

MEBANE CITY COUNCIL
REGULAR MEETING
NOVEMBER 5, 2012

Members Present: Tim Bradley Jill Auditori
 Patty Philipps Ed Hooks
 Everette Greene

Mayor Glendel Stephenson called the regular monthly meeting to order at 6:03pm in the Council Chambers of the Mebane Municipal Building. Councilmember Ed Hooks gave the invocation.

Mayor Stephenson stated Public Hearing Items 3 & 4 on the agenda have been requested to be withdrawn per a letter submitted by the applicant's attorney, Lawson Brown. Councilmember Auditori made a motion, seconded by Councilmember Greene, to approve the request to withdrawal. The motion carried unanimously.

The Council received a request for approval of a Resolution Memorandum of Understanding for Cooperation, Comprehensive and Continuing Transportation Planning. Councilmember Hooks spoke concerning the issue. He stated the Resolution is in need of revisions. He said the voting structure is based on population counts and Mebane has had an increase in population. He suggested having the City Manager discuss needed revisions with the Burlington-Graham MPO (BGMPO) Chairman and to wait on approving the Resolution until those changes are made. Councilmember Philipps added her concerns with the Transportation Advisory Committee (TAC) voting structure and the need for additional representation for Mebane on the Technical Coordinating Committee (TCC). The Mayor directed the City Manager to meet with the appropriate person within the BGMPO to have revisions made. No formal action was taken.

The Council voted unanimously to approve the Tax Releases as presented by motion of Councilmember Bradley, seconded by Councilmember Greene.

No one spoke during the Public Comment period.

Mayor Stephenson recognized members of Boy Scout Troop 43 in attendance.

A Public Hearing was held on a request from Mebane Ridge Assisted Living, LLC to rezone property +/-8.14 acres located on South NC 119 Hwy adjacent to the Hawfields Middle School entrance from R-20 (Single Family Residential) to O&I (Office & Institutional). The property is currently vacant. The applicant has the property under contract and is proposing a 125 bed Assisted Living Center. Sam Hooker, co-owner of Ridge Care, Inc., provided a brief overview of the request. He stated they currently own 10 properties, a mixture of assisted living and independent living. Mr. Hooker presented slides depicting the different homes built/owned by their company. He said they have received their Certificate of Need for 125 beds in Alamance County. He said 60-65 employees would be needed to staff the proposed facility.

Warren Yarborough, Alamance-Burlington School System, stated concerns with traffic during the construction of the facility because of the school which is located adjacent to the property. He requested that the contractors work with the school system concerning traffic issues. He added that background checks of employees working for the contractors would be necessary because of the proximity to the school.

Mayor called for a motion to close the Public Hearing, Councilmember Hooks made a motion to close the Public Hearing, seconded by Councilmember Philipps. The motion carried unanimously. Councilmember Philipps made a motion, seconded by Councilmember Auditori, to approve the request for rezoning as presented. The motion carried unanimously.

A Public Hearing was held on a proposed amendment to the City of Mebane's Unified Development Ordinance (UDO), Article 4, Section 4-2-Density and Dimensional Requirements, A. Table of Density and Dimensional Requirements, Table 4-2-1. Planning Director Montrena Hadley spoke concerning the issue. Ms. Hadley stated the proposed amendment is to amend the table to change the maximum building height requirement M-1, M-2 Industrial Districts from 50' to 70'. This amendment would allow the maximum building height requirement in industrial

zoning districts to be comparable to the maximum building height requirement in the B-2 (General Business) zoning district. No one from the public spoke concerning the request. Councilmember Hooks made a motion, seconded by Councilmember Bradley, to approve the amendment as presented.

The Council received a request for approval of a revised Metropolitan Planning Organization (MPO) Boundary Map. City Manager Robert Wilson spoke concerning the request. He stated the map shows the current Burlington-Graham (B-G) & Durham-Chapel Hill- Carrboro (DCHC) Boundaries titled Option 4. The areas identified on the map as the following:

- **Areas 1 & 2**- 2010 Census Urbanized Areas (UZAs) that the BG MPO will expand into. These areas include properties within Mebane's jurisdiction.
- **Area 3**- 2010 Census Urbanized Area (UZA) that the DCHC MPO will retain. This area does not include properties within Mebane's jurisdiction.
- **Area 4**- 2010 Census Urbanized Area (UZA) in Efland and along Hwy. 70 that the DCHC MPO will retain.
- **Area 5**- 2010 Census Urbanized Area (UZA) along Hwy. 70 that the DCHC will expand into so that the MPO designation along the east side of Frazier Road will be consistent.
- **Areas 3, 4, & 5**- are areas the DCHC will oversee by virtue of an Memorandum of Agreement (MOA) with the BG MPO
- **Area 6**- Deletion of an area from the DCHC MPO boundary. This area will return to TARPO

Councilmember Hooks made a motion, seconded by Councilmember Greene, to approve the MPO Boundary Map Option 4 as presented. The motion carried unanimously.

As a past additional item, City Manager Robert Wilson gave an update concerning the request for traffic calming devices on London Lane and Emerson Drive. Mr. Wilson stated city staff and residents of the neighborhood have a scheduled meeting and further recommendations will be made at the December meeting. Council suggested staff notify all residents that could be affected. Mr. Wilson stated staff will notify all property owners concerning the upcoming meeting. City Engineer Darrell Russell stated no recommendations are ready to be made at this time. He said the more staff looked at this, they feel the city needs a specific traffic calming policy with a traffic study needed first. No formal action was taken.

As an additional item, City Manager Robert Wilson stated several weeks ago a citizen submitted a letter requesting no parking on N. Fifth Street from W. Sebastian Court to Crawford Street. He stated this would be addressed at the December meeting.

Also Mr. Wilson spoke of an issue brought forth by another citizen concerning the inconsistent speed limit on S. Third Street. He stated Public Works Director Jimmy Jobe contacted NCDOT requesting a consistent speed of 35mph from South Mebane Elementary School to Gibson Road. NCDOT will contact the city once the study is complete and staff will report back to Council the results.

Councilmember Bradley suggested a "parking on the street" policy be created and adopted to allow consistency citywide.

Councilmember Hooks commended the street and fence work done on N. Fourth Street. He suggested keeping the street parking time limits consistent throughout the downtown district.

Councilmember Auditori stated she and Planning Director Montrena Hadley recently attended a NCDOT Complete Streets Regional Workshop in Salisbury. She said the workshop discussed policies which have been implemented in other cities to make streets more accessible to pedestrians and bicyclists. She encouraged other Council members to visit the website and to compile feedback for discussion among each other and city staff.

Minutes of the October 8, 2012 regular monthly meeting were approved as presented.

Mayor Stephenson called Council's attention to a letter received from the North Carolina Department of Cultural Resources. City Manager Robert Wilson explained the contents of the letter. Mr. Wilson said the letter stated at the request of the State Historic Preservation Office, a proposed Old South Mebane District, Boundary Increase was presented to the National Register

Advisory Committee (NRAC) and the committee determined that the Old South Mebane Historic District, Boundary Increase is potentially eligible for the National Historic Register and warrants further study. Mr. Wilson stated there is no cost to the city for the study and results will be reported once the study is finalized.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk