



City Council Meeting
Mebane Municipal Building
Regular Meeting
Monday, July 7, 2014
6:00 p.m.

The Mebane City Council met for their regular monthly meeting at 6:00 p.m. on Monday, July 7, 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 Tim Bradley
Councilmember Jill Auditori
Councilmember Everette Greene
Councilmember Patty Philipps

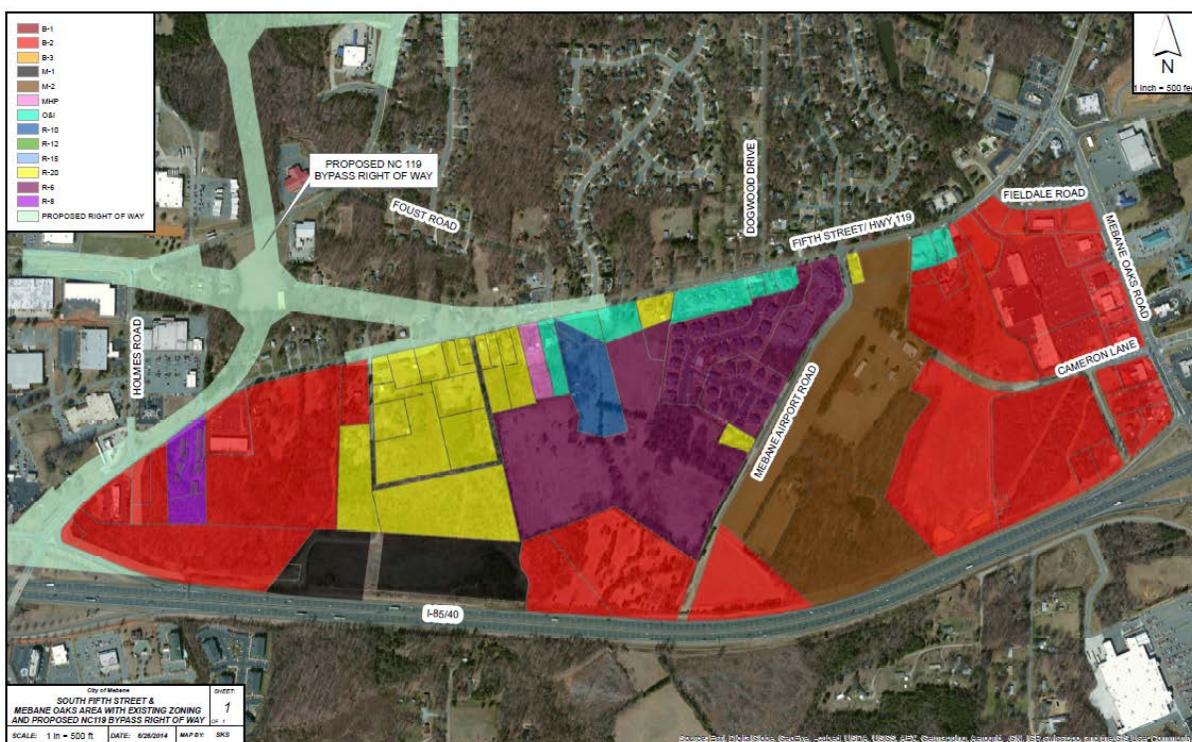
Also Present:

David Cheek, City Manager
Chris Rollins, Asst. City Manager
Lawson Brown, City Attorney
Darrell Russell, City Engineer
Stephanie Shaw, City Clerk

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

No one spoke during the Public Comment period.

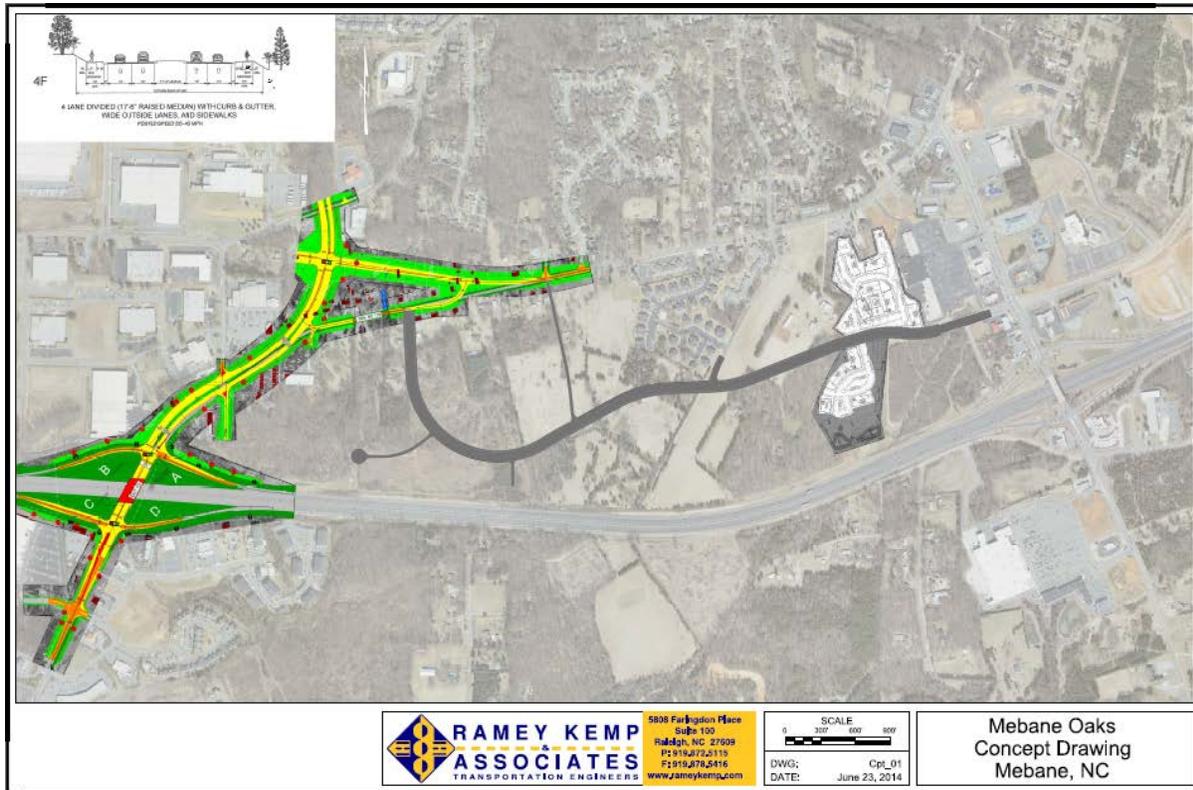
Mr. Russell presented a request for Council's consideration to approve the development a Small Area Thoroughfare Plan for the South Fifth Street-Mebane Oaks Road Area. Mr. Russell shared a map depicting the area being generally south of Fifth Street to Mebane Oaks Road and north of the Interstate. He stated that the area is about 300 acres in size and 100 acres are currently developed leaving 200 undeveloped. The area is currently zoned as a mix of residential, business, and manufacturing.



Water and sewer is available to most of the area; however, some pump station upgrades and line extensions will be required based on future development and the timing of such. Mr. Russell explained that the Unified Development Ordinance (UDO) initially included a South Fifth Street Overlay District that included special conditions for development in that area; however, this overlay district was deleted from the UDO in 2012 after receiving public comments. He stated with the recent Tanger project and the new Alamance Crossing development in Burlington the demand for commercial development has decreased. Several developers are considering undeveloped properties in the area and a proposed apartment complex on Cameron Lane is forthcoming to the July Planning Board meeting. With that submittal and concern over traffic issues in this general area, staff engaged Ramey Kemp

Associates, a Transportation Engineering firm, to provide advice on possible roadway needs and typical street design for a possible thoroughfare in this area.

Stephen Greene, P.E., with Ramey Kemp stated they met with city staff to identify the city's needs based on the projected land uses for the area. He presented findings of the traffic assessment along with a concept plan.



The Council discussed the importance of deciding how to best use this land for the long range. Council also requested that staff obtain an objective opinion from a third party professional that has no financial interest in the property.

Mr. Cheek stated staff recommends that the City proceed with a study to develop a thoroughfare plan between Mebane Oaks Road and N.C. Hwy 119. The development of this thoroughfare would be beneficial to the city, the property owners, and to the traveling public, as well as promote economic development for the City. The estimated cost to develop the thoroughfare plan is \$6,500. Funds are available in the budget in the Street Department for this item. It was stated that an estimated time frame for completion of the Small Area Thoroughfare Plan would be 30-60 days.

Mr. Hooks made a motion, seconded by Ms. Philipps, to approve the request to have Ramey-Kemp proceed with developing a Small Area Thoroughfare Plan for the South Fifth Street-Mebane Oaks Road Area.

Mr. Bradley questioned who would be doing the land use plan. Mr. Russell stated that staff and Council would work on that plan.

Tom Boney, editor of Alamance News, requested clarification of where the proposed apartments would be built. He questioned if this plan would slow down the Planning Board's and/or Council's consideration for the apartment project. Mr. Russell replied he didn't think so because they are proposing a road to go entirely through their property which could be accommodated by a thoroughfare at some point.

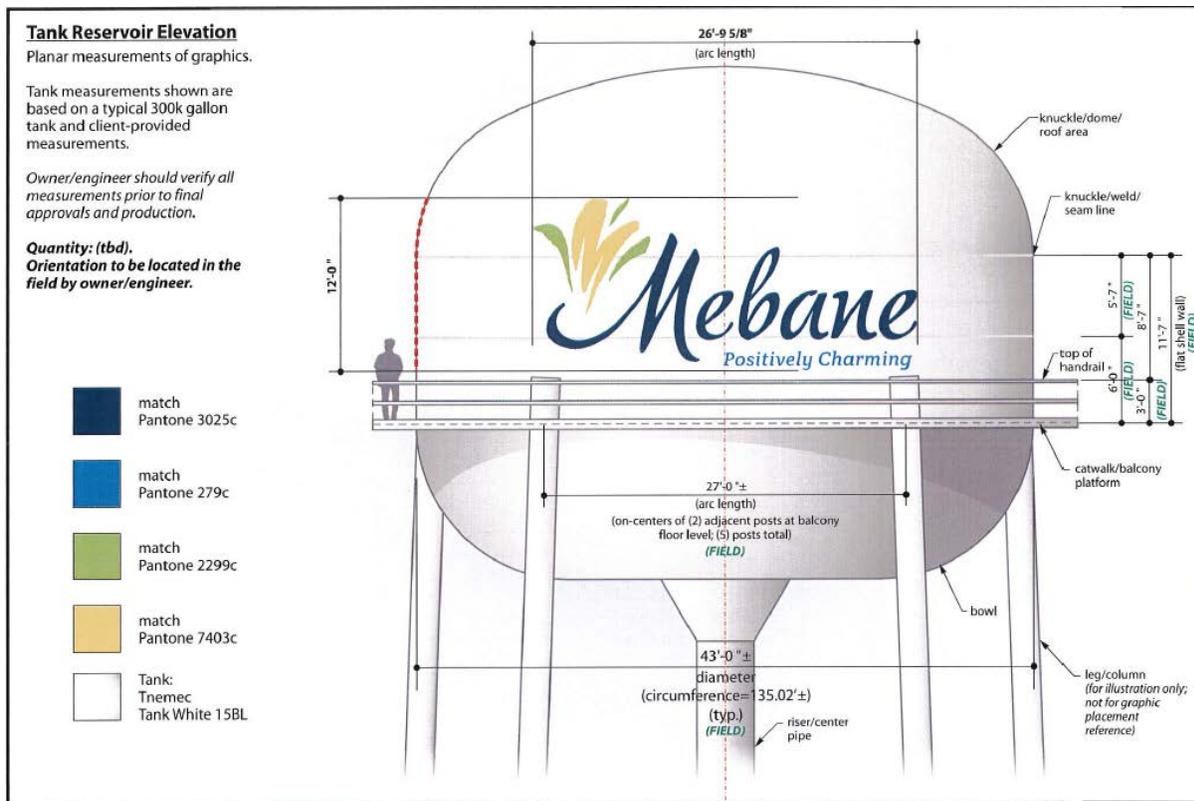
The previous motion carried unanimously.

The Council commended the Recreation, Police and Fire departments on a job well done at the City's 4th of July Celebration.

Mr. Bradley requested that staff address the issue of abandoned buildings within the city that are becoming a nuisance. Mr. Rollins stated that current city ordinances are in place to address those concerns. Mr. Bradley expressed his desire to see usable buildings remain

maintained even with unoccupied. Mayor Stephenson requested that staff follow up with this issue.

Mr. Cheek called Council's attention to the painting that will be added the water tower. Council expressed positive comments in regards to the painting and the implementation of the recently approved City brand.



The minutes of the June 2, 2014 regular meeting were approved as presented.

There being no further business, the meeting was adjourned at 6:45pm.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk