



The Planning Board meeting was held at the Glendel Stephenson Municipal Building located at 106 E. Washington Street, Mebane, NC 27302 and livestreamed via YouTube. The video can be accessed through the following link: <https://www.youtube.com/watch?v=6sXhsT6H2Xk>.

Members Present:

Edward Tulauskas, Chair
Judy Taylor, Vice Chair
Colin Cannell
William Chapman
Kurt Pearson
Keith Hoover
Susan Semonite

Members Absent:

David Scott
Gale Pettiford

City Staff Present:

Ashley Ownbey, Development Director
Briana Perkins, City Planner
Kirk Montgomery, IT Director

1. Call to Order

At 6:30 p.m. Chair Tulauskas called the meeting to order.

2. Approval of January 16, 2023, Meeting Minutes

Judy Taylor made a motion to approve the meeting minutes. William Chapman seconded the motion, which passed unanimously.

3. Request to rezone two properties totaling +/- 1.2 acres and located on S. Third Street (GPINs: 9815913029 and 9815902977) from R-20, Residential District, to R-12, Residential District, by Holly Gilliam.

Holly Gilliam requests to rezone two lots totaling +/- 1.2 acres located on S. Third Street (GPINs 9815913029 and 9815902977), from R-20 to R-12. The rezoning would allow the properties to be subdivided into three lots. The properties are located within City Limits and in the Secondary Growth Area identified by *Mebane By Design*, the Comprehensive Land Development Plan.

Ashley Ownbey provided a more detailed overview and PowerPoint presentation of the request.

Blake Giliam, son of the applicant, provided that he planned on constructing three nice homes on the site and preserving existing trees on the properties. Blake Giliam said that when clearing the property, a lot of the kudzu was removed that was also growing into the neighboring church's property. He said after speaking with the church, that they were okay with the proposed use of the properties. He also explained the three homes would blend in with the surrounding properties.



Susan Semonite asked if all driveways would be off S. Third Street. Blake Giliam responded all driveways would be on S. Third Street.

Colin Cannell asked if the property lines were moving. Blake Giliam said yes, the plan was to create three equal size lots.

Olivia Ruffin, 204 Beauregard Lane, asked what size homes would be put on the lot and what type of homes they would be. Ms. Ruffin also expressed concern about traffic on S. Third Street. Blake Giliam responded that the homes would be about 1,500 – 2,000 square feet single-family homes.

Holly Orlowski, 610 S. Fourth Street, asked how deep into the properties the houses would sit. Blake Giliam replied that the homes would be no closer than where the properties had been cleared. Holly Orlowski also asked if the houses would be toward the front of the properties. Blake Giliam responded that the homes would meet the minimum required setback.

Kurt Pearson commented on the existing R-12 zoning and commented that the requested zoning seemed appropriate. Colin Cannell added that two houses could be built by-right and it was just a matter of adding another house.

Keith Hoover made a motion to approve the request as follows:

Motion to approve the R-12 zoning as presented.

*Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design. Specifically, the request:*

- Is for a property within the City's G-4 Secondary Growth Area and is generally residential in nature (Mebane CLP, p. 66).*

Kurt Pearson seconded the motion, which passed unanimously.

- 4. Request to modify the conditional zoning district, B-2(CD), of three lots, totaling +/- 6.19-acres and located at Wilson Road and Forest Oaks Lane (GPINs 9824046036, 9824049256, and 9824038914) to allow for a farm supplies and equipment retail use by Hendon Tiller Mebane 3.0, LLC.**

Mike Fox, an attorney representing the applicant, asked the Planning Board for a continuation of the request to the March meeting. Mr. Fox stated that a neighborhood meeting has not been held, and that they wanted to make sure the meeting occurred to receive feedback from neighbors before the request was considered by the Planning Board.

Kurt Pearson made a motion to continue the request by Hendon Tiller 3.0, LLC. William Chapman seconded the motion, which passed unanimously.



5. Request to establish R-8 (CD) zoning on two properties (GPINs: 9824530199 and 9824523988) totaling +/- 12.01 acres at 7515 Bowman Road, located outside of the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County, for a development of 89 townhomes by Bowman Rd 1, LLC.

Bowman Rd 1, LLC requests to conditionally rezone two properties totaling +/-12.01 acres preliminarily addressed at 7515 Bowman Road (GPINs 9824530199 and 9824523988) from Orange County AR to R-8(CD). The property is located outside of the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County. The request is for the development of 89 townhomes. The properties are under contract to purchase, contingent upon approval of the conditional rezoning. The applicant proposed the following conditions as part of the conditional rezoning request:

Requested Conditions

- Minimum 8- foot side yard setback for end units, 10-foot side street setback, and minimum 15-foot rear yard setback.
- Provide a payment in lieu of public recreation in the amount of \$54,041.
- Provide multi-modal improvements with a 10-foot multi-use path along Bowman Road and left and right turn lanes at the development's entrance.

The site-specific plan and staff report are provided in the meeting agenda packet available [here](#).

Briana Perkins provided a more detailed overview and PowerPoint presentation of the request.

Amanda Hodierne, attorney representing Bowman Rd 1, LLC, introduced the project team from Bowman Rd, 1 LLC, including Cliff Minsley, Dwayne Dixon, Daniel Scarlett, and Brad Koch. She also said that Aden Stoltzfus, the civil engineer for the project, was in attendance to answer technical questions.

Amanda Hodierne presented the request. She mentioned that the number of townhomes allowed by the R-8 zoning district density standards is 115, and the applicant is showing a plan for 89 townhomes. Amanda Hodierne reviewed the property's location in an industrial growth strategy as identified by the Comprehensive Land Development Plan. The growth area allows for multi-family or workforce housing in close proximity to the industrial uses. She said that the project focused on the goal of providing appropriate housing to match the workforce definition by HUD of "housing that is affordable for those earning between 80% and 120% of the area median income (AMI)". She also provided that using the Fannie Mae AMI Lookup Tool, that 80% of the area's AMI of \$108,500 is \$86,800.

Amanda Hodierne also provided that the R-8(CD) zoning was chosen to be consistent with the neighboring Meadowstone development. She mentioned that there was an increased setback of 30-feet from Bowman Road, 4.69 acres of open space, private recreational amenities, and public



streets. She also provided that the 8-foot side yard condition was for those adjacent to open space and the rear yards largely abut open space or buffers. Amanda Hodierne also showed renderings and provided architectural commitments for the development. She stated that a neighborhood meeting was held virtually in early January, with no participants.

Susan Semonite asked if the townhomes were for rent or for sale. Amanda Hodierne replied that the townhomes would be for sale.

Colin Cannell said that the illustration of the shaded pavilion had a playground, but a playground was not shown on the plans. Amanda Hodierne replied that the photo provided was just the best depiction of the pavilion, and the project would not include a playground.

Susan Semonite asked about the townhome units on the site plan that appeared close to each other. Amanda Hodierne replied that the lines are the boundaries of the property, which are 15 feet from the units, and there is some extra common element.

Colin Cannell asked how the property was not currently in Mebane's ETJ. Ashley Ownbey replied that Meadowstone, Bowman Village, and Bowman Place all required annexation before the properties were rezoned. Colin Cannell asked if the ETJ was based off a certain point. Ashley Ownbey replied that the City has not expanded the ETJ in many years. Kurt Pearson added that the ETJ does not expand automatically, and that Mebane would have to make a request. Amanda Hodierne also pointed out that Orange County representatives were part of the initial review to ensure no issues or concerns.

Colin Cannell asked about the workforce housing and how the Fannie Mae AMI calculated number correlated. Amanda Hodierne replied that the project is targeting affordability guidance and hitting achievable housing stock. She explained how to consider the income of \$86,800 in terms of housing costs by applying the 28% or 30% rule, which helps her client create benchmarks.

Colin Cannell asked how the workforce housing line be drawn to determine if it qualifies as being consistent with guidance in Mebane's comprehensive plan. Amanda Hodierne replied that the numbers would be used as a guide for appropriate housing even though price points could not be a factor in rezoning cases and that the project would keep within the conceptual goals of the comprehensive plan.

Ashley Ownbey commented that the developer originally asked about multi-family housing, and staff did not recommend multi-family in this area. She also said that the Unified Development Ordinance defines townhomes differently from single-family detached and staff considered the property to not be a single-family, detached subdivision where the size of the property adds to the overall cost. Colin



Canell commented that not being able to use price points for rezoning cases where workforce housing is recommended and not defined puts the City in a bind.

Judy Taylor commented that it was difficult to define workforce housing since it is viewed differently depending on the area and having HUD put a specific definition does not help. Colin Cannell said that his interpretation of the comprehensive plan would be the housing serve the industrial uses in that area such as Morinaga.

