



City Council Meeting
Mebane Municipal Building
Regular Meeting
Monday, March 2, 2015

The Mebane City Council met for their regular monthly meeting at 6:00p.m. on Monday, March 2, 2015 in the Council Chambers of the Municipal Building located at 106 E. Washington Street.

Council members Present:

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

Also Present:

David Cheek, City Manager
Chris Rollins, Asst. City Manager
Stephanie Shaw, City Clerk
Lawson Brown, City Attorney
Jeanne Tate, Finance Officer
Montrena Hadley, Planning Officer
Darrell Russell, City Engineer

Mayor Stephenson called the meeting to order. Mr. Bradley gave the invocation.

No one spoke during the Public Comment period.

Mayor Stephenson presented the Consent Agenda as follows:

- a) Approval of Minutes-February 2, 2015-Regular Meeting
- b) Final Plat-Gregory Poole
- c) Final Plat-Arbor Creek, Phase III
- d) Tax Collector's Report on Unpaid Real Property Taxes
- e) N.C. Commerce Park Organization Committee
Recommendations and Budget Amendment (**BOA#-15-03**)
- f) Fire Budget Amendment (**BOA#-15-04**)
- g) White Furniture Storm Sewer Re-routing

Mr. Hooks requested to be recused from item b) on the consent agenda because he is employed by Gregory Poole. By motion of Ms. Philipps, seconded by Mr. Greene, the Council voted unanimously to recuse Mr. Hooks.

Mayor Stephenson called for a vote on the consent agenda with the exception of item b). Mr. Greene made a motion, seconded by Ms. Auditori, to approve the consent agenda with the exception of item b). The motion carried unanimously.

Ms. Philipps made a motion, seconded by Mr. Greene, to approve item b) Final Plat-Gregory Poole. The motion carried unanimously.

BE IT ORDAINED by the Council of the City of Mebane that the Budget Ordinance for the Fiscal Year Beginning July 1, 2014 as duly adopted on June 2, 2014, is hereby amended as follows:

ARTICLE I

APPROPRIATIONS	Current Budget	Change	Revised Budget
GENERAL FUND			
Alamance County Chamber Of Commerce – NCCP Fund	\$ 0	\$ 100,000	\$ 100,000

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
GENERAL FUND			
Appropriated Fund Balance	\$2,527,491	\$ 100,000	\$2,627,491

This the 2nd day of March, 2015.

BE IT ORDAINED by the Council of the City of Mebane that the Budget Ordinance for the Fiscal Year Beginning July 1, 2014 as duly adopted on June 2, 2014, is hereby amended as follows:

ARTICLE I

APPROPRIATIONS	Current Budget	Change	Revised Budget
GENERAL FUND			
Fire Department			
Vehicle Repairs	\$ 45,418	\$ 10,812	\$ 56,230

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
GENERAL FUND			
Miscellaneous Revenues	\$ 85,643	\$ 10,812	\$ 96,455

This the 2nd day of March, 2015.

Mr. Greene made a motion, seconded by Ms. Auditori, to bring Mr. Hooks back to the meeting. The motion carried unanimously.

A Quasi-Judicial Public Hearing was held on a request from PHD at Mebane Oaks, LLC for a Special Use Permit to allow a Planned Multiple Occupancy group. The vacant 1.217 acres is located at 1231 Mebane Oaks Road and is currently zoned B-2 (General Business). Don Curry, Engineer with Curry Engineering Group, 205 S. Fuquay Avenue, Fuquay-Varina, North Carolina, 27526 spoke on behalf of the property owner. He stated the multi-tenant strip building would be occupied by Starbucks, a Mattress Firm retail store and an AT&T retail store. Mr. Curry explained that the proposed development will not endanger public health or safety as the project includes improvements to the intersection of Mebane Oaks Road and Brundage Lane in the form of a traffic signal and a road widening of Mebane Oaks Road and Brundage Lane. These improvements will greatly improve the flow of traffic through the intersection and thereby improve public health and safety in the area. He continued by stating the proposed development will not injure the value of the adjoining or abutting properties because it will add value to the area due to the intersection improvements. By signaling the intersection, the surrounding properties will achieve better access into and out of their properties. Value will be added through the redevelopment of the property itself as it is currently vacant. The new development will be attractively landscaped greatly improving the appearance of the intersection. Also the development will be in harmony with the surrounding area because it is consistent with the general business and commercial uses in the area. Lastly, Mr. Curry stated the development will be in conformity with the City of Mebane's Land Development Plan because the property is zoned B-2 (General Business) which is an appropriate zoning district for a retail development and the property is surrounded by other properties of similar uses including

a Sheetz and Wendy's.

Mr. Curry assured the Council that they have worked extensively with NCDOT and city staff in regards to the improvements at the Mebane Oaks Road and Brundage Lane intersection. The Council stated the improvements would be very beneficial to the businesses and residents in that area.

Peter Kracunas, 38 London Lane, questioned how many parking spaces the project would have. Staff replied forty-four (44) spaces. He also shared his concerns with the potential of increased traffic.

Bill Tate, land owner adjacent to the proposed development, spoke in favor of the signalization at the intersection and the proposed development.

Sandy Barnhart, 16 Leeds Court, stated her concerns with the area not being walkable and encouraged Council to put in sidewalks.

Mr. Curry stated they will be adding sidewalks along the frontage of the property.

Vasant Sejjal, Owner of Hampton Inn, stated his concern with whether or not a traffic light would be allowed at that intersection. Council stated that NCDOT has already approved the light.

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

Mr. Hooks made a motion, seconded by Ms. Auditori, to approve the Special Use Permit as presented and stated that 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

The motion carried unanimously.

A Public Hearing was held on a request from Mebane McGee Associates, JV to rezone the +/- 34.485 acre property located at 1117 S. Fifth Street from CU-R-10 (Conditional Use-Single Family), CU-R-6 (Conditional Use-Multi-Family) for 145 homes to CU-R-6 (Conditional Use-Single Family) to allow the construction of a 110 single family home subdivision, "McGee Farms".

Mr. Greene requested to be recused because he has a business relationship with the property owner. Ms. Philipps made a motion, seconded by Ms. Auditori, to recuse Mr. Greene. The motion carried unanimously.

Andy Smith, Director of Design with Front Street Design and Consulting, PO Box 254, Folly Beach, South Carolina, 29439, spoke on behalf of the applicant, Ellis Coleman, President and CEO of EYC Companies of the same address. Mr. Smith explained that the Council previously approved the current zoning in 2006 as a Planned Unit Development (PUD) and at that time the plan reflected 145 homes. The new plan indicates 110 lots and will be 6,000 square feet or larger. He stated the applicant is requesting to realign and build the approved Cameron Lane Extension thoroughfare through their property. All of the internal streets within the subdivision will have sidewalks on both sides. They will provide an additional 5 feet outside of the right-of-way for the City to use as a multi-use path. They will extend City water, sewer, streets and sidewalks throughout the project. The major elements of the plan include:

- Construction of 110 single family homes
- Amenities include a pavilion, pool, 10' 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.
- Homes will be Hardi-Plank with masonry accents, no vinyl siding.
- Homes may be slab on grade, crawl space or may have a basement floor depending on topographic conditions and program.
- All homes will have one or two car garages.
- Homes will provide 30 year architectural shingles.
- The project will provide a 6' privacy fence along the rear of lots 56-63.

Mayor Stephenson questioned what size the houses would be. Mr. Smith stated they are unsure of the footprint because they are going through a couple of buyers.

Ms. Auditori questioned if they would consider adding extended eaves on the homes as one of their conditions. Mr. Smith replied yes.

Mr. Bradley questioned at what phase the pool and clubhouse would be constructed. Mr. Smith stated after the first or second lot phase. Ms. Auditori questioned how many phases he expects. Mr. Smith replied that it would depend on the builder, they've seen 25 lots per quarter down to 15 lots per quarter. Mr. Cheek asked if they would commit to construction of the pool and clubhouse by the second phase and Mr. Smith answered yes.

Jason Troutman, owner of a professional practice at the corner of Fifth Street and Foust Road, shared his concerns with the heavy traffic on Fifth Street. Council and staff talked about the 119 bypass plan and the need for a traffic light in that area. Mr. Russell stated NCDOT will install a light if traffic dictates a need.

Tom Boney, Editor of Alamance News, questioned if single level homes had ever been part of the conditions. Mr. Smith answered no. Mr. Boney proceeded to ask about the setback requirements. Mr. Smith stated the conditional use plan sets forth the setbacks requirements.

Tim McAvinney, 1119 Cedar Ridge, Mebane spoke about concerns with the traffic patterns on Fifth Street, specifically the proposed left turn lanes. He requested that the speed limit be reduced from 45mph to 35mph in that area.

Jim Harding, 505 S. Fourth Street, Mebane, spoke of concerns with parking along Airport Road. Also he expressed the need to inform the school system of any future developments in Mebane. Mr. Cheek assured Mr. Harding and Council that staff continually communicates with county staff in regards to development. He stated they are working on a formal process in order to update the county when large developments are under consideration.

John Barnhart, 16 Leeds Court, Mebane, asked what price point the homes would be sold for. Mr. Smith stated he is unsure at this time, he only works on the design side not the marketing side. Additionally Mr. Barnhart shared concerns with traffic on Fifth Street.

Doug Carroll, 132 Holly Ridge Lane, Mebane, shared his concerns with traffic on Fifth Street, specifically the construction traffic that would be generated by the development.

Mary Forrest, 112 Holly Ridge Lane, Mebane, stated her concerns with being landlocked due to the planned development in the area and the Hwy 119 bypass.

Mr. Bradley questioned how Council can make a decision without knowing all the information, such as what the square footage or price market of the homes will be. Mr. Brown replied that Council must feel comfortable with the conditions submitted. He stated the conditions previously approved for this property are consistent with the new proposed conditions, with the exception of there being fewer lots now. Mr. Brown stated if the development is going to be phased, he and staff recommend that Council mandate that the Cameron Lane portion be built by the second phase, as well as the amenities, so that the development does not end up with lots in the first phase up on Fifth Street and no Cameron Lane. Mr. Bradley stated he really does not have any concerns because of the amount of money invested in the property will dictate the need to build nice homes with nice value in order to breakeven but making a decision without all the facts makes the decision risky. Mr. Brown stated the conditions proposed should be

considered but if they have a concern the applicant must come forward with what they feel comfortable in saying the square footage of the homes would be. Mr. Smith stated he does not have the information needed to add a minimum square footage to the already submitted conditions. Council reiterated their concern with not knowing the square footage or price point of the homes. Mr. Smith stated they do not have a builder yet so they cannot submit that information. Ms. Philipps thanked Mr. Smith for committing to the completion of Cameron Lane and the amenities by phase two but requested a firm number of how many units there would be per phase. Mr. Smith replied a minimum of fifteen (15) units per phase.

Mr. McAvinney, spoke in favor of the development, even though he stated traffic concerns earlier in the meeting.

Mr. Hooks requested that staff be sure to make NCDOT aware of the City's requests for traffic signals in the area.

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

Ms. Philipps made a motion, seconded by Ms. Auditori, to approve the rezoning as presented with the additional conditions stipulated during the meeting. Those conditions being the extended eaves, Cameron Lane completion and amenities by the second phase. 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 enhances the neighborhood and will not diminish property values in the area. The motion carried unanimously.

Mr. Hooks made a motion, seconded by Ms. Philipps, to bring Mr. Greene back to the meeting. The motion carried unanimously.

Mayor Stephenson called for a break at 7:23pm. He called the meeting back to order at 7:31pm.

A Public Hearing was held on a request from Keystone at Mebane Oaks, LLC for an amendment to the previously approved right-of-way from 100 feet to 60 feet. Scott Wallace, Keystone Group, 3708 Alliance Drive Greensboro, North Carolina, 27407, spoke concerning the request. The Small Area Thoroughfare Plan For the Mebane Oaks Road Area – Cameron Lane Extension was approved by the City Council on December 1, 2014. The development was approved prior to the approved plan and the developer proposes to build the road according to the new plan.

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

Mr. Bradley made a motion, seconded by Ms. Philipps, 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. The motion carried unanimously.

Mr. Bradley commended the Public Works department for their good work during the recent winter weather.

There being no further business, the meeting was adjourned at 7:37pm.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk