



City Council Meeting
Mebane Municipal Building
Regular Meeting
Monday, February 4, 2013
6:00 p.m.

The Mebane City Council met for their regular monthly meeting at 6:00 p.m. on Monday, February 4, 2013 in the Council Chambers of the Municipal Building located at 106 E. Washington Street.

Council members Present:

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

Also Present:

David Cheek, City Manager
Chris Rollins, Assistant City Manager
Charles Bateman, City Attorney
Darrell Russell, City Engineer
Montrena Hadley, Planning Director
Hal Williams, Inspections Director
Esther Bennett, Human Resources Director
Stephanie Shaw, City Clerk

Absent:

None

Mayor Stephenson presided and called the meeting to order at 6:07 p.m. Mr. Bradley gave the invocation.

Mr. Rollins spoke about a Bicycle and Pedestrian Plan for the City of Mebane. He stated the Burlington Graham Metropolitan Planning Organization allocated \$25,000 to fund a bicycle plan for the city to be completed before June 30, 2013. Mebane has never completed a pedestrian master plan and staff recommends that the study be expanded to include a pedestrian plan. The purpose of the plan will be to develop a document that will include a citywide bike and pedestrian inventory, GIS data layers of existing and proposed facilities, development of standards for inclusion in the subdivision ordinance and cost estimates for improvement projects. The phased development plan will include both short term and long term plans. The framework of the plan will make recommendations for infrastructure design and implementation methods available to public and private agencies. Also the development plan will include an open, participatory process, with area residents providing input through public workshops, stakeholder meetings, the project steering committee, and may include social media and online comment forms. Ms. Philipps made a motion, seconded by Ms. Auditori, to approve proceeding with a Bicycle and Pedestrian Plan as presented. The motion carried unanimously.

As an additional item, Mr. Cheek recognized Hal Williams, Inspections Director, for his eighteen years of service with the City. He announced Mr. Williams will be retiring on February 28, 2013. Ms. Philipps presented Mr. Williams with a plaque stating Council's appreciation for a job well done. Mr. Williams thanked the Council and staff for the opportunity to serve Mebane and its citizens.

During the Public Comment period, Kevin Brouwer, 103 W. Lee Street, spoke in opposition of a parking lot planned to be built adjacent to his residential property which was recently declared within a historic district. He expressed concerns with conformity of a parking lot within the neighborhood.

Barrie Oblinger, 207 W. Holt Street, spoke in opposition of the proposed parking lot.

Roger Halchin, 407 S. Third Street, spoke in opposition of the proposed parking lot. He stated the lot belongs to a church and is planned for future overflow parking. He expressed concerns with water runoff which would be created by clearing the lot.

Mr. Hooks stated after a recent conversation with a representative from the church, he was informed that there are no immediate plans to build a parking lot.

A public hearing was held on a request from Beverly H. Doss for a voluntary non-contiguous annexation of 1.74 acres located at 3548 Old Hillsborough Road. No one from the public spoke concerning the request. Mayor Stephenson closed the public hearing. Mr. Bradley made a motion, seconded by Mr. Hooks, to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane. The motion carried unanimously.

A public hearing was held on a request from Atlantic Multifamily, LLC to close an unimproved portion of Village Drive. Ms. Hadley stated the owner, Atlantic Multifamily, LLC, is requesting to close a total of .5321 acres of the dedicated right-of-way originally dedicated with the recording of Fieldstone Village in Plat Book 68, Page 46. Last month the Council adopted the Resolution of Intent and set a date of public hearing. All requirements per G.S. 160A-299 have been completed. No one spoke concerning the request. Ms. Philipps made a motion, seconded by Mr. Hooks, to approve the Resolution Ordering the Closing of an Unimproved Portion of Village Drive. The motion carried unanimously.

A quasi-judicial public hearing was held on a request from Old Hillsborough Partners, LLC to amend the Special Use Permit for Manorfield Patio Homes (Formerly Arbor Glen Villas-Patio Homes). The applicants waived their right to have witnesses sworn in. Jim Parker, Owner and Developer of Arbor Creek and Manorfield, explained they would like to convert the existing gazebo area into two new buildable lots, to be known as Lots 45 and 46, and to relocate the gazebo area to the entrance of Manorfield at the beginning of Sweet Gum Way. No one from the public spoke concerning the issue. After considerable discussion, Mayor Stephenson called for a vote to close the public hearing. Ms. Philipps made a motion, seconded by Mr. Greene, to close the public hearing. The motion carried unanimously. Mr. Bradley made a motion, seconded by Ms. Philipps, that the application is not fully consistent with all of the objectives and policies for growth and development of the 2010 Land Development Plan. Mr. Bradley recommend the following conditions in order to make it fully consistent, reasonable and in the public interest: (1) move the gazebo area to the front entrance of Manorfield at the beginning of Sweet Gum Way and allow lots 45 and 46 as buildable lots; and (2) plans for the gazebo must be submitted within 30 days for city staff approval, with construction to commence within 60 days. The motion carried unanimously.

Ms. Hadley presented a request from Old Hillsborough Partners, LLC for approval of the final plat of Manorfield Phase II Patio Homes. Manorfield Phase II Patio Homes is the new name and replaces Arbor Glen Villas. The property is located within the City's corporate limits and is not within the watershed. The Technical Review Committee (TRC) reviewed and discussed the plat with the applicant, who subsequently made revisions to the plat per the TRC's comments. The streets included in the plat are Palm Court and a portion of Sweet Gum Way. The original approved on April 4, 2005 subdivision of the property complied with the City's former zoning, subdivision, and landscape ordinances prior to the adoption of the Unified Development Ordinance (UDO) on February 4, 2008. Ms. Philipps made a motion, seconded by Mr. Hooks, to approve the request as presented. The motion carried unanimously.

Mr. Hooks made a motion, seconded by Mr. Greene, to approve the Tax Releases and Refunds. The motion carried unanimously.

The minutes of the January 7, 2013 regular monthly meeting were approved as presented.

There being no further business, the meeting was adjourned.

ATTEST:

Stephanie W. Shaw, City Clerk

Glendel Stephenson, Mayor

