



City Council Meeting
Mebane Municipal Building
Regular Meeting
Monday, August 4, 2014
6:00 p.m.

The Mebane City Council met for their regular monthly meeting at 6:00 p.m. on Monday, August 4, 2014 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 Patty Philipps
Councilmember Tim Bradley
Councilmember Everette Greene

Also Present:

David Cheek, City Manager
Chris Rollins, Asst. City Manager
Lawson Brown, City Attorney
Darrell Russell, City Engineer
Montrena Hadley, Planning Officer
Amy Pendergraph, MACC Supervisor
Esther Bennett, HR Director
Stephanie Shaw, City Clerk

Council members Absent:

Councilmember Jill Auditori

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

No one spoke during the Public Comment period.

Esther Bennett, HR Director, presented the City of Mebane Personnel Policy Principles. She stated as part of the city's work on the Classification and Pay Plan that was in the budget this year, staff began working on updating the City's Personnel Policy (last adopted in April 1984). This document represents what staff feels is the guiding principles for the city employees. Mr. Bradley clarified that the manual sets principles and there will be policies that follow. Ms. Bennett said yes, there will be more detailed documents to follow, that the manual is the first stage. Mr. Bennett requested Council's approval of the Personnel Policy Principles so staff can begin working on the detailed procedure documents. She stated staff has updated the language and incorporated various amendments as well as legal changes that have been made since 1984. Mr. Bradley made a motion, seconded by Ms. Philipps, to approve the Personnel Policy Principles as presented. The motion carried unanimously.

Mayor Stephenson announced the beginning of the Public Hearings. Mr. Brown briefly reviewed procedures for a Quasi-Judicial hearing.

Public Hearings were held on requests from Keystone at Mebane Oaks, LLC, 3708 Alliance Drive, Greensboro, to rezone property located at the dead end of Cameron Lane, currently zoned B-2 General Business, to CU-R-6 Conditional Use-Multi-family/Two Family Residential along with a request for a Special Use Permit to allow apartment homes. Ms. Hadley stated that Keystone has purchased the property and plans to build 330 apartment homes. They plan to build the proposed thoroughfare road through their property as outlined by Ramey Kemp study. Also they will be extending City water, sewer and sidewalks throughout the project. Scott Wallace, President of Keystone Homes, spoke on behalf of the request. He stated they are a local triad company and have conducted business in the triad for over 20 years. He introduced Glenn Patterson, Owner of Patterson Appraisal Company/Real Estate Appraiser and Mike Horn, Principal at Kimley-Horn and Associates, Inc., who were present to answer questions. Mr. Wallace said they feel this project will be the highest and best use of this property considering the recent growth in the area. He stated the Mebane Oaks apartment community will include a state of the art residence club, cyber café, fitness room with strength and cardio equipment, club room, exercise studio and a kids cave along with a game room. Additional amenities will include a covered lanai overlooking the swimming pool and a cabana on the other end of the pool with a covered porch. Also within the community they will offer 1 and 2 car garages, picnic areas, walking trails, playground and pet park. He stated the homes will primarily have brick veneer exteriors with interiors

being furnished with maple cabinets and crown molding, granite counter tops in the kitchens and bathrooms, pendant lighting, built-in microwaves, soaking garden tubs and 9 ft. high ceilings and vaulted ceilings on the third floor. Mr. Wallace spoke concerning traffic issues that could arise due to the proposed development. He stated Kimley-Horn and Associates studied the area and prepared a Traffic Impact Analysis (TIA). He stated the traffic generation potential of the development was determined to have minimal impact on the signalized intersection of Mebane Oaks Road and Arrowhead Boulevard. He stated they understand the importance of the Small Area Thoroughfare plan as it relates to Cameron Lane and Arrowhead Boulevard extension through their property. It will effectively originate at their property and will be a gateway to opening up +/-200 acres for business and/or residential developments in the future. He stated they've worked with staff to design a four lane roadway with a divided median plus left turn lanes which is considered to be consistent with the recommendation of Ramey Kemp during the planning for the Small Area Thoroughfare Plan. He stated that the TIA proved that their project did not necessitate such a roadway however the boulevard is very important and they are invested to help Mebane prepare for the future. Mr. Wallace presented a PowerPoint which showed photos of two other apartment home communities completed by Keystone Homes in Winston Salem and Greensboro.

Mr. Bradley questioned if their company manages the properties after being developed. Mr. Wallace replied yes they do. He stated this project will have a staff of 5-6 active management employees.

Mr. Greene asked if their rent would be market driven. Mr. Wallace replied yes.

Ms. Philipps questioned if the pet park and playground would be fenced in. Mr. Wallace replied yes.

Mr. Greene asked if there are any concerns about people crossing the road to get to the different areas within the apartment community. Mr. Wallace replied no because it will be considered an urban area and will be very walkable with sidewalks, natural surface trails and marked crosswalks.

Mayor Stephenson stated they will be doing this project in two phases and questioned if the landscaping would be done into the second phase. Mr. Wallace stated phase one will be on the North side of the boulevard and landscaping will begin down near the pond because they want that area to be pristine. They will install landscaping around the homes and amenities as they are completed.

Mayor Stephenson questioned at what stage in sales in phase one would they begin developing phase two. Mr. Wallace replied if the velocity of lease up is very rapid they would begin phase two when phase one is 60-70% leased out.

Mr. Wallace concluded his presentation by stating the four findings of fact, stating that their project:

1. Will not endanger the public health or safety;
2. Will not injure the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and Mebane UDO
4. Will be in conformity with the land development plan, thoroughfare plan, or other plans officially adopted by the City Council.

Mr. Patterson gave his opinion as to how the proposed apartment community will affect the existing area. He stated that there is no empirical data to prove that the development will have a positive or negative impact on the values of surrounding properties. He stated with the commercial growth that Mebane has been experiencing, multifamily units generally follow along with that pattern.

Mr. Bradley stated they generally apartments are a good transition between commercial and residential but this particular property is surrounded by businesses. He shared his concern with using this highly valuable interstate road front property for apartments. He questioned if it might be a detriment to businesses that might want to develop on the interior of that property.

Mr. Patterson stated this property has been for sale for many years at a very high price and this project would offer homes within a walkable community which is what commercial employers/employees are looking for.

Ms. Philipps stated that mixed uses are becoming the norm. Mr. Hooks stated the challenge they have is with the design of the boulevard to best alleviate the impact on Mebane's transportation system.

Ms. Philipps spoke briefly in regards to the traffic impact on Mebane Oaks Road and how it may affect the surrounding property owners.

Mr. Horn, licensed engineer with Kimley Horn and Associates, spoke to the TIA range of level of service. Based on analysis the proposed project will have minimal impact on traffic.

Walter Scott, resident in Eli Whitney, spoke of his concern with the safety of pedestrians crossing the boulevard. Mr. Bradley stated crosswalks would be necessary.

Mayor Stephenson asked for a motion to close the Public Hearing. Mr. Greene made a motion, seconded by Ms. Philipps, to close the public hearing. The motion carried unanimously. Ms. Philipps made a motion to approve the rezoning to CU-R-6 Conditional Use-Multi-family/Two Family Residential 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. Mr. Hooks seconded her motion. The motion carried unanimously.

Ms. Philipps made a motion to recommend approval of the Special Use Permit for apartments 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. The application also:

1. Will not endanger the public health or safety;
2. Will not injure the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and Mebane UDO
4. Will be in conformity with the land development plan, thoroughfare plan, or other plans officially adopted by the City Council.

Mr. Hooks seconded her motion. The motion carried unanimously.

Mr. Greene requested that he be recused from the next item in regards to the White Furniture Redevelopment due to a possible conflict of interest. Mr. Hooks made a motion, seconded by Mr. Bradley, to recuse Mr. Greene. The motion carried unanimously.

A Public Hearing was on a request from White Furniture Partners, LLC, 324 Blackwell Street, Suite 1130, Durham, NC, for a Special Use Permit for a PUD to allow Multi-family in the B-1, Central Business zoning district. This mixed use project was originally approved under the old zoning ordinance July 2007. The current request is to bring the proposed project in compliance with the current UDO. The plans are to develop, rehab and reuse the historic White Furniture buildings, 201 E. Center Street, Mebane, into 157 market rate apartments with amenities and a mixed use building. Shannon Moser, D3 Development Project Manager, spoke on behalf of the request. She stated Jay Davis Architects will be the architect for the project. Rehab Builders will be the general contractor and Brent Sievers with Fleming Engineering will be the civil engineer. She stated this will be a HUD financed project. She stated they will use state and federal historic tax credits. If everything continues on course they plan to begin construction in November or December of 2014. The construction period will be approximately 12-14 months. Ms. Moser presented a PowerPoint. She referenced slides which depicted a similar project she completed in Maine. She stated the apartments will have ceramic tile in the bathrooms, stainless steel appliances, quartz countertops, some units will have washers and dryers while others will have access to a coin operated laundry facility

within the building. They will have LVT flooring throughout except in the bedrooms which will have carpet. Amenities will include a pool, lounge deck with canopy, and a fitness center. While referring to the site plan, she explained that the main building will house all the apartments, from studios to 3 bedrooms, ranging from 450-1,300 sq. ft. She stated originally they had 3 entrances into the property but after discussions with city staff they have decided to eliminate the entrance off of Graham Street. After taking down 2 buildings that are currently on the site there will be about 2 acres of open grassy area that could be developed in the future.

Mr. Bradley questioned if the area on the Graham Street side would remain open space or if they plan to develop it. Ms. Moser stated it would depend on how the first phase of apartments goes. Mr. Bradley stated that would be a game changer if the plan currently shows 4 acres of green space then in the future there would be hardly any green space. Ms. Moser stated it would depend on the demand but that it would definitely be later down the road.

City staff clarified that the applicant would have to come back to Council to get approval for additional development on this property. This request is site specific and includes the 2.6 acres of green space.

Ms. Philipps commented that the developers plan to invest \$22million dollars during this project and requested that Ms. Moser explain the differences people could expect to see from the street. Ms. Moser explained that they plan to keep the historic windows with the addition of new glass, there will be masonry repairs, the White Furniture sign will be repainted, the Fifth Street parking lot will be cleaned up, and the current loading docks will be glassed in as porches. Sidewalks will be added, the Kiln Building which will be the “amenity building” will have windows cut into it for natural light, and there will be landscaping around the parking lot. On the train side of the building they will add thicker glass to the windows for soundproofing.

Council asked if D3 would manage the apartments when completed. Ms. Moser stated another company, Multifamily Select, will manage the apartments.

Mr. Greene questioned how many parking spaces will be available. Ms. Moser replied 240.

Patricia Cates, 217 N. Ninth Street, questioned if a marketing study has been done to determine feasibility for market rate rents. Ms. Moser replied yes, because this is a HUD financed project they were required to do a market study and an appraisal and it was determined that there is a demand for market rate rent apartments in downtown Mebane.

Manly Palmer, 102 Sixth Street, shared a concern with how the project will affect the residents on Graham Street.

Brooks Gardner, 517 N. Carr Street, spoke in favor of the project.

Mr. Hooks made a motion to close the Public Hearing.

Ms. Philipps stated she feels since this is a Public hearing for a Special Use Permit the four findings of fact should be addressed.

Ms. Moser stated based on the project presented it:

1. Will not endanger the public health or safety;
2. Will not injure the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and Mebane UDO
4. Will be in conformity with the land development plan, thoroughfare plan, or other plans officially adopted by the City Council.

Ms. Philipps spoke to the first finding, stating that the current condition of the White Furniture property is a danger to public health and safety and this redevelopment would be an asset to the city and its citizens. Ms. Philipps seconded the motion to close the Public Hearing. The motion carried unanimously.

Ms. Philipps made a motion to recommend approval of the special use permit for the PUD application 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:

1. Will not endanger the public health or safety;
2. Will not injure the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and Mebane UDO
4. Will be in conformity with the land development plan, thoroughfare plan, or other plans officially adopted by the City Council.

Mr. Hooks seconded the motion.

Mr. Bradley asked Ms. Hadley if the UDO has green space requirements for new development. She replied yes. Mr. Bradley shared his concern with whether or not this project meets the city's requirements for green space.

Mr. Russell stated the current site plan presented would supersede any plans approved by Council previously. Staff reiterated that this request is site plan specific and nothing else can be developed on this property except what was presented. Any future changes would have to come back to Council for approval.

A motion and a second to approve the request was made, the motion carried unanimously.

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

A Public Hearing was held on a request from Joe Wrenn, Wrenn Real Estate LLC, for an amendment to the CU-B-2 (Conditional Use – General Business) zoning that allowed a CPA office approved by the City Council on December 3, 2007. Ms. Hadley stated that Mr. Wrenn is relocating his CPA office to another location in Mebane and he owns the property on Fieldale Road. He plans to lease that property to a tenant to operate a Photography Studio. Mr. Wrenn stated he hopes that the person planning to lease the office on Fieldale Road will stay a long time but to avoid coming back to Council in the future for approval, he chose a few professional type uses that would be allowable for Council to approve with this request. The uses being a Photography Studio, Staffing Agency, CPA/Accounting Firm, Computer Maintenance & Repair Office, Insurance Agency, Offices – General or Stock Broker Office.

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

Mr. Greene made a motion to recommend approval of the rezoning to Conditional Use-General Business with the list of requested uses. 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's utilizing an existing structure previously approved for business. Ms. Philipps seconded the motion. The motion carried unanimously.

Mr. Rollins presented a request on behalf of A. Campbell Holdings, LLC for a voluntary noncontiguous "satellite" annexation of 27+/- acres located in the North Carolina Industrial Center. Cambro Manufacturing is currently being built on this property. He recommended approval of the petition, resolution and to accept the City Clerk's Certificate of Sufficiency for property requesting to be annexed. Mr. Hooks made a motion, seconded by Mr. Greene, to accept the petition and to accept the certificate of sufficiency and Resolution setting a date of public hearing for September 8, 2014. The motion carried unanimously.

At the July meeting, the City Council expressed concerns about abandoned and nuisance property. Mr. Brown stated he reviewed the City's minimum housing code and nuisance abatement ordinance. The Inspections Department has sufficient ordinance authority to enforce the ordinance; however, additional staff or contracted services may be necessary to enforce the current ordinances on a regular, ongoing basis. No formal action was taken.

Council received a request from Ms. Pendergraph for approval of an amendment to the 2014-15 Fee Schedule. A clerical error in the fee schedule was made during this year's budget presentation and needs to be corrected by Council action. Mr. Bradley made a motion,

seconded by Mr. Hooks to approve the changes as presented. The motion carried unanimously.



Fee Schedule
Effective July 1, 2014

Schedule Subject to Change Upon Approval by City Council

Arts & Community Center			
Multi-Purpose Room Rental (Including Stage) For Profit (per event)	\$1,000.00	Community Meeting Room (Full Area) (per use up to 5 hrs.) Correction - Fee Never Proposed to be \$250	\$250.00 \$150.00
Multi-Purpose Room Rental (1/2 Area) - Non-Profit (per hr.)	\$50.00/hr.	Community Meeting Room (Full Area) (per hr. over 5 hrs.)	\$25.00
Multi-Purpose Room Rental (1/2 Area) - Non-Profit (per hr. up to 5 hrs.) Delete this box-Repeated	\$50.00	Civic Meeting Room (1/2 Area) (per use up to 5 hrs.)	\$75.00
Multi-Purpose Room (Full Area)-Non Profit(up to 5hrs.) Correction - Not new fee, just omitted originally.	\$300.00	Civic Meeting Room (1/2 Area) (per hr. over 5 hrs.)	\$20.00
Multi-Purpose Room Rental (Full Area) - Non-Profit (per hr. over 5 hrs.)	\$80.00	Civic Meeting Room (Full Area) (per use up to 5 hrs.)	\$100.00
Multi-Purpose Room Rental - Kitchen Use (per use)	\$40.00	Civic Meeting Room (Full Area) (per hr. over 5 hrs.)	\$25.00
Community Meeting Room (1/2 Area) (per use up to 5 hrs.)	\$100.00		
Community Meeting Room (1/2 Area) (per hr. over 5 hrs.)	\$20.00		



Fee Schedule
Effective July 1, 2014

Schedule Subject to Change Upon Approval by City Council

Recreation			
Walker & Youth Field & Equipment Rentals			
Per Hour	\$14.00	Non-Resident Churches Per Hour (Non-Tournament)	\$7.00
Per Hour with Lights	\$24.00	Non-Resident Churches with Lights Per Hour (Non-Tournament)	\$12.00
Non-Profit Organizations Per Weekend	\$125.00	City Staffing Rate Per Hour	\$12.00
For Profit Organizations Per Weekend	\$250.00	Equipment Rental Per Day	\$10.00
Resident Churches Per Weekend (Non-Tournament)	No Charge		
Lake Michael Rentals & Fees			
John-boat Rental Per Person	\$4.00	Pontoon Boat	\$1.00
Launch of Boat	\$4.00	Paddle Boat	\$1.00
Fishing	\$2.00	Shelter Fee	\$10.00 \$20.00

Mr. Russell presented a request for approval of a Change Order to Extend Graham's Phase 1 Water and Sewer Contract for Mebane's Phase 2 Sewer Work for the Hawfields Economic Development Zone. By extending the contract there would be a cost savings from the original budget estimates of approximately \$166,000 and would result in an earlier completion of the sewer work. He stated Graham is agreeable. Mebane would reimburse the City of Graham for the cost related to the change order with Park Construction, Inc. for Mebane's Phase 2 sewer work with an estimated reimbursement amount of \$922,304.10, less any grant applied. Mr. Bradley made a motion, seconded by Ms. Philipps, to give the authority to extend Graham's contract and to approve reimbursing Graham for the cost.

The minutes of the July 7, 2014 regular meeting were approved as presented.

Mr. Cheek requested that Council set a date for a Special Meeting on August 18, 2014 at 5:00p.m. to hold a Public Hearing on consideration to adopt a Resolution supporting the White Furniture Redevelopment and to hold a work session on Transportation Improvement Planning. The Council had no objection.

Mr. Bradley made a motion, seconded by Mr. Greene, to move the regular monthly Council meeting from Monday, September 1, 2014 to Monday, September 8, 2014 due to the Labor Day holiday. The motion carried unanimously.

Mr. Greene reminded everyone of the National Night Out scheduled for August 5, 2014 from 6:00p.m.-8:00p.m.

Chief Caldwell announced a Ribbon Cutting for a Medicine Drop box at the Mebane Police Department on August 5, 2014 at 10:00a.m. The drop box can be used by anyone that needs to dispose of unused or expired medicines. Chief stated this will be the first one in Alamance County.

There being no further business, the meeting was adjourned at 8:17pm.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk