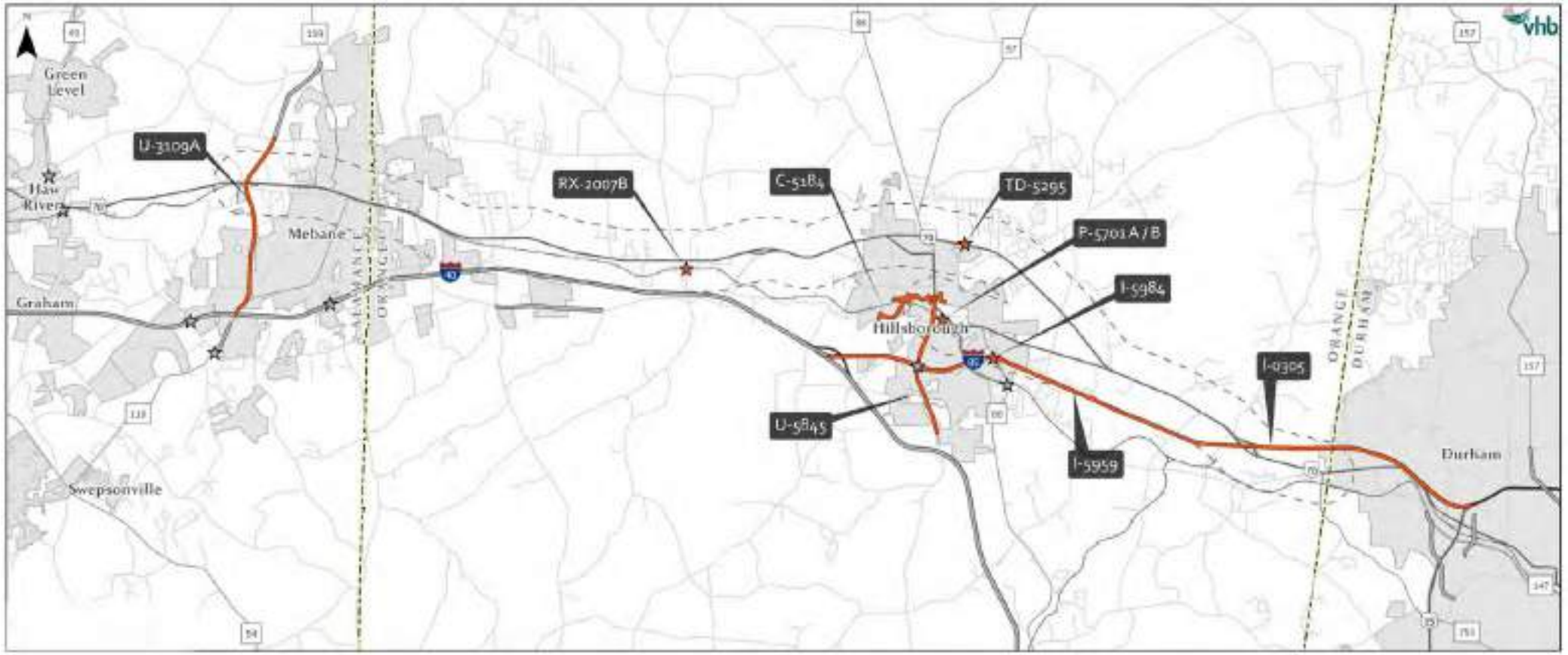
Segment C - US 70 from Lloyds Dairy Road to east of NC 86 (Churton Street)

Segment D - US 70 from east of NC 86 (Churton Street) to US 70 Business

Segment E - US 70 from US 70 Business to the Orange / Durham County Line

Segment F - US 70 Business from NC 86 (Churton Street) to US 70

Current 2020-2029 NCDOT STIP Projects



Legend

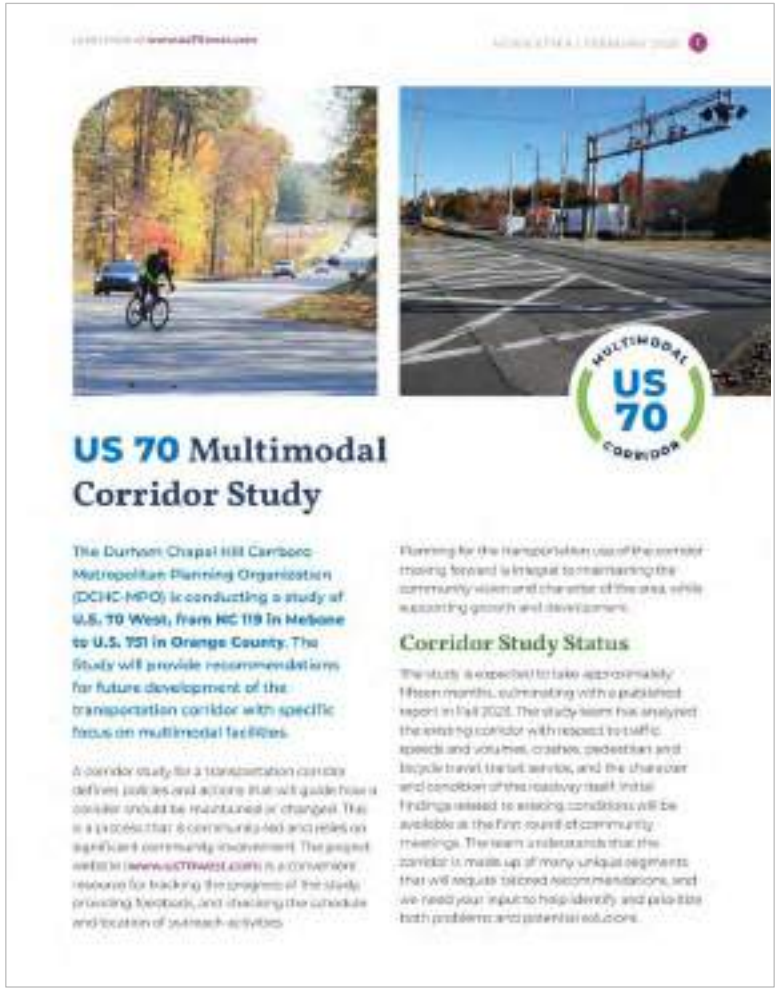
US 70 Corridor Study Buffer
Municipal Boundary
STIP Points within Project Area
STIP Lines within Project Area
County Boundary
Railroad Track
Other STIP Projects
Other STIP Projects

US 70 Multimodal Corridor Study

Project Website

- General project information
- www.us70west.com
- Interactive map/comment opportunity
- Public Meeting details

Project Newsletter



US 70 Multimodal Corridor Study

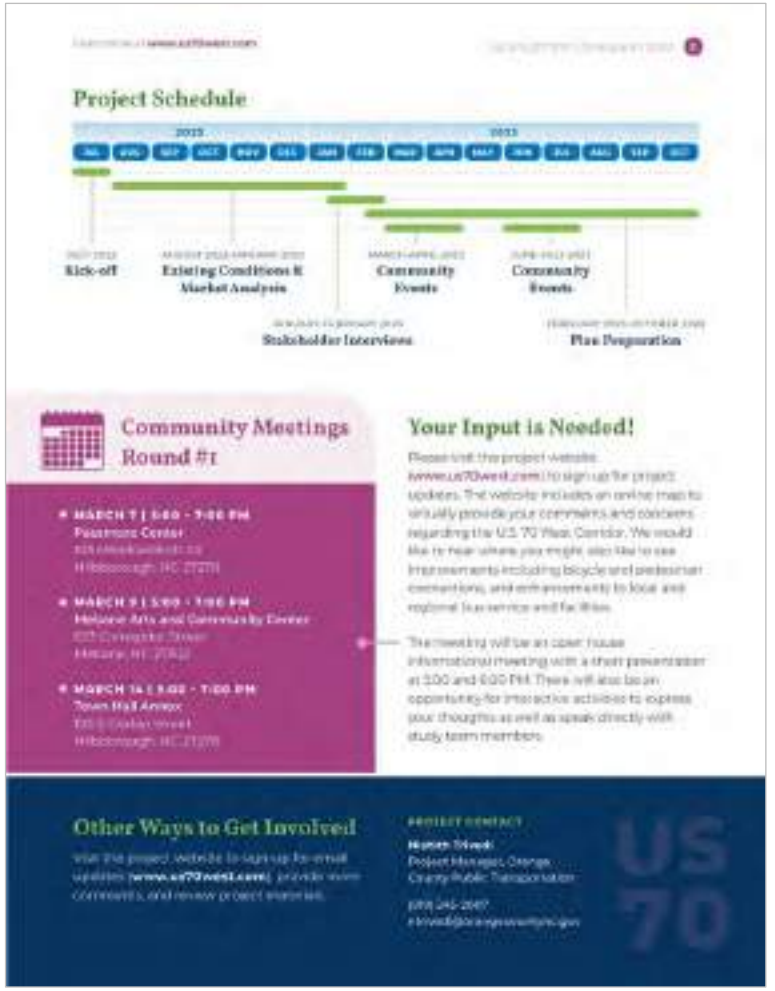
The Durham Chapel Hill Carrboro Metropolitan Planning Organization (DCHC MPO) is conducting a study of U.S. 70 West, from NC 119 in Mebane to U.S. 751 in Orange County. The study will provide recommendations for future development of the transportation corridor with specific focus on multimodal facilities.

A corridor study for a transportation corridor defines policies and actions that will guide how a corridor should be maintained or changed. This is a process that is community-led and relies on significant community involvement. The project website (www.us70West.com) is a convenient resource for tracking the progress of the study, providing feedback, and checking the schedule and location of outreach activities.

Planning for the transportation use of the corridor moving forward is integral to maintaining the community vision and character of the area while supporting growth and development.

Corridor Study Status

The study is expected to take approximately fifteen months, culminating with a published report in Fall 2025. The study team has analyzed the existing corridor with respect to traffic speeds and volumes, crashes, pedestrian and bicycle travel, transit service, and the character and condition of the roadway itself. Initial findings related to existing conditions will be available at the first round of community meetings. The team understands that the corridor is made up of many unique segments that will require tailored recommendations, and we need your input to help identify and prioritize both problems and potential solutions.



Project Schedule

Community Meetings Round #1

- MARCH 7 | 5:00 - 7:00 PM
  Passmore Center
- MARCH 11 | 5:00 - 7:00 PM
  Mebane Arts and Community Center
- MARCH 14 | 5:00 - 7:00 PM
  Town Hall Annex

Your Input is Needed!

Please visit the project website (www.us70west.com) to sign up for project updates. The website includes an online map to virtually provide your comments and concerns regarding the U.S. 70 West Corridor. We would like to hear where you might also like to see improvements including bicycle and pedestrian connections, and enhancements to local and regional bus service and facilities.

The meeting will be an open house informational meeting with a short presentation at 5:30 and 6:00 PM. There will also be an opportunity for interactive activities to express your thoughts as well as speak directly with study team members.

Other Ways to Get Involved

Visit the project website to sign up for e-mail updates (www.us70west.com), provide more comments, and review project materials.

PROJECT CONTACT

Myron Stivers
Project Manager, Orange County Public Transportation

(919) 245-2007
mstivers@orangecountync.gov

US 70

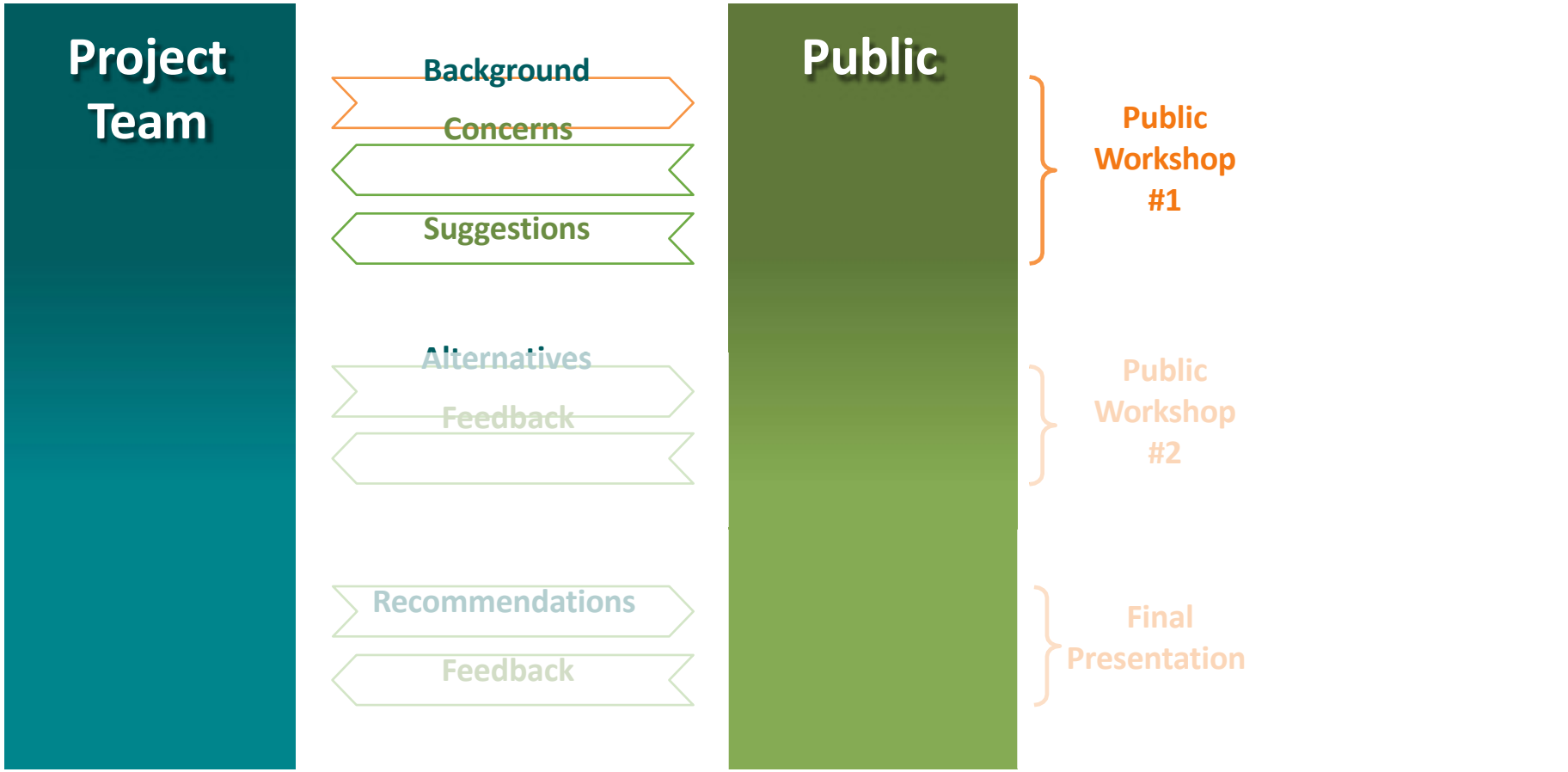
Community Meetings Round #1

- **MARCH 7 | 5:00-7:00 PM**
  Passmore Center
  103 Meadowlands Dr, Hillsborough, NC 27278