Cliff Hinsley, 3301 Atlantic Avenue in Raleigh, said that they based the workforce housing on the economic development of the area. He listed Morinaga, Walmart distribution center, and Lidl's distribution facility as workforces that the development was targeting. He said that the designed units would fall within the \$300,000-400,000 price range, keeping with the incomes in the workforce housing range.

Colin Cannell asked about the growth map having Meadowstone within the industrial zone and not being considered as workforce housing at the time it was approved. Ashley Ownbey replied that the growth map was outdated. She said that when the Buckhorn Area Plan was presented to City Council, an amendment to the comprehensive plan removed the Meadowstone property from the industrial growth area.

Colin Cannell voiced his concern that more residential was being built in an industrial zone and asked why the City was allowing the exception of housing closer to industrial uses. Ashley Ownbey replied that the City has budgeted to update the Comprehensive Land Development Plan and review of the growth areas is expected. She said that more industrial development was emerging around West Ten Road and Buckhorn Road. She suggested West Ten Road might serve as a boundary between residential and industrial areas in the upcoming plan update.

Amanda Hodiernne commented that new studies have found that it was a mistake to remove housing from employment zones. She said that housing in industrial zones could be done, as long as it was carefully planned. She also said that they had reached out to David Putnam, with the Alamance Chamber, to ask if housing in the industrial area presented issues. She said that Mr. Putnam was not concerned because Bowman Road and Ben Wilson Road already have a residential feel, and most of the industrial uses would be closer to the easier access points. She also mentioned that there was already a natural stream corridor that helped separate the residential and industrial uses.

Tom Boney Jr., Alamance News, asked about the geography of the area median income (AMI). Colin Cannell replied that the area was Orange County. Mr. Boney asked exactly how broad the area was. Mr. Cannell replied that the area only includes the perimeter of Orange County and not Durham and Chapel Hill. He added that just to the west in Alamance County, the AMI was much lower.



Tom Boney, Jr. asked for the Alamance County AMI. Ashley Ownbey replied that the 2023 AMI for the Burlington MSA was \$78,800. Mr. Boney asked if he was correct that the townhome price point was estimated at \$300,000 to \$400,000. Cliff Minsley confirmed the price point.

Judy Taylor made a motion to approve the request as follows:

Motion to approve the R-8 (CD) zoning as presented.

*Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design. Specifically, the request:*

- *Is for properties within the City's G-2 Industrial (Part of BEDD) and proposes workforce housing (Mebane CLP, p. 76); and*
- *Provides a greenway and open space in a developing area, connecting to other locations, consistent with Open Space and Natural Resource Protection Goal 4.3 (p. 17, 89, & 90).*

William Chapman seconded the motion, which passed unanimously.

Chairman Tulauskas noted that the request will go to the City Council on March 4th at 6:00 p.m.

6. Revisions to the Updated Planning Board Rules of Procedure

Ashley Ownbey informed the Board about the revisions made to the previously reviewed Planning Board Rules of Procedure, highlighting two revisions that included a sentence in the introduction paragraph and in the order of business section.

Colin Cannell asked how the City defined policies. Ashley Ownbey replied that a policy example would be the "Paper Flow Policy" related to wastewater permitting. She referenced the Evolve project included a requested condition related to this policy. Colin Cannell asked if policies had to be written for the Board to consider them. Ashley Ownbey replied that the Board should consider written policies.

Colin Cannell expressed concern with the Planning Board only considering the written plans and policies. He referenced the Bowman Road Townhomes and mentioned how the Board should consider residential being allowed in an industrial growth area. He also commented that the Planning Board should have access to informal amendments to plans and policies. Ashley Ownbey replied that the main purpose of the revisions was to recognize that the City Council is the policymaking body for the City of Mebane.

Colin Cannell made a motion to approve the Planning Board Rules of Procedure with the revisions as presented. William Chapman seconded the motion, which passed unanimously.



Planning Board

Minutes to the Meeting
February 12, 2024, 6:30 p.m.

7. New Business

Ashley Ownbey informed the Board that the City Council will hold public hearings at their March meeting for the Recreation and Parks Comprehensive Master Plan and the updated Bicycle and Pedestrian Transportation Plan.

8. Adjournment

Chair Tulauskas adjourned the meeting at approximately 7:24 p.m.