- **MARCH 9 | 5:00-7:00 PM**
  Mebane Arts and Community Center
  633 Corregidor Street, Mebane, NC 27302

- **MARCH 14 | 5:00-7:00 PM**
  Town Hall Annex
  105 E Corbin Street, Hillsborough, NC 27278

Public Participation – Round 1

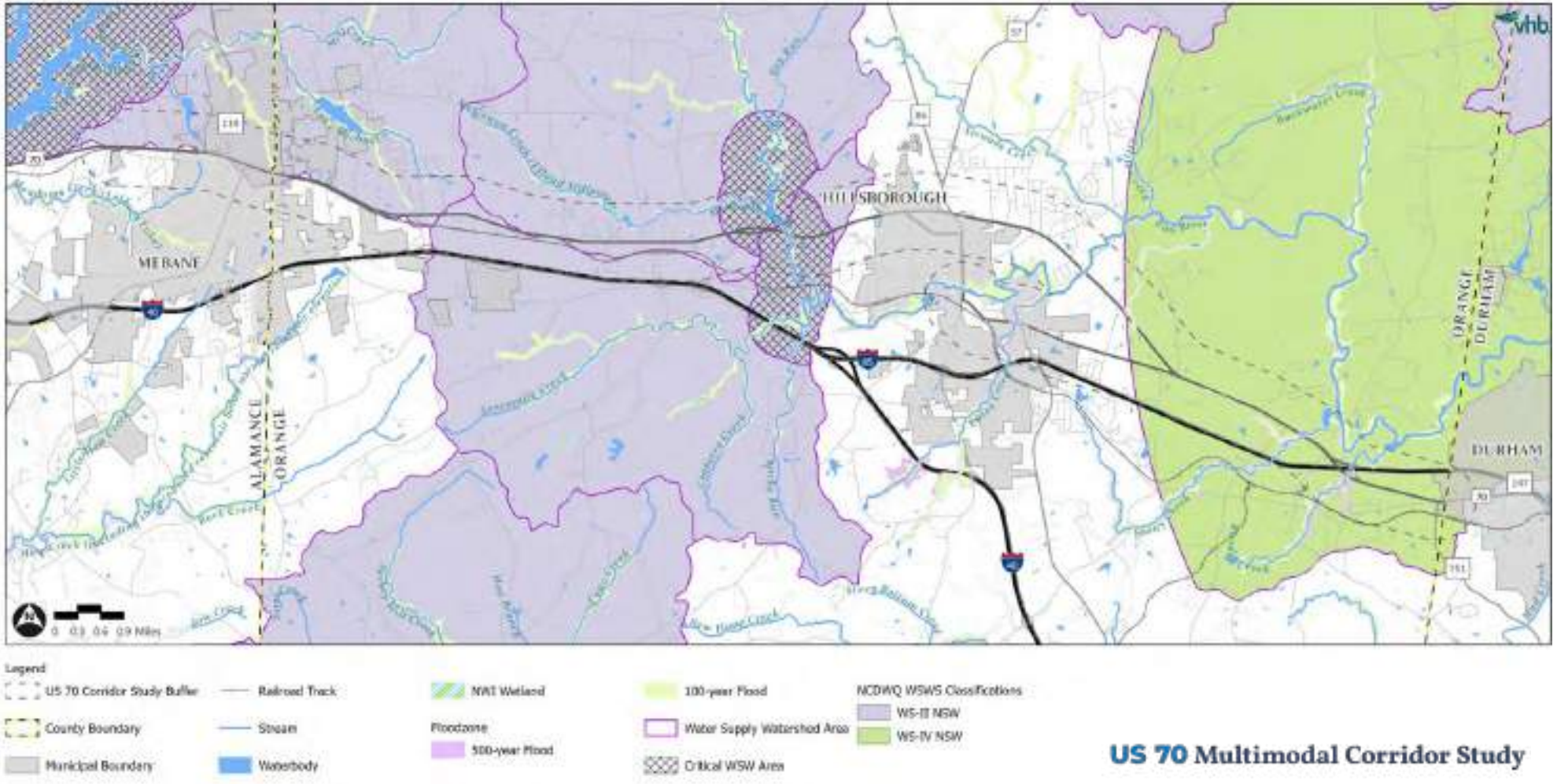


Workshop Format

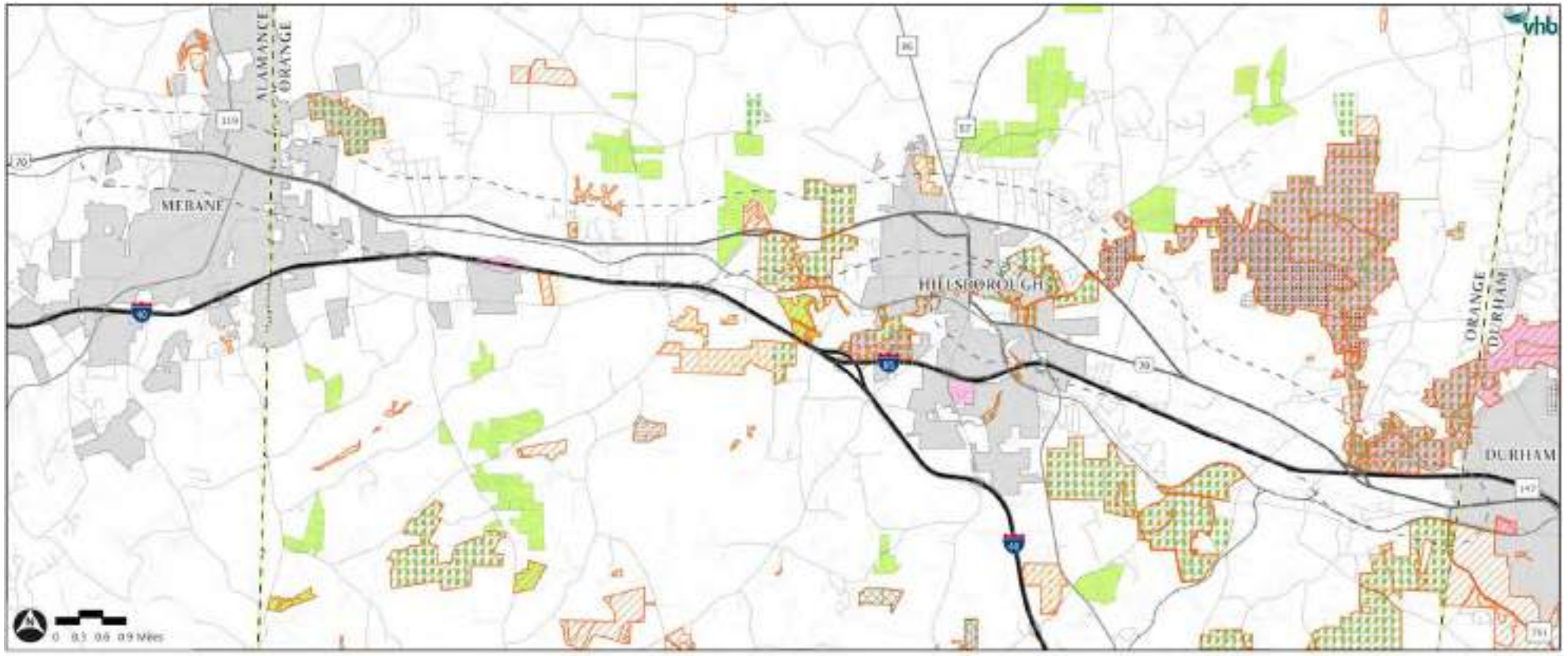
- Technical presentation at 5pm and 6pm
- Information boards with team members to have 1:1 discussions
- Interactive Activities
  - Sticker activity for problem identification
  - Bead voting activity to identify local priorities for improvements

Environmental Context

Water Quality, Sources, & Watersheds



Natural Features

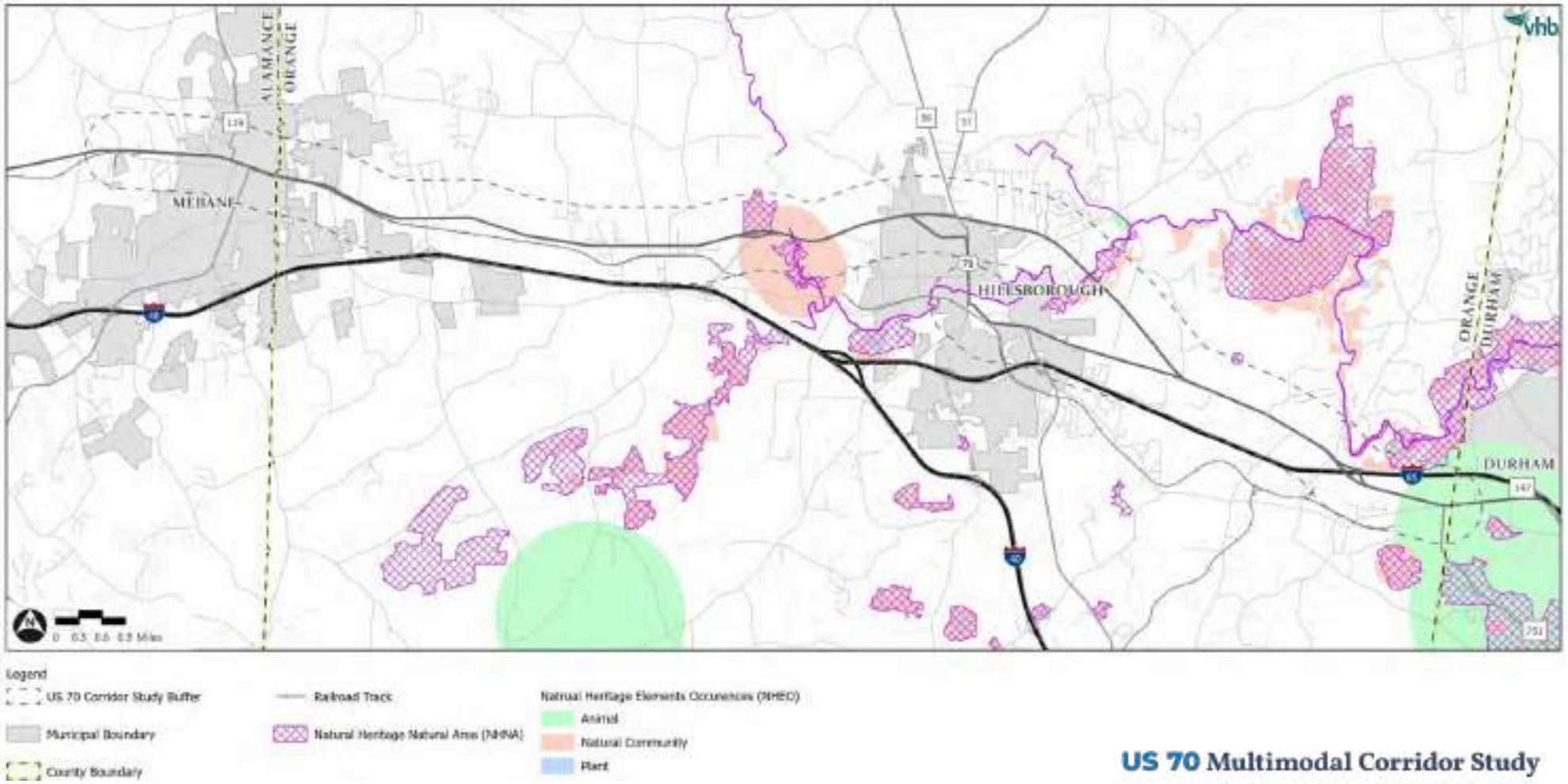


Legend

- US 70 Corridor Study Buffer
- County Boundary
- Municipal Boundary
- Railroad Track
- Managed Area
- Land Trust Conservation Property
- Conservation Tax Credit Property
- VAD
- State Owned Land
- Parks and Open Space
- Orange County Park
- Other Open Space

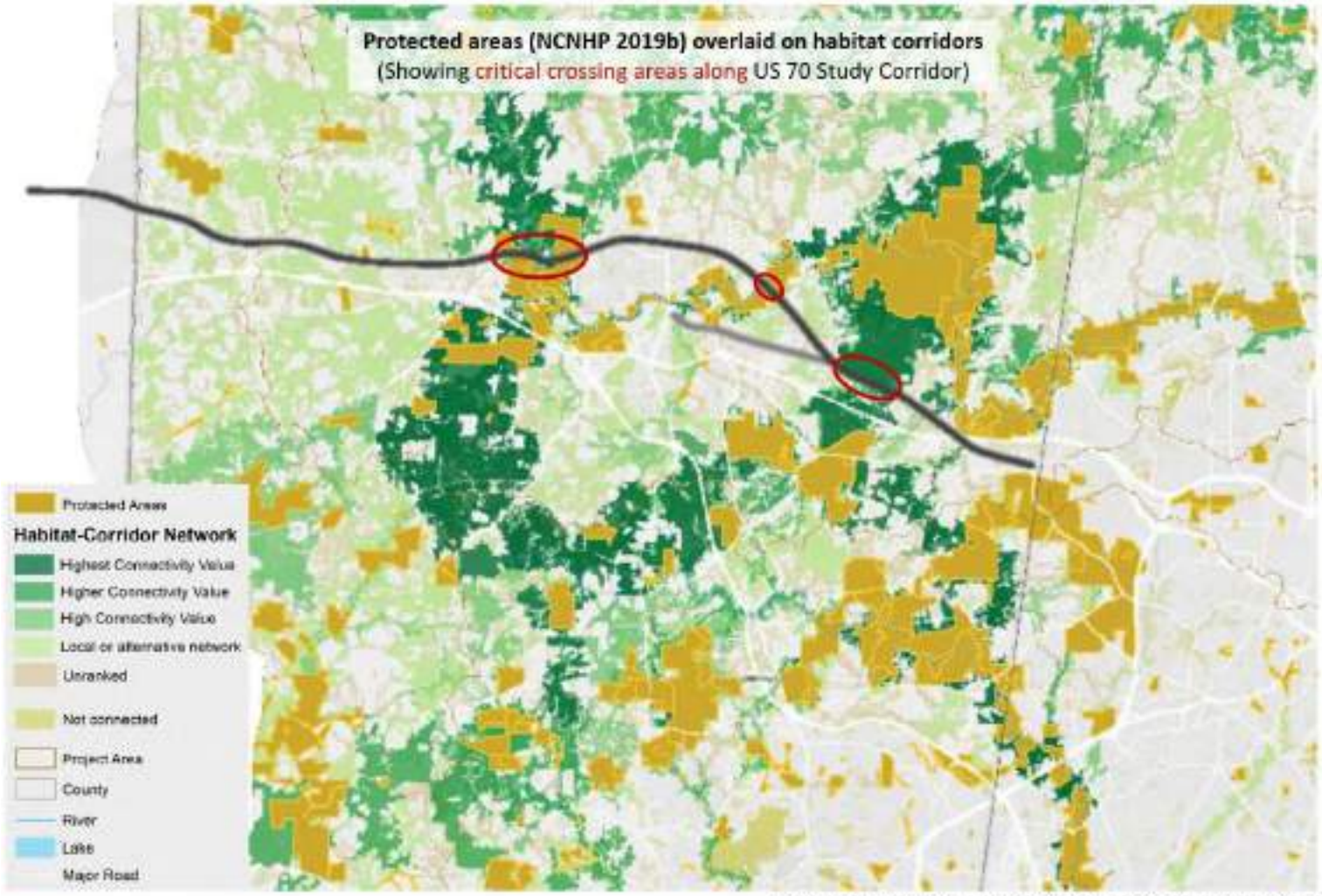
US 70 Multimodal Corridor Study

Wildlife Resources



US 70 Multimodal Corridor Study

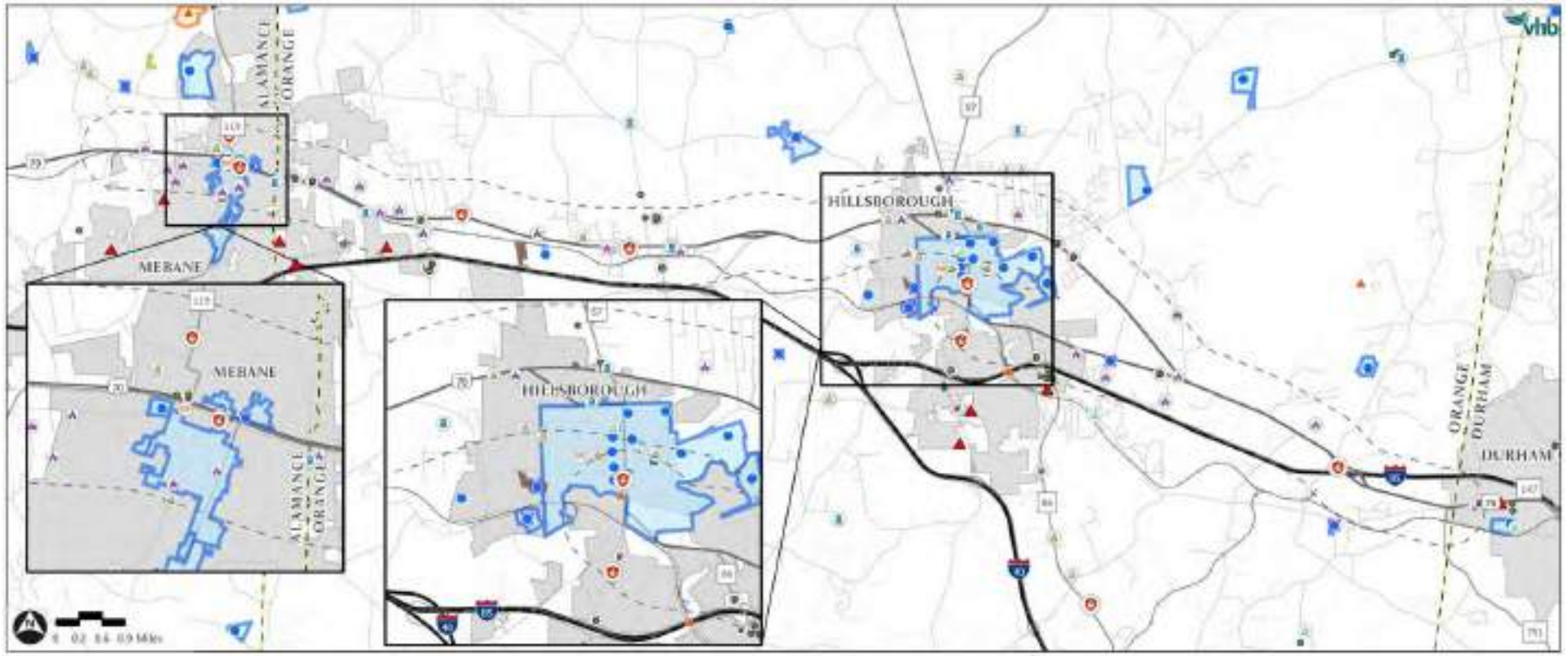
Major Wildlife Corridors & Critical US 70 Crossing Areas



Adapted from *A Landscape Plan for Wildlife Habitat Connectivity*, 2019

US 70 Multimodal Corridor Study

Places of Interest



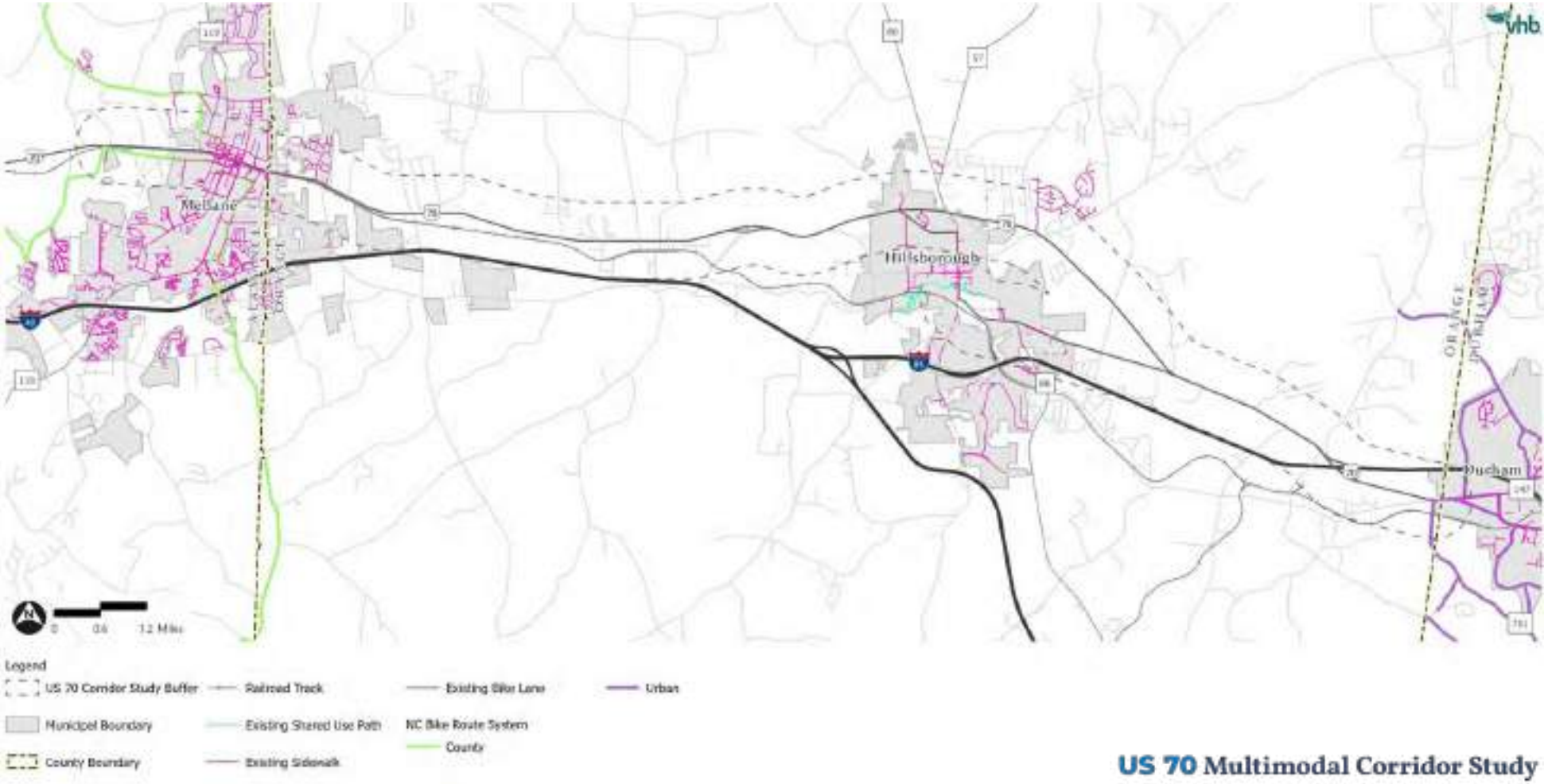
Legend

- US 70 Corridor Study Buffer
- County Boundary
- Municipal Boundary
- Railroad Track
- Airport
- Cemetery
- Public Library
- Fire Station
- Gas Station
- Underground Storage Tank
- Hazardous Waste Site
- Places of Worship
- Public School
- Private School
- Brownfield Boundary
- Historic Points
  - National Register individual listing
  - NR and Local Landmark
  - Determined Eligible - DOE
- Historic District
  - NR
  - SLDOE
  - DOE

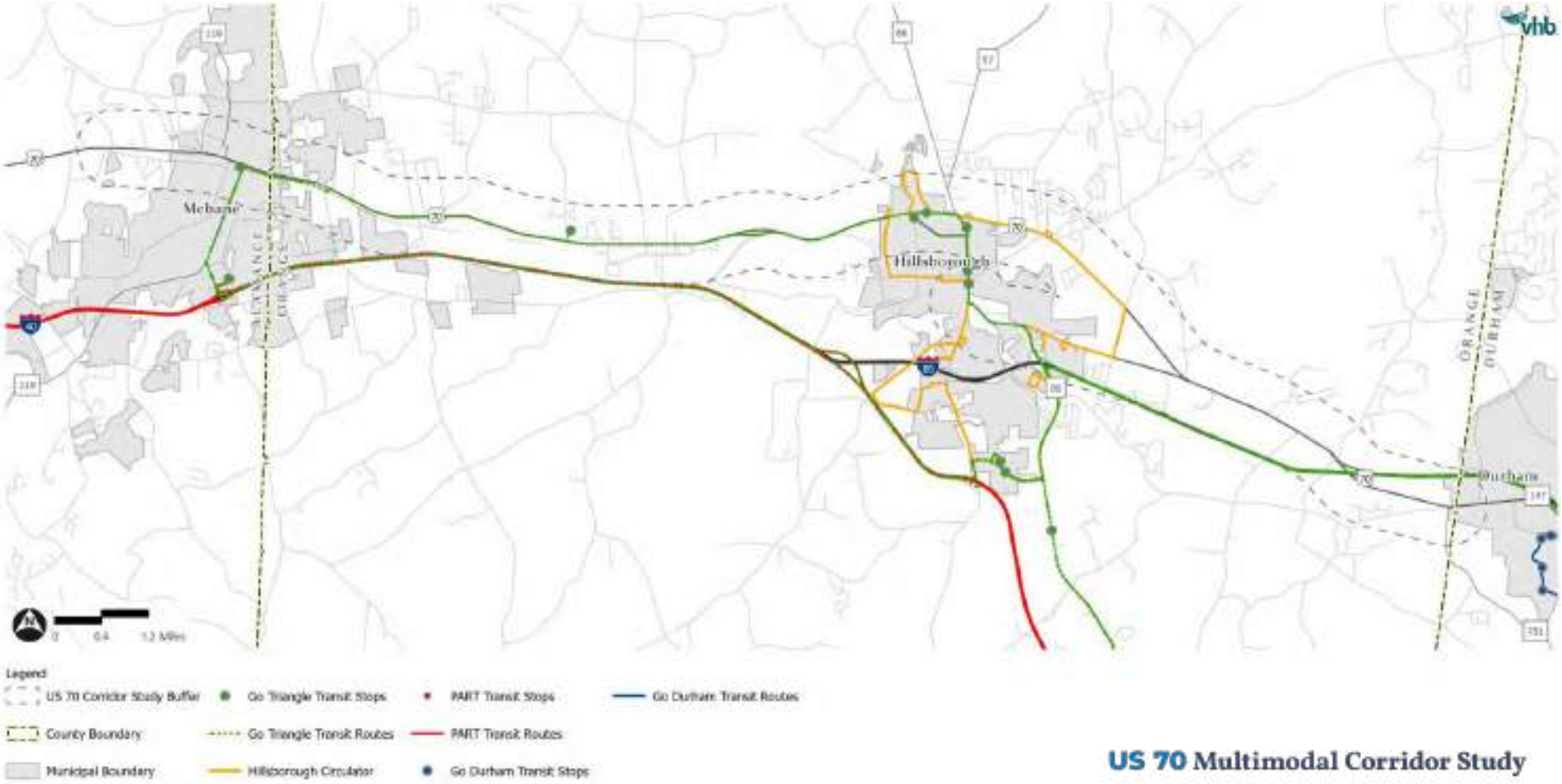
US 70 Multimodal Corridor Study

Transportation

Existing Pedestrian & Bicycle Networks

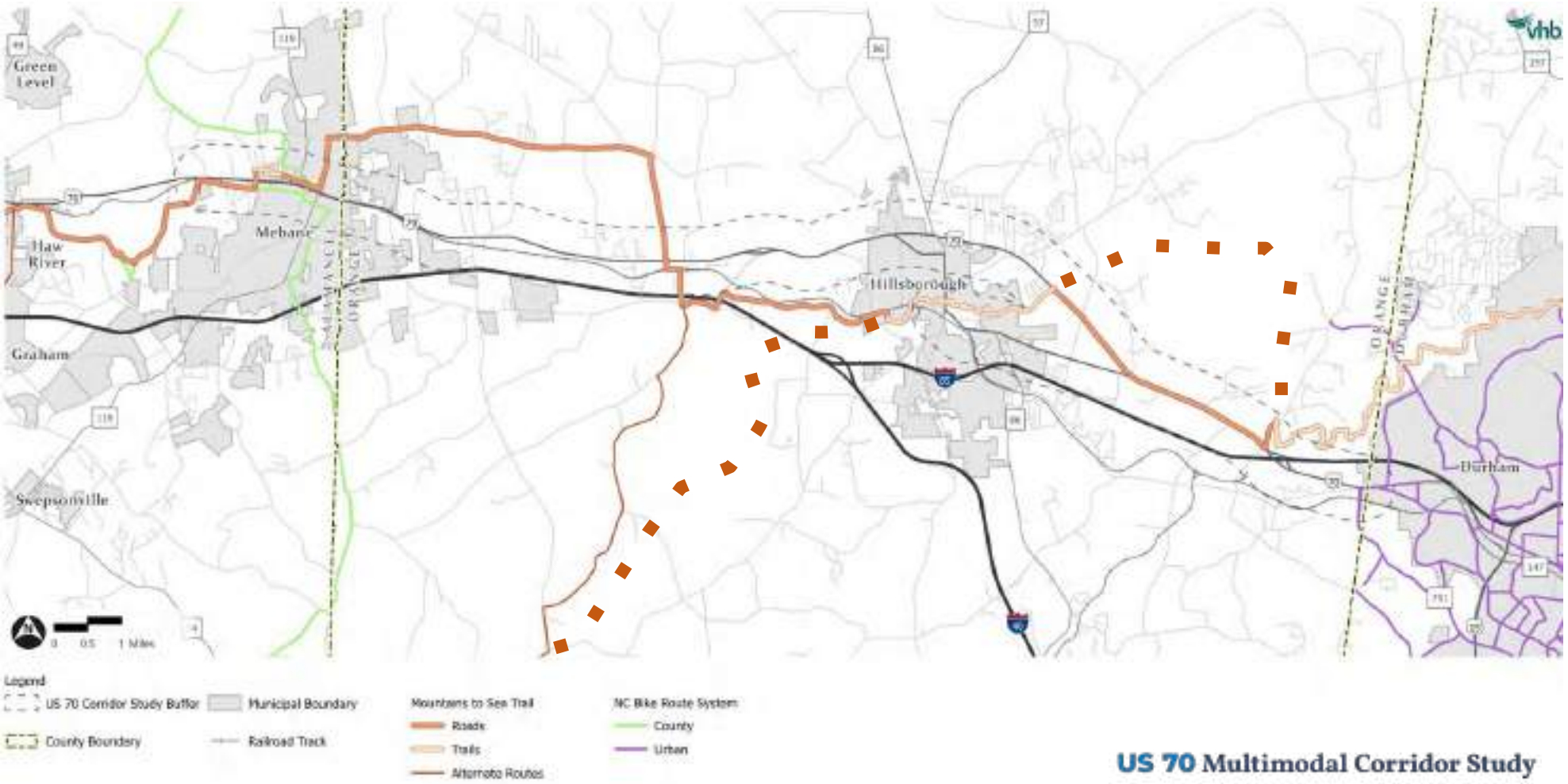


Existing Transit Routes

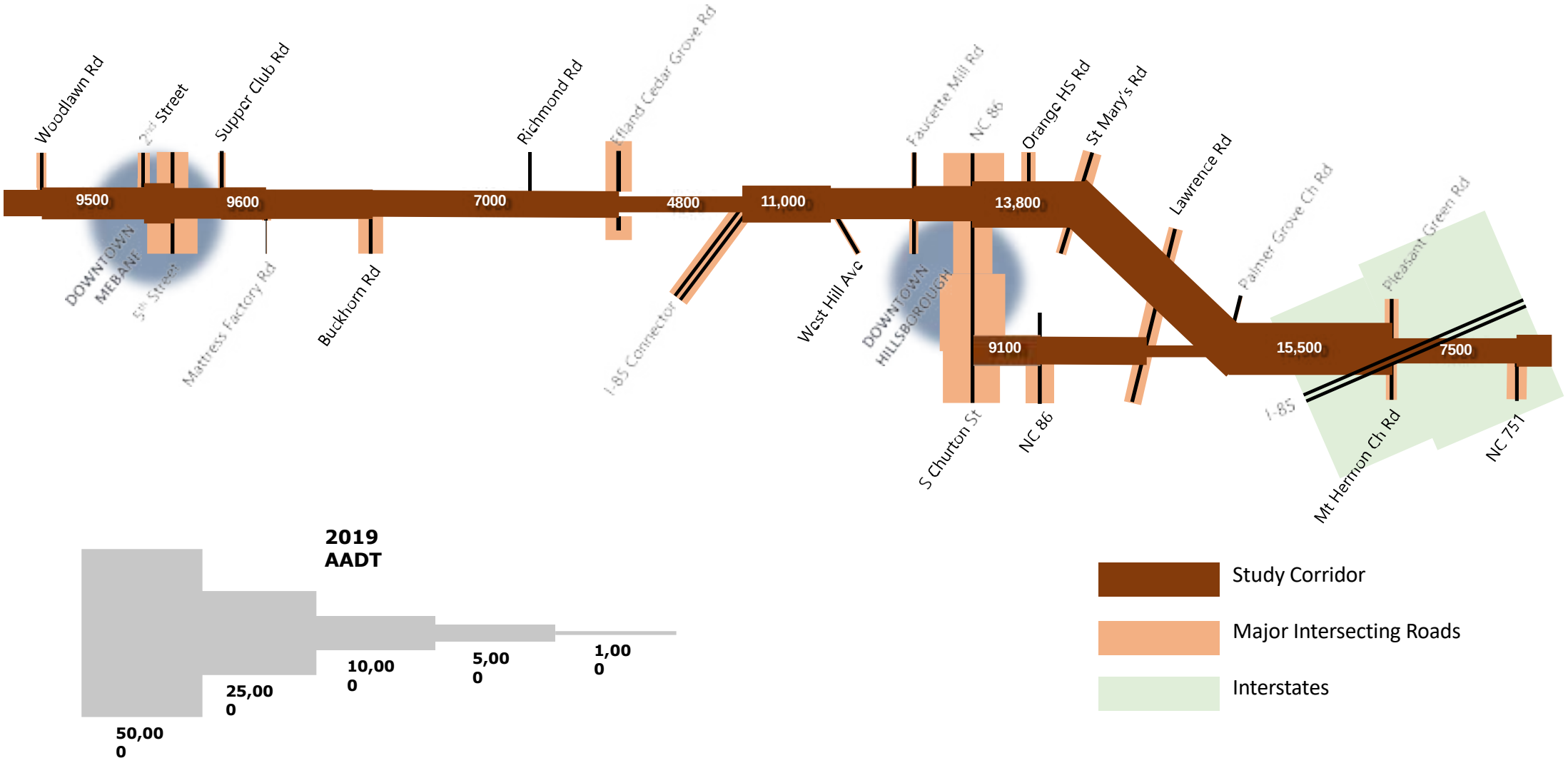


US 70 Multimodal Corridor Study

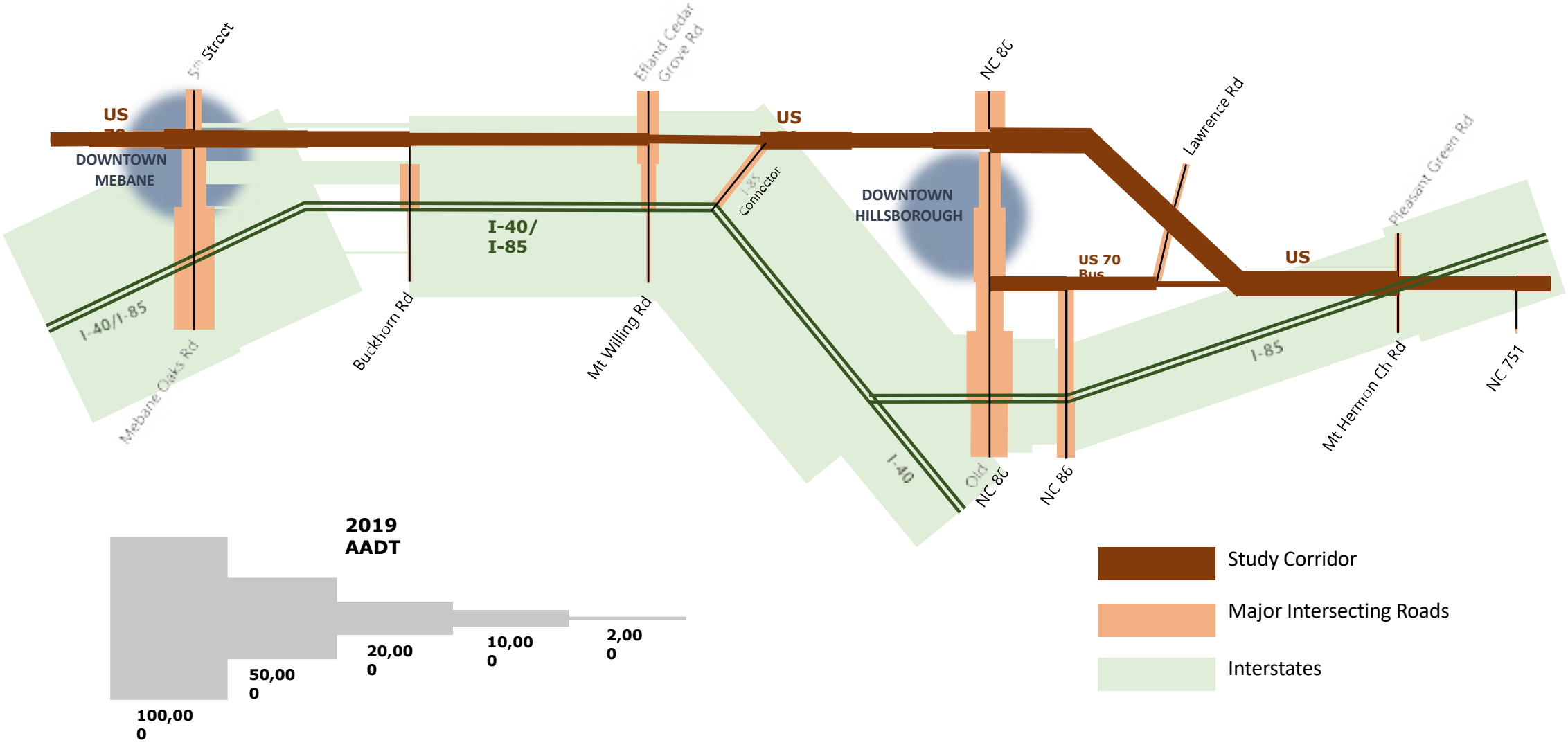
Regional Hiking & Biking Routes



Relative 2019 Traffic Volumes in Study Area

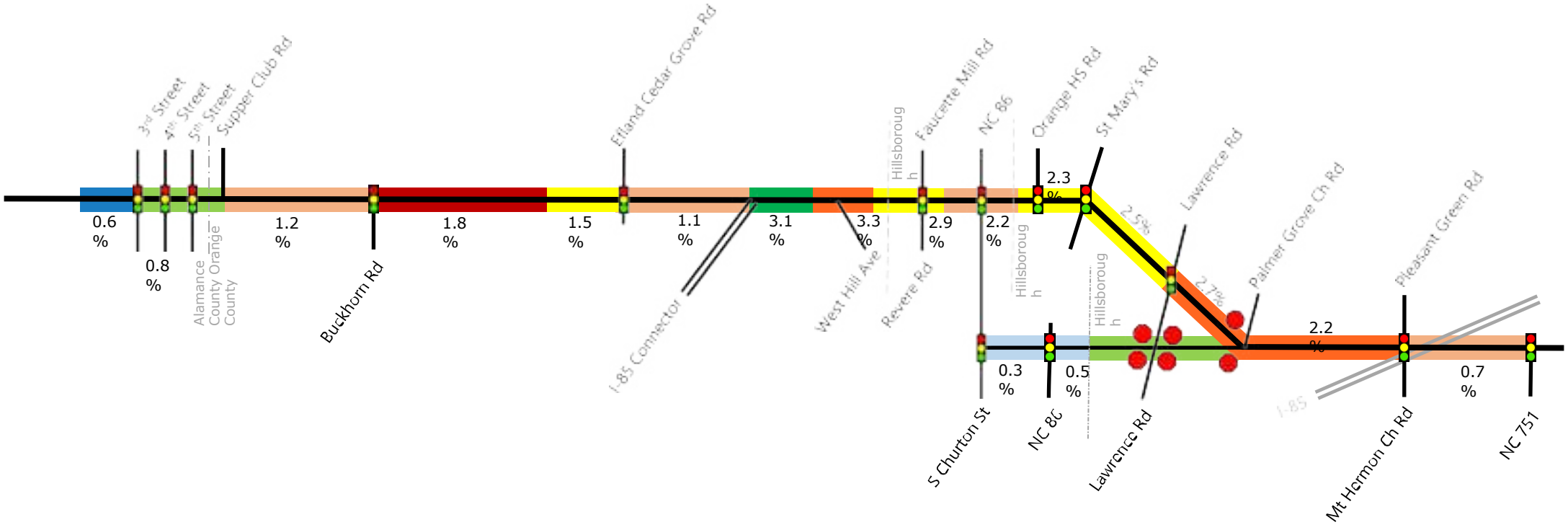


Relative 2019 Traffic Volumes in Study Area



Total Truck Percentages

Estimated from 2019 Location-Based Services



Signalized Intersection
Stop-Controlled Approach

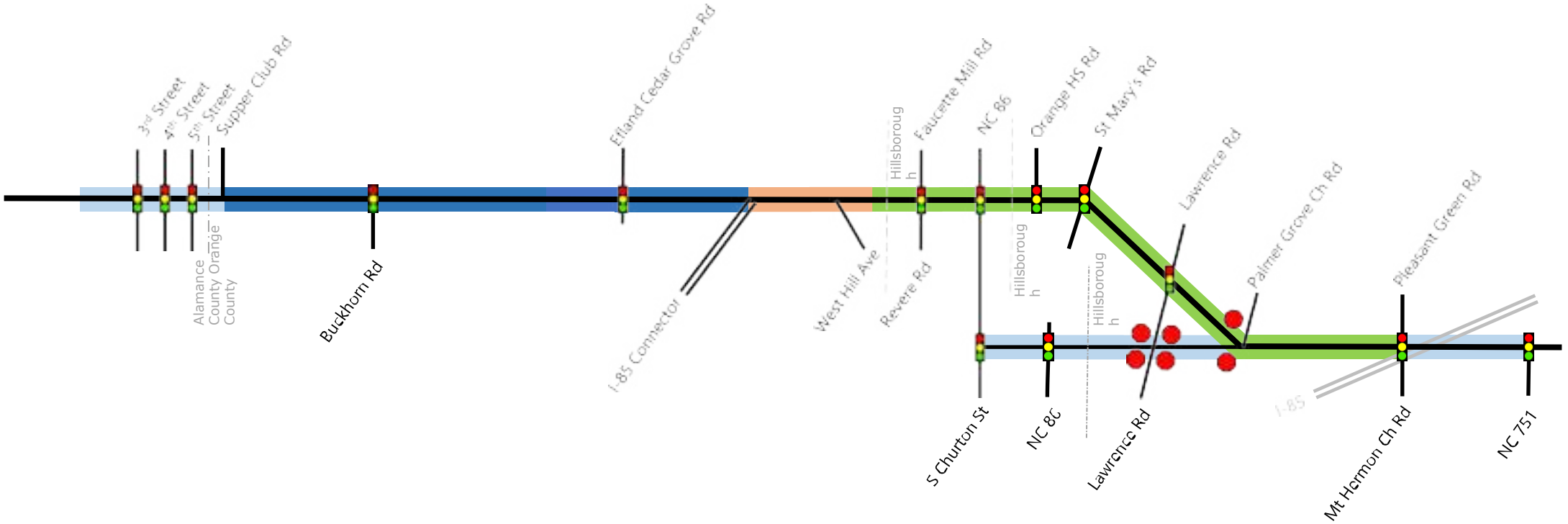
Total Truck %

1-2% **2-3%** **3-4%** **4-5%** **5-6%** **6-7 %** **7-8 %**

X.X% - Heavy Truck %

Heavy Truck Percentages

Estimated from 2019 Location-Based Services



Signalized Intersection

Stop-Controlled Approach

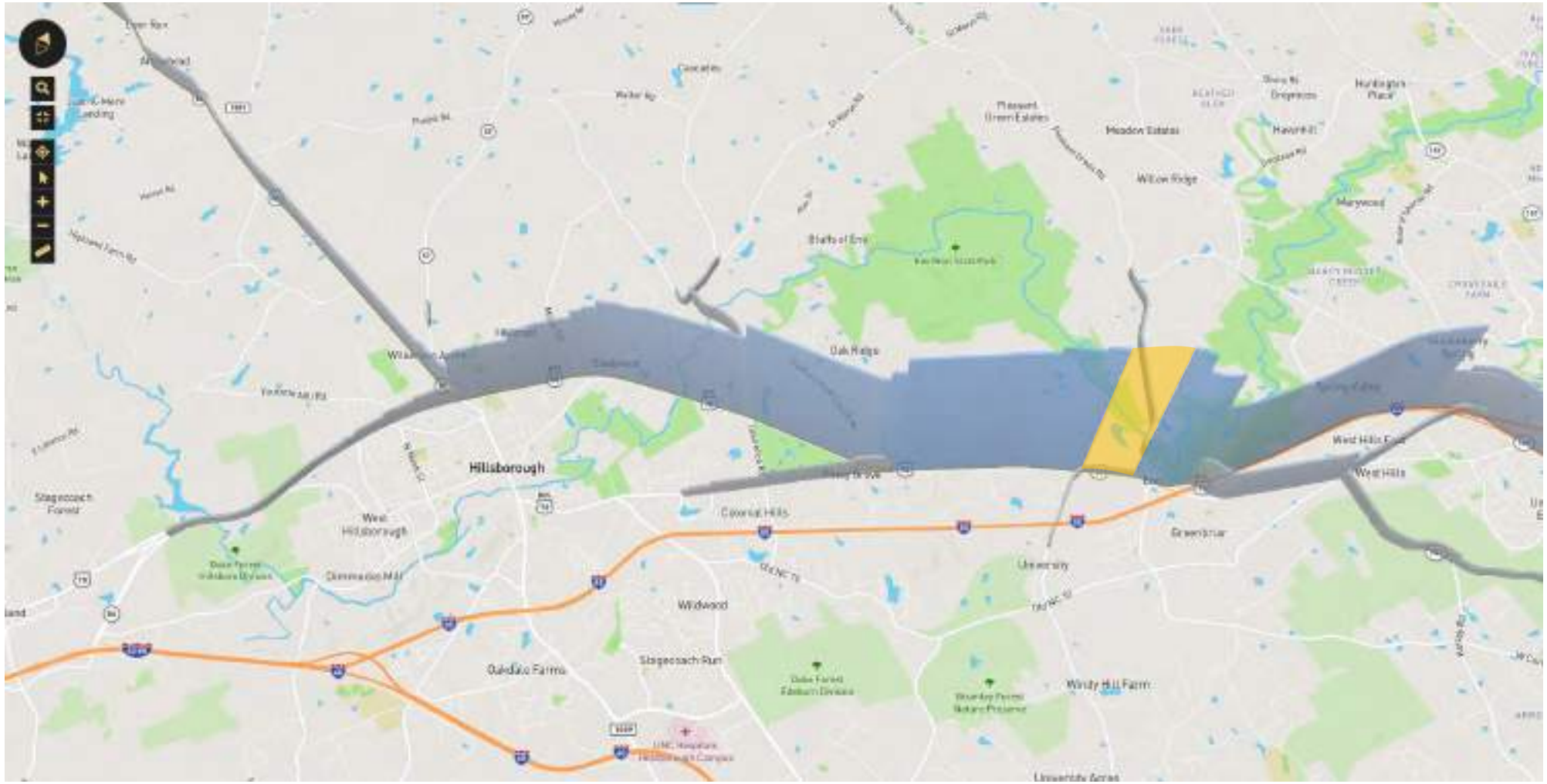
Heavy Truck %

0-1% **1-2%** **2-3%** **3-4%**

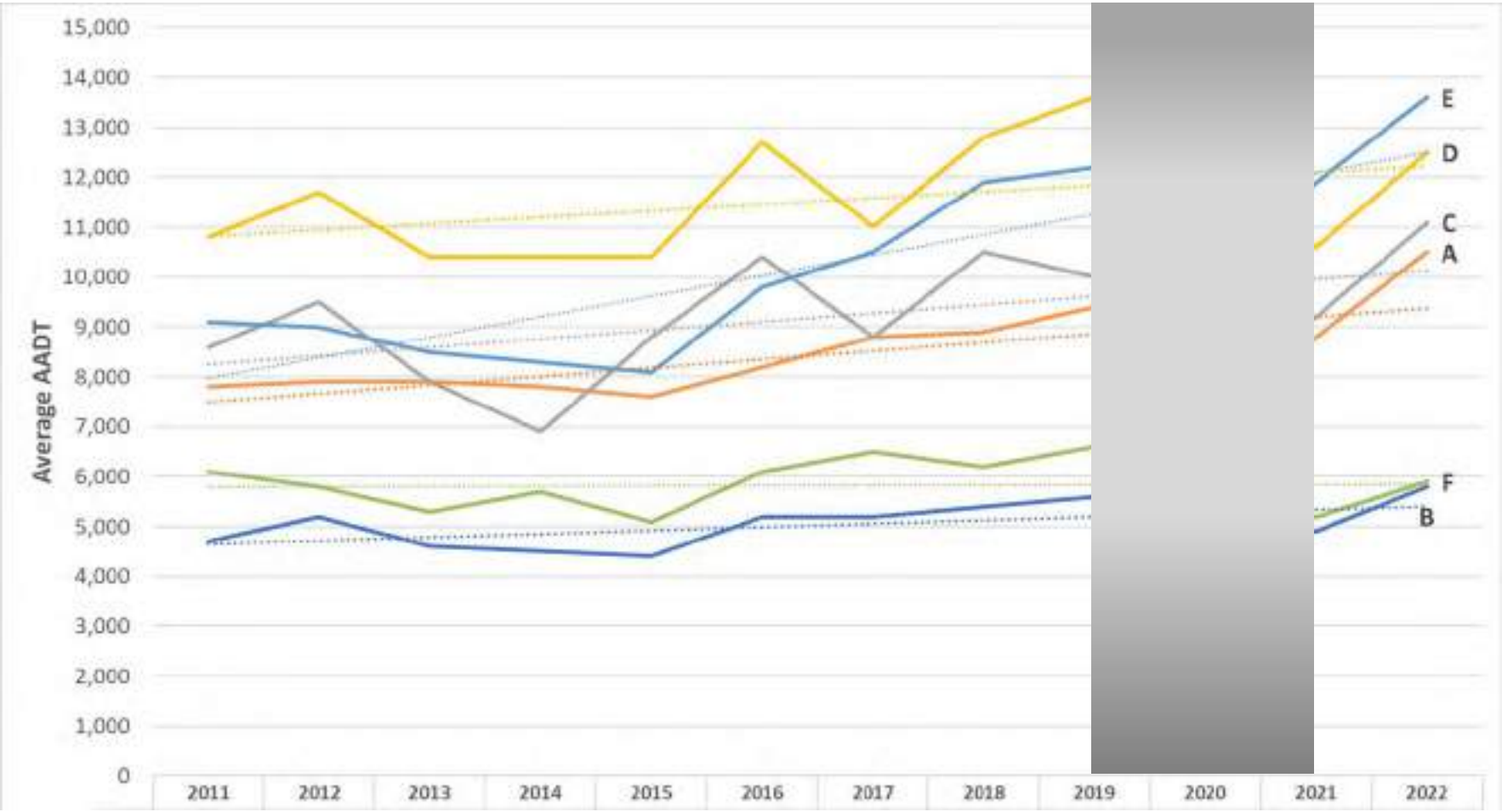
US 70 Multimodal Corridor Study

Distribution of US 70 trips for point west of West Hill St (2019 StreetLight LBS Data)

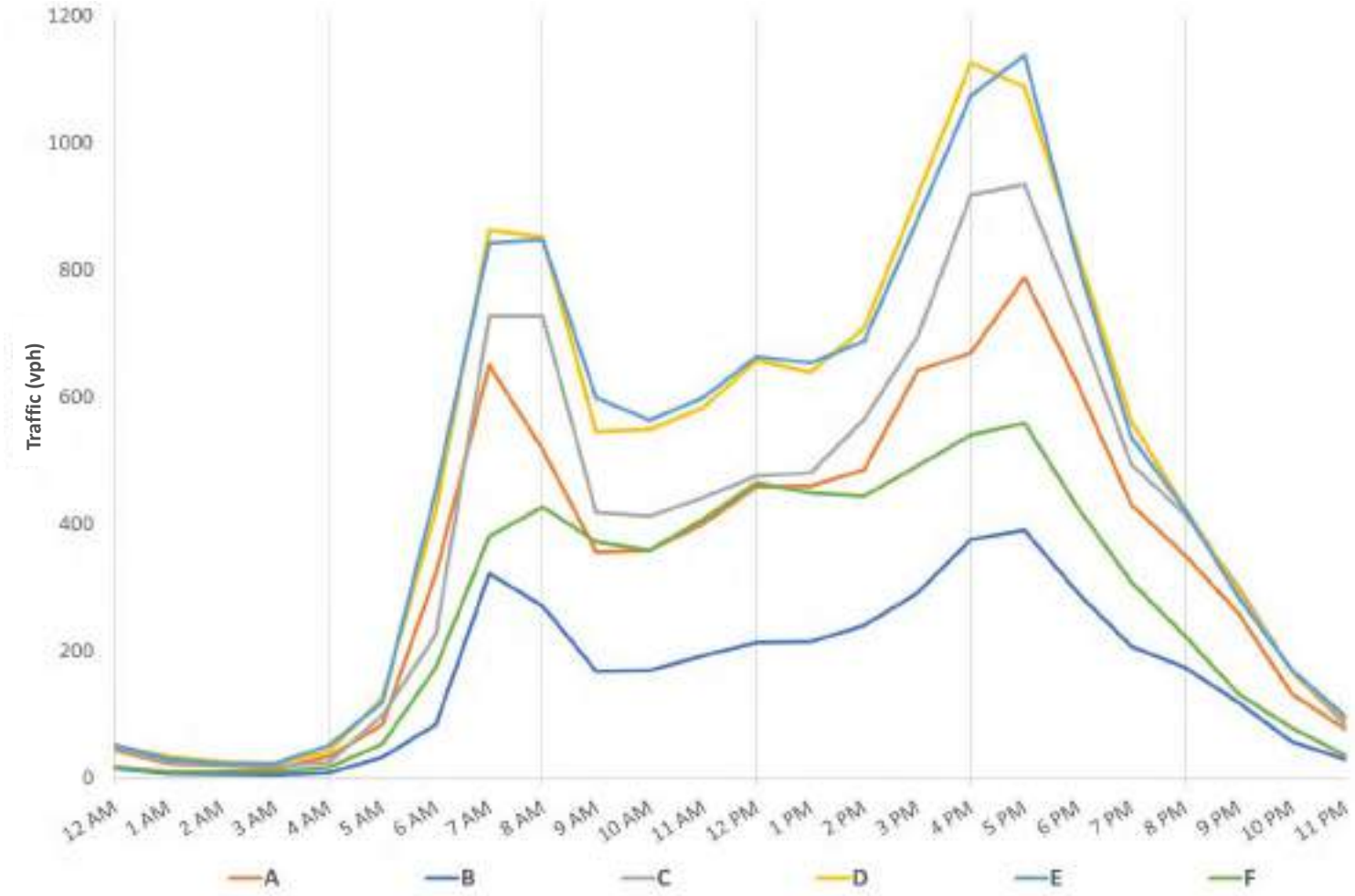
Distribution of US 70 trips for point west of Pleasant Green Rd (2019 StreetLight LBS Data)



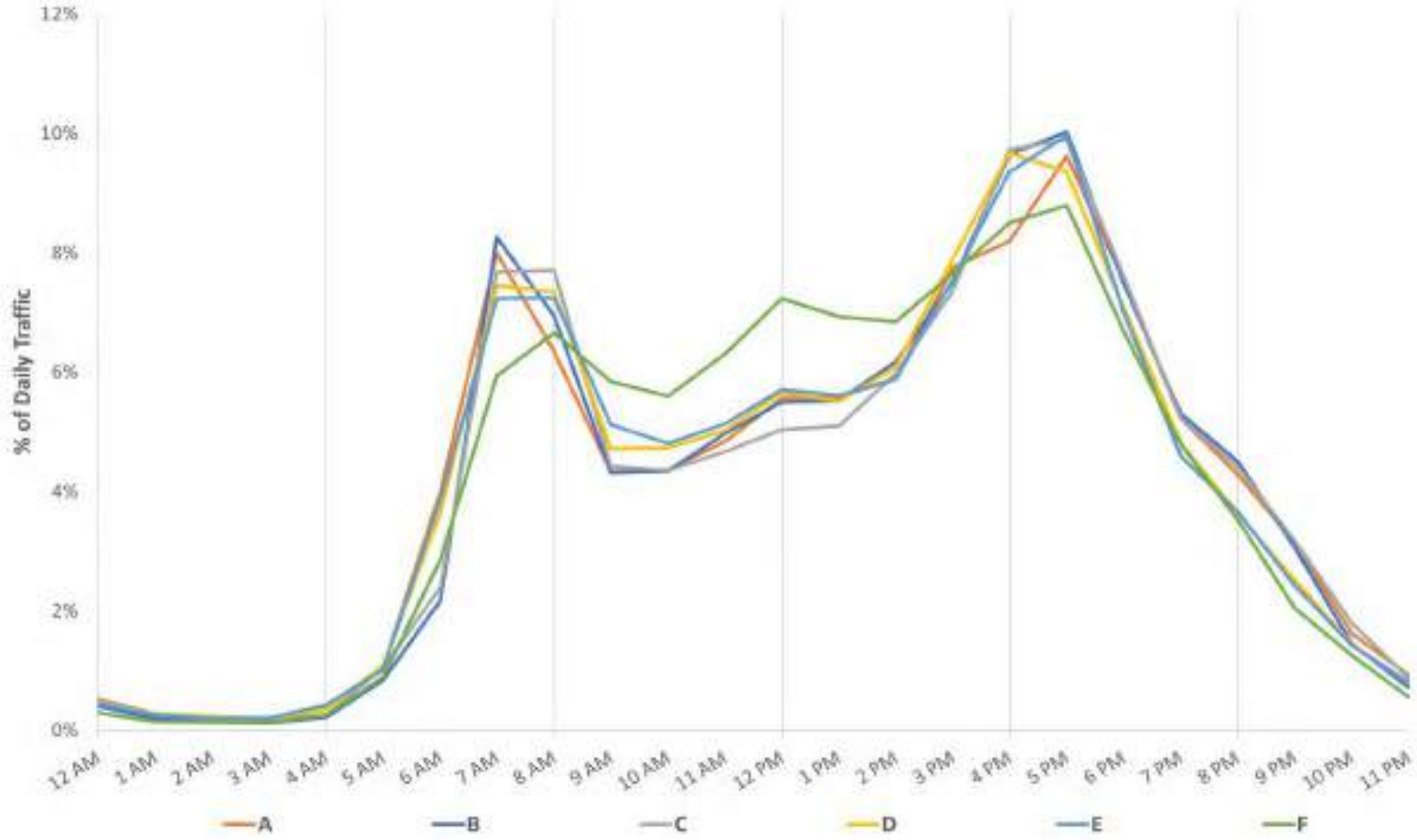
Historic Traffic Volume Trends by Study Segment



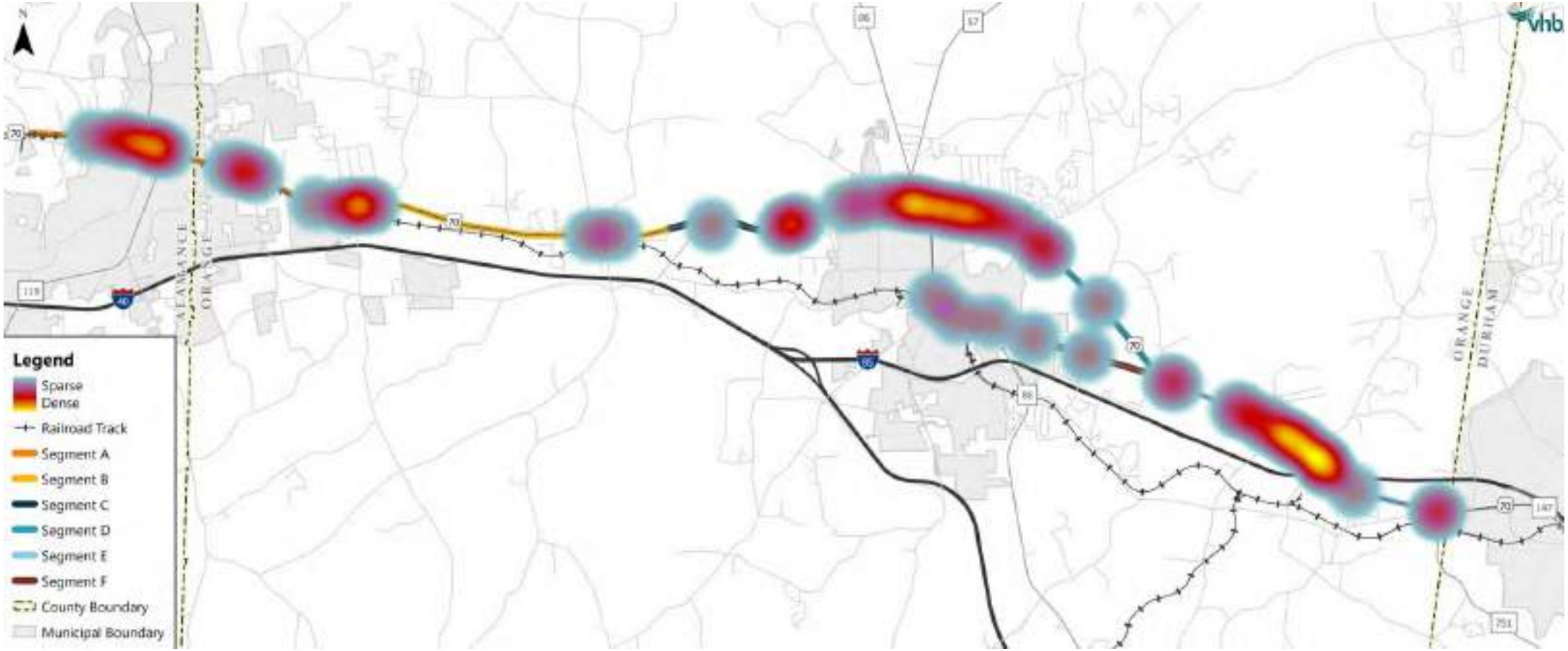
Hourly Traffic Volume by Time-of-Day (by Segment)



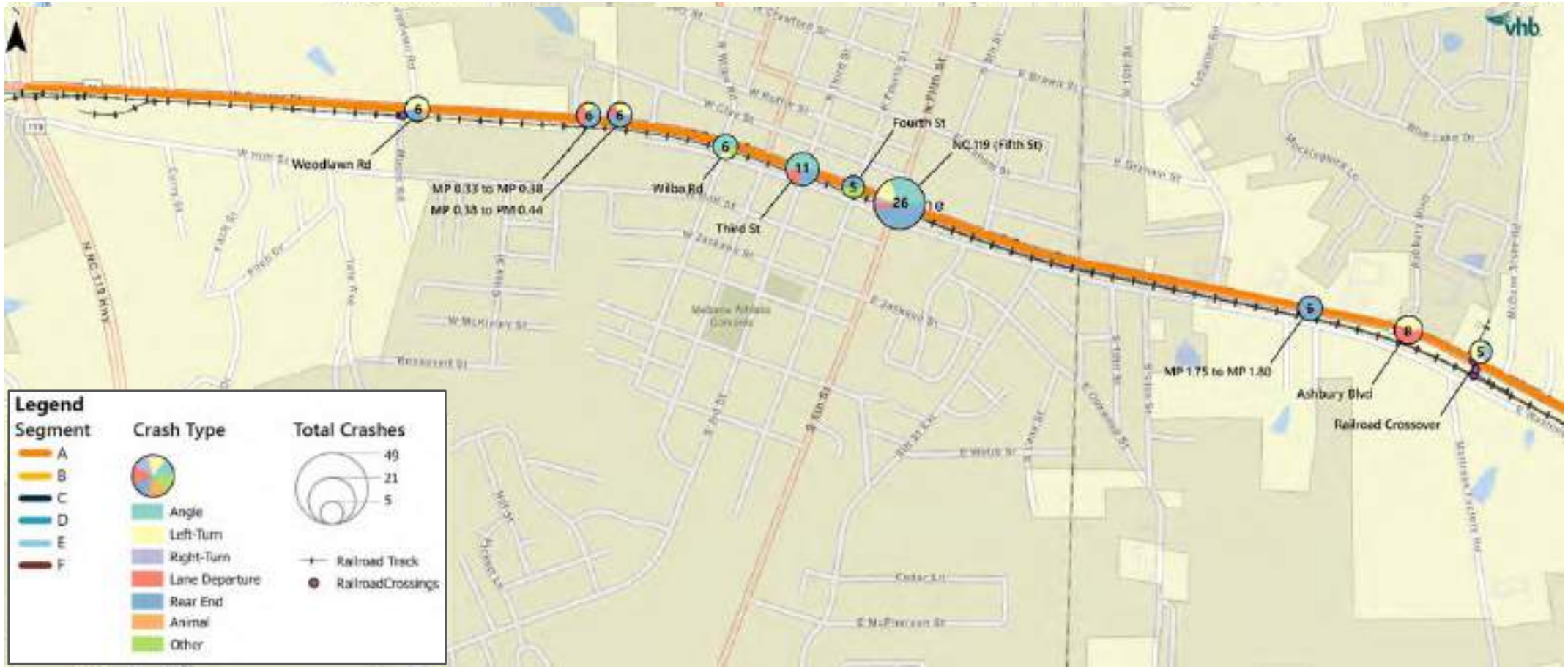
% of Daily Traffic by Time-of-Day (by Segment)



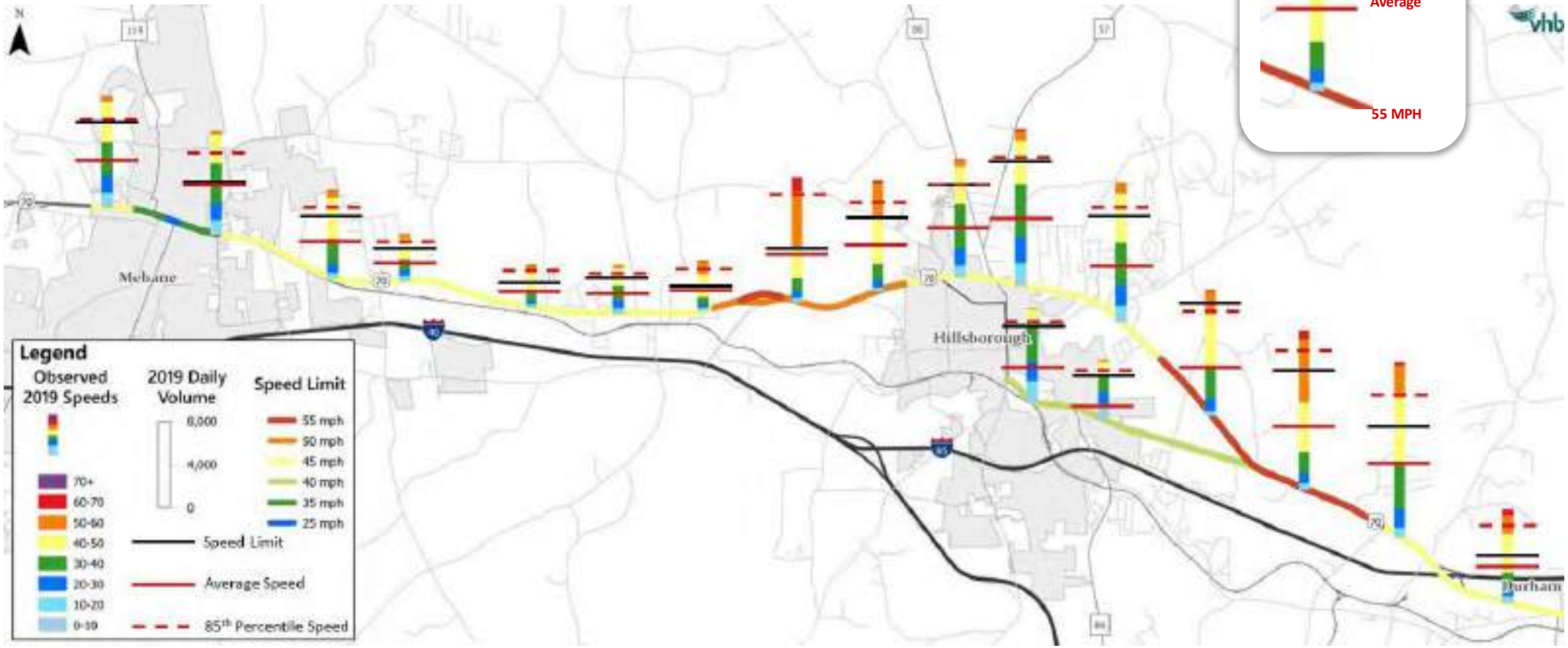
Crash Density



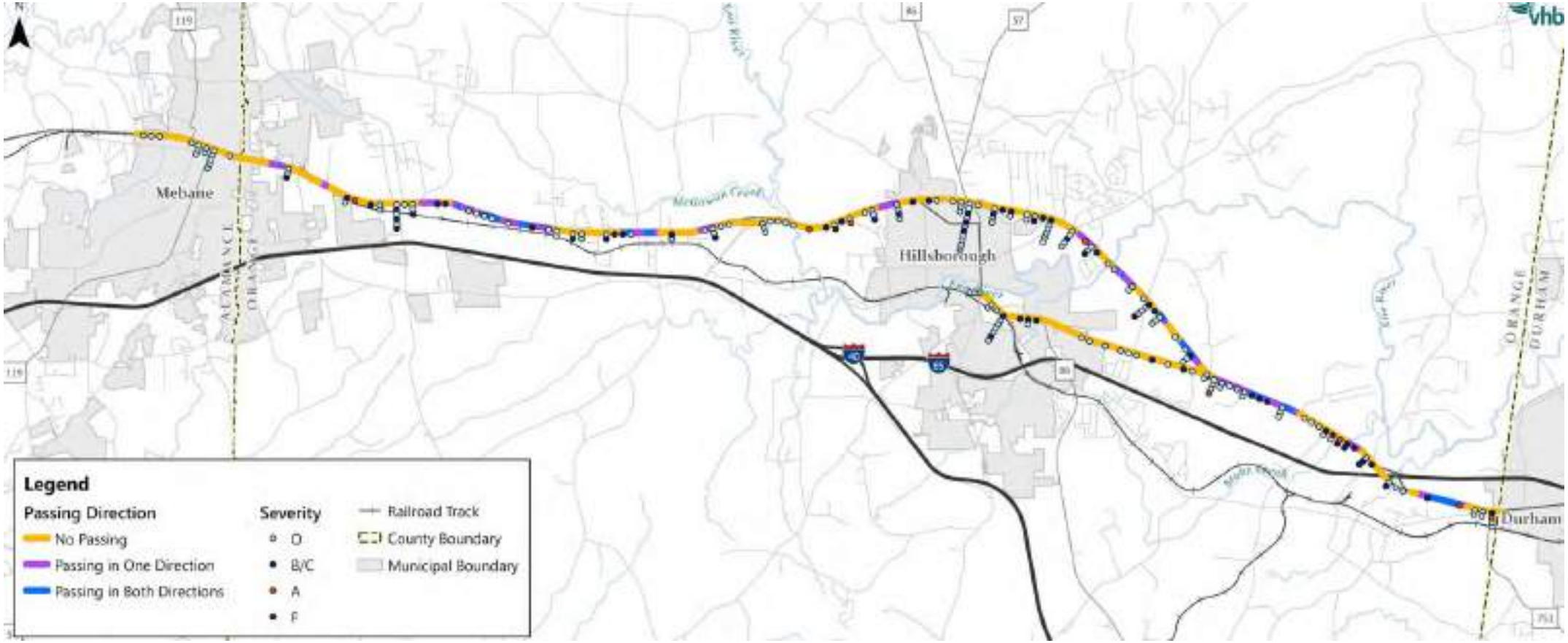
Detailed Crash Totals by Type & Location



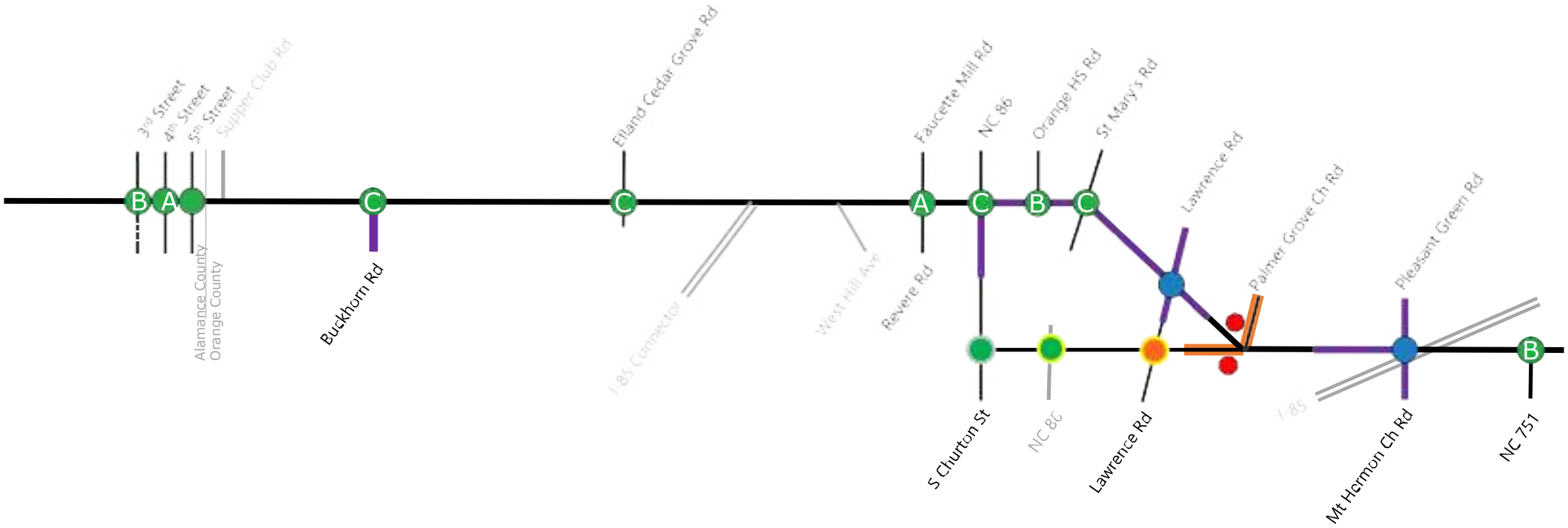
Speed Data with Statutory Limits



Run-Off Road Crashes with Severities & Passing Zones



Intersection Level-of-Service (LOS)



Signalized Intersection

Stop-Controlled Approach

LOS *

A-C F

D

E-

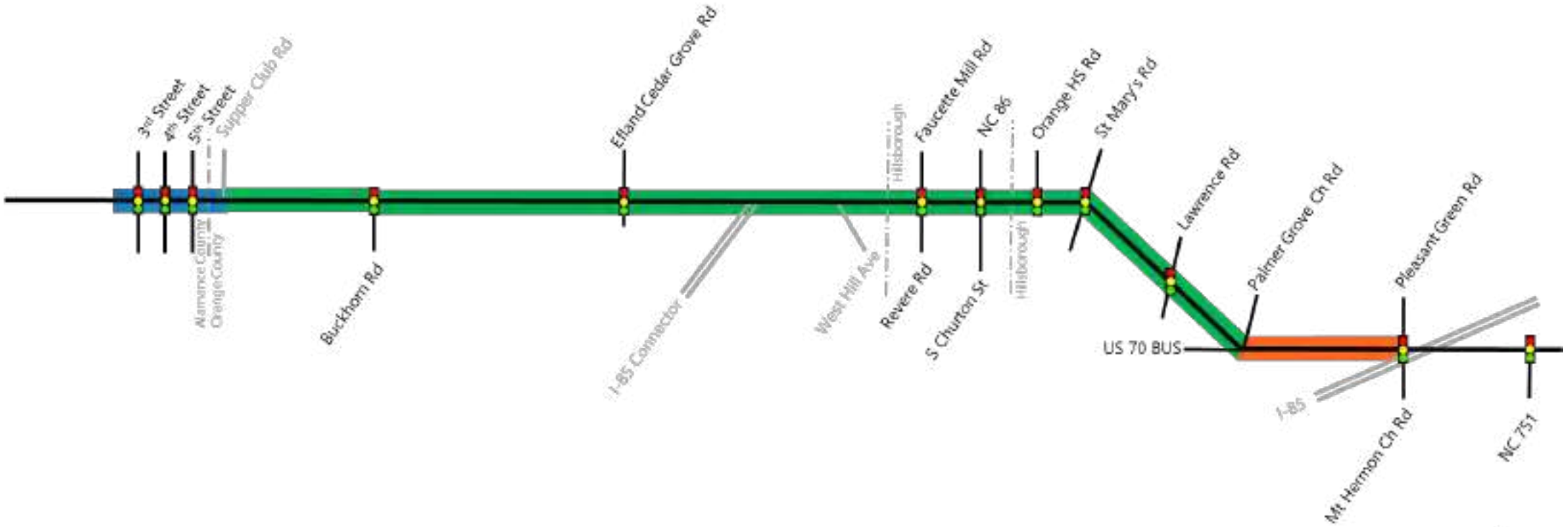
Potential Queueing Problems

* Worst case from AM and PM peaks

From Lawrence Road Development TIA

From NC 86 Connector Study

Level-of-Service (LOS) by Corridor Segment



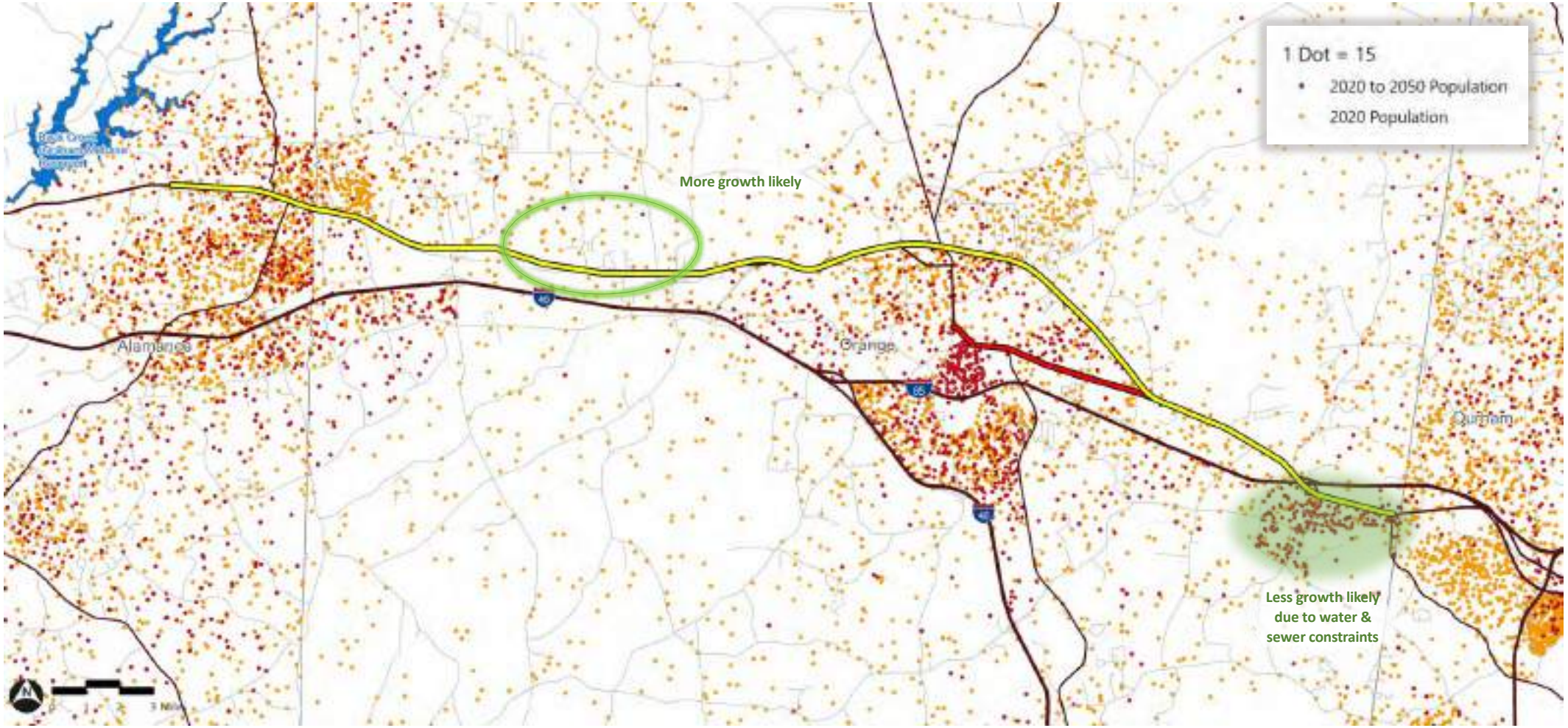
Signalized Intersection

LOS* A-C D E-F

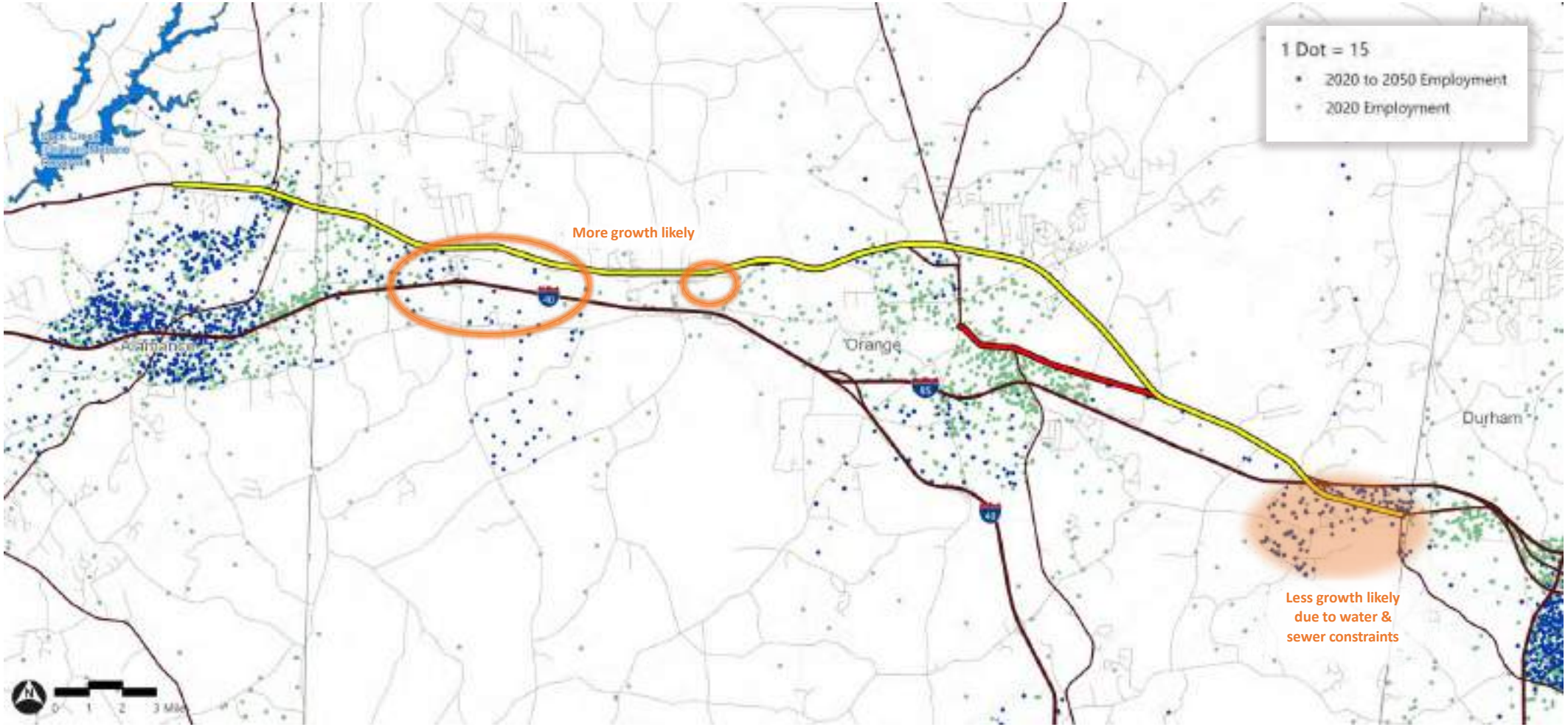
* Worst case from AM and PM peaks

Growth

Population Growth, 2020 to 2050

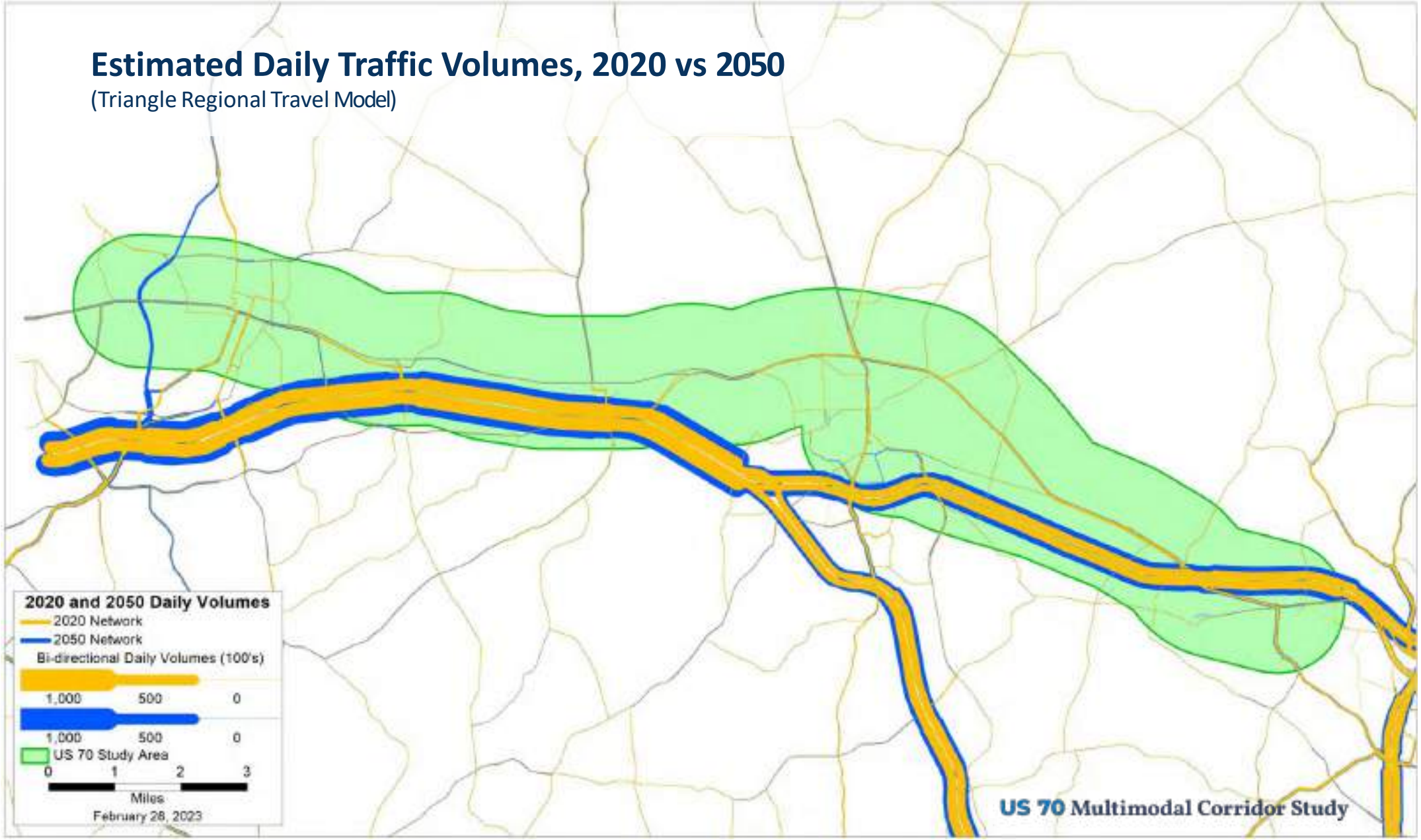


Employment Growth, 2020 to 2050



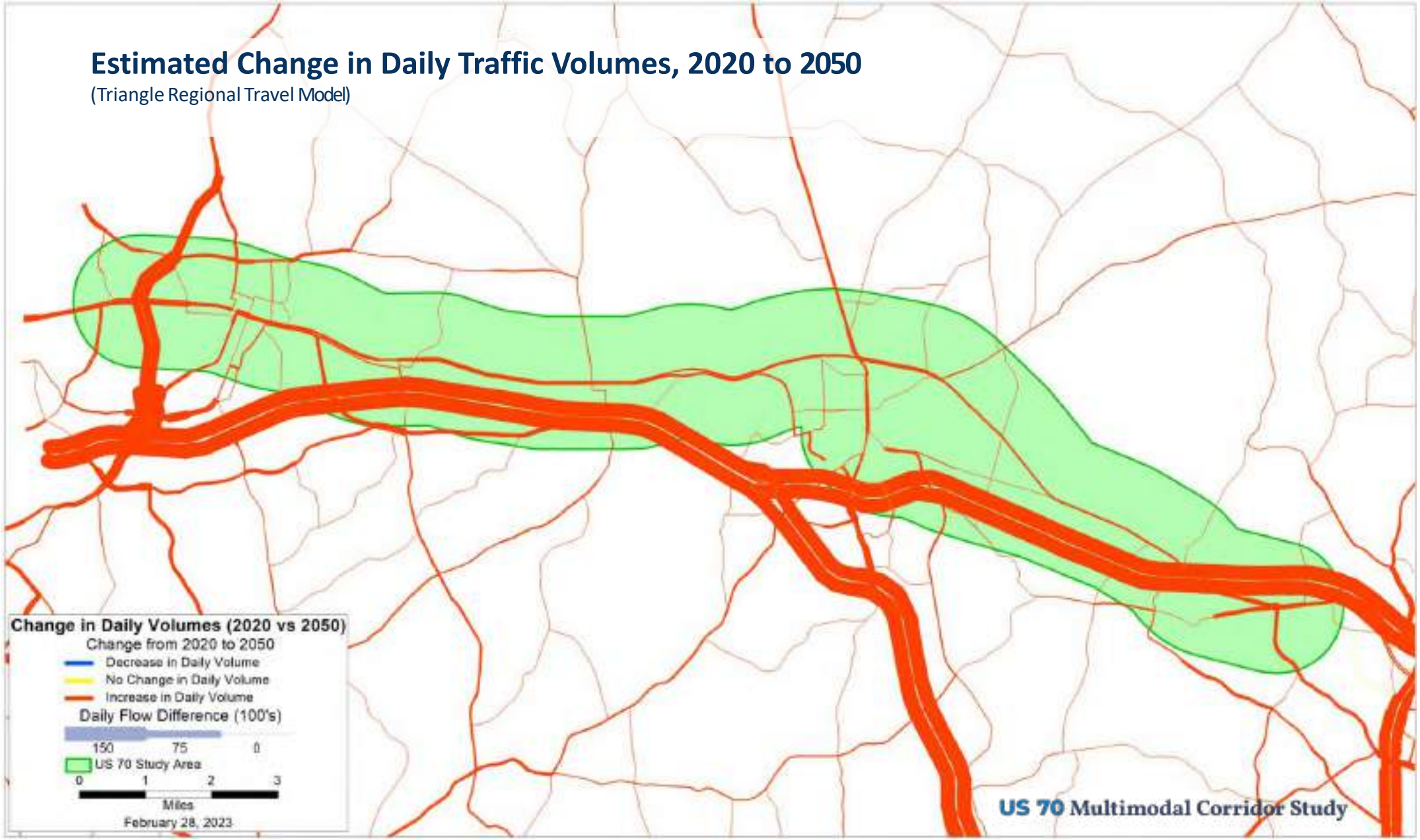
Estimated Daily Traffic Volumes, 2020 vs 2050

(Triangle Regional Travel Model)



Estimated Change in Daily Traffic Volumes, 2020 to 2050

(Triangle Regional Travel Model)



Next Steps

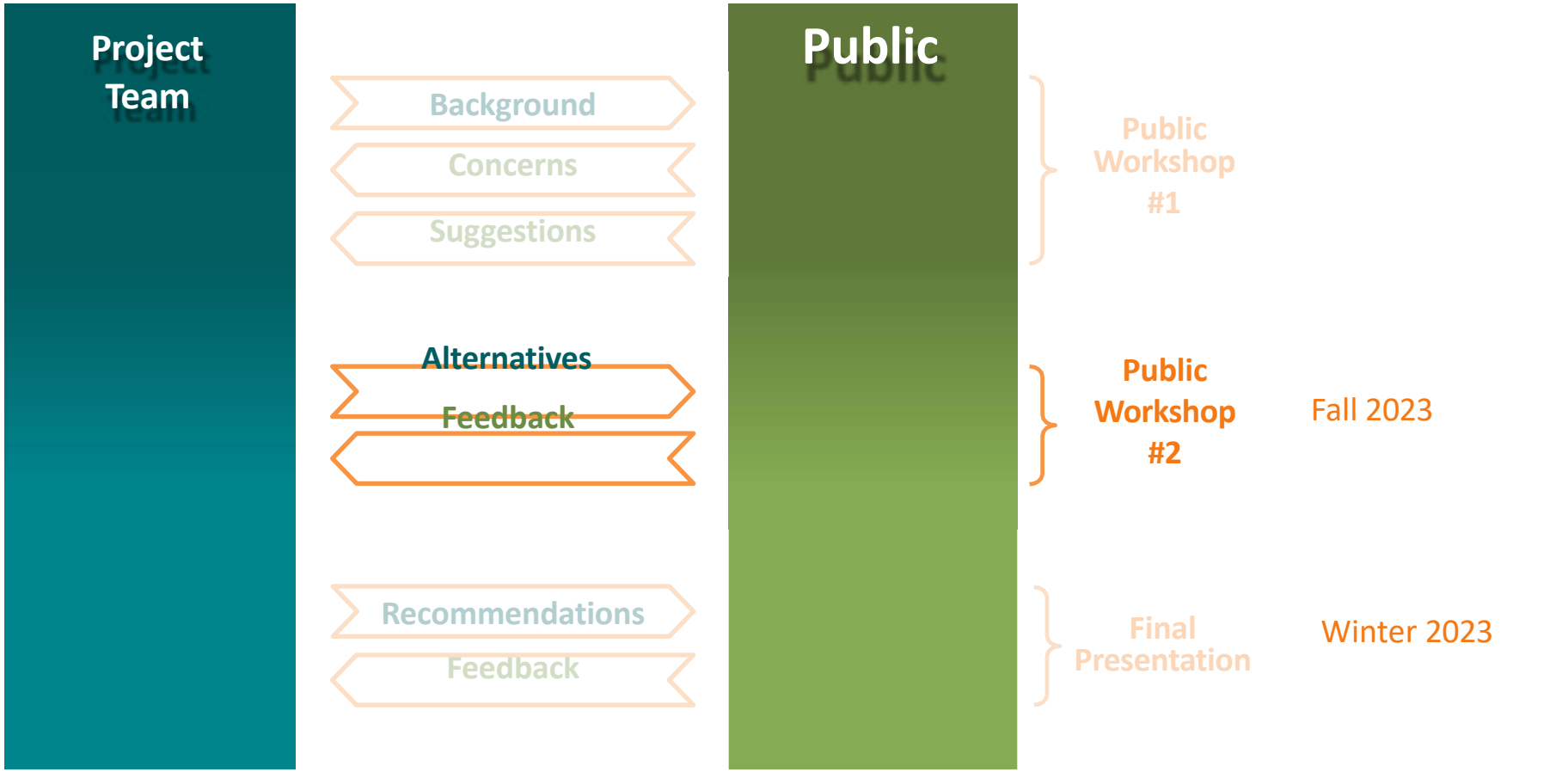
Findings to Date

- ✓ Traffic has returned to pre-COVID levels
  - Higher speeds
  - More trucks
- ✓ High crash rates & speeds in some locations
- ✓ Need pedestrian & bicycle improvements
  - *Safety – Health – Economy – Transit*
- ✓ Anticipate moderate, localized traffic growth
- ✓ Rail ROW constrains parts of western corridor
- ✓ I-85 improvements critical to US 70 traffic
- ✓ Full access needed at I-85 Connector
- ✓ NC 86 & NC 57 access via US 70 is important

Develop & Test Solutions

- ✓ Safety
- ✓ Walk & bike connections
  - Crossing/along US 70
- ✓ Intersection operations
  - RR interactions
- ✓ Transit service
- ✓ Roadway cross-sections
- ✓ Environmental protection
- ✓ Supportive land uses & policies
- ✓ Project priorities & phasing

Public Participation – Round 2



Mebane
Positively Charming

Mr. Brown

Ordinance Amendment- Deletion of Inconsistent Code Provision- Section 34-134 Riding on Sidewalks Prohibited

Mebane
Positively Charming

Mr. Brown

2004 Plat Revision- Removal of No Build Line from Creekside Subdivision Plat

Mebane
Positively Charming

Ms. Ownbey

Bicycle and Pedestrian Advisory Commission (BPAC) Appointment

Announcements

- Mebanite Citizen Academy. Next Class is October 12th
  To register: https://secure.rec1.com/.../ae68bbc347224ae37eecfe5b47dbcc88

- Racial Equity Advisory Committee (REAC)- 3 Open Positions
  To apply: cityofmebanenc.gov/reac Due by- Wednesday, October 25th

Cycle NC – Mountains to Coast Ride

The Mebane Trail Rangers Scavenger Hunt

The Mebane Trail Rangers will be hiding pink tags with a picture of a Dogwood flower on Mebane's trails and in our parks. Once you find the tag, text the number on the back and a hand-made clay ornament of a Dogwood flower will be delivered to you by Ranger Sherri in exchange for the tag. So make sure to give the tag to Ranger Sherri! Only ONE ornament per family.

WHERE ARE THE TAGS HIDDEN? The pink tags are hidden by Ranger Christopher, our expert geocacher. You can find the tags at Cates Farm Park, Holt Street Park, Mebane Community Park / Clay Street (Mountains-to-Sea Trail) and Lake Michael.

Happy Hiking & Searching

Upcoming Mebane Special Events

OCT. 7

DOWNTOWN MEBANE Autumn Fest

DOWNTOWN MEBANE - 10 A.M. - 5 P.M.

OCT. 27

Destination Downtown Mebane's
Chili Cook Off
Downtown Mebane from 5 - 7 P.M.

OCT. 28

DOWNTOWN MEBANE HALLOWEEN SPOOKTACULAR

&

JEEPERS CREEPERS

11 A.M. – 2 P.M. – DOWNTOWN MEBANE

NOV. 18

WINTER WONDERLAND
CRAFT SHOW
9 A.M. - 3 P.M. AT THE MACC

SANTA'S ARRIVAL IN MEBANE
11 A.M. - 3 P.M. AT THE MACC

&

Destination Downtown Mebane's
Hometown Holiday Celebration
featuring Movie & Tree Lighting
5 - 8 P.M. in Downtown Mebane

NOV. 25

Shop Small Saturday
IN DOWNTOWN MEBANE

DEC. 1

It's Snowing in Mebane
11 A.M. - 2 P.M. at the Downtown Mebane Pocket Park

&

Mebane
· CHRISTMAS ·
Parade
7 P.M. IN DOWNTOWN MEBANE

DEC. 2

It's Snowing in Mebane
11 A.M. - 2 P.M. at the Downtown Mebane Pocket Park

DEC. 9

It's Snowing in Mebane
11 A.M. - 2 P.M. at the Downtown Mebane Pocket Park

MEBANE ON THE MOVE

REINDEER RUN 5K
8 A.M. - Downtown Mebane

DEC. 16

&

It's Snowing in Mebane
11 A.M. - 2 P.M. at the Downtown Mebane Pocket Park

Mebane
Positively Charming

Mayor Hooks

Adjournment